

**GENERAL NOTES**

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

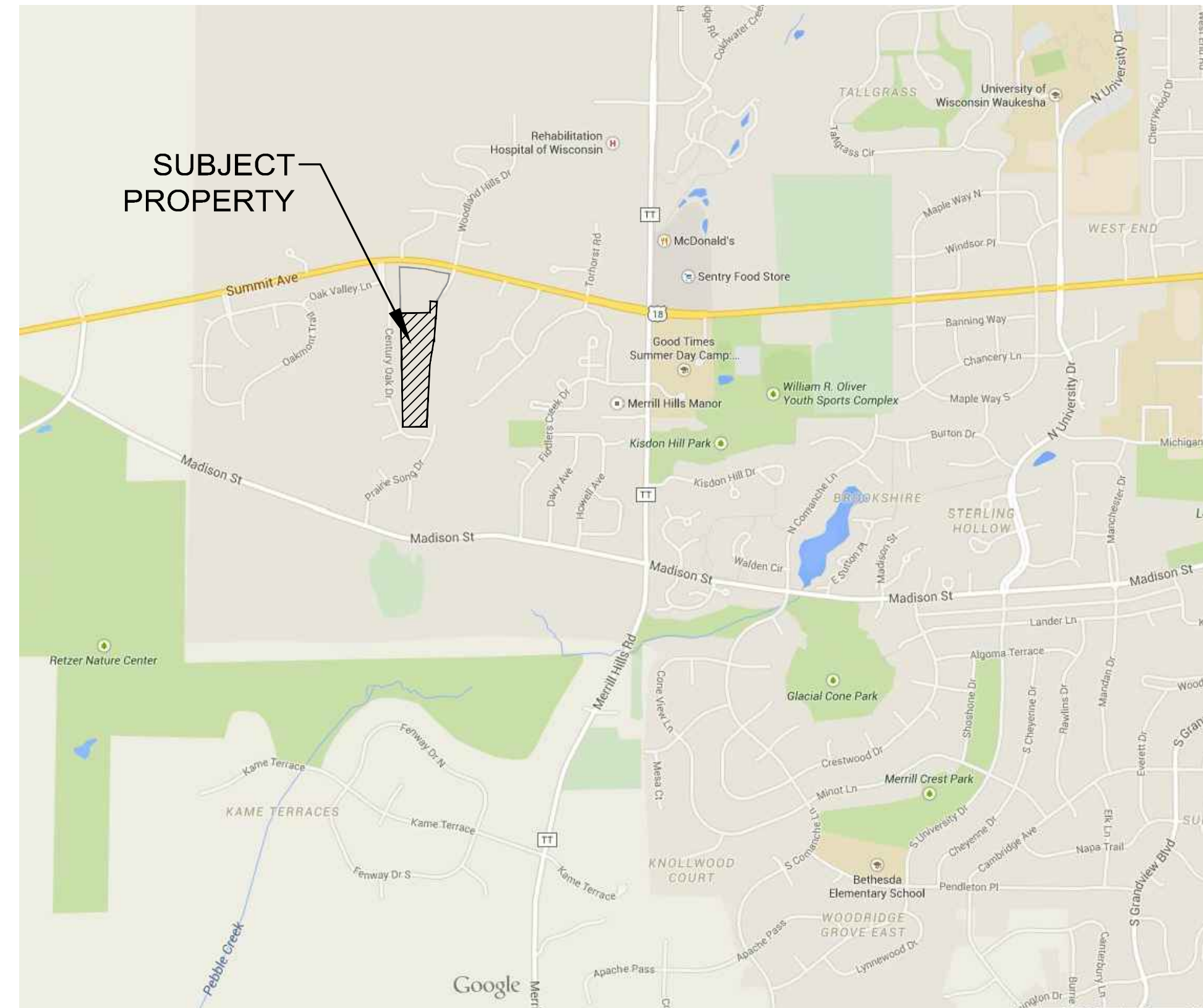
THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL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

# VILLAS AT PRAIRIE SONG

## TWO FAMILY CONDOMINIUM SUBDIVISION

### PRELIMINARY SITE DEVELOPMENT PLANS

#### CITY OF WAUKESHA, WISCONSIN



**LOCATION MAP**  
NOT TO SCALE



**SHEET INDEX**

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



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BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
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EMAIL: jpuudelko@trioeng.com

