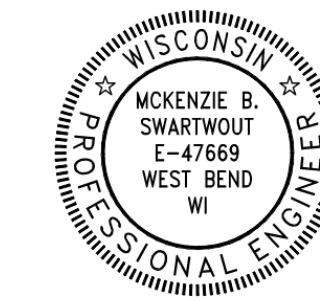
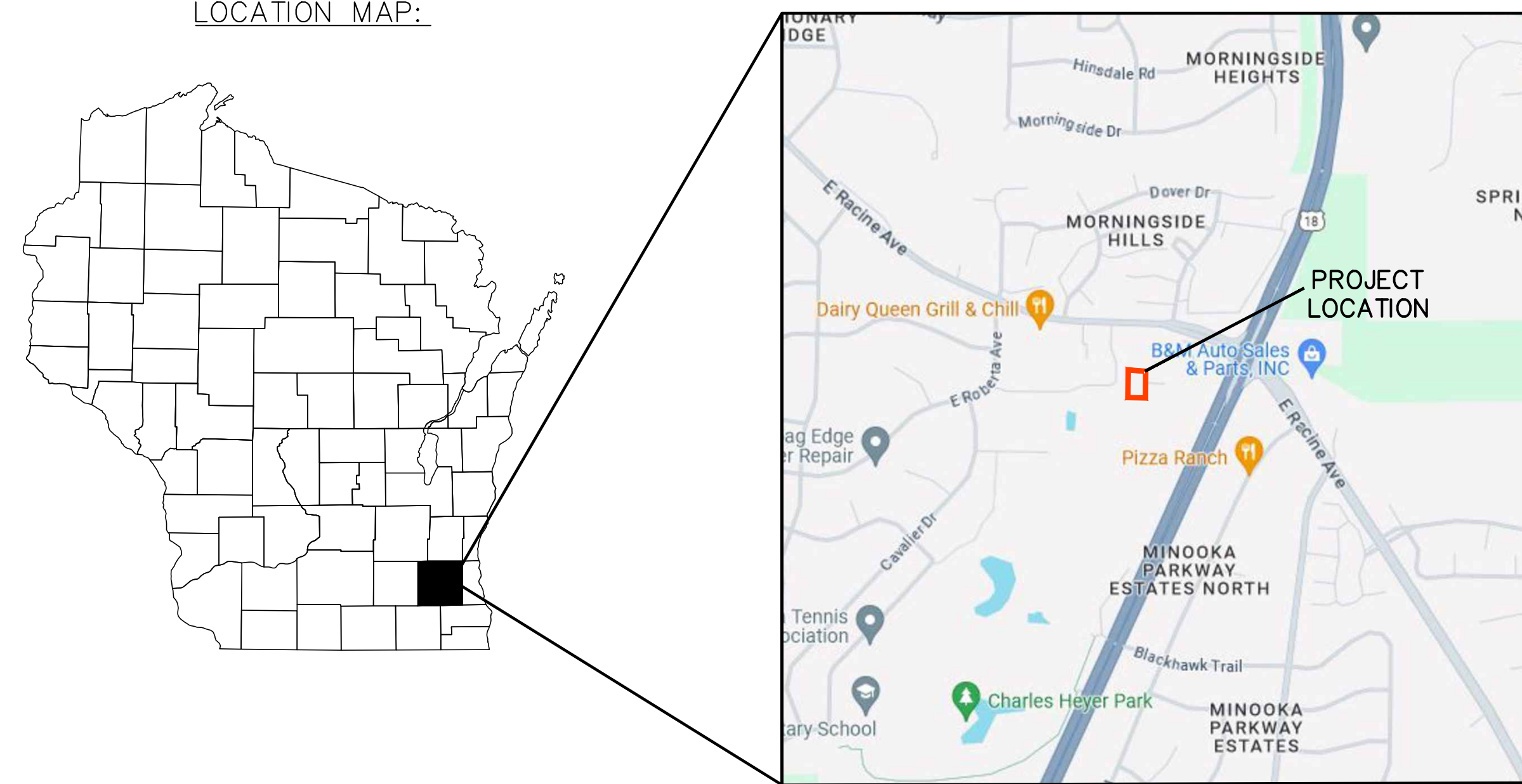


# HAWK'S LANDING CONDOMINIUMS

## OUTLOTS 1 & 2 CSM NO 10288 WAUKESHA, WI 53186

LOCATION MAP:



*McKenzie B. Swartwout*  
11/18/2024

PROJECT CONTACTS:

CIVIL:  
PSE, LLC  
ATTN: KEVIN PARISH  
122 WISCONSIN STREET  
WEST BEND, WI 53095

NOTE:

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.

BENCHMARK LIST:

POINT#	DESCRIPTION	NORTHING	EASTING	ELEVATION
10142	NNW UPPER FLAG BOLT OF JILL'S DRIVE HYDRANT, NORTH SIDE OF JILL'S DRIVE, APPROXIMATELY 110' EAST OF INTERSECTION WITH ROBERTA AVENUE.	368116.193	2448061.056	869.52
10419	NW UPPER BOLT OF GARDEN PRAIRIE DRIVE HYDRANT, NORTH SIDE OF GARDEN PRAIRIE DRIVE, APPROXIMATELY 5' EAST OF END OF GARDEN PRAIRIE DRIVE.	368159.904	2448551.758	873.95
10170	NW UPPER BOLT OF VALLEY DRIVE HYDRANT, NORTH SIDE OF VALLEY DRIVE, APPROXIMATELY 10' WEST OF END OF VALLEY DRIVE.	367710.527	2448339.185	865.35



Dial 811 or (800)242-8511

www.DiggersHotline.com

CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C.100	TITLE
C1.01	EXISTING CONDITIONS PLAN
C1.02	PROPOSED SITE PLAN
C1.03	EROSION CONTROL PLAN
C1.04	SOUTH GRADING PLAN
C1.05	NORTH GRADING PLAN
C1.06	UTILITY PLAN
C1.07	LANDSCAPE PLAN
C1.08	STORMWATER MANAGEMENT PLAN
C1.09	LIGHTING PLAN
C2.00	CONSTRUCTION NOTES
C2.01	EROSION CONTROL DETAILS
C2.02	SITE DETAILS
C2.03	UTILITY DETAILS
C2.04	STREET DETAILS
C3.01	JILLS DRIVE PLAN & PROFILE
C3.02	N/S PRIVATE ROAD PLAN & PROFILE
C3.03	E/W PRIVATE ROAD PLAN & PROFILE
C3.03	WM CONNECTION PLAN & PROFILE
C4.01	TREE SURVEY PLAN
C4.02	TREE SURVEY TABLES

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

**PSE**  
PARISH SURVEY & ENGINEERING  
122 Wisconsin Street, West Bend, WI 53095  
262.346.7800  
www.parishse.com

PROJECT TITLE:  
**HAWK'S LANDING CONDOMINIUMS  
OUTLOTS 1 & 2 CSM NO 10288  
WAUKESHA, WI 53186**

PLAN TITLE:  
**TITLE SHEET**

DRAWN BY:  
**JAB**  
DESIGNED BY:  
**KJP**  
CHECKED BY:  
**KJP**

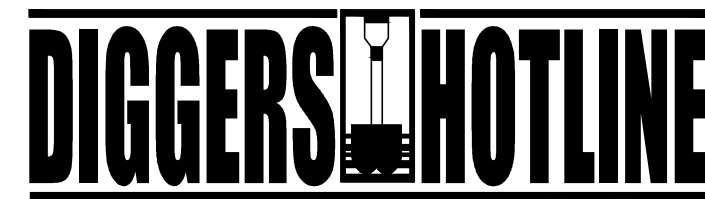
PLAN DATE:  
**11-18-2024**

PROJECT NO:  
\\ES-10-23\

**SUBMITTAL**

SHEET NO:  
**C1.00**





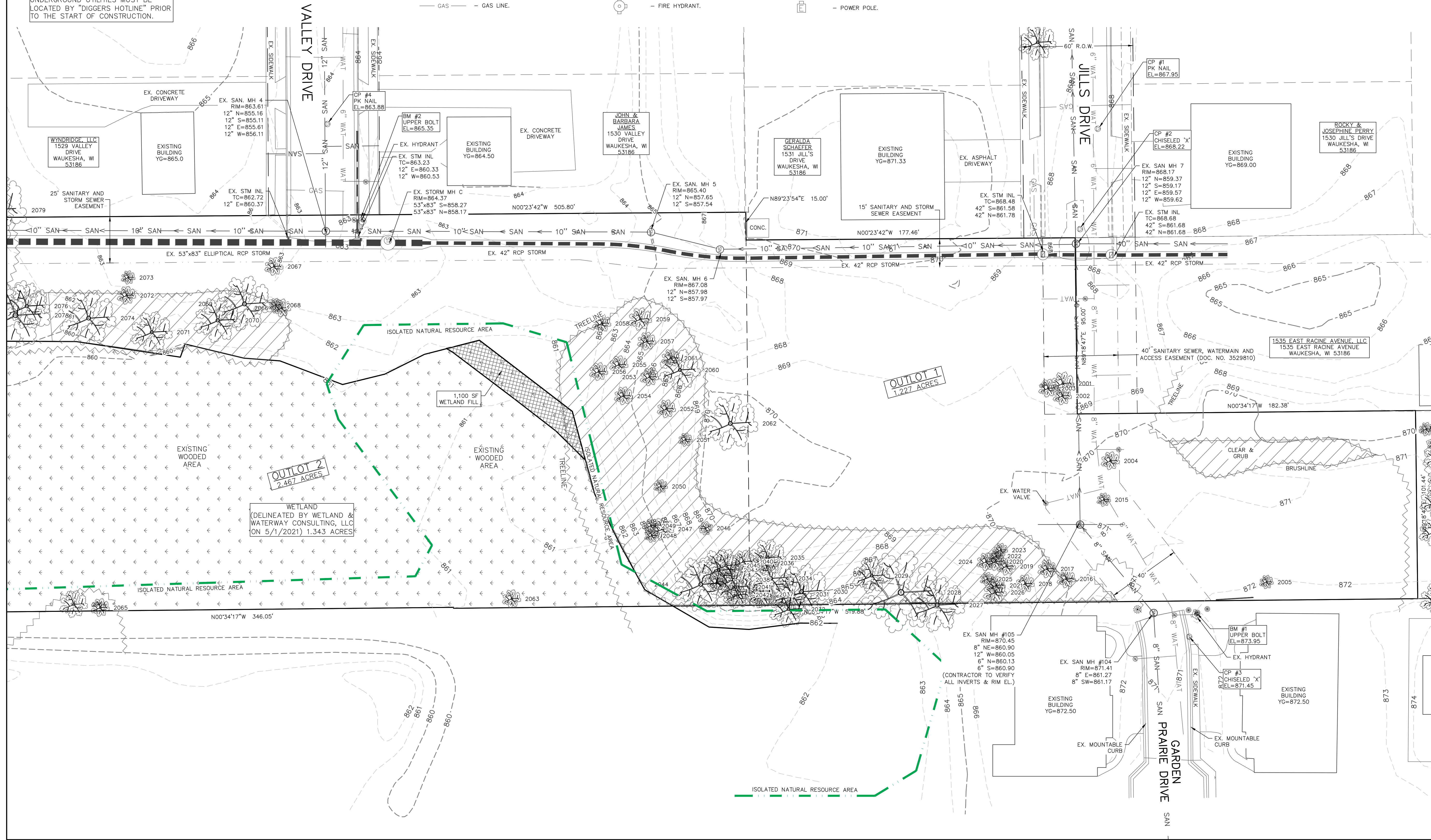
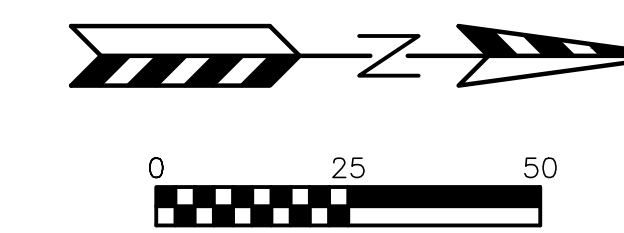
Dial 811 or (800)242-8511

www.DiggersHotline.com

NOTE: UNDERGROUND UTILITIES MUST BE LOCATED BY "DIGGERS HOTLINE" PRIOR TO THE START OF CONSTRUCTION.

LEGEND:

- - - 896 - - - EXISTING MINOR CONTOUR.
- - - 895 - - - EXISTING MAJOR CONTOUR.
- OHEL - - - OVERHEAD ELECTRIC LINE.
- BuEl - - - BURIED ELECTRIC LINE.
- BuTel - - - BURIED TELEPHONE LINE.
- FO - - - FIBER OPTIC LINE.
- GAS - - - GAS LINE.
- SAN - - - SANITARY SEWER MAIN OR LATERAL.
- WAT - - - WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- ELEC - - - ELECTRIC METER.
- GAS - - - GAS METER.
- ⊗ - - - GAS VALVE.
- ⊕ - - - FIRE HYDRANT.
- ⊙ - - - SANITARY SEWER MANHOLE.
- ⊙ - - - STORM SEWER MANHOLE.
- - - - STORM SEWER INLET.
- ⊕ - - - TELEPHONE PEDESTAL.
- TRAN - - - TRANSFORMER.
- ⊕ - - - WATER VALVE.
- ⊕ - - - POWER POLE.



NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

**PSE**  
 PARISH SURVEY & ENGINEERING  
 122 Wisconsin Street, West Bend, WI 53095  
 262.346.7800  
 www.parishse.com

PROJECT TITLE:  
**HAWK'S LANDING CONDOMINIUMS  
 OUTLOTS 1 & 2 CSM NO 10288  
 WAUKESHA, WI 53186**

PLAN TITLE:  
**EXISTING  
 CONDITIONS  
 PLAN**

DRAWN BY:  
**MBS**  
 DESIGNED BY:  
**KJP**  
 CHECKED BY:  
**KJP**

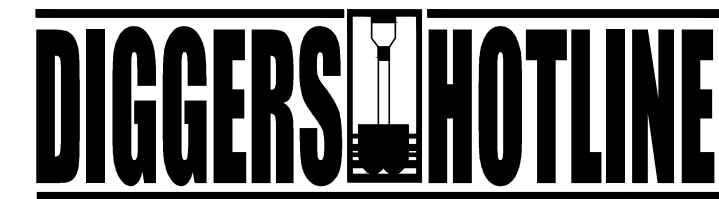
PLAN DATE:  
**11-18-2024**

PROJECT NO:  
 \ES-10-23\

**SUBMITTAL**

SHEET NO:  
**C1.01**





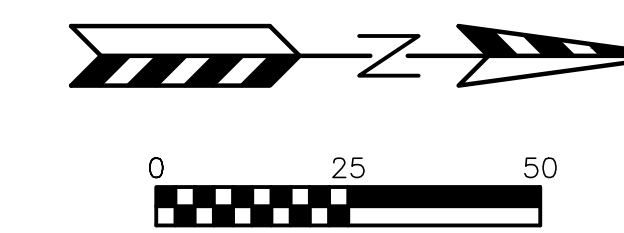
Dial 811 or (800)242-8511

www.DiggersHotline.com

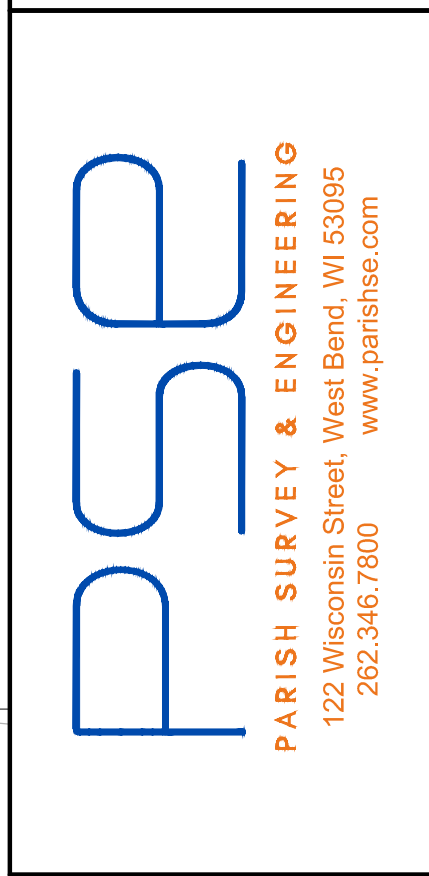
NOTE: UNDERGROUND UTILITIES MUST BE LOCATED BY "DIGGERS HOTLINE" PRIOR TO THE START OF CONSTRUCTION.

LEGEND:

- 896 --- - EXISTING MINOR CONTOUR.
- 895 --- - EXISTING MAJOR CONTOUR.
- OHEL --- - OVERHEAD ELECTRIC LINE.
- BuE --- - BURIED ELECTRIC LINE.
- BuTel --- - BURIED TELEPHONE LINE.
- FO --- - FIBER OPTIC LINE.
- GAS --- - GAS LINE.
- SAN --- - SANITARY SEWER MAIN OR LATERAL.
- WAT --- - WATER MAIN OR SERVICE.
- - STORM SEWER LINE.
- (ELEC) - ELECTRIC METER.
- (GAS) - GAS METER.
- (G) - GAS VALVE.
- (FH) - FIRE HYDRANT.
- (SN) - SANITARY SEWER MANHOLE.
- (ST) - STORM SEWER MANHOLE.
- (S) - STORM SEWER INLET.
- (T) - TELEPHONE PEDESTAL.
- (TRAN) - TRANSFORMER.
- (W) - WATER VALVE.
- (P) - POWER POLE.



NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX



PROJECT TITLE:  
**HAWK'S LANDING CONDOMINIUMS  
 OUTLOTS 1 & 2 CSM NO 10288  
 WAUKESHA, WI 53186**

PLAN TITLE:  
**DEMOLITION  
 PLAN**

DRAWN BY:  
**MBS**

DESIGNED BY:  
**KJP**

CHECKED BY:  
**KJP**

PLAN DATE:  
**11-18-2024**

PROJECT NO:  
 \ES-10-23\

**SUBMITTAL**

SHEET NO:  
**C1.02**





Dial 811 or (800)242-8511

www.DiggersHotline.com

NOTE:  
UNDERGROUND UTILITIES MUST BE  
LOCATED BY "DIGGERS HOTLINE" PRIOR  
TO THE START OF CONSTRUCTION.

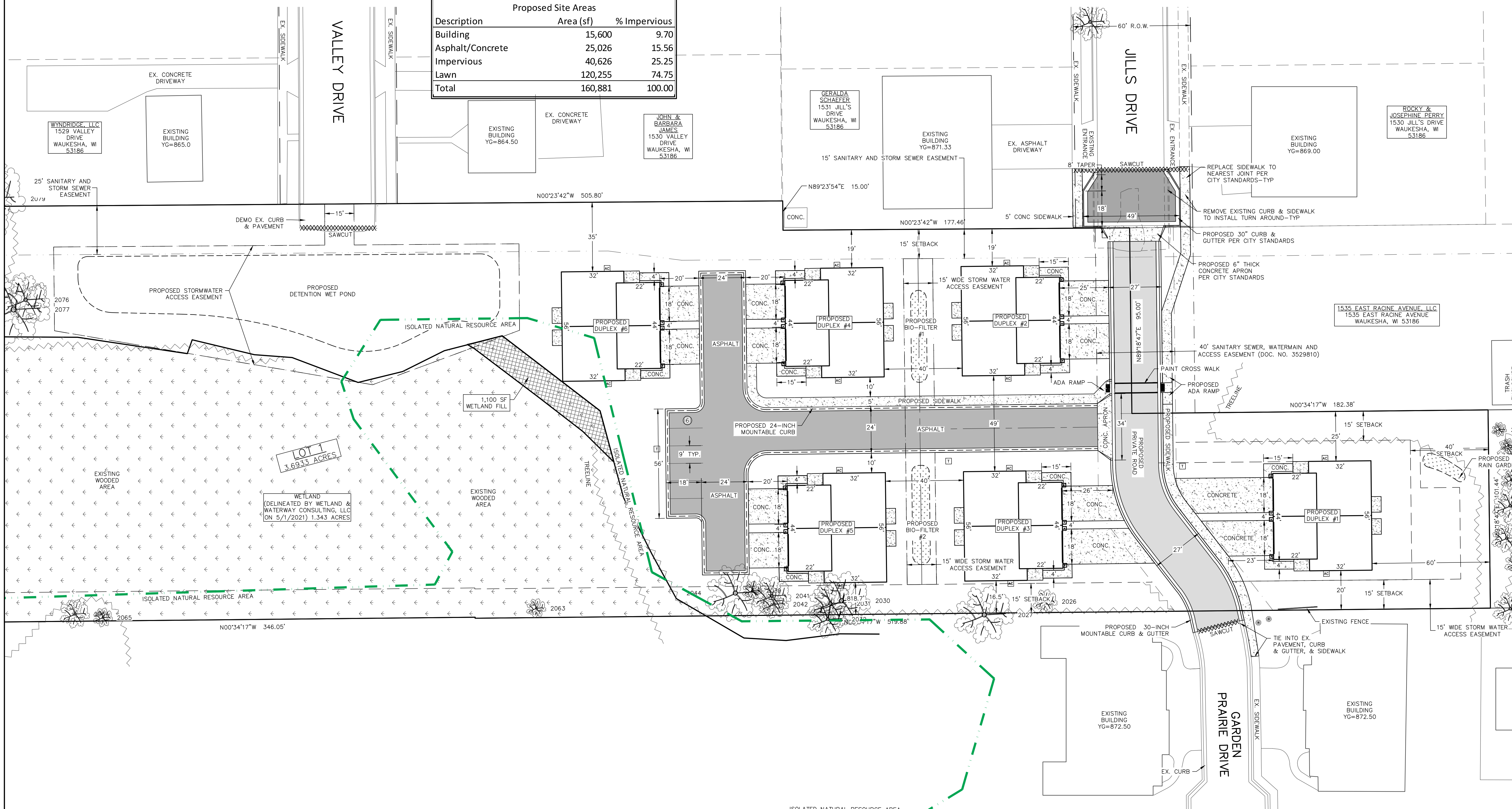
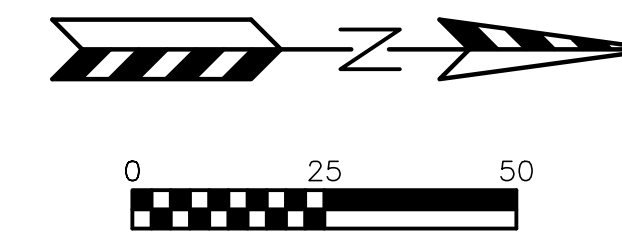
SITE INFORMATION BLOCK		
Site Address:	Jills Drive & Garden Prairie Drive	
Legal Description:	Outlot 1 & 2 CSM 10288	
Site Acreage	3.69 Acres	
Current Zoning:	RD-2	
Building & Paving Setback Requirements		
	Building	
Street	25 feet	
Side	15 feet	
Rear	40 feet	
Proposed Site Areas		
Description	Area (sf)	% Impervious
Building	15,600	9.70
Asphalt/Concrete	25,026	15.56
Impervious	40,626	25.25
Lawn	120,255	74.75
<b>Total</b>	<b>160,881</b>	<b>100.00</b>

PAVING LEGEND

- ASPHALT PAVEMENT (JILLS DRIVE)  
12" CRUSHED AGGREGATE BASE COURSE  
3" ASPHALTIC BINDER 3 LT 58-28 S  
2" ASPHALTIC SURFACE 5 LT 58-28 S
- ASPHALT PAVEMENT (GARDEN PRAIRIE DRIVE)  
10" CRUSHED AGGREGATE BASE COURSE  
2 1/4" ASPHALTIC BINDER 3 LT 58-28 S  
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
- ASPHALT PAVEMENT (NORTH-SOUTH & EAST-WEST)  
8" CRUSHED AGGREGATE BASE COURSE  
1 3/4" ASPHALTIC BINDER 4 LT 58-28 S  
1 1/4" ASPHALTIC SURFACE 5 LT 58-28 S
- CONCRETE SIDEWALK  
4" CRUSHED AGGREGATE BASE COURSE  
4" CONCRETE SIDEWALK

SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.



NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

**PSE**  
PARISH SURVEY & ENGINEERING  
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262.346.7800  
www.parishse.com

PROJECT TITLE:  
**HAWK'S LANDING CONDOMINIUMS  
OUTLOTS 1 & 2 CSM NO 10288  
WAUKESHA, WI 53186**

PLAN TITLE:  
**PROPOSED  
SITE PLAN**

DRAWN BY:  
**KJP**

DESIGNED BY:  
**KJP**

CHECKED BY:  
**KJP**

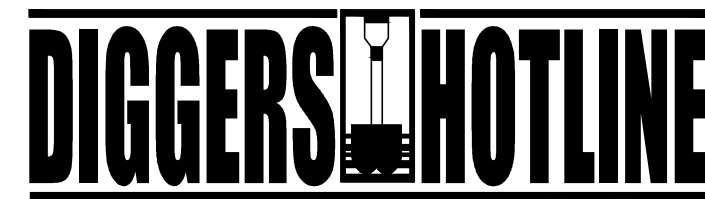
PLAN DATE:  
**11-18-2024**

PROJECT NO:  
**\ES-10-23\**

**SUBMITTAL**

SHEET NO:  
**C1.03**





Dial 811 or (800)242-8511

www.DiggersHotline.com

NOTE: UNDERGROUND UTILITIES MUST BE LOCATED BY "DIGGERS HOTLINE" PRIOR TO THE START OF CONSTRUCTION.

TOTAL SITE AREA=160,881 S.F.  
DISTURBANCE AREA=92,000 S.F.

STAGES OF CONSTRUCTION TIME SCHEDULE:

- OCTOBER 1, 2024
1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE CITY OF WAUKESHA SHALL HAVE A TRACKING PAD.
- OCTOBER 2, 2024 - SEPTEMBER 1, 2025
2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION POND AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEEDED AND SILT FENCE PLACED AROUND THE PERIMETER.
  3. CONSTRUCT THE WET DETENTION POND. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION PONDS THROUGHOUT THE CONSTRUCTION PROCESS.
  4. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
  5. BEGIN PROPOSED SITE GRADING - RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
  6. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
  7. CONSTRUCT BUILDING PADS AND BUILDINGS.
  8. CONTINUE SITE GRADING.
  9. INSTALL BASE COURSES, CURB & GUTTER, PAVEMENT AND SIDEWALK.
- SEPTEMBER 2 - 15, 2025
10. INSTALL LANDSCAPING.
  11. APPLY FINAL STABILIZATION TO ENTIRE SITE.

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

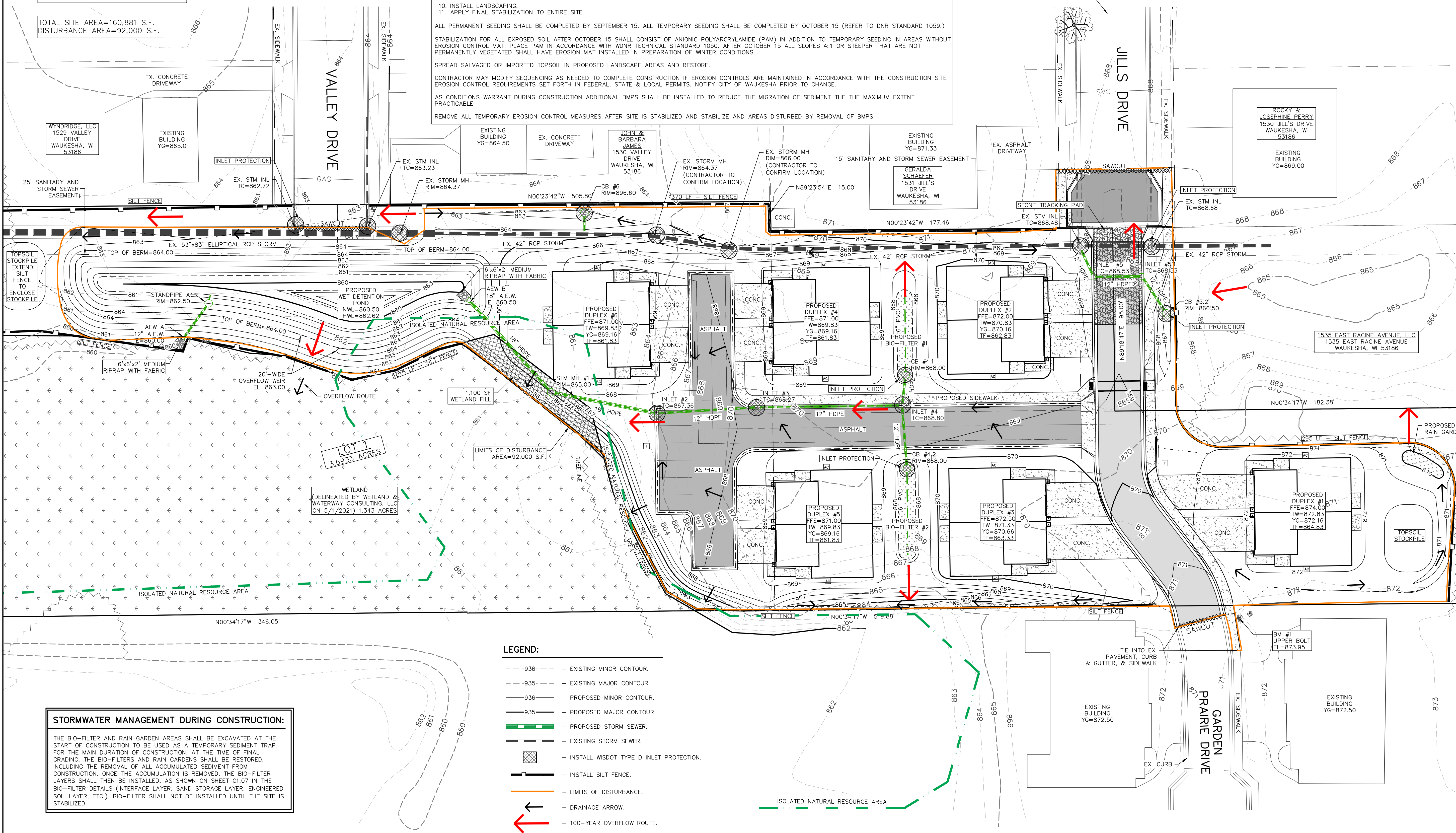
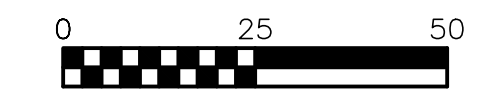
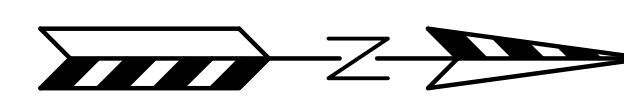
STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF WAUKESHA PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE.

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.



- LEGEND:**
- - - 936 - - - EXISTING MINOR CONTOUR.
  - - - 935 - - - EXISTING MAJOR CONTOUR.
  - - - 936 - - - PROPOSED MINOR CONTOUR.
  - - - 935 - - - PROPOSED MAJOR CONTOUR.
  - - - - - PROPOSED STORM SEWER.
  - - - - - EXISTING STORM SEWER.
  - - - - - INSTALL WISDOT TYPE D INLET PROTECTION.
  - - - - - INSTALL SILT FENCE.
  - - - - - LIMITS OF DISTURBANCE.
  - - - - - DRAINAGE ARROW.
  - - - - - 100-YEAR OVERFLOW ROUTE.

**STORMWATER MANAGEMENT DURING CONSTRUCTION:**

THE BIO-FILTER AND RAIN GARDEN AREAS SHALL BE EXCAVATED AT THE START OF CONSTRUCTION TO BE USED AS A TEMPORARY SEDIMENT TRAP FOR THE MAIN DURATION OF CONSTRUCTION. AT THE TIME OF FINAL GRADING, THE BIO-FILTERS AND RAIN GARDENS SHALL BE RESTORED, INCLUDING THE REMOVAL OF ALL ACCUMULATED SEDIMENT FROM CONSTRUCTION. ONCE THE ACCUMULATION IS REMOVED, THE BIO-FILTER LAYERS SHALL THEN BE INSTALLED, AS SHOWN ON SHEET C1.07 IN THE BIO-FILTER DETAILS (INTERFACE LAYER, SAND STORAGE LAYER, ENGINEERED SOIL LAYER, ETC.). BIO-FILTER SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED.

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

**PSE**  
PARISH SURVEY & ENGINEERING  
122 Wisconsin Street, West Bend, WI 53095  
262.346.7800  
www.parishse.com

PROJECT TITLE:  
**HAWK'S LANDING CONDOMINIUMS  
OUTLOTS 1 & 2 CSM NO 10288  
WAUKESHA, WI 53186**

PLAN TITLE:  
**EROSION CONTROL PLAN**

DRAWN BY:  
**KJP**

DESIGNED BY:  
**KJP**

CHECKED BY:  
**KJP**

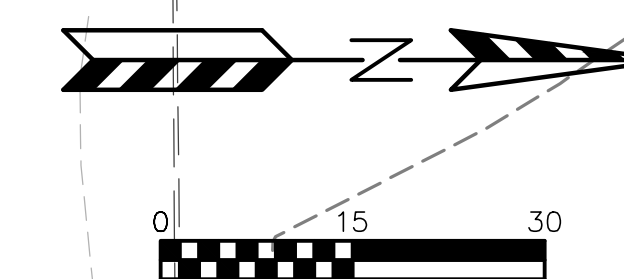
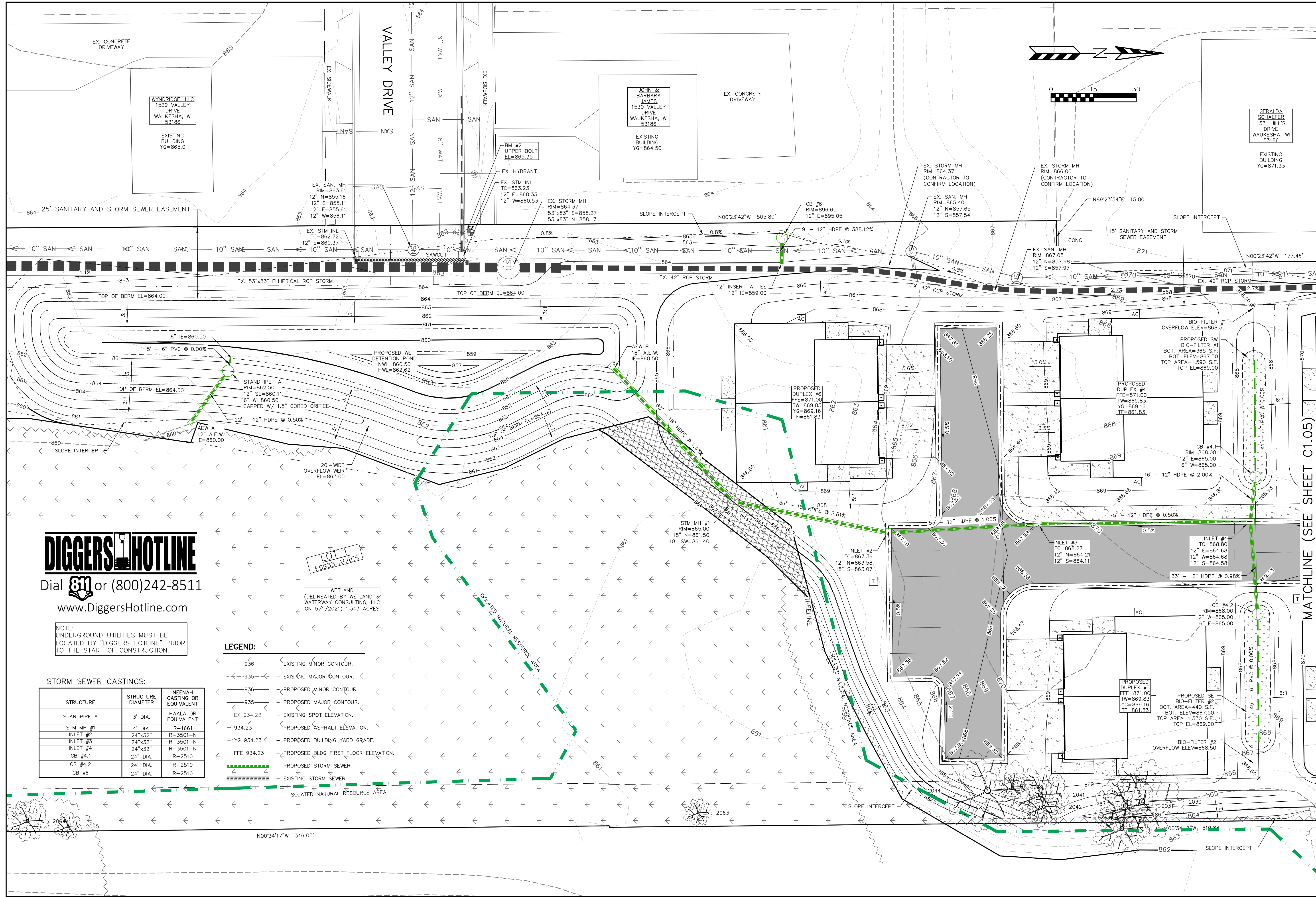
PLAN DATE:  
**11-18-2024**

PROJECT NO:  
**\ES-10-23\**

**SUBMITTAL**

SHEET NO:  
**C1.04**





**DIGGERS HOTLINE**  
 Dial 811 or (800)242-8511  
 www.DiggersHotline.com

NOTE: UNDERGROUND UTILITIES MUST BE LOCATED BY "DIGGERS HOTLINE" PRIOR TO THE START OF CONSTRUCTION.

**STORM SEWER CASTINGS:**

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
STANDPIPE A	3' DIA.	HALAL OR EQUIVALENT
STM MH #1	4' DIA.	R-1661
INLET #2	24"x32"	R-3501-N
INLET #3	24"x32"	R-3501-N
INLET #4	24"x32"	R-3501-N
CB #4.1	24" DIA.	R-2510
CB #4.2	24" DIA.	R-2510
CB #6	24" DIA.	R-2510

- LEGEND:**
- - - 936 - - - EXISTING MINOR CONTOUR.
  - - - 935 - - - EXISTING MAJOR CONTOUR.
  - - - 936 - - - PROPOSED MINOR CONTOUR.
  - - - 935 - - - PROPOSED MAJOR CONTOUR.
  - - - EX 934.23 - - - EXISTING SPOT ELEVATION.
  - - - YG 934.23 - - - PROPOSED BUILDING YARD GRADE.
  - - - FFE 934.23 - - - PROPOSED BLDG FIRST FLOOR ELEVATION.
  - - - 934.23 - - - PROPOSED STORM SEWER.
  - - - 934.23 - - - EXISTING STORM SEWER.

LOT 1  
3.6933 ACRES

WETLAND  
(DELINEATED BY WETLAND & WATERWAY CONSULTING, LLC ON 5/1/2021) 1.343 ACRES

ISOLATED NATURAL RESOURCE AREA

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

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 262.346.7800  
 www.parishse.com

PROJECT TITLE:  
**HAWK'S LANDING CONDOMINIUMS  
 OUTLOTS 1 & 2 CSM NO 10288  
 WAUKESHA, WI 53186**

PLAN TITLE:  
**SOUTH GRADING PLAN**

DRAWN BY:  
**MBS**

DESIGNED BY:  
**MBS**

CHECKED BY:  
**KJP**

PLAN DATE:  
**11-18-2024**

PROJECT NO:  
**\ES-10-23\**

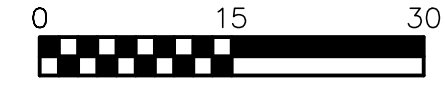
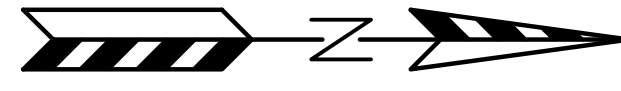
SUBMITTAL

SHEET NO:

**C1.05**

MATCHLINE (SEE SHEET C1.05)



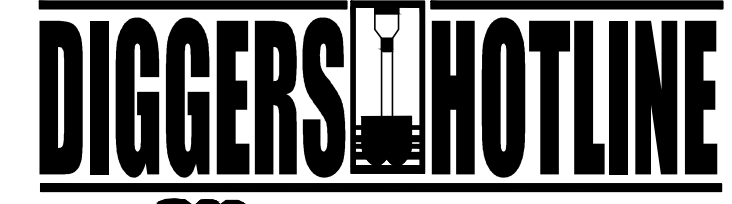


**LEGEND:**

- - - 936 - - - EXISTING MINOR CONTOUR.
- - - 935 - - - EXISTING MAJOR CONTOUR.
- - - 936 - - - PROPOSED MINOR CONTOUR.
- - - 935 - - - PROPOSED MAJOR CONTOUR.
- EX 934.23 - EXISTING SPOT ELEVATION.
- 934.23 - PROPOSED ASPHALT ELEVATION.
- YG 934.23 - PROPOSED BUILDING YARD GRADE.
- FFE 934.23 - PROPOSED BUILDING FIRST FLOOR ELEVATION.
- - - - - PROPOSED STORM SEWER.
- - - - - EXISTING STORM SEWER.

**STORM SEWER CASTINGS:**

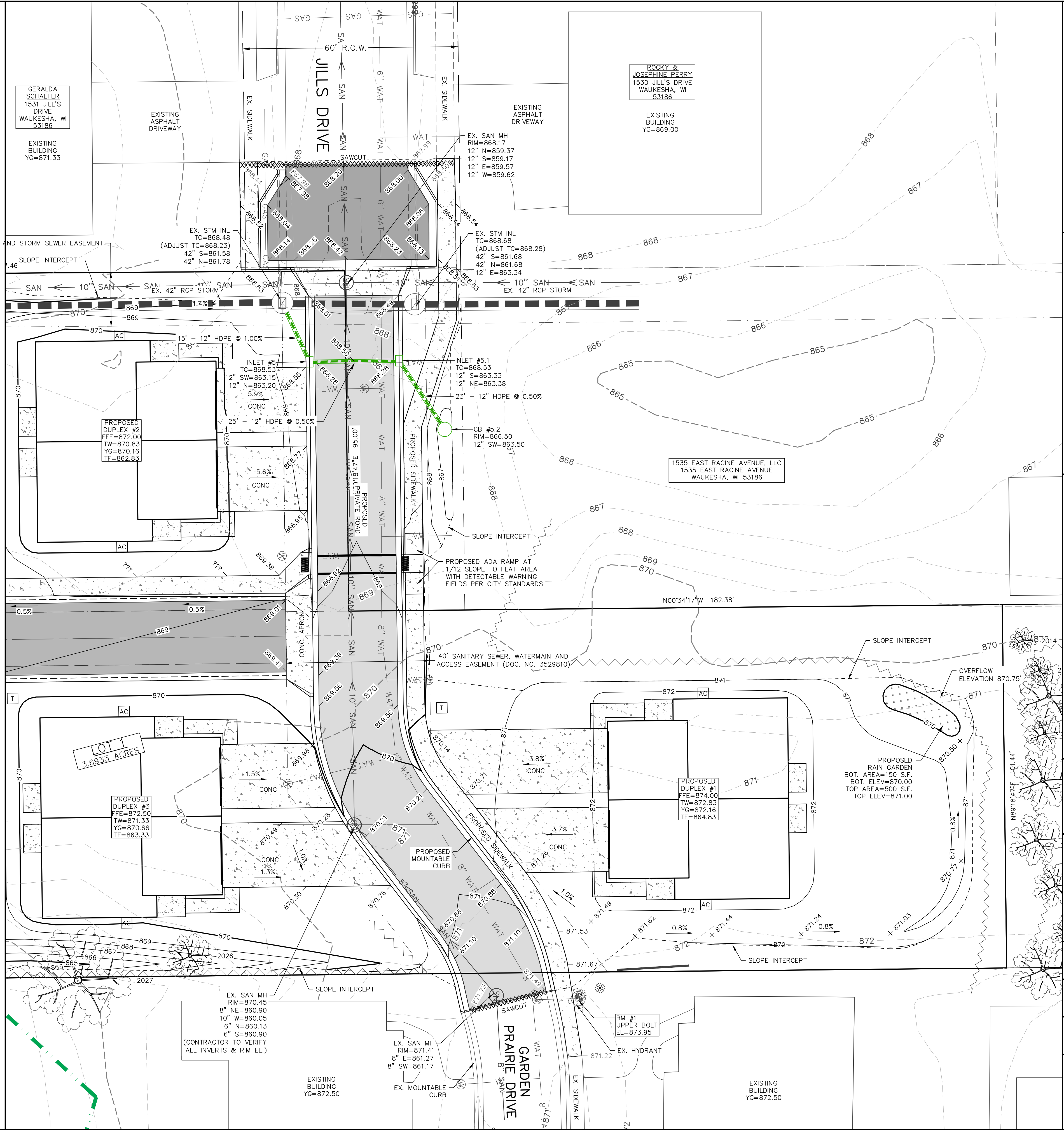
STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
INLET #5	24"x32"	R3501-N
INLET #5.1	24"x32"	R3501-N
CB #5.2	2" DIA	R-2510



Dial **811** or (800)242-8511  
www.DiggersHotline.com

**NOTE:**  
UNDERGROUND UTILITIES MUST BE LOCATED BY "DIGGERS HOTLINE" PRIOR TO THE START OF CONSTRUCTION.

MATCHLINE (SEE SHEET C1.04)



REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX



**PROJECT TITLE:**  
HAWK'S LANDING CONDOMINIUMS  
OUTLOTS 1 & 2 CSM NO 10288  
WAUKESHA, WI 53186

**PLAN TITLE:**  
NORTH  
GRADING  
PLAN

**DRAWN BY:**  
MBS  
**DESIGNED BY:**  
MBS  
**CHECKED BY:**  
KJP

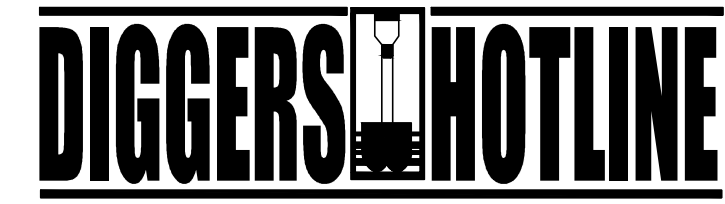
**PLAN DATE:**  
11-18-2024

**PROJECT NO:**  
ES-10-23

**SUBMITTAL**

**SHEET NO:**  
C1.06

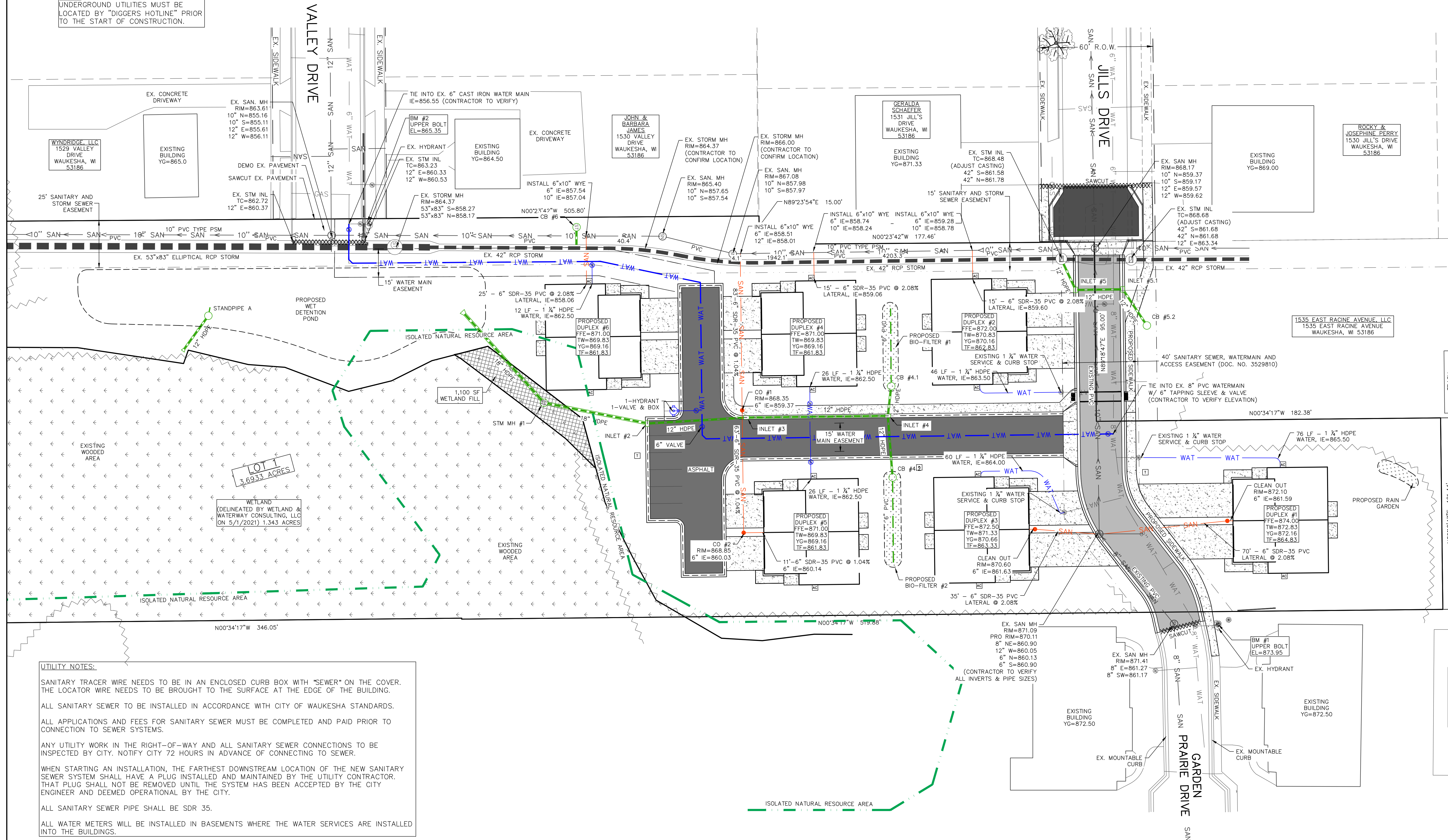
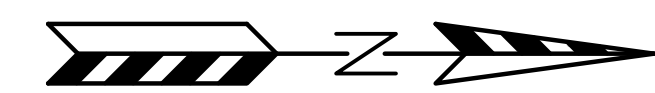




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NOTE: UNDERGROUND UTILITIES MUST BE LOCATED BY "DIGGERS HOTLINE" PRIOR TO THE START OF CONSTRUCTION.



