

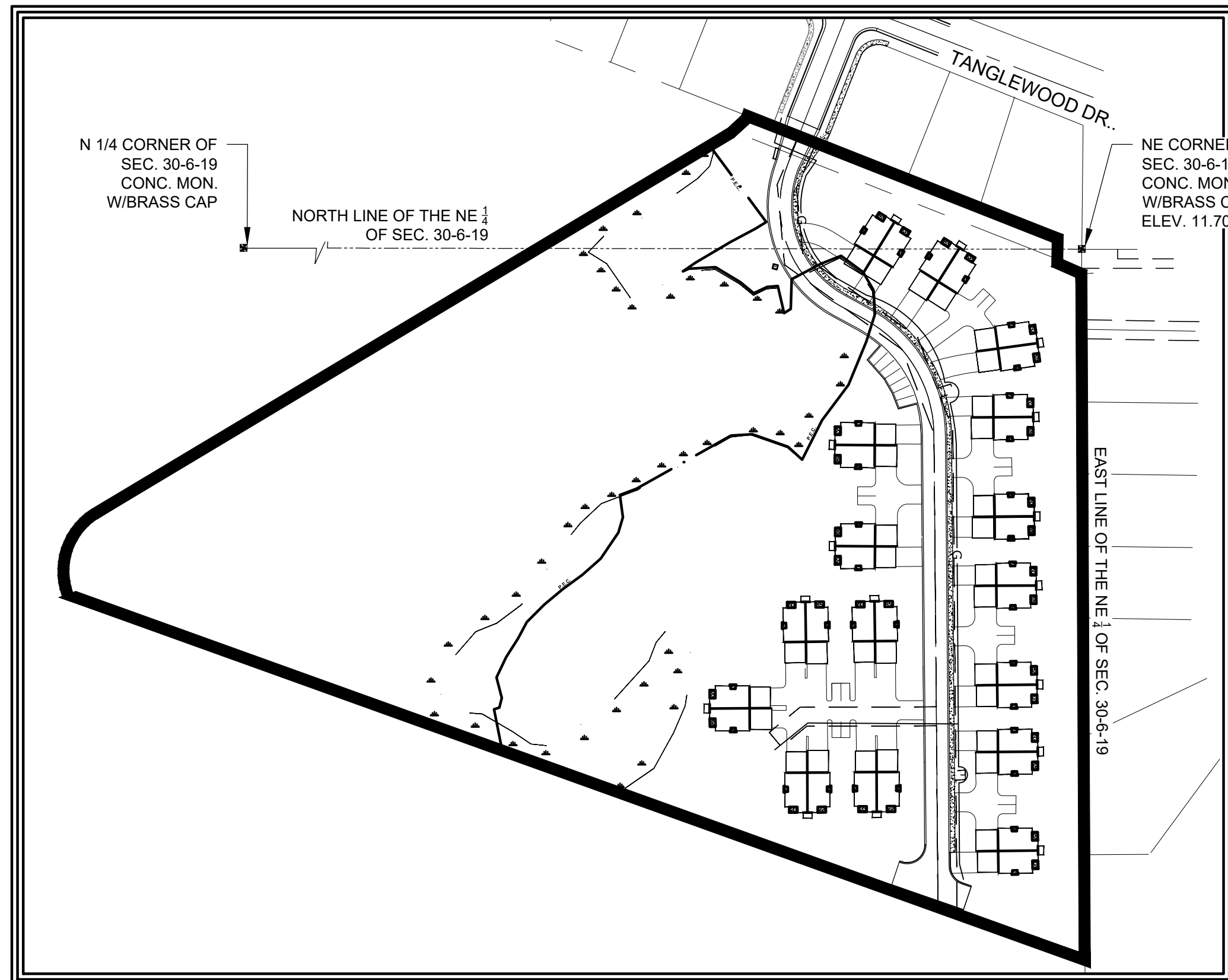
SITE IMPROVEMENT PLANS FOR ROLLING MEADOWS TOWN HOMES CITY OF WAUKESHA, WISCONSIN



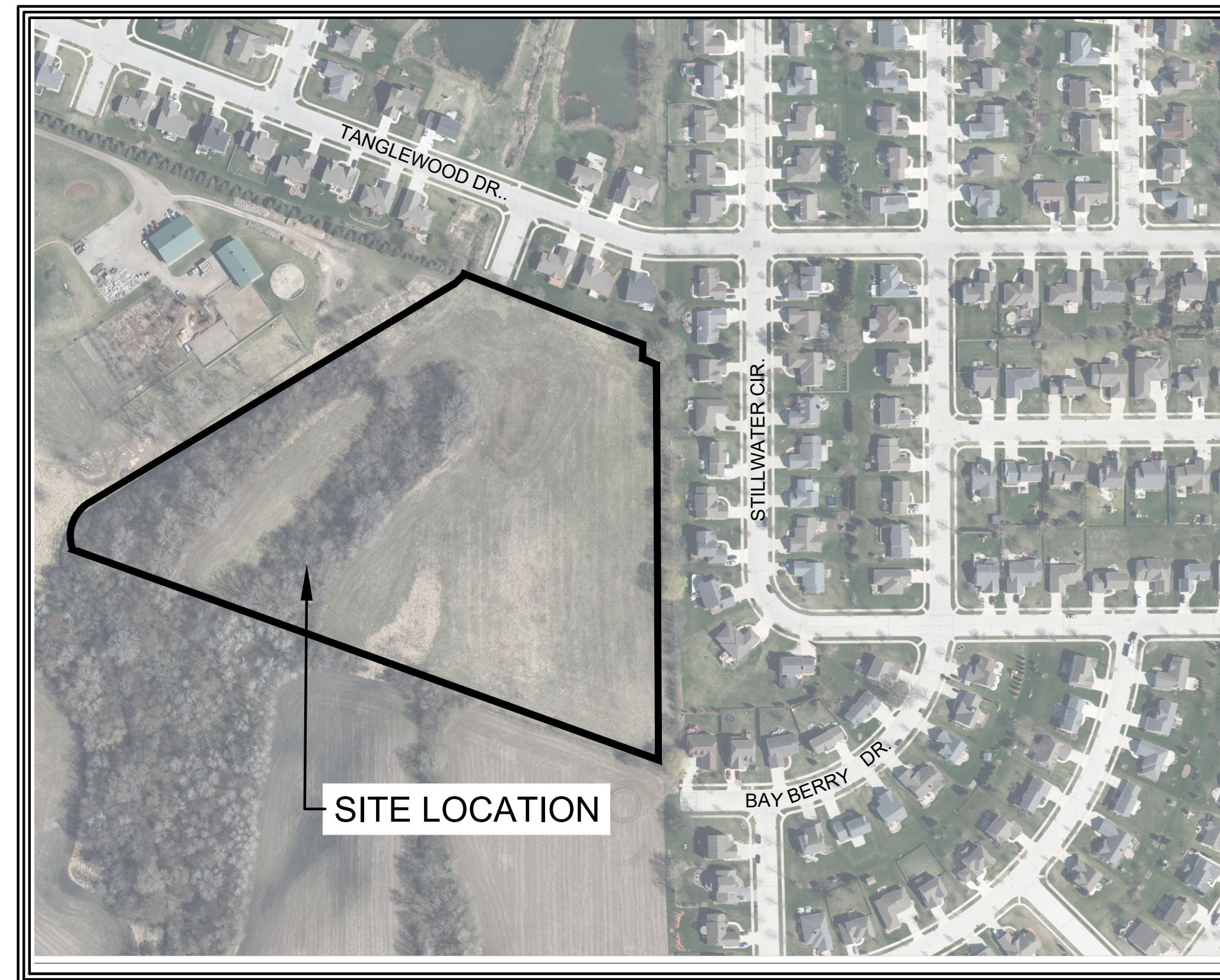
SITE IMPROVEMENT PLANS
FOR
ROLLING MEADOWS TOWN HOMES

SHEET INDEX

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10	EROSION CONTROL PLAN
11	LANDSCAPE PLAN



SITE MAP



VICINITY MAP

PART OF THE SE 1/4 OF SEC. 19 AND THE NE 1/4 OF SEC. 30, TOWN 6 NORTH, RANGE 19 EAST

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.

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

INITIALS	DATE
DESIGNED JRM	10/16/23
DRAWN JBR	10/16/23
CHECKED JRM	10/16/23

0 NTS
SCALE
PROJECT NO.
22-044

NO.	REVISIONS	BY	DATE
1	New PEC and new wetland lines	jrm	08-11-23
2	Revised per City water dept. email dated 12-6-2023	jrm	12-07-23
3	Added surveyed trees over 5" dia.	jrm	01-08-24

OWNER/DEVELOPER:
JOHN MAREK INC.
W284 N5039
ROOSEVELTS QUAY
PEWAUKEE, WI 53072

AGENT/ENGINEER:
JRM CONSULTING, LLC
3904 OAKMONT TRAIL
WAUKESHA, WI 53188

TITLE SHEET, INDEX
VICINITY MAP
SITE MAP

SHEET NO.
1 OF **11**

BENCHMARKS:
BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM,
(NAD83 WISCONSIN 2018) AND REFERENCED TO THE EAST LINE OF THE SE 1/4 OF
SEC. 30-6-10 MEASURED AS S00°16'58"E.

VERTICAL DATUM IS CITY OF WAUKESHA REFERENCED TO THE NE CORNER OF
SEC. 30-6-10 MEASURED AS 792.26' (NAVD88 GEOID 12A WISCONSIN 2019)
CITY CONVERSION FACTOR -780.56.

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

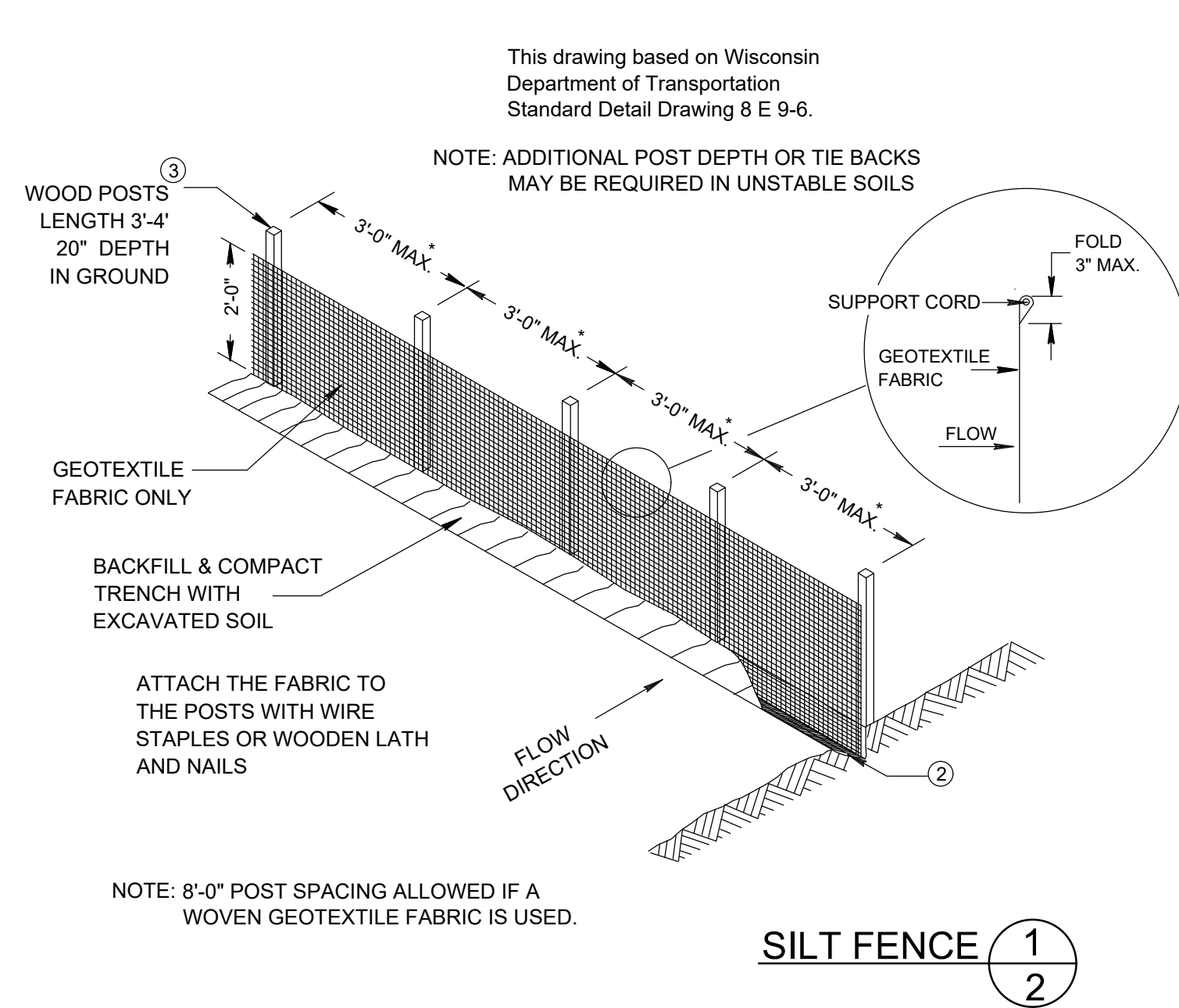
PRELIMINARY

EROSION CONTROL NOTES:

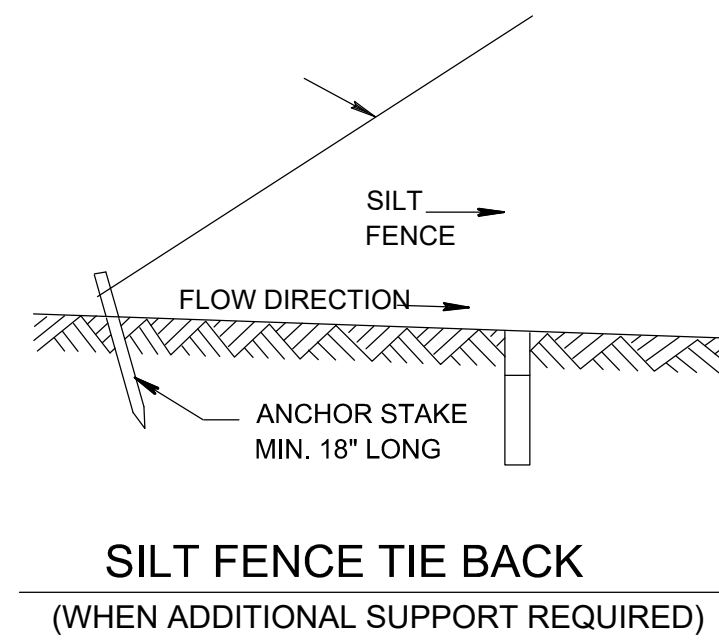
1. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. CONSTRUCT SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
3. CONTRACTOR SHALL CHECK ALL EROSION CONTROL MEASURES EVERY SEVEN DAYS OR AFTER EACH 0.5 INCH RAINFALL WHICHEVER IS SOONER AND PROVIDE ANY MAINTENANCE REQUIRED FOR CONFORMANCE WITH THIS PLAN.
4. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED ON AREAS TO BE VEGETATED, INCLUDING RESTORATION OF AREAS DISTURBED DURING UTILITY INSTALLATION.
5. SEEDING SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
6. SEEDING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 630 OF THE WISDOT STANDARD SPECIFICATIONS. A NO. 40 MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1000 S.F.
7. PLACE EROSION MATTING ON ALL SLOPES OF 4:1 OR GREATER IN ACCORDANCE WITH WISDOT STANDARD SPECIFICATIONS. EROSION MAT PRODUCTS MUST BE SELECTED FROM THE WISDOT PRODUCT ACCEPTABILITY LIST.
8. INSTALL EROSION WATTLES AT THE BASE OF THE SLOPE BEHIND THE BACK OF CURB AT THE ENTRANCE TO THE SITE.
9. TOPSOIL PILES ARE TO BE SEEDED WITHIN 14 DAYS OF LAYUP.
10. ANY DISTURBED AREAS LEFT OPEN FOR MORE THAN 30 DAYS WILL REQUIRE TEMPORARY STABILIZATION. REFER TO WDNR STANDARD 1059, SECTION 3 "CONDITIONS WHERE PRACTICE APPLIES".
11. TEMPORARY SEEDING: ANNUAL RYEGRASS AT 25 lbs/ACRE; LATE SEASON TEMPORARY SEEDING (SEPT. 15 TO OCT. 15): WINTER WHEAT AT 2 BUSHELS/ACRE; DORMANT SEEDING (AFTER NOV. 1): NO. 10 MIXTURE AT 4 lbs/1000 S.F. CHANNELS ARE TO BE STABILIZED WITH CLASS 3, TYPE A EROSION MAT.
12. BIWEEKLY PROGRESS SITE MEETINGS TO BE HELD ON THE SITE. ATTENDEES WILL BE OWNER, CONTRACTOR, ENGINEER AND A REPRESENTATIVE FROM CITY OF WAUKESHA ENGINEERING DEPARTMENT.

CONSTRUCTION SEQUENCE:

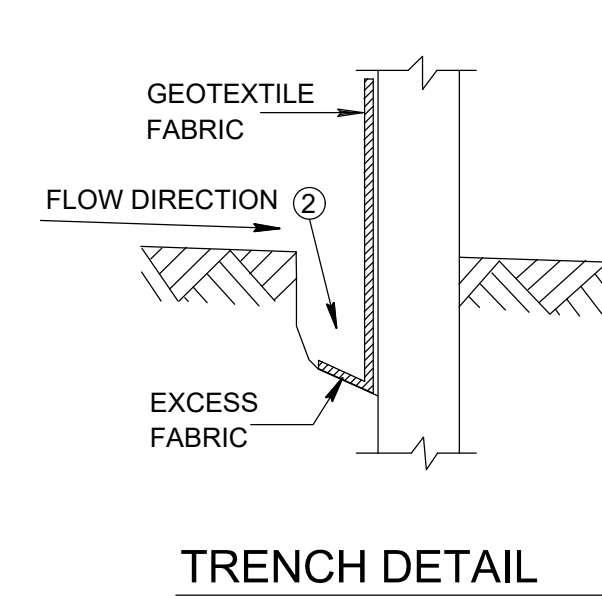
1. CONSTRUCT STONE TRACKING PAD AT THE PROPOSED ENTRANCE.
2. CLEAR AND GRUB SITE.
3. INSTALL SILT FENCE AT THE LOCATIONS NOTED ON THE PLANS. THIS MUST BE DONE BEFORE ANY GRADING ACTIVITIES TAKE PLACE.
4. CONSTRUCT SEDIMENT TRAP AND SEDIMENT BASIN. THIS WORK IS TO BE DONE PRIOR TO ANY OTHER GRADING ACTIVITIES. SIDE SLOPES ARE TO BE STABILIZED IMMEDIATELY AFTER CONSTRUCTION.
5. GRADE THE SWALE BEHIND UNITS 10 - 11 AND 14 - 15 TO DIRECT RUNOFF INTO DETENTION POND. STABILIZE THE SWALE IN ACCORDANCE WITH THE EROSION CONTROL PLAN IMMEDIATELY AFTER CONSTRUCTION.
6. IF DEWATERING IS NECESSARY DURING POND CONSTRUCTION A TEMPORARY SETTLING BASIN IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL ON SHEET 3. THE BASIN MUST BE PLACED WITHIN THE PERIMETER SILT FENCE ON LEVEL GROUND.
7. TOPSOIL ON THE REMAINDER OF THE SITE IS TO BE STRIPPED AND STOCKPILED. THE STOCKPILE IS TO BE PROTECTED WITH SILT FENCE WITHIN 7 DAYS AND SEEDED WITHIN 14 DAYS OF LAYUP.
8. ROUGH GRADING MAY TAKE PLACE AFTER TOPSOIL STRIPPING.
9. GRADE ROADWAY AND BUILDING PADS. INSTALL STORM SEWER AND UTILITIES. ALL INLETS ARE TO BE PROTECTED IMMEDIATELY AFTER INSTALLATION IN ACCORDANCE WITH THESE DETAILS.
10. AFTER BASIN HAS BEEN GRADED, THE STORM SEWER OUTFALL IS TO BE CONNECTED TO THE BASIN STANDPIPE WITH A 12" DIAMETER PIPE. THIS CONNECTION IS TO REMAIN IN PLACE UNTIL VEGETATION HAS BEEN ESTABLISHED IN THE BASIN.
11. FINISH GRADE CONSTRUCTED WETLAND AND SEED WITH NATIVE WISCONSIN SEED MIXTURE. CONTRACTOR TO CONSULT WITH A CERTIFIED LANDSCAPE ARCