

City of Waukesha

Application for Development Review

Last Revision
Date:
6/18/2018

City of Waukesha Community Development Department - 201 Delafield Street, Suite 200, Waukesha, WI 53188 262-524-3750
City of Waukesha Department of Public Works Engineering Division—130 Delafield Street, Waukesha, WI 53188 262-524-3600
www.waukesha-wi.gov

APPLICANT INFORMATION

Applicant Name: Abby Brzezinski
Applicant Company Name: A-Squared Development LLC
Address: N16W23217 Stone Ridge Drive
City, State: Waukesha, WI Zip: 53188
Phone: 262.506.1000
E-Mail: ab@redskypartnersllc.com

PROPERTY OWNER INFORMATION

Applicant Name: Abby Brzezinski
Applicant Company Name: A-Squared Development LLC
Address: N16W23217 Stone Ridge Drive
City, State: Waukesha, WI Zip: 53188
Phone: 262.506.1000
E-Mail: ab@redskypartnersllc.com

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: Adam Almquist
Company Name: PURE architecture studio, llc
Address: 735 N Water Street, Suite 1228
City, State: Milwaukee, WI Zip: 53202
Phone: 414.416.5196
E-Mail: adam@pure-arch.com

PROJECT & PROPERTY INFORMATION

Project Name: Clearwater Apartments
Property Address: Clearwater Lane
Tax Key Number(s): WAKC1375124003
Zoning: Planned Unit Development
Total Acreage: 8.03 Existing Building Square Footage: n/a
Proposed Building/Addition Square Footage: 35,626sf
Current Use of Property: vacant / multifamily residential

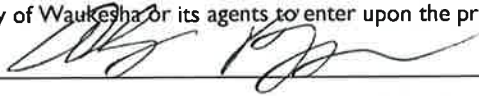
PROJECT SUMMARY (please provide a brief project description)

Phase 2 of the original Clearwater Apartments development consists of a two building, 25-unit development (with attached individual garages) and associated site work. Design style and scope to be very similar to the original multifamily development.

All submittals require a complete scaled set of digital plans (Adobe PDF) and shall include a project location map showing a 1/2 mile radius, a COLOR landscape plan, COLOR building elevation plans, and exterior lighting photometric maps and cut sheets. A pre-application meeting is required prior to submittal of any applications for Subdivisions, Planned Unit Developments, and Site and Architectural Plan Review. **The deadline for all applications requiring Plan Commission Reviews is at 4:00 P.M, 30 days prior to the meeting date. The Plan Commission meets the Second and Fourth Wednesday of each month.**

APPLICATION ACKNOWLEDGEMENT AND SIGNATURES

I hereby certify that I have reviewed the City of Waukesha Development Handbook, City Ordinances, Submittal Requirements and Checklists and have provided one PDF of all required information. Any missing or incomplete information may result in a delay of the review of your application. By signing this I also authorize The City of Waukesha or its agents to enter upon the property for the purpose of reviewing this application.

Applicant Signature 
Applicant Name (Please Print) Abby Brzezinski
Date: 03.22.2019

For Internal Use Only:

Amount Due (total from page 2): _____ Amount Paid: _____ Check #: _____
Trakit ID(s) _____ Date Paid: _____

City of Waukesha Application for Development Review

TYPE OF APPLICATION & FEES (CHECK ALL THAT APPLY)

Fees

Please note that each application type has different submittal requirements. Detailed submittal checklists can be found in Appendix A of the Development Handbook.

- Plan Commission Consultation **\$200** _____
- Traffic Impact Analysis _____
 - Commercial, Industrial, Institutional, and Other Non-Residential **\$480**
 - Residential Subdivision or Multi-Family **\$480**
 - Resubmittal (3rd and all subsequent submittals) **\$480**
- Preliminary Site Plan Review \$2,320
 - Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$2,200**
 - Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$2,320**
 - Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$2,440**
 - Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **\$2,560**
 - Resubmittal Fees (after 2 permitted reviews) **\$750**
- Final Site Plan Review _____
 - Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$1,320**
 - Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$1,440**
 - Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$1,560**
 - Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **\$1,680**
 - Resubmittal Fees (3rd and all subsequent submittals) **\$750**
- Minor Site or Architectural Plans (total site disturbance UNDER 3,000 total square feet) _____
 - Projects that do not require site development plans **\$330**
 - Resubmittal Fees (3rd and all subsequent submittals) **\$330**
- Certified Survey Map (CSM) _____
 - 1-3 Lots **\$500**
 - 4 lots or more **\$560**
 - Resubmittal (3rd and all subsequent submittals) **\$180**
 - Extra-territorial CSM **\$260**
- Preliminary Subdivision Plat _____
 - Up to 12 lots **\$1,270**
 - 13 to 32 lots **\$1,390**
 - 36 lots or more **\$1,510**
 - Resubmittal (3rd and all subsequent submittals) **\$630**
- Final Subdivision Plat _____
 - Up to 12 lots **\$660**
 - 13 to 32 lots **\$780**
 - 36 lots or more **\$900**
 - Resubmittal (3rd and all subsequent submittals) **\$480**
 - Extra-territorial Plat **\$540**
- Rezoning and/or Land Use Plan Amendment _____
 - Rezoning **\$630**
 - Land Use Plan Amendment: **\$630**
- Conditional Use Permit _____
 - Conditional Use Permit with no site plan changes **\$480**
 - Conditional Use Permit with site plan changes **\$480** plus applicable preliminary and final site plan fees above
- Planned Unit Development or Developer's Agreement (Site Plan Review is also required) _____
 - New Planned Unit Development or Developer's Agreement **\$1,760**
 - Planned Unit Development or Developer's Agreement Amendment **\$610**
- Annexation **NO CHARGE**
- House/Building Move **\$150**
- Street or Alley Vacations **\$150**

TOTAL APPLICATION FEES:

\$2,320

City of Waukesha

Development Review Submittal Requirements

PLAN COMMISSION CONSULTATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Plan Commission Consultation may be submitted for review and comment for the owner/developer to ascertain the feasibility of a proposed project. A consultation is not required but may be submitted in advance of an actual submittal for a preliminary plat, CSM, Planned Unit Development, rezoning, conditional use or site plan. The Plan Commission will only provide feedback, no approvals will be given. Prior to applying for a Plan Commission Consultation you must discuss your project with the Planning Division to determine if a Plan Commission Consultation is recommended.

Review Time: Approximately 30 days

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission (optional)

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) copy of the plans you want conceptual review of
- Attachment A: Development Review Checklist . You should also review all other corresponding checklists that relate to the project that you are seeking conceptual review of and include as much information as possible.
- Cover letter outlining project details.

TRAFFIC IMPACT ANALYSIS SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Traffic Impact Analysis is required for projects that meet certain criteria. Please refer to the Developer's Handbook Section 4.4 to determine if your project requires a Traffic Impact Analysis

Review Time: Approximately 30 days

Reviewing Departments: Public Works Engineering Division

Reviewing Boards: None, however the Plan Commission may require a copy as part of site plan review process.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) copy of the Traffic Impact Analysis

PRELIMINARY SITE AND ARCHITECTURAL PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Preliminary site and architectural plans are required for any new residential development with 4 or more units and all non-residential developments. Preliminary site plan approval is also required for additions or modifications to existing developments and projects where a stormwater management plan is needed. Preliminary approval is required unless it is determined by City staff in the Pre-Application meeting that the project only needs Final Site and Architectural Review.

Review Time: Approximately 30 days (45 if Common Council review is needed)

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Cover letter outlining project details.
 - Color architectural elevations of all sides of the building and color perspective renderings
 - Conceptual Landscape Plan
 - Attachment A: Development Review Checklist
 - Site Plan (see Attachment B: Engineering Plan Checklist)
 - Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
 - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
 - Utility Plans (see Attachment H: Sewer Plan Review Checklist)
 - Any other attachments as applicable.

FINAL SITE AND ARCHITECTURAL PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Final site and architectural plans are submitted only after the Plan Commission has approved Preliminary Site Plans for any new residential development with 4 or more units and all non-residential developments, including modifications to existing developments. Some projects may bypass Preliminary approval but only if it is determined by City staff in the Pre-Application meeting.

Review Time: Approximately 30 days (45 if Common Council review is needed)

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Cover letter outlining project details.
 - Color architectural elevations of all sides of the building and color perspective renderings
 - Landscape Plan (see Attachment I: Landscape Plan Checklist)
 - Attachment A: Development Review Checklist
 - Site Plan (see Attachment B: Engineering Plan Checklist)
 - Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
 - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
 - Utility Plans (see Attachment H: Sewer Plan Review Checklist)

MINOR SITE AND ARCHITECTURAL PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Minor Site and Architectural review is intended for projects that may not need the extensive submittal requirements for Preliminary and Final Site Plan approval. Projects that qualify for Minor Site Plan submittal may include landscape, façade and building changes or minor site modifications that don't result in the addition of impervious surface.

Review Time: Approximately 30 days (45 if Common Council review is needed)

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Cover letter outlining project details.
 - Architectural elevations of all sides of the building being modified
- In addition, depending on the type of project, you may also need the following items:
 - Site Plan (see Attachment B: Engineering Plan Checklist)
 - Landscape Plan (see Attachment I: Landscape Plan Checklist)

CERTIFIED SURVEY MAP SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Certified Survey Map may be used to divide up to eight (8) lots in Commercial, Industrial, and Mixed Use zoning districts and up to four (4) lots in all other zoning districts.

Review Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Attachment E: Certified Survey Map Checklist
 - Attachment A: Development Review Checklist and other attachments as applicable.

**Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.*

PRELIMINARY PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Preliminary Plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Preliminary Plat to Waukesha County and the State of Wisconsin for review.

Review Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Attachment F: Preliminary Plat Checklist
 - Cover letter outlining project details.
 - Attachment A: Development Review Checklist and other attachments as applicable
 - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

FINAL PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Final plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Final Plat to Waukesha County and the State of Wisconsin for review.

Review Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Attachment G: Final Plat Checklist
 - Cover letter outlining project details.
 - Attachment A: Development Review Checklist and other attachments as applicable.
 - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

REZONING & COMPREHENSIVE PLAN AMENDMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

This review is for any requests to rezone land or amend the City's Comprehensive Master Plan. For rezonings all property owners within 300 feet of the property will be notified of your request.

Review Time: 45-60 Days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council

Additional Information: Rezonings must be done in accordance with the Comprehensive Plan. Please consult with Planning staff to determine if a Comprehensive Plan Amendment is also required prior to submitting a rezoning application.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Cover letter outlining project details and rationale for rezoning
 - Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
 - Conceptual Plan (if applicable)

**Please note this application fee only covers the rezoning and/or Comprehensive Plan Amendment. If you are proposing site plan changes or are subdividing land you will also need to meet the applicable submittal requirements for those proposals.*

CONDITIONAL USE PERMIT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Any use listed as a Conditional Use in Chapter 22 (Zoning Code) requires a Public Hearing in front of the Plan Commission prior to building or occupancy permits being issued. All property owners within 300 feet of the property will be notified of your request.

Review Time: 30-45 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Conditional Use Permit Application

**Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.*

PLANNED UNIT DEVELOPMENT OR DEVELOPER'S AGREEMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

The PUD Overlay District is intended to permit development that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building heights and types, and/or mixing of compatible uses. The PUD Overlay District under this Chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the standards or use requirements set forth in the underlying basic zoning district.

Developer's Agreements are used for any project that require public infrastructure improvements (sewer, storm sewer, sidewalks, etc) and other off-site improvements such as median openings, traffic signals, street widening, etc..

Review Time: 45-60 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council. Some projects will also require Board of Public Works review.

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Cover letter/statement that outlining project details and all of the required information set forth in the Zoning Ordinance Section 22.52 (4)(a)
 - Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
 - General Development Plan
 - Proposed Supplemental Design Elements (required for all PUDs under the minimum required acreage)

**Please note in addition to the PUD submittal requirements your project will also need additional application fees and submittal materials based on the project type. This may include Preliminary and Final Plats, Preliminary and Final Site and Architectural Plans, Certified Survey Maps, Traffic Impact Analysis. Staff will inform you of any additional submittal requirements at the Pre-Application meeting, which is required prior to submitting your application.*

ANNEXATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Requests for annexation as permitted under Section 66.0217 Wisconsin Statutes.

Review Time: 45-60 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Copy of your State of Wisconsin Request for Annexation Review Application
 - Signed City of Waukesha Direct Annexation Petition
 - Map of property of property to be annexed.
 - A boundary description (legal description of property to be annexed)
 - Any additional information on the annexation.

HOUSE/BUILDING MOVE SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Any application to move a home or building from one location to another in the City requires review by staff and the Plan Commission.

Review Time: 30-45 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility, Police Department, Any affected Public Utilities

Reviewing Boards: Plan Commission

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes of items listed below
 - Address of existing structure and address of final destination for structure
 - Site Plan showing location of house/building at the new location
 - Proposed route for moving structure. Should also include any overhead wires, mailboxes, or other obstructions that will need to be temporarily relocated to allow for the house/building to get to the new site.

STREET VACATIONS

Street Vacations must be reviewed and approved by the Plan Commission.

Review Time: 45-60 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council

In addition to this application and corresponding application fee you will also need:

- One (1) digital (PDF) that includes a map and legal description of the areas to be vacated.



PURE architecture studio, llc
Creating beautiful environments to Live, Work + Play

March 22, 2019

City of Waukesha Community Development Department
Attn: Doug Koehler
201 Delafield Street, Suite 200
Waukesha, WI 53188

Project Details – Clearwater Apartments Phase 2

Dear Doug,

This Preliminary Site and Architectural Plan Submittal is for Phase 2 of the Clearwater Apartments development. The site consists of an approximately 8.03 acre parcel with a 0.51 acre stormwater pond outlot on Clearwater Lane in Waukesha, WI. Phase 1 of this development included three 2-story apartment buildings (two 18-unit buildings and one 19-unit building), six single-story freestanding garage buildings, and associated sitework (including development stormwater pond construction).

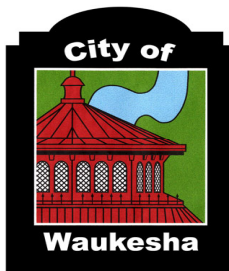
Phase 2 of this development consists of two smaller 2-story apartment buildings (one 11-unit building and one 14-unit building), trash enclosure screen construction, and associated sitework. There are no freestanding garage structures planned, as all garage spaces are included within the apartment buildings (each unit has both a dedicated garage space and surface parking space, with additional visitor parking spaces provided). Exterior building materials and colors will be very similar to Phase 1, and include: cultured stone veneer, lap siding, operable residential windows, and asphalt shingle roofing. Both buildings will have a NFPA 13R automatic sprinkler system, per State of Wisconsin requirements.

We look forward to presenting this project at the next scheduled Waukesha Plan Commission meeting.

Sincerely,

Adam Almquist

Adam Almquist
Executive Vice President
414.416.5196
adam@pure-arch.com



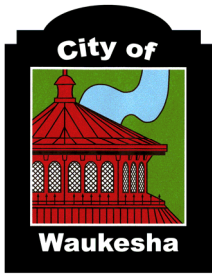
Attachment A - Application for Development Review Checklist

Project Name: Clearwater Apartment Phase 2

Engineering Design Firm: JSD Professional Services Inc.

Checklist Items	CSM	Preliminary Plat	Final Plat	Property Survey for Bldg Permit	Storm Water Plan	Erosion Control Plan	Site, Grading, Drainage Plan	Street Plan	Utility Plan	Landscape Plan	Traffic Control Plan	Traffic Impact Analysis	Conditional Use or Home Indus.	PUD or Developer's Ag.	Minor site or Arch. Change	Conditional Use	Rezoning & Comp. Plan Change
Followed Construction Drawing Sheet Layout standards in Development Handbook						X	X	N/A	X								
Followed Development Handbook and Storm Water Ordinance standards for Erosion control plans						X											
Obtained geotechnical evaluation for storm water and pavement design					N/A		X	N/A	X								
Followed Development Handbook standards, and Wisconsin Administrative Code for Property Survey				X													
Verified proposed basement floor elevation is at least 1 foot above the highest seasonal high water table elevation				X													
Followed Development Handbook standards and Ordinance for Preliminary Plat		N/A															
Followed Site, Grading, and Drainage Plan design standards in Development Handbook and Storm Water Ordinance							X						N/A		N/A	N/A	N/A
Followed Traffic impact analysis standards in Development Handbook												N/A					
Specifications conform to current City Standard Specifications					N/A	X	X	N/A	X	N/A	N/A			N/A			
Followed Lighting Plan standards in Development Handbook									N/A								
Development site contains Contaminated Waste							X										
Followed storm water management requirements in Development Handbook, and Ordinance					N/A												
Site contains mapped FEMA floodplain or a local 100-year storm event high water limits							N/A										
Site contains wetlands or Natural Resource limits (ie. Primary, Secondary, Isolated , shoreland limits)							X										
CSM follows standards in Development Handbook, City Ordinance, and State Statutes	N/A																
Followed Development Handbook standards for Street plans and profiles								N/A									
Followed Development Handbook standards for utility plans and profiles									X								
Existing sanitary sewer lateral has been televised							N/A		N/A				N/A		N/A	N/A	N/A

Checklist Items	CSM	Preliminary Plat	Final Plat	Property Survey for Bldg Permit	Storm Water Plan	Erosion Control Plan	Site, Grading, Drainage Plan	Street Plan	Utility Plan	Landscape Plan	Traffic Control Plan	Traffic Impact Analysis	Conditional Use or Home Indus.	PUD or Developer's Ag.	Minor site or Arch. Change	Conditional Use	Rezoning & Comp. Plan Change
Development Agreement needed for Public Infrastructure														N/A			
Followed Development Handbook standards for Landscape plans										N/A							
Followed Development Handbook standards, State Statutes and Ordinance for Final Plat			N/A														
A-E 2.02(4): Each sheet of plans, drawings, documents, specifications and reports for architectural, landscape architectural, professional engineering, design or land surveying practice should be signed, sealed, and dated by the								N/A									
32.10(e)(12.)H. A cover sheet stamped and signed by a professional engineer registered in the State of Wisconsin indicating that all plans and supporting documentation have been reviewed and approved by the engineer and certifying that they have read					N/A												
City, DNR, County or State Permits are needed					N/A		X	N/A	X		N/A						
Complete and submit Plan Sheet and Submittal Specific checklists in Development Handbook	N/A	N/A	N/A	X	N/A	X	X	N/A	X	N/A		N/A					
Proposed easements needed are shown.			N/A		N/A		X	N/A	X								
All Existing easements are shown	N/A	N/A	N/A	X	N/A	X	X	N/A	X	N/A			N/A	N/A	N/A	N/A	N/A



City of Waukesha
 Department of Public Works
 130 Delafield Street
 Waukesha, WI 53188
 Waukesha-wi.gov

Engineering Plan Checklist

Attachment B
 (Rev 12/18)

Project Name: Clearwater Apartment Phase 2

Engineering & Design Firm: JSD Professional Services Inc.

General Information

Plans shall include the seal and signature of the Wisconsin licensed professional engineer responsible for the preparation of the construction plans on the cover sheet or on each sheet

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a copy of the WisDOT permit for any work in the State of Wisconsin right of way.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a copy of the Waukesha County Department of Public Works permit for any work in right of way of Waukesha County.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a copy of Wisconsin Department of Natural Resources Water Resources Application for Project Permits (WRAPP) for all sites greater than one acre.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a copy of US Army Corps of Engineers 404 permit.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide cross access agreements for use of entrances.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide off-site utility easements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide hydraulic gradeline calculations for all storm sewer pipes signed and sealed by a professional engineer licensed in the State of Wisconsin.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a storm water management plan and calculations signed and sealed by a professional engineer licensed in the State of Wisconsin.

All Plan Sheets

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plans prepared on sheets measuring 11" high by 17" wide or no larger than 24" high by 36" wide.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer, watermain and storm sewer system plans for the entire development are included.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A profile view is located below a plan view on plan and profile sheets and both views are aligned by stationing whenever possible. In general, stationing is from left to right.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plan and profile sheets start and terminate at match lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The assumed bearing base, control monuments and stationing reference line(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Right-of-way limits and easement limits
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Edge of pavement or flange, face and back of curb
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name of each existing, proposed, and future roadway and any intersecting roadways
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot lines, lot and block numbers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Addresses and names of Owners for existing parcels

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All obstructions located within the project limits including, but not limited to: trees, signs, utilities, fences, light poles, structures, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A note warning that underground utilities must be located by "Diggers Hotline" prior to start of construction
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Legend (relevant to each sheet) showing all special symbols, line types and hatch used
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title block includes at a minimum, the following information: Name and address of engineering (design) firm and owner/developer Date of the drawing and last revision Scale Plan sheet number (# of #) Name and location description of development (Included in Architectural Plans)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North to the top or right of the sheet and shown by a north arrow, clearly shown without intrusion.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale of the plans 1" = 40' horizontally and 1" = 8' vertically for 11" by 17" plan sheets and 1" = 20' horizontally and 1" = 4' vertically for 22" by 34" sheets. Partial site plans have a scale of 1" = 20' or larger. The scale of details is such that the detail is clearly shown. The scale is shown with a line scale and text.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing surface objects indicated with screened lines and clearly labeled.

Cover Sheet

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project title.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location Map (Proximity to two main streets minimum).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Index of all plan sheets
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	For large or phased subdivisions, a key map of layout and phases.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A minimum of two (2) current SEWRPC reference benchmarks. Survey documentation of tie to Wisconsin State Plane Coordinate System, South Zone (horizontal) and City of Waukesha datum (vertical) provided. Elevations shown based on City of Waukesha datum.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All permanent or temporary benchmarks and elevations.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A description of the locations of the benchmarks; and the basis or origin of the vertical control network.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date of plan preparation and applicable revision date(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The following statement: " <i>All site improvements and construction shown on the plans shall conform to the City of Waukesha <u>Development Handbook & Infrastructure Specifications</u>. 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.</i> "

Roadway

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	For all new streets, a site specific geotechnical evaluation and pavement design submitted with the plans.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A separate detail sheet showing typical cross-sections for each roadway standard width and cul-de-sac if applicable.

Plan View

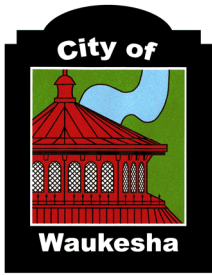
YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The assumed bearing base, control monuments and stationing reference line along the centerline of the roadway, including cul-de-sacs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At least one clearly labeled benchmark or control point per sheet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pavement and median dimensions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Final grade elevations at 25' intervals at the right-of-way including at the edge of pavement for rural sections or at the flange of curb for urban sections.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final grade elevations for cul-de-sacs at 25' intervals at the right-of-way including at the edge of pavement for rural sections or at the flange of curb for urban sections.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label all PVC's, PVT's, and PC's, PT's for vertical and horizontal curves. Radii of all intersections (edge of pavement or flange of curb, with note indicating which is referenced).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveways for all lots adjacent to storm inlets and intersections.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks labeled and dimensioned.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing, proposed, future streets and drives labeled and dimensioned.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All roadside ditch locations, flowline elevations at 50' intervals of the ditches.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Slope intercepts.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Invert profile for 200' downstream for any existing ditches receiving flow from a proposed road or street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Limits of any areas which need special stabilization techniques.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Specific details of all existing connected roadways. Pavement, shoulders, ditches, curb alignment, and grades shall be shown as needed to adequately make the transition.

Intersection Details

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Radii of all intersections (edge of pavement or flange of curb, with note indicating which is referenced).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks and accessible ramps labeled and dimensioned.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Right of way corner clips and sight visibility easements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spot grades as necessary to ensure proper drainage and compliant ADA slopes.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spot grades shall be shown at end of radius for all curb and gutter and the end radius for all back of sidewalk.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage clarified by flow arrows, high points, sags, ridges, etc. Slope intercepts shall be clearly labeled by station, elevation to the nearest 0.1', and offset distance (left or right) from the reference line.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Invert elevation of ditches (for rural roadway).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final subgrade elevation at the centerline of the street or roadway.

Cross Sections

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Right of way limits.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slope intercepts clearly labeled.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elevations to the nearest 0.01'.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Offset distance (left or right) from the reference line.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Final grade elevations at back of walk, face of walk, top of curb, flange elevation (edge of pavement for rural section), and the centerline of the street or roadway.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cross slope of sidewalk, terrace area, and roadway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Invert elevation of ditches (for rural section)



City of Waukesha
 Department of Public Works
 130 Delafield Street
 Waukesha, WI 53188
 Waukesha-wi.gov

Site, Grading and Drainage Plan Conditional Use Permit Checklist

Attachment C
 (Rev 12/18)

Project Name: Clearwater Apartment Phase 2

Engineering & Design Firm: JSD Professional Services Inc.

General Requirements

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Applicant's name
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and location of development
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale and north arrow
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date of original and revisions noted
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	License number and professional seal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Digital Drawings in AutoCAD format of the site layout & building plan layout
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pay impact fees

Building Plans

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contact Community Development Department

Site Plans

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dimensions of development site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, footprint, and outside dimensions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed pedestrian access points
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed vehicular access points
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking lots, driveways shown
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Front, side and rear yard setbacks shown and labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, identification and dimensions of all existing or planned easements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identification of all land to be dedicated
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, elevation, and dimensions of walls and fences
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of outdoor lighting with lighting design plan and calculations
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sign complies with City Code Book
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of existing and proposed signs

Site Access

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Legal description or certified survey of property
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development compatible with its zoning district
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks to be shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site entrance drive dimensions
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Individual development vehicular entrances at least 125 feet apart
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adjacent development share driveway where possible
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At least one vehicular and pedestrian access point to each adjoining site granted by cross easements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cross access to be provided with minimum paved width of 24 feet
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Design detail for all new public streets

Parking/Traffic

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5-foot wide (min) paved walkway to building entrance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7-foot parking separation from front of building
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum parking spaces provided
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Service truck parking in designated service areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking spaces and layout dimensioned
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot paved with HMA or concrete
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Handicap parking provided
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Minimum required stacking distance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete curb and gutter around parking lot

Grading and Drainage Plans

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show existing tree lines and any obstructions (fences, structures, power poles, etc.) within the project limits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All proposed lot lines and lot numbers or addresses
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot line dimensions
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outline of buildable areas for each lot
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Typical setbacks of buildable area to front, side and back lot lines
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All existing buildings, structures and foundations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All existing drainage channels and watercourses
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Emergency overflow routes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage clarified by flow arrows, high points, sags, ridges, and valley gutters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed retaining wall locations with top and bottom of wall elevations at key locations
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100-year flood plain limit (both pre-and post-project)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100-year storm water surface elevation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wetlands. Wetland limits labeled with bearings and distances and dimensioned to lot lines. Bearings and distances may be shown in tabulated format.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All environmental corridors, & or environmentally sensitive areas as required by DNR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All existing and proposed easements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing topography of the site and all areas within 50 feet of the site shown at a one foot contour interval using City of Waukesha datum. Existing contours shown as thin, dashed screened or grey lines with a readily discernable heavier line used for the 5-foot contour intervals.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed grading shown at a contour interval of 1 foot using City of Waukesha datum. Proposed contour lines shown as solid medium lines, with a discernible heavier line use for the 5-foot contour intervals.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The yard grade and first floor elevation of proposed building and any existing buildings located within 150 feet of the parcel boundary.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed road(s), curb and gutter, all storm sewer grates and storm sewer manholes (or cross-culverts for open ditches). Show any off-road storm inlets and discharge locations with surface entry elevations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spot grades as necessary to ensure proper drainage and compliant ADA slopes and routing where applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	At front setback line show a typical house shell on each lot and the proposed yard grade to the nearest tenth of a foot (assumed to be 0.7' below the top of block) for each building. Show proposed finished elevations to the nearest tenth of a foot at all lot corners and alongside lot lines adjacent to the front and back corners of the typical house. Show proposed finished elevations to the nearest tenth of a foot at high and low points along any side or back lot lines, and at high and low points if roads to demonstrate proposed drainage.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The grading plan for any house that will require special design due to topography, clearly show separate grades for the garage and yard grade if extra steps are needed. Separate spot finish elevations shown for rear or side exposure or walkout.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate minimum finished floor elevations adjacent to floodplains, ponds, creeks/channels, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed storm inlets shown on each grading plan. Each plan also includes specific details on all applicable retention/detention basins, ponds, overflows, etc. Separate sheets or notes as required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locations of existing and proposed streets, drives, alleys, easements, right-of-way, parking as required, vehicular and pedestrian access points, and sidewalks
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outline of any development stages
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location and details on any required emergency access roads
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Soil characteristics
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed topography shown for the site and or adjacent properties
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floodplain, shore land, environmental and wetlands shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and dimensions of on-site storm water drainage facilities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and footprint of all existing buildings
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locations and species of existing trees
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Berm detail
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot grades and swales shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage calculations provided

Erosion Control

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location Map
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Soils Survey Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing Land Use Mapping
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Predeveloped Site Conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Existing contours
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Property lines
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Existing flow paths and direction
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Outlet locations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Drainage basin divides and subdivides
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Existing drainage structures on and adjacent to the site
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Nearby watercourses
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Lakes, streams, wetlands, channels, ditches, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Limits of the 100-year floodplain
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Practice location/layout/cross sections
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction Details
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Name of receiving waters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site description/Nature of construction activity
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sequence of construction
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Estimate of site area and disturbance area
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre- and post-developed runoff coefficients
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Description of proposed controls, including
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Interim and permanent stabilization practices
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Practices to divert flow from exposed soils
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Practices to store flows or trap sediment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Any other practices proposed to meet ordinance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing topography of the site and all areas within 50 feet of the site shown at a one foot contour interval using City of Waukesha datum. Existing contours shown as thin, dashed screened or grey lines with a readily discernable heavier line used for the 5-foot contour intervals.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed grading shown at a contour interval of 1 foot using City of Waukesha datum. Proposed contour lines shown as solid medium lines, with a discernible heavier line use for the 5-foot contour intervals.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	List the total disturbed acreage including offsite areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide free survey in accordance with City Erosion Control Ordinance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed limits of disturbance including proposed tree cutting areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and dimensions of all temporary topsoil and dirt stockpiles.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and dimensions of all appropriate best management practices (BMP).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Phasing of BMP's with the construction activities listed / described.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Schedule of anticipated starting and completion date of each land disturbing and land developing activity, including the installation of the BMP measures that are needed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of all channels, pipes, basins or other conveyances proposed to carry runoff to the nearest adequate outlet, including applicable design assumptions and computations.

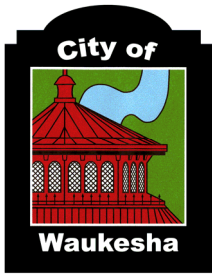
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Areas to be sodded or seeded and mulched or otherwise stabilized with vegetation, describing the type of final vegetative cover.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Areas of permanent erosion control (other than vegetation).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Boundaries of the construction site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage patterns/slopes after grading activities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Areas of land disturbance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locations of structural and nonstructural controls
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage basin delineations and outfall locations

Optional Submittals as Determined by Review Authority

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traffic impact analysis
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental impact statement
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soil and Site Evaluation Report per DNR Technical Standard 1002
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plot of effect of exterior illumination on site and adjacent properties
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Description of any unusual characteristics
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Street perspectives showing view corridors
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Historic site
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Economic feasibility study
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contaminated Waste Site

I hereby certify that I have reviewed the City ordinances and provided one (1) full-sized set of all required information along with all the required reduced copies of plans.

Applicant's Signature: _____



City of Waukesha
 Department of Public Works
 130 Delafield Street
 Waukesha, WI 53188
 Waukesha-wi.gov

Sewer Plan Review Checklist

Attachment H
 (Rev 12/18)

Project Name: Clearwater Apartment Phase 2

Engineering & Design Firm: JSD Professional Services Inc.

Sanitary System

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 4" sanitary sewer lateral from the main to the property line, PVC SDR 26 or 35 conforming to ASTM standards D 3034 with rubber gasket joints
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary sewer laterals shall have a green #12 locator wire installed along the entire length. Locator wire shall be brought to the surface at the edge of the building and enclosed in a curb box with "sewer" on the cover.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sampling manhole required for all food service developments (or developments with the potential to become food service) and industrial/manufacturing facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial facilities must complete an industrial discharge form.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outside drop manhole connection required where drop is greater than 24 inches.
Sanitary Plan View			
YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ghost existing utilities and lateral locations in screened format. Label the pipe size of existing utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Label the proposed sewer and laterals with length, size, and material type
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material and size of the existing sanitary sewer being connected to.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the stub-outs with length, size, slope, and invert elevations (if not profiled).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dimensions showing offset from right-of-way to the sewer and separation distance between other utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show type and size of encasement where needed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show flow directions of all proposed mains.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Length of each sewer lateral and height of any lateral risers. Label proposed invert elevations at right-of-way lines.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Distance from downstream manhole to each upstream sewer lateral.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed manholes and cleanouts labeled with a design plan number. Existing manholes labeled with numbers obtained from City records.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rim and invert elevations at each manhole, based on City of Waukesha datum (for private sewer if not profiled)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show and label all easements
Sanitary Profile View			
YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stationing.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed surface profiles and elevations over the sewer.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All utility crossings. Label elevations if known.

N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pipe material / class, size, length, and percent grade to two (2) decimal places.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material and size of the existing sanitary sewer being connected to.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Length, type, and size of encasement as needed.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed manholes. Indicate type and diameter.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Label station, rim, and invert elevations, based on City of Waukesha datum, and design plan number for each manhole and cleanout. Existing manholes to be labeled with numbers obtained from City records.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Limits of gravel and/or slurry backfill.

Sanitary for Subdivisions/Large Developments

(Complete copies of City specifications for sanitary sewer are available upon request.)

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Each parcel should have a separate sanitary sewer lateral.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary sewer – 8 ft. horizontal separation from water main per DNR requirements. 8" diameter minimum size, PVC SDR 26 for depths up to 25 ft.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary sewer manhole at every change of direction and a maximum distance of 400 ft.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A chimney seal shall be required on all manholes.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide copies of all approved WDNR/WDOC submittals, including sewer sizing calculation worksheet and the area served.

Storm System

Storm Plan View

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ghost existing utilities and lateral locations in screened format. Pipe size of existing utilities labeled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed sewer and laterals with length, size, and material type clearly labeled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material and size of the existing storm sewer being connected to.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stub-outs labeled with length, size, slope, and invert elevations (if not profiled).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dimensions showing offset from right-of-way to the sewer and separation distance between other utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Type and size of encasement where needed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Length of any sewer lateral. Label proposed invert elevations at right-of-way lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed inlets, manholes, and other drainage structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed drainage structures labeled with a design plan number. Existing drainage structures labeled with numbers obtained from City records.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Details of outfall or ditch inlet protection requirements such as rip-rap, end sections or headwalls as needed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Details of detention facilities, outfall, overflow and control structures as needed.

Storm Profile View

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stationing.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed surface profiles and elevations over the sewer.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All utility crossings. Label elevations if known.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pipe material / class, size, length, and percent grade to two (2) decimal places.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material and size of the existing storm sewer being connected to
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Length, type, and size of encasement as needed.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed inlets, manholes, and other drainage structures. Label type and size.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label station, rim, and invert elevations, based on City of Waukesha datum, at each manhole, catch basin, inlet, and detention control structure.

N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed drainage structures labeled with a design plan number. Existing drainage structures to be labeled with numbers obtained from City records.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cross-section of open channels and detention facilities, including outfall, overflow, and control structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Limits of gravel and/or slurry backfill.

General System

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show all easements, public or private.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No structures allowed within a public easement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plantings or signs within public easements, if permitted by City, shall be at least 5 feet from the utilities.

General for Subdivisions/Large Developments

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide plans sealed by Registered Professional Engineer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show benchmark, north arrow and scale.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show existing/proposed sewer and water utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sewer to be installed by the developer under the terms of a Development Agreement.

Utility Plans

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of all utilities: storm and sanitary sewers, water mains, fire hydrants, electrical, natural gas, and communication (cable television, telephone, etc.) lines
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior lighting for parking and other outdoor areas, outdoor signs, and building exteriors.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of waste and trash collection, and indicate plans for snow removal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and footprint of any and all buildings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and names of existing and proposed streets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and size of existing and proposed storm sewer, sanitary sewer, and water utility systems shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric, gas, telephone, and cable lines shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All new utilities are underground
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior lighting detail provided
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of all utility and private fire hydrants
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sampling manhole shown (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Grease interceptor shown (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location and size of existing and proposed water meters

Include the following notes on the Utility Plan:

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All sanitary sewer to be installed in accordance with City of Waukesha standards.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All applications and fees for sanitary sewer must be completed and paid prior to connection to sewer systems.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.

The above list contains items that are commonly missed on Utility Plans. For subdivisions or other large or complex projects, a complete plan review includes many more checks too numerous to list here. Please call (262) 524-3600 for additional information. City typical sewer details can be provided upon request.

Note: For water main, contact Waukesha Water Utility at (262) 521-5272

PROJECT:

Clearwater Apartments - Phase 2

Waukesha, WI



PURE architecture studio, llc
735 N Water Street, Suite 1228
Milwaukee, WI 53202
www.pure-arch.com

PROJECT

Clearwater
Apartments
Phase 2

OWNER

A-Squared
Development LLC

This drawing, its design concept, and its detail are the sole property of PURE architecture studio, llc and shall not be copied in any form or manner, or used on any other projects, without written authorization of its designer/creator.

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	19112
ISSUED FOR	MUNICIPAL REVIEW
DATE	03.22.2019

SHEET

TITLE PAGE

G000



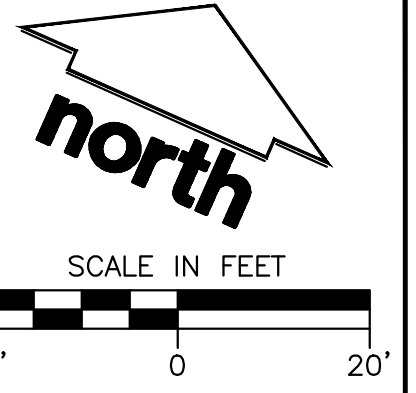
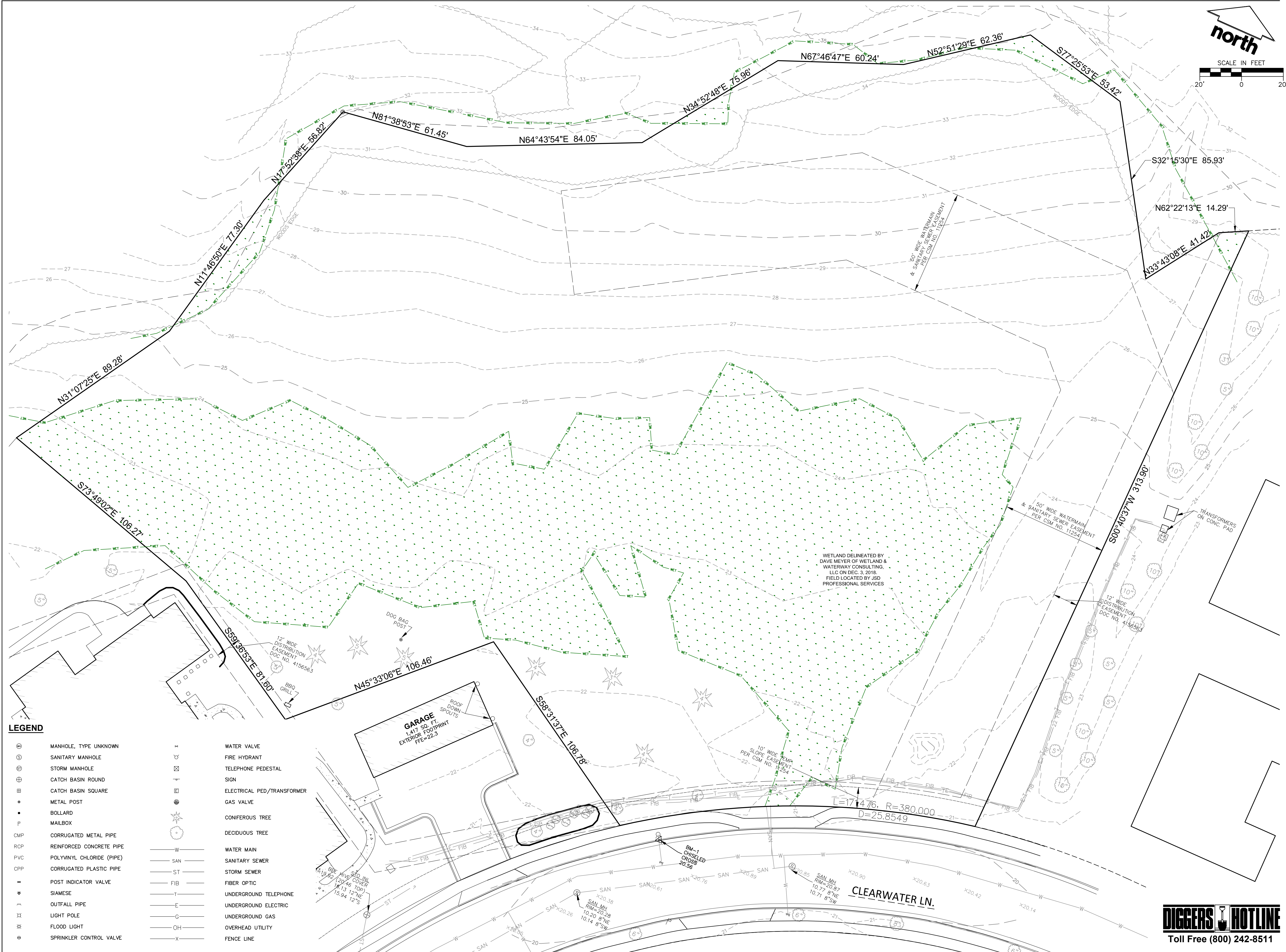
ISSUED FOR: **Municipal Review**

ARCHITECT:

PURE architecture studio, llc
Milwaukee, WI

SHEET INDEX

G000	TITLE PAGE	A101	BUILDING A PLANS
C0.0	EXISTING CONDITIONS	A102	BUILDING B PLANS
C1.0	SITE PLAN	A401	BUILDING A ELEVATIONS
C2.0	EROSION CONTROL PLAN	A402	BUILDING B ELEVATIONS
C3.0	GRADING PLAN		BUILDING B - NORTH PERSPECTIVE
C4.0	UTILITY PLAN		BUILDING B - SOUTH PERSPECTIVE
C4.1	PUBLIC WATERMAIN PLAN AND PROFILE		BUILDING B - WEST PERSPECTIVE
C5.0	DETAILS		BUILDING A - NORTH PERSPECTIVE
C5.1	DETAILS		BUILDING B - SOUTH PERSPECTIVE
C5.2	DETAILS		
C5.3	DETAILS		
C5.4	DETAILS		
C5.5	DETAILS		



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MILWAUKEE REGIONAL OFFICE
W238N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
**PURE ARCHITECTURE
STUDIO, LLC**

CLIENT ADDRESS:
**735 N. WATER STREET, SUITE 1228
MILWAUKEE, WI 53202**

PROJECT:
**CLEARWATER
APARTMENT PHASE 2**

PROJECT LOCATION:
**CITY OF WAUKESHA
WAUKESHA COUNTY, WISCONSIN**

PLAN MODIFICATIONS:

#	Date:	Description:
1	03/22/19	Municipal Review
2		
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Design/Drawn: APM
Approved: RWI

SHEET TITLE:
EXISTING CONDITIONS

**NOT FOR
CONSTRUCTION**

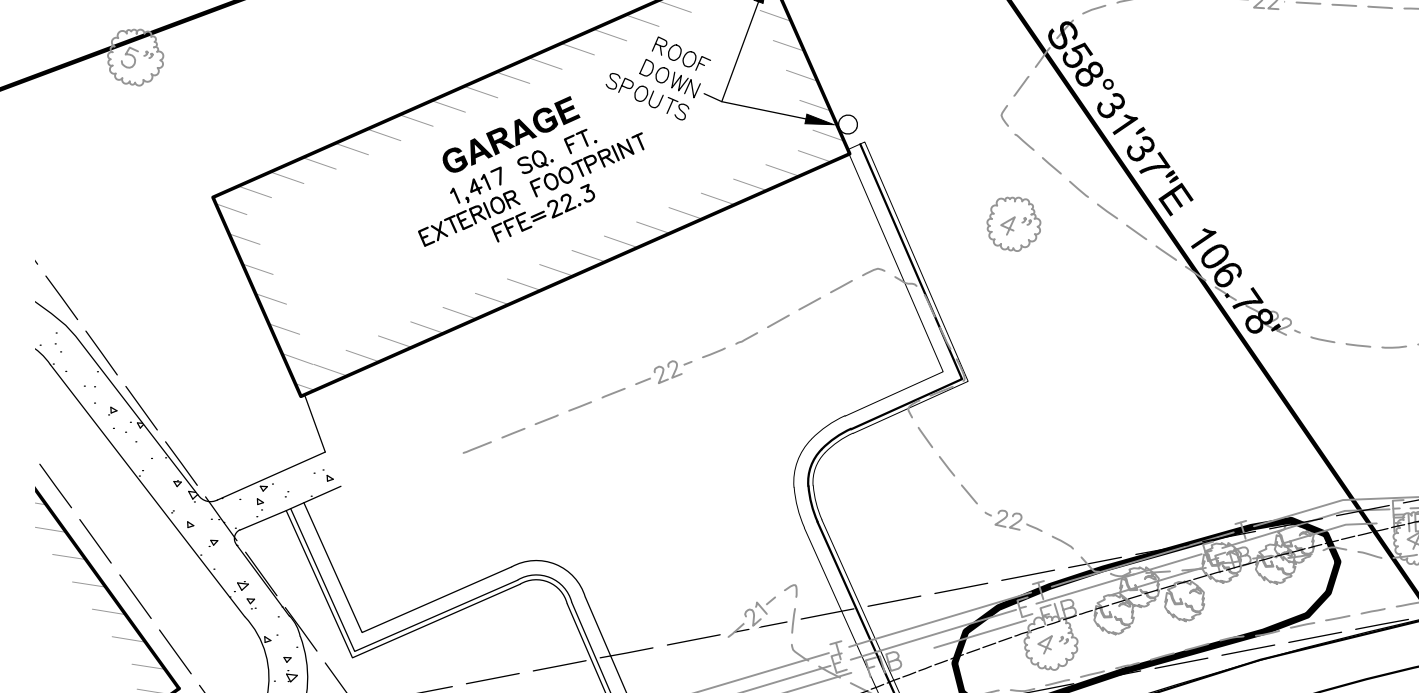
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CO.0



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LEGEND

⊙	MANHOLE, TYPE UNKNOWN	⊙	WATER VALVE
⊙	SANITARY MANHOLE	⊙	FIRE HYDRANT
⊙	STORM MANHOLE	⊙	TELEPHONE PEDESTAL
⊕	CATCH BASIN ROUND	⊕	SIGN
⊕	CATCH BASIN SQUARE	⊕	ELECTRICAL PED/TRANSFORMER
⊙	METAL POST	⊙	GAS VALVE
●	BOLLARD	⊙	CONIFEROUS TREE
⊙	MAILBOX	⊙	DECIDUOUS TREE
CMP	CORRUGATED METAL PIPE	— W —	WATER MAIN
RCP	REINFORCED CONCRETE PIPE	— SAN —	SANITARY SEWER
PVC	POLYVINYL CHLORIDE (PIPE)	— ST —	STORM SEWER
CPP	CORRUGATED PLASTIC PIPE	— FIB —	FIBER OPTIC
⊕	POST INDICATOR VALVE	— T —	UNDERGROUND TELEPHONE
⊙	SIAMESE	— E —	UNDERGROUND ELECTRIC
⊕	OUTFALL PIPE	— G —	UNDERGROUND GAS
⊕	LIGHT POLE	— OH —	OVERHEAD UTILITY
⊕	FLOOD LIGHT	— X —	FENCE LINE
⊙	SPRINKLER CONTROL VALVE		



WETLAND DELINEATED BY
DAVE MEYER OF WETLAND &
WATERWAY CONSULTING,
LLC ON DEC. 3, 2018.
FIELD LOCATED BY JSD
PROFESSIONAL SERVICES

50' WIDE WATERMAIN
& SANITARY SEWER EASEMENT
PER CSM NO. 11254

12' WIDE
DISTRIBUTION
EASEMENT
DOC NO. 415858

TRANSFORMERS
ON CONC. PAD



CLEARWATER LN.

JSD PROJECT NO: 18-8890

SITE INFORMATION BLOCK	
SITE ADDRESS	2900 CLEARWATER LANE
PROPERTY AREA	(349,709 SF) 8.03 ACRES
PHASE II AREA	(141,362 SF) 3.25 ACRES
NUMBER OF PHASE II BUILDINGS	2
TOTAL PHASE II BUILDING SQUARE FOOTAGE	18,270 SF
NUMBER OF EXTERIOR PARKING STALLS	41
STANDARD	39
ACCESSIBLE	2
EXISTING VS. PROPOSED PHASE II SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	0 SF
EXISTING PERVIOUS SURFACE AREA	141,362 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.00
PROPOSED IMPERVIOUS SURFACE AREA	53,236 SF
PROPOSED PERVIOUS SURFACE AREA	88,126 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.38



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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
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STUDIO, LLC**

CLIENT ADDRESS:
**735 N. WATER STREET, SUITE 1228
MILWAUKEE, WI 53202**

PROJECT:
**CLEARWATER
APARTMENT PHASE 2**

PROJECT LOCATION:
**CITY OF WAUKESHA
WAUKESHA COUNTY, WISCONSIN**

PLAN MODIFICATIONS:	
#	Description:
1	03/22/19 Municipal Review
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Design/Drawn: APM
Approved: RWI

SHEET TITLE:
SITE PLAN

**NOT FOR
CONSTRUCTION**

SHEET NUMBER:

C1.0

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD PROJECT NO: 18-8890



LEGEND	
⊙	MANHOLE, TYPE UNKNOWN
⊙	SANITARY MANHOLE
⊙	STORM MANHOLE
⊕	CATCH BASIN ROUND
⊕	CATCH BASIN SQUARE
●	METAL POST
●	BOLLARD
⊖	MAILBOX
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE (PIPE)
CPP	CORRUGATED PLASTIC PIPE
+	POST INDICATOR VALVE
⊙	SIAMASE
⊕	OUTFALL PIPE
⊕	LIGHT POLE
⊕	FLOOD LIGHT
⊕	SPRINKLER CONTROL VALVE
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	TELEPHONE PEDESTAL
⊕	SIGN
⊕	ELECTRICAL PED/TRANSFORMER
⊕	GAS VALVE
⊕	ASPHALT DEMO
⊕	CONCRETE SIDEWALK
⊕	HEAVY DUTY ASPHALT PAVEMENT
⊕	STANDARD DUTY ASPHALT PAVEMENT
⊕	WETLAND DISTURBANCE

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PLAN MODIFICATIONS:

#	Date:	Description:
1	03/22/19	Municipal Review
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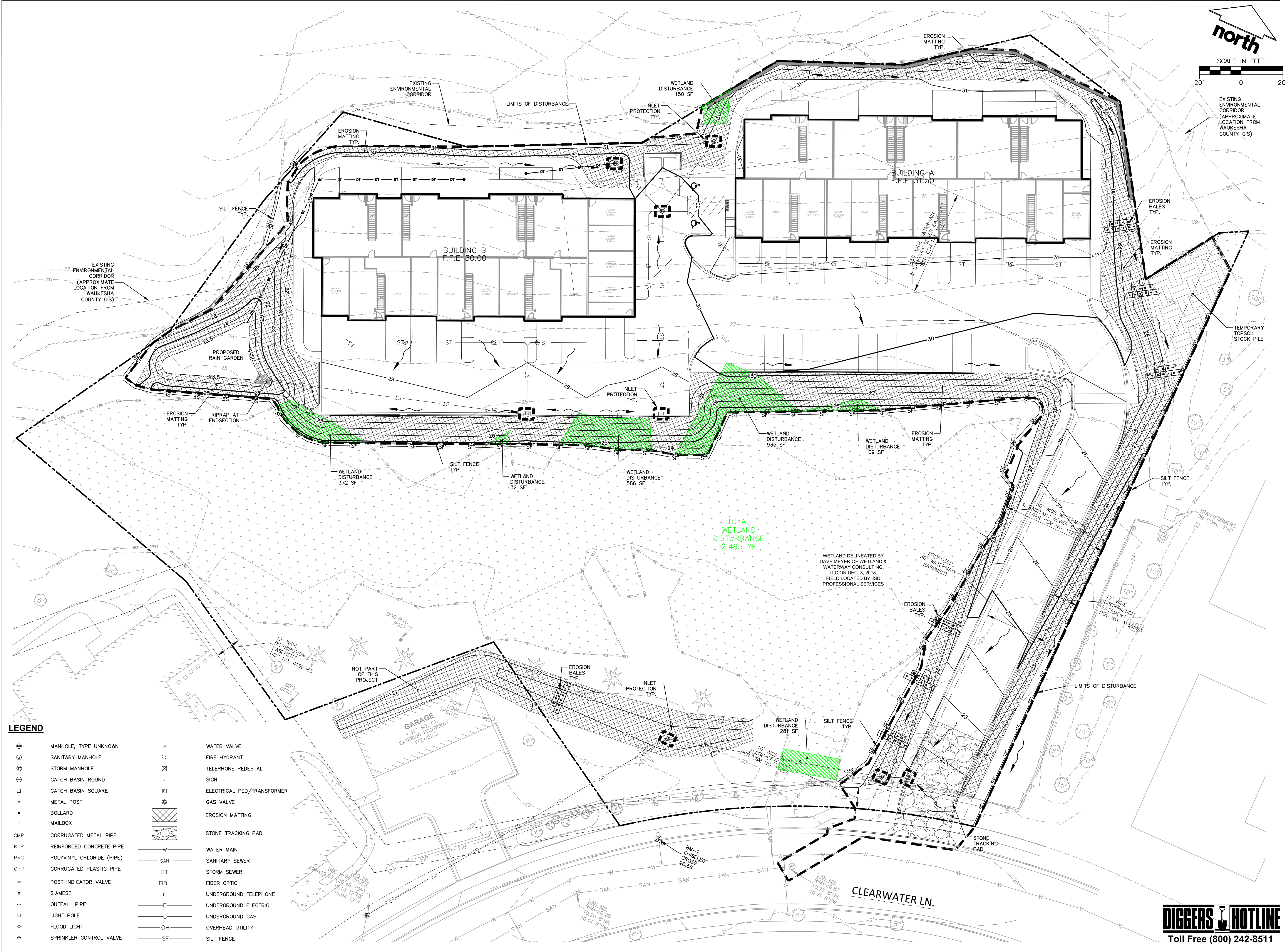
Design/Drawn: APM
Approved: RWI

SHEET TITLE:
**EROSION CONTROL
PLAN**

**NOT FOR
CONSTRUCTION**

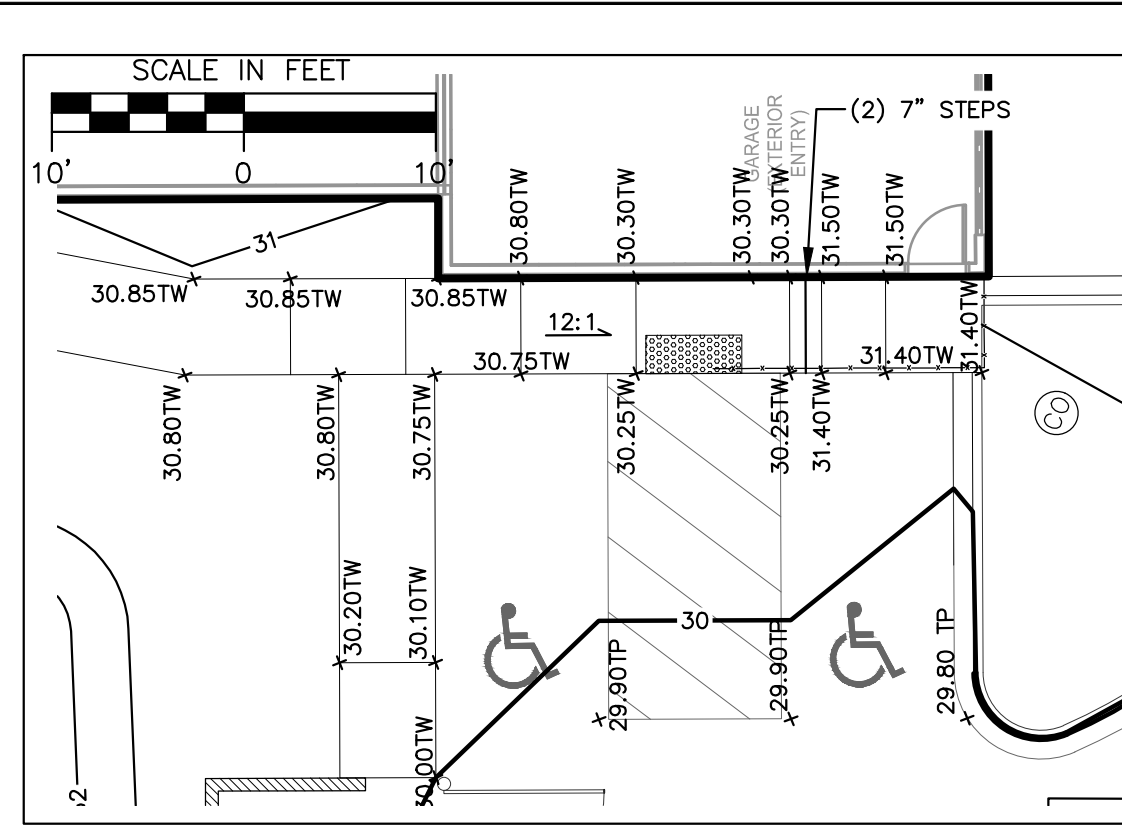
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C2.0

JSD PROJECT NO: 18-8890

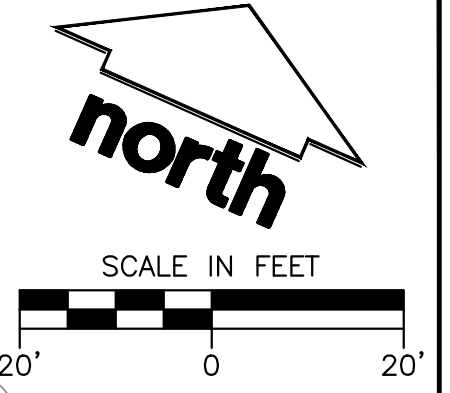


- LEGEND**
- MANHOLE, TYPE UNKNOWN
 - SANITARY MANHOLE
 - STORM MANHOLE
 - CATCH BASIN ROUND
 - CATCH BASIN SQUARE
 - METAL POST
 - BOLLARD
 - MAILBOX
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE (PIPE)
 - CPP CORRUGATED PLASTIC PIPE
 - POST INDICATOR VALVE
 - SIAMASE
 - OUTFALL PIPE
 - LIGHT POLE
 - FLOOD LIGHT
 - SPRINKLER CONTROL VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - SIGN
 - ELECTRICAL PED/TRANSFORMER
 - GAS VALVE
 - EROSION MATTING
 - STONE TRACKING PAD
 - WATER MAIN
 - SANITARY SEWER
 - STORM SEWER
 - FIBER OPTIC
 - UNDERGROUND TELEPHONE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND GAS
 - OVERHEAD UTILITY
 - SILT FENCE

DIGGERS HOTLINE
Toll Free (800) 242-8511



- × 28.80 SPOT ELEVATION - FINISH GRADE
- × 28.80 TOW SPOT ELEVATION - TOP OF WALL GRADE
- × 28.80 BOW SPOT ELEVATION - BOTTOM OF WALL GRADE
- × 28.80 RIM SPOT ELEVATION - RIM GRADE
- × 28.80 TW SPOT ELEVATION - TOP OF WALK
- × 28.80 TP SPOT ELEVATION - TOP OF PAVEMENT
- × 28.80 BOC SPOT ELEVATION - BACK OF CURB



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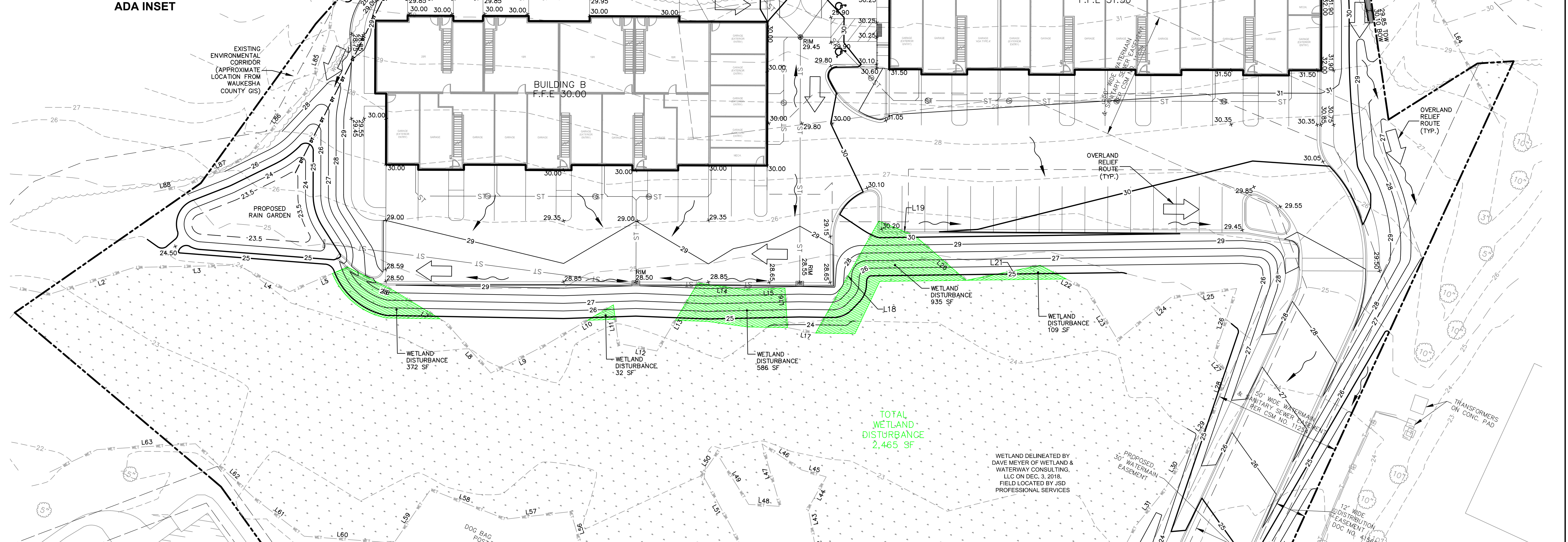
Design/Drawn: **APM**
Approved: **RWI**

SHEET TITLE:
GRADING PLAN

**NOT FOR
CONSTRUCTION**

SHEET NUMBER:
C3.0

JSD PROJECT NO: 18-8890



**EXISTING SOUTH WETLAND
LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S76°55'45"W	55.34'	L22	N86°12'35"W	20.83'	L43	S34°13'47"E	8.71'
L2	S48°24'20"W	34.93'	L23	N55°29'05"W	23.11'	L44	S5°47'19"W	14.23'
L3	S64°44'45"W	40.74'	L24	S27°17'53"W	26.74'	L45	N81°39'43"E	10.10'
L4	N87°00'53"W	22.96'	L25	S58°11'46"W	26.21'	L46	S80°31'57"E	18.66'
L5	S43°00'17"W	24.82'	L26	N5°35'18"W	28.61'	L47	N40°20'07"W	25.67'
L6	N86°51'52"W	20.48'	L27	N65°03'18"W	7.96'	L48	N69°30'42"E	12.48'
L7	N82°39'59"W	23.65'	L28	N5°16'18"W	18.95'	L49	S55°58'58"E	23.69'
L8	N65°46'45"W	26.99'	L29	N12°43'33"E	13.68'	L50	N10°29'26"E	10.01'
L9	S38°49'36"W	24.30'	L30	N6°57'57"E	21.08'	L51	N52°44'07"W	24.40'
L10	S35°21'09"W	30.97'	L31	N14°56'23"E	17.10'	L52	N50°15'11"W	21.93'
L11	N31°17'07"W	15.34'	L32	N4°11'03"E	20.90'	L53	N69°46'45"E	31.38'
L12	S77°01'39"W	15.47'	L33	N31°07'46"E	29.92'	L54	N80°55'10"E	22.56'
L13	S6°59'54"W	31.27'	L34	N2°06'24"W	31.23'	L55	N69°47'27"E	15.00'
L14	S74°05'16"W	17.60'	L35	N14°41'18"W	20.18'	L56	S40°38'40"E	18.29'
L15	S64°38'49"W	16.87'	L36	S86°07'50"E	12.33'	L57	N59°22'55"E	25.85'
L16	N27°39'32"W	23.65'	L37	N14°31'48"E	17.56'	L58	N87°41'10"E	31.65'
L17	S76°57'05"W	11.27'	L38	S3°39'59"E	13.11'	L59	N10°29'50"E	25.56'
L18	S5°26'27"W	50.68'	L39	S8°05'28"E	25.01'	L60	N70°16'52"E	35.41'
L19	S88°16'46"W	15.42'	L40	S65°08'11"E	34.87'	L61	S76°40'44"E	24.25'
L20	N73°00'24"W	26.67'	L41	N88°01'48"E	32.29'	L62	S71°13'58"E	32.00'
L21	S54°29'01"W	29.72'	L42	S34°24'36"E	16.51'	L63	N62°35'14"E	38.81'

LEGEND

⊕	MANHOLE, TYPE UNKNOWN	⊕	WATER VALVE
⊕	SANITARY MANHOLE	⊕	FIRE HYDRANT
⊕	STORM MANHOLE	⊕	TELEPHONE PEDESTAL
⊕	CATCH BASIN ROUND	⊕	SIGN
⊕	CATCH BASIN SQUARE	⊕	ELECTRICAL PED/TRANSFORMER
⊕	METAL POST	⊕	GAS VALVE
⊕	BOLLARD	⊕	WATER MAIN
⊕	POST INDICATOR VALVE	⊕	SANITARY SEWER
⊕	SIAMASE	⊕	STORM SEWER
⊕	OUTFALL PIPE	⊕	FIBER OPTIC
⊕	LIGHT POLE	⊕	UNDERGROUND TELEPHONE
⊕	FLOOD LIGHT	⊕	UNDERGROUND ELECTRIC
⊕	SPRINKLER CONTROL VALVE	⊕	UNDERGROUND GAS
		⊕	OVERHEAD UTILITY
		⊕	FENCE LINE

**EXISTING NORTH WETLAND
LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L64	S52°32'09"E	61.80'	L77	N66°22'34"E	36.85'
L65	S41°50'07"E	21.40'	L78	N88°18'59"E	12.76'
L66	S64°13'23"E	35.18'	L79	N54°50'32"E	25.48'
L67	N42°25'06"E	16.48'	L80	N66°39'44"E	32.30'
L68	S87°25'01"E	35.88'	L81	N77°12'26"E	51.93'
L69	N68°42'22"E	25.28'	L82	N61°36'02"E	26.95'
L70	N50°59'54"E	22.40'	L83	N36°27'12"E	31.86'
L71	N60°39'59"E	19.37'	L84	N14°39'23"W	34.53'
L72	S76°03'11"E	14.98'	L85	N4°43'07"W	21.63'
L73	N69°22'50"E	27.99'	L86	N18°15'43"E	36.85'
L74	N38°25'00"E	32.54'	L87	N40°56'56"E	27.02'
L75	N13°10'17"W	14.56'	L88	N54°49'41"E	12.63'
L76	N21°43'16"W	10.34'			



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W238N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
**PURE ARCHITECTURE
STUDIO, LLC**

CLIENT ADDRESS:
**735 N. WATER STREET, SUITE 1228
MILWAUKEE, WI 53202**

PROJECT:
**CLEARWATER
APARTMENT PHASE 2**

PROJECT LOCATION:
**CITY OF WAUKESHA
WAUKESHA COUNTY, WISCONSIN**

PLAN MODIFICATIONS:

#	Date:	Description:
1	03/22/19	Municipal Review
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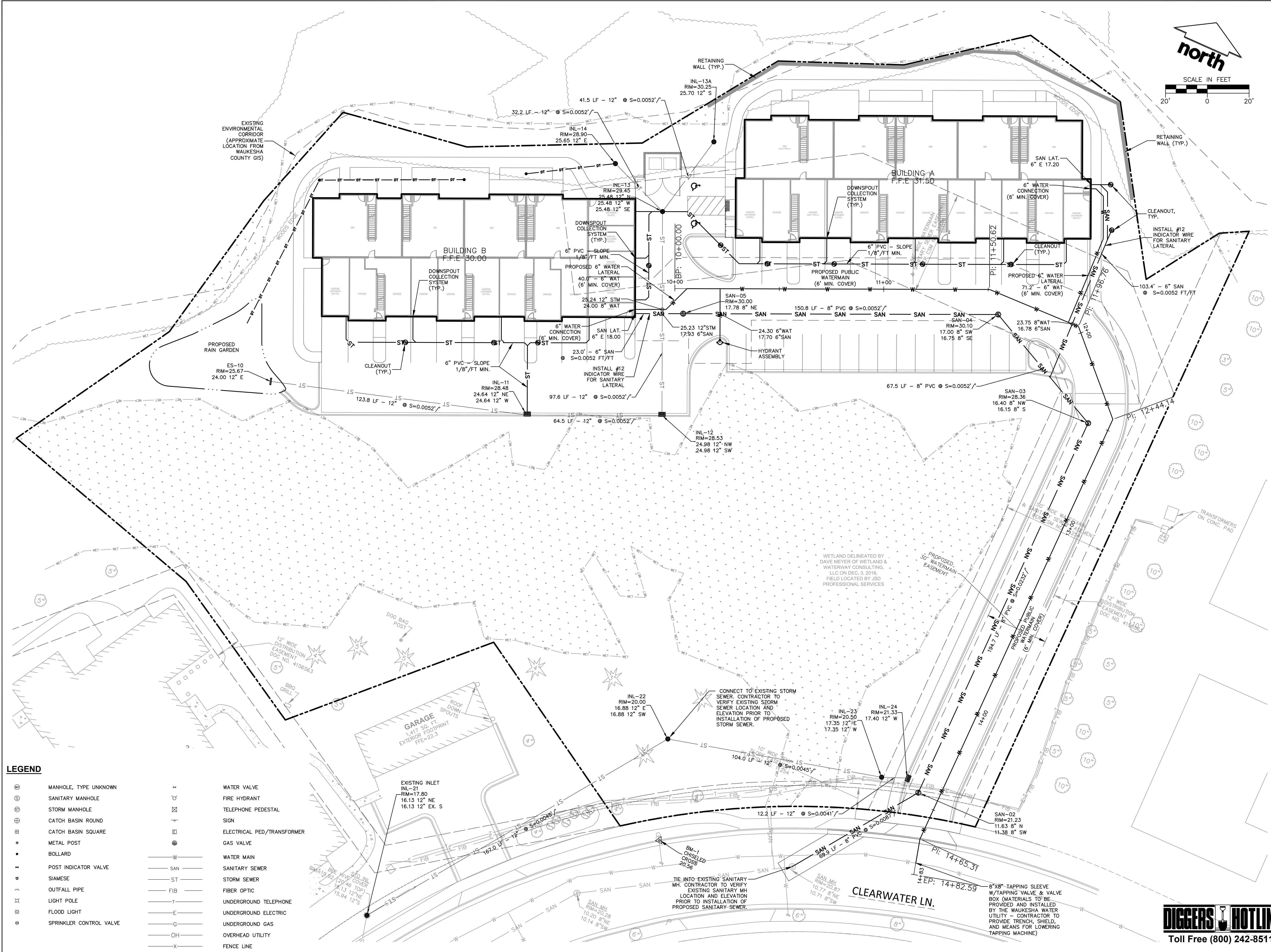
Design/Drawn:
Approved:

SHEET TITLE:
UTILITY PLAN

**NOT FOR
CONSTRUCTION**

SHEET NUMBER:
C4.0

JSD PROJECT NO: 18-8890

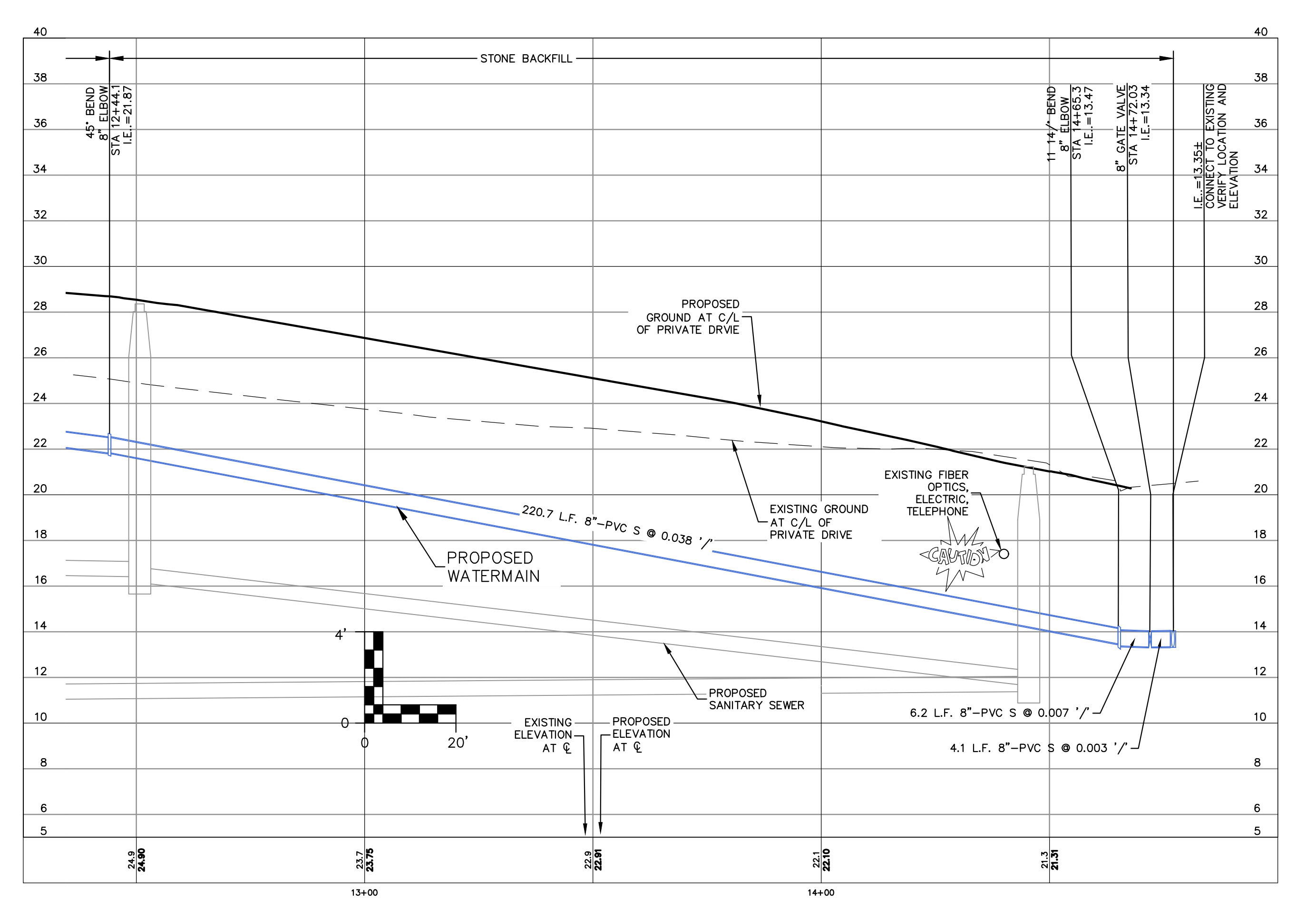
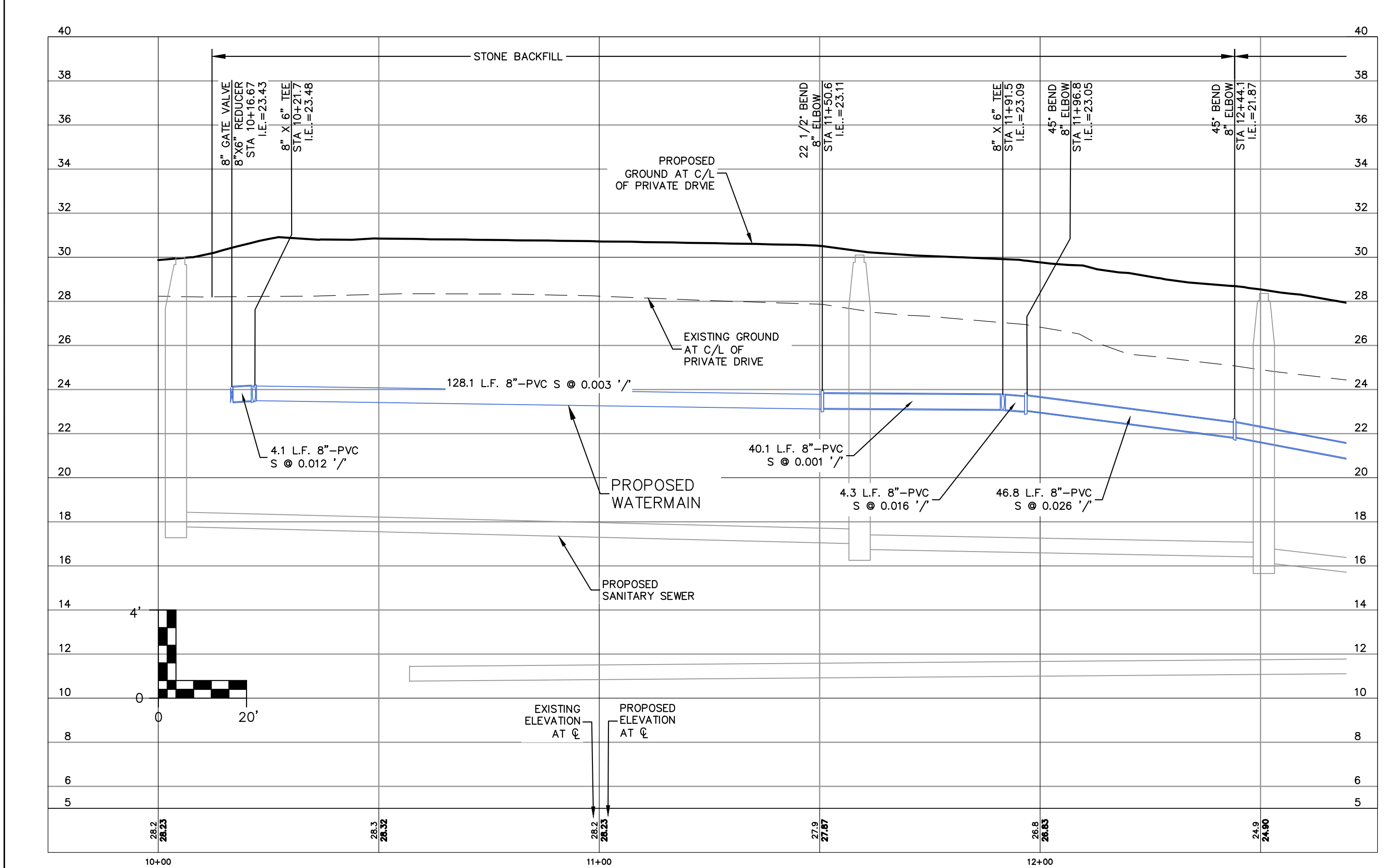
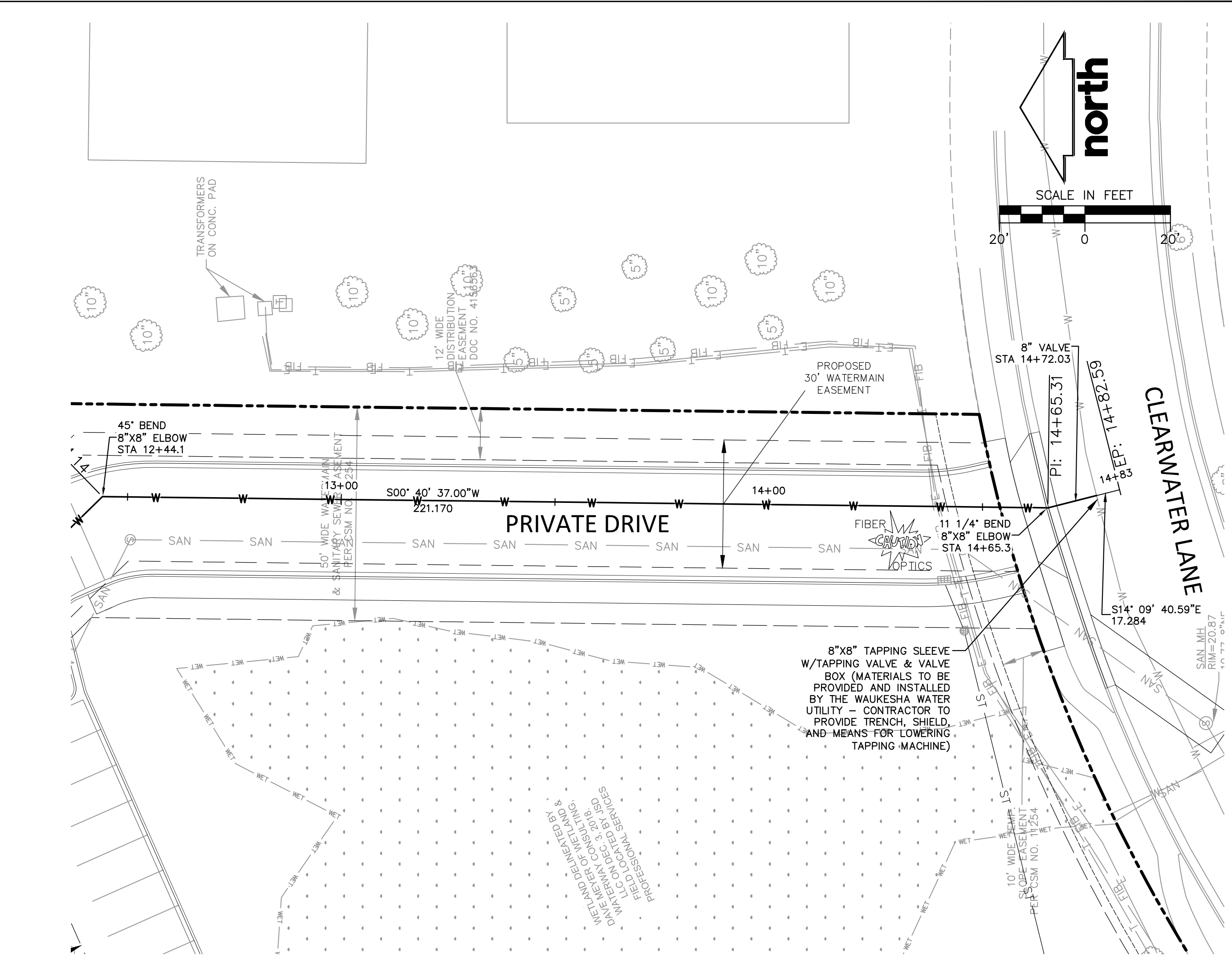
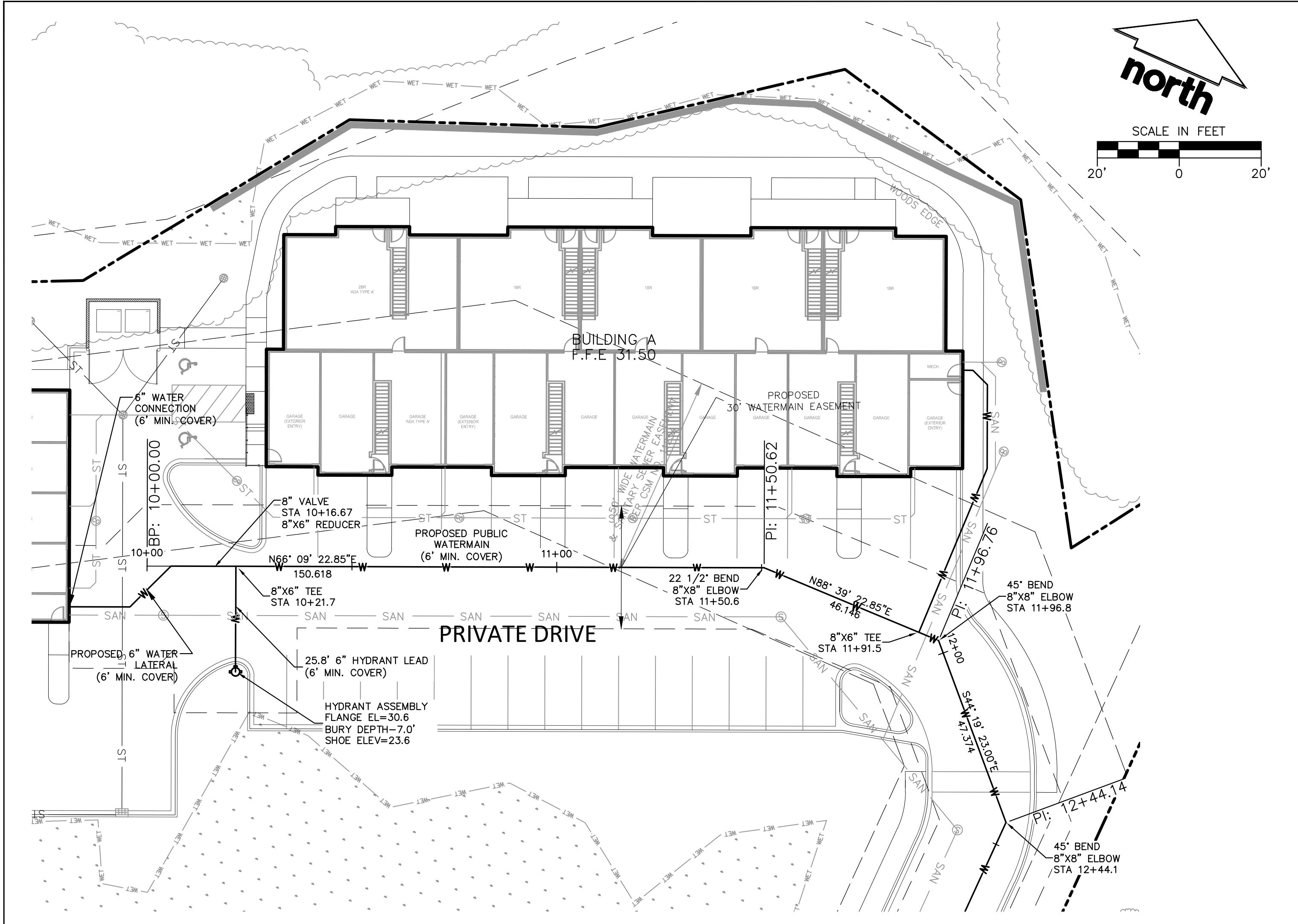



LEGEND

⊕	MANHOLE, TYPE UNKNOWN	⊕	WATER VALVE
⊙	SANITARY MANHOLE	⊕	FIRE HYDRANT
⊕	STORM MANHOLE	⊕	TELEPHONE PEDESTAL
⊕	CATCH BASIN ROUND	⊕	SIGN
⊕	CATCH BASIN SQUARE	⊕	ELECTRICAL PED/TRANSFORMER
⊕	METAL POST	⊕	GAS VALVE
⊕	BOLLARD	— W —	WATER MAIN
⊕	POST INDICATOR VALVE	— SAN —	SANITARY SEWER
⊕	SIAMASE	— ST —	STORM SEWER
⊕	OUTFALL PIPE	— FIB —	FIBER OPTIC
⊕	LIGHT POLE	— T —	UNDERGROUND TELEPHONE
⊕	FLOOD LIGHT	— E —	UNDERGROUND ELECTRIC
⊕	SPRINKLER CONTROL VALVE	— G —	UNDERGROUND GAS
		— OH —	OVERHEAD UTILITY
		— X —	FENCE LINE

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Design/Drawn:
Approved:

SHEET TITLE:
**PUBLIC WATERMAIN
PLAN AND PROFILE**

**NOT FOR
CONSTRUCTION**

SHEET NUMBER:
C4.1

JSD PROJECT NO: 18-8890

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CITY OF WAUKESHA EROSION CONTROL GENERAL PROJECT INFORMATION

GENERAL PROJECT INFORMATION

PROJECT LOCATION AND NARRATIVE
THIS EROSION CONTROL PROJECT AND SITE IS CURRENTLY A HOTEL COMMERCIAL SITE. IT IS LOCATED IN PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP TOGN , RANGE R19E, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

Table with columns: OWNER, PLAN PREPARER, CONTRACTOR, PERSON RESPONSIBLE FOR INSPECTIONS, STATE REGULATION ENTITY, LOCAL REGULATING ENTITY. Includes contact person and phone fields.

PROJECT AREAS
TOTAL PROJECT SIZE (DISTURBED AREA) = 3.245 ACRES
MINIMUM AREA REQUIRING A WRAPP PERMIT = 1.0 ACRES

STORMWATER MANAGEMENT

- WET DETENTION POND
VEGETATED SWALES
BIORETENTION FOR INFILTRATION
SITE EVALUATION
RAIN GARDENS
INFILTRATION BASIN

RECEIVING WATERS
SURFACE WATERS AND WETLANDS THAT WILL RECEIVE STORMWATER RUNOFF FROM THE SITE ARE WITHIN (1) MILE OF THE SITE AREA INDICATED.

CONSTRUCTION ACTIVITY NOTES
ALL CONSTRUCTION ACTIVITIES SHALL MEET THE REQUIREMENTS OF THE WISCONSIN POLLUTANT DISCHARGE ELIMINATION SYSTEM.

EROSION PREVENTION
THE CONTRACTOR SHALL USE PHASED CONSTRUCTION WHENEVER POSSIBLE OR PRACTICAL TO MINIMIZE DISTURBED AREAS.

- ENERGY DISSIPATION (RIPRAP) AT APRON ENDWALLS.
STABILIZATION OF TEMPORARY OR PERMANENT DRAINAGE SWALES WITHIN 200 FEET OF THE PROPERTY LINES.

CONSTRUCTION SEQUENCE, SCHEDULE AND PHASING

REMOVE TOPSOIL NECESSARY AND STOCKPILE IN DESIGNATED AREA(S). STOCKPILES SHALL BE STABILIZED BY TEMPORARY SEEDING AND MULCHING IF THEY ARE TO REMAIN FOR MORE THAN 10 (TEN) DAYS.

RECORD RETENTION

THE WRAPP, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS ARE THE RESPONSIBILITY OF THE PERMITEE AND MUST BE KEPT AT THE SITE DURING CONSTRUCTION.

INSPECTIONS AND MAINTENANCE

CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES AND SHALL COMPLY WITH ALL REQUIREMENTS SHOWN ON THE PLANS, IN THE PROJECT SPECIFICATIONS, AND AS MANDATED BY LOCAL, STATE AND FEDERAL REGULATIONS.

IF TEMPORARY SEDIMENT BASINS ARE REQUIRED, THEY SHALL BE DRAINIED AND CLEANED OF EXCESS SEDIMENT WHEN THE DEPTH OF THE SEDIMENT IN THE BASIN IS EQUAL TO THE ORIGINAL STORAGE VOLUME INTENDED.

CITY OF WAUKESHA EROSION CONTROL GENERAL PROJECT INFORMATION

POLLUTION PREVENTION

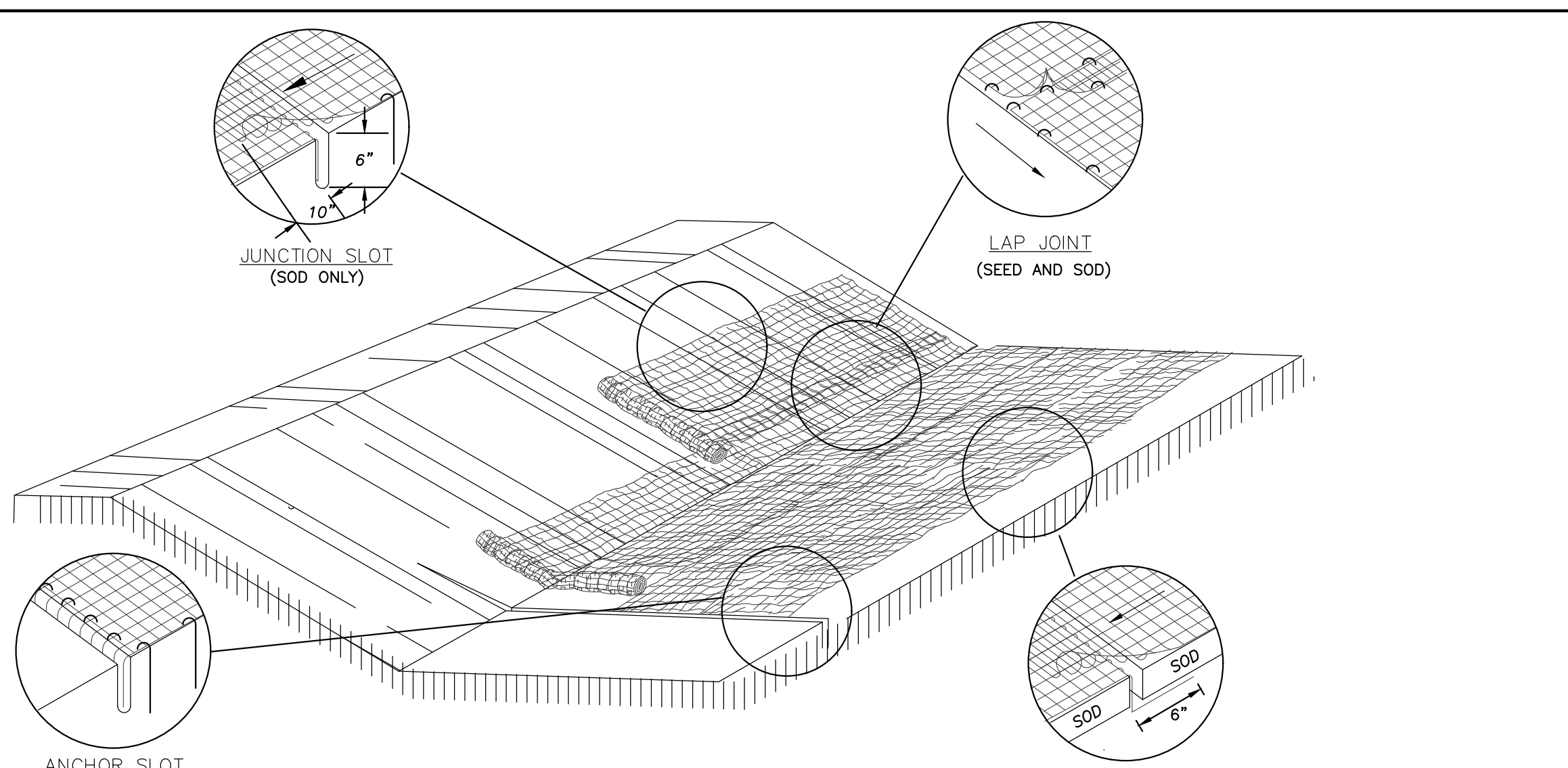
ALL SOLID WASTE GENERATED BY / COLLECTED FROM THE CONSTRUCTION SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL REGULATIONS.

FINAL STABILIZATION

THE CONTRACTOR SHALL ENSURE FINAL STABILIZATION OF THE SITE. THE PERMITEES SHALL SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE.

EROSION AND SEDIMENT CONTROL NOTES

- 1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES.

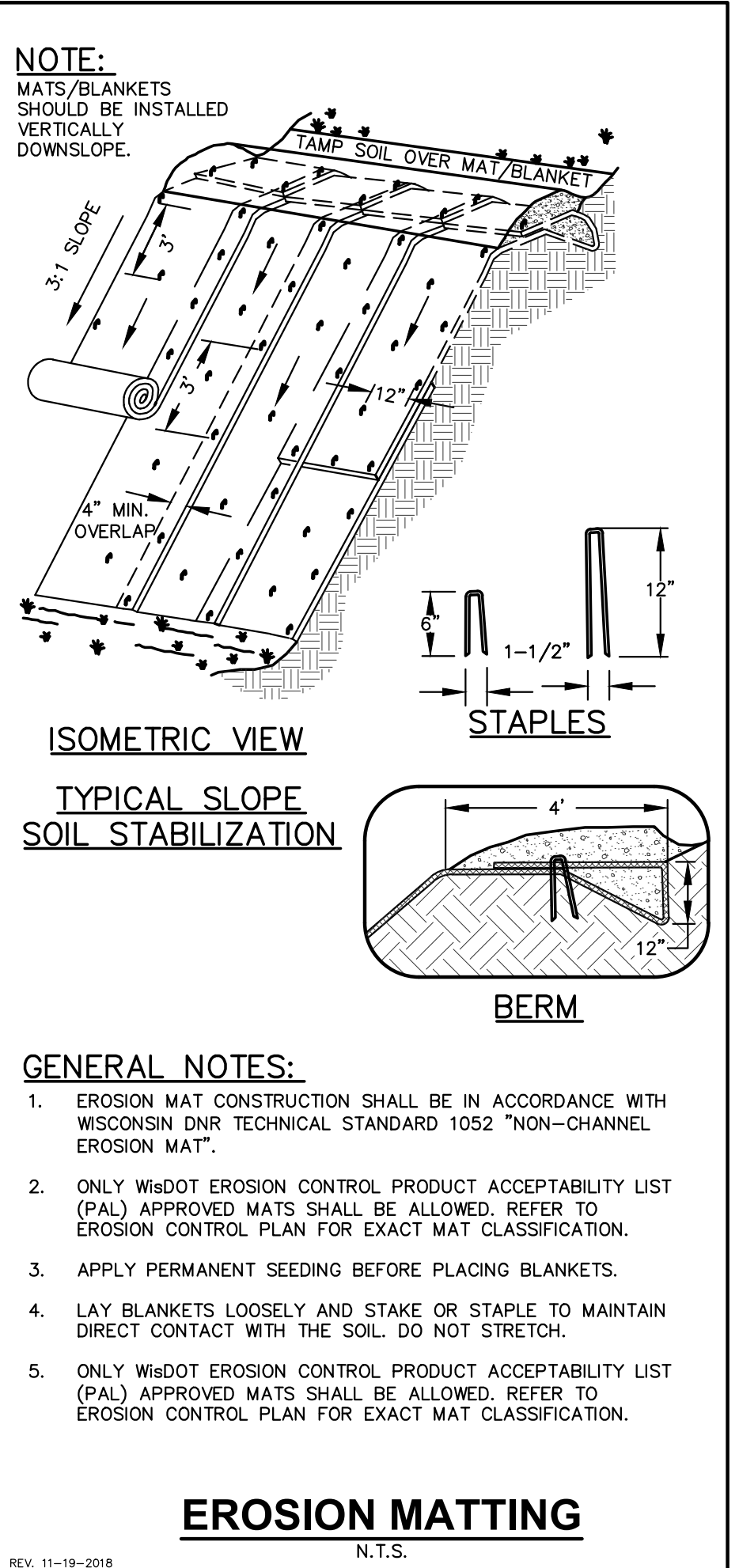


GENERAL NOTES:
1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

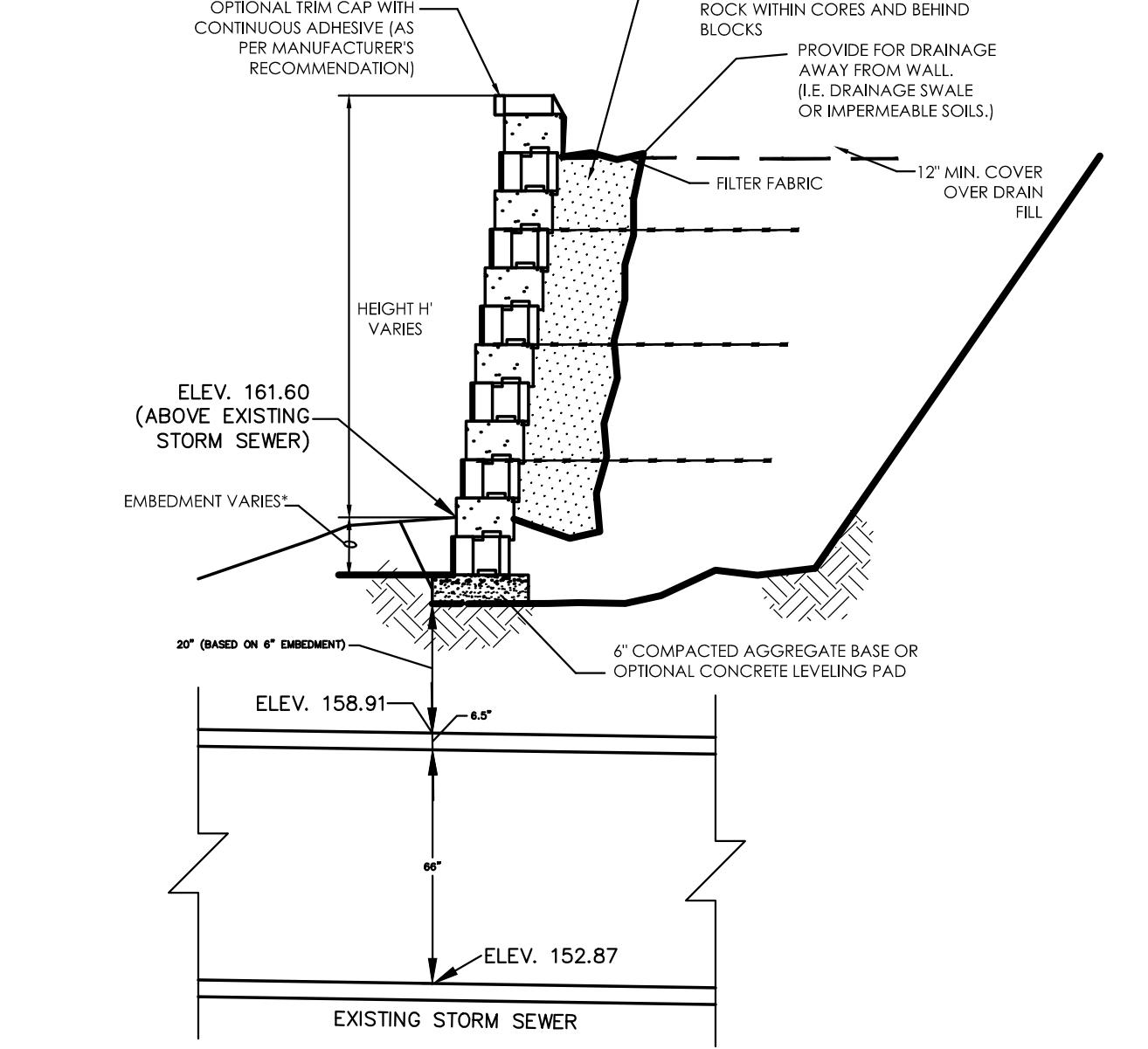
EROSION MAT OVER SOD
A. ONLY JUTE FABRIC SHALL BE PERMITTED OVER SOD.

EROSION MAT OVER SEEDING
JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET (30.48m) ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET (15.24m) ON GRADES EXCEEDING 3%.

EROSION MATTING IN CHANNEL



ISOMETRIC VIEW
TYPICAL SLOPE SOIL STABILIZATION
EROSION MATTING
REV. 11-19-2018 N.T.S.



RETAINING WALL DETAILS
1. SEGMENTAL BLOCK RETAINING WALLS SHALL BE KEystone COMPAC II RETAINING WALL SYSTEMS. THE STYLE SHALL BE STRAIGHT FACE WITH A SOFT SILT TEXTURE AND A GREY COLOR.



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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
PURE ARCHITECTURE STUDIO, LLC

CLIENT ADDRESS:
735 N. WATER STREET, SUITE 1228
MILWAUKEE, WI 53202

PROJECT:
CLEARWATER APARTMENT PHASE 2

PROJECT LOCATION:
CITY OF WAUKESHA
WAUKESHA COUNTY, WISCONSIN

PLAN MODIFICATIONS table with columns: #, Date, Description. Includes entry for 1 on 03/22/19 for Municipal Review.

Design/Drawn: APM
Approved: RWI

SHEET TITLE:
DETAILS

SHEET NUMBER:
C5.1
JSD PROJECT NO: 18-8890

PLAN MODIFICATIONS:

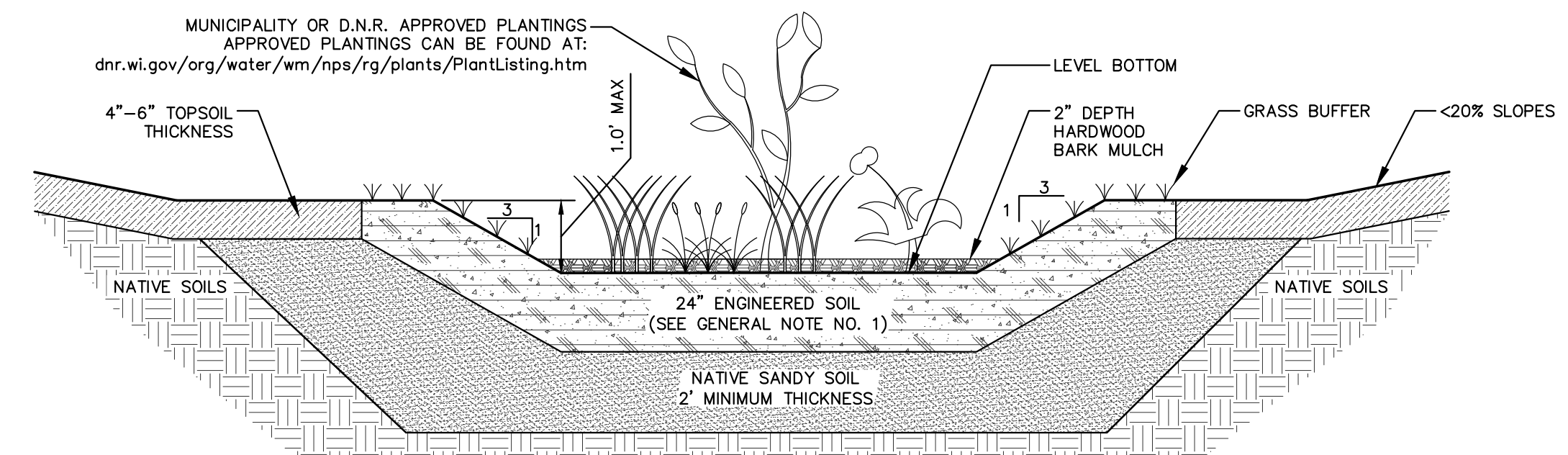
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Design/Drawn: **APM**
Approved: **RWI**

SHEET TITLE:
DETAILS

SHEET NUMBER:

C5.2



CONSTRUCTION NOTES:

- CONTRACTOR SHALL OVER EXCAVATE RAIN GARDENS TO A MINIMUM DEPTH OF 2- FEET BELOW FINISH GRADE AND 4" OF COMPOST SHALL BE FILLED IN AT THAT DEPTH UNTIL WELL-MIXED.
- IF CLAY IS ENCOUNTERED DURING RAIN GARDEN CONSTRUCTION (CLAY BEING DEFINED AS ANY SOIL THAT HAS >40% FINES PASSING A NO. 200 SIEVE ANALYSIS), THE CONTRACTOR SHALL EXCAVATE, REMOVE AND REPLACE WITH CLEAN ON-SITE SAND/TOPSOIL MIX TO A DEPTH OF 5 FEET BELOW THE LOWEST ELEVATION OF THE RAIN GARDEN, OR AS APPROVED BY THE ENGINEER SO THAT THE RAIN GARDEN IS HYDRAULICALLY CONNECTED TO ACCEPTABLE PERMEABLE LAYER.
- RAIN GARDEN SUBBASE SHALL BE INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO PLACEMENT OF SANDY AND ENGINEERED SOIL BASES.
- CONTRACTOR SHALL USE CONSTRUCTION MEANS AS NOT TO COMPACT RAIN GARDEN AREAS.
- RAIN GARDEN WORKING DEPTH SHALL BE DEFINED ON GRADING DETAIL PLAN SHEET AS ESTABLISHED BY ENGINEER.

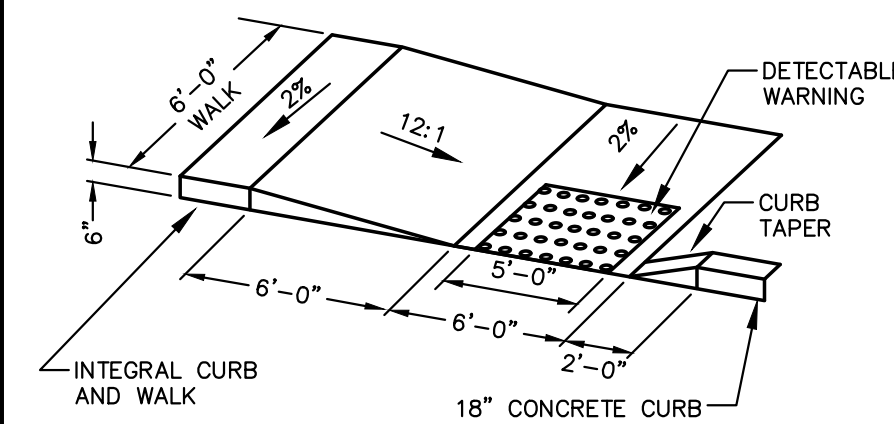
GENERAL NOTES:

- OWNER MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
- CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 50% CLEAN SAND, 30% CERTIFIED COMPOST (SEE GENERAL NOTE 3), AND 20% REGIONAL NATIVE SOIL (SANDY LOAM, LOAMY SAND, OR SAND).
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <6% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- RAIN GARDEN WATER MUST INFILTRATE WITHIN 48-HOURS*. RAIN GARDENS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND REPLANTED BY OWNER TO RESTORE ORIGINAL INFILTRATION RATES.
- ANNUAL RYE/GRASS SHALL BE SEED AT 5 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING RAIN GARDEN, ON SIDE SLOPES OF RAIN GARDEN, AND OVER ANY LAND THAT DISCHARGES INTO THE RAIN GARDEN FOR EROSION CONTROL.
- STRAW MULCH SHALL BE PLACED IN THE RAIN GARDEN AREAS THAT HAVE BEEN NEWLY SEEDDED USING WISCONSIN DOT SPECIFICATION 627.3.2.1 (METHOD A) LOCATED IN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE LOCAL REVIEW AGENCY'S ENGINEER. *CITY OF WAUKESHA REQUIRES INFILTRATION WITHIN 36-HOURS

(REFERENCES: THE WISCONSIN STORM WATER MANUAL; INFILTRATION BASINS; ROGER BANNERMAN-WDNR WATER RESOURCES MANAGEMENT SPECIALIST; MADISON PROVISIONAL RAIN GARDEN SPECS.; WDNR POST CONSTRUCTION STORM WATER MANAGEMENT SPECS.; WDNR RAIN GARDEN DESIGN MANUAL)

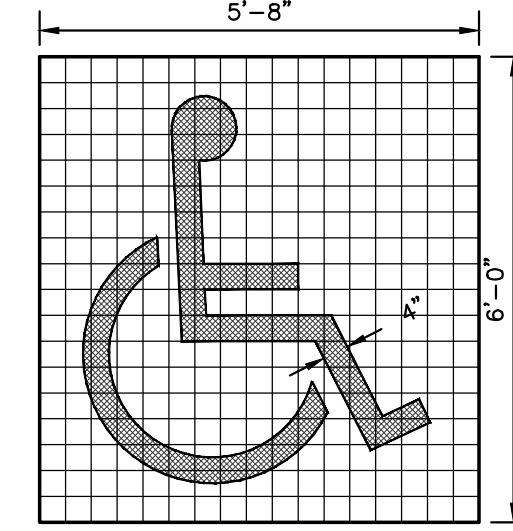
RAIN GARDEN CROSS SECTION

N.T.S.



ADA ACCESSIBLE RAMP

N.T.S.

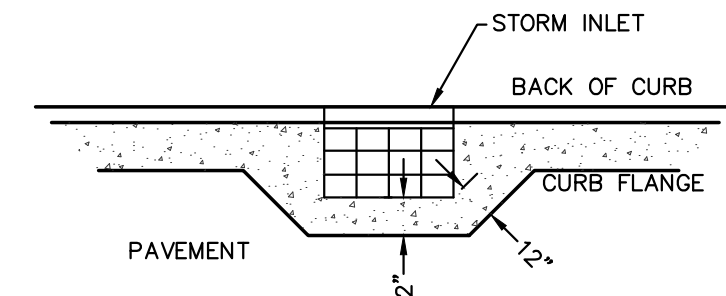


4"x4" GRID FOR LAYOUT PURPOSES ONLY FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

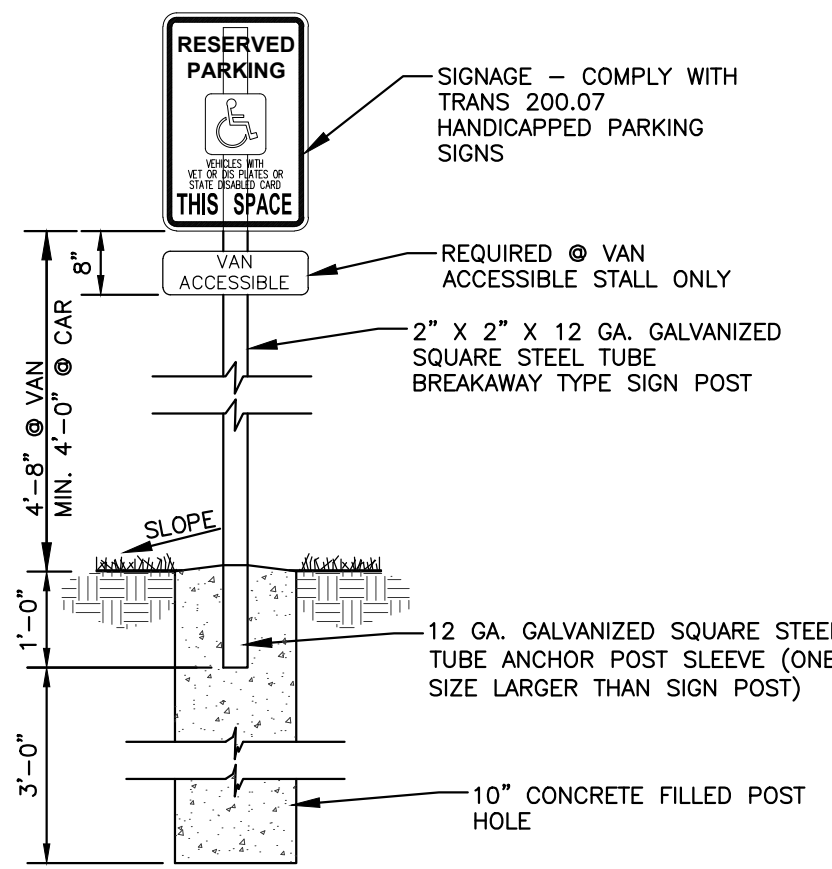
ADA PARKING STALL MARKING

N.T.S.



CONCRETE INLET COLLAR

N.T.S.

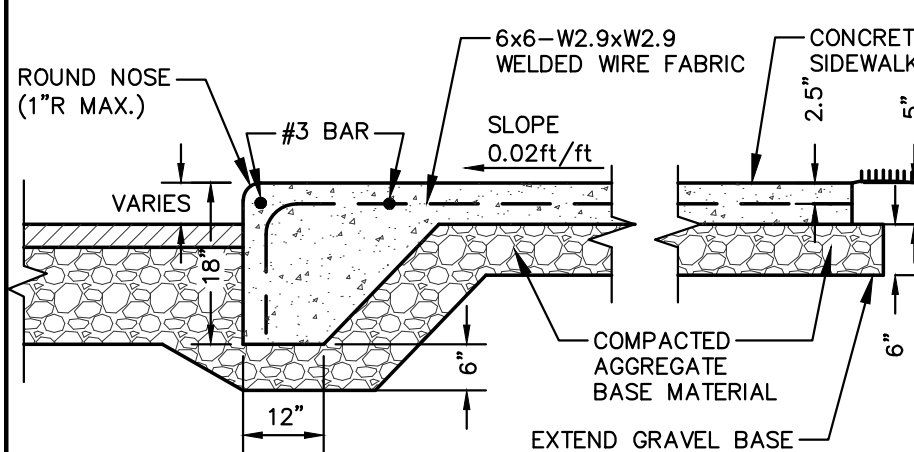


NOTE:

OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'-0" LONG ANCHOR POST SLEEVE.

ADA SIGN

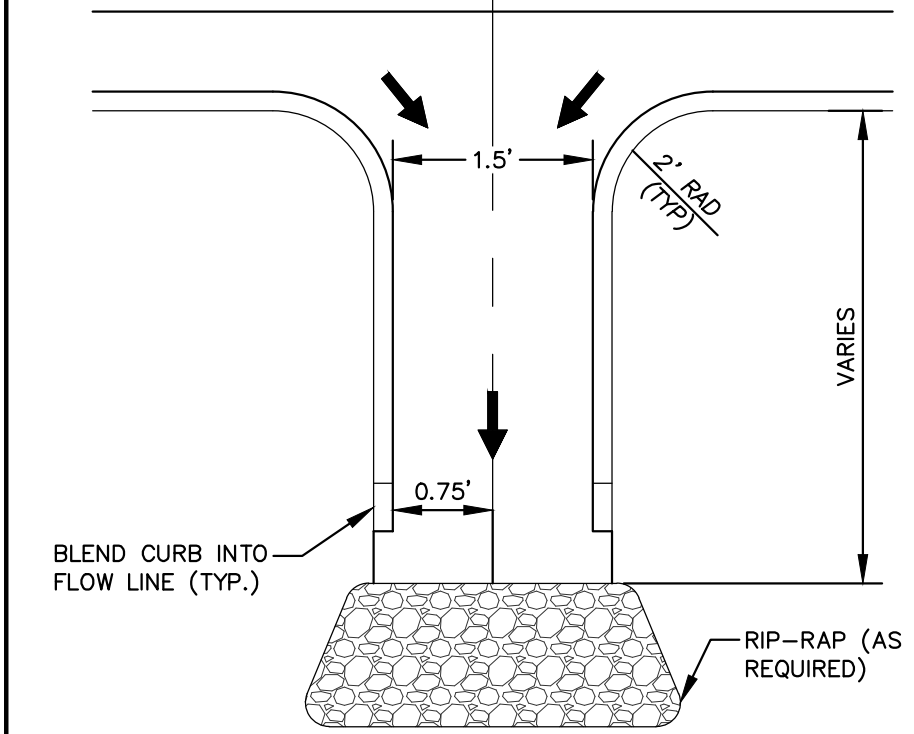
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INTEGRAL CONCRETE CURB & WALK

N.T.S.

REV. 11-20-2018



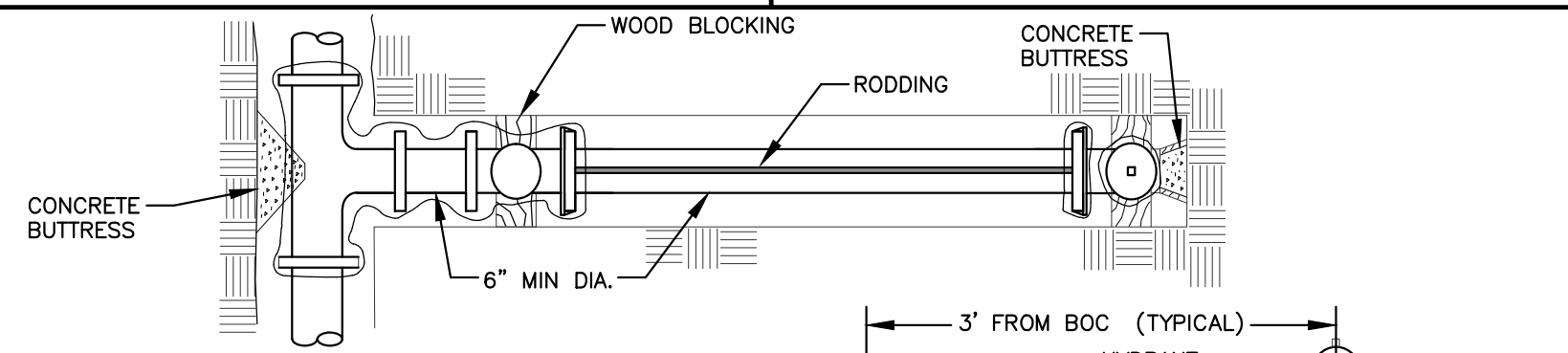
GENERAL NOTES:

- PITCH CONCRETE/ASPHALT AT 2% FROM FLOW LINE OF GUTTER SECTION TO C/L OF FLUME
- REFER TO C1.0 FOR GEOMETRY AND LENGTH OF FLUMES

FLUME DETAIL

N.T.S.

REV. 11-20-2018



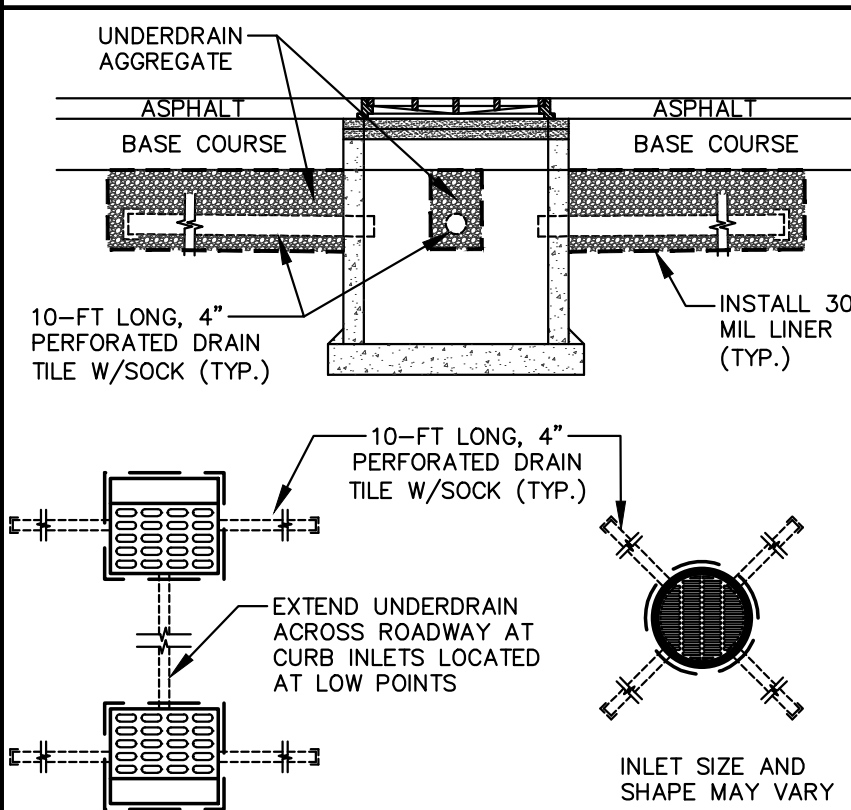
GENERAL NOTES:

- JOINT RESTRAINTS: RODDING AND CONCRETE BUTTRESSES MAY BE USED IN LIEU OF MEQ-A-LUGS IF APPROVED BY THE ENGINEER. PROVIDE RODDING PER DETAIL FOR STRAPPING WATER MAIN OFFSETS.
- WHEN HYDRANT LEAD CROSSES A DITCH & A 7' TRENCH DEPTH CANNOT BE MAINTAINED, 2" OF STYROFOAM INSULATION 6" WIDE SHALL BE PLACED 6" ABOVE THE PIPE UNTIL 7' TRENCH DEPTH CAN BE MAINTAINED.

FIRE HYDRANT AND VALVE ASSEMBLY

N.T.S.

REV. 12-7-2018



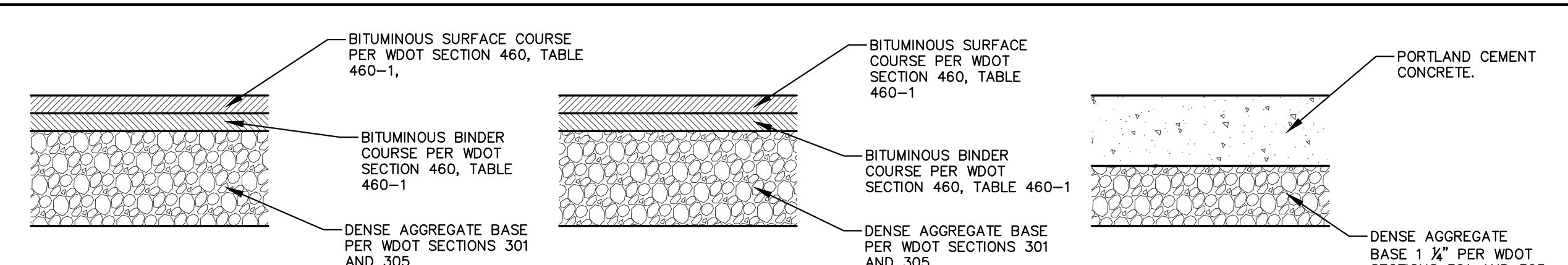
GENERAL NOTES:

- UNDERDRAINS SHALL BE INSTALLED ON ALL INLET/CATCH BASINS LOCATED WITHIN IMPERVIOUS PAVEMENTS.
- UNDERDRAIN CONNECTIONS SHALL BE CORED ONSITE.
- UNDERDRAIN VERTICAL LOCATION MAY VARY DEPENDING ON STORM SEWER PIPE LOCATION.
- ALTERNATIVE DESIGN MAY BE SUBSTITUTED IF SHOP DRAWINGS ARE SUBMITTED AND APPROVED BY THE CITY OF WAUKESHA.

CATCH BASIN/INLET UNDERDRAIN

N.T.S.

REV. 12-7-2018



STANDARD ASPHALT PAVEMENT SECTION

HEAVY DUTY ASPHALT PAVEMENT SECTION

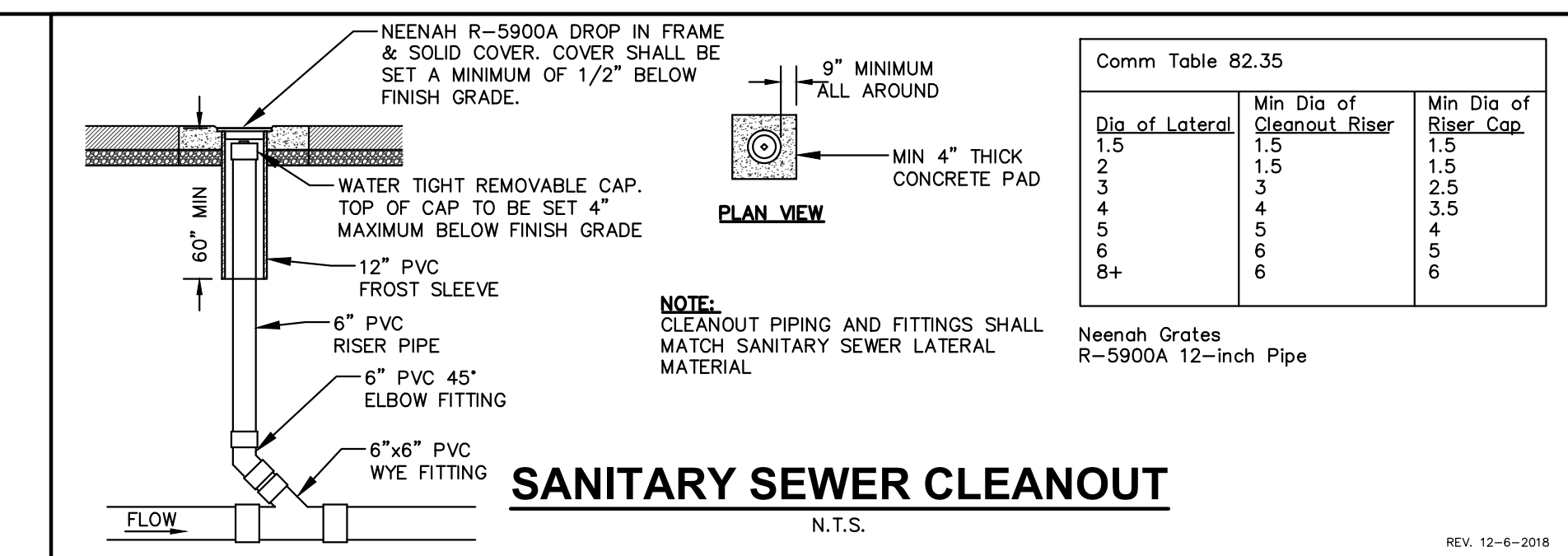
CONCRETE SIDEWALK SECTION

GENERAL NOTES:

- REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
- WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS: - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.3 - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
- CONCRETE EQUIPMENT PADS SHALL HAVE PORTLAND CEMENTER CONCRETE OVER COMPACTED DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

PAVEMENT SECTIONS

N.T.S.



SANITARY SEWER CLEANOUT

N.T.S.

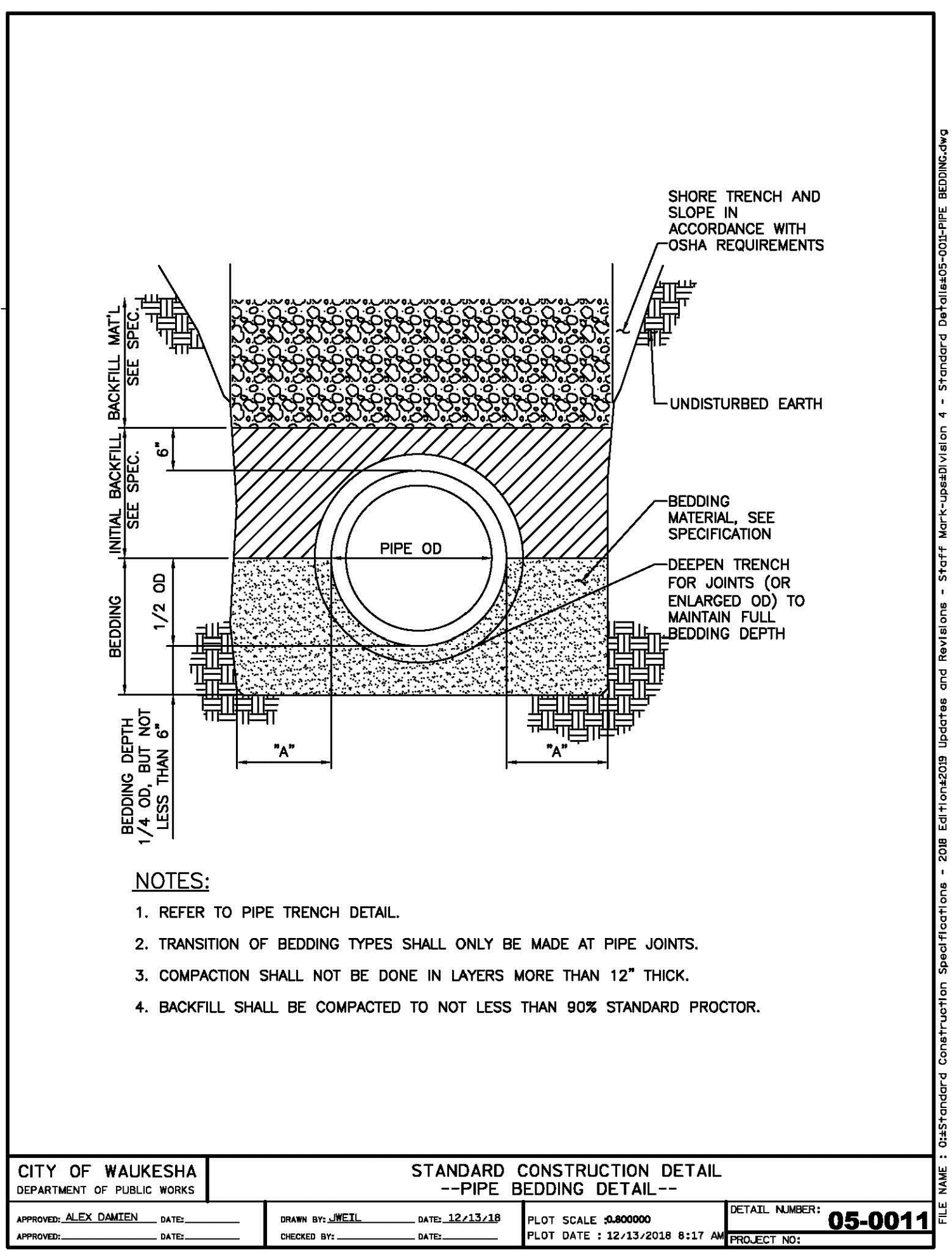
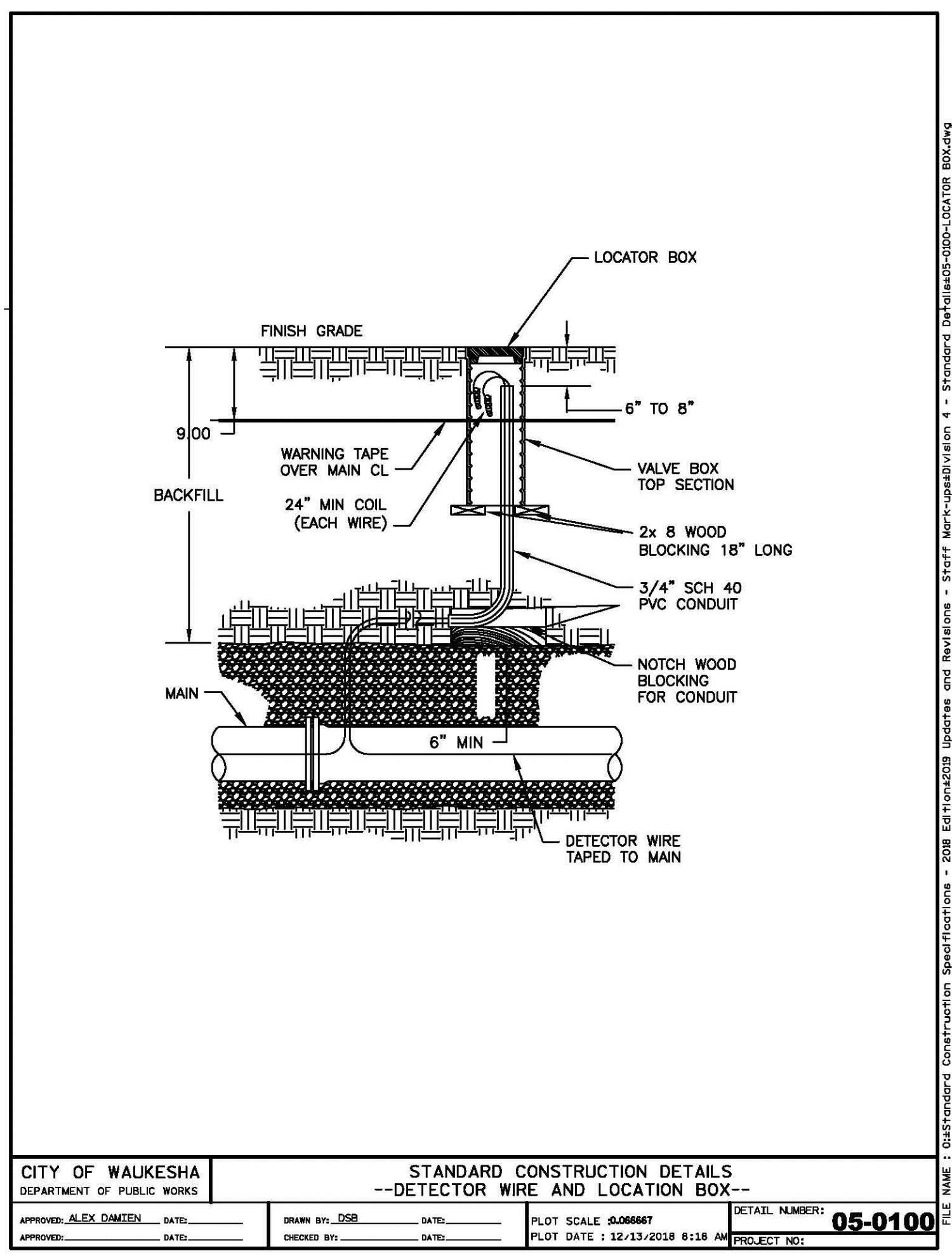
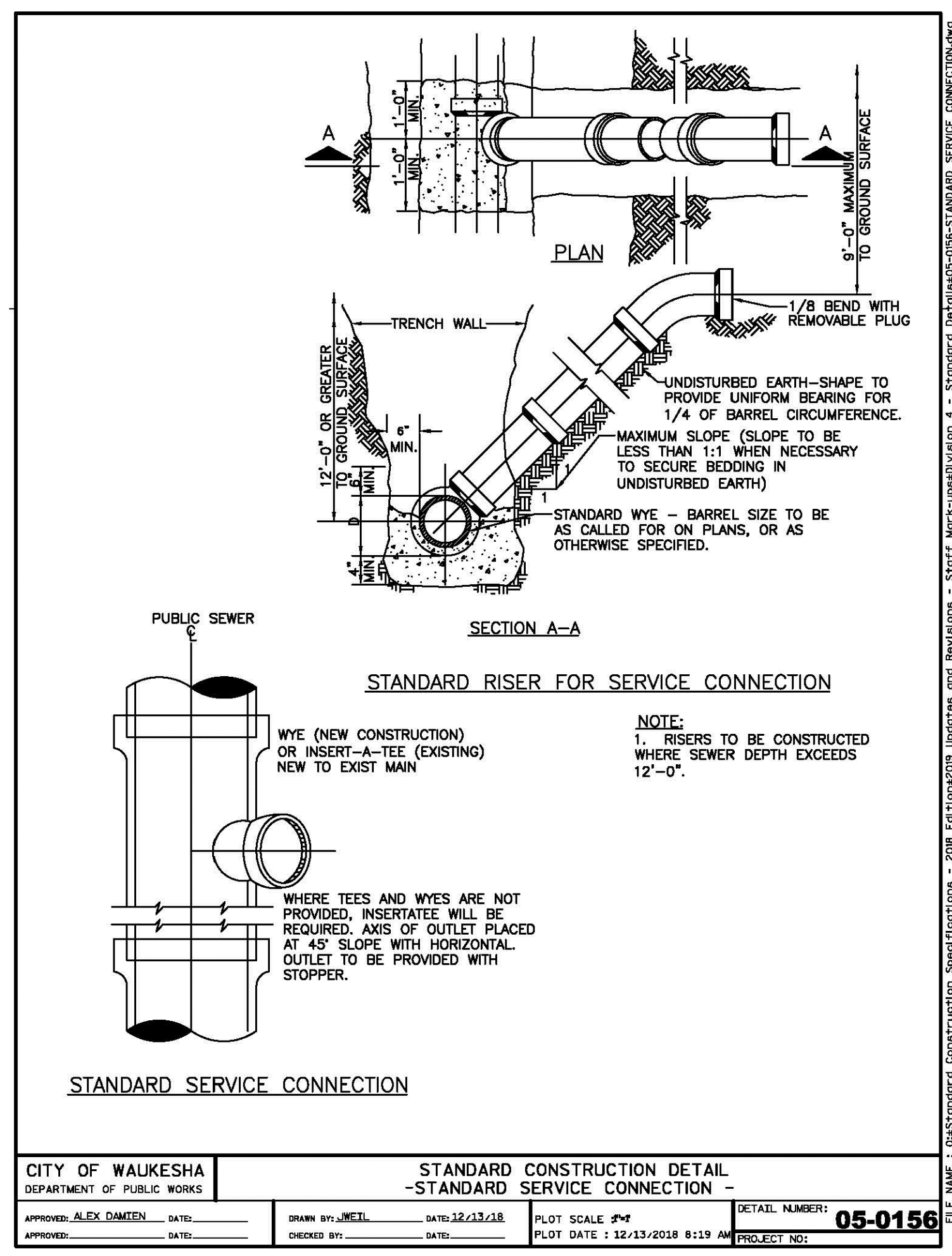
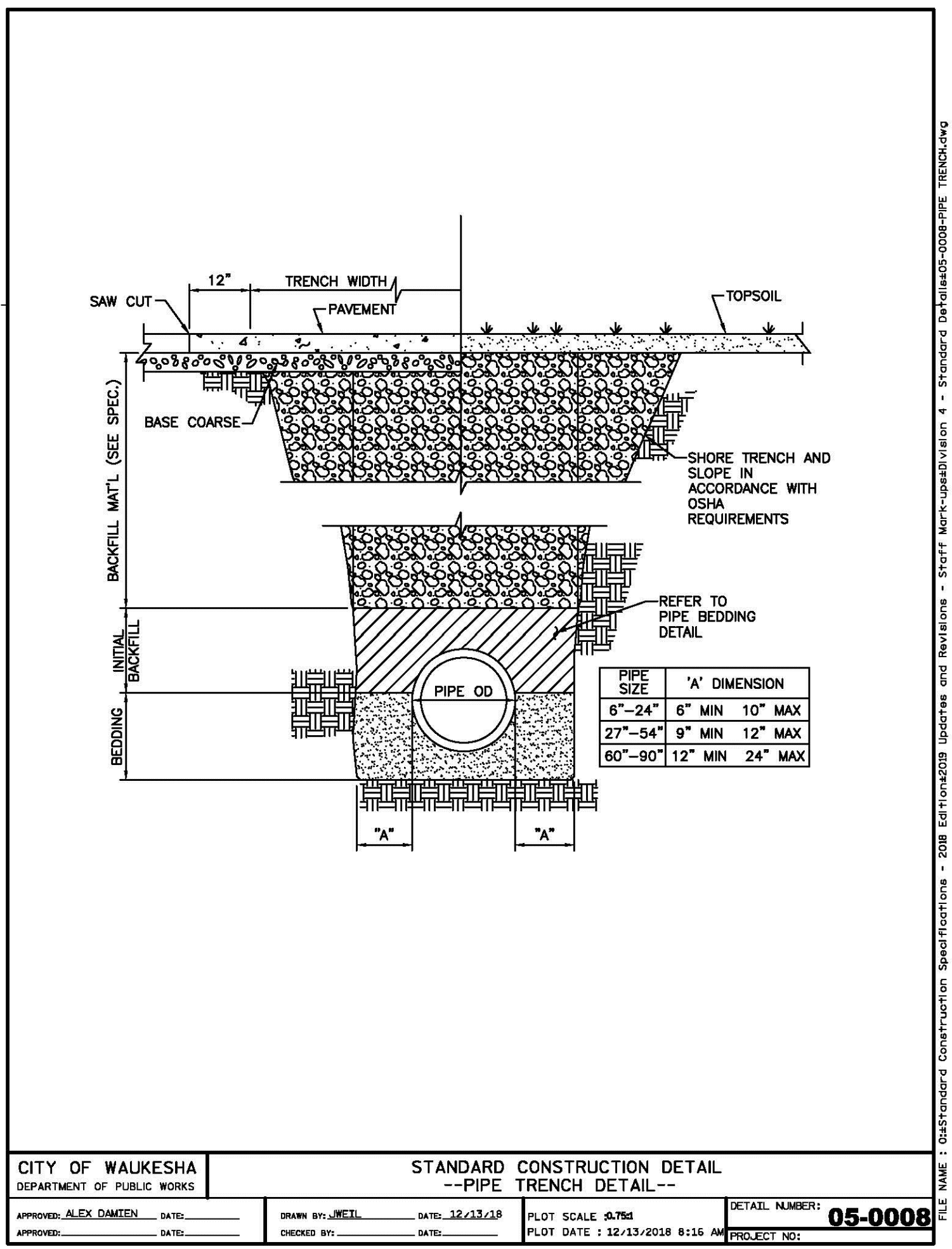
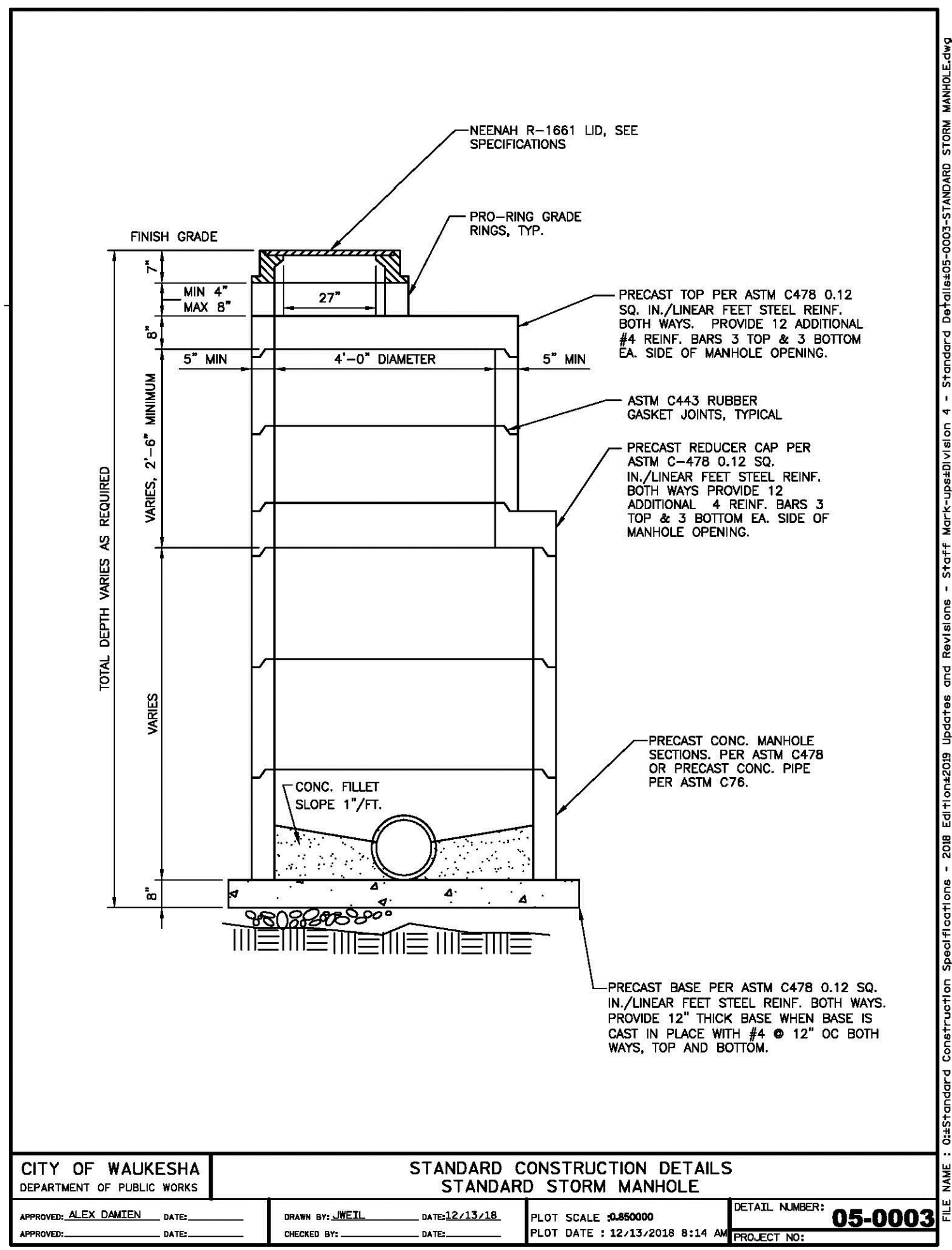
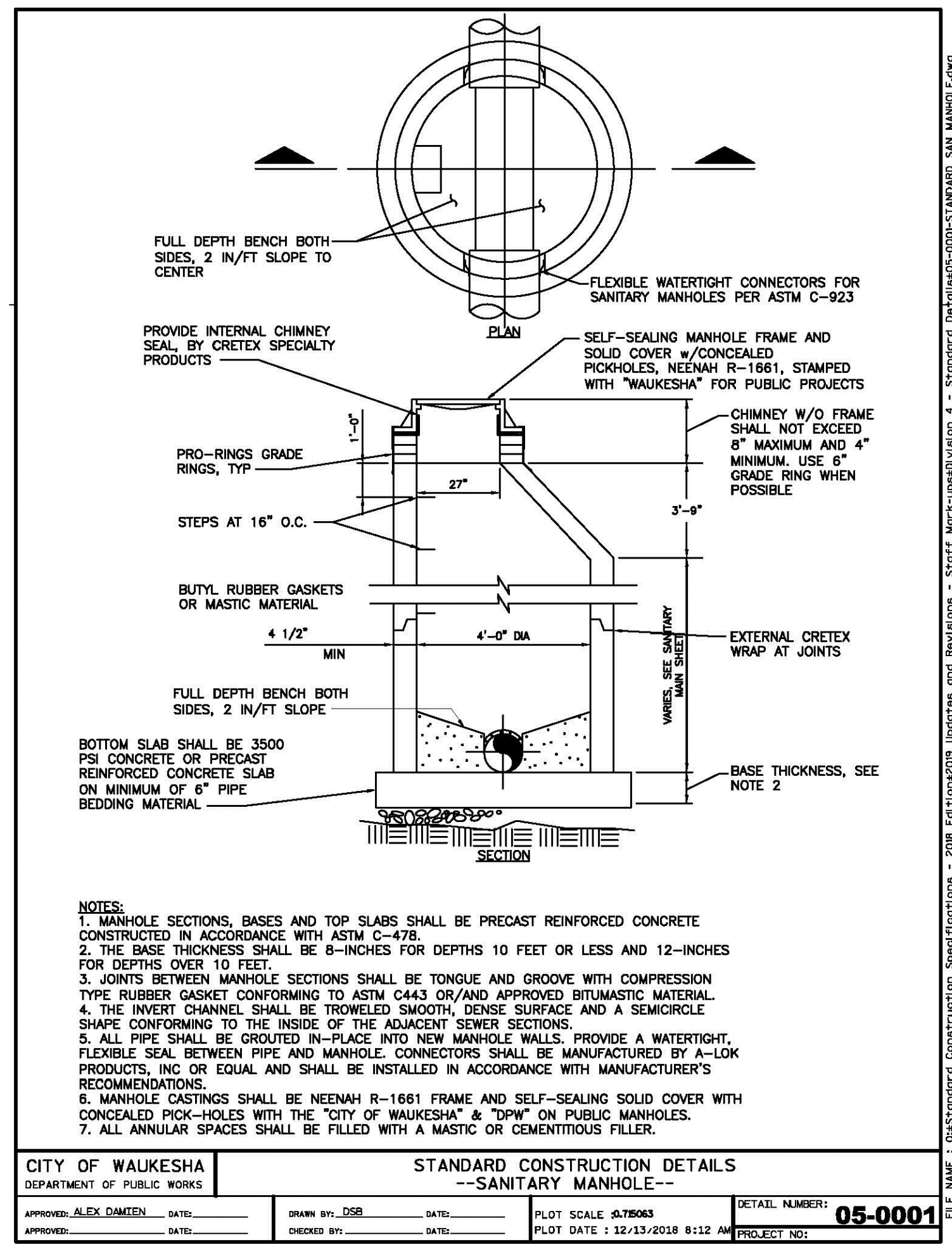
REV. 12-6-2018

Comm Table 82.35

Dia of Lateral	Min Dia of Cleanout Riser	Min Dia of Riser Cap
1.5	1.5	1.5
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3	2	2.5
4	4	3.5
5	5	4
6	6	5
8+	6	6

Neenah Grates
R-5900A 12-inch Pipe

File: R:\0101818880 Clearwater Apartments\DWG18-8905 C5.3 - Details.dwg Layout: C5.3 User: pmarione Plotted: Mar 21, 2019 - 10:44am Xref's:



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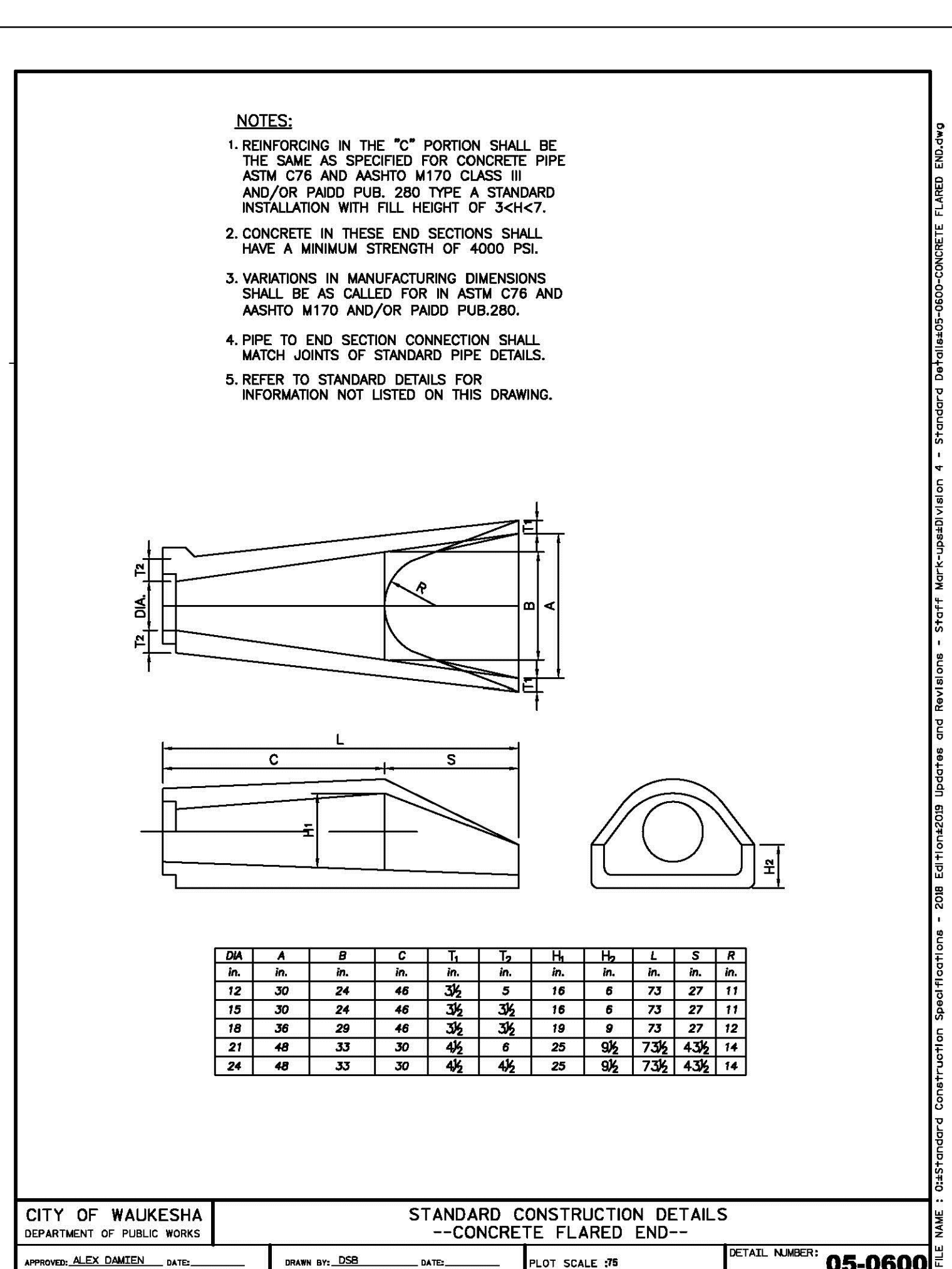
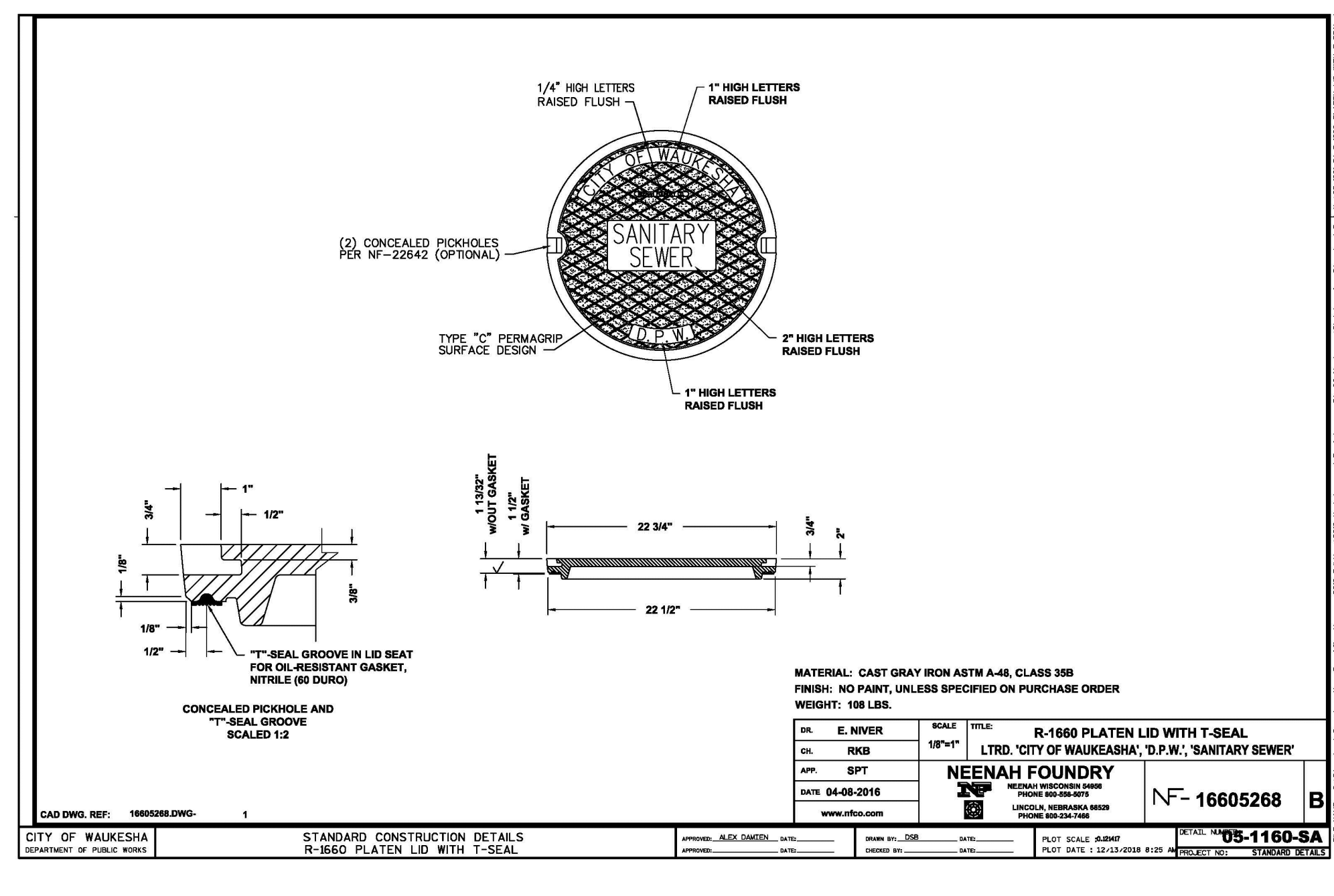
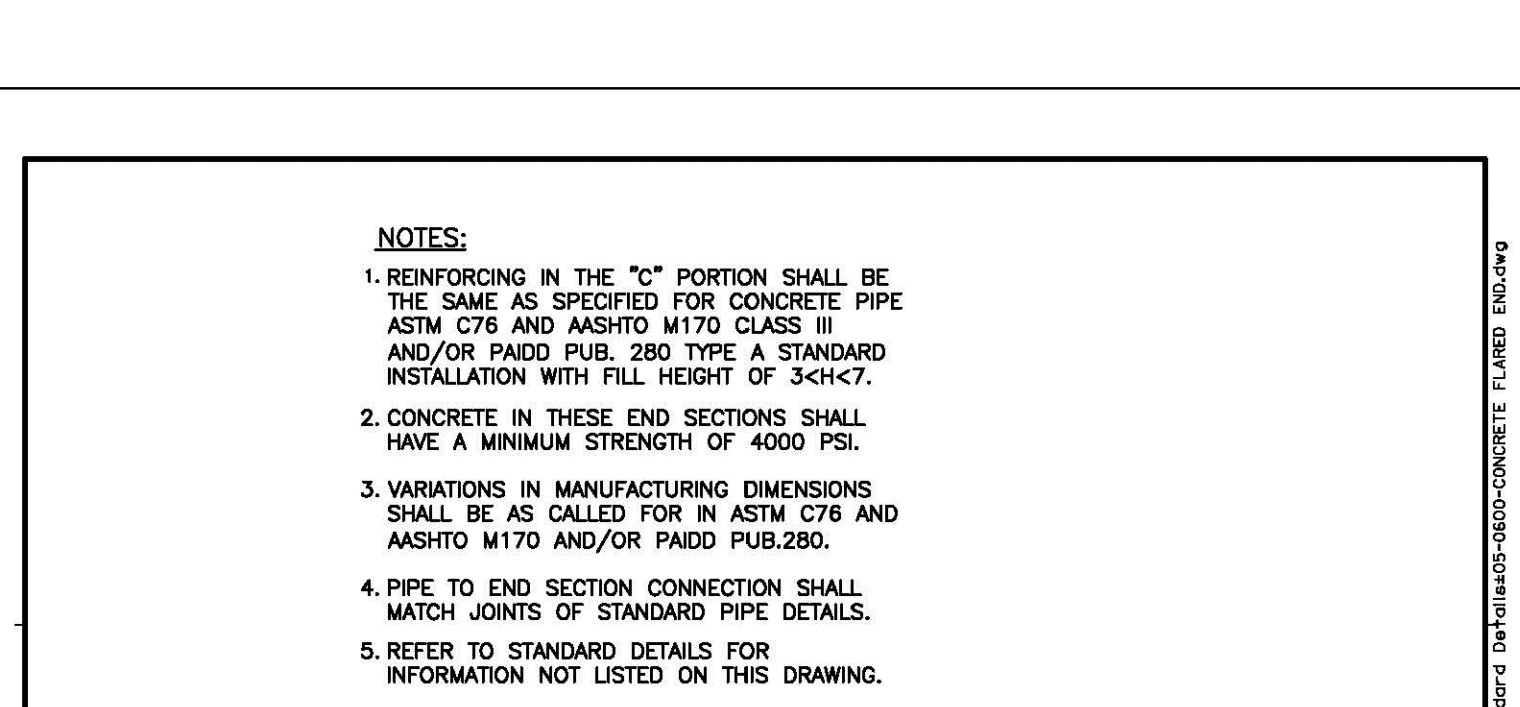
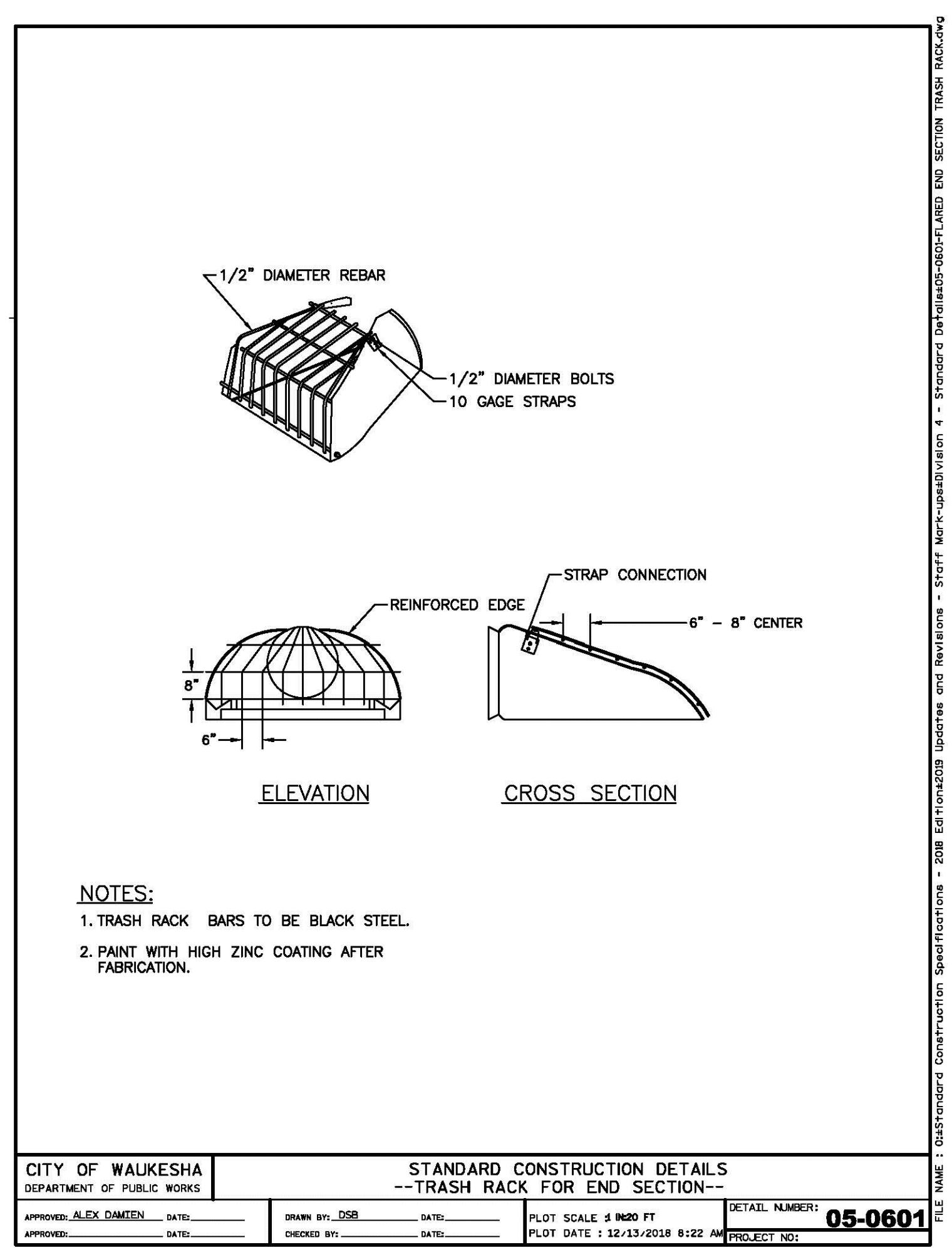
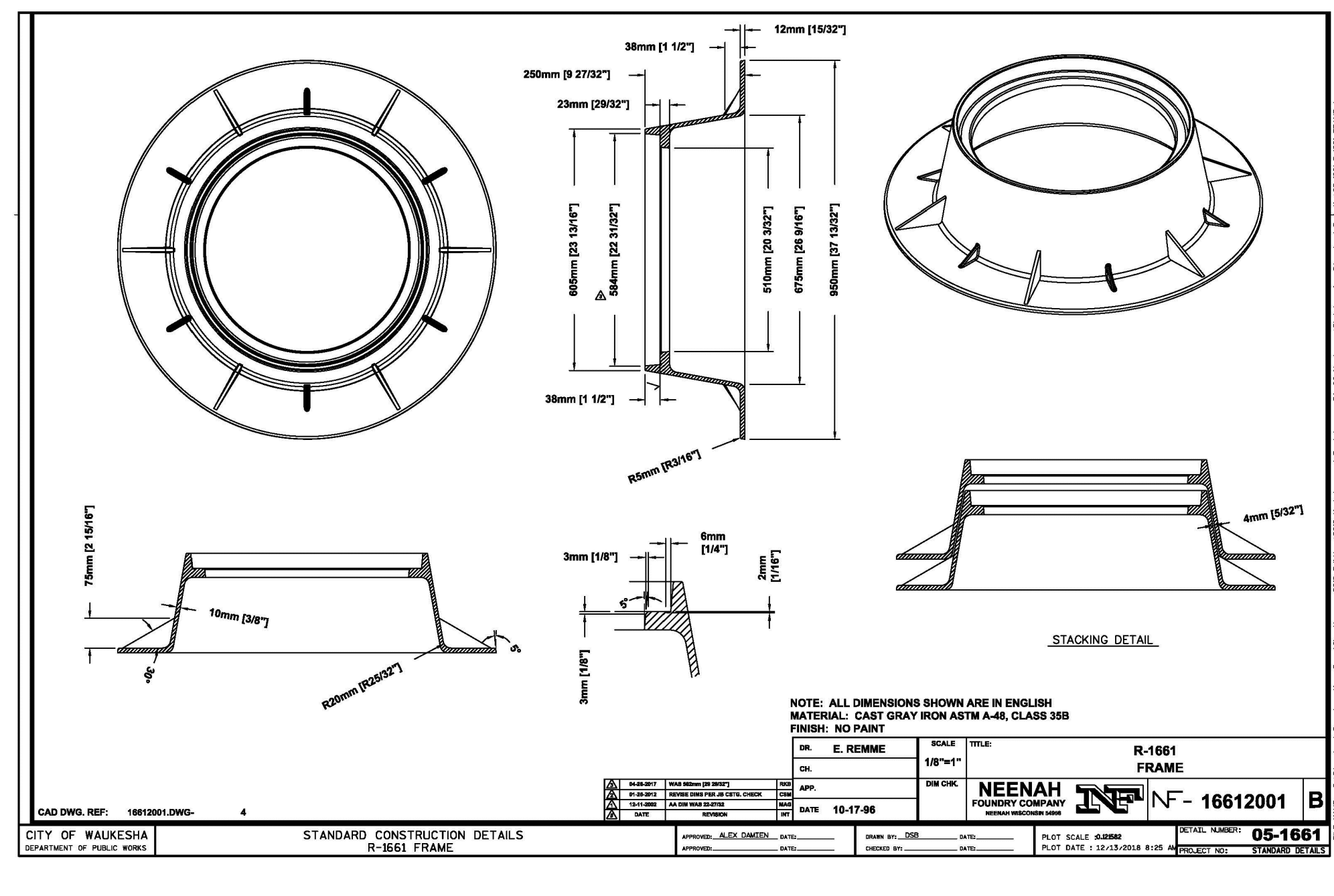
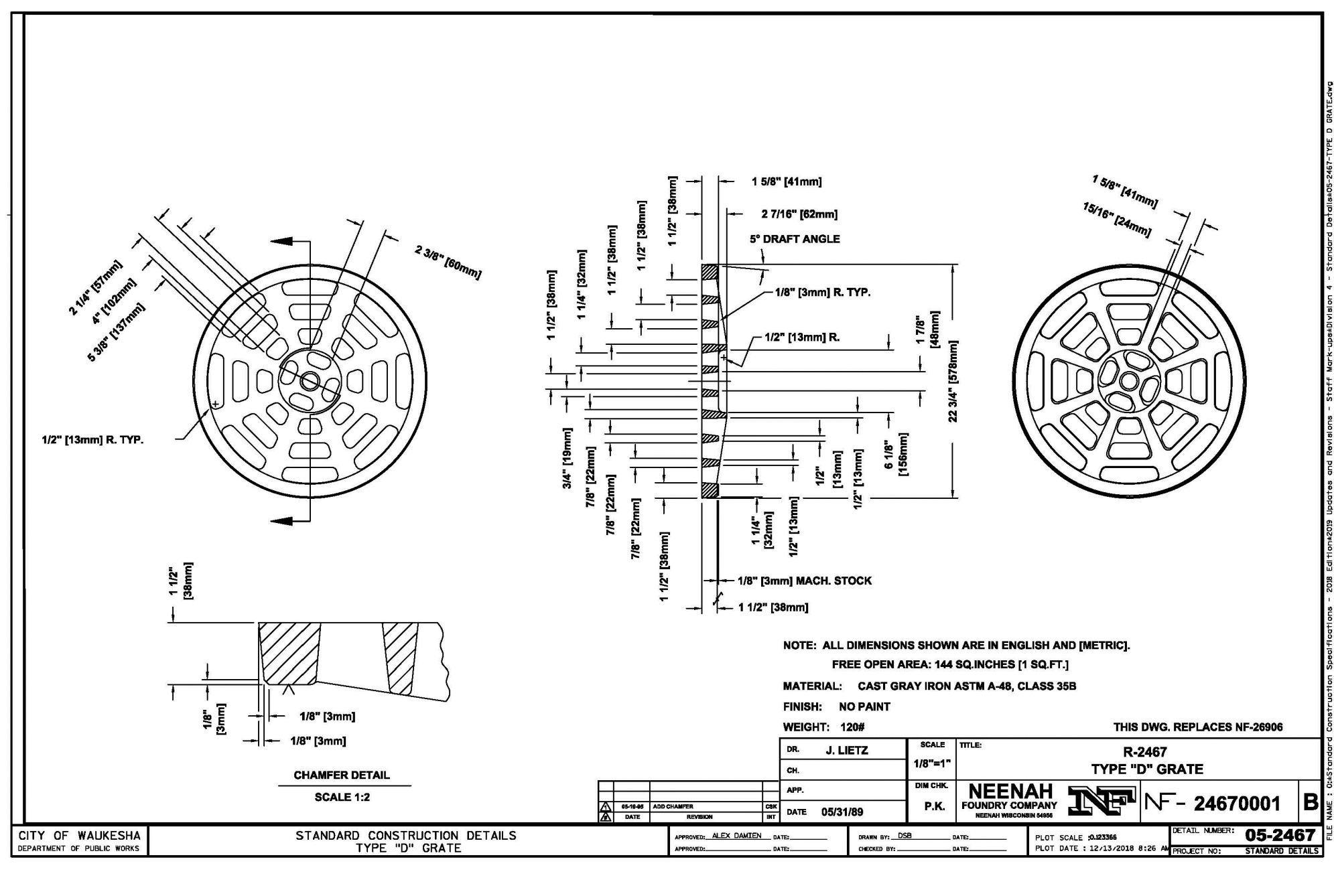
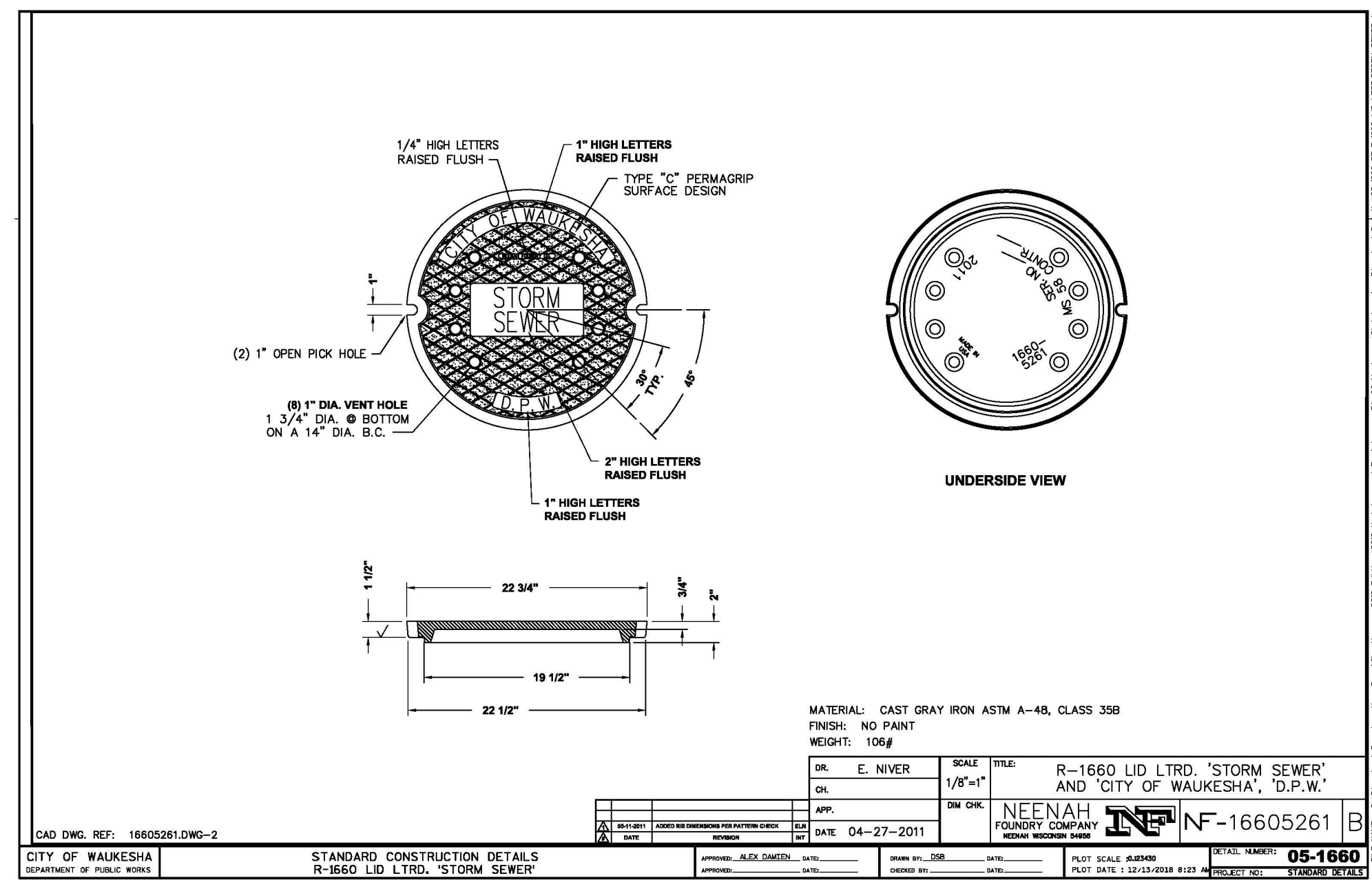
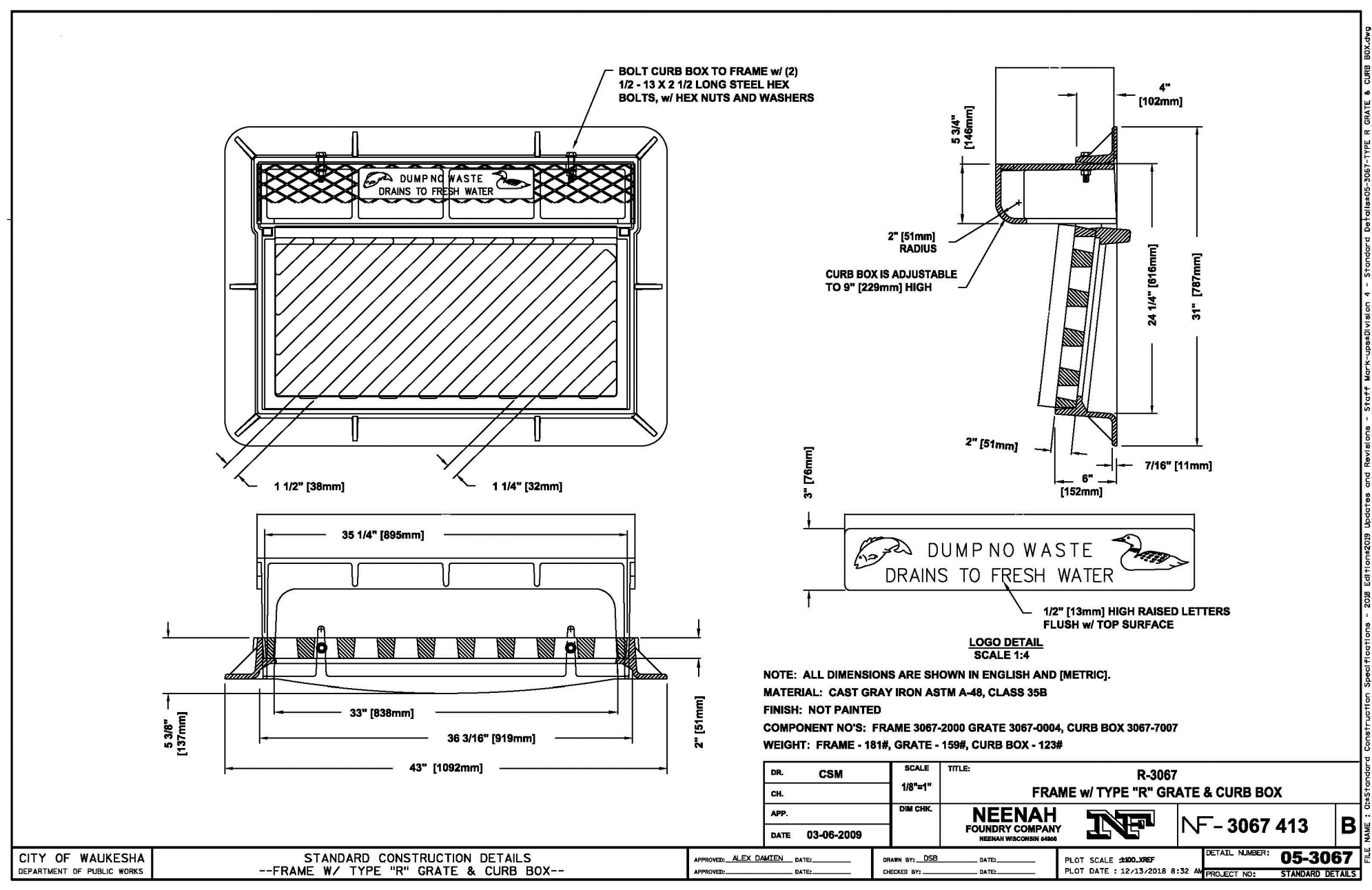
Design/Drawn: **APM**
Approved: **RWI**


SHEET TITLE:
DETAILS

SHEET NUMBER:
C5.3

JSD PROJECT NO: 18-8890

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P. 262.513.0666

CLIENT:
**PURE ARCHITECTURE
STUDIO, LLC**

CLIENT ADDRESS:
**735 N. WATER STREET, SUITE 1228
MILWAUKEE, WI 53202**

PROJECT:
**CLEARWATER
APARTMENT PHASE 2**

PROJECT LOCATION:
**CITY OF WAUKESHA
WAUKESHA COUNTY, WISCONSIN**

PLAN MODIFICATIONS:

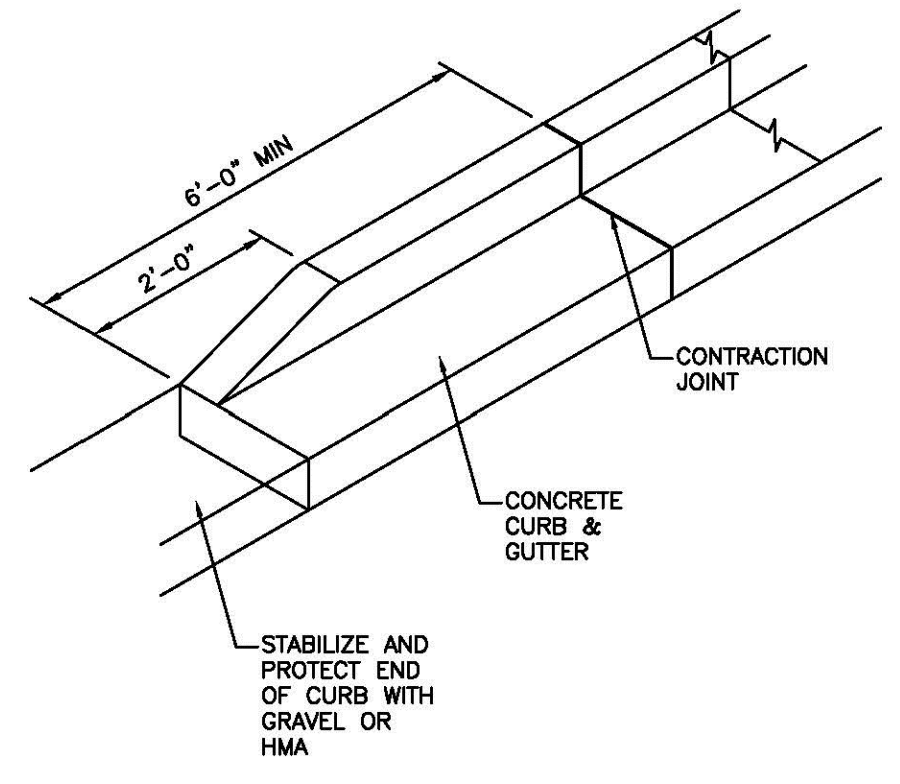
#	Date:	Description:
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Design/Drawn: APM
Approved: RWI

SHEET TITLE:
DETAILS

SHEET NUMBER:
C5.4

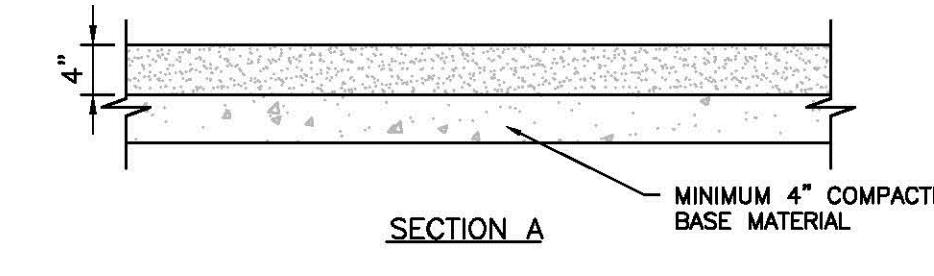
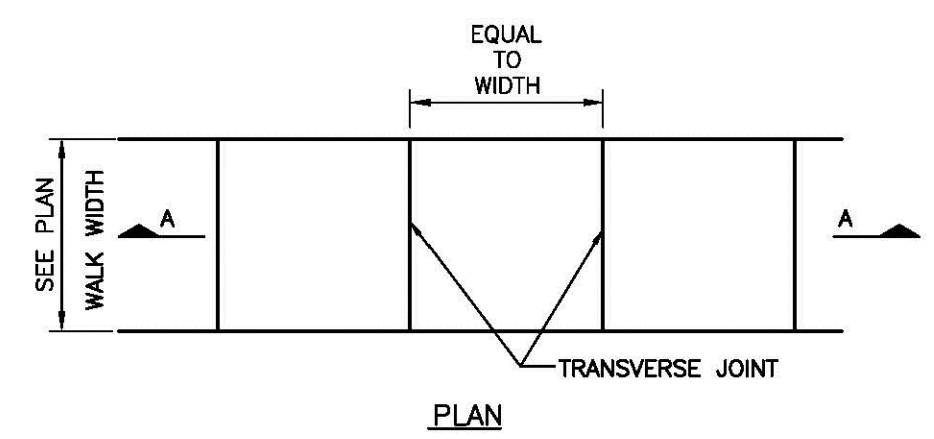
JSD PROJECT NO: 18-8890



CITY OF WAUKESHA
DEPARTMENT OF PUBLIC WORKS

STANDARD CONSTRUCTION DETAILS
--CURB TAPER--

APPROVED: ALEX DAMEN DATE: _____ DRAWN BY: JBC DATE: 12/13/18 PLOT SCALE: 1" = 1' PLOT DATE: 12/13/2018 8:42 AM DETAIL NUMBER: 07-0252 PROJECT NO: _____

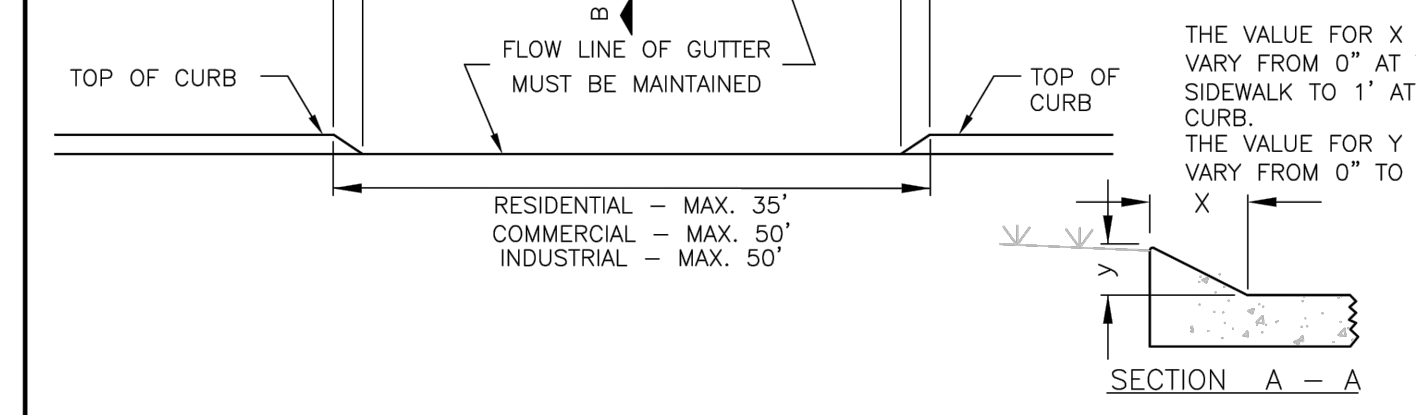
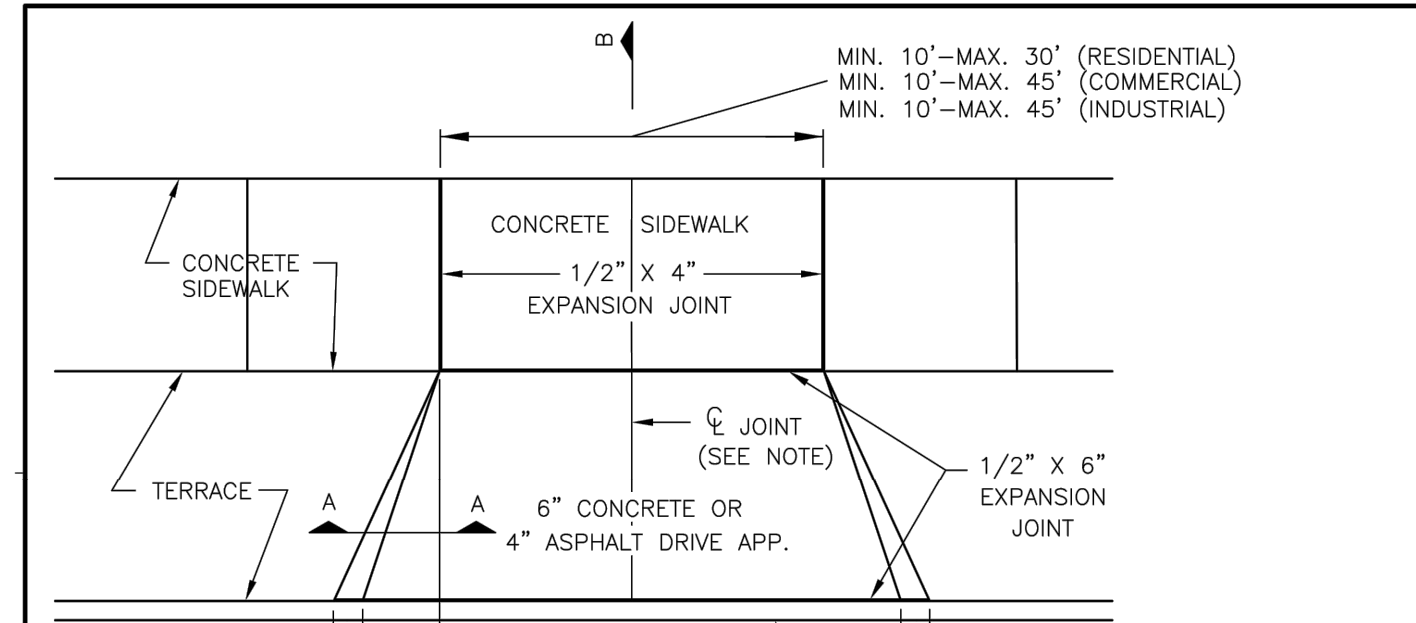


NOTES:
1. TRANSVERSE JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AT SPACING AS INDICATED OR AS DIRECTED BY THE ENGINEER.
2. SIDEWALK SHALL BE 6" THICK AT ALL DRIVEWAY CROSSING.

CITY OF WAUKESHA
DEPARTMENT OF PUBLIC WORKS

STANDARD CONSTRUCTION DETAILS
--CONCRETE SIDEWALK--

APPROVED: ALEX DAMEN DATE: _____ DRAWN BY: DSB DATE: _____ PLOT SCALE: 1" = 1' PLOT DATE: 12/13/2018 8:44 AM DETAIL NUMBER: 07-0300 PROJECT NO: _____



NOTES:
1. DRIVEWAYS 10' TO 20' WIDE SHALL HAVE ONE (1) JOINT.
2. DRIVEWAYS 21' TO 30' WIDE SHALL HAVE TWO (2) JOINTS EQUALLY SPACED.
3. DRIVEWAYS 31'-40' WIDE SHALL HAVE THREE (3) JOINTS EQUALLY SPACED.
4. 1/2" X 6" EXPANSION JOINT AT THE FACE OF WALK AND BACK OF CURB IS REQUIRED ONLY FOR CONCRETE DRIVE APPROACH.
5. FLARE WIDTH = 3' MIN. TO 5' MAX.

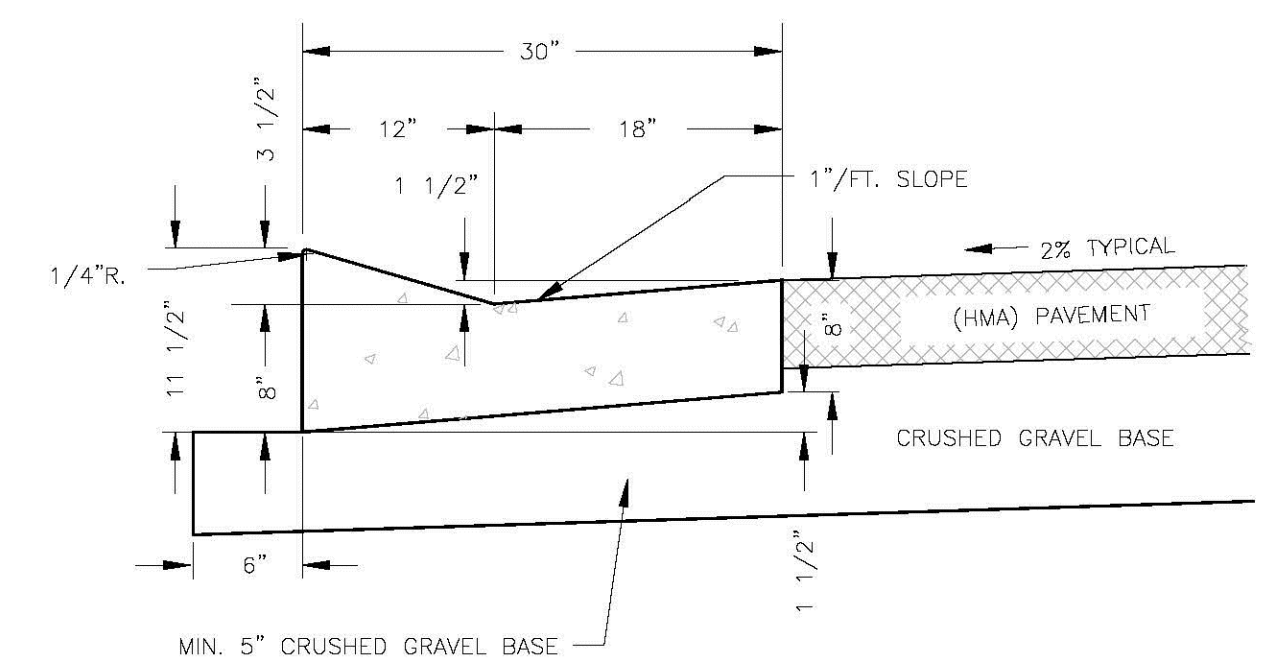
6. 8" CONCRETE ALLOWED FOR APPROACH AND SIDEWALK FOR HEAVY TRAFFIC.
7. 4" OF DENSE AGGREGATE BASE (3/4" OR 1-1/4") REQUIRED UNDER APPROACH AND SIDEWALK.
8. 6" MINIMUM OF DENSE AGGREGATE BASE (1-1/4") REQUIRED UNDER CURB AND GUTTER.
9. THE ENTIRE CURB AND GUTTER SHALL BE REMOVED AND REPLACED FOR THE WIDTH OF THE DRIVE APPROACH. SAWCUTTING OF THE HEAD (ONLY) IS NOT ALLOWED.
10. MAINTAIN A MIN 5'-FEET BETWEEN CURB AND GUTTER JOINTS.

CITY OF WAUKESHA
DEPARTMENT OF PUBLIC WORKS

STANDARD CONSTRUCTION DETAILS
--STANDARD DRIVE APPROACH--

APPROVED: ALEX DAMEN DATE: _____ DRAWN BY: DSB DATE: _____ PLOT SCALE: AS SHOWN PLOT DATE: 1-11-2019 7:49 AM DETAIL NUMBER: 07-0320 PROJECT NO: _____

NOTE: AT ALL HANDICAP RAMP LOCATIONS THE CROSS SLOPE OF THE FLANGE CANNOT EXCEED 1/4"/FT. THIS MUST BE MAINTAINED THE WIDTH OF THE RAMP. TRANSITION A MINIMUM 5 FT. ALONG THE FACE OF THE FLANGE ON EITHER SIDE OF THE RAMP TO THE TYPICAL CROSS SLOPE.



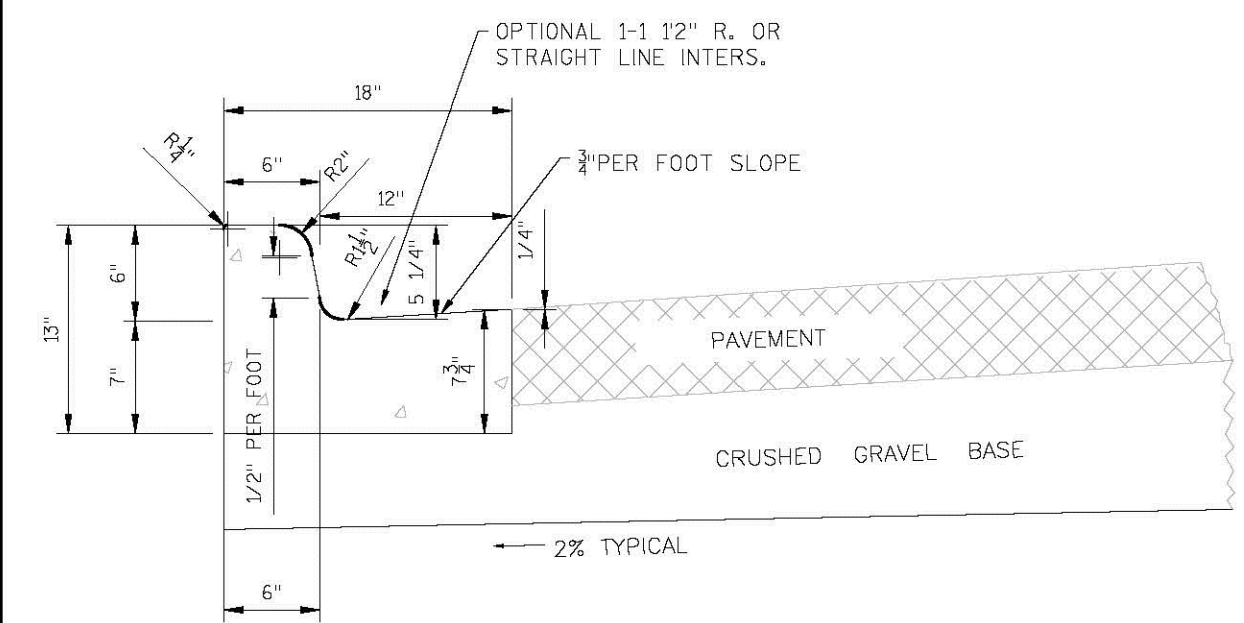
CITY OF WAUKESHA
DEPARTMENT OF PUBLIC WORKS

STANDARD CONSTRUCTION DETAILS
30" COMB. CURB & GUTTER

APPROVED: ALEX DAMEN DATE: _____ DRAWN BY: DSB DATE: 12/13/18 PLOT SCALE: 1" = 1' PLOT DATE: 12/13/2018 8:49 AM DETAIL NUMBER: 07-0332 PROJECT NO: _____

NOTE: AT ALL HANDICAP RAMP LOCATIONS THE CROSS-SLOPE OF THE FLANGE CANNOT EXCEED 1/4"/FT. THIS MUST BE MAINTAINED THE WIDTH OF THE RAMP. TRANSITION A MINIMUM 5 FT. ALONG THE FACE OF THE FLANGE ON EITHER SIDE OF THE RAMP TO THE TYPICAL CROSS-SLOPE.

NOTE: WHEN TYPE "A" CURB AND GUTTERS USED WITH CONCRETE PAVEMENT, THE CURB AND GUTTER SHALL BE TIED TO THE PAVEMENT WITH NO. 4, 2"-0" DEFORMED EPOXY-COATED TIE BARS SPACED AT 3'-0" C. TO C.



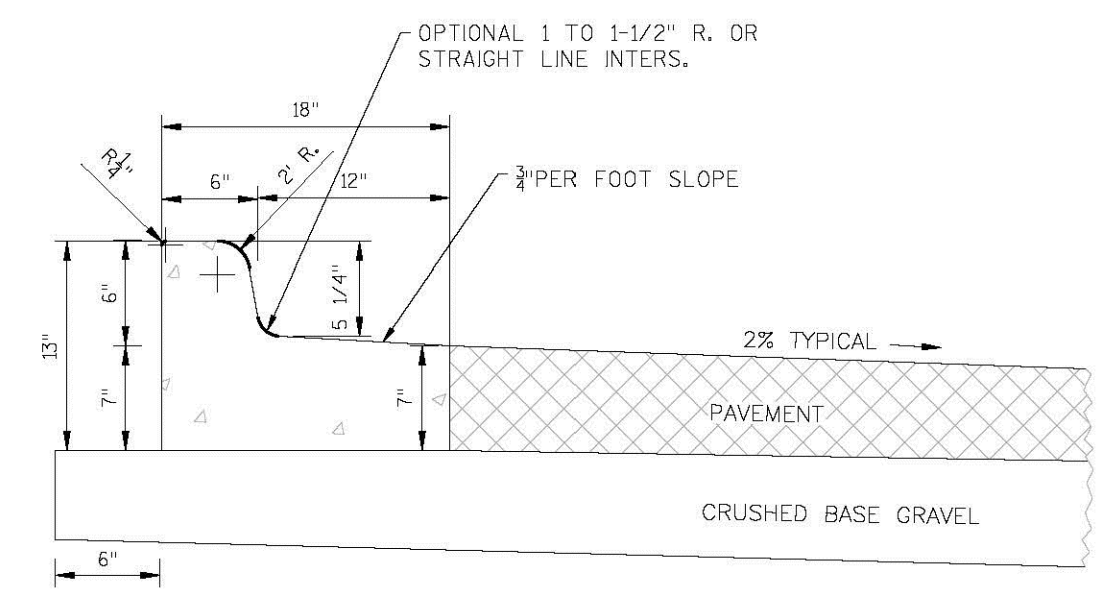
CITY OF WAUKESHA
DEPARTMENT OF PUBLIC WORKS

STANDARD CONSTRUCTION DETAILS
18-INCH TYPE A

APPROVED: ALEX DAMEN DATE: _____ DRAWN BY: JBC DATE: 12/13/18 PLOT SCALE: 1" = 1' PLOT DATE: 12/13/2018 10:26 AM DETAIL NUMBER: 07-0340 PROJECT NO: STANDARD DETAILS

NOTE: AT ALL HANDICAP RAMP LOCATIONS THE CROSS SLOPE OF THE FLANGE CANNOT EXCEED 1/4"/FT. THIS MUST BE MAINTAINED THE WIDTH OF THE RAMP. TRANSITION A MINIMUM 5 FT. ALONG THE FACE OF THE FLANGE ON EITHER SIDE OF THE RAMP TO THE TYPICAL CROSS SLOPE.

NOTE: WHEN TYPE "B" CURB AND GUTTERS USED WITH CONCRETE PAVEMENT, THE CURB AND GUTTER SHALL BE TIED TO THE PAVEMENT WITH NO. 4, 2"-0" DEFORMED EPOXY-COATED TIE BARS SPACED AT 3'-0" C. TO C.