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

REVISION HISTORY	
DATE	DESCRIPTION
09/08/15	WATERMAN LOOP REV.
08/31/15	SITE PLAN REVISION
08/24/15	SITE PLAN REVISION
07/30/15	ORIGINAL PLAN


**DATE:**  
SEPTEMBER 8, 2015

**JOB NUMBER:**  
01006

**DESCRIPTION:**  
**COVER SHEET**

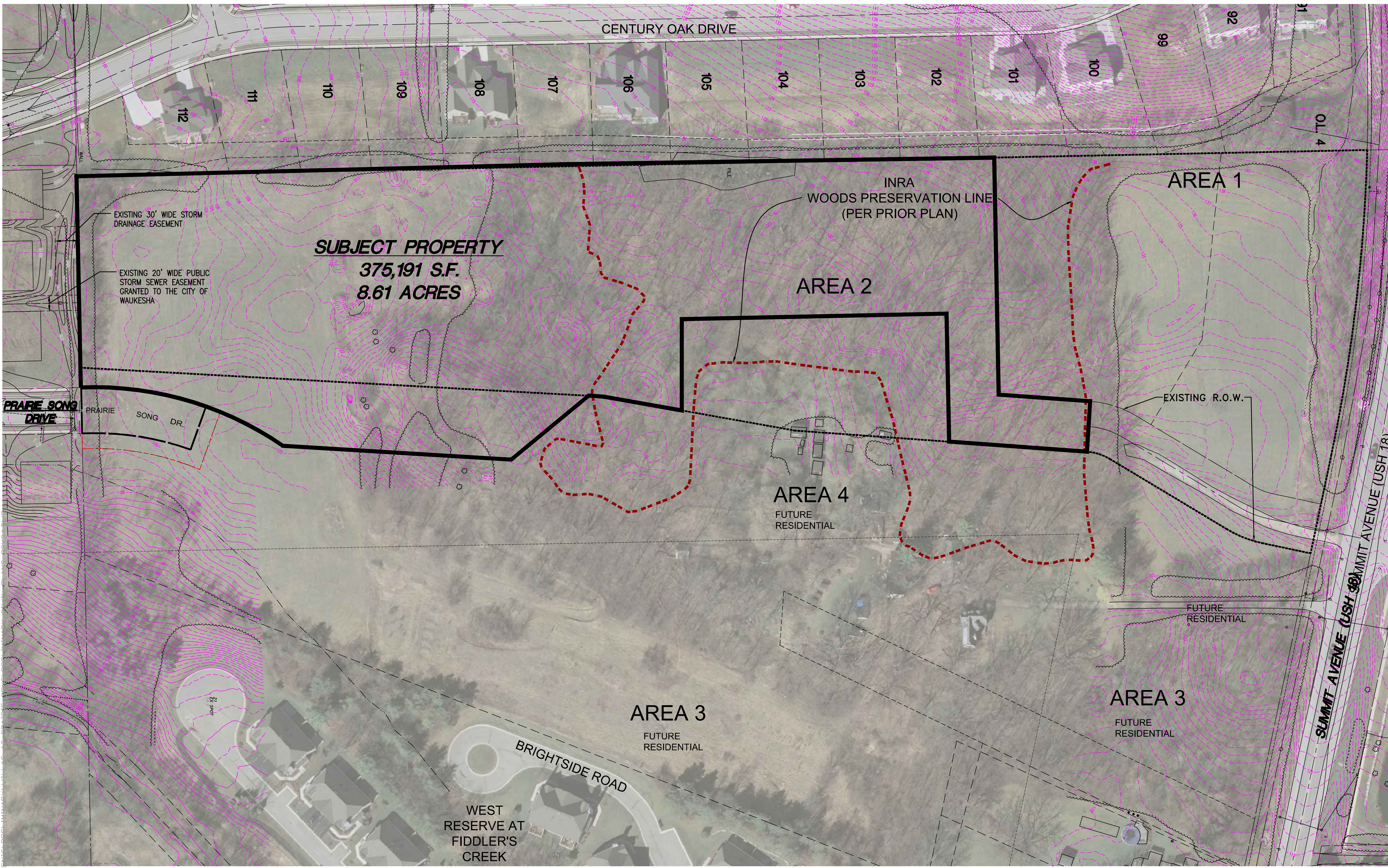
**SHEET**  
**T1**

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**CALL DIGGERS HOTLINE 1-800-242-8511**

**NOTE:**  
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.





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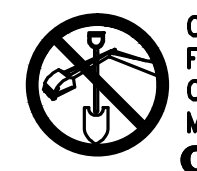
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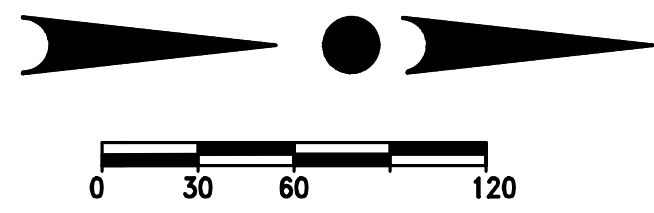
**SHEET**

**C1.0**



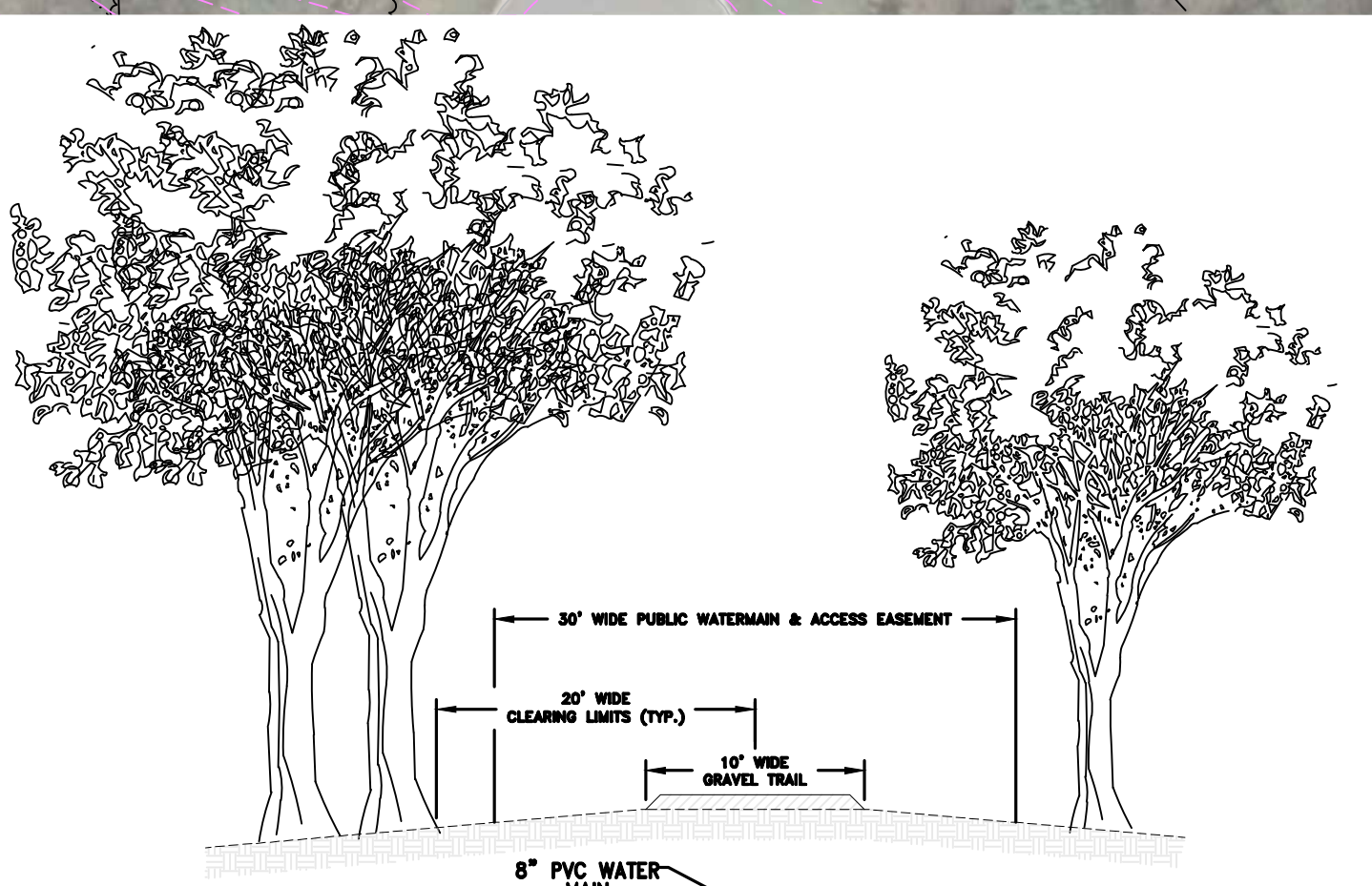
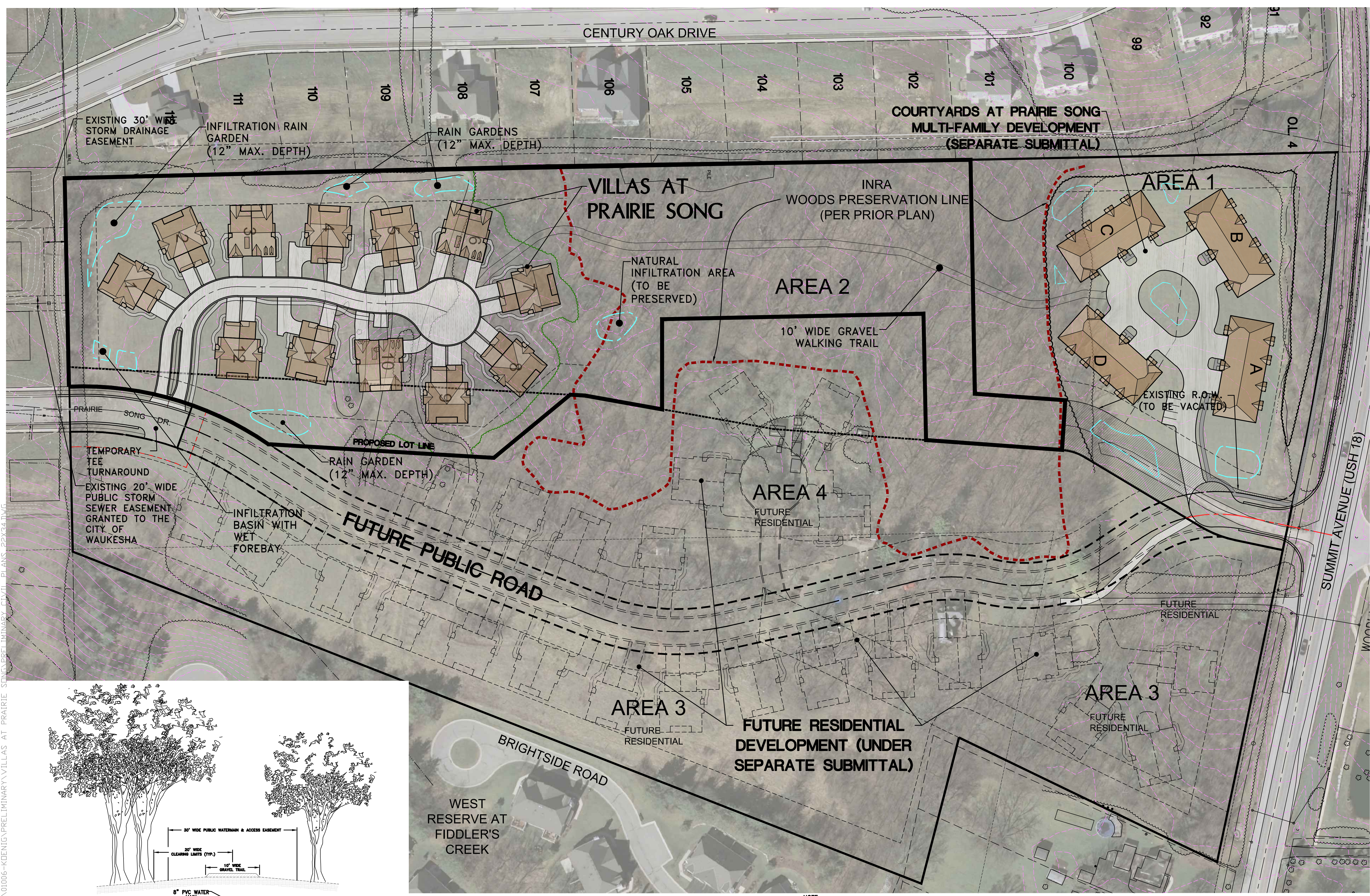
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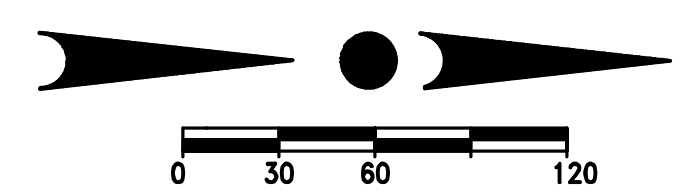
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**DATE:**  
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**JOB NUMBER:**  
01006

**DESCRIPTION:**  
**OVERALL PROPOSED SITE PLAN**

**SHEET**

**C1.1**

HN:\C9000\966\010006-KENTIG\PRELIMINARY\PLANS\22X34.TWG







**SANITARY SEWER NOTES**

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

**TRACER WIRE NOTE**

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

**WATER MAIN NOTES**

**WATERMAIN**

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

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**STORM SEWER NOTES**

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

**TRACER WIRE NOTE**

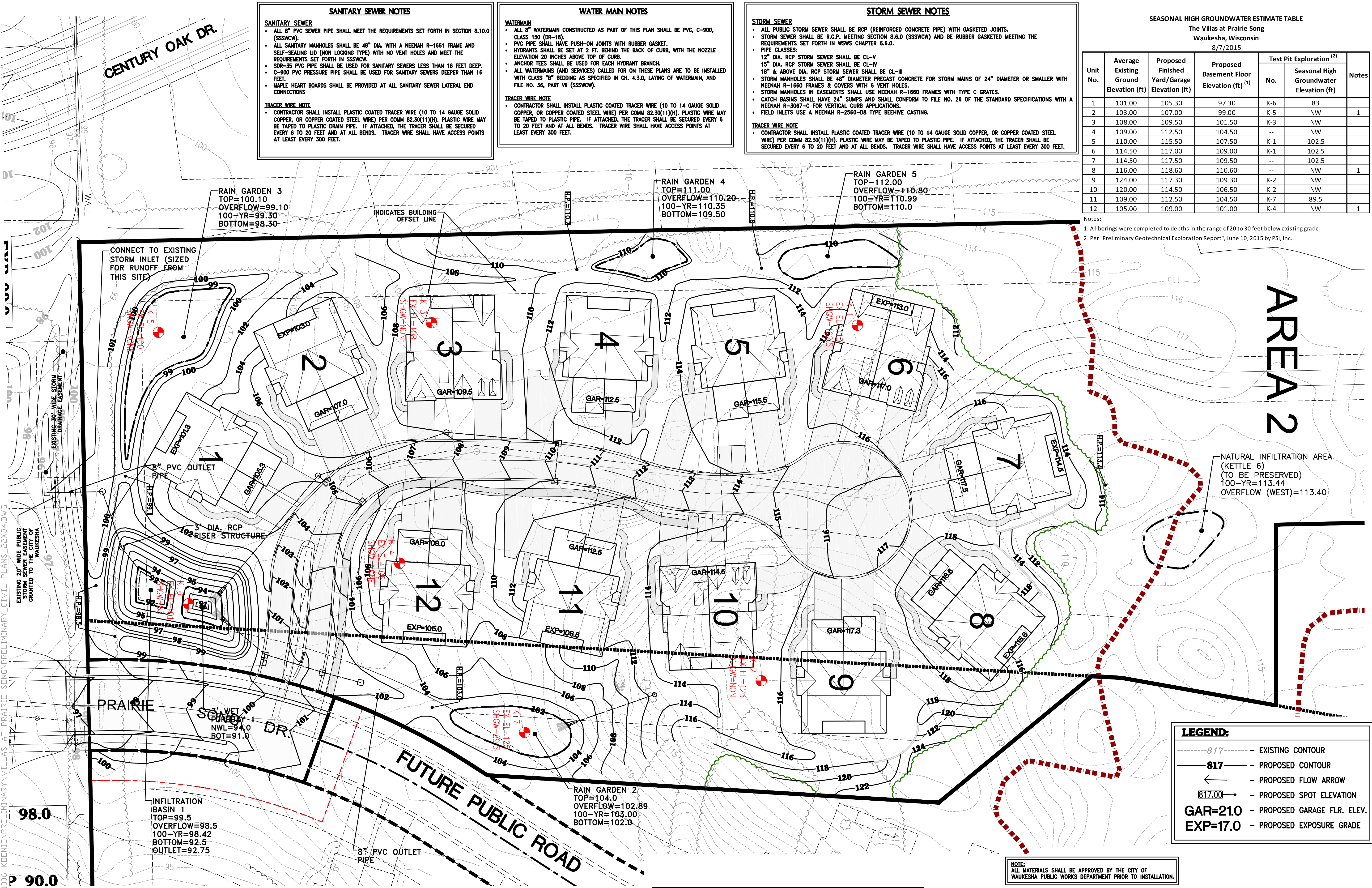
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SEASONAL HIGH GROUNDWATER ESTIMATE TABLE

The Villas at Prairie Song  
Waukesha, Wisconsin  
8/7/2015

Unit No.	Average Existing Ground Elevation (ft)	Proposed Finished Yard/Garage Elevation (ft)	Proposed Basement Floor Elevation (ft) (1)	Test Pit Exploration (2)		Notes
				No.	Seasonal High Groundwater Elevation (ft)	
1	101.00	105.30	97.30	K-6	83	
2	103.00	107.00	99.00	K-5	NW	1
3	108.00	109.50	101.50	K-3	NW	
4	109.00	112.50	104.50	--	NW	
5	110.00	115.50	107.50	K-1	102.5	
6	114.50	117.00	109.00	K-1	102.5	
7	114.50	117.50	109.50	--	102.5	
8	116.00	118.60	110.60	--	NW	1
9	124.00	117.30	109.30	K-2	NW	
10	120.00	114.50	106.50	K-2	NW	
11	109.00	112.50	104.50	K-7	89.5	
12	105.00	109.00	101.00	K-4	NW	1

Notes:  
1. All borings were completed to depths in the range of 20 to 30 feet below existing grade  
2. Per "Preliminary Geotechnical Exploration Report", June 10, 2015 by PSI, Inc.



**WISCONSIN PROFESSIONAL ENGINEER**

JOSHUA D. PUDELKO  
E-39420  
WAUWATOSA, WI

**TRIO**

DESIGN • LAND SURVEYING  
CIVIL ENGINEERING

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**DATE:**  
SEPTEMBER 8, 2015

**JOB NUMBER:**  
01006

**DESCRIPTION:**  
**PRELIMINARY GRADING & DRAINAGE PLAN**

**SHEET**  
**C2.0**

**LEGEND:**

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

**NOTE:**  
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**COMPACTION NOTE**

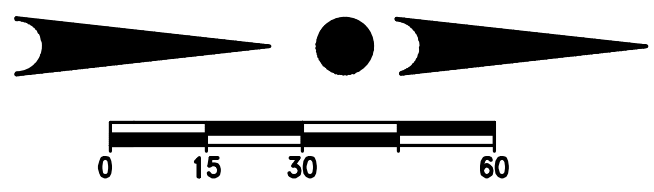
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**TRENCH BACKFILL**

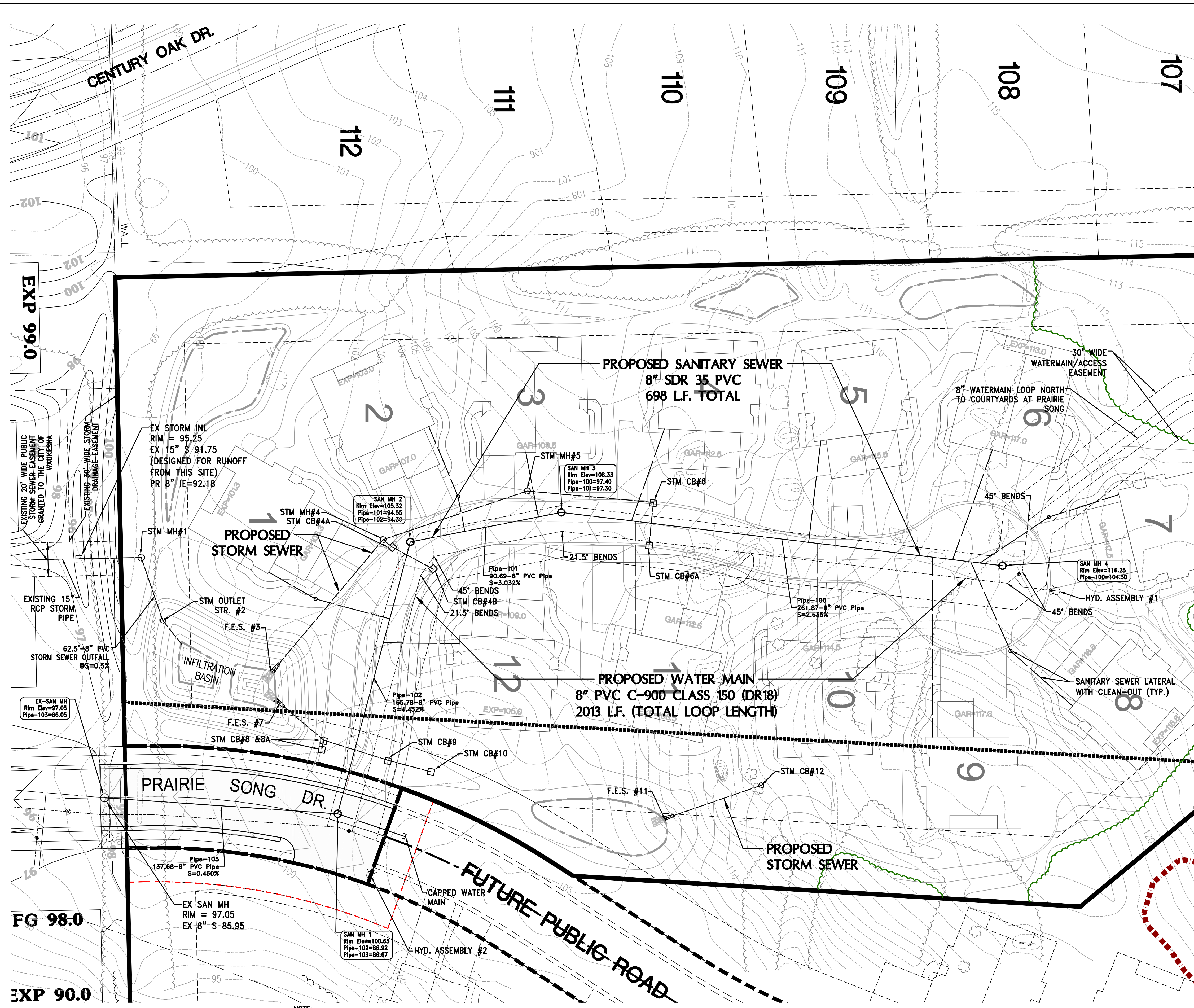
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**LEGEND:**

---B17---	EXISTING CONTOUR
-SAN-	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
—W—	EXISTING WATER MAIN
⊙	EXISTING HYDRANT
—ST—	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
⊠	EXISTING STORM INLET
⊠	EXISTING TRANSFORMER
⊠	EXISTING ELECTRIC PEDESTAL
⊠	EXISTING TELEPHONE PEDESTAL
⊠	EXISTING CATV PEDESTAL
⊠	EXISTING POWER POLE
—	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER MAIN
⊙	PROPOSED HYDRANT
⊠	PROPOSED WATER VALVE
---	PROPOSED STORM SEWER
○	PROPOSED STORM MANHOLE
⊠	PROPOSED STORM INLET
---	PROPOSED STORM END SECTION



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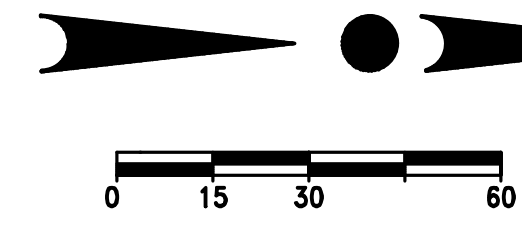
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PRELIMINARY  
UTILITY PLAN

**SHEET**

**C3.0**

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

**NOTE:**  
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



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