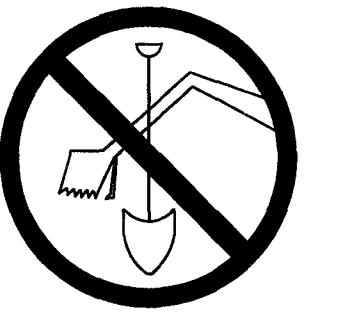


# FOX RUN REDEVELOPMENT

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



**CALL DIGGERS HOTLINE**  
811 OR 1-800-242-8511 TOLL FREE  
WIS STATUTE 182.0178(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE  
MILW. AREA 1-414-259-1181

**NOTE:** The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc. Etc.

**LEGEND**

- |                             |                            |
|-----------------------------|----------------------------|
| ⊕ BENCHMARK                 | ⊙ EX. STORM MANHOLE        |
| ⊙ EX. PK NAIL               | ⊙ EX. CATCH BASIN ROUND    |
| ○ EX. IRON PIPE             | ⊠ EX. CATCH BASIN SQUARE   |
| ⊙ EX. MONUMENT              | ⊖ EX. INVERT               |
| ⊙ EX. FLAG POLE             | ⊙ EX. ELECTRIC METER       |
| ⊙ EX. BOLLARD               | ⊠ EX. ELECTRIC PEDESTAL    |
| ⊙ EX. WATER MANHOLE         | ⊙ EX. AIR CONDITIONER      |
| ⊙ EX. HYDRANT               | ⊙ EX. ELECTRIC TRANSFORMER |
| ⊙ EX. WATER VALVE           | ⊙ EX. ELECTRIC MANHOLE     |
| ⊙ EX. SPRINKLER VALVE       | ⊙ EX. LIGHTPOLE            |
| ⊙ PROP. SAW CUT             | ⊙ EX. POWER POLE           |
| ⊙ EX. RETAINING WALL        | ⊙ EX. PULL BOX             |
| ⊙ EX. UNDERGROUND WATER     | ⊙ EX. GUY WIRE             |
| ⊙ EX. STORM SEWER           | ⊙ EX. TELEPHONE MANHOLE    |
| ⊙ EX. SANITARY LINE         | ⊙ EX. TELEPHONE PEDESTAL   |
| ⊙ EX. UNDERGROUND GAS       | ⊙ EX. UTILITY MANHOLE      |
| ⊙ EX. OVERHEAD WIRE         | ⊙ EX. GAS METER            |
| ⊙ EX. UNDERGROUND ELECTRIC  | ⊙ EX. GAS VALVE            |
| ⊙ EX. FIBER OPTIC CABLE     | ⊙ EX. CLEAN OUT            |
| ⊙ EX. UNDERGROUND TELEPHONE | ⊙ EX. SANITARY MANHOLE     |
| ⊙ EX. CABLE TV UNDERGROUND  | ⊙ EX. SEPTIC VENT          |
| ⊙ EX. CONTAMINATED AREA     |                            |

**VICINITY MAP**  
SE 1/4 OF SEC.  
8, T6N, R19E &  
SEC. 9, T6N, R19E  
SCALE: 1" = 400'

PART OF THE SE 1/4 OF SECTION 8, T 6 N, R 19 E  
& PART OF THE SW 1/4 OF SECTION 9, T 6 N, R 19 E  
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**PROJECT CONTACTS:**

**OWNER/DEVELOP:**

FOX RUN 3,LLC  
C/O SOMERSTONE LLC  
19035 W. CAPITOL DRIVE. SUITE 10S  
BROOKFIELD, WI 53045

**ENGINEER/SURVEYOR:**  
**ATTN:**

JAHNKE AND JAHNKE ASSOCIATES, LLC.  
JOHN R. STIGLER, R.L.S.  
PAUL J. JENSWOLD, P.E.  
711 MORELAND BOULEVARD  
WAUKESHA, WI 53188  
TELE: (262) 542-5797  
E-MAIL: PJenswold@jahnkeandjahnke.com

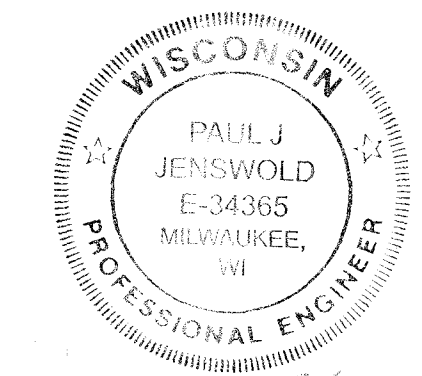
**REFERENCE BEARING:**

THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWN 6 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 89°17'36" W BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

**REFERENCE BENCHMARK:**

SW CORNER OF THE SE 1/4 OF SECTION 8  
CONCRETE MONUMENT WITH A BRASS CAP  
ELEV = 12.46 (NGVD-29, SEWRPC CSSD)  
  
SE CORNER OF THE SE 1/4 OF SECTION 8  
CONCRETE MONUMENT WITH SEWRPC BRASS CAP  
ELEV = 27.41 (NGVD-29, SEWRPC CSSD)

ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CITY OF WAUKESHA DEVELOPMENT HANDBOOK & INFRASTRUCTURE SPECIFICATIONS. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.



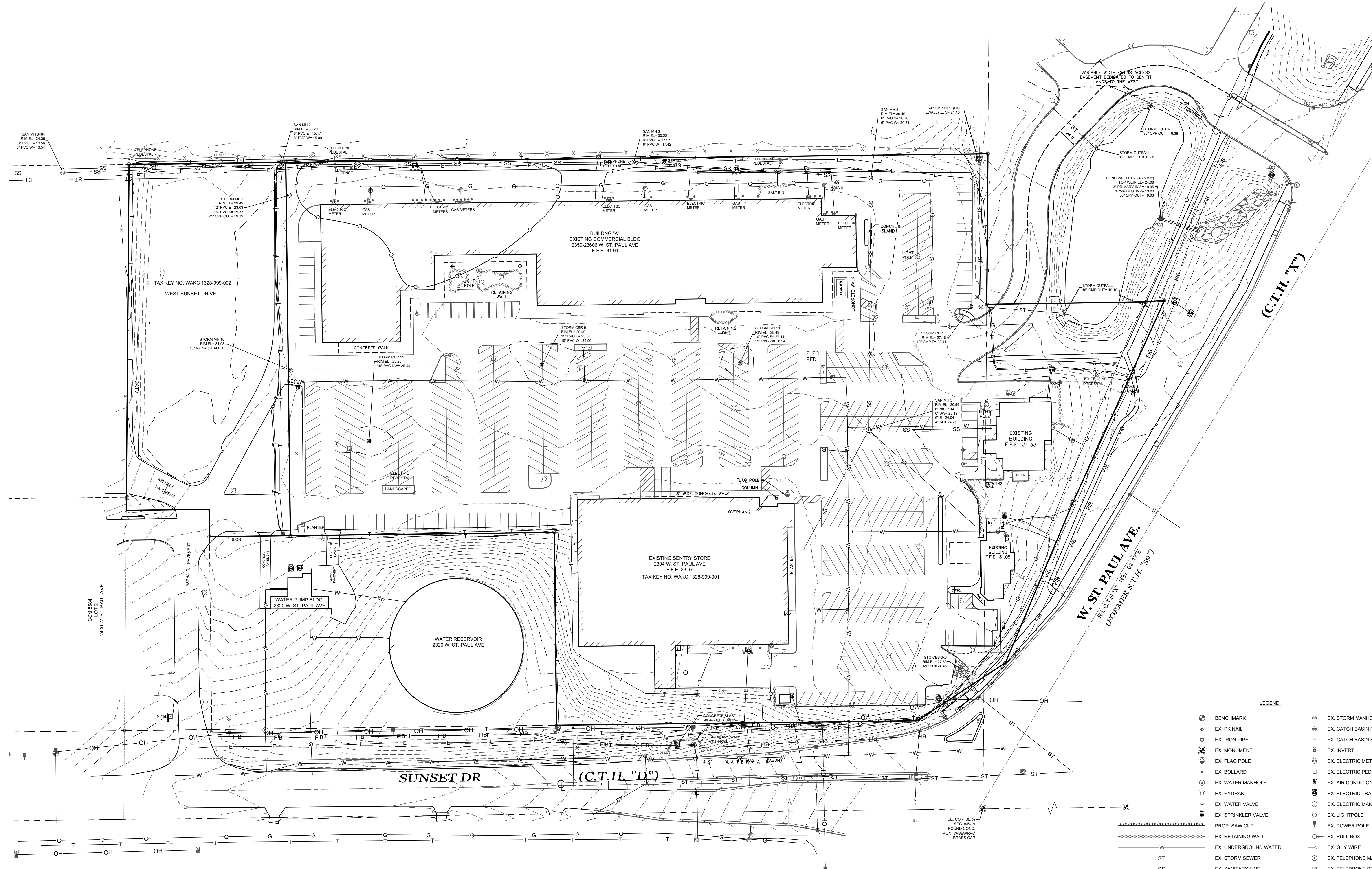
*Paul J. J. Jenswold*  
PROJECT ENGINEER

**BENCHMARK TABLE**

<b>Project:</b> 19-9043 (S8560)		<b>Client:</b> VJS Construction			
<b>Roadway:</b> Sunset Drive		<b>Qtr Section:</b> SE 1/4 corner S 8 T 06 N R 19 E			
<b>HZ Datum:</b> NAD-27/81		<b>VT Datum:</b> NGVD-29 (conv. to City Datum Elev.= 27.41)			
<b>Field book/loop:</b> WAUK 202 & SUNSET1		<b>Date located:</b> 12/6/2019			
Point Number	Station	Northing	Easting	Elevation	Description
446	NA St. Paul Ave	365106.15	2462576.31	38.38'	RR Spike S. face Power Pole, North ROW Sunset Dr
126	NA St. Paul Ave	365132.32	2463122.39	48.63'	TPT 126, found PK nail, 36' West of PP#59-5036
5183	NA St. Paul Ave	365132.29	2463157.09	49.10'	RR Spike S. face Power Pole PP#59-5036
136	NA St. Paul Ave	365174.08	2463495.61	32.36'	TPT 136, found PK nail in pavt, 36.9 ft N of HYD
5245	NA St. Paul Ave	365077.20	2463431.01	31.86'	TPT 45, set PK nail in median Island Sunset Drive
5246	NA - City Parcel	365318.10	2463120.70	42.74'	TPT 46, set SPK NE of Water Storage Tank in City Parcel
5293	NA - Parcel C	365525.97	2462706.30	29.76'	TPT 93, set SPK N of Asph drive to Bowling alley Parcel C
5294	NA - Within Site	365563.21	2463179.47	30.01'	TPT 94, set SPK N of Asph Prk Lot, 34.3' S of HYD Bldg A
100	NA St. Paul Ave	364906.70	2463646.50	27.97'	Hyd BM, Chis cross NW Flange Bolt ( error City = 26.212)