**UTILITY NOTES:**

SANITARY TRACER WIRE NEEDS TO BE IN AN ENCLOSED CURB BOX WITH "SEWER" ON THE COVER. THE LOCATOR WIRE NEEDS TO BE BROUGHT TO THE SURFACE AT THE EDGE OF THE BUILDING.

ALL SANITARY SEWER TO BE INSTALLED IN ACCORDANCE WITH CITY OF WAUKESHA STANDARDS.

ALL APPLICATIONS AND FEES FOR SANITARY SEWER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO SEWER SYSTEMS.

ANY UTILITY WORK IN THE RIGHT-OF-WAY AND ALL SANITARY SEWER CONNECTIONS TO BE INSPECTED BY CITY. NOTIFY CITY 72 HOURS IN ADVANCE OF CONNECTING TO SEWER.

WHEN STARTING AN INSTALLATION, THE FARTHEST DOWNSTREAM LOCATION OF THE NEW SANITARY SEWER SYSTEM SHALL HAVE A PLUG INSTALLED AND MAINTAINED BY THE UTILITY CONTRACTOR. THAT PLUG SHALL NOT BE REMOVED UNTIL THE SYSTEM HAS BEEN ACCEPTED BY THE CITY ENGINEER AND DEEMED OPERATIONAL BY THE CITY.

ALL SANITARY SEWER PIPE SHALL BE SDR 35.

ALL WATER METERS WILL BE INSTALLED IN BASEMENTS WHERE THE WATER SERVICES ARE INSTALLED INTO THE BUILDINGS.

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX



122 Wisconsin Street, West Bend, WI 53095  
262.346.7800  
www.parishse.com

PROJECT TITLE:  
**HAWK'S LANDING CONDOMINIUMS  
OUTLOTS 1 & 2 CSM NO 10288  
WAUKESHA, WI 53186**

PLAN TITLE:  
**UTILITY PLAN**

DRAWN BY:  
**MBS**

DESIGNED BY:  
**MBS**

CHECKED BY:  
**KJP**

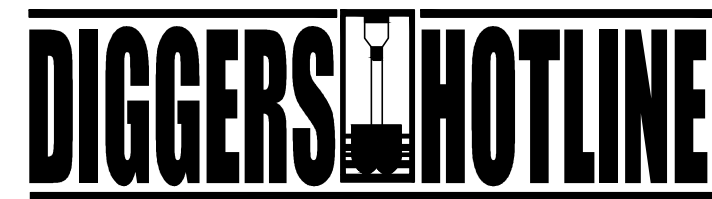
PLAN DATE:  
**11-22-2024**

PROJECT NO:  
**\ES-10-23\**

SUBMITTAL

SHEET NO:  
**C1.07**



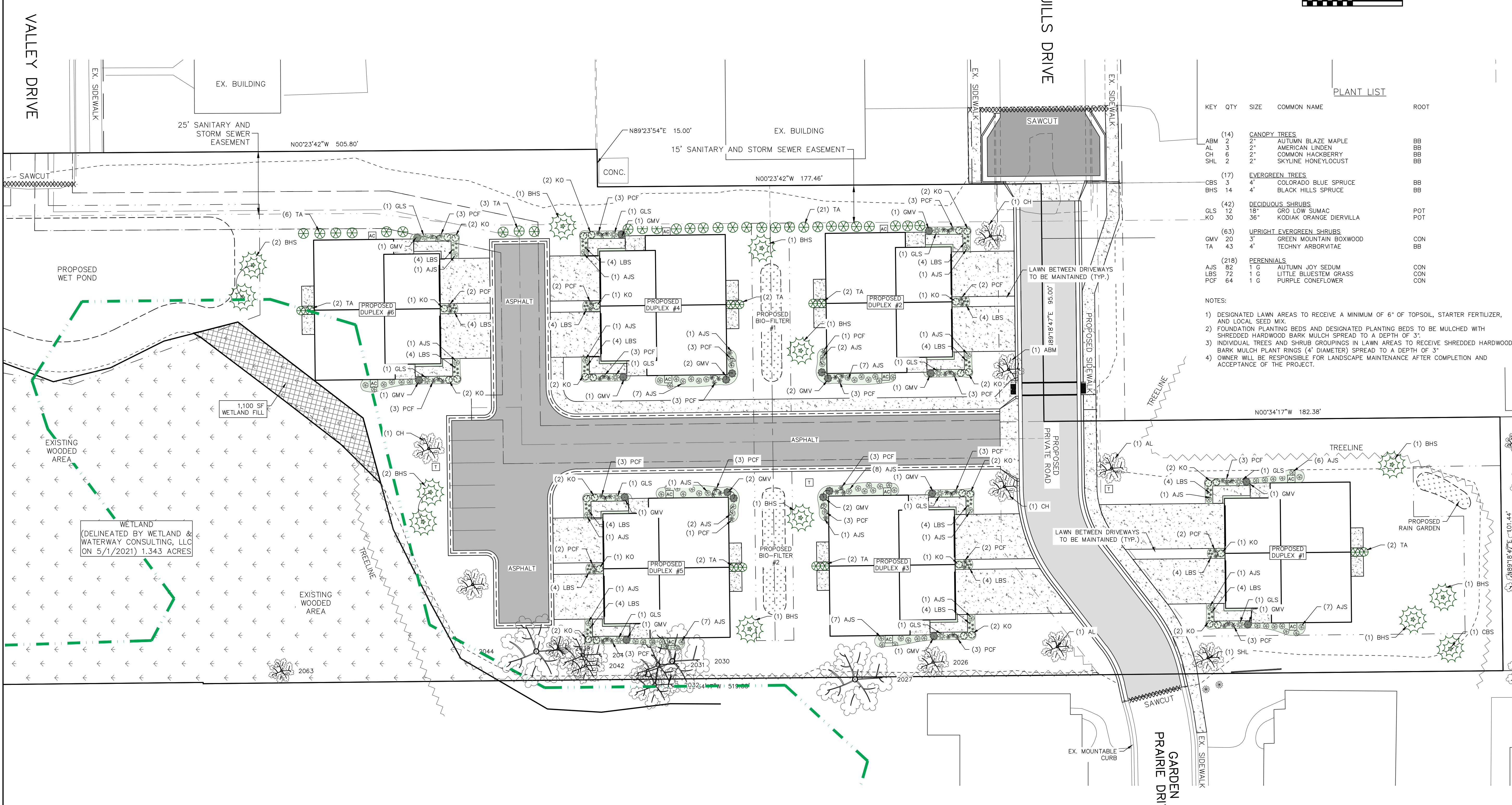
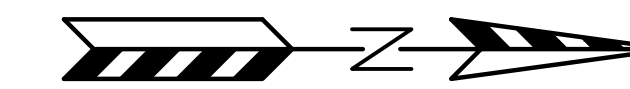


Dial 811 or (800)242-8511

www.DiggersHotline.com

NOTES:

- UNDERGROUND UTILITIES MUST BE LOCATED BY "DIGGERS HOTLINE" PRIOR TO THE START OF CONSTRUCTION.
- LAWN BETWEEN DRIVEWAYS TO BE MAINTAINED.



PLANT LIST

KEY	QTY	SIZE	COMMON NAME	ROOT
<b>(14) CANOPY TREES</b>				
ABM	2	2"	AUTUMN BLAZE MAPLE	BB
AL	3	2"	AMERICAN LINDEN	BB
CH	6	2"	COMMON HACKBERRY	BB
SHL	2	2"	SKYLINE HONEYLOCUST	BB
<b>(17) EVERGREEN TREES</b>				
CBS	3	4"	COLORADO BLUE SPRUCE	BB
BHS	14	4"	BLACK HILLS SPRUCE	BB
<b>(42) DECIDUOUS SHRUBS</b>				
GLS	12	18"	GRO LOW SUMAC	POT
KO	30	36"	KODIAK ORANGE DIERVILLA	POT
<b>(63) UPRIGHT EVERGREEN SHRUBS</b>				
GMV	20	3"	GREEN MOUNTAIN BOXWOOD	CON
TA	43	4"	TECHNY ARBORVITAE	BB
<b>(218) PERENNIALS</b>				
AJS	82	1 G	AUTUMN JOY SEDUM	CON
LBS	72	1 G	LITTLE BLUESTEM GRASS	CON
PCF	64	1 G	PURPLE CONEFLOWER	CON

NOTES:

- 1) DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND LOCAL SEED MIX.
- 2) FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF 3".
- 3) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4" DIAMETER) SPREAD TO A DEPTH OF 3".
- 4) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX



PROJECT TITLE:  
**HAWK'S LANDING CONDOMINIUMS  
 OUTLOTS 1 & 2 CSM NO 10288  
 WAUKESHA, WI 53186**

PLAN TITLE:  
**LANDSCAPE  
 PLAN**

DRAWN BY:  
**JAB**

DESIGNED BY:  
**MBS**

CHECKED BY:  
**KJP**

PLAN DATE:  
**11-22-2024**

PROJECT NO:  
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SUBMITTAL

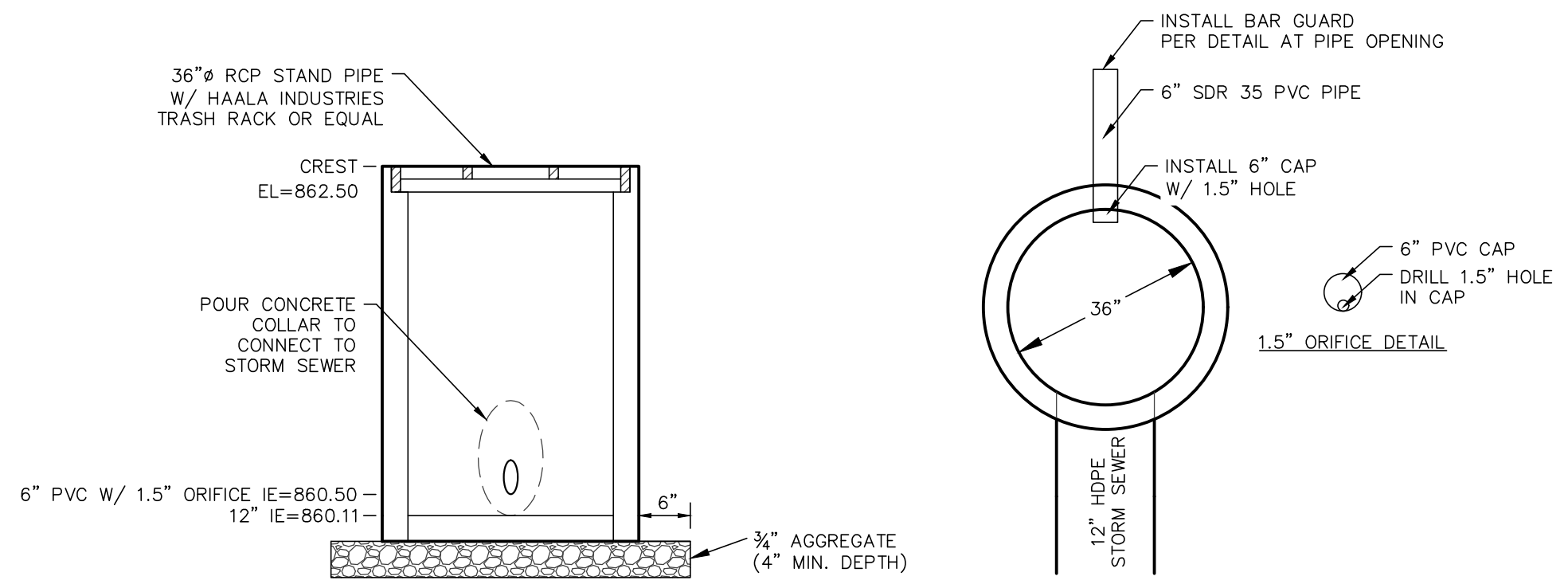
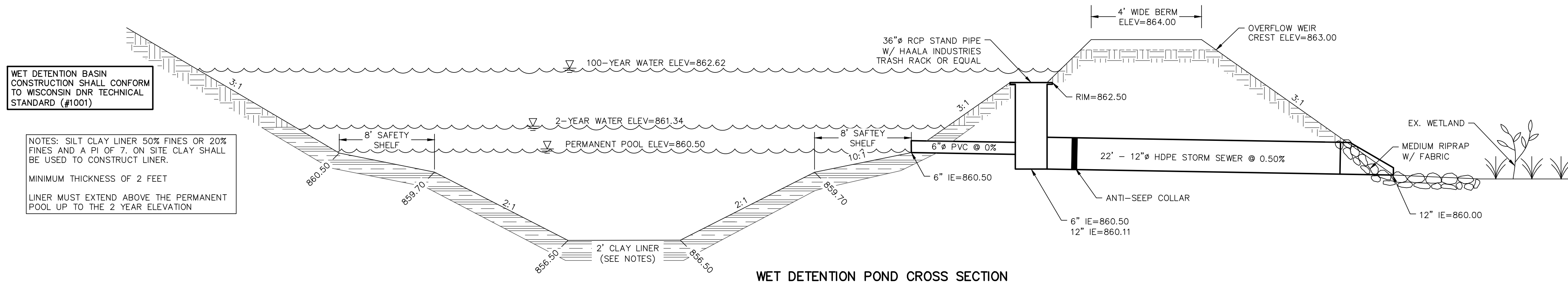
SHEET NO:  
**C1.08**



WET DETENTION BASIN CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD (#100)

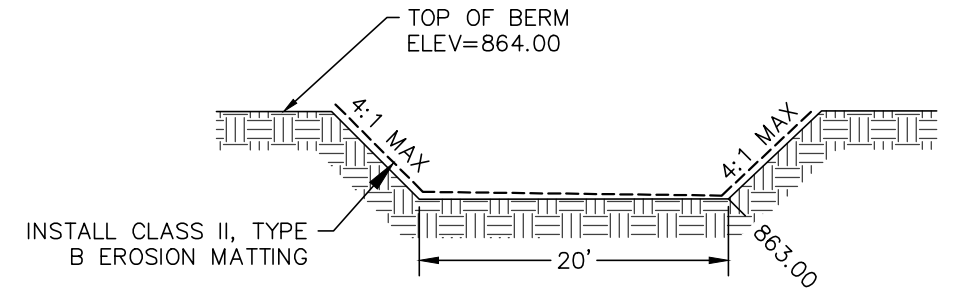
NOTES: SILT CLAY LINER 50% FINES OR 20% FINES AND A PI OF 7. ON SITE CLAY SHALL BE USED TO CONSTRUCT LINER.  
MINIMUM THICKNESS OF 2 FEET  
LINER MUST EXTEND ABOVE THE PERMANENT POOL UP TO THE 2 YEAR ELEVATION

OUTLET STRUCTURE CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD (#100)



**Standard Bar Guards**  
Eliminate plugged inlets with Bar Guards.

- Unique design helps keep intakes from plugging with crop residue or any other type of debris.
- The Bar Guard may also protect pond tubes from rodent entry.
- Available in yellow or black powder coated finish.



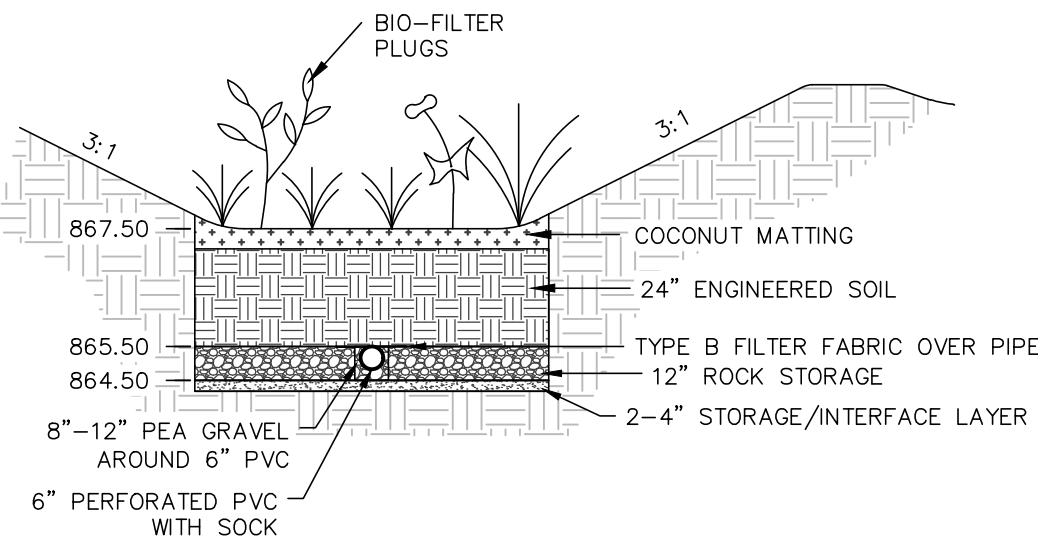
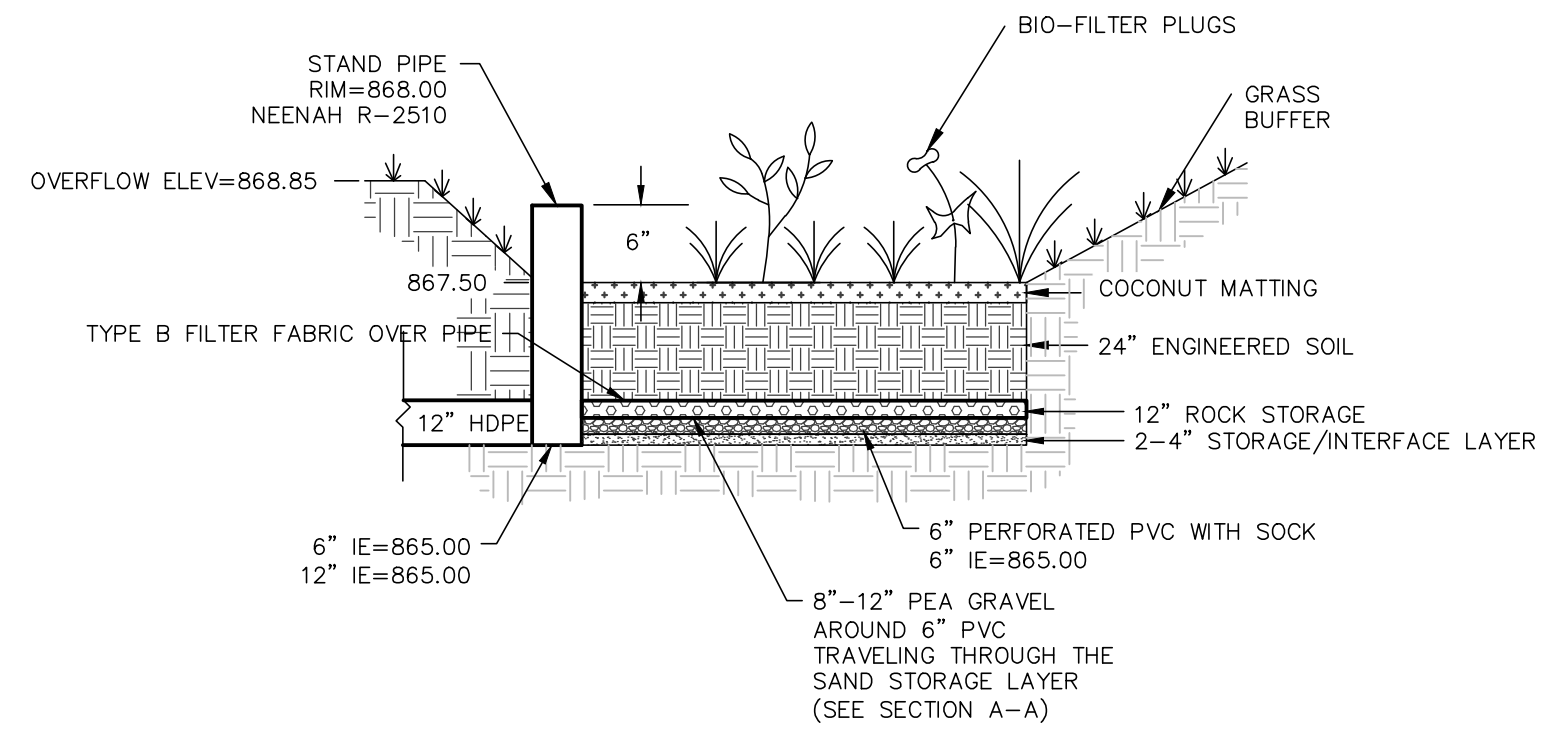
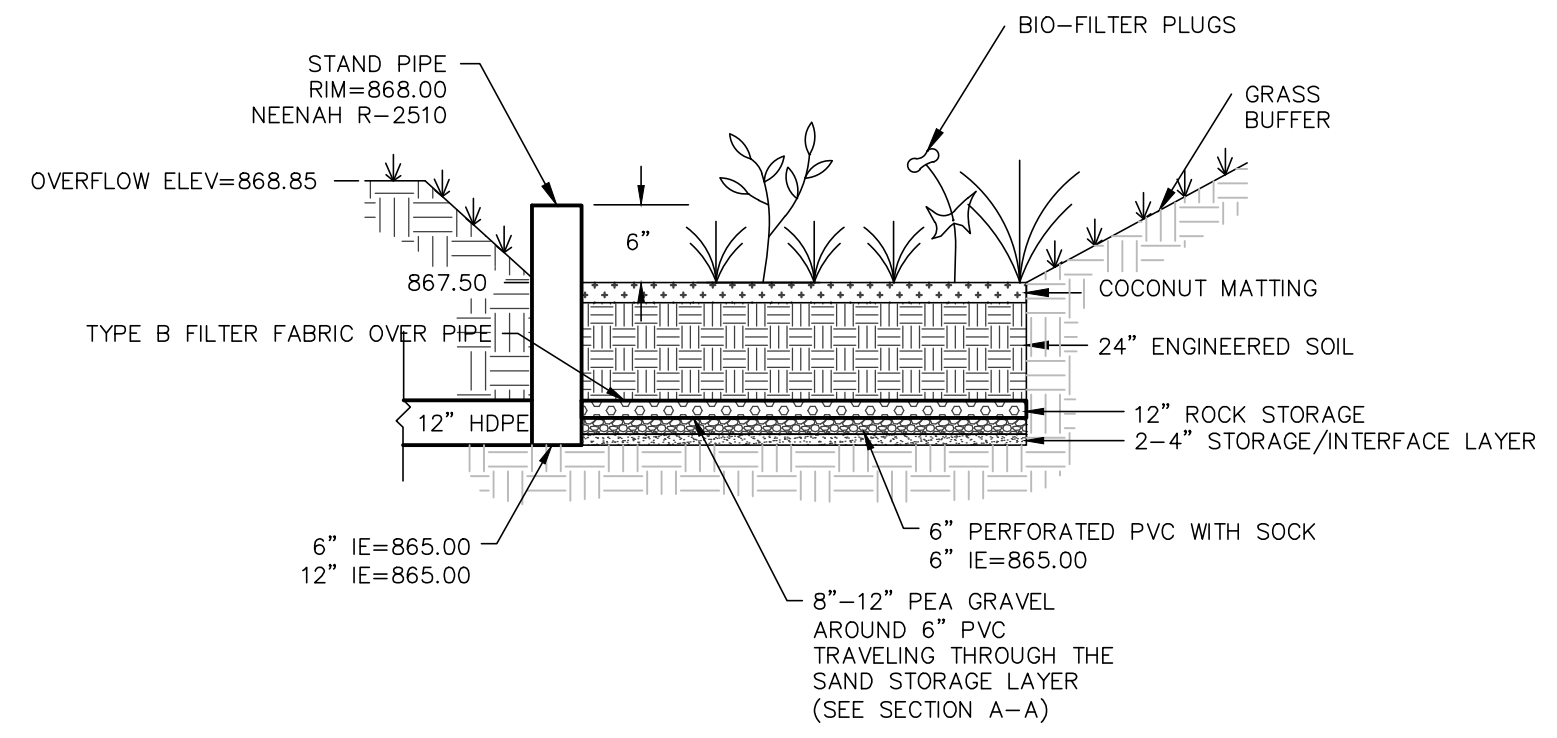
BAR GUARD DETAIL

OVERFLOW WEIR CROSS SECTION

**GENERAL NOTES:**

1. RAIN GARDEN SHALL BE CONSTRUCTED ACCORDING TO WDNR TECHNICAL STANDARD #1009. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE RAIN GARDEN IN CONFORMANCE WITH THE REQUIREMENTS.
2. THE ENGINEERED SOIL SHALL CONSIST OF 70 TO 85% SILICA SAND; 15 TO 30% COMPOST W/ PH 5.5-8.0 COMPOST SHALL MEET WDNR SPECIFICATION S100.
3. RAIN GARDEN SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED-BIO-RETENTION DEVICE.
4. BIO-RETENTION DEVICE PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.
5. ONCE CONSTRUCTION OF THE RAIN GARDEN BEGINS, THE RAIN GARDEN SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
6. PLACEMENT OF ENGINEERED SOIL SHALL BE SUSPENDED IN PERIODS OF RAINFALL, PONDING AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
7. ENGINEERED SOIL SHALL BE PLACED IN THE RAIN GARDEN IN 12 INCH LIFTS TO AVOID COMPACTION.
8. ENGINEERED SOIL PLACED IN THE RAIN GARDEN SHALL NOT BE COMPACTED.

RAIN GARDEN DETAIL



**GENERAL NOTES:**

1. BIO-FILTER SHALL BE CONSTRUCTED ACCORDING TO WDNR TECHNICAL STANDARD 1004, EXCEPT FOR THE REQUIREMENTS FOR SAND STORAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE BIO-FILTER IN CONFORMANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. THE ENGINEERED SOIL SHALL CONSIST OF 70 TO 85% SILICA SAND; 15 TO 30% COMPOST W/ PH 5.5-8.0 COMPOST SHALL MEET WDNR SPECIFICATION S100.
- 2.1. SAND SHALL CONSIST OF WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA. IN CONFORMANCE WITH ASTM C33 AND WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4.
- 2.2. COMPOST SHALL MEET WDNR SPECIFICATIONS S100.
3. STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND, WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA. 3 INCHES DEEP AND VERTICALLY MIXED TO A DEPTH OF 2-4 INCHES.
4. STONE STORAGE SHALL MEET THE COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5. 2003 EDITION. GRAVEL SHALL BE DOUBLE WASHED.
5. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PVC PIPE, BETWEEN THE PEA GRAVEL AND ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE PIPE.
6. BIO-FILTER SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED.
7. ONCE CONSTRUCTION OF THE BIO-FILTER BEGINS, THE BIO-FILTER SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
8. PLACEMENT OF ENGINEERED SOIL SHALL BE SUSPENDED IN PERIODS OF RAINFALL, PONDING AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
9. ENGINEERED SOIL SHALL BE PLACED IN THE BIO-FILTER IN 6 INCH LIFTS TO AVOID COMPACTION.
10. ENGINEERED SOIL PLACED IN THE BIO-FILTER SHALL NOT BE COMPACTED.

BIO-FILTER DETAIL

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX



PROJECT TITLE:  
**HAWK'S LANDING CONDOMINIUMS  
OUTLOTS 1 & 2 CSM NO 10288  
WAUKESHA, WI 53186**

PLAN TITLE:  
**STORMWATER  
MANAGEMENT  
PLAN**

DRAWN BY:  
**MBS**  
DESIGNED BY:  
**MBS**  
CHECKED BY:  
**KJP**

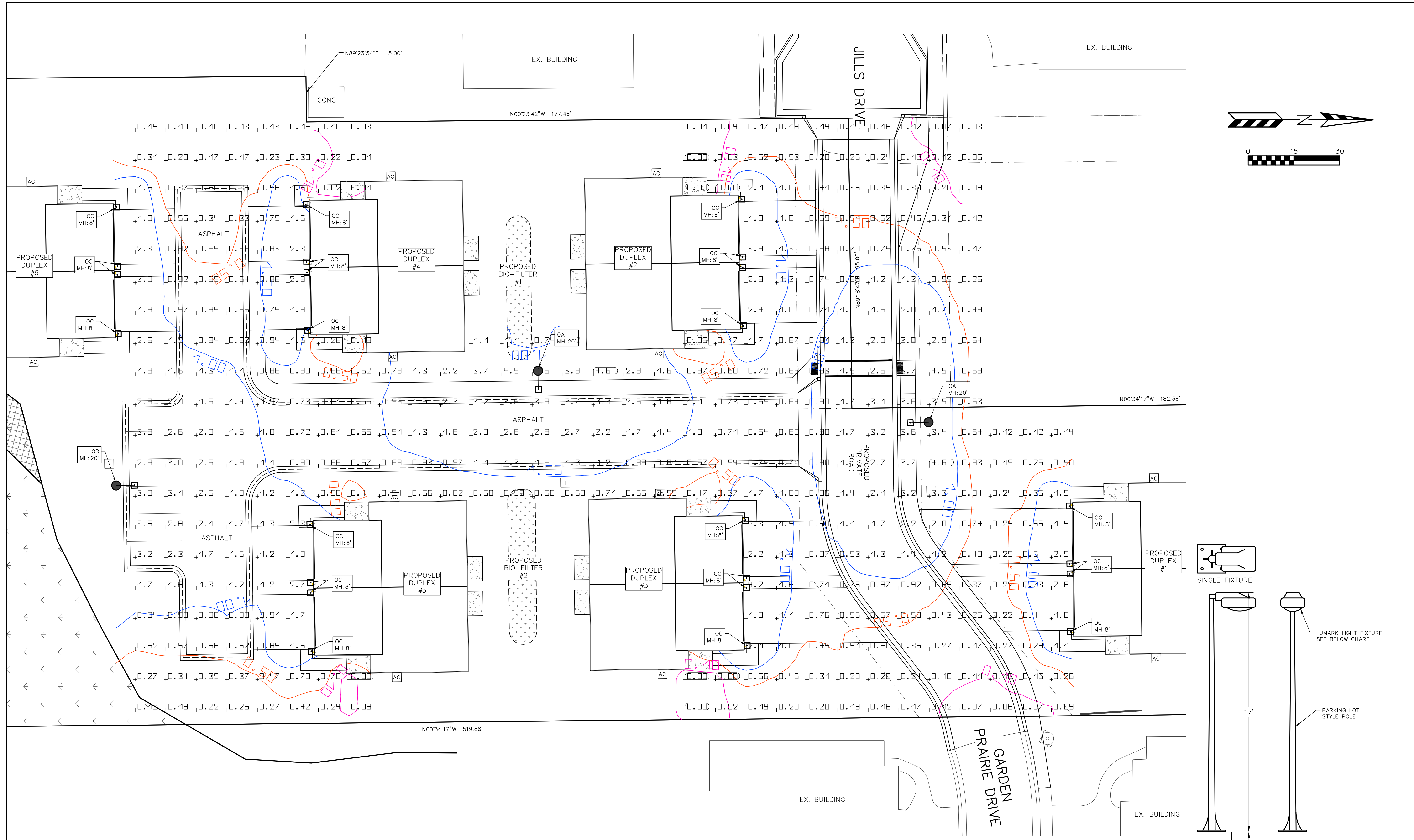
PLAN DATE:  
**11-18-2024**

PROJECT NO:  
**\ES-10-23\**

SUBMITTAL

SHEET NO:  
**C1.09**





REVISIONS:	
NO.	DESCRIPTION

**PSE**  
 PARISH SURVEY & ENGINEERING  
 122 Wisconsin Street, West Bend, WI 53095  
 262.346.7800  
 www.parishse.com

PROJECT TITLE:  
**HAWK'S LANDING CONDOMINIUMS  
 OUTLOTS 1 & 2 CSM NO 10288  
 WAUKESHA, WI 53186**

PLAN TITLE:  
**LIGHTING PLAN**

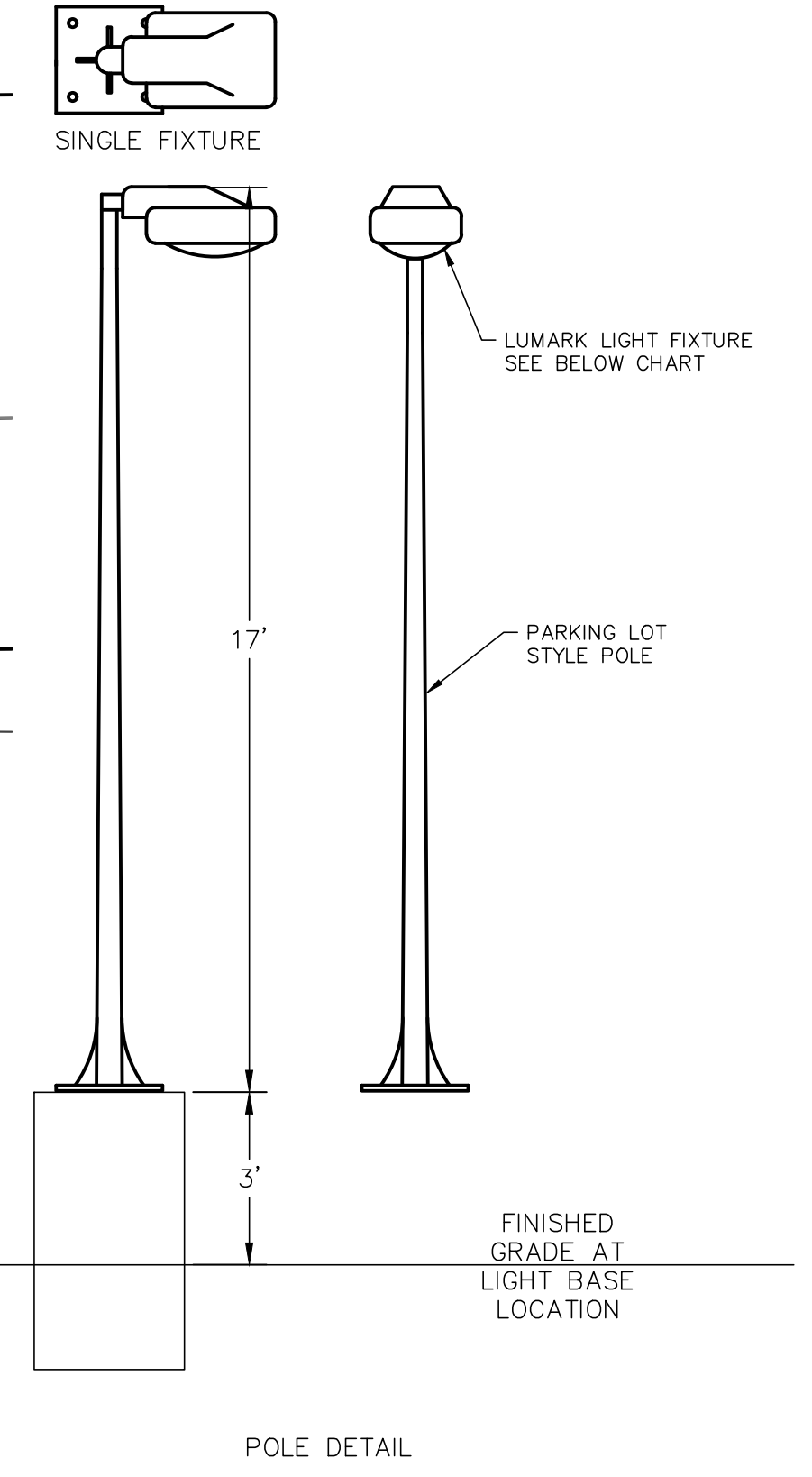
DRAWN BY:  
**JAB**  
 DESIGNED BY:  
**MBS**  
 CHECKED BY:  
**KJP**

PLAN DATE:  
**11-18-2024**

PROJECT NO:  
**\ES-10-23\**

**SUBMITTAL**

SHEET NO:  
**C1.10**



Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	2	OA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C40-D-UNV-T3-BZ-HSS	SINGLE	15,570	131	0.900
	1	OB	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C40-D-UNV-T4-BZ-HSS	SINGLE	15,520	131	0.900
	24	OC	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	WALL SCONCE (PER CONTRACTORS DISCRETION)	SINGLE	1,480	11.5	0.900

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.11	4.64	0.00	N.A.	N.A.

- NOTES:
- 1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
  - 2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
  - 3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
  - 4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
  - 5) PSE ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.



**GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:**

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

**SPECIFICATIONS FOR GRADING & EROSION CONTROL:**

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISKING/HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE. AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DICHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND CUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

**RESTORATION NOTES:**

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059. FOR SEEDING RATES OF COMMONLY USED SPECIES, THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

**SPECIFICATIONS FOR PRIVATE UTILITIES:**

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSKYOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. SANITARY TRACER WIRE NEEDS TO BE IN AN ENCLOSED CURB BOX WITH "SEWER" ON THE COVER. THE LOCATOR WIRE NEEDS TO BE BROUGHT TO THE SURFACE AT THE EDGE OF THE BUILDING.
8. ALL SANITARY SEWER TO BE INSTALLED IN ACCORDANCE WITH CITY OF WAUKESHA STANDARDS.
9. ALL APPLICATIONS AND FEES FOR SANITARY SEWER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO SEWER SYSTEMS.
10. ANY UTILITY WORK IN THE RIGHT-OF-WAY AND ALL SANITARY SEWER CONNECTIONS TO BE INSPECTED BY CITY. NOTIFY CITY 72 HOURS IN ADVANCE OF CONNECTING TO SEWER.
11. WHEN STARTING AN INSTALLATION, THE FARTHEST DOWNSTREAM LOCATION OF THE NEW SANITARY SEWER SYSTEM SHALL HAVE A PLUG INSTALLED AND MAINTAINED BY THE UTILITY CONTRACTOR. THAT PLUG SHALL NOT BE REMOVED UNTIL THE SYSTEM HAS BEEN ACCEPTED BY THE CITY ENGINEER AND DEEMED OPERATIONAL BY THE CITY.
12. ALL SANITARY SEWER PIPE SHALL BE SDR 35.
13. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET NAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
14. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
15. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVELO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
16. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
17. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
18. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
19. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF WAUKESHA AND WISCONSIN DSPTS STANDARDS.
20. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
21. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
22. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
23. THE CONTRACTOR SHALL CONTACT THE CITY OF WAUKESHA PRIOR TO CONNECTING TO THE 8" WATER MAIN.
24. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
25. ALL WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF WAUKESHA PUBLIC WORKS DEPARTMENT.

**SPECIFICATIONS FOR PAVING:**

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL./SQ.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE  
 PEDESTRIAN CROSSWALKS: WHITE  
 LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW  
 LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE  
 ADA SYMBOLS: WHITE

NO.	DATE	DESCRIPTION	REVISIONS:
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX	

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**HAWK'S LANDING CONDOMINIUMS  
 OUTLOTS 1 & 2 CSM NO 10288  
 WAUKESHA, WI 53186**

PLAN TITLE:  
**CONSTRUCTION  
 SPECIFICATIONS  
 AND NOTES**

DRAWN BY:  
**MBS**  
 DESIGNED BY:  
**MBS**  
 CHECKED BY:  
**KJP**

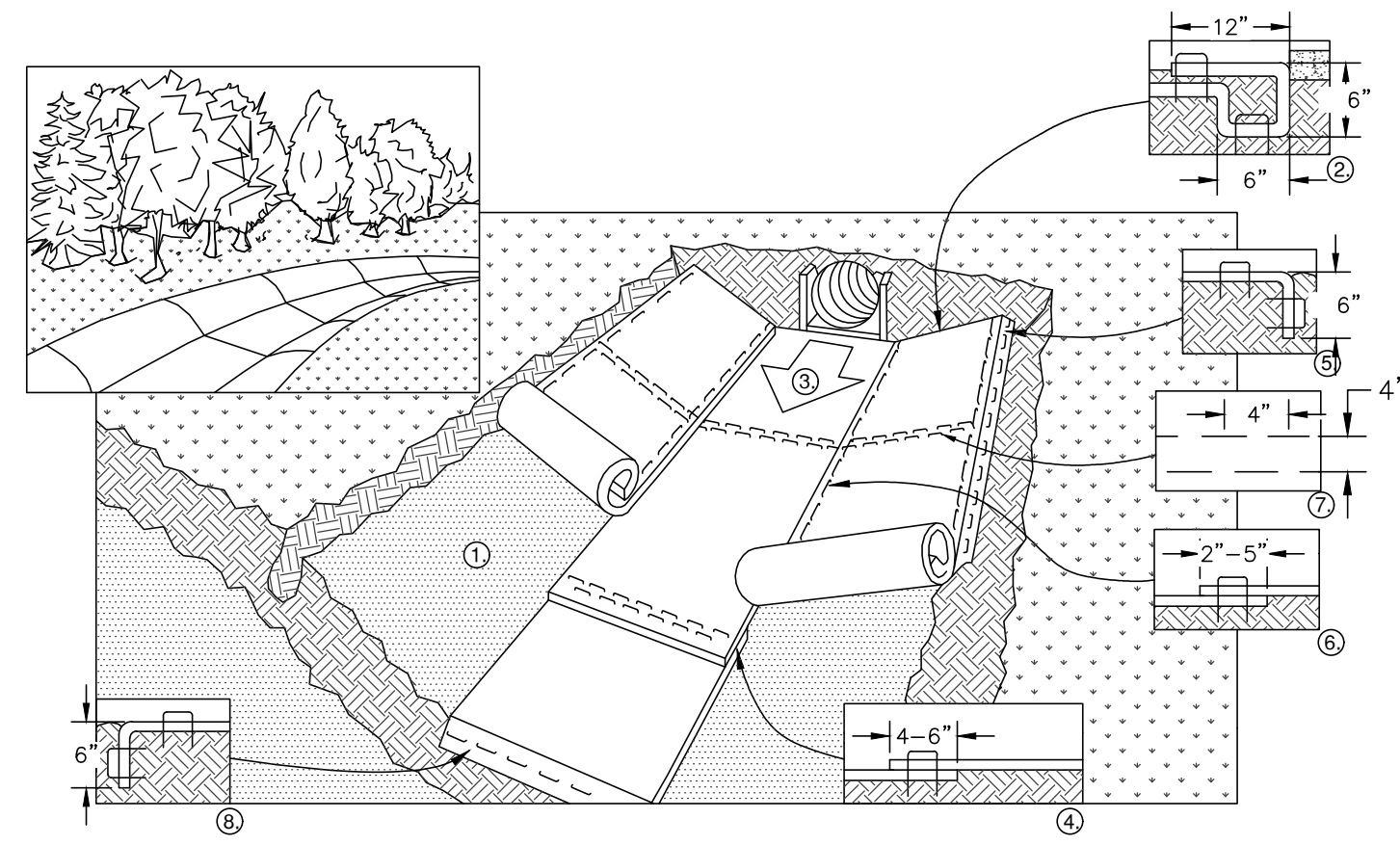
PLAN DATE:  
**11-18-2024**

PROJECT NO:  
 \ES-10-23\

**SUBMITTAL**

SHEET NO:  
**C2.00**

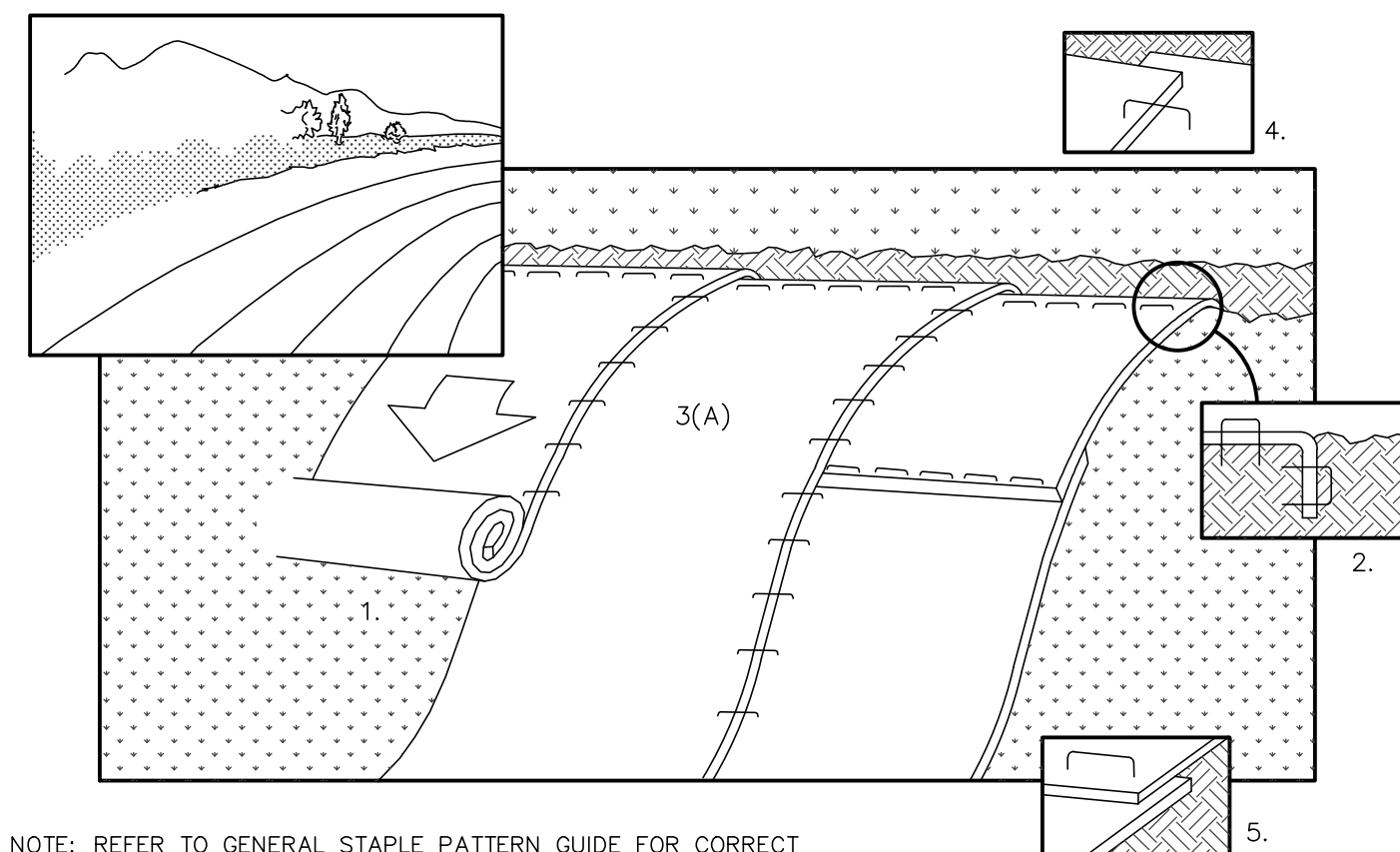




1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

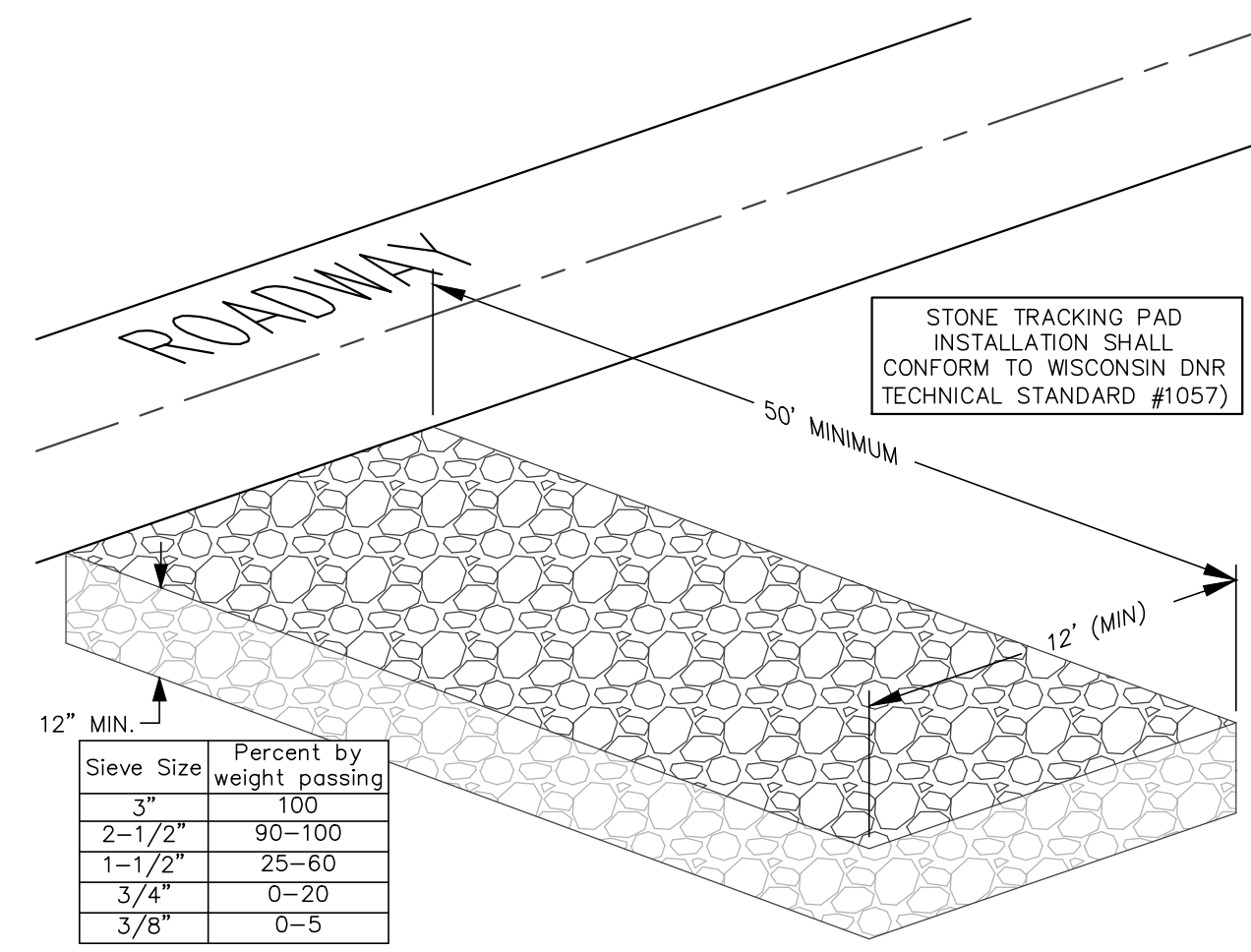
**EROSION CONTROL MAT – CHANNEL INSTALLATION**



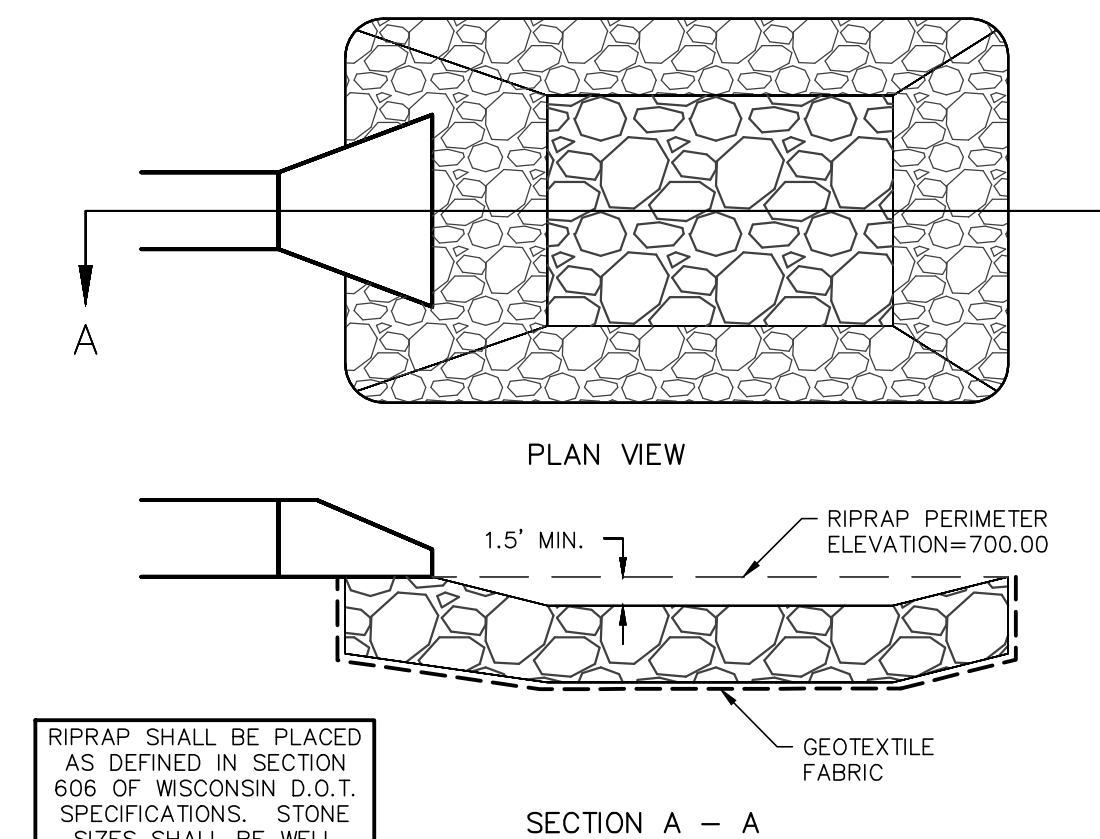
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

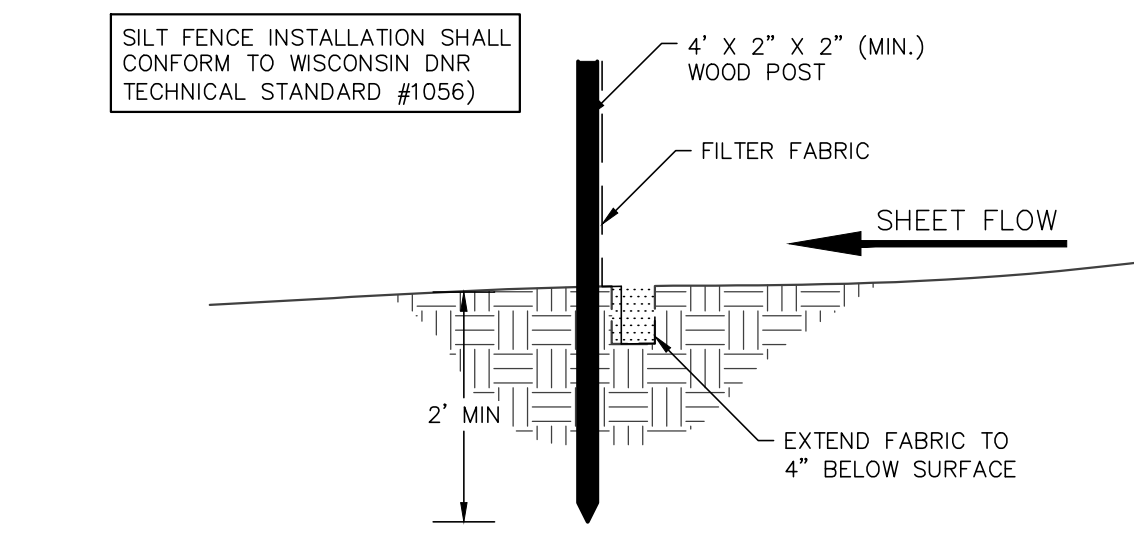
**EROSION CONTROL MAT – SLOPE INSTALLATION**



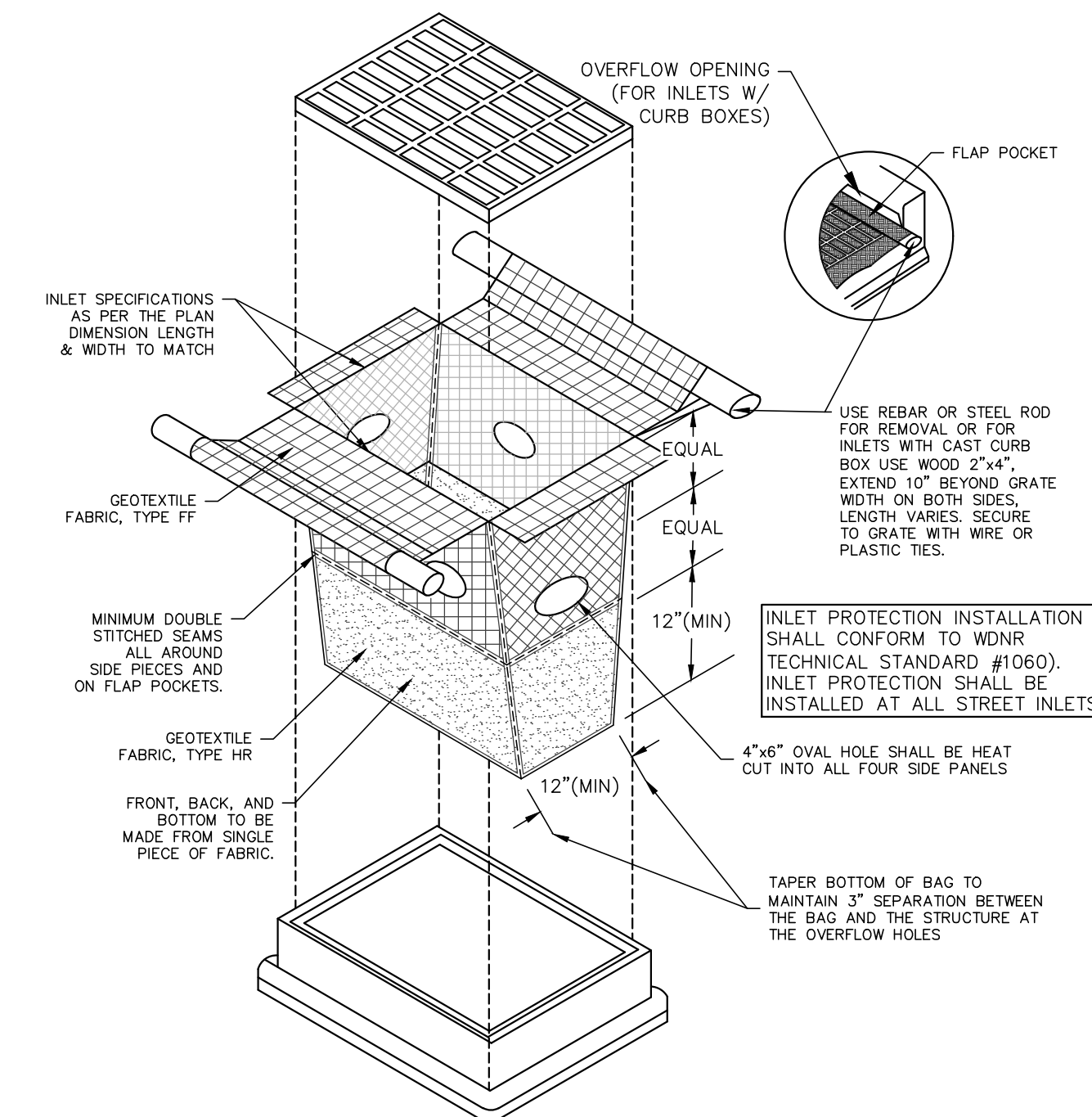
**STONE TRACKING PAD DETAIL**



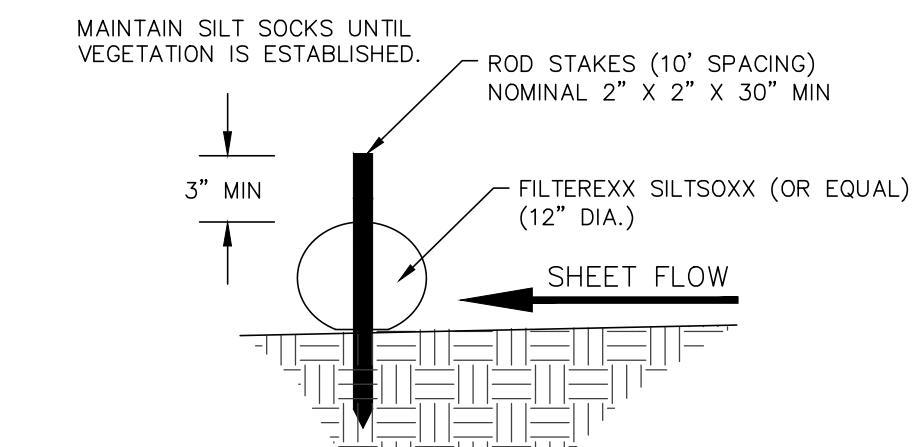
**RIPRAP/STILLING BASIN DETAIL**



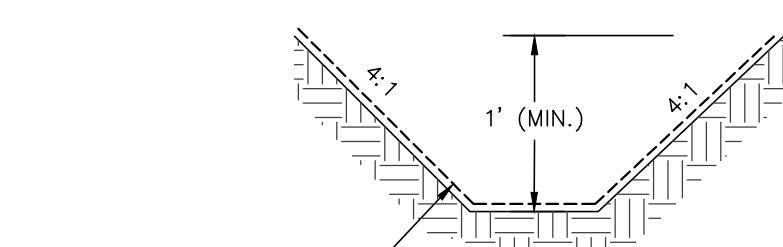
**SILT FENCE CONSTRUCTION (SHEET FLOW)**



**TYPE D-HR INLET PROTECTION DETAIL**



**DITCH CHECK DETAIL**



**SWALE CROSS SECTION**

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

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 262.346.7800  
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**PROJECT TITLE:**  
 HAWK'S LANDING CONDOMINIUMS  
 OUTLOTS 1 & 2 CSM NO 10288  
 WAUKESHA, WI 53186

**PLAN TITLE:**  
 EROSION CONTROL DETAILS

**DRAWN BY:**  
 MBS  
**DESIGNED BY:**  
 MBS  
**CHECKED BY:**  
 KJP

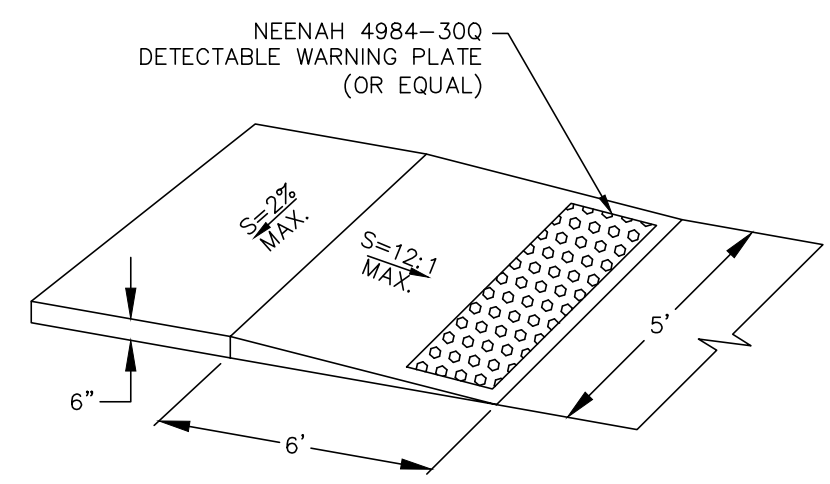
**PLAN DATE:**  
 11-22-2024

**PROJECT NO:**  
 \ES-10-23\

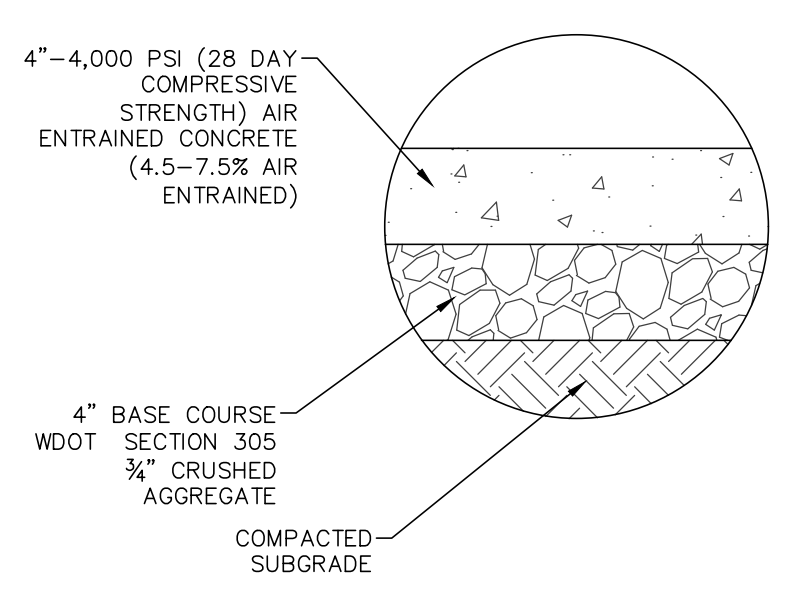
**SUBMITTAL**

**SHEET NO:**  
 C2.01

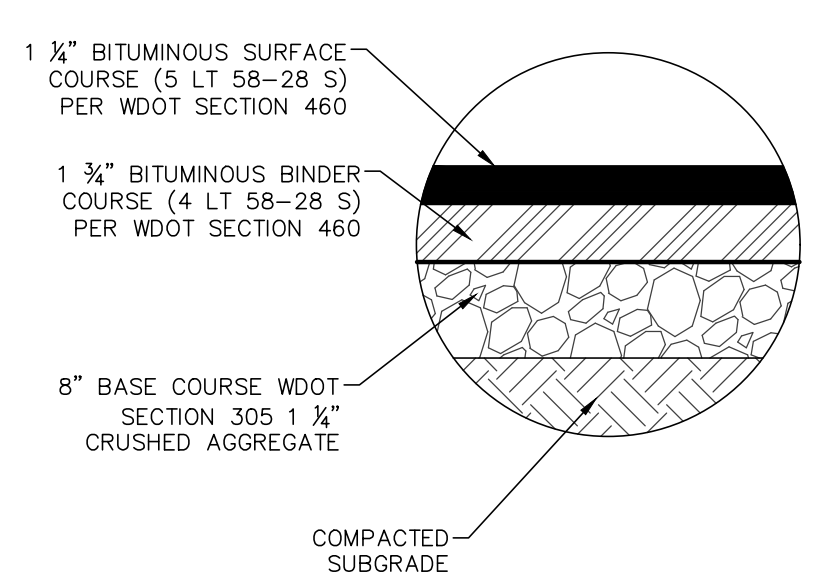




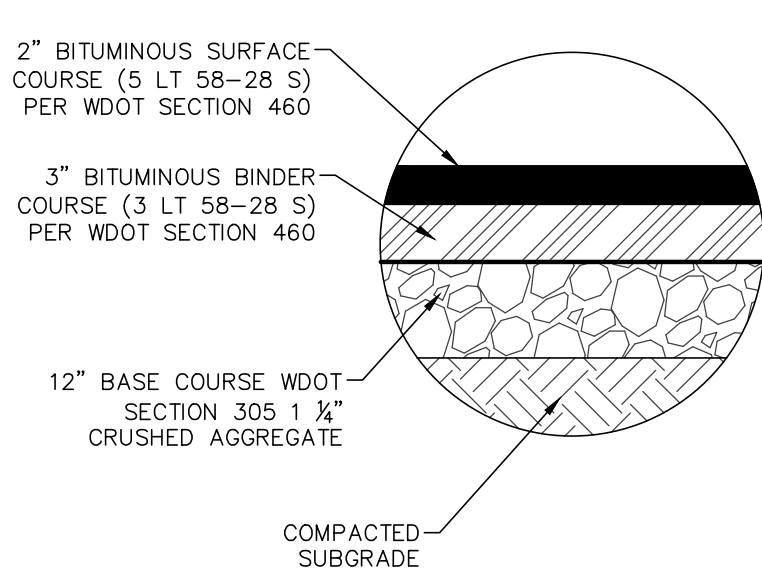
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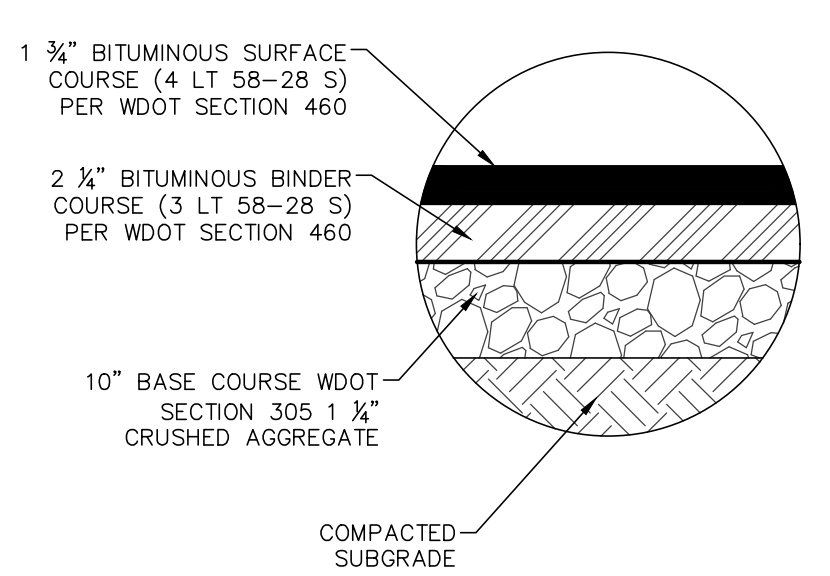
CONCRETE SIDEWALK SECTION



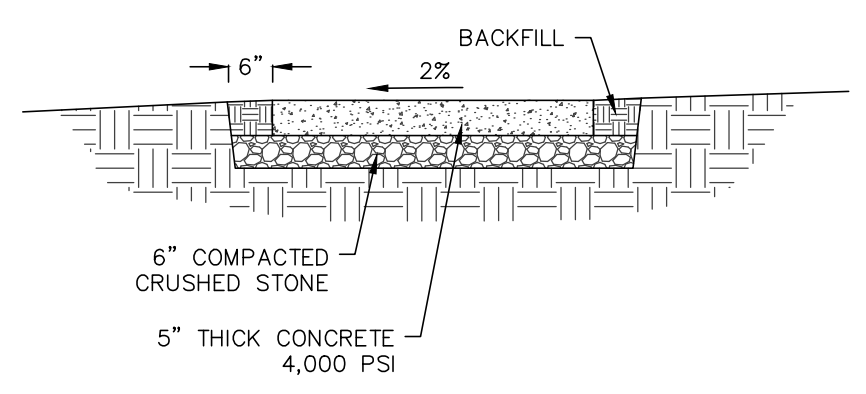
ASPHALT PAVEMENT SECTION (NORTH-SOUTH & EAST-WEST STREETS)



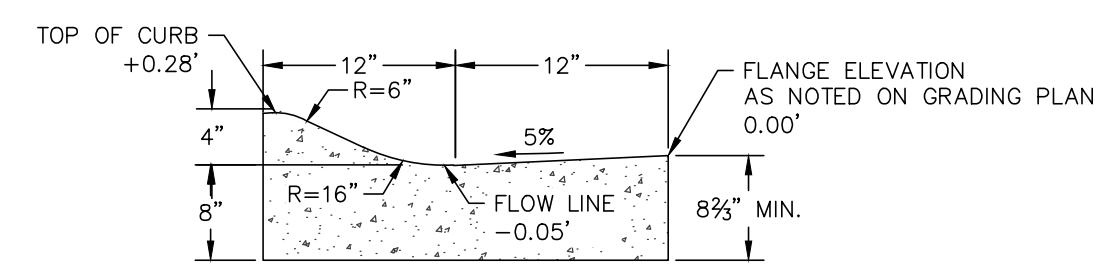
ASPHALT PAVEMENT SECTION (JILLS DRIVE)



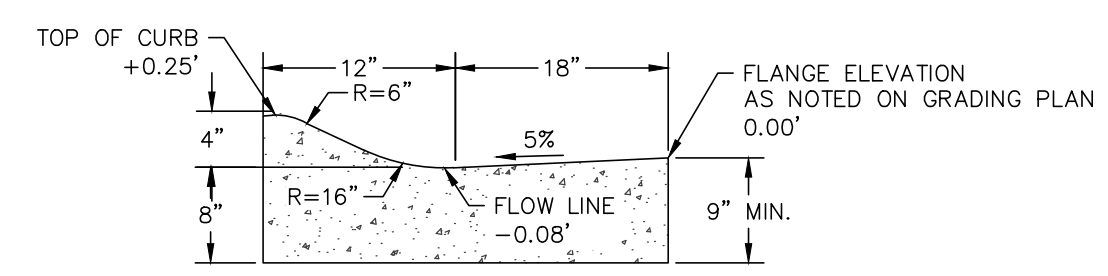
ASPHALT PAVEMENT SECTION (GARDEN PRAIRIE DRIVE)



