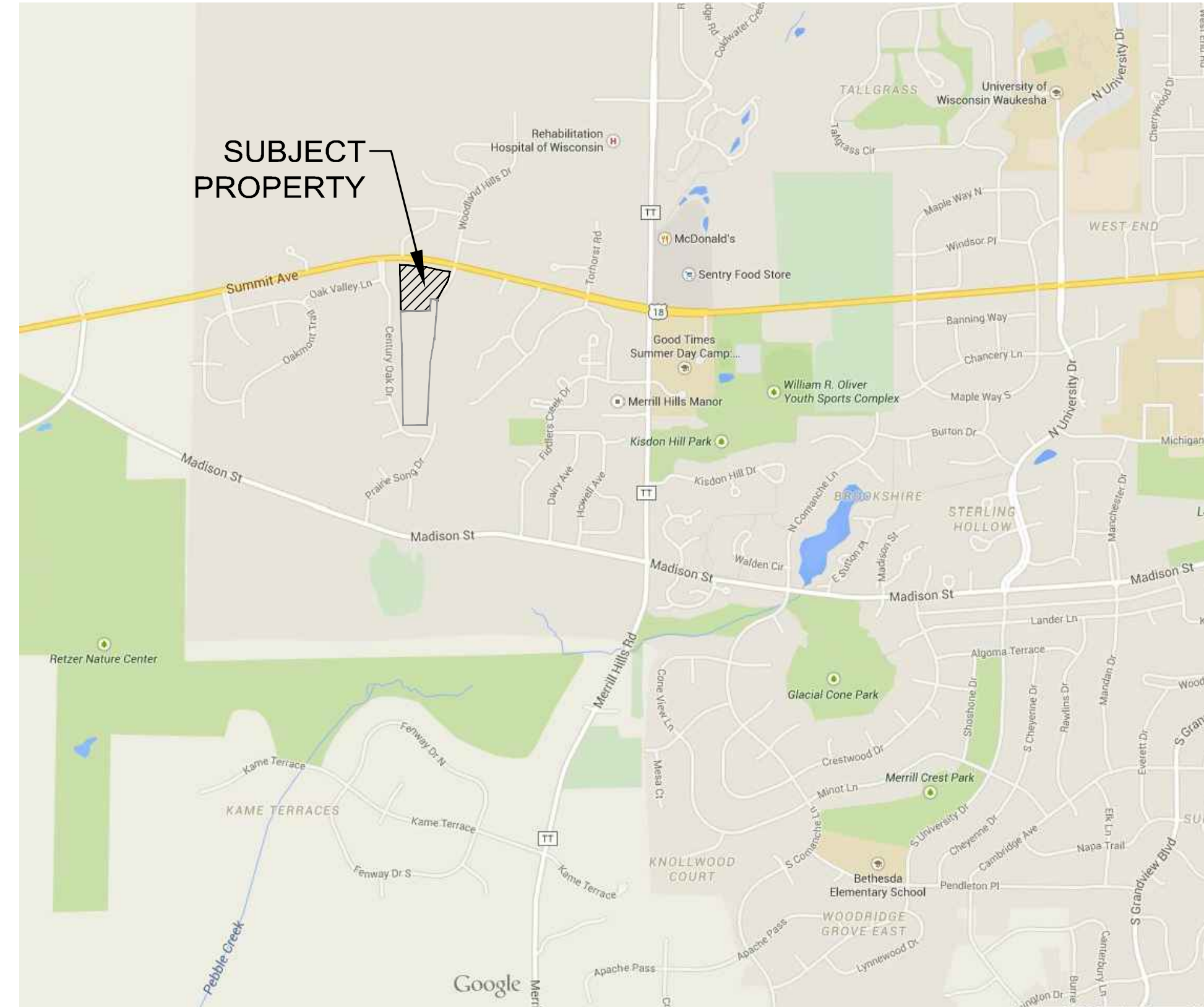


GENERAL NOTES

- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - MNR STORMWATER RUNOFF TECHNICAL STANDARDS.
 - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 - CITY OF WAUKESHA STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.

THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS AS REQUIRED BY MUNICIPAL ORDINANCE.

COURTYARDS AT PRAIRIE SONG MULTIFAMILY DEVELOPMENT PRELIMINARY SITE DEVELOPMENT PLANS CITY OF WAUKESHA, WISCONSIN

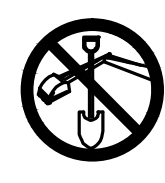


LOCATION MAP
NOT TO SCALE



SHEET INDEX

CIVIL	
T1	- COVER SHEET
C1.0	- OVERALL EXISTING SITE PLAN
C1.1	- OVERALL PROPOSED SITE PLAN
C1.2	- PROPOSED SITE PLAN
C1.3	- PROPOSED SUMMIT AVE. IMPROVEMENT PLAN
C2.0	- PRELIMINARY GRADING & DRAINAGE PLAN
C3.0	- PRELIMINARY UTILITY PLAN

 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

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12660 W. NORTH AVE, BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuedelko@trioeng.com

PROJECT:
COURTYARDS AT PRAIRIE SONG
CITY OF WAUKESHA, WISCONSIN
BY: BIELINSKI COMMERCIAL, LLC.
1830 MEADOW LN., SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION

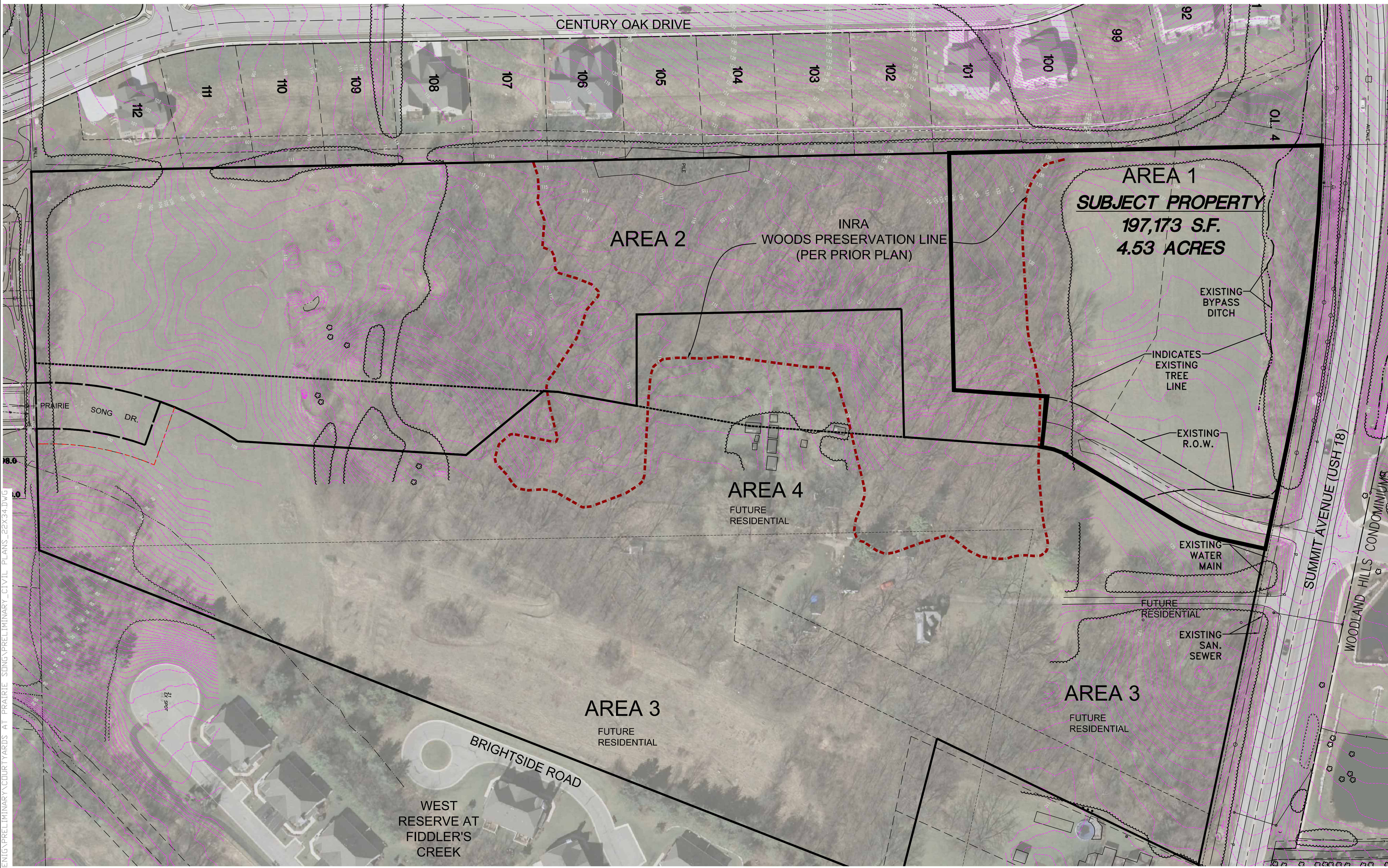
DATE:
AUGUST 24, 2015

JOB NUMBER:
01006

DESCRIPTION:
COVER SHEET

SHEET

T1



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REVISION HISTORY

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DATE:
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01006

DESCRIPTION:
OVERALL
EXISTING SITE
PLAN

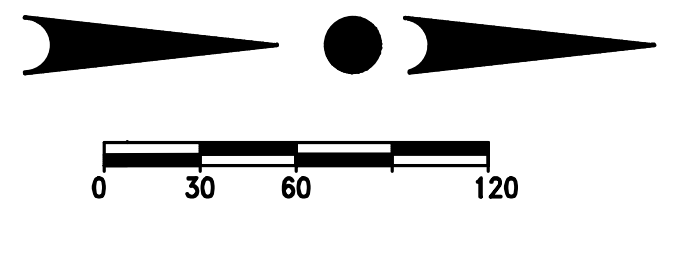
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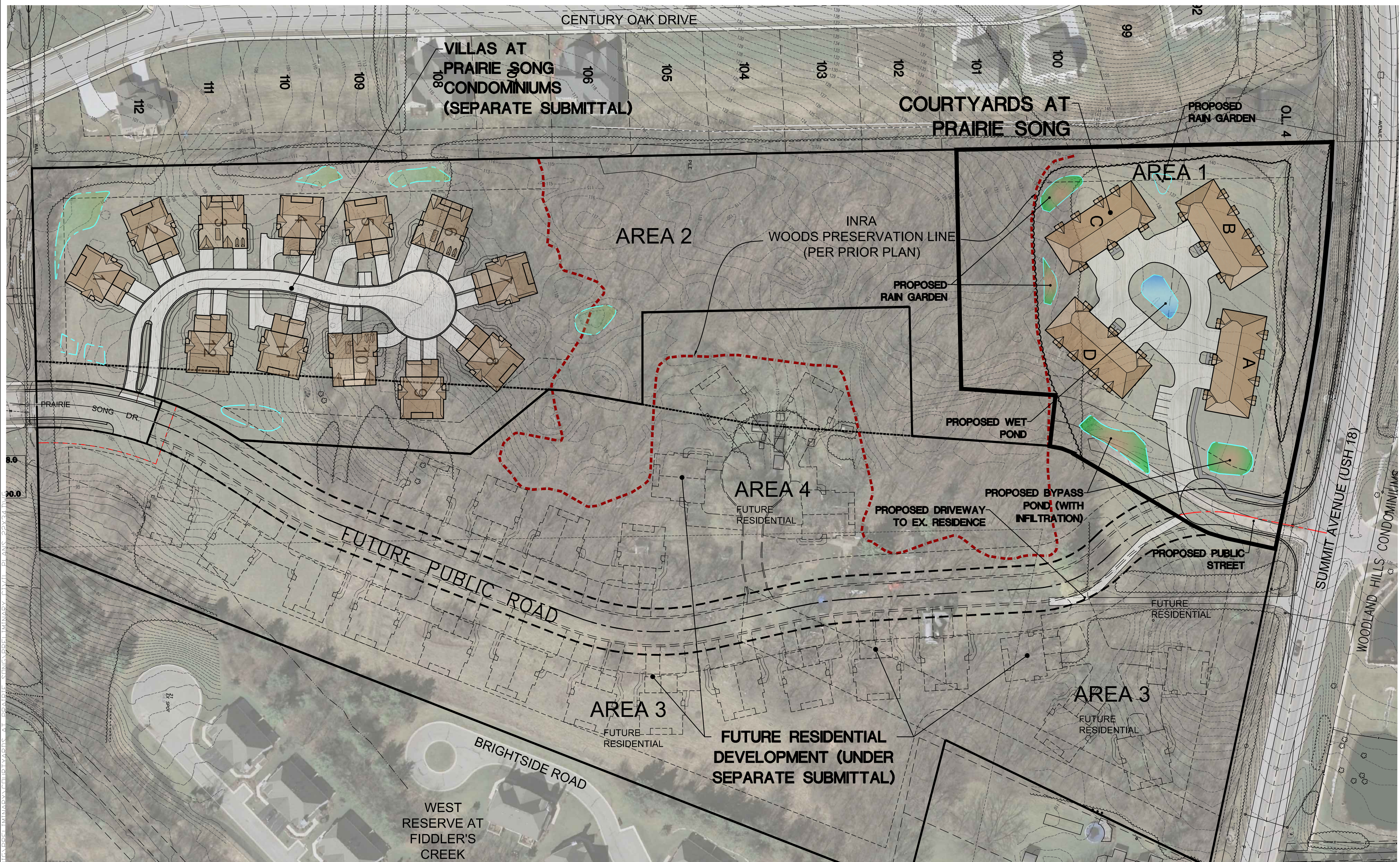
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PROJECT:
COURTYARDS AT PRAIRIE SONG
 CITY OF WAUKESHA, WISCONSIN
 BY: **BIELINSKI COMMERCIAL, LLC.**
 1830 MEADOW LN, SUITE A
 PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION


DATE:
 AUGUST 24, 2015

JOB NUMBER:
 01006

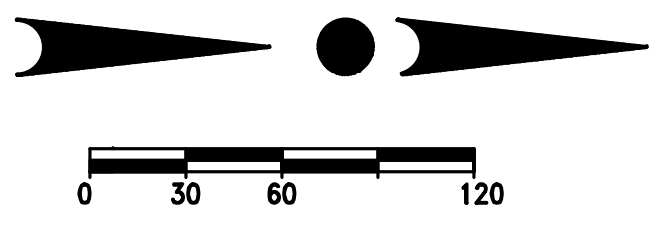
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 OVERALL
 PROPOSED SITE
 PLAN