CITY OF WAUKESHA
DEPARTMENT OF PUBLIC WORKS

STANDARD CONSTRUCTION DETAILS
18-INCH TYPE B

APPROVED: ALEX DAMEN DATE: _____ DRAWN BY: JBC DATE: 12/13/18 PLOT SCALE: 1" = 1' PLOT DATE: 12/13/2018 10:27 AM DETAIL NUMBER: 07-0341 PROJECT NO: _____



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P. 262.513.0666

CLIENT:
PURE ARCHITECTURE
STUDIO, LLC

CLIENT ADDRESS:
735 N. WATER STREET, SUITE 1228
MILWAUKEE, WI 53202

PROJECT:
CLEARWATER
APARTMENT PHASE 2

PROJECT LOCATION:
CITY OF WAUKESHA
WAUKESHA COUNTY, WISCONSIN

PLAN MODIFICATIONS:

#	Date:	Description:
1	03/22/19	Municipal Review
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Design/Drawn: APM
Approved: RWI

SHEET TITLE:
DETAILS

SHEET NUMBER:

C5.5

JSD PROJECT NO: 18-8890



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PROJECT

Clearwater
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REVISIONS

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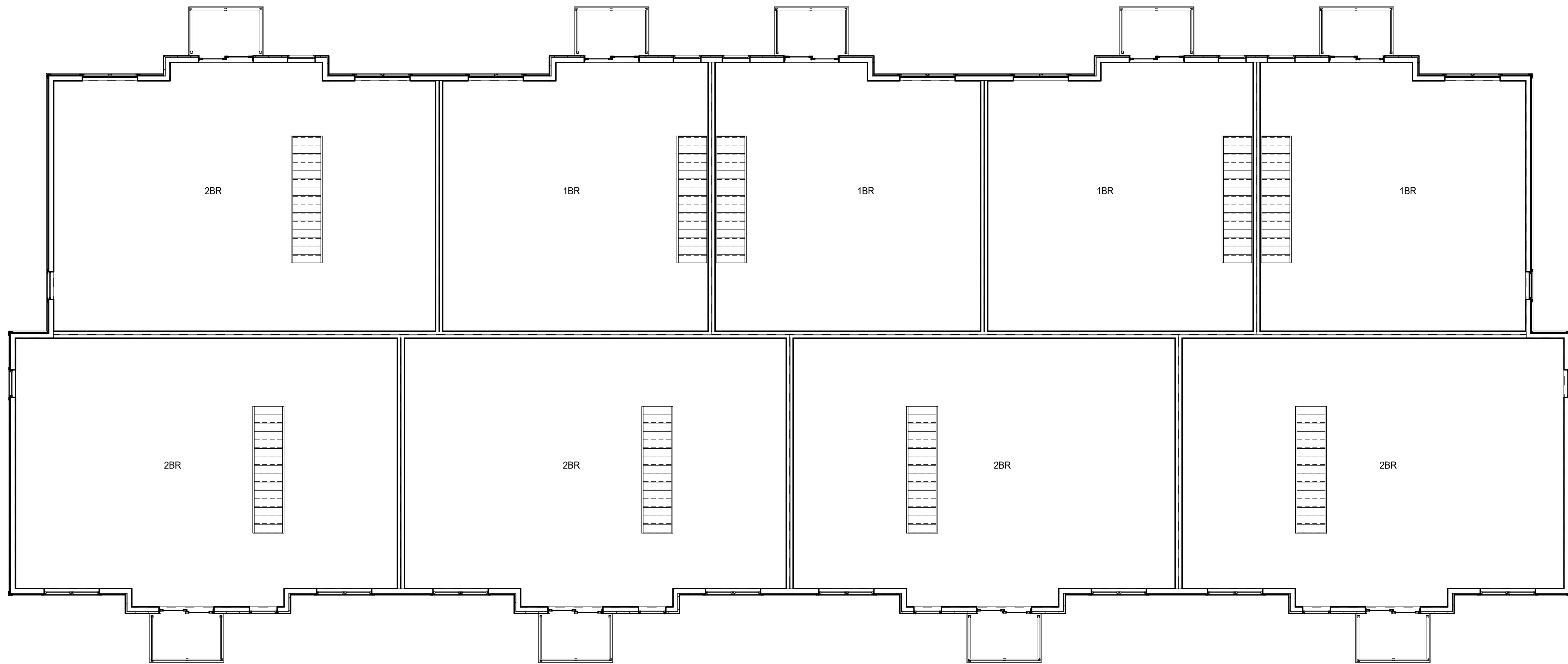
INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	19112
ISSUED FOR	MUNICIPAL REVIEW
DATE	03.22.2019

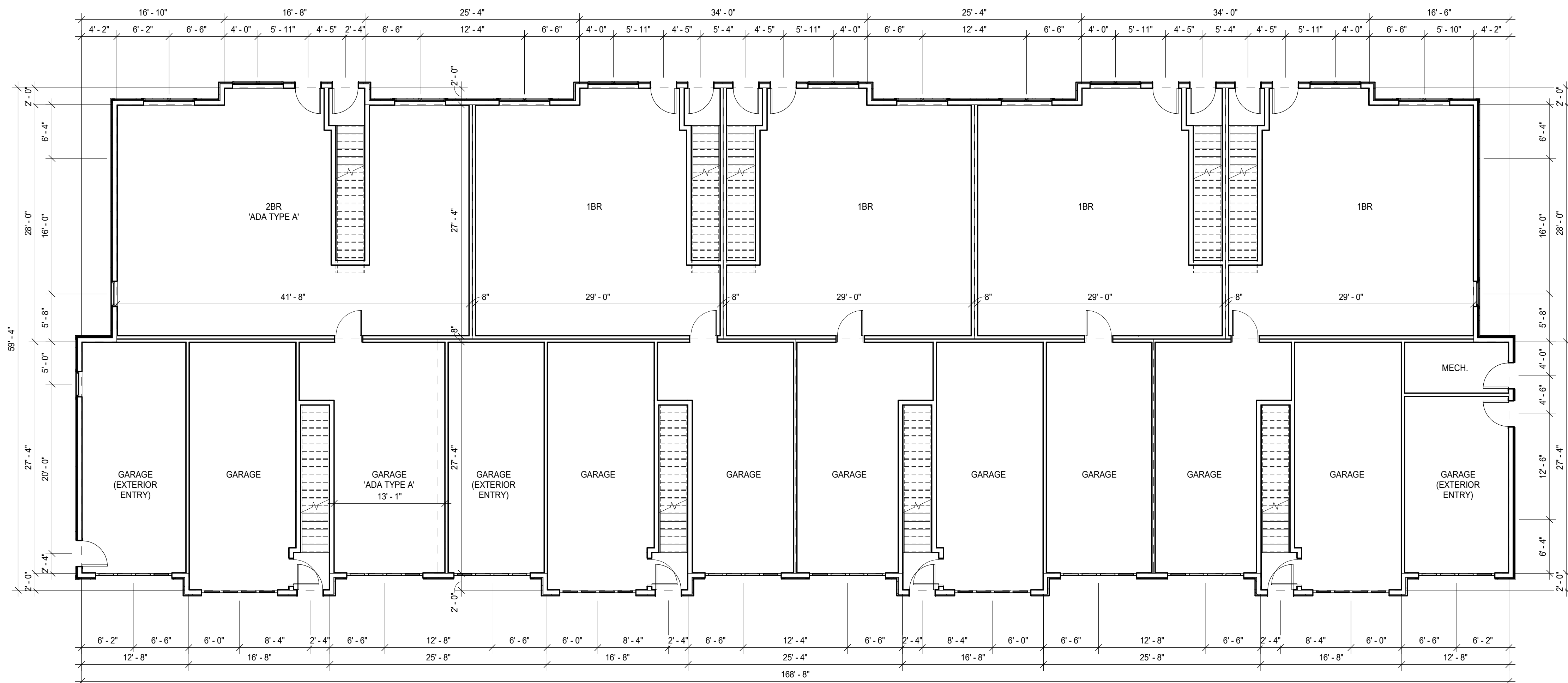
SHEET

BUILDING A

A101



2 2ND FLOOR PLAN - BUILDING A
 SCALE: 1/8" = 1'-0"



1 1ST FLOOR PLAN - BUILDING A
 SCALE: 1/8" = 1'-0"



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REVISIONS

NO.	DESCRIPTION	DATE

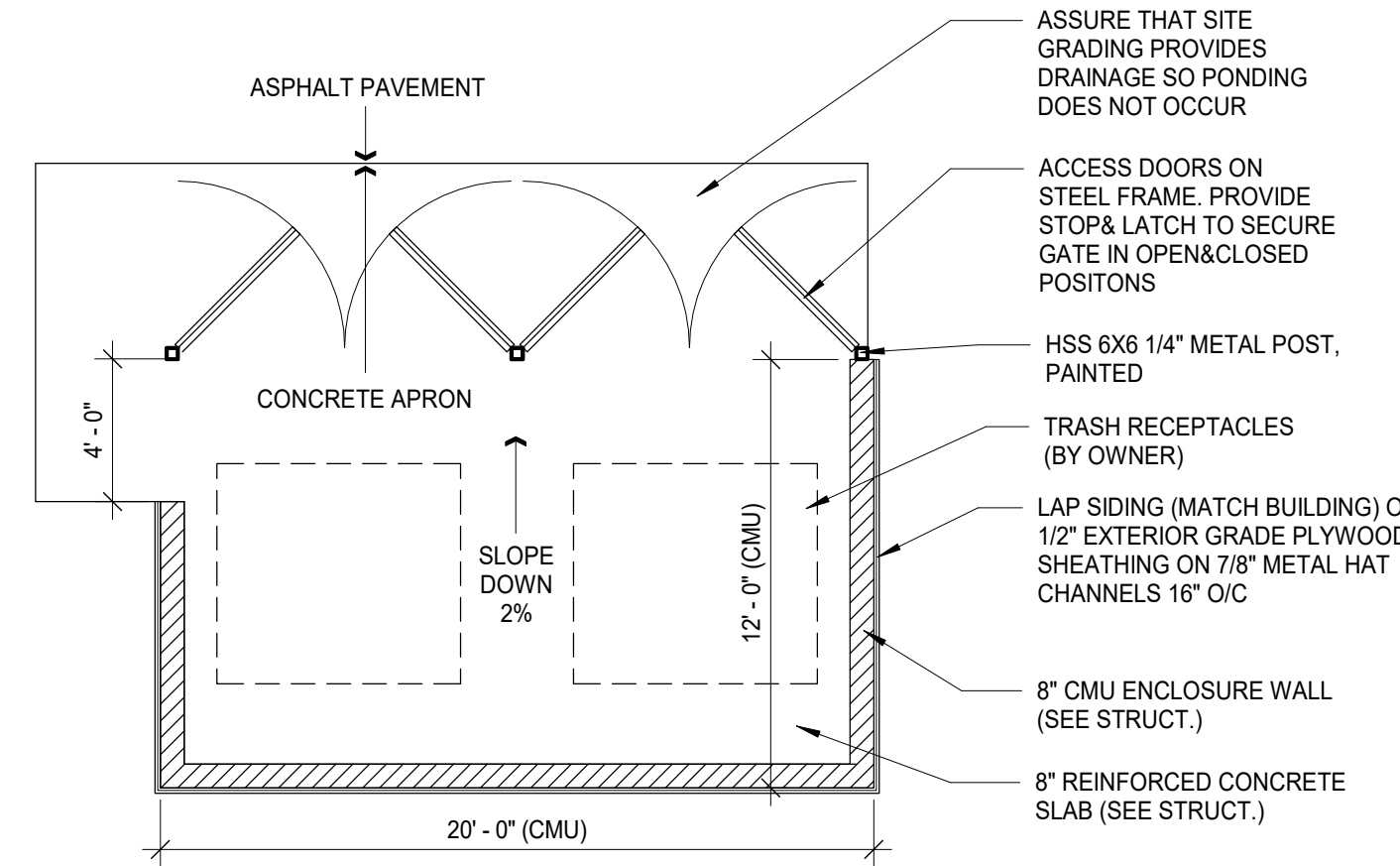
INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	19112
ISSUED FOR	MUNICIPAL REVIEW
DATE	03.22.2019

SHEET

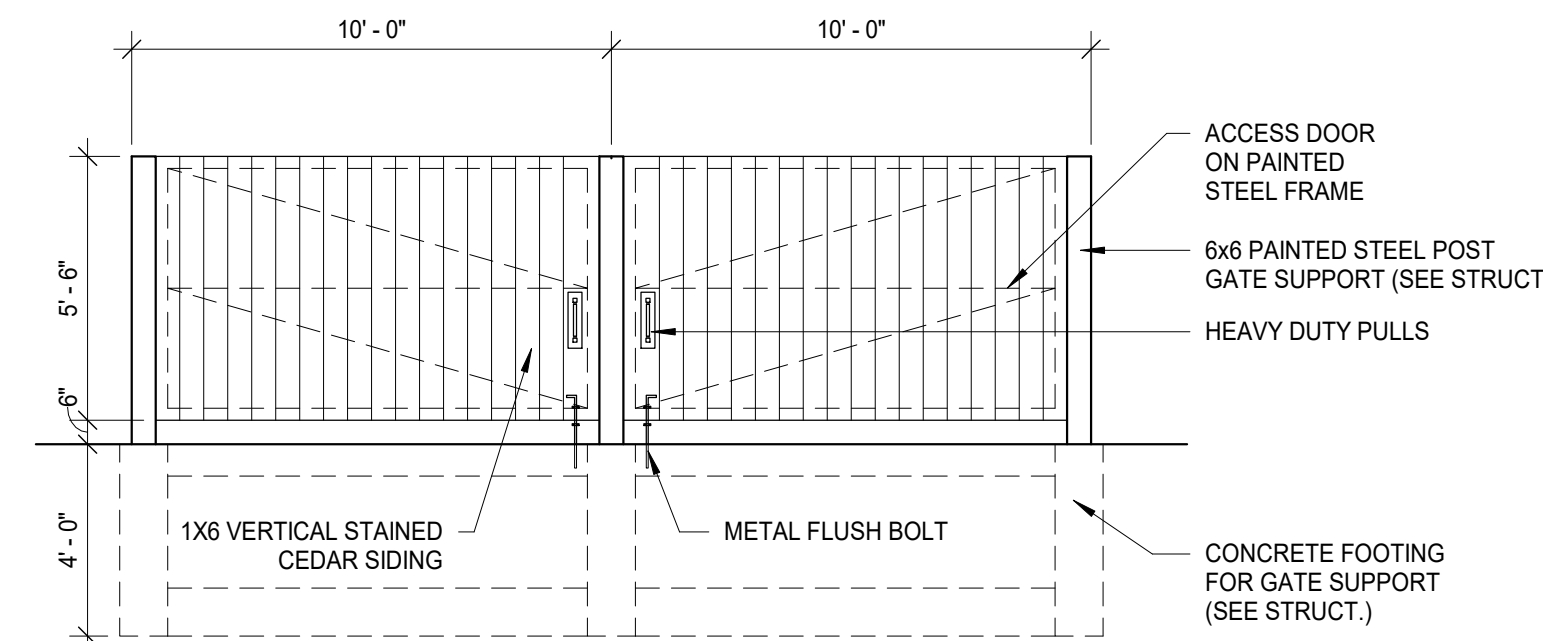
BUILDING B

A102



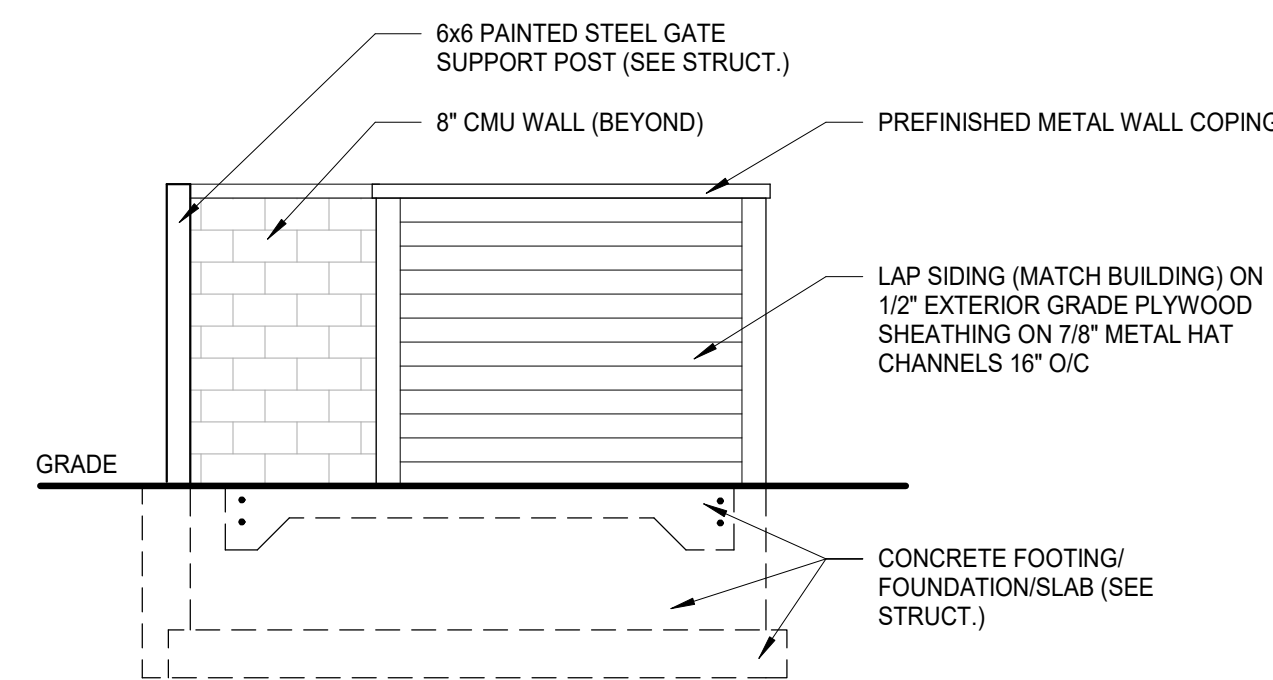
3 CMU DUMPSTER PLAN

SCALE: 3/16" = 1'-0"



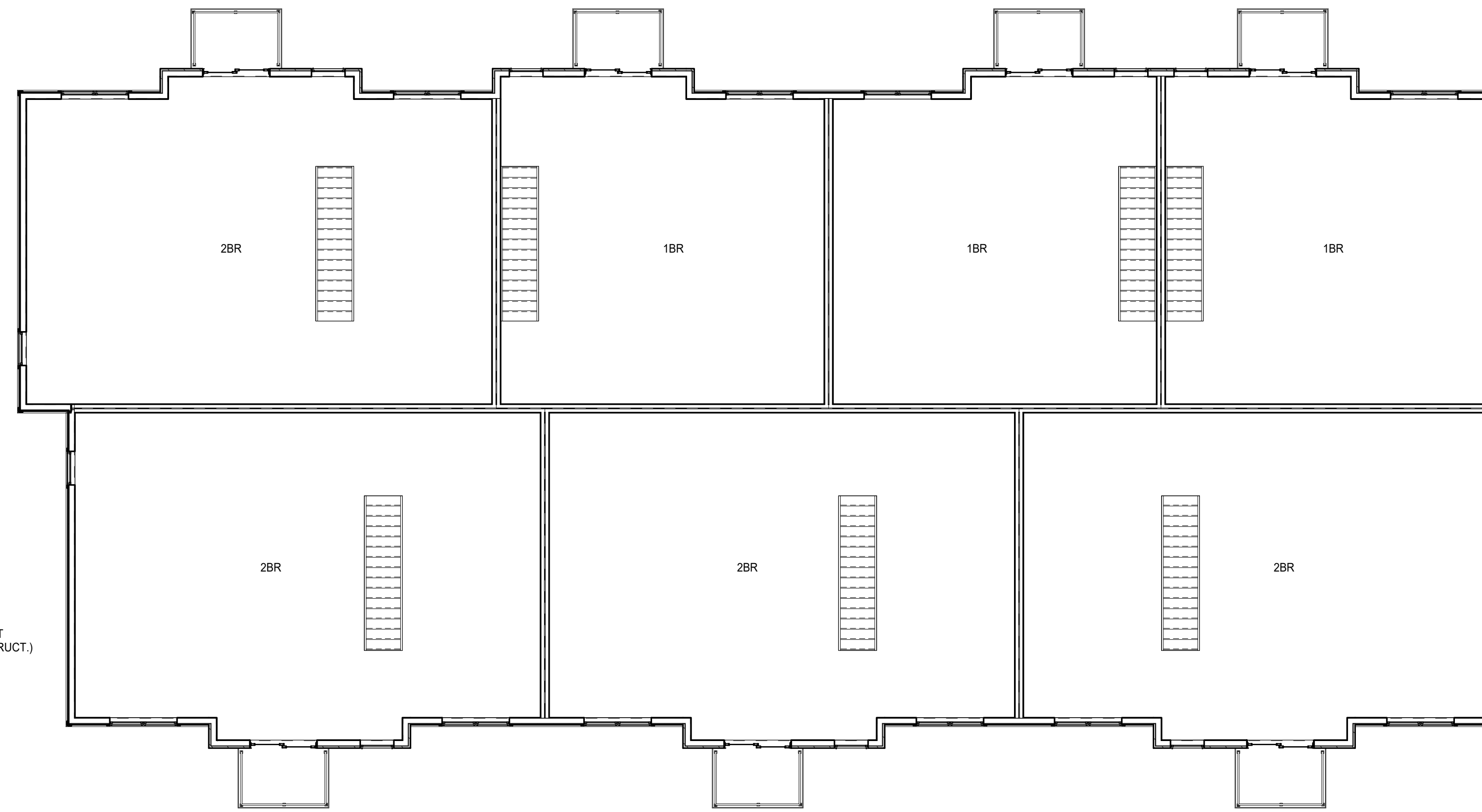
4 CMU DUMPSTER FRONT ELEVATION

SCALE: 1/4" = 1'-0"



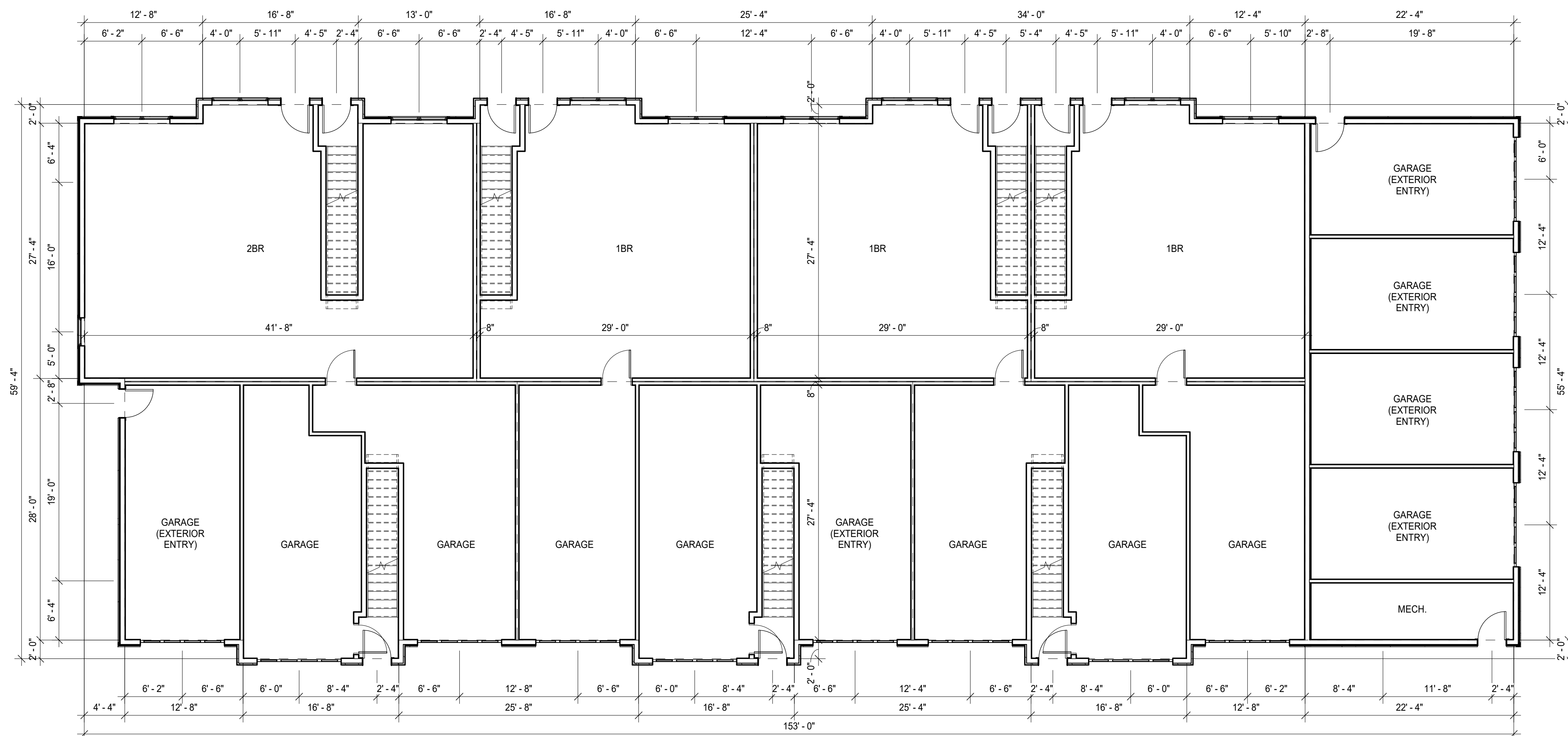
5 CMU DUMPSTER SIDE ELEVATION

SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN - BUILDING B

SCALE: 1/8" = 1'-0"



1 1ST FLOOR PLAN - BUILDING B

SCALE: 1/8" = 1'-0"



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REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	19112
ISSUED FOR	MUNICIPAL REVIEW
DATE	03.22.2019

SHEET

BUILDING ELEVATIONS

A401

ELEVATION KEYNOTES

- | | |
|---------------------------------------|---|
| ① DIMENSIONAL ASPHALT SHINGLE ROOFING | ⑬ VENTED LP SMARTSIDE SOFFIT |
| ② THIN STONE VENEER | ⑭ LP SMARTSIDE TRIM BOARD WRAPPED SUPPORT BRACKET |
| ③ PRECAST OR CAST STONE BAND | ⑮ PREFINISHED METAL GUTTER |
| ④ PRECAST OR CAST STONE SILL | ⑯ WINDOW SYSTEM |
| ⑤ PRECAST OR CAST STONE LINTEL | ⑰ SLIDING PATIO DOOR SYSTEM |
| ⑥ LOWER LP SMARTSIDE LAP SIDING | ⑱ INSULATED ENTRY DOOR SYSTEM |
| ⑦ UPPER LP SMARTSIDE LAP SIDING | ⑲ PREFINISHED METAL INSULATED OVERHEAD DOOR |
| ⑧ GABLE LP SMARTSIDE SHAKE SIDING | ⑳ PREFINISHED ALUMINUM RAILING SYSTEM WITH CORNER POSTS |
| ⑨ 4/4x4 LP SMARTSIDE TRIM BOARD | ㉑ STAINED/PAINTED DECORATIVE WOOD TRELLIS |
| ⑩ 4/4x6 LP SMARTSIDE TRIM BOARD | |
| ⑪ 4/4x8 LP SMARTSIDE TRIM BOARD | |
| ⑫ LP SMARTSIDE FASCIA | |



3 WEST - BUILDING A
 SCALE: 1/8" = 1'-0"



4 EAST - BUILDING A
 SCALE: 1/8" = 1'-0"



2 SOUTH - BUILDING A
 SCALE: 1/8" = 1'-0"



11 NORTH - BUILDING A
 SCALE: 1/8" = 1'-0"



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REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	19112
ISSUED FOR	MUNICIPAL REVIEW
DATE	03.22.2019

SHEET

BUILDING ELEVATIONS

A402

ELEVATION KEYNOTES

- ① DIMENSIONAL ASPHALT SHINGLE ROOFING
- ② THIN STONE VENEER
- ③ PRECAST OR CAST STONE BAND
- ④ PRECAST OR CAST STONE SILL
- ⑤ PRECAST OR CAST STONE LINTEL
- ⑥ LOWER LP SMARTSIDE LAP SIDING
- ⑦ UPPER LP SMARTSIDE LAP SIDING
- ⑧ GABLE LP SMARTSIDE SHAKE SIDING
- ⑨ 4/4x4 LP SMARTSIDE TRIM BOARD
- ⑩ 4/4x6 LP SMARTSIDE TRIM BOARD
- ⑪ 4/4x8 LP SMARTSIDE TRIM BOARD
- ⑫ LP SMARTSIDE FASCIA
- ⑬ VENTED LP SMARTSIDE SOFFIT
- ⑭ LP SMARTSIDE TRIM BOARD WRAPPED SUPPORT BRACKET
- ⑮ PREFINISHED METAL GUTTER
- ⑯ WINDOW SYSTEM
- ⑰ SLIDING PATIO DOOR SYSTEM
- ⑱ INSULATED ENTRY DOOR SYSTEM
- ⑲ PREFINISHED METAL INSULATED OVERHEAD DOOR
- ⑳ PREFINISHED ALUMINUM RAILING SYSTEM WITH CORNER POSTS
- ㉑ STAINED/PAINTEDECORATIVE WOOD TRELLIS



3 WEST - BUILDING B
 SCALE: 1/8" = 1'-0"



4 EAST - BUILDING B
 SCALE: 1/8" = 1'-0"



2 SOUTH - BUILDING B
 SCALE: 1/8" = 1'-0"



1 NORTH - BUILDING B
 SCALE: 1/8" = 1'-0"



Clearwater Apartments

building b - north perspective
03.22.19



Clearwater Apartments

building b - south perspective
03.22.19



Clearwater Apartments

building b - west perspective
03.22.19



Clearwater Apartments

building a - north perspective
03.22.19



Clearwater Apartments

building a - south perspective
03.22.19