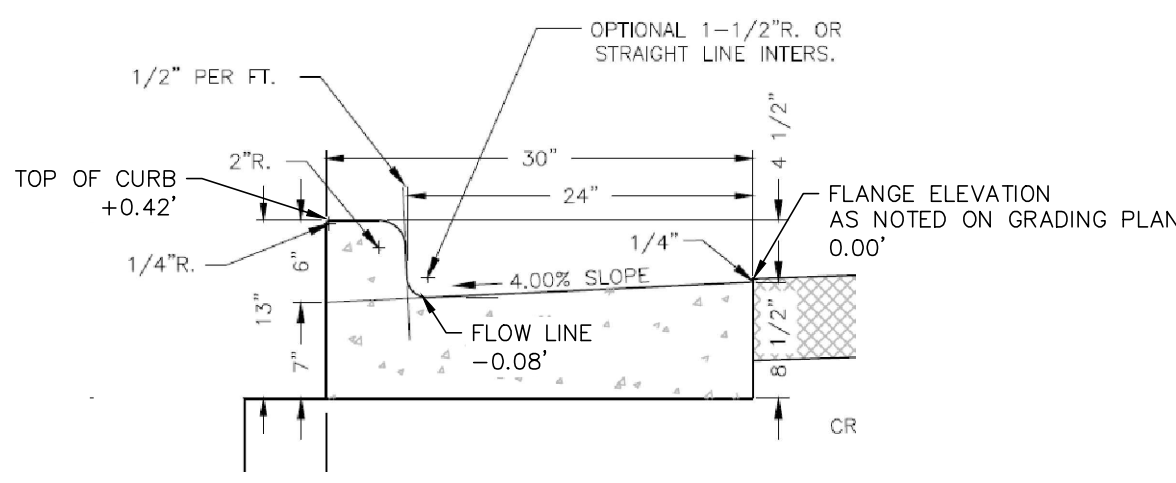
CONCRETE SIDEWALK



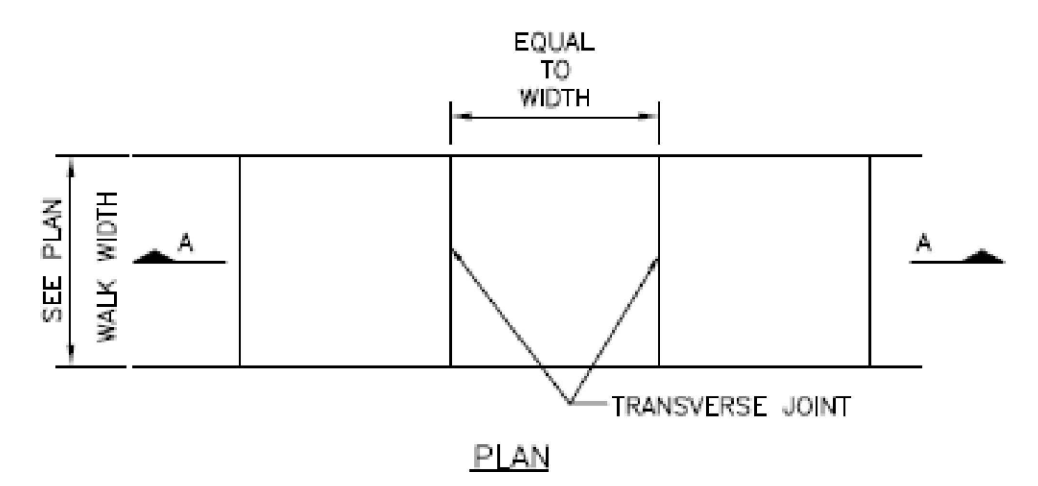
24" MOUNTABLE CURB SECTION DETAIL



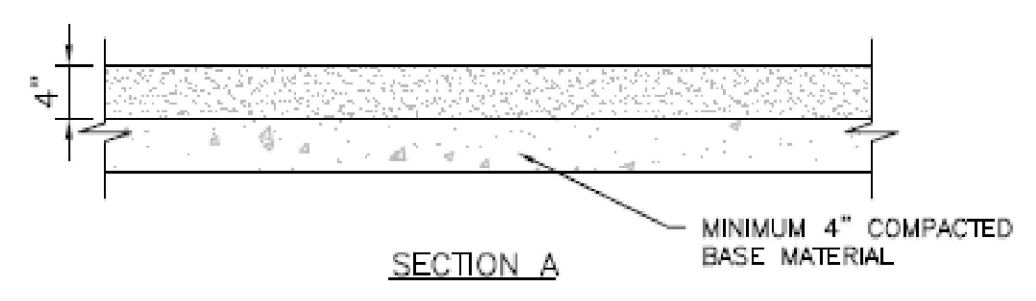
30" MOUNTABLE CURB SECTION DETAIL



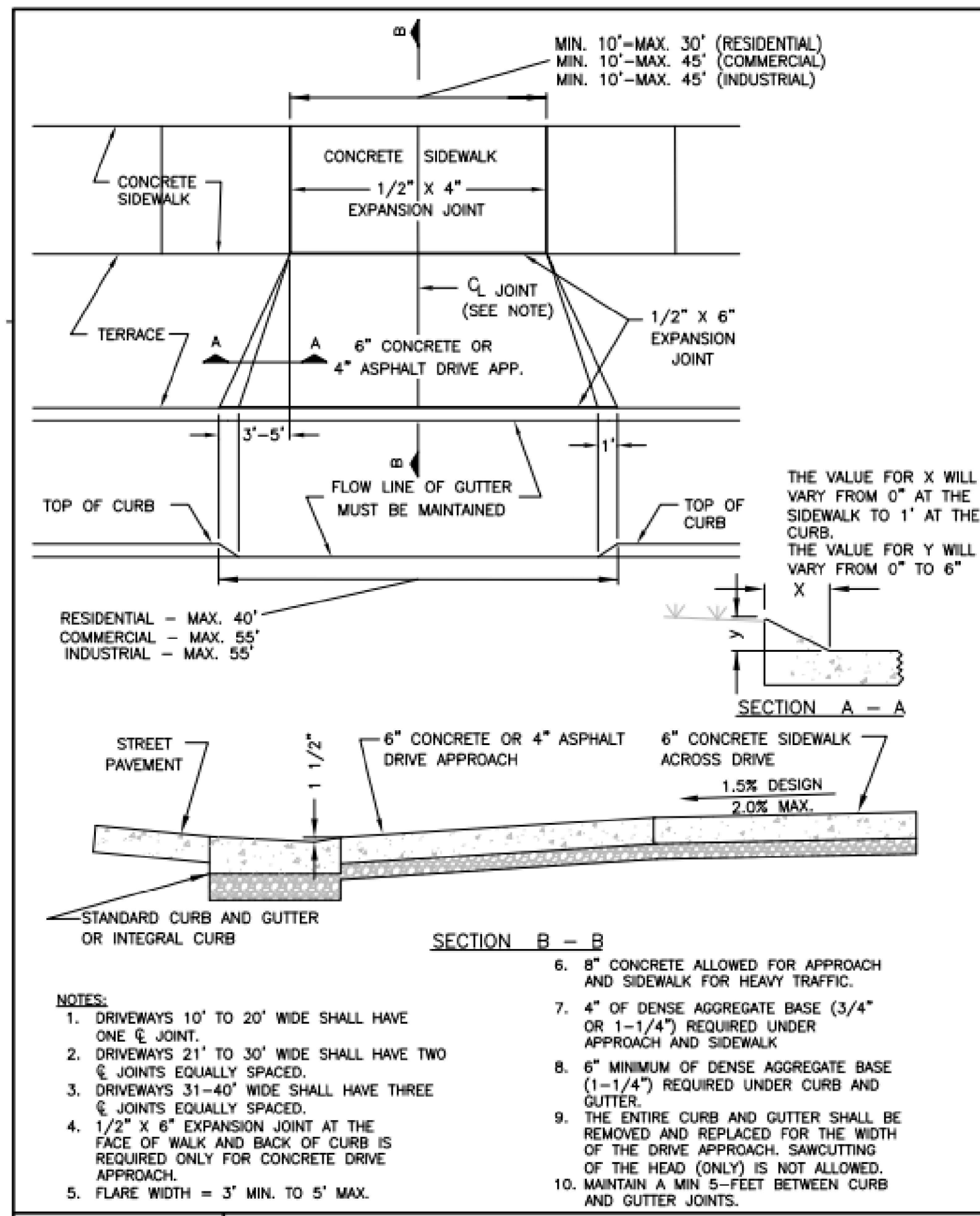
30" TYPE A CURB SECTION DETAIL



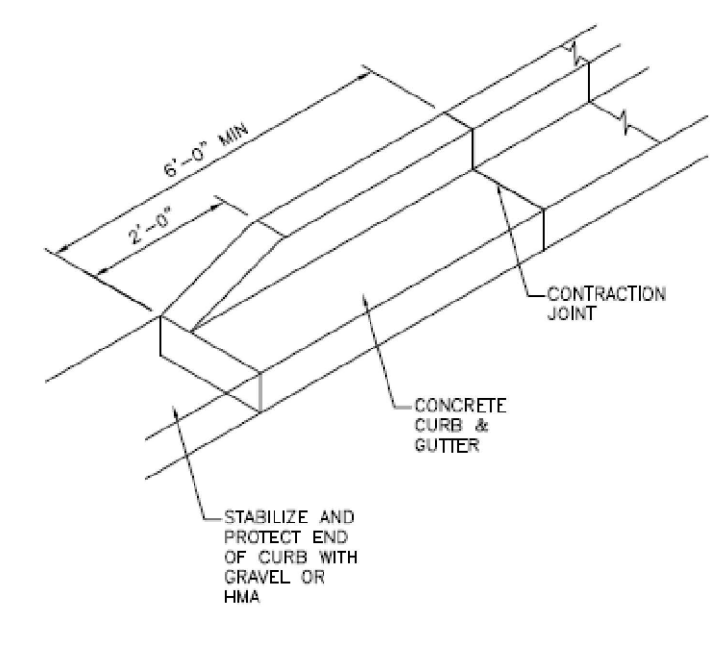
CONCRETE SIDEWALK



NOTES:  
1. TRANSVERSE JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AT SPACING AS INDICATED OR AS DIRECTED BY THE ENGINEER.  
2. SIDEWALK SHALL BE 6" THICK AT ALL DRIVEWAY CROSSING.



CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS		STANDARD CONSTRUCTION DETAILS --STANDARD DRIVE APPROACH--		DETAIL NUMBER: <b>07-0320</b>
APPROVED: ALEX DAMIAN	DATE: _____	DRAWN BY: DSB	DATE: _____	PLOT SCALE: AS SHOWN
APPROVED: _____	DATE: _____	CHECKED BY: _____	DATE: _____	PLOT DATE: 1/18/2019 11:29 AM



CURB TAPER DETAIL

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NO.	DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

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PROJECT TITLE:  
**HAWK'S LANDING CONDOMINIUMS  
OUTLOTS 1 & 2 CSM NO 10288  
WAUKESHA, WI 53186**

PLAN TITLE:  
**SITE DETAILS**

DRAWN BY:  
**MBS**  
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**KJP**

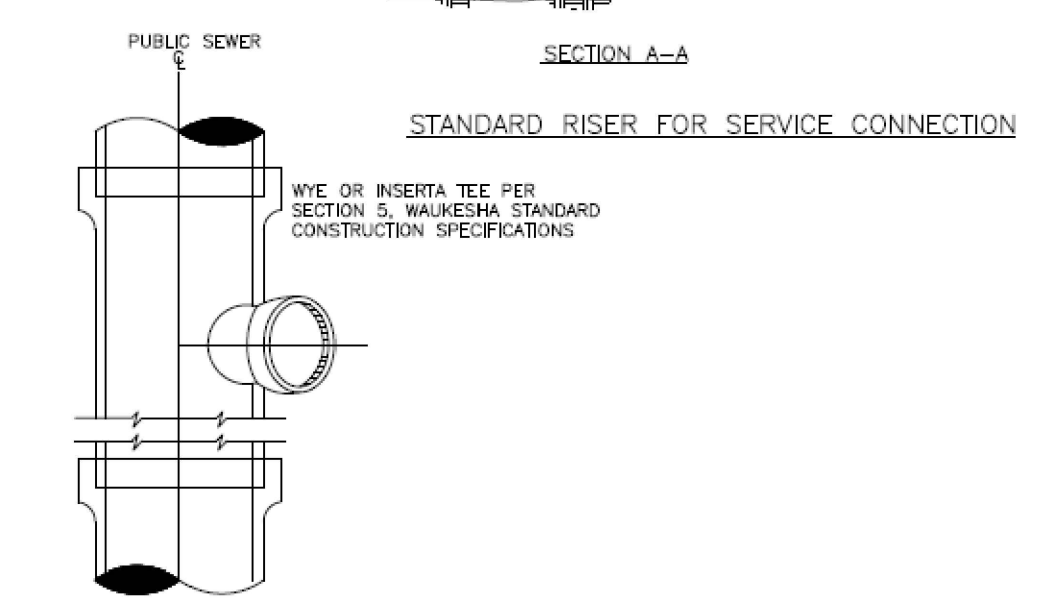
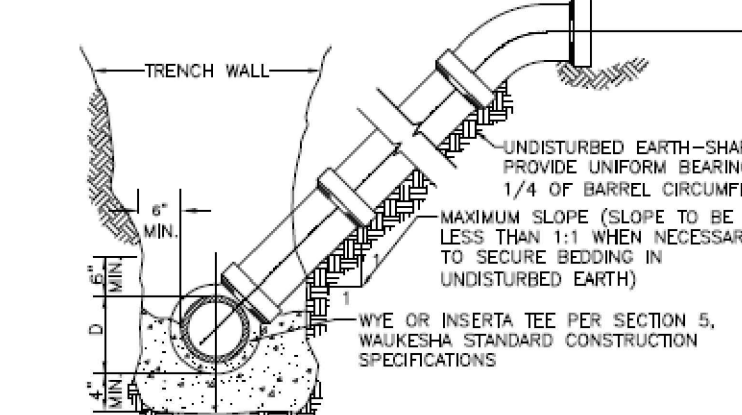
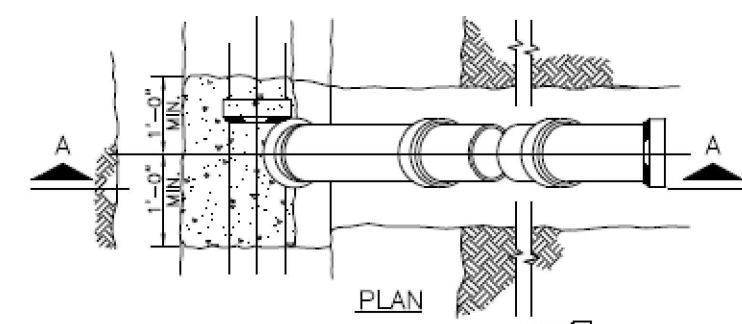
PLAN DATE:  
**11-22-2024**

PROJECT NO:  
**\ES-10-23\**

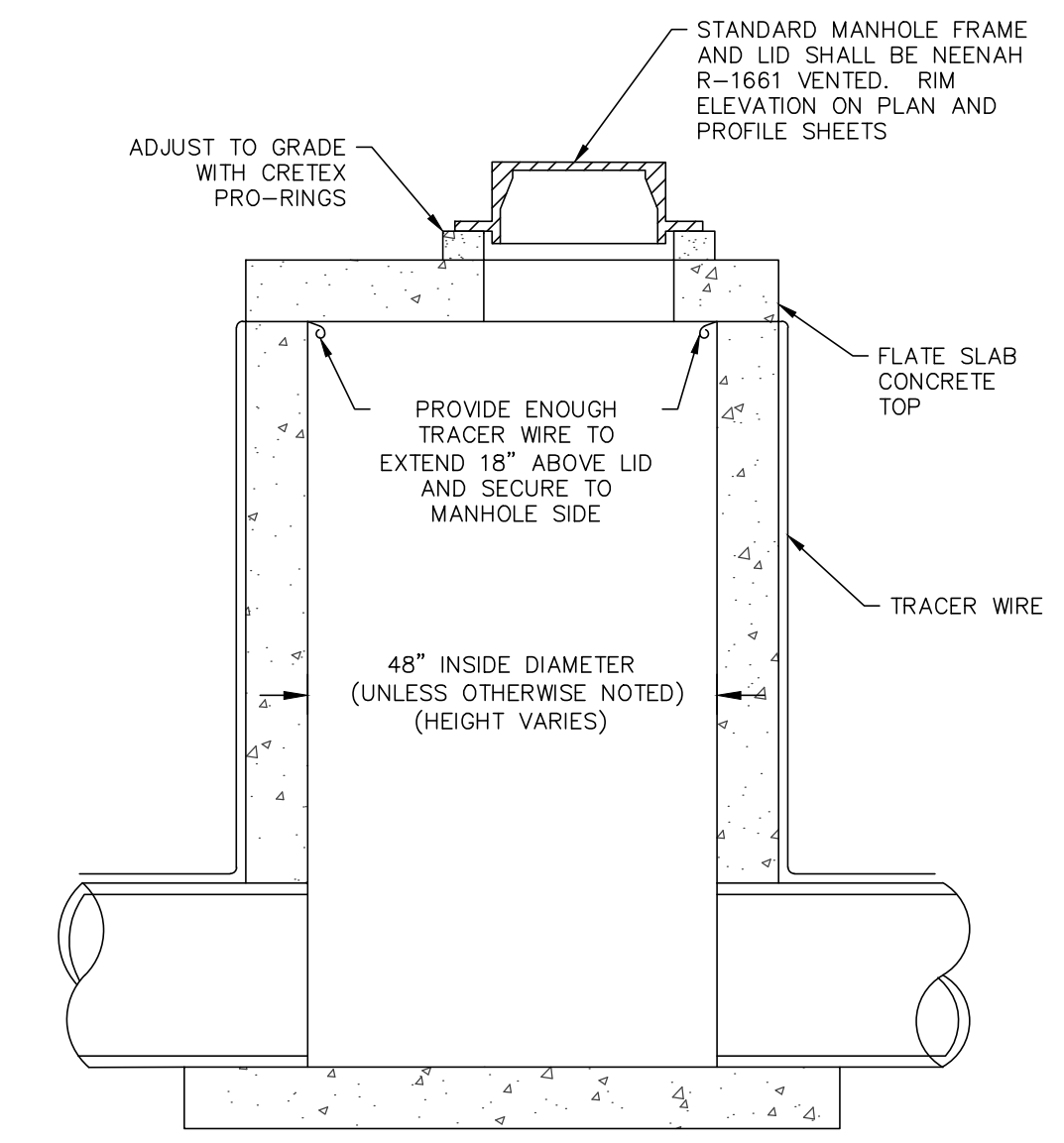
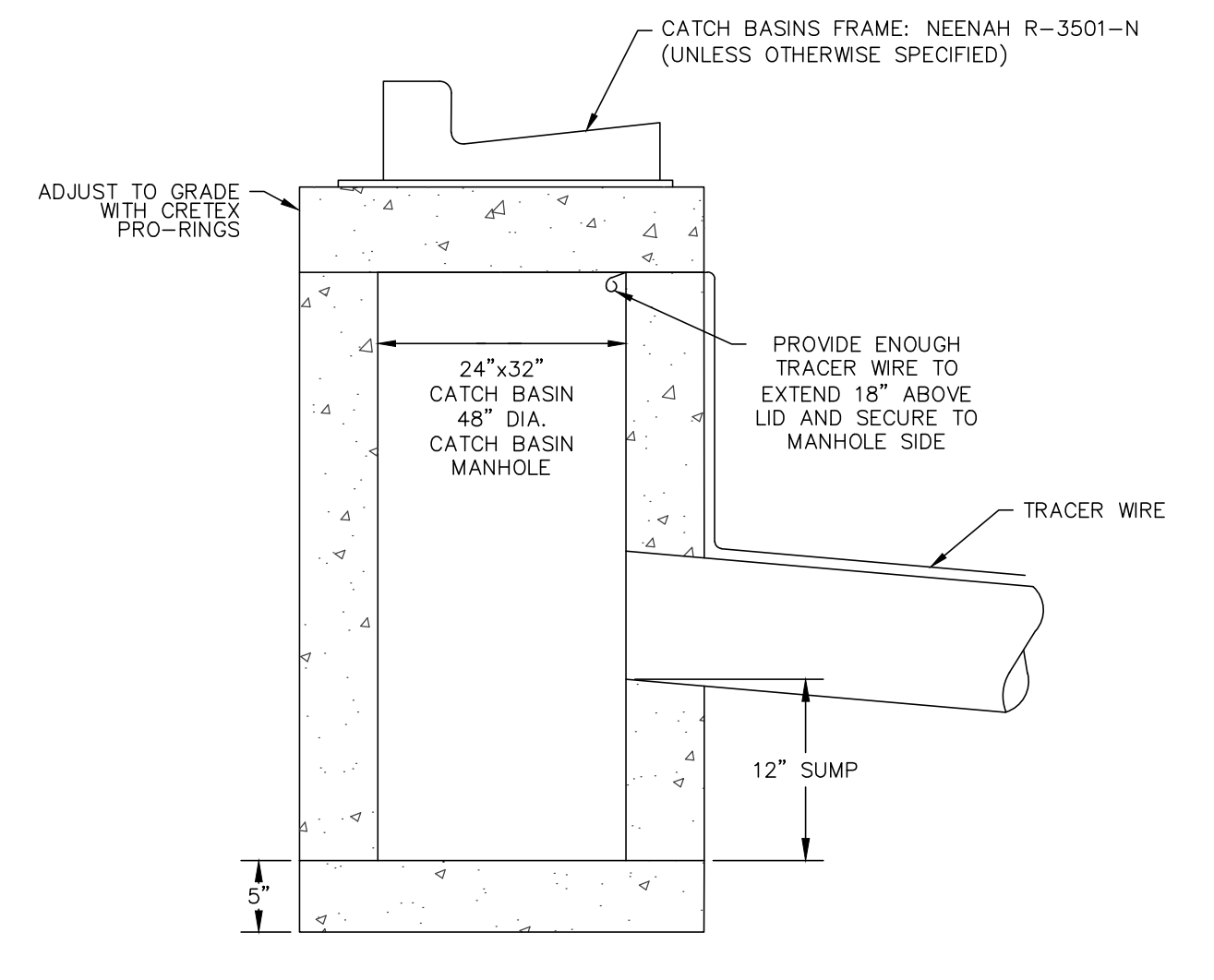
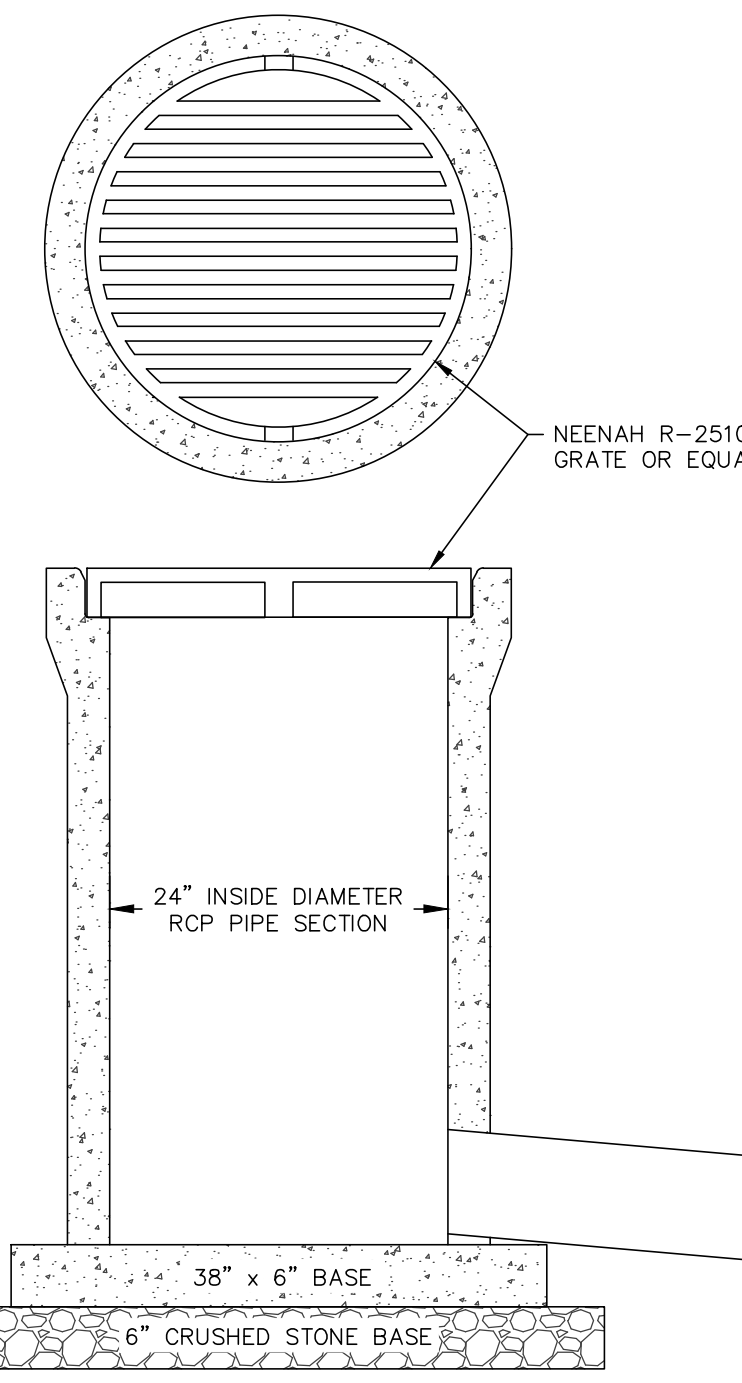
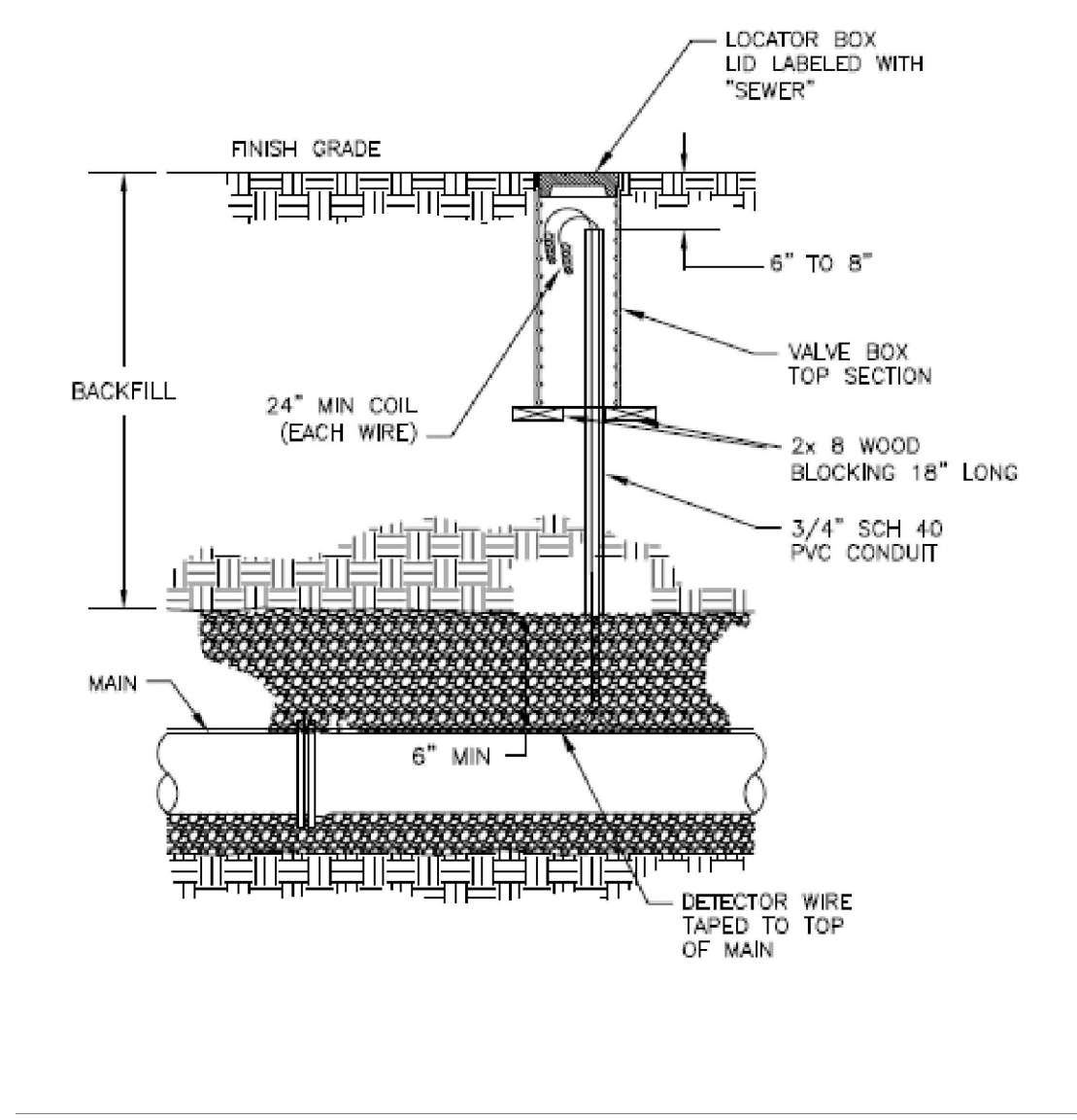
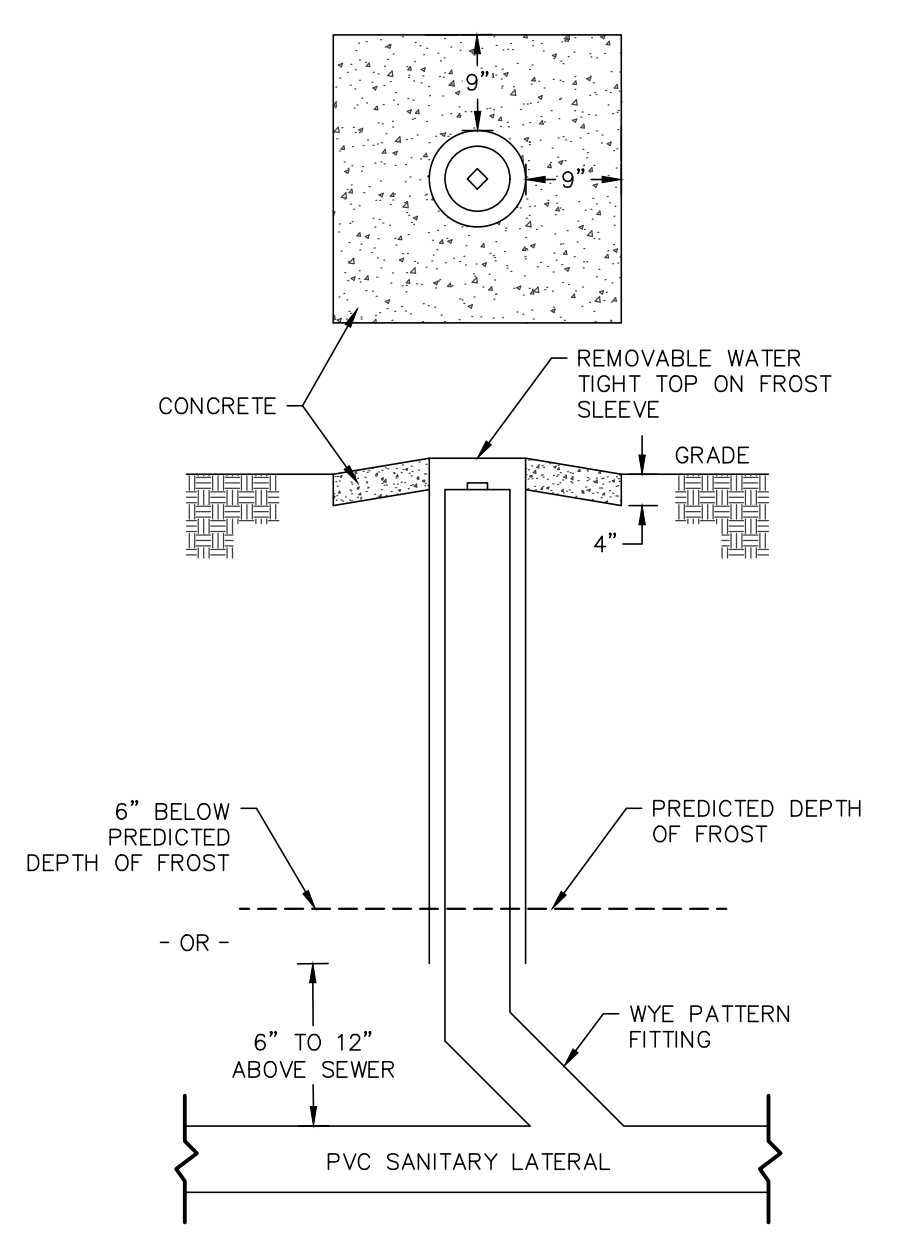
SUBMITTAL