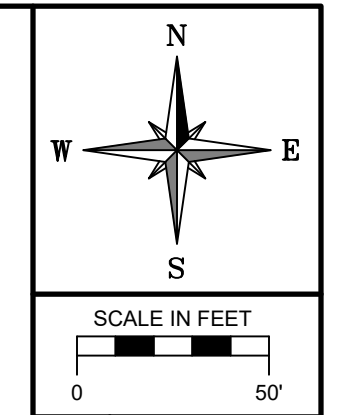
**INDEX OF SHEETS**

SHEET	Description
1	COVER SHEET
2	EXISTING SITE PLAN
3	DEMOLITION PLAN
4	SITE PLAN
5	GRADING PLAN
6	EROSION CONTROL PLAN
7	DETAILS



**W. ST. PAUL AVE.**  
 RUL C.T.H. 'X' 183° 02' 17"E  
 (FORMER S.T.H. '59')

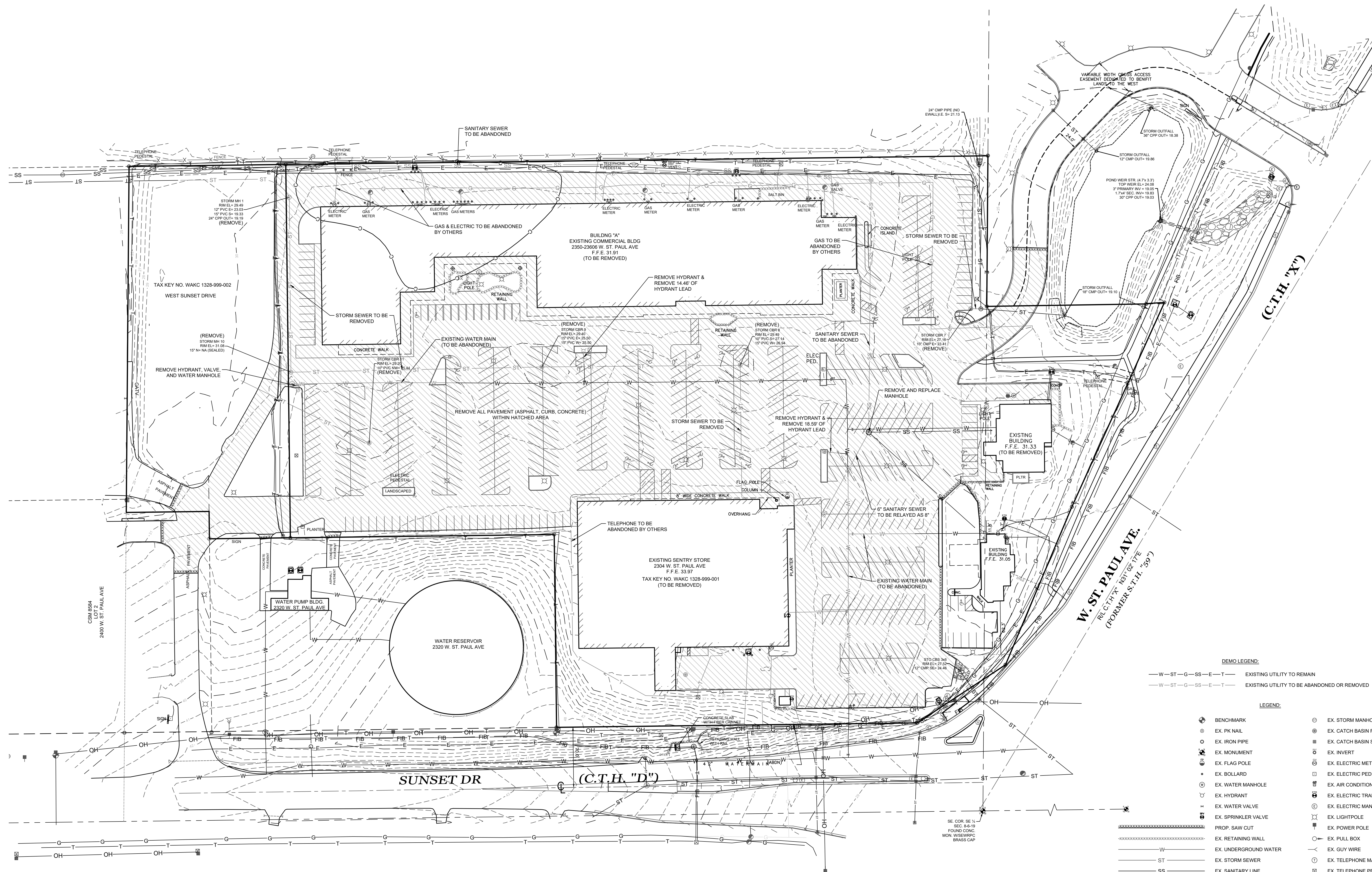
- LEGEND**
- |      |                           |   |                          |
|------|---------------------------|---|--------------------------|
| ○    | BENCHMARK                 | ⊙ | EX. STORM MANHOLE        |
| ⊙    | EX. PK NAIL               | ⊙ | EX. CATCH BASIN ROUND    |
| ○    | EX. IRON PIPE             | ⊙ | EX. CATCH BASIN SQUARE   |
| ⊙    | EX. MONUMENT              | ⊙ | EX. INVERT               |
| ⊙    | EX. FLAG POLE             | ⊙ | EX. ELECTRIC METER       |
| ⊙    | EX. BOLLARD               | ⊙ | EX. ELECTRIC PEDESTAL    |
| ⊙    | EX. WATER MANHOLE         | ⊙ | EX. AIR CONDITIONER      |
| ⊙    | EX. HYDRANT               | ⊙ | EX. ELECTRIC TRANSFORMER |
| ⊙    | EX. WATER VALVE           | ⊙ | EX. ELECTRIC MANHOLE     |
| ⊙    | EX. SPRINKLER VALVE       | ⊙ | EX. LIGHTPOLE            |
| ⊙    | PROP. SAW CUT             | ⊙ | EX. POWER POLE           |
| ⊙    | EX. RETAINING WALL        | ⊙ | EX. PULL BOX             |
| ⊙    | EX. UNDERGROUND WATER     | ⊙ | EX. GUY WIRE             |
| ST   | EX. STORM SEWER           | ⊙ | EX. TELEPHONE MANHOLE    |
| SS   | EX. SANITARY LINE         | ⊙ | EX. TELEPHONE PEDESTAL   |
| G    | EX. UNDERGROUND GAS       | ⊙ | EX. UTILITY MANHOLE      |
| OH   | EX. OVERHEAD WIRE         | ⊙ | EX. GAS METER            |
| E    | EX. UNDERGROUND ELECTRIC  | ⊙ | EX. GAS VALVE            |
| FIB  | EX. FIBER OPTIC CABLE     | ⊙ | EX. CLEAN OUT            |
| T    | EX. UNDERGROUND TELEPHONE | ⊙ | EX. SANITARY MANHOLE     |
| CATV | EX. CABLE TV UNDERGROUND  | ⊙ | EX. SEPTIC VENT          |
| C    | EX. CONTAMINATED AREA     |   |                          |



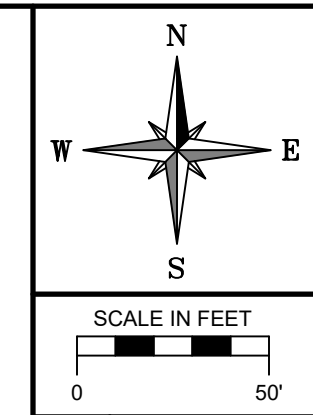
**RE: VJS CONSTRUCTION SERVICES, INC.**  
 DRAWN BY: A.C.L. | CHECKED BY: P.J.J. | JOB NUMBER: 19-0043 | DATE: JANUARY 17, 2020  
 FILE NUMBER: XXXXXXXX XXXX | BOOK NUMBER: WAUK 191201 - PAGE NUMBER: 1-6  
 711 WEST MORELAND BOULEVARD, WAUKESHA, WISCONSIN 53188  
 PHONE #: (262) 542-5757 - EMAIL: SURVEY@JAHNKEANDJAHNKE.COM  
 WEBSITE: JAHNKEANDJAHNKE.COM

**JAHNKE & JAHNKE ASSOCIATES, LLC**  
 ENGINEERS - PLANNERS - SURVEYORS  
 ENGINEERING SOLUTIONS SINCE 1944

**EXISTING CONDITIONS**  
 ADDRESS: 2300 WEST ST. PAUL AVENUE  
 PART OF THE SE 1/4 OF SECTION 8, T 6 N, R 19 E  
 & PART OF THE SW 1/4 OF SECTION 9, T 6 N, R 19 E  
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



- DEMO LEGEND:**
- W—ST—G—SS—E—T— EXISTING UTILITY TO REMAIN
  - W---ST---G---SS---E---T--- EXISTING UTILITY TO BE ABANDONED OR REMOVED
- LEGEND:**
- BENCHMARK
  - ⊙ EX. PK NAIL
  - ⊖ EX. IRON PIPE
  - ⊕ EX. MONUMENT
  - ⊙ EX. FLAG POLE
  - ⊙ EX. BOLLARD
  - ⊙ EX. WATER MANHOLE
  - ⊙ EX. HYDRANT
  - ⊙ EX. WATER VALVE
  - ⊙ EX. SPRINKLER VALVE
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  - ⊙ EX. GAS METER
  - ⊙ EX. GAS VALVE
  - ⊙ EX. CLEAN OUT
  - ⊙ EX. SANITARY MANHOLE
  - ⊙ EX. SEPTIC VENT



**RE: VJS CONSTRUCTION SERVICES, INC.**  
 DRAWN BY: A.C.L. | CHECKED BY: P.J.J. | JOB NUMBER: 19-9043 | DATE: JANUARY 17, 2020  
 FILE NUMBER: XXXXXXXX XXXX | BOOK NUMBER: WAUK 191701 - PAGE NUMBER: 1-6  
 711 WEST MORELAND BOULEVARD, WAUKESHA, WISCONSIN 53188  
 PHONE #: (262) 542-5797 - EMAIL: SURVEY@JAHNKEANDJAHNKE.COM  
 WEBSITE: JAHNKEANDJAHNKE.COM

**JAHNKE & JAHNKE ASSOCIATES, I.T.C.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 ENGINEERING SOLUTIONS SINCE 1944

**DEMOLITION PLAN**  
 ADDRESS: 2300 WEST ST. PAUL AVENUE  
 PART OF THE SE 1/4 OF SECTION 8, T 6 N, R 19 E  
 & PART OF THE SW 1/4 OF SECTION 9, T 6 N, R 19 E  
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**REVISIONS**

NO.	DESCRIPTION

SHEET: **03** OF **07**

FILE NAME: S:\projects\19-9043 (68660)\dwg\19-9043\_Design.dwg

**UTILITY NOTES:**

**1. GENERAL:**

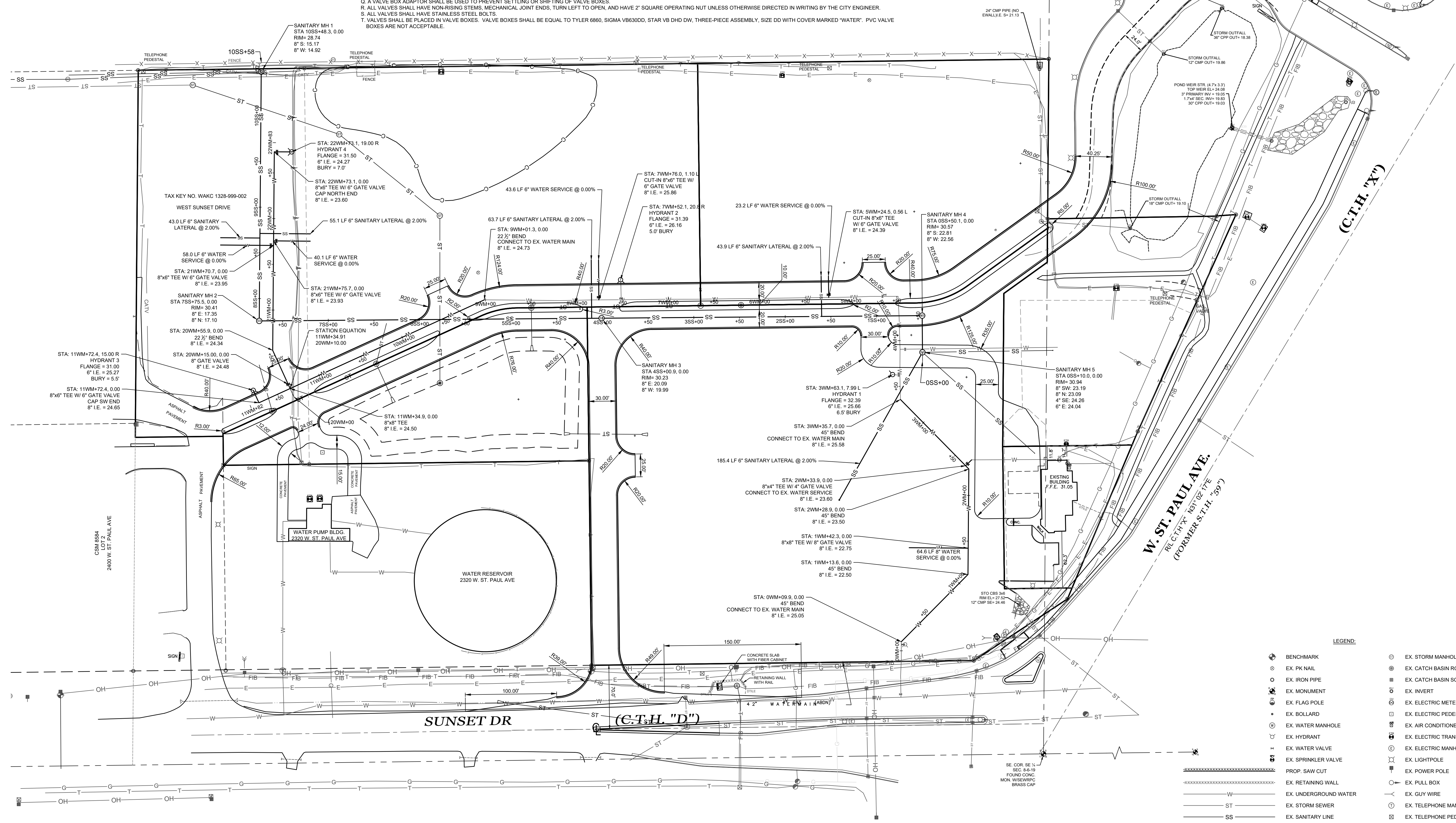
- A. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION (STANDARD SPECS), THE WISCONSIN ADMINISTRATIVE CODE, THE REQUIREMENTS OF THE CITY OF WAUKESHA.
- B. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- C. ALL BEDDING AND COVER MATERIAL SHALL BE CRUSHED STONE CHIPS PER THE STANDARD SPECS, SECTION 8.43.8.

**2. SANITARY LATERAL:**

- A. THE SANITARY SEWER PIPE SHALL BE PVC ASTM D-3034 SDR 35 WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS CONFORMING TO ASTM D3212.
- B. SANITARY MANHOLES SHALL BE 48" DIAMETER PRECAST CONCRETE PER FILE NO. 12 OF SWS. MANHOLE CASTINGS SHALL BE NENAH F-1661.
- C. ALL SANITARY LATERALS ARE TO BE BEDDED WITH STONE CHIPS PER SWS 8.43.2(A) AND BACKFILLED WITH MECHANICALLY COMPACTED GRANULAR BACKFILL PER SWS 8.43.4 IN PAVED AREAS/SHOULDERS AND WITHIN 5 FEET OF THE PAVED AREAS. SPOIL BACKFILL WILL BE ALLOWED IN NON-PAVED AND NON-SHOULDERED AREAS.

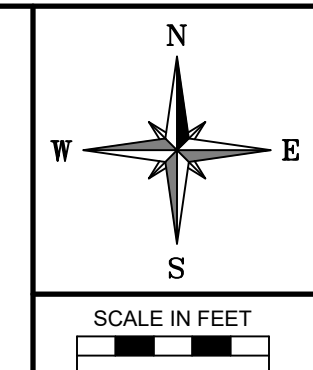
**3. WATER MAIN:**

- A. 6" WATER LATERAL SHALL BE AWWA C-900 CLASS 150 PVC.
- B. ALL WATER MAIN AND SERVICES ARE TO BE BEDDED AND COVERED WITH STONE CHIPS PER SWS 8.43.2(A) AND BACKFILLED WITH MECHANICALLY COMPACTED GRANULAR BACKFILL PER SWS 8.43.4 IN PAVED AREAS/SHOULDERS AND WITHIN 5 FEET OF THE PAVED/SHOULDER AREAS. SPOIL BACKFILL WILL BE ALLOWED IN NON-PAVED AND NON-SHOULDERED AREAS.
- C. CHLORINATION TABLETS SHALL BE GLUED TO THE INSIDE OF THE PIPE PER SWS 4.3.12. CHLORINATION POWDERS OR OTHER LOOSE MATERIAL ARE NOT ALLOWED.
- D. ALL WATER MAINS WILL HAVE BUTTRESSES INSTALLED AT ALL BENDS, THRUST POINTS OR ANY OTHER APPROPRIATE PLACE. THE BUTTRESS SHALL BE POURED CONCRETE AND INSTALLED PER THE REQUIREMENTS IN THE STANDARD SPECIFICATIONS (GREEN BOOK FILE NO. 44). HARDWOOD AND/OR CONCRETE BLOCKS ENCASED IN CONCRETE IS ALSO ACCEPTABLE.
- E. ANCHOR TEES OR ELBOWS MAY BE MECHANICAL JOINT FITTINGS. MECHANICAL JOINTS SHALL BE MADE WITH COR-BLUE NUTS AND BOLTS WHICH CONFORM TO C-111, AWWA SPECIFICATIONS. ALL NON-STAINLESS STEEL ANCHOR FITTINGS OR ROOFS SHALL BE SPRAYED OR COATED WITH A RUBBERIZED OR TAR BASED SEALANT TO PREVENT CORROSION.
- F. ALL HYDRANTS SHALL BE: US PIPE METROPOLITAN M-94, WATEROUS WB-67 PACER, OR MUELLER SUPER CENTURION 250.
- G. HYDRANTS SHALL HAVE A MECHANICAL JOINT CONNECTION; TURN LEFT TO OPEN.
- H. HYDRANTS SHALL BE PAINTED RED AND MARKED WITH RED AND WHITE SPRING LOADED FIBERGLASS HYDRANT MARKERS. HYDRANTS SHALL BE BREAK-FLANGE TYPE. THE BREAK-FLANGE MUST BE PLACED AT FINISH GRADE.
- I. HYDRANTS SHALL HAVE A 5-1/4" MAIN VALVE OPENING, SHALL HAVE A NATIONAL STANDARD TWO 2-1/2" HOSE NOZZLES AND A 4-1/2" PUMPER NOZZLE.
- M. HYDRANTS SHALL BE ATTACHED TO A HYDRANT TEE BY MEANS OF A CLOW F1217 ANCHORING TEE OR EQUAL. ALL HYDRANTS SHALL INCLUDE A 6" SHUT OFF VALVE. VALVES SHALL MEET THE VALVE SPECIFICATION LISTED ABOVE.
- N. ALL HYDRANTS SHALL BE THRUST BLOCKED. A POURED CONCRETE BUTTRESS SHALL BE INSTALLED ENSURING THAT NO CONCRETE PLUGS THE WEEP HOLE. PLEASE REFER TO THE STANDARD SPECIFICATIONS FILE NO. 38 (GREEN BOOK).
- O. HYDRANT ASSEMBLIES SHALL BE WRAPPED IN POLYETHYLENE FILM.
- P. ALL VALVES SHALL BE RESILIENT SEAT GATE VALVES (AWWA C-509); M&H VALVE COMPANY 4067-01, KENNEDY 4571, CLOW F-6100, MUELLER 2360 OR WATEROUS 2500. ALL UNDERGROUND TRIM (NUTS, BOLTS, ETC.) FOR VALVES SHALL BE STAINLESS STEEL.
- Q. A VALVE BOX ADAPTOR SHALL BE USED TO PREVENT SETTLING OR SHIFTING OF VALVE BOXES.
- R. ALL VALVES SHALL HAVE NON-RISING STEMS. MECHANICAL JOINT ENDS, TURN LEFT TO OPEN, AND HAVE 2" SQUARE OPERATING NUT UNLESS OTHERWISE DIRECTED IN WRITING BY THE CITY ENGINEER.
- S. ALL VALVES SHALL HAVE STAINLESS STEEL BOLTS.
- T. VALVES SHALL BE PLACED IN VALVE BOXES. VALVE BOXES SHALL BE EQUAL TO TYLER 6860, SIGMA VB6300D, STAR VB DHD DW, THREE-PIECE ASSEMBLY, SIZE DD WITH COVER MARKED "WATER". PVC VALVE BOXES ARE NOT ACCEPTABLE.



**LEGEND:**

⊕	BENCHMARK	⊙	EX. STORM MANHOLE
⊗	EX. PK NAIL	⊙	EX. CATCH BASIN ROUND
⊙	EX. IRON PIPE	⊙	EX. CATCH BASIN SQUARE
⊙	EX. MONUMENT	⊙	EX. INVERT
⊙	EX. FLAG POLE	⊙	EX. ELECTRIC METER
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⊙	EX. CABLE TV UNDERGROUND	⊙	EX. SEPTIC VENT
⊙	EX. CONTAMINATED AREA		



**RE: VJS CONSTRUCTION SERVICES, INC.**  
 DRAWN BY: A.C.L. | CHECKED BY: P.J.J. | JOB NUMBER: 19-0043 | DATE: JANUARY 17, 2020  
 FILE NUMBER: XXXXXXXX XXXX | BOOK NUMBER: WAUK 191701 - PAGE NUMBER: 1-6  
 711 WEST MORELAND BOULEVARD, WAUKESHA, WISCONSIN 53188  
 PHONE #: (262) 542-5797 - EMAIL: SURVEY@JAHNKEANDJAHNKE.COM  
 WEBSITE: JAHNKEANDJAHNKE.COM

**JAHNKE & JAHNKE ASSOCIATES, LLC**  
 ENGINEERS - PLANNERS - SURVEYORS  
 ENGINEERING SOLUTIONS SINCE 1944

**SITE & UTILITY PLAN**  
 ADDRESS: 2300 WEST ST. PAUL AVENUE  
 PART OF THE SE 1/4 OF SECTION 8, T 6 N, R 19 E  
 & PART OF THE SW 1/4 OF SECTION 9, T 6 N, R 19 E  
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

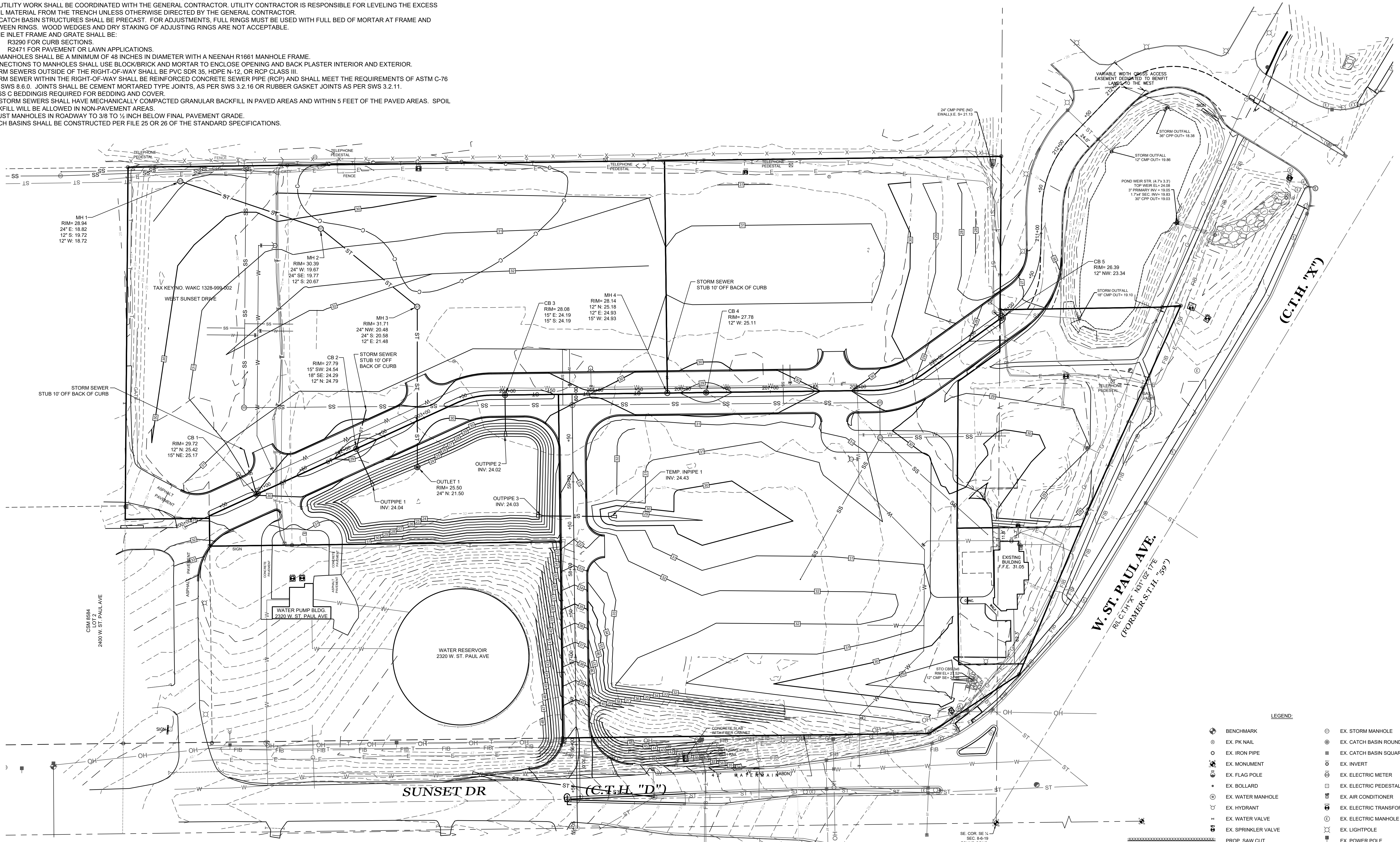
**REVISIONS**

NO.	DESCRIPTION

SHEET: **04** OF **07**

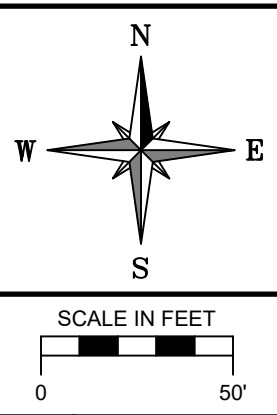
FILE NAME: S:\projects\19-0043 (68560)\dwg\19-0043\_Design.dwg

- STORM SEWER NOTES:**
- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION (STANDARD SPECS) AND ANY ADDENDUM THERETO, THE WISCONSIN ADMINISTRATIVE CODE, THE REQUIREMENTS OF THE CITY OF WAUKESHA.
  - CONTRACTORS SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  - ALL UTILITY WORK SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR. UTILITY CONTRACTOR IS RESPONSIBLE FOR LEVELING THE EXCESS SPOIL MATERIAL FROM THE TRENCH UNLESS OTHERWISE DIRECTED BY THE GENERAL CONTRACTOR.
  - ALL CATCH BASIN STRUCTURES SHALL BE PRECAST. FOR ADJUSTMENTS, FULL RINGS MUST BE USED WITH FULL BED OF MORTAR AT FRAME AND BETWEEN RINGS. WOOD WEDGES AND DRY STAKING OF ADJUSTING RINGS ARE NOT ACCEPTABLE.
    - THE INLET FRAME AND GRATE SHALL BE:
      - R3290 FOR CURB SECTIONS.
      - R2471 FOR PAVEMENT OR LAWN APPLICATIONS.
  - ALL MANHOLES SHALL BE A MINIMUM OF 48 INCHES IN DIAMETER WITH A NEENAH R1661 MANHOLE FRAME.
  - CONNECTIONS TO MANHOLES SHALL USE BLOCK/BRICK AND MORTAR TO ENCLOSE OPENING AND BACK PLASTER INTERIOR AND EXTERIOR.
  - STORM SEWERS OUTSIDE OF THE RIGHT-OF-WAY SHALL BE PVC SDR 35, HDPE N-12, OR RCP CLASS III.
  - STORM SEWER WITHIN THE RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE SEWER PIPE (RCP) AND SHALL MEET THE REQUIREMENTS OF ASTM C-76 AND SWS 8.6.0. JOINTS SHALL BE CEMENT MORTARED TYPE JOINTS, AS PER SWS 3.2.16 OR RUBBER GASKET JOINTS AS PER SWS 3.2.11.
  - CLASS C BEDDINGS REQUIRED FOR BEDDING AND COVER.
  - ALL STORM SEWERS SHALL HAVE MECHANICALLY COMPACTED GRANULAR BACKFILL IN PAVED AREAS AND WITHIN 5 FEET OF THE PAVED AREAS. SPOIL BACKFILL WILL BE ALLOWED IN NON-PAVEMENT AREAS.
  - ADJUST MANHOLES IN ROADWAY TO 3/8 TO 1/2 INCH BELOW FINAL PAVEMENT GRADE.
  - CATCH BASINS SHALL BE CONSTRUCTED PER FILE 25 OR 26 OF THE STANDARD SPECIFICATIONS.



**LEGEND:**

⊕	BENCHMARK	⊙	EX. STORM MANHOLE
⊗	EX. PK NAIL	⊕	EX. CATCH BASIN ROUND
○	EX. IRON PIPE	⊖	EX. CATCH BASIN SQUARE
⊕	EX. MONUMENT	⊖	EX. INVERT
⊕	EX. FLAG POLE	⊕	EX. ELECTRIC METER
⊕	EX. BOLLARD	⊕	EX. ELECTRIC PEDESTAL
⊕	EX. WATER MANHOLE	⊕	EX. AIR CONDITIONER
⊕	EX. HYDRANT	⊕	EX. ELECTRIC TRANSFORMER
⊕	EX. WATER VALVE	⊕	EX. ELECTRIC MANHOLE
⊕	EX. SPRINKLER VALVE	⊕	EX. LIGHTPOLE
⊕	PROP. SAW CUT	⊕	EX. POWER POLE
⊕	EX. RETAINING WALL	⊕	EX. PULL BOX
— W —	EX. UNDERGROUND WATER	⊕	EX. GUY WIRE
— ST —	EX. STORM SEWER	⊕	EX. TELEPHONE MANHOLE
— SS —	EX. SANITARY LINE	⊕	EX. TELEPHONE PEDESTAL
— G —	EX. UNDERGROUND GAS	⊕	EX. UTILITY MANHOLE
— OH —	EX. OVERHEAD WIRE	⊕	EX. GAS METER
— E —	EX. UNDERGROUND ELECTRIC	⊕	EX. GAS VALVE
— FIB — FIB —	EX. FIBER OPTIC CABLE	⊕	EX. CLEAN OUT
— T —	EX. UNDERGROUND TELEPHONE	⊕	EX. SANITARY MANHOLE
— CATV —	EX. CABLE TV UNDERGROUND	⊕	EX. SEPTIC VENT
— C —	EX. CONTAMINATED AREA		



**RE: VJS CONSTRUCTION SERVICES, INC.**  
 DRAWN BY: A.C.L. | CHECKED BY: P.J.J. | JOB NUMBER: 19-9043 | DATE: JANUARY 17, 2020  
 FILE NUMBER: XXXXXXXX XXXX | BOOK NUMBER: WAUK 191701 - PAGE NUMBER: 1-6  
 711 WEST MORELAND BOULEVARD, WAUKESHA, WISCONSIN 53188  
 PHONE #: (262) 542-5797 - EMAIL: SURVEY@JAHNKEANDJAHNKE.COM  
 WEBSITE: JAHNKEANDJAHNKE.COM

**JAHNKE & JAHNKE ASSOCIATES, LLC**  
 ENGINEERS - PLANNERS - SURVEYORS  
 ENGINEERING SOLUTIONS SINCE 1944

**GRADING PLAN**  
 ADDRESS: 2300 WEST ST. PAUL AVENUE  
 PART OF THE SE 1/4 OF SECTION 8, T 6 N, R 19 E  
 & PART OF THE SW 1/4 OF SECTION 9, T 6 N, R 19 E  
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**REVISIONS**

NO.	DESCRIPTION

SHEET: **05** OF **07**

FILE NAME: S:\projects\19-9043 (68560)\dwg\19-9043\_Design.dwg

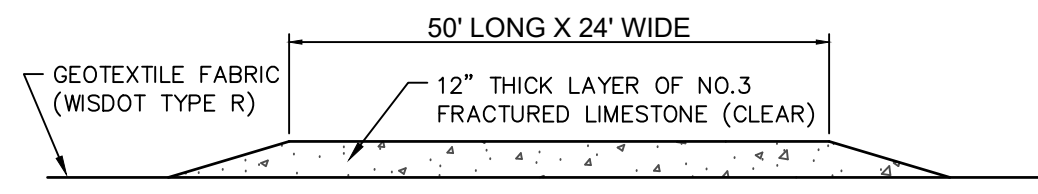
CONSTRUCTION SEQUENCE (SEE SOIL LOSS & SEDIMENT DISCHARGE CALCULATION TOOL FOR SPECIFIC DATE REQUIREMENTS):

1. INSTALL SILT FENCE AND TRACKING PAD. CONTINUOUS INSPECTIONS THROUGHOUT THE PROJECT. THE BUILDER SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE IN A 24 HOUR PERIOD. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE MAINTAINED AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION. USE WISCONSIN DNR REPORT FORM 3400-187. REMEDY/REPAIR ANY ISSUE WITHIN 48 HOURS.
2. DEMOLISH BUILDINGS, REMOVE PAVEMENT, CLEAR AND GRUB SITE. TREES AND STUMPS SHALL BE REMOVED FROM SITE.
3. STRIP TOPSOIL IN BUILDING AND PAVEMENT AREAS. IMMEDIATELY RESTORE AREA ADJACENT TO PAVEMENT ONCE THE SUBGRADE IS CONSTRUCTED.
4. INSTALL SANITARY SEWER, WATERMAIN AND STORM SEWER.
5. GRADE THE SUBGRADE OF THE DRIVES AND GRADE BUILDING PADS.
6. ROLL TEST SUBGRADE. ANY SOFT AREAS ARE TO BE UNDERCUT PER THE PAVING NOTES.
7. INSTALL BASE ON DRIVES AND POUR CURB & GUTTER.
8. PAVE AS SOON AS PRACTICAL.
9. FINISH GRADE SITE AND IMMEDIATELY RESTORE ALL DISTURBED AREAS WITH TOPSOIL, SEED AND EROSION MAT. CONTRACTOR TO REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES ONCE THE SITE IS STABILIZED.

ESTIMATED START DATE: MARCH 2020  
 ESTIMATED COMPLETION DATE: NOVEMBER 2020  
 ESTIMATED DISTURBED AREA = X.XX ACRE  
 ESTIMATED NEW IMPERVIOUS AREA = X.XX ACRE

**GRADING & EROSION CONTROL NOTES:**

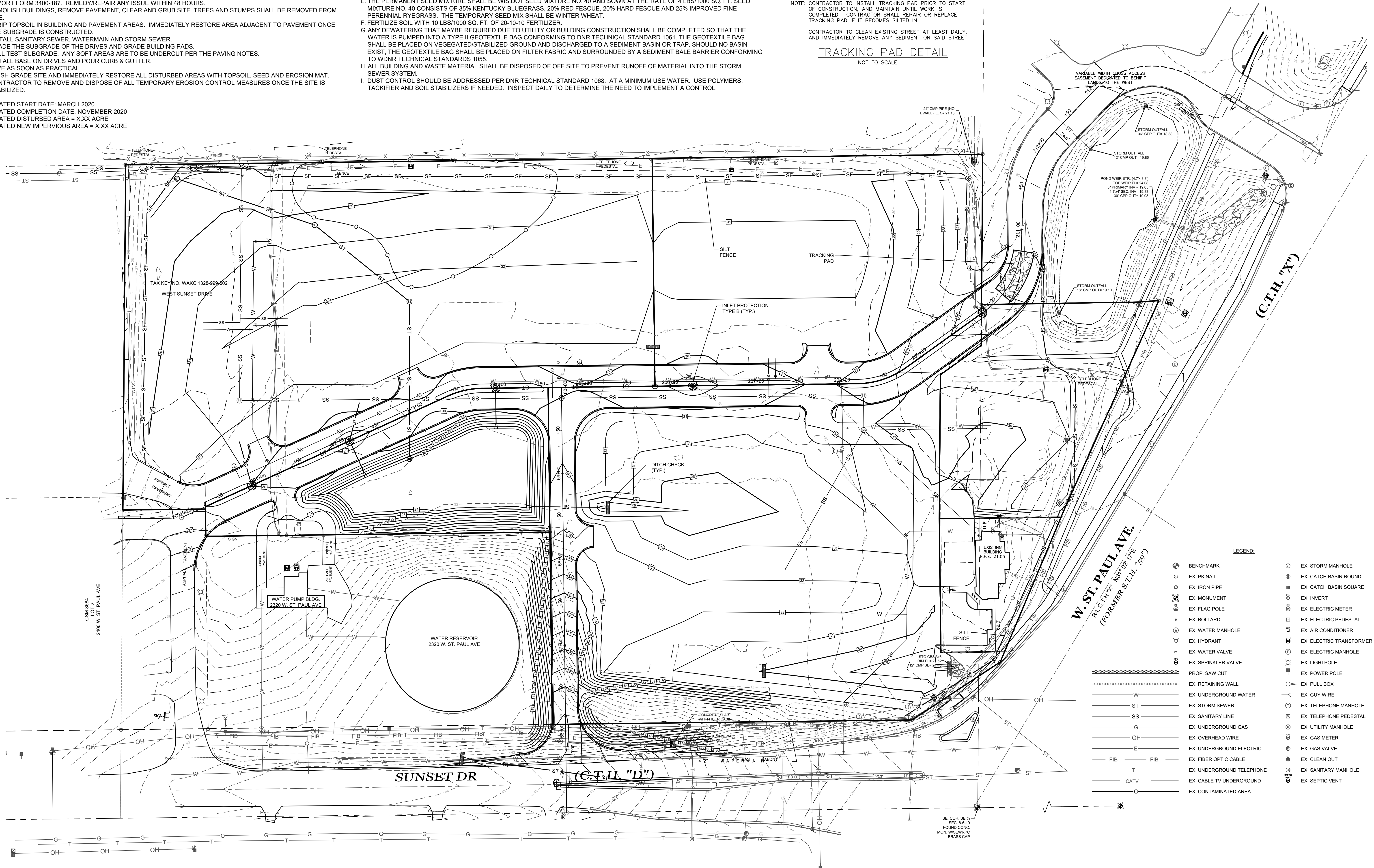
- A. ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE CITY OF WAUKESHA AND THE WISCONSIN DNR TECHNICAL STANDARDS.
- B. ALL DISTURBED AREAS ON SITE SHALL BE TOPSOILED (4" THICK), SEEDED AND STABILIZED WITH EROSION MAT CLASS I TYPE B FOR SLOPES 4:1 OR FLATTER. SLOPES GREATER THAN 4:1 SHALL BE STABILIZED WITH EROSION MAT CLASS II TYPE B.
- C. TEMPORARY STABILIZATION IS REQUIRED FOR ANY AREA LEFT INACTIVE FOR MORE THAN SEVEN DAYS. TOPSOIL AND SPOIL STOCKPILES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF LAYUP USING AGRICULTURAL RYE WITH A SEEDING RATE OF 3 LBS/1000 SQUARE FEET. INSTALL SILT FENCE ON THE DOWNSLOPE SIDE OF THE PILE TO REDUCE SEDIMENT RUNOFF.
- D. ALL CONSTRUCTION TRAFFIC IS TO ENTER/EXIT THE SITE OVER THE TRACKING PAD. ALL PUBLIC AND PRIVATE STREETS ARE TO BE KEPT CLEAN AT ALL TIMES. THE STREETS ARE TO BE SWEEPED CLEAN, ONCE A DAY, AT A MINIMUM OR AS REQUIRED BY CITY.
- E. THE PERMANENT SEED MIXTURE SHALL BE WIS.DOT SEED MIXTURE NO. 40 AND SOWN AT THE RATE OF 4 LBS/1000 SQ. FT. SEED MIXTURE NO. 40 CONSISTS OF 35% KENTUCKY BLUEGRASS, 20% RED FESCUE, 20% HARD FESCUE AND 25% IMPROVED FINE PERENNIAL RYEGRASS. THE TEMPORARY SEED MIX SHALL BE WINTER WHEAT.
- F. FERTILIZE SOIL WITH 10 LBS/1000 SQ. FT. OF 20-10-10 FERTILIZER.
- G. ANY DEWATERING THAT MAYBE REQUIRED DUE TO UTILITY OR BUILDING CONSTRUCTION SHALL BE COMPLETED SO THAT THE WATER IS PUMPED INTO A TYPE II GEOTEXTILE BAG CONFORMING TO DNR TECHNICAL STANDARD 1061. THE GEOTEXTILE BAG SHALL BE PLACED ON VEGETATED/STABILIZED GROUND AND DISCHARGED TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO WDMR TECHNICAL STANDARDS 1055.
- H. ALL BUILDING AND WASTE MATERIAL SHALL BE DISPOSED OF OFF SITE TO PREVENT RUNOFF OF MATERIAL INTO THE STORM SEWER SYSTEM.
- I. DUST CONTROL SHOULD BE ADDRESSED PER DNR TECHNICAL STANDARD 1068. AT A MINIMUM USE WATER. USE POLYMERS, TACKIFIER AND SOIL STABILIZERS IF NEEDED. INSPECT DAILY TO DETERMINE THE NEED TO IMPLEMENT A CONTROL.