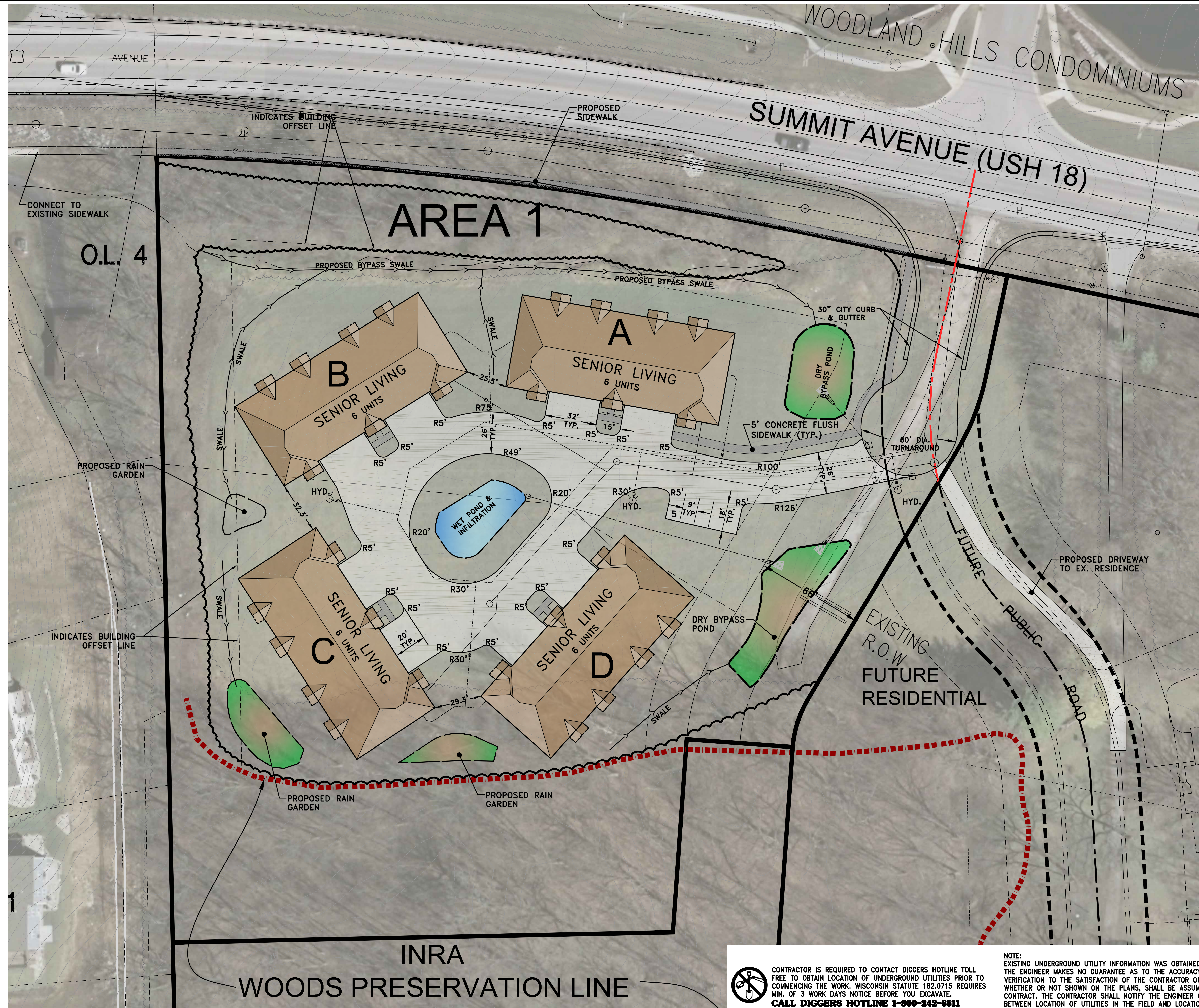
SHEET

C1.1

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DEVELOPMENT SUMMARY	
Existing Zoning/Use:	RM-2 (PUD)
Parcel Area:	175,436 s.f. (4.027 ac)
Total Area:	197,173 sf (4.526 ac) [w/ R/W]
Proposed Development:	6 - 4 unit
Proposed Units:	24 units
Density:	5.96 units/acre
Parking Provided:	
Driveway:	24 spaces
Garage:	24 spaces
Surface:	5 spaces
TOTAL:	53 spaces
Parking Spaces per Unit:	2.21
Lot Coverage	
Building:	32,116 s.f.
Pavement/Patio:	23,214 s.f.
Total Impervious:	55,330 s.f. (28.06%)
Open Space:	141,843 s.f. (71.94%)

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 1830 MEADOW LN., SUITE A
 PEWAUKEE, WI 53072

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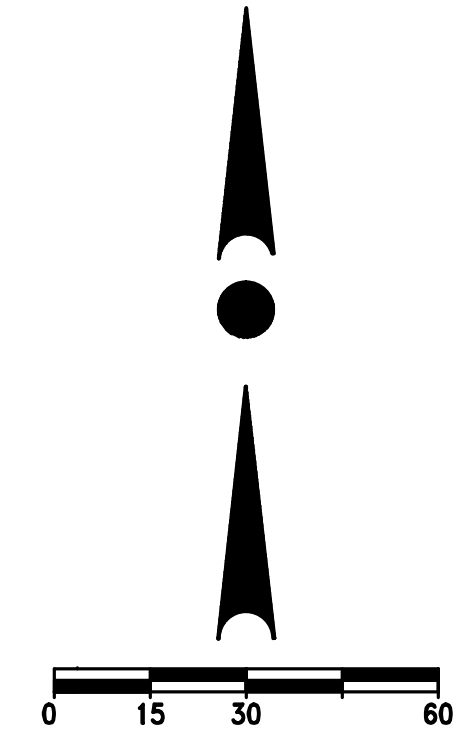
DATE:
 AUGUST 24, 2015

JOB NUMBER:
 01006

DESCRIPTION:
 PROPOSED
 DETAILED SITE
 PLAN

SHEET

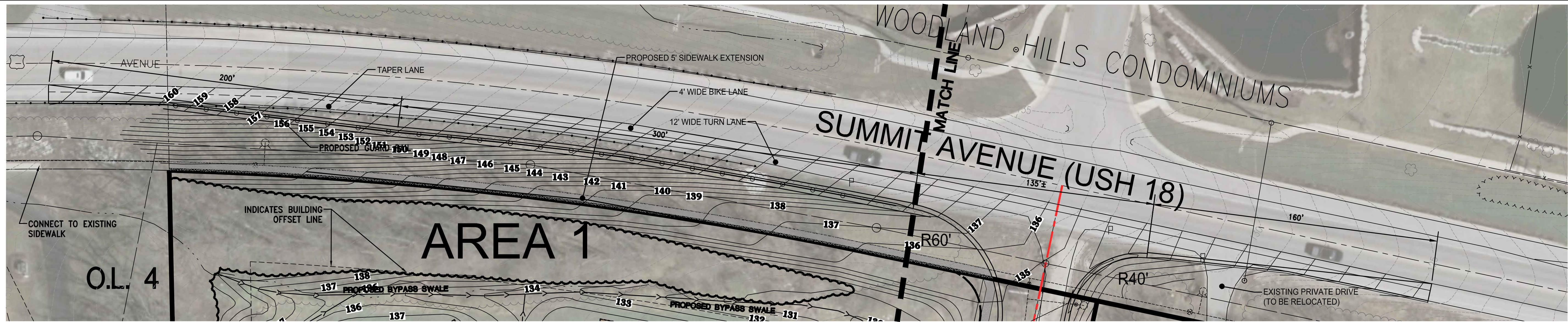
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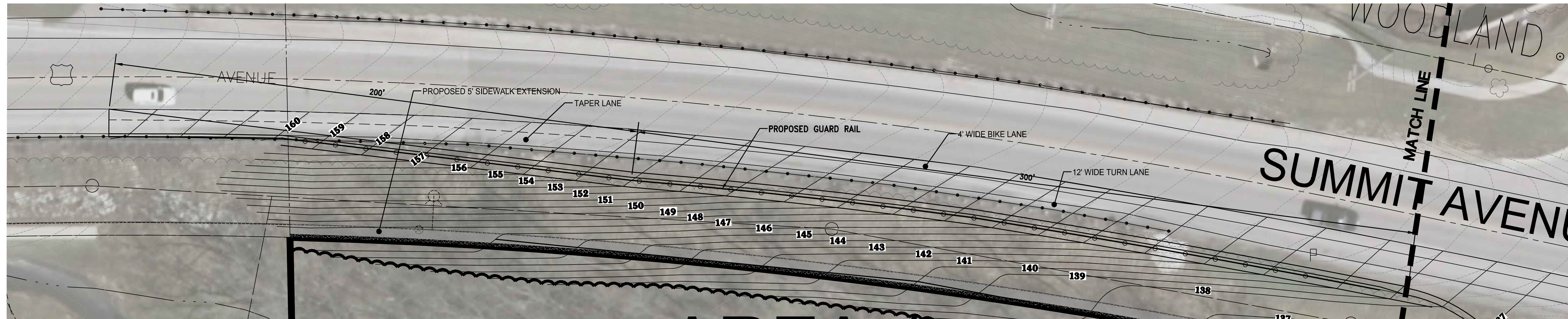
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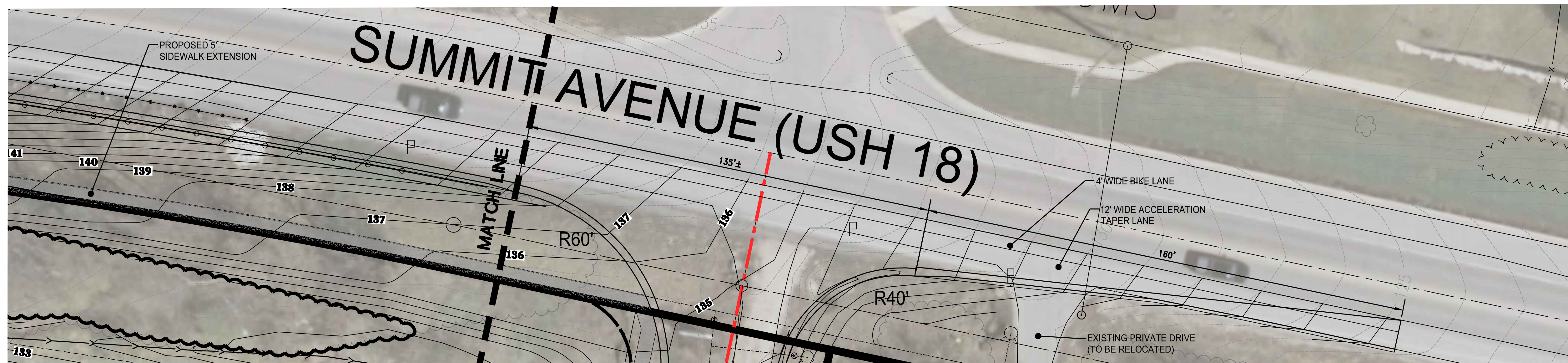
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OVERALL SUMMIT AVENUE (USH 18) PLAN VIEW
SCALE: 1" = 30'



WESTERN SUMMIT AVENUE (USH 18) PLAN VIEW
SCALE: 1" = 20'



EASTERN SUMMIT AVENUE (USH 18) PLAN VIEW
SCALE: 1" = 20'



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1830 MEADOW LN., SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION

DATE:
AUGUST 24, 2015

JOB NUMBER:
01006

DESCRIPTION:
PROPOSED
SUMMIT AVE,
IMPROVEMENT
PLAN

SHEET

C1.3

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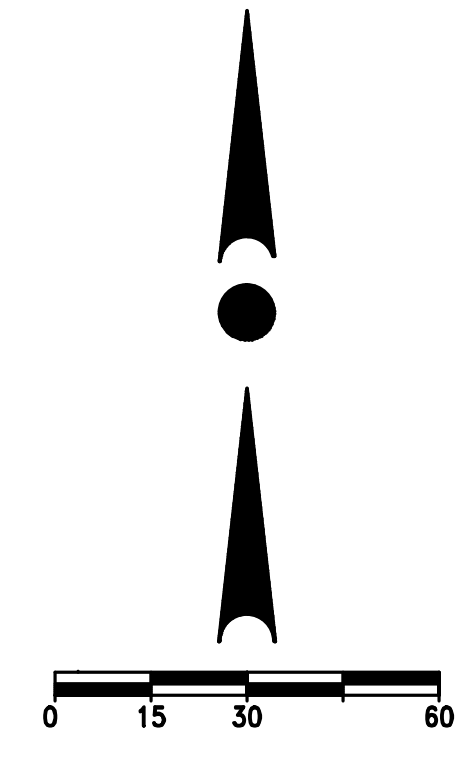
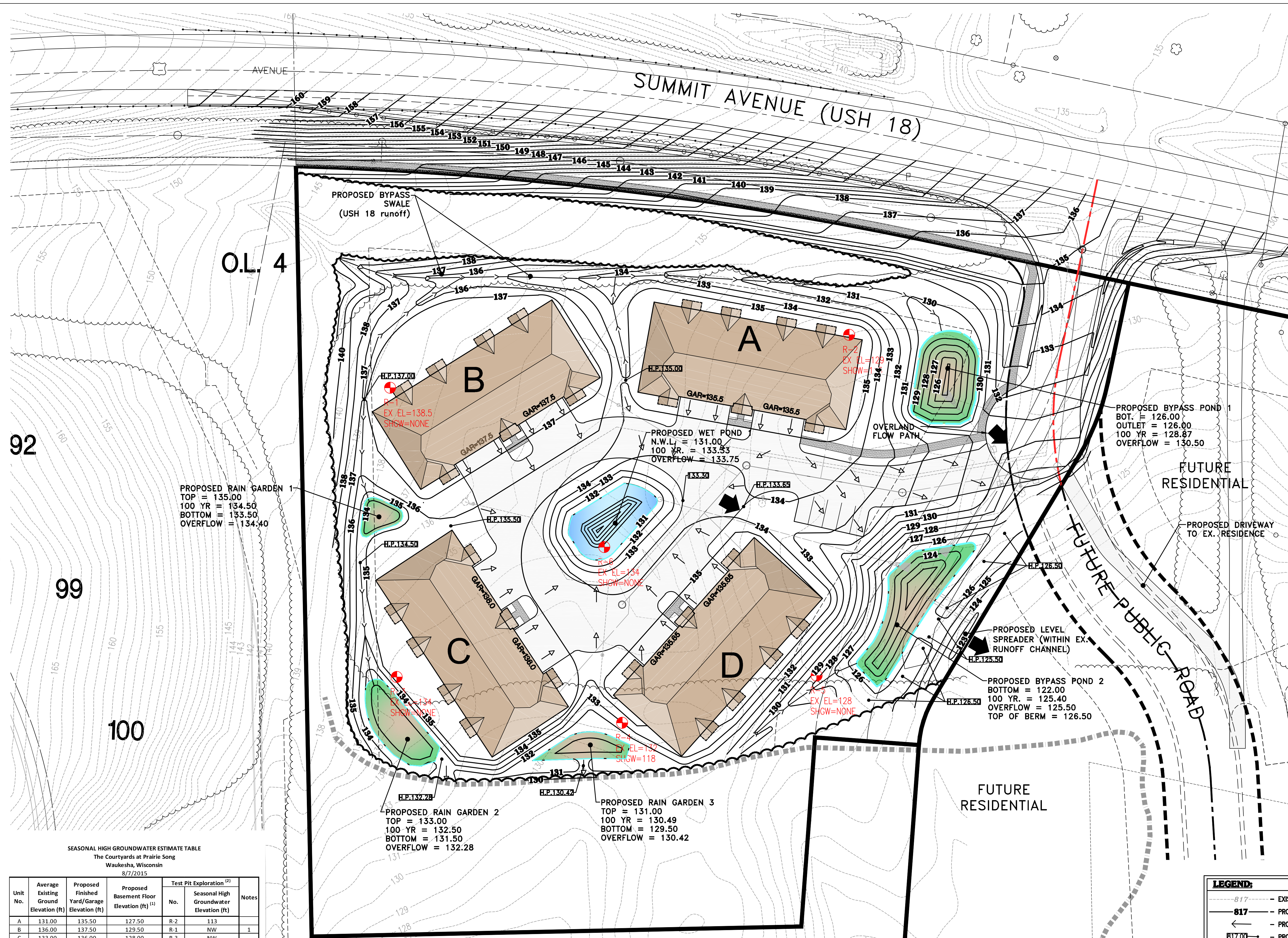
DATE:
AUGUST 24, 2015

JOB NUMBER:
01006

DESCRIPTION:
PRELIMINARY
GRADING &
DRAINAGE PLAN

SHEET

C2.0

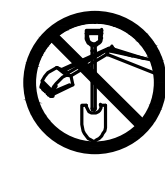


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SEASONAL HIGH GROUNDWATER ESTIMATE TABLE
The Courtyards at Prairie Song
Waukesha, Wisconsin
8/7/2015

Unit No.	Average Existing Ground Elevation (ft)	Proposed Finished Yard/Garage Elevation (ft)	Proposed Basement Floor Elevation (ft) [1]	Test Pit Exploration [2]		Notes
				No.	Seasonal High Groundwater Elevation (ft)	
A	131.00	135.50	127.50	R-2	113	
B	136.00	137.50	129.50	R-1	NW	1
C	133.00	136.00	128.00	R-3	NW	
D	131.00	135.00	127.00	R-4	118	

Notes:
1. Borings were completed to depths in the range of 20 to 30 feet below existing grade. Borings R-5 and R-6 were completed to depths of 11' and 18' respectively.
2. Per "Preliminary Geotechnical Exploration Report", June 2, 2015 by PSI, Inc.



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LEGEND:

	817	EXISTING CONTOUR
	817	PROPOSED CONTOUR
		PROPOSED FLOW ARROW
	817.00	PROPOSED SPOT ELEVATION
	GAR=21.0	PROPOSED GARAGE FLR. ELEV.
	EXP=17.0	PROPOSED EXPOSURE GRADE

SANITARY SEWER NOTES

- ALL 8" PVC SEWER PIPE SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION 8.10.0 (SSSWCW).
- ALL SANITARY MANHOLES SHALL BE 48" DIA. WITH A NEEHAH R-1661 FRAME AND SELF-SEALING LID (NON LOCKING TYPE) WITH NO VENT HOLES AND MEET THE REQUIREMENTS SET FORTH IN SSSWCW.
- SDR-35 PVC PIPE SHALL BE USED FOR SANITARY SEWERS LESS THAN 16 FEET DEEP.
- C-900 PVC PRESSURE PIPE SHALL BE USED FOR SANITARY SEWERS DEEPER THAN 16 FEET.
- MAPLE HEART BOARDS SHALL BE PROVIDED AT ALL SANITARY SEWER LATERAL END CONNECTIONS.

TRACER WIRE NOTE

- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE) PER COMM 82.30(1)(H). PLASTIC WIRE MAY BE TAPED TO PLASTIC DRAIN PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.

WATER MAIN NOTES

WATERMAIN

- ALL 8" WATERMAIN CONSTRUCTED AS PART OF THIS PLAN SHALL BE PVC, C-900, CLASS 150 (DR-18).
- PVC PIPE SHALL HAVE PUSH-ON JOINTS WITH RUBBER GASKET.
- HYDRANTS SHALL BE SET AT 2 FT. BEHIND THE BACK OF CURB, WITH THE NOZZLE ELEVATION 20 INCHES ABOVE TOP OF CURB.
- ANCHOR TEES SHALL BE USED FOR EACH HYDRANT BRANCH.
- ALL WATERMANS (AND SERVICES) CALLED FOR ON THESE PLANS ARE TO BE INSTALLED WITH CLASS "B" BEDDING AS SPECIFIED IN CH. 4.3.0, LAYING OF WATERMAIN, AND FILE NO. 36, PART VII (SSSWCW).