SHEET NO:  
**C2.02**





STANDARD SERVICE CONNECTION  
SANITARY SEWER SERVICE CONNECTION DETAIL



REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

**PSE**  
 PARISH SURVEY & ENGINEERING  
 122 Wisconsin Street, West Bend, WI 53095  
 262.346.7800 www.parishse.com

PROJECT TITLE:  
**HAWK'S LANDING CONDOMINIUMS  
 OUTLOTS 1 & 2 CSM NO 10288  
 WAUKESHA, WI 53186**

PLAN TITLE:  
**UTILITY  
 DETAILS**

DRAWN BY:  
**MBS**  
 DESIGNED BY:  
**MBS**  
 CHECKED BY:  
**KJP**

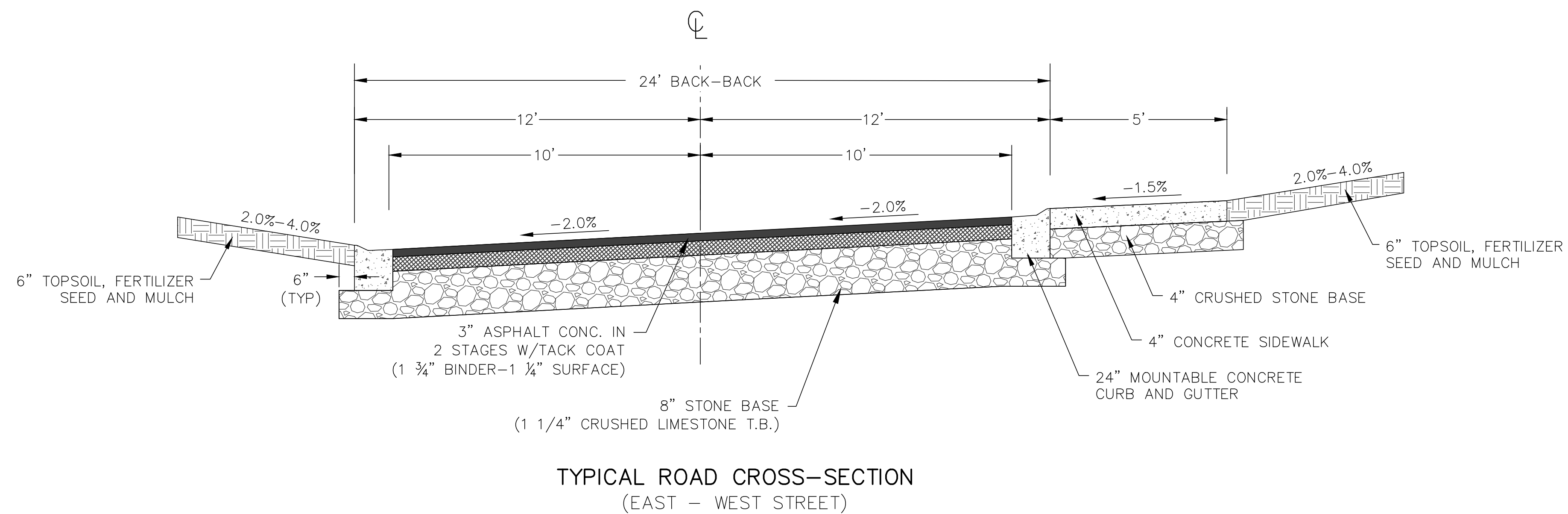
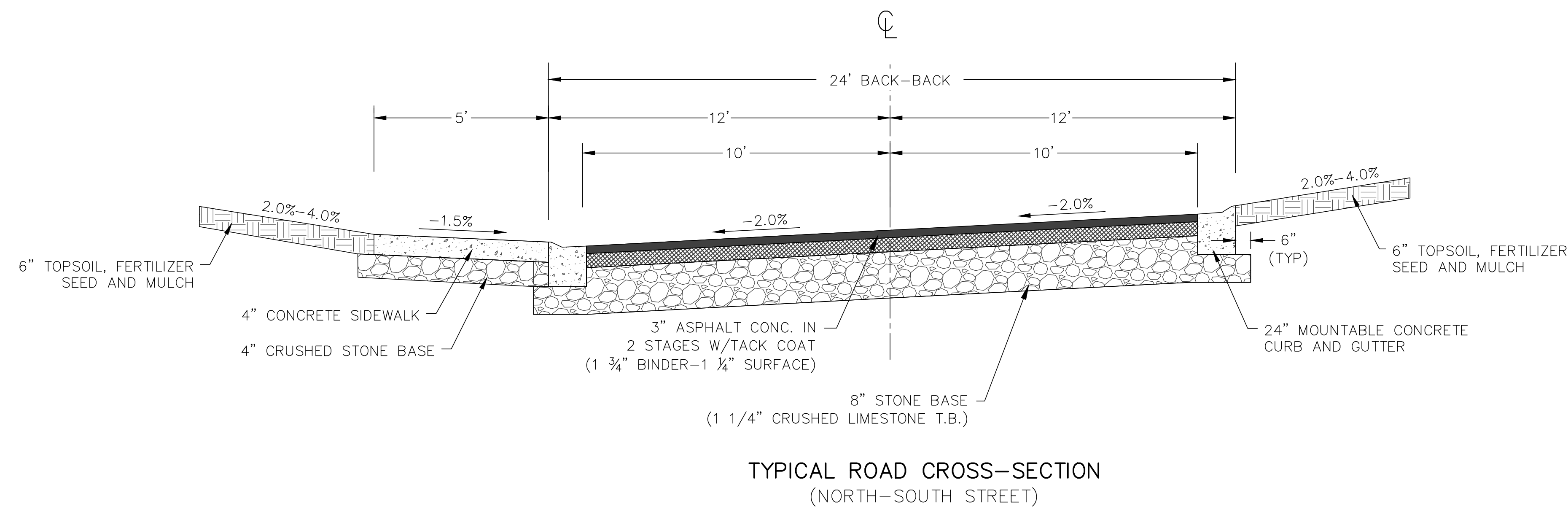
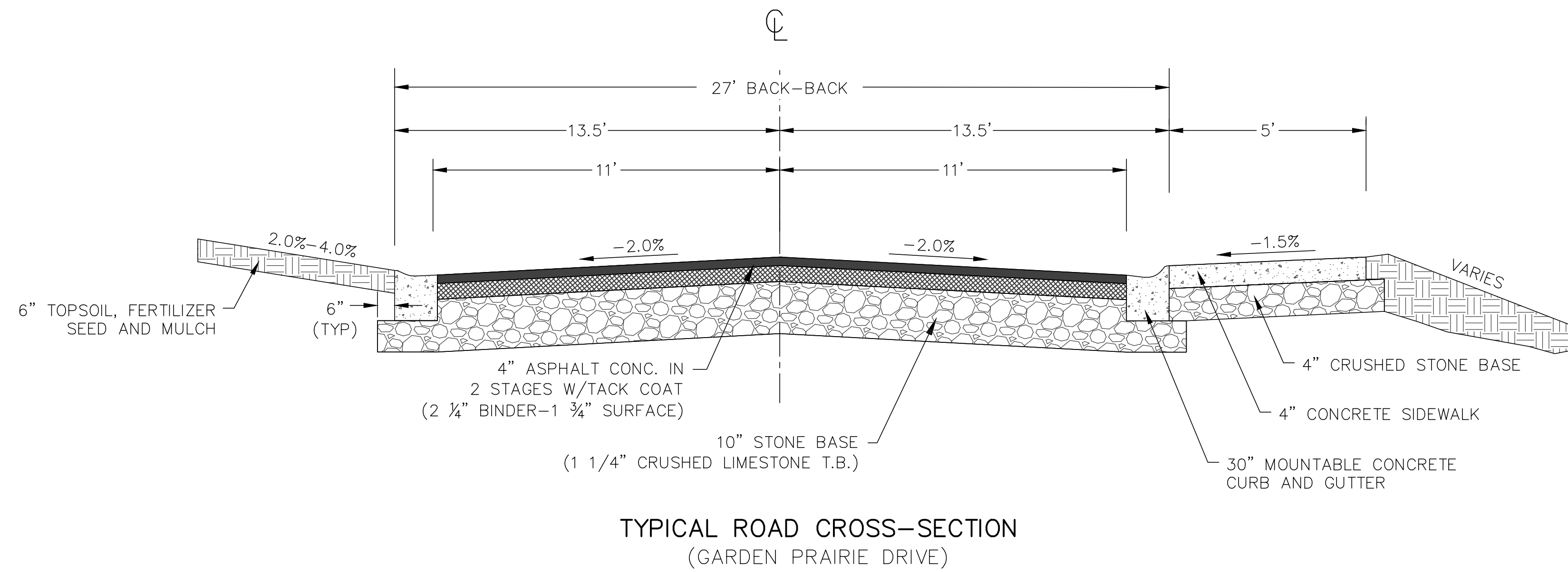
PLAN DATE:  
**11-18-2024**

PROJECT NO:  
 \ES-10-23\

**SUBMITTAL**

SHEET NO:  
**C2.03**





REVISIONS:	
NO.	DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

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262.346.7800 www.parishse.com

PROJECT TITLE:  
**HAWK'S LANDING CONDOMINIUMS  
OUTLOTS 1 & 2 CSM NO 10288  
WAUKESHA, WI 53186**

PLAN TITLE:  
**STREET  
DETAILS**

DRAWN BY:  
**MBS**

DESIGNED BY:  
**MBS**

CHECKED BY:  
**KJP**

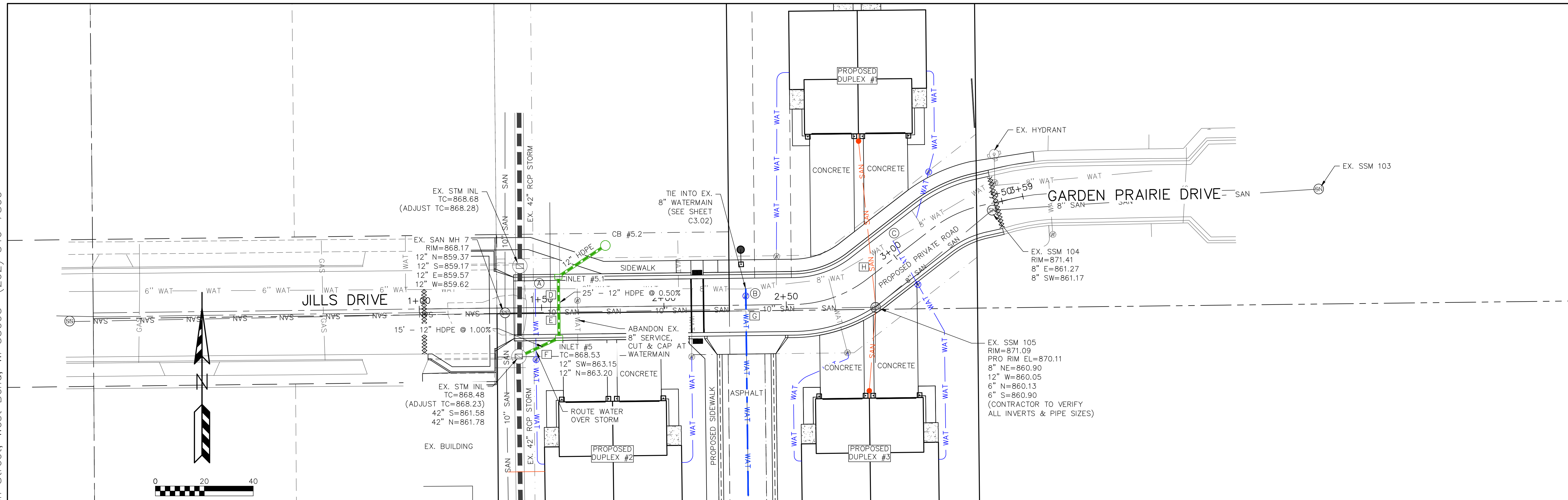
PLAN DATE:  
**11-18-2024**

PROJECT NO:  
**\ES-10-23\**

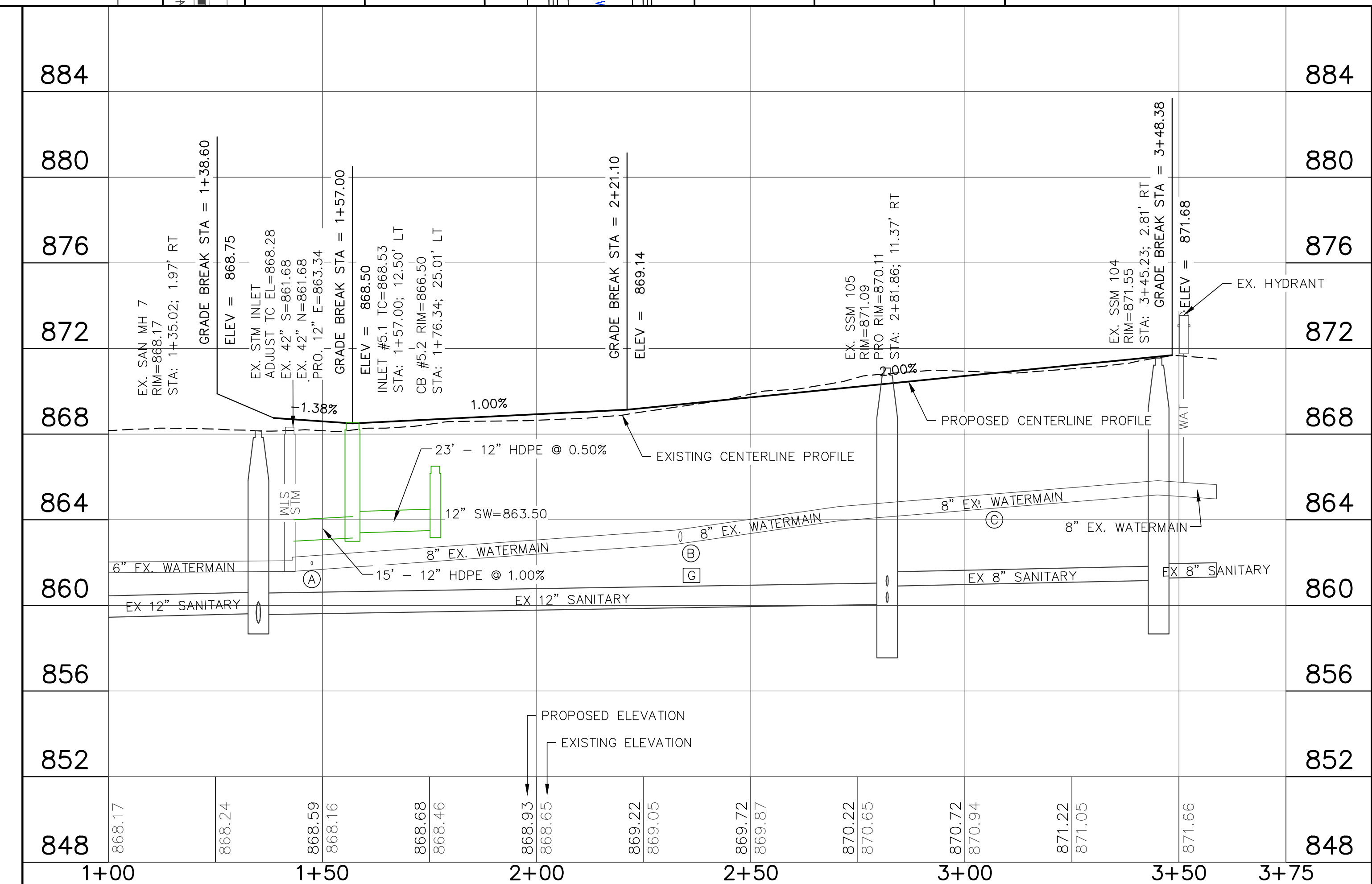
**SUBMITTAL**

SHEET NO:  
**C2.04**



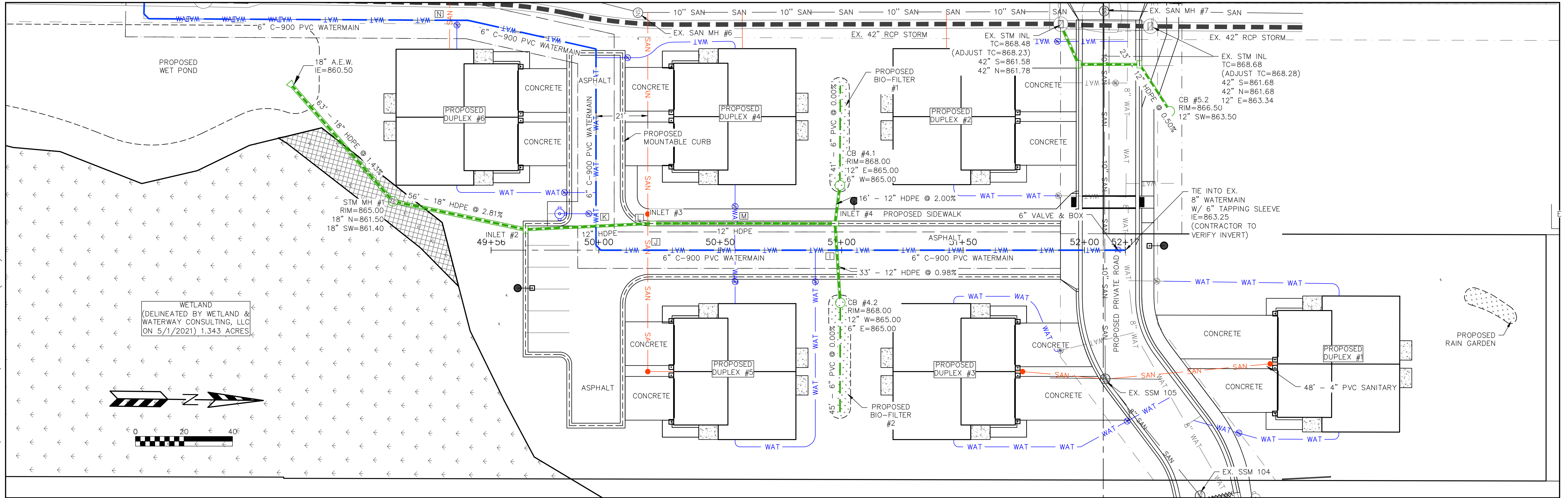


	STA.	PIPE SIZE
(A)	1+47.51	1-1/4"
(B)	2+33.51	6"
(C)	3+03.27	1-1/4"

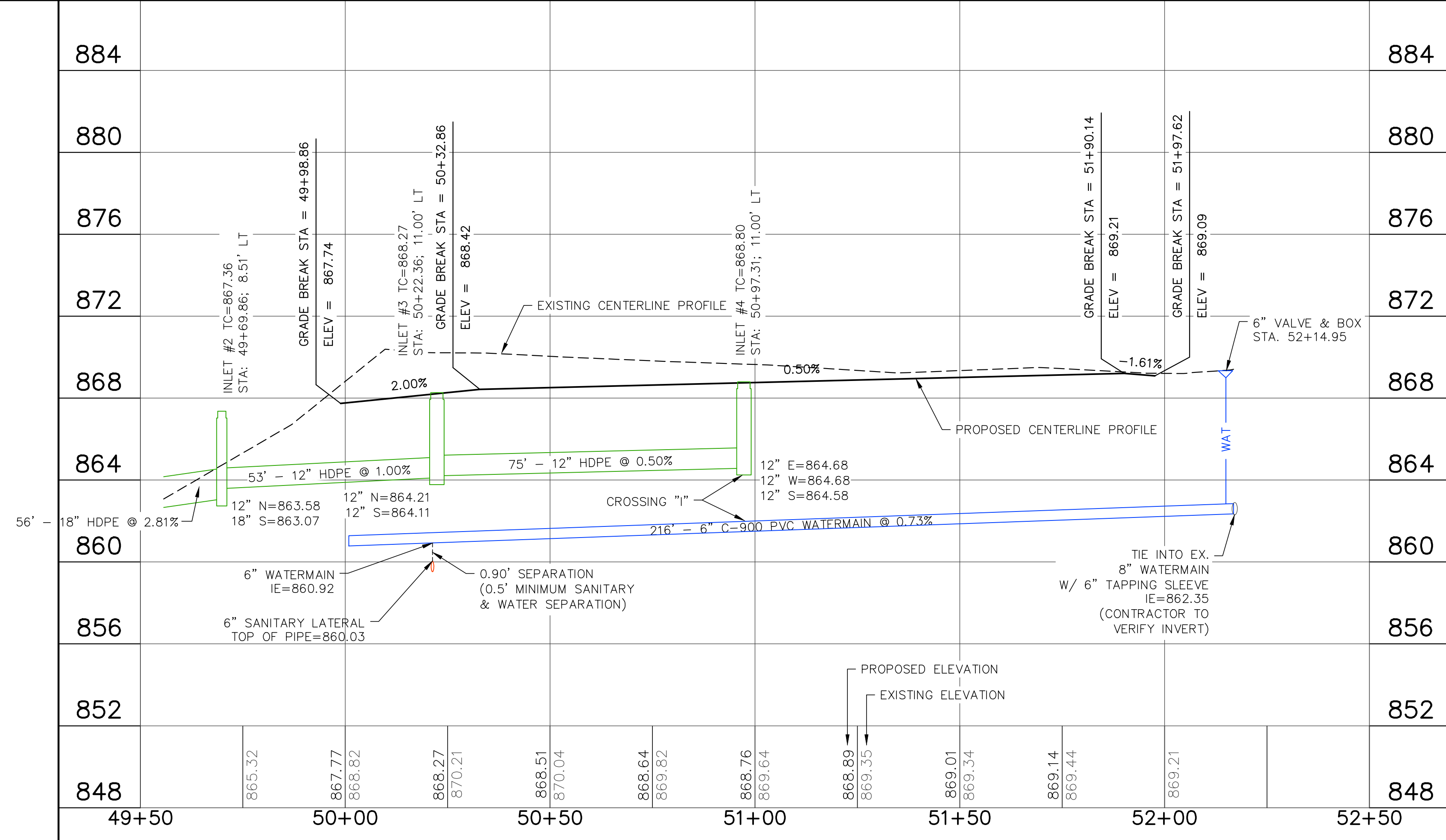


	STORM IE=	863.30
(D)	WATER TOP=	862.46
(E)	STORM IE=	863.25
(F)	SAN TOP=	860.63
(F)	WATER IE=	863.05
(G)	SAN TOP=	860.88
(G)	WATER IE=	862.29
(H)	SAN TOP=	861.05
(H)	WATER IE=	864.27



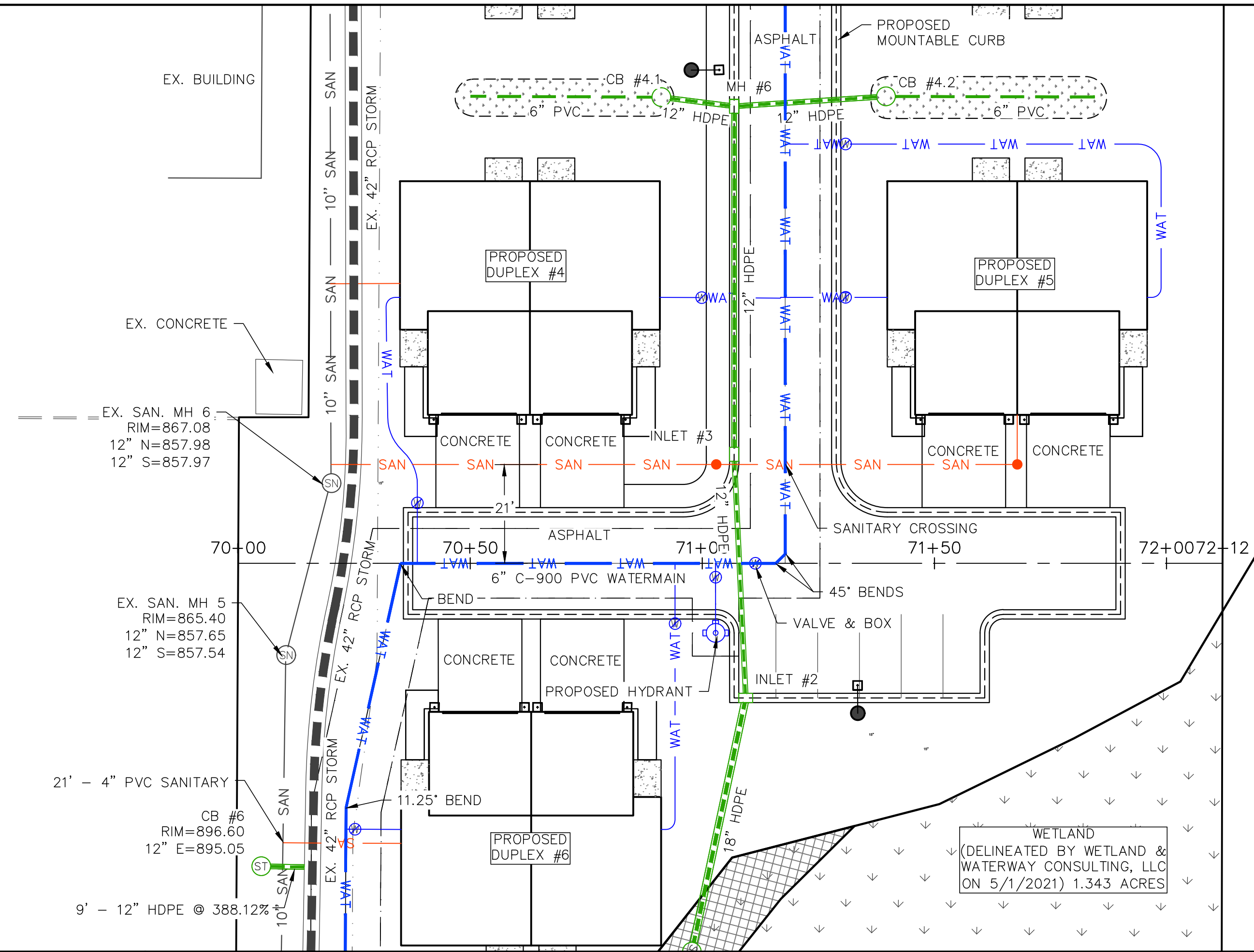
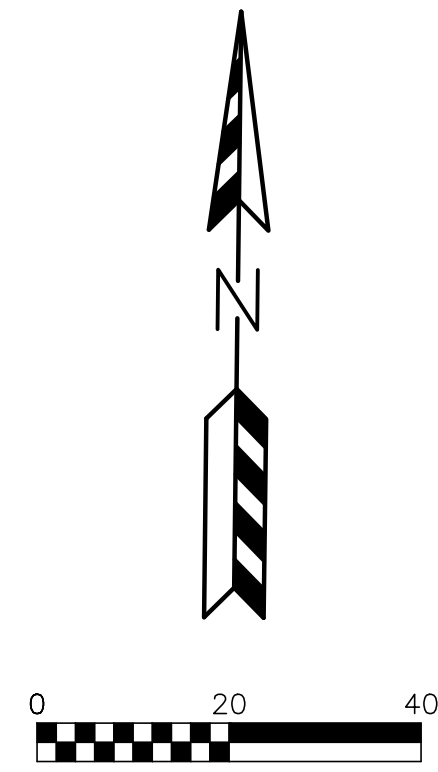


NOTE:  
SEE SHEET C3.03 FOR  
WATER MAIN DETAIL.

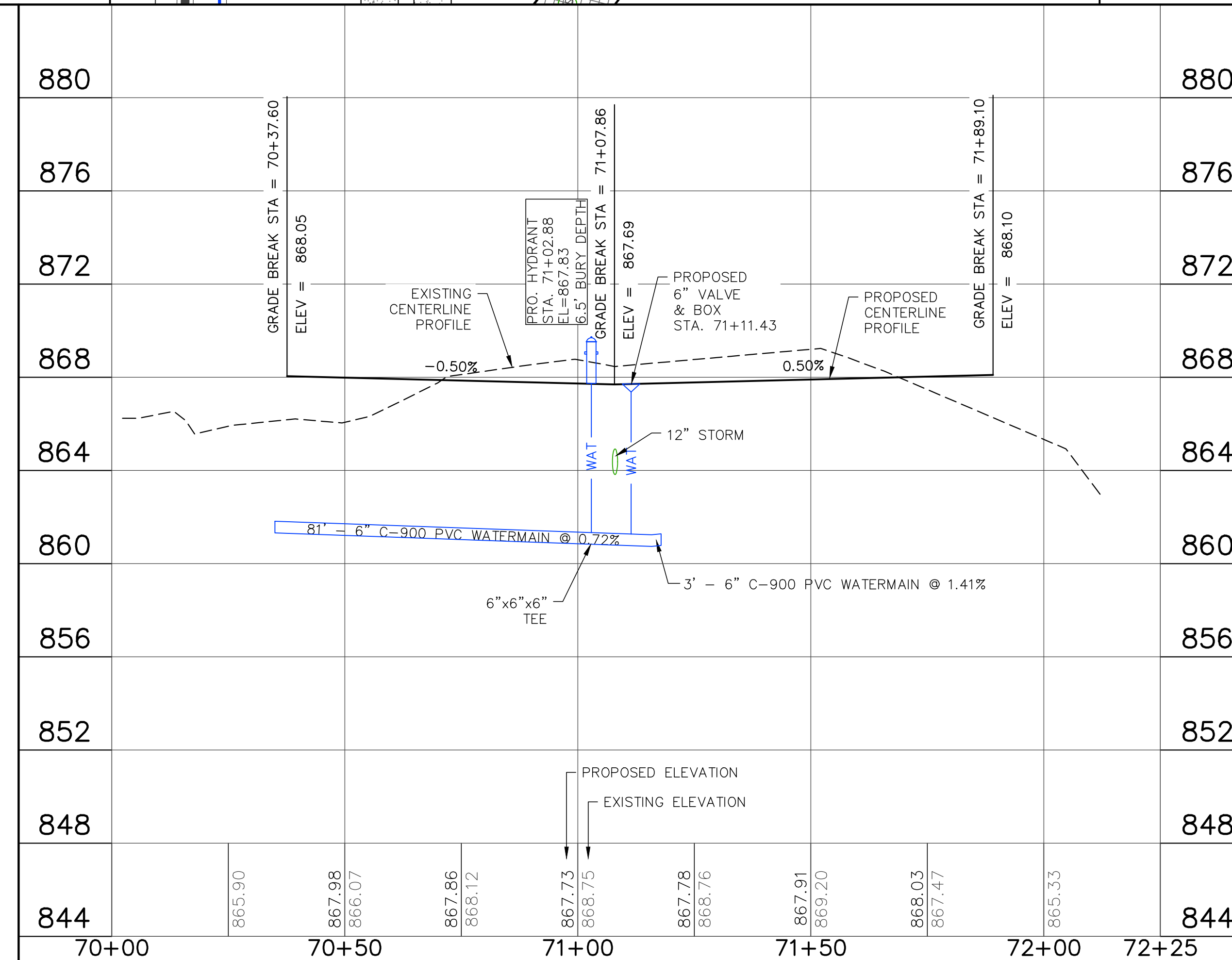


PIPECROSSING TABLE	
I	STORM IE= 864.80 WATER TOP= 861.95
J	WATER IE= 860.91 SAN TOP= 860.01
K	STORM IE= 863.87 WATER TOP= 861.30
L	SAN TOP= 859.90 STORM IE= 864.10
M	STORM IE= 864.38 WATER TOP= 861.79
N	WATER IE= 859.25 SAN TOP= 858.30

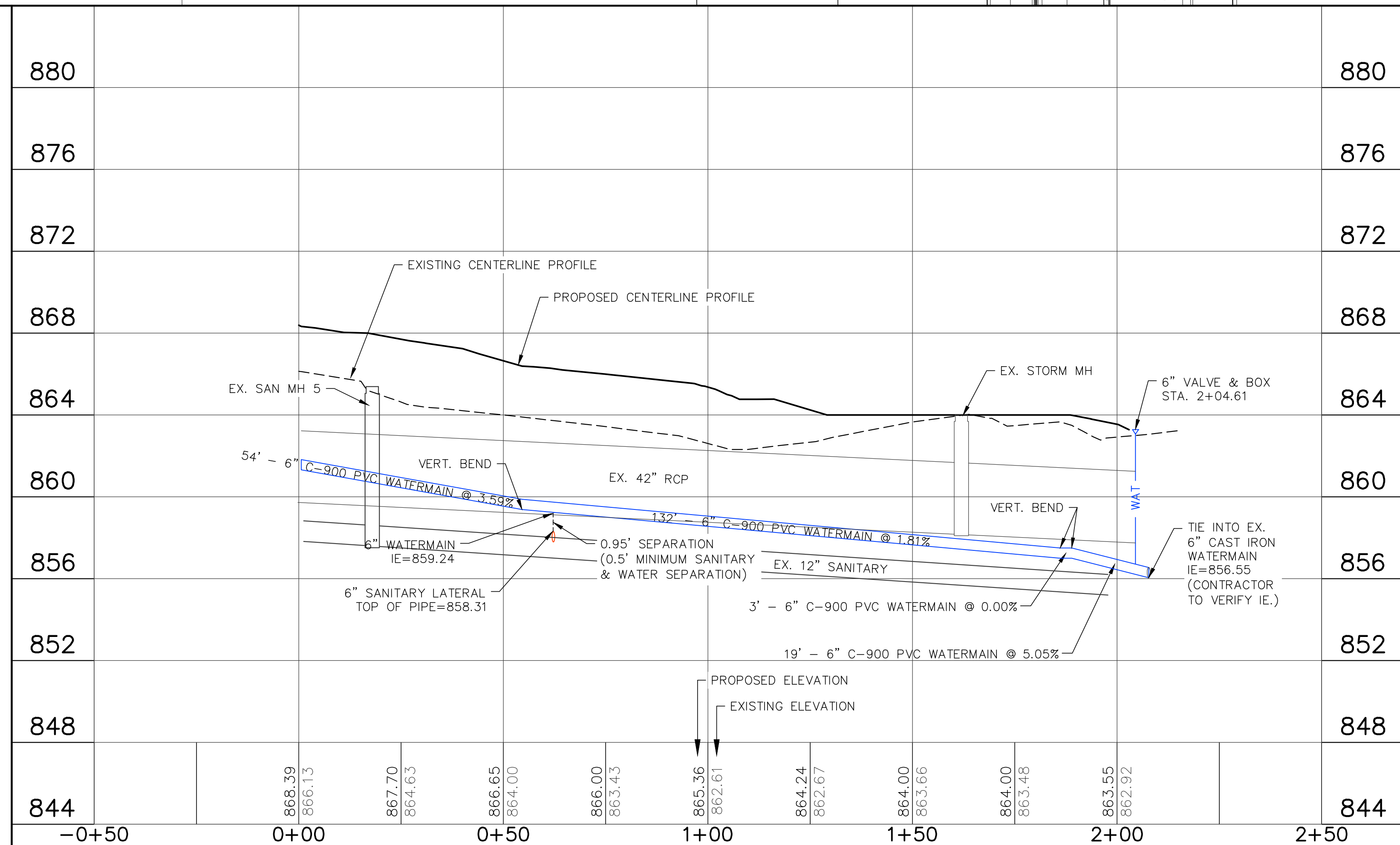
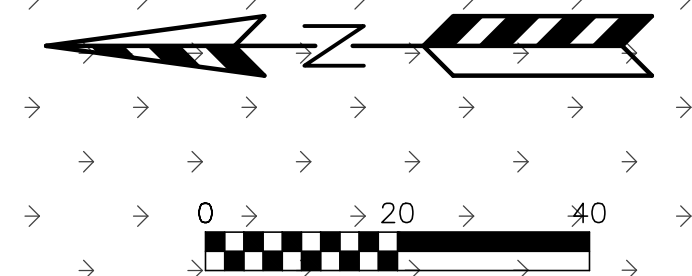
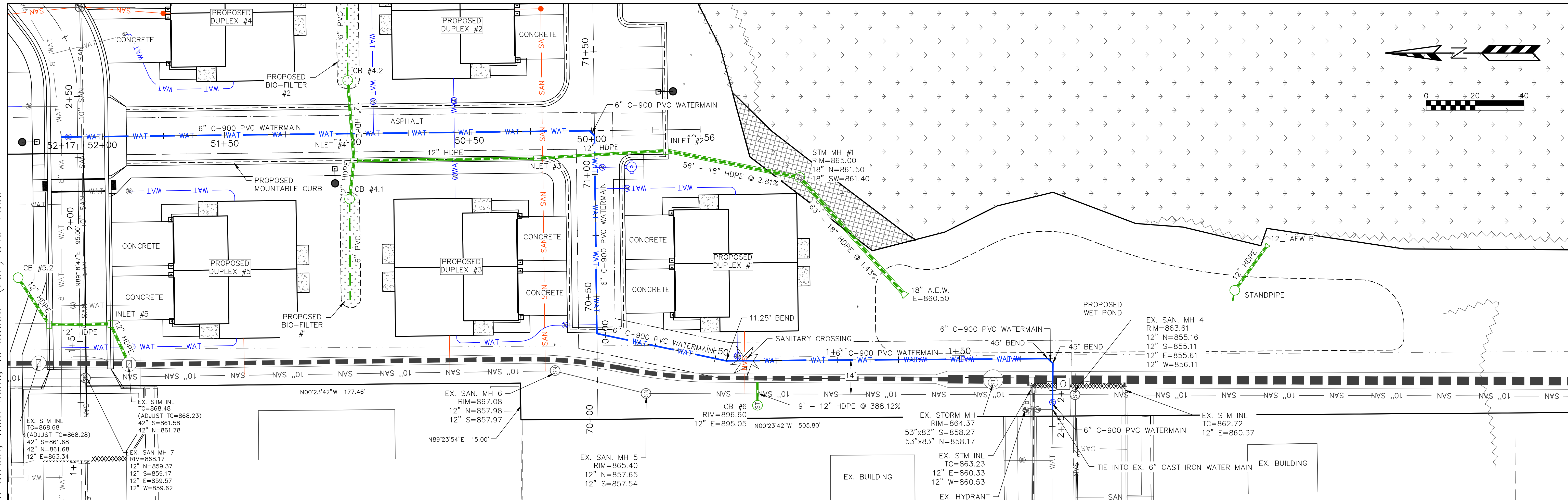




NOTE:  
SEE SHEET C3.03 FOR  
WATER MAIN DETAIL.

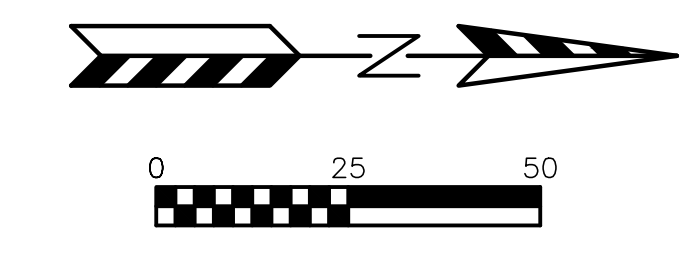






PIPE CROSSING TABLE	
	WATER IE= 856.36
	SAN TOP= 856.28





**LEGEND:**

--- 896 ---	EXISTING MINOR CONTOUR.	--- SAN ---	SANITARY SEWER MAIN OR LATERAL.	○	SANITARY SEWER MANHOLE.
--- 895 ---	EXISTING MAJOR CONTOUR.	--- WAT ---	WATER MAIN OR SERVICE.	○	STORM SEWER MANHOLE.
--- OHEL ---	OVERHEAD ELECTRIC LINE.	-----	STORM SEWER LINE.	○	STORM SEWER INLET.
--- BuEl ---	BURIED ELECTRIC LINE.	○	ELECTRIC METER.	○	TELEPHONE PEDESTAL.
--- BuTel ---	BURIED TELEPHONE LINE.	○	GAS METER.	○	TRANSFORMER.
--- FO ---	FIBER OPTIC LINE.	○	GAS VALVE.	○	WATER VALVE.
--- GAS ---	GAS LINE.	○	FIRE HYDRANT.	○	POWER POLE.

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

**PSE**  
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PROJECT TITLE:  
**HAWK'S LANDING CONDOMINIUMS  
 OUTLOTS 1 & 2 CSM NO 10288  
 WAUKESHA, WI 53186**

PLAN TITLE:  
**TREE SURVEY  
 PLAN**

DRAWN BY:  
**MBS**  
 DESIGNED BY:  
**KJP**  
 CHECKED BY:  
**KJP**

PLAN DATE:  
**11-22-2024**

PROJECT NO:  
 \ES-10-23\

**SUBMITTAL**

SHEET NO:  
**C4.01**



SURVEYED TREES	
POINT #	SPECIES
2001	field elm 10"
2002	field elm 8"
2003	field elm 8"
2004	field elm 8" x 3
2005	field elm 6"
2006	Blue spruce 14"
2007	blue spruce 8"
2008	spruce 10"
2009	spruce 12"
2010	blue spruce 14"
2011	blue spruce 8"
2012	blue spruce 14"
2013	blue spruce 6"
2014	blue spruce 6"
2015	field elm 6"
2016	Black locust 8"
2017	black locust 8"
2018	box elder 8" x 2
2019	box elder 8"
2020	black locust 8"

SURVEYED TREES	
POINT #	SPECIES
2021	black locust 8"
2022	black locust 6" x 3
2023	black locust 6" x 3
2024	black locust 8" x 2
2025	black locust 6" x 2
2026	black locust 10"
2027	walnut 24"
2028	walnut 40"
2029	buckthorn 16" x 2
2030	box elder 24"x 2
2031	box elder 18"
2032	box elder 16"x 2
2033	box elder 10"
2035	box elder 16"
2036	box elder 10"
2037	box elder 12"
2038	box elder 16"
2039	box elder 8"
2040	box elder 10" x 2
2041	box elder 16"

SURVEYED TREES	
POINT #	SPECIES
2042	box elder 12"
2043	buckthorn 18" x 2
2044	box elder 24"
2045	box elder 14"
2046	box elder 6" x 2
2047	box elder 10"
2048	box elder 6" x 8
2049	black locust 6"
2050	black locust 6"
2051	black locust 6" x 2
2052	black locust 8" x 2
2053	box elder 8" x 5
2054	black locust 8" x 5
2055	box elder 8" x 2
2056	box elder 8" x 3
2057	black locust 8" x 6
2058	black locust 8" x 2
2059	black locust 10"
2060	black locust 18"
2061	black locust 8"

SURVEYED TREES	
POINT #	SPECIES
2062	black locust 24"
2063	black locust 8"
2064	Black locust 12"
2065	box elder 8" x 2
2066	black walnut 8" x 3
2067	black locust 8"
2068	box elder 6" x 4
2069	black locust 22" x 2
2070	walnut 20"
2071	buckthorn 18"
2072	black locust 8"
2073	Black locust 6"
2074	box elder 26"
2075	Cottonwood 20"
2076	box elder 20"
2077	elder 32"
2078	black locust 6"
2079	cottonwood 48"
2080	Black walnut 10"
2081	black locust 10"

SURVEYED TREES	
POINT #	SPECIES
2082	black locust 12" x 5
2083	walnut 12"
2084	cottonwood 24"
2085	buckthorn 8"
2086	box elder 14" x 4
2087	black locust 14" x 2
2089	birch 8"
2090	cottonwood 12"

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX



PROJECT TITLE:  
**HAWK'S LANDING CONDOMINIUMS  
 OUTLOTS 1 & 2 CSM NO 10288  
 WAUKESHA, WI 53186**

PLAN TITLE:  
**TREE SURVEY  
 TABLES**

DRAWN BY:  
**MBS**  
 DESIGNED BY:  
**KJP**  
 CHECKED BY:  
**KJP**

PLAN DATE:  
**11-22-2024**

PROJECT NO:  
 \ES-10-23\

**SUBMITTAL**

SHEET NO:  
**C4.02**