NOTE: CONTRACTOR TO INSTALL TRACKING PAD PRIOR TO START OF CONSTRUCTION, AND MAINTAIN UNTIL WORK IS COMPLETED. CONTRACTOR SHALL REPAIR OR REPLACE TRACKING PAD IF IT BECOMES SILED IN.

CONTRACTOR TO CLEAN EXISTING STREET AT LEAST DAILY, AND IMMEDIATELY REMOVE ANY SEDIMENT ON SAID STREET.

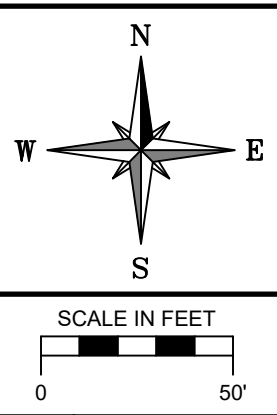
**TRACKING PAD DETAIL**  
 NOT TO SCALE



**W. ST. PAUL AVE.**  
 R/L C.T.H. "X" 103' 02" 17E  
 (FORMER S.T.H. "59")

**LEGEND:**

●	BENCHMARK	○	EX. STORM MANHOLE
○	EX. PK NAIL	○	EX. CATCH BASIN ROUND
○	EX. IRON PIPE	■	EX. CATCH BASIN SQUARE
○	EX. MONUMENT	○	EX. INVERT
○	EX. FLAG POLE	○	EX. ELECTRIC METER
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—	EX. UNDERGROUND TELEPHONE	○	EX. SANITARY MANHOLE
—	EX. CABLE TV UNDERGROUND	○	EX. SEPTIC VENT
—	EX. CONTAMINATED AREA		



**RE: VJS CONSTRUCTION SERVICES, INC.**  
 DRAWN BY: A.C.L. | CHECKED BY: P.J.J. | JOB NUMBER: 19-0043 | DATE: JANUARY 17, 2020  
 FILE NUMBER: XXXXXXXX XXXX | BOOK NUMBER: WAUK 191701-1 | PAGE NUMBER: 1-6  
 711 WEST MORELAND BOULEVARD, WAUKESHA, WISCONSIN 53188  
 PHONE #: (262) 542-5757 | EMAIL: SURVEY@JAHNKEANDJAHNKE.COM  
 WEBSITE: JAHNKEANDJAHNKE.COM

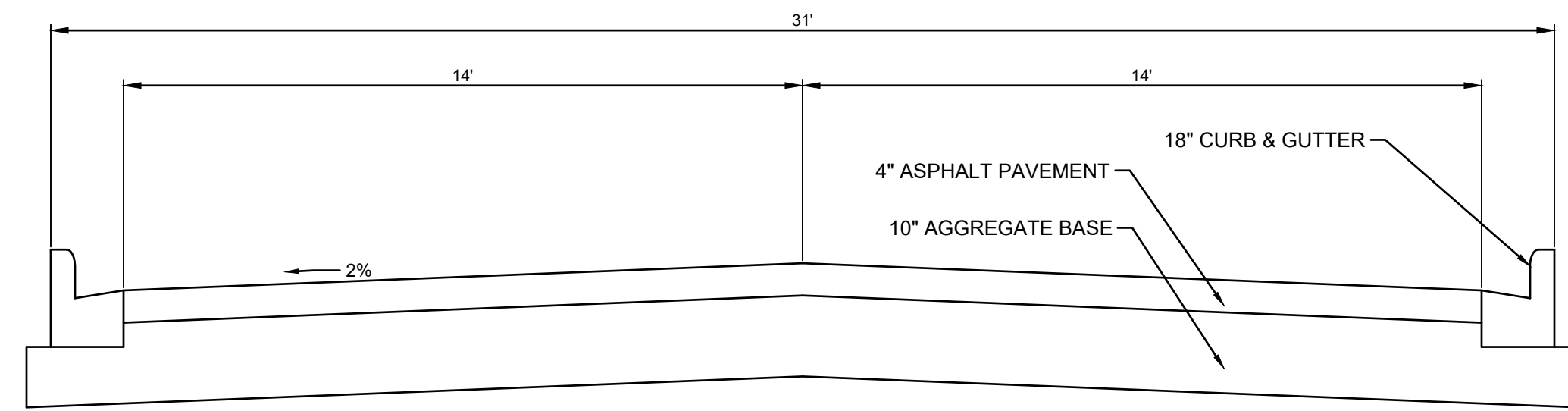
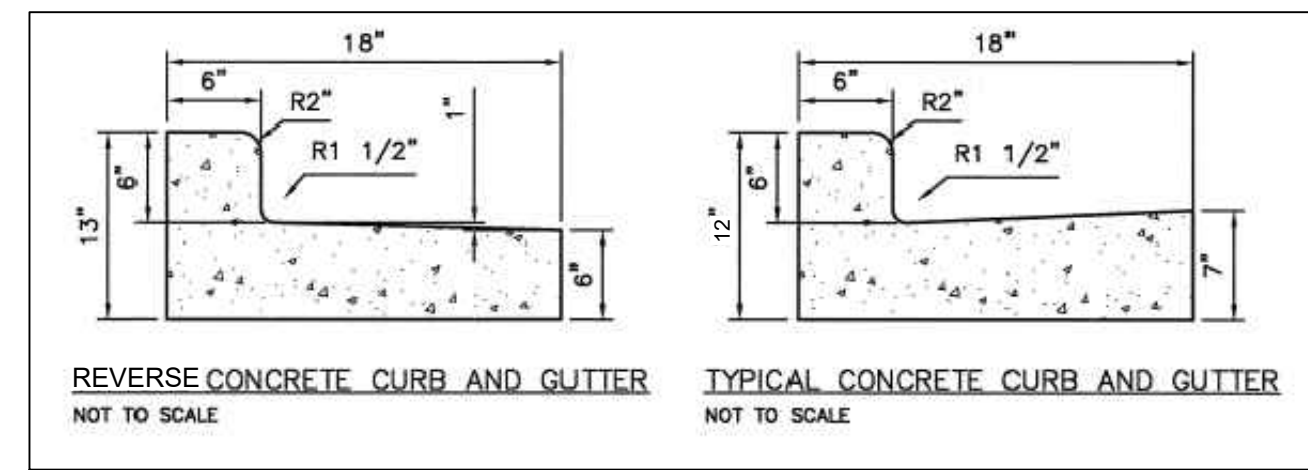
**JAHNKE & JAHNKE ASSOCIATES, LLC**  
 ENGINEERS - PLANNERS - SURVEYORS  
 ENGINEERING SOLUTIONS SINCE 1944

**EROSION CONTROL PLAN**  
 ADDRESS: 2300 WEST ST. PAUL AVENUE  
 PART OF THE SE 1/4 OF SECTION 8, T 6 N, R 19 E  
 & PART OF THE SW 1/4 OF SECTION 9, T 6 N, R 19 E  
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

