



VICINITY MAP
SCALE: 1"=200'

SHEET INDEX	
C000	TITLE SHEET & VICINITY MAP
C100	SITE PLAN
C200	GRADING & EROSION CONTROL PLAN
C300	PLUMBING PLAN
C400	LANDSCAPE PLAN

SITE IMPROVEMENT PLANS FOR SILVERNAIL TOWNHOMES WAUKESHA, WI


 MEMBER
 ONE CALL SYSTEMS INTERNATIONAL
 TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
 CALL DIGGERS HOTLINE TOLL FREE
800-242-8511
 (414-259-1181 MILWAUKEE METRO) (TDD: 800-542-2289)
 www.diggershotline.com
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

BENCHMARKS

FOUND IRON PIPE ELEV. 772.224 N: 263053.746 E: 2524943.233

CONTACT INFORMATION

COMPANY NAME	ADDRESS	CONTACT	PHONE	EMAIL
LYNCH & ASSOCIATES	5482 S. WESTRIDGE DR. NEW BERLIN, WI 53151	JAMES MALONEY, P.E.	262.402.5040	jmaloney@lynch-engineering.com
JOSEPH GRASCH DEVELOPMENT, LLC	W284 N3234 LAKESIDE DR. PEWAUKEE, WI 53072	JOSEPH GRASCH	414.406.2001	jgrasch@hcipropertieswi.com

REVISIONS

NO.	REVISION	DATE
-----	----------	------

SITE IMPROVEMENT PLANS FOR
SILVERNAIL TOWNHOMES
WAUKESHA, WI
LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

ISSUED FOR REVIEW

PLAN DATE 11.02.2020

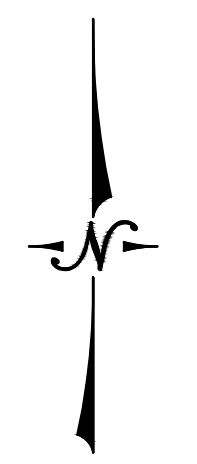
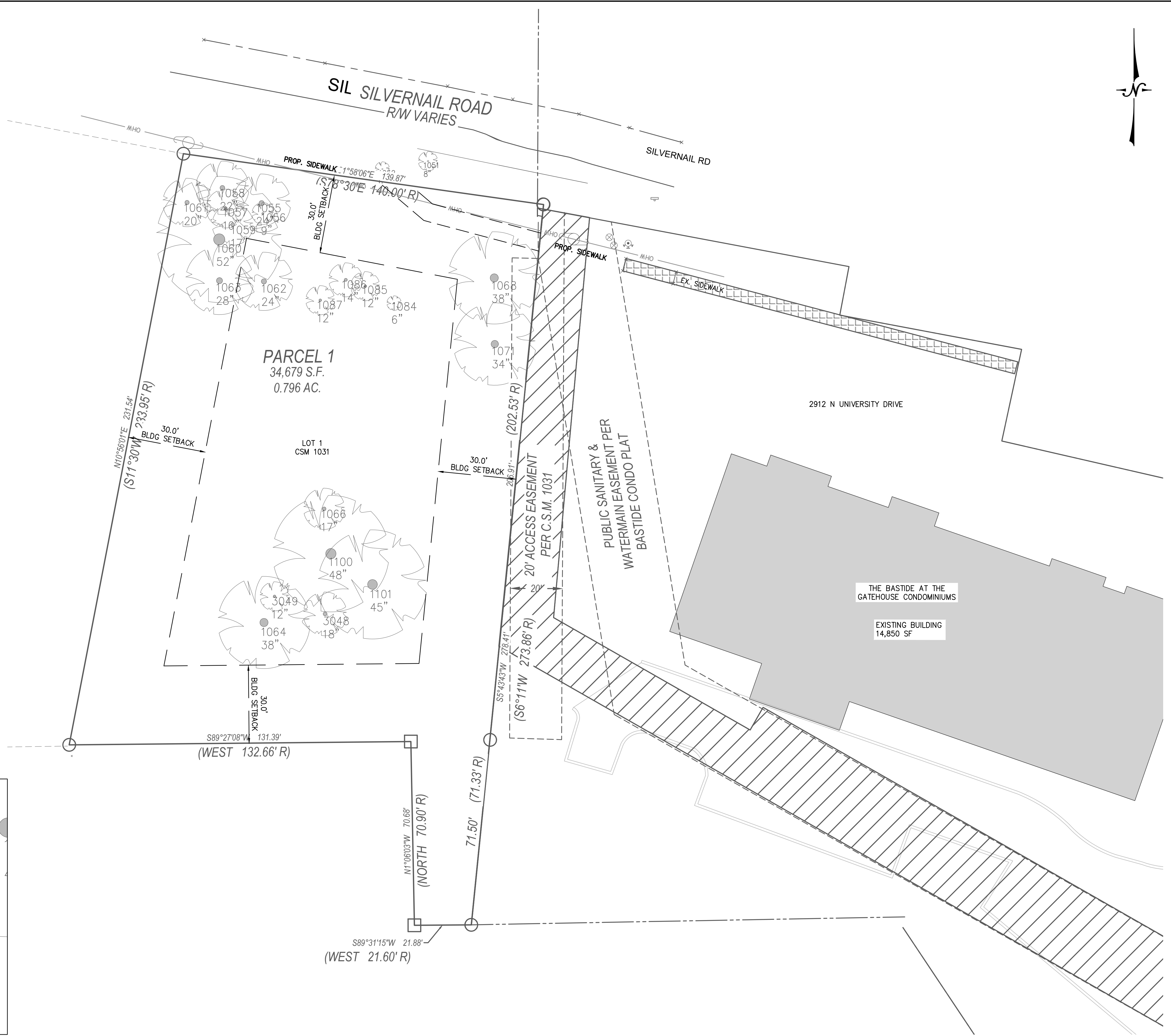
PROJECT NO.
20.0026

SHEET NO.

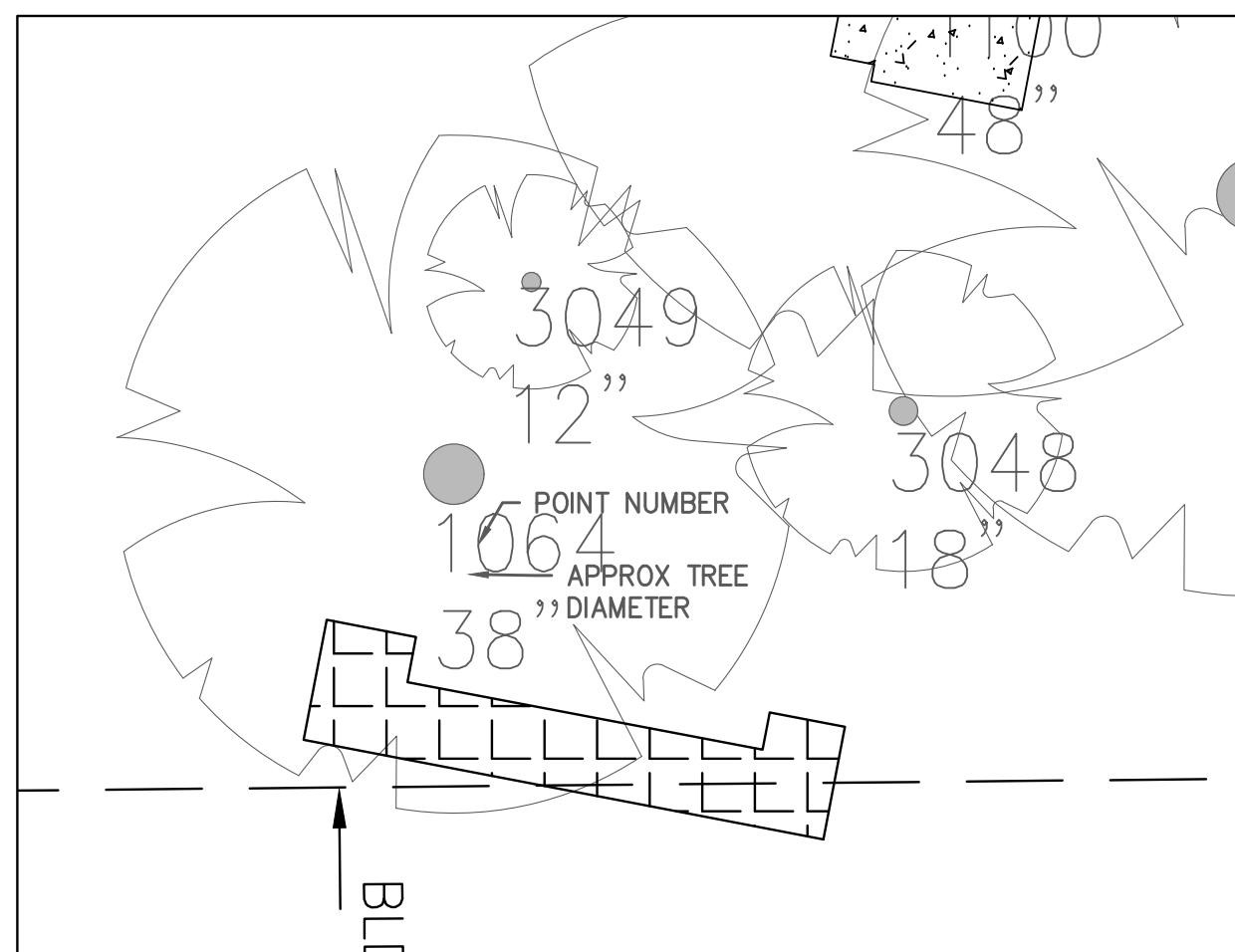
C000

TREE DATA

Point Number	Tree Species.
1050	Black Locust (Robinia pseudoacacia)
1051	Black Locust (Robinia pseudoacacia)
1052	Black Locust (Robinia pseudoacacia)
1053	Black Locust (Robinia pseudoacacia)
1055	Black Locust (Robinia pseudoacacia)
1056	Black Locust (Robinia pseudoacacia)
1057	Black Locust (Robinia pseudoacacia)
1058	Black Locust (Robinia pseudoacacia)
1059	Black Locust (Robinia pseudoacacia)
1060	Black Walnut (Juglans nigra)
1061	Black Locust (Robinia pseudoacacia)
1062	Black Locust (Robinia pseudoacacia)
1063	Black Locust (Robinia pseudoacacia)
1064	Black Walnut (Juglans nigra)
1066	White Spruce (Picea glauca)
1067	Red Pine (Pinus resinosa)
1068	Black Walnut (Juglans nigra)
1069	Red Pine (Pinus resinosa)
1070	Red Pine (Pinus resinosa)
1071	Black Walnut (Juglans nigra)
1084	White Spruce (Picea glauca)
1085	Black Walnut (Juglans nigra)
1086	Black Walnut (Juglans nigra)
1087	White Spruce (Picea glauca)
1093	Crimson King Maple (Acer Platanoides)
1100	Silver Maple (Acer saccharinum)
1101	Silver Maple (Acer saccharinum)



TREE SURVEY (TYP)