TRACER WIRE NOTE

- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE) PER COMM 82.30(1)(H). PLASTIC WIRE MAY BE TAPED TO PLASTIC PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.

NOTE:
ALL MATERIALS SHALL BE APPROVED BY THE CITY OF WAUKESHA PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.

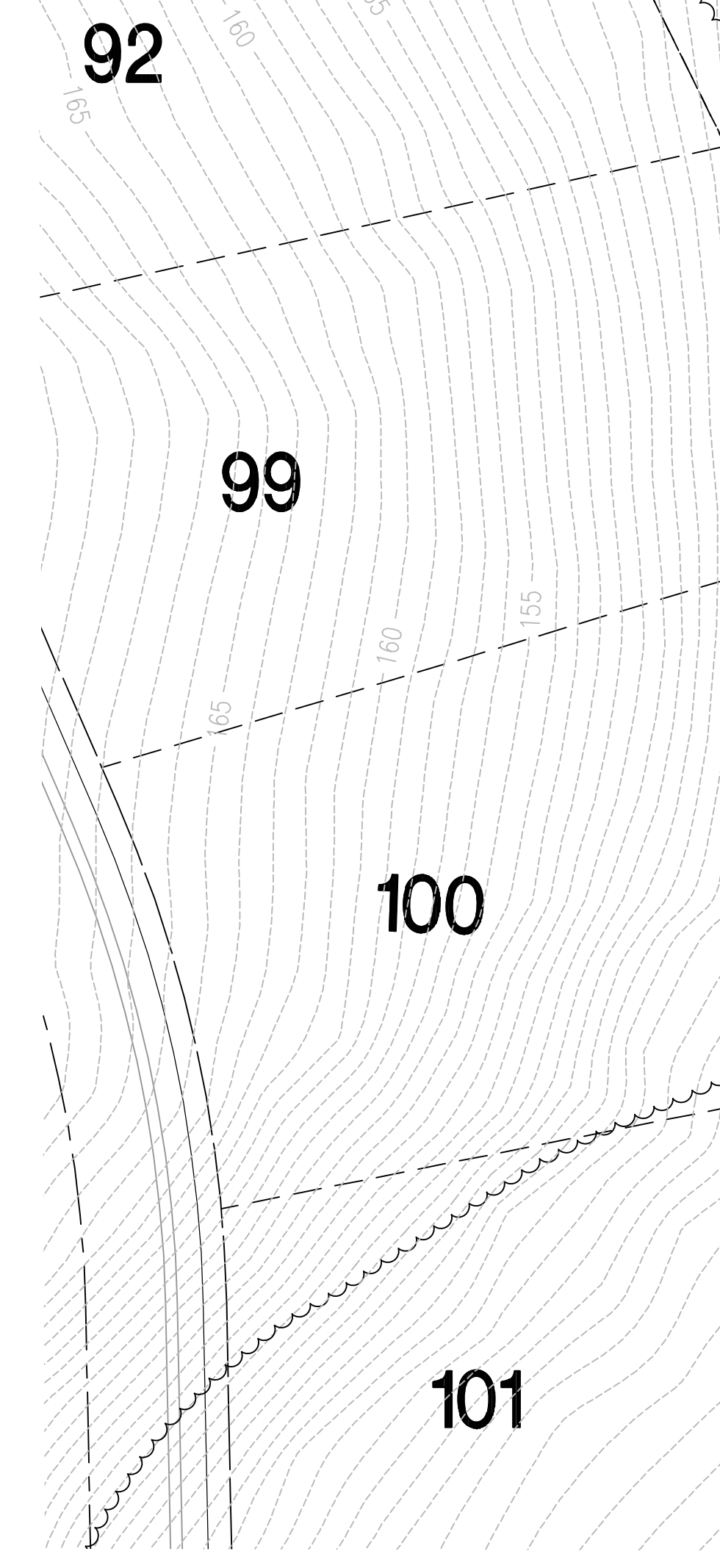
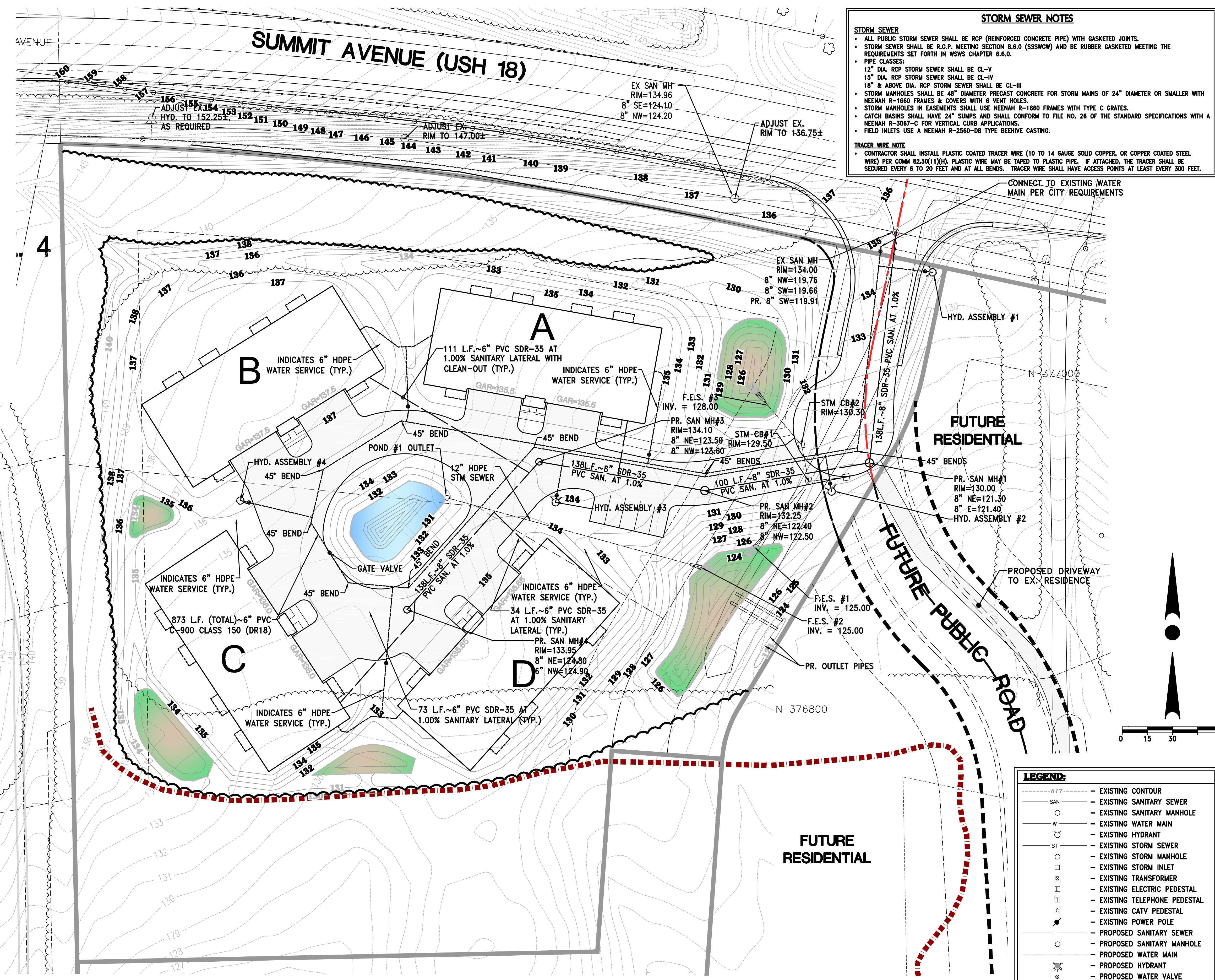
STORM SEWER NOTES

STORM SEWER

- ALL PUBLIC STORM SEWER SHALL BE RCP (REINFORCED CONCRETE PIPE) WITH GASKETED JOINTS.
- STORM SEWER SHALL BE R.C.P. MEETING SECTION 8.6.0 (SSSWCW) AND BE RUBBER GASKETED MEETING THE REQUIREMENTS SET FORTH IN WSW CHAPTER 6.6.0.
- PIPE CLASSES:
12" DIA. RCP STORM SEWER SHALL BE CL-V
15" DIA. RCP STORM SEWER SHALL BE CL-IV
18" & ABOVE DIA. RCP STORM SEWER SHALL BE CL-III
- STORM MANHOLES SHALL BE 48" DIAMETER PRECAST CONCRETE FOR STORM MAINS OF 24" DIAMETER OR SMALLER WITH NEEHAH R-1660 FRAMES & COVERS WITH 6 VENT HOLES.
- STORM MANHOLES IN EASEMENTS SHALL USE NEEHAH R-1660 FRAMES WITH TYPE C GRATES.
- CATCH BASINS SHALL HAVE 24" SUMPS AND SHALL CONFORM TO FILE NO. 26 OF THE STANDARD SPECIFICATIONS WITH A NEEHAH R-3067-C FOR VERTICAL CURB APPLICATIONS.
- FIELD INLETS USE A NEEHAH R-2560-DB TYPE BEEHIVE CASTING.

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COMPACTION NOTE

- THE DEVELOPER SHALL CONTRACT WITH A SOIL TESTING FIRM TO PERFORM COMPACTION TESTING ON TRENCHES FOR ALL PROJECTS. THE DEVELOPER WILL BE REQUIRED TO MEET A MINIMUM COMPACTION OF 90% STANDARD PROCTOR DENSITY IN THE BOTTOM 3 FEET AND A MINIMUM COMPACTION OF 95% STANDARD PROCTOR DENSITY IN THE TOP 3 FEET OF THE EXCAVATED MATERIAL ON GRANULAR BACKFILL.

TRENCH BACKFILL

- BACKFILL FOR ALL TRENCHES SHALL BE 1 1/4" CRUSHED LIMESTONE TB (SECTION 305.2.2.1 OF THE WISDOT STD. SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION) UNLESS OTHERWISE NOTED IN THE PROFILE OR IN THE PROJECT SPECIFICATION.

LEGEND:

--- 817 ---	EXISTING CONTOUR
SAN	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
○	EXISTING HYDRANT
ST	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
○	EXISTING STORM INLET
□	EXISTING TRANSFORMER
□	EXISTING ELECTRIC PEDESTAL
□	EXISTING TELEPHONE PEDESTAL
□	EXISTING CATV PEDESTAL
⚡	EXISTING POWER POLE
○	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER MAIN
○	PROPOSED HYDRANT
○	PROPOSED WATER VALVE
○	PROPOSED STORM SEWER
○	PROPOSED STORM MANHOLE
○	PROPOSED STORM INLET
---	PROPOSED STORM END SECTION



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BY: **BIELINSKI COMMERCIAL, LLC.**
1830 MEADOW LN, SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION

DATE:
AUGUST 24, 2015

JOB NUMBER:
01006

DESCRIPTION:
PRELIMINARY
UTILITY PLAN

SHEET

C3.0

H:\C9000\966\010006-KDENIG-PRILIMINARY\COURTYARDS AT PRAIRIE SONG\PRELIMINARY_CIVIL_PLANS_22X34.DWG