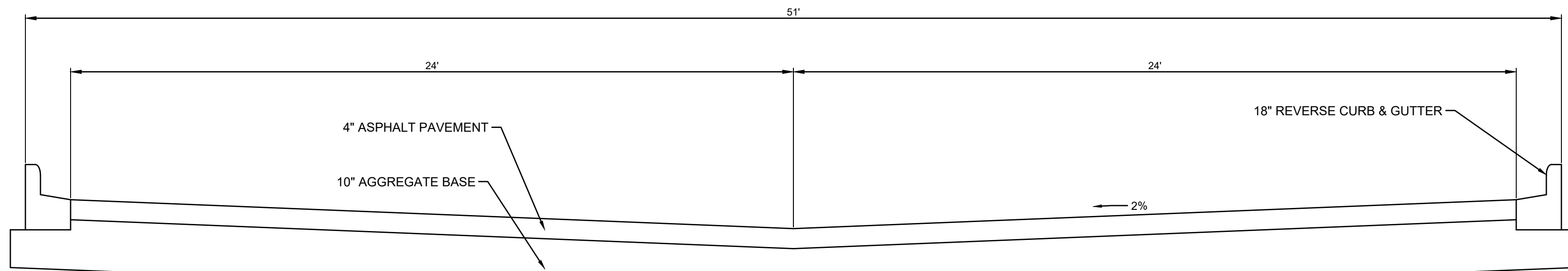
REVISIONS  
 SHEET: **06** OF **07**  
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**PAVING NOTES:**

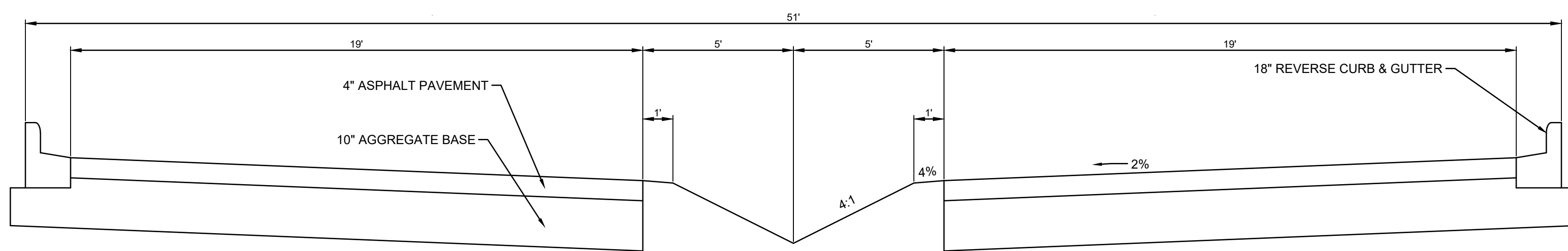
- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2020 EDITION.
- AGGREGATE BASE SHALL BE 1-1/4" AGGREGATE BASE DENSE PER SECTION 305 OF THE STANDARD SPECIFICATIONS.
- CONCRETE PAVEMENT, DRIVEWAYS, SIDEWALKS AND CONCRETE PADS SHALL BE CONSTRUCTED PER SECTIONS 415 AND 416 OF THE STANDARD SPECIFICATIONS.
- ASPHALT PAVEMENT SHALL BE CONSTRUCTED PER SECTIONS 455-460 OF THE STANDARD SPECIFICATIONS.
- PAVEMENT THICKNESS SHALL BE AS FOLLOWS:
  - ASPHALT PAVEMENT: 4" ASPHALT 10" AGGREGATE BASE
- ASPHALT PAVEMENT SHALL BE INSTALLED IN TWO LIFTS.
- SURFACE: 4MT 58-28 S (12.5MM)
- BINDER: 3MT 58-28 S (19 MM)
- ADJUST ALL MANHOLES AND VALVE BOXES TO 3/8 INCH TO 1/2 INCH BELOW FINAL PAVEMENT GRADE.
- A PROOF ROLL IS REQUIRED ON THE SUBGRADE AND THE STONE BASE WITH A 40 TON VEHICLE. AREAS EXHIBITING A DEFLECTION GREATER THAN 1/4 INCH SHALL BE RECONSTRUCTED WITH GEOTEXTILE TENSAR TX 160 AND 3 INCH TB.
- ADDITIONAL PROOF ROLLS MAY BE REQUIRED BY THE ENGINEER IF SITE CONDITIONS CHANGE (I.E. RAIN) PRIOR TO PAVING.
- CONCRETE CURB AND GUTTER SHALL BE 18" VERTICAL FACE AS CALLED FOR ON THE PLAN.
- CONCRETE CURB AND GUTTER SHALL BE JOINED EVERY 10 FEET WITH A FELT JOINT EVERY 200 TO 250 FEET, AT ALL RADII, AND WITHIN 3 FEET OF AN INLET.
- CONCRETE CURB MUST HAVE A MINIMUM 7 DAYS TO CURE PRIOR TO ANY WORK BEING COMPLETED ADJACENT TO THE CURB INCLUDING, BUT NOT LIMITED TO, PLACEMENT OF BACKFILL, TOPSOILING, OR PAVING. IF THE CURE TIME IS LESS THAN 7 DAYS, A CONCRETE CYLINDER BREAK IS REQUIRED AND IT MUST SHOW A MINIMUM STRENGTH OF 3000 PSI. CURBS MUST BE BACKFILLED AFTER A MINIMUM 7 DAYS FOR STANDARD CONCRETE (3 DAYS FOR HIGH EARLY STRENGTH) AND PRIOR TO PAVING.



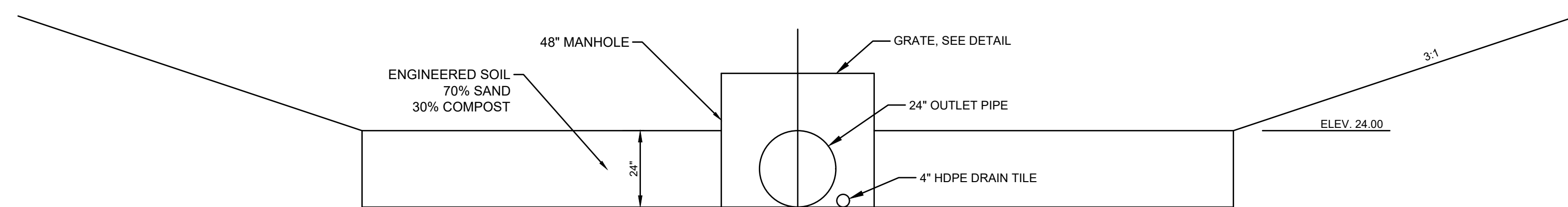
**N-S DRIVE TYPICAL SECTION**  
NOT TO SCALE



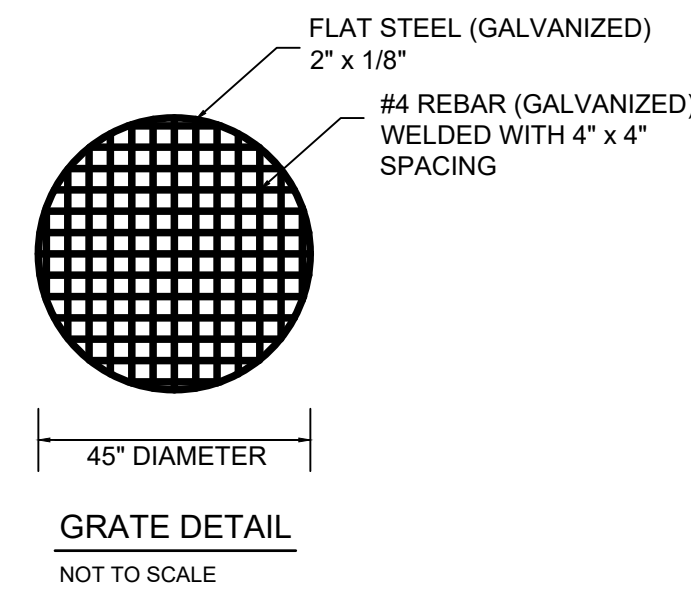
**E-W DRIVE TYPICAL SECTION (INTERSECTION)**  
NOT TO SCALE



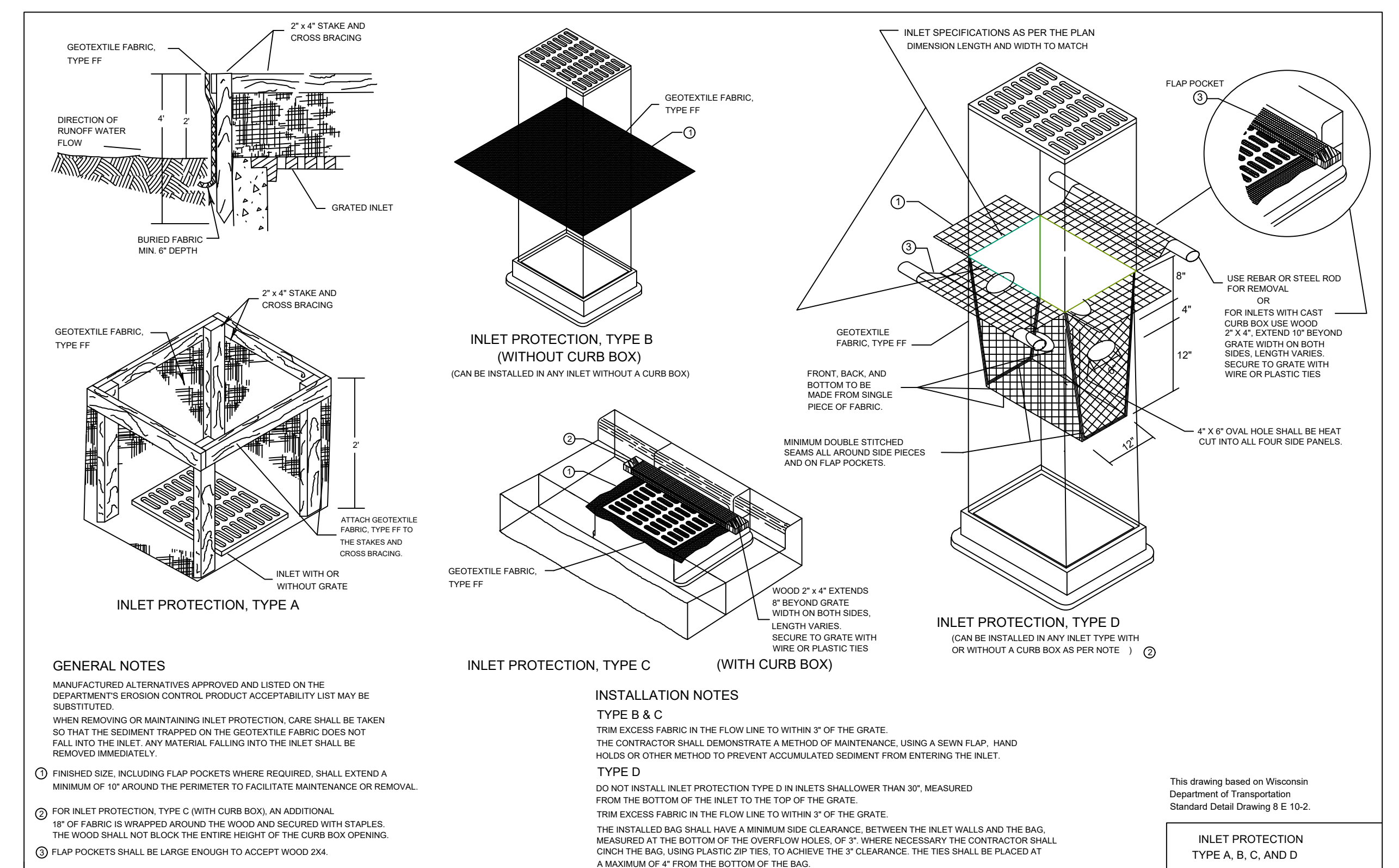
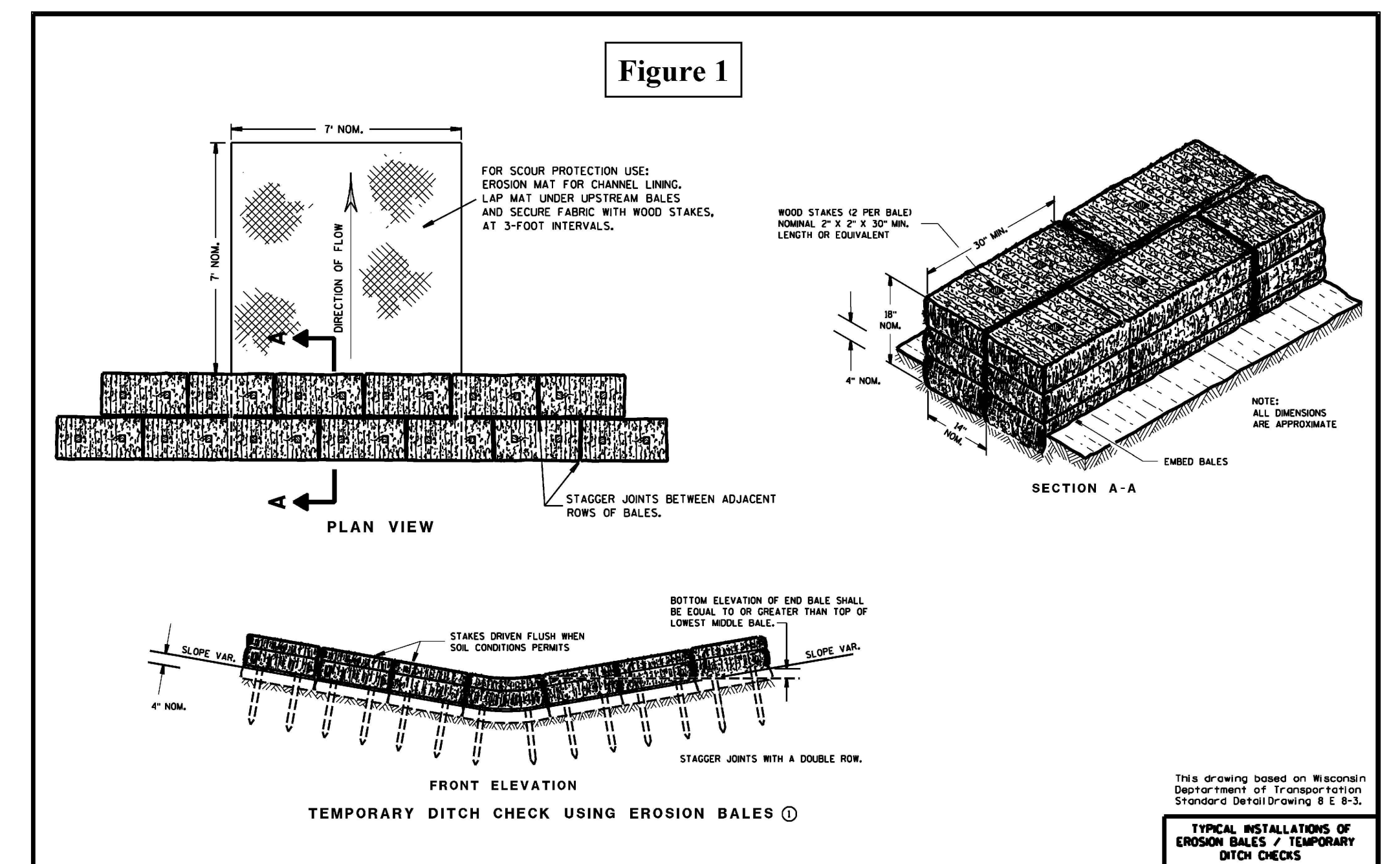
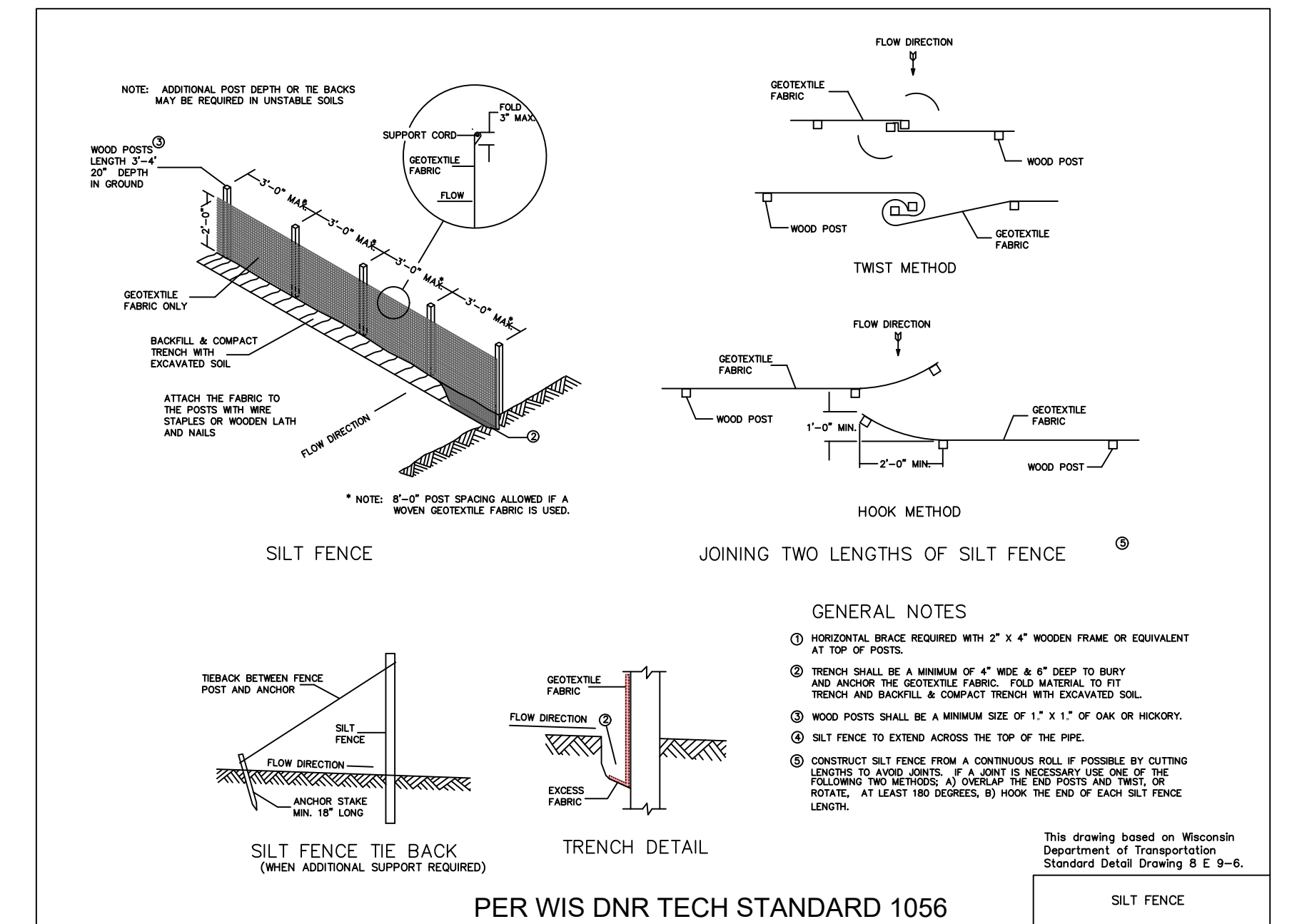
**E-W DRIVE TYPICAL SECTION (DITCH SECTION)**  
NOT TO SCALE



**BIO RETENTION POND DETAIL**  
NOT TO SCALE



**GRATE DETAIL**  
NOT TO SCALE



**RE: VJS CONSTRUCTION SERVICES, INC.**  
 DRAWN BY: A.C.L. | CHECKED BY: P.J.J. | JOB NUMBER: 19-9043 | DATE: JANUARY 17, 2020  
 FILE NUMBER: XXXXXXXX XXXX | BOOK NUMBER: WAUK 191201 - PAGE NUMBER: 1-6  
 711 WEST MORELAND BOULEVARD, WAUKESHA, WISCONSIN 53188  
 PHONE #: (262) 542-5757 | EMAIL: SURVEY@JAHNKEANDJAHNKE.COM  
 WEBSITE: JAHNKEANDJAHNKE.COM

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**DETAILS**  
 ADDRESS: 2300 WEST ST. PAUL AVENUE  
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 & PART OF THE SW 1/4 OF SECTION 9, T 6 N, R 19 E  
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**REVISIONS**

NO.	DESCRIPTION

SHEET: **07** OF **07**