SITE IMPROVEMENT PLANS FOR
SILVERNAIL TOWNHOMES
WALKESHA, WI
LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

TREE SURVEY	
NO.	BY DATE

ISSUED FOR REVIEW

PLAN DATE 11.02.2020
 DESIGNED BY JRM

0 20'
SCALE

PROJECT NO.
20.0026

SHEET NO.
C400

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

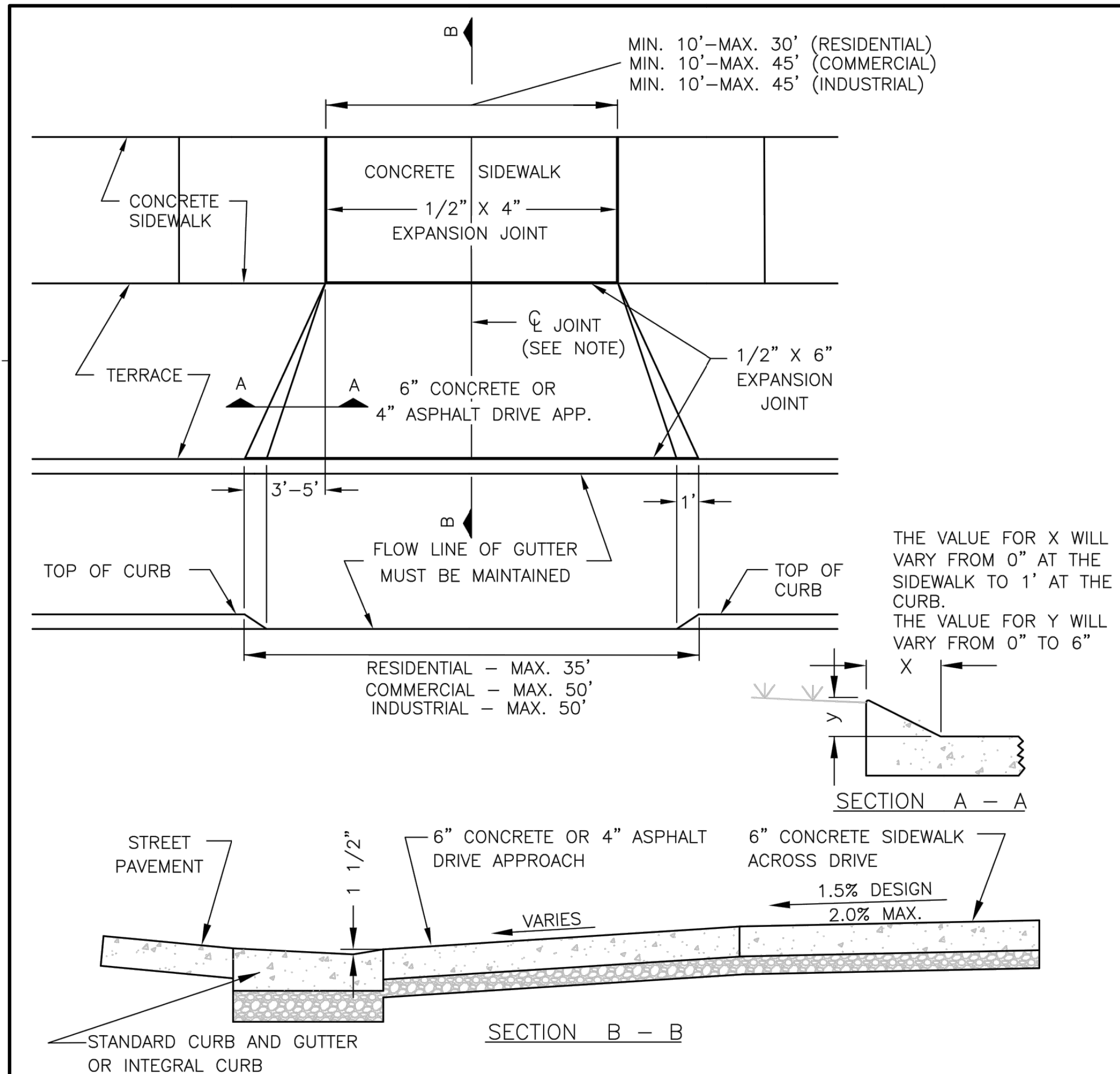
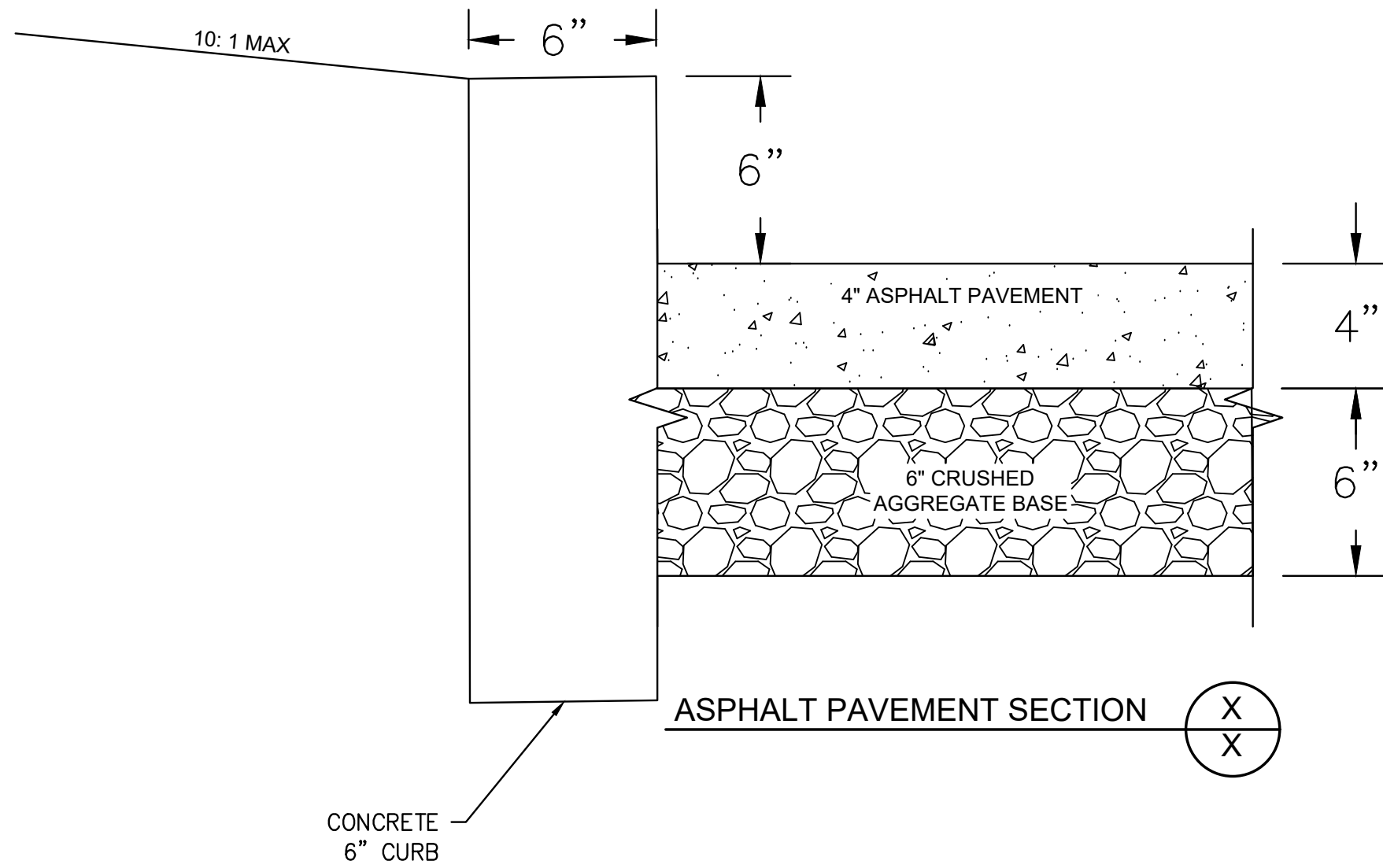
PLAN DATE 11.02.2020
 DESIGNED BY JRM

0 XX'
 SCALE

PROJECT NO.
20.0026

SHEET NO.

C500



NOTES:

1. DRIVEWAYS 10' TO 20' WIDE SHALL HAVE ONE ϕ JOINT.
2. DRIVEWAYS 21' TO 30' WIDE SHALL HAVE TWO ϕ JOINTS EQUALLY SPACED.
3. DRIVEWAYS 31-40' WIDE SHALL HAVE THREE ϕ 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: <u>ALEX DAMIEN</u> DATE: _____	DRAWN BY: <u>DSB</u> DATE: _____	PLOT SCALE: <u>1/5 XREF</u>	DETAIL NUMBER: 07-0320
APPROVED: _____ DATE: _____	CHECKED BY: _____ DATE: _____	PLOT DATE: 1/11/2019 7:49 AM	PROJECT NO: _____

FILE NAME : 0:ENG-LIB#Updates#2019 Standard Specs Updates and Revisions - Staff Mark-ups#Division 4 - Standard Details#07-0320-STANDARD DRIVE APPROACH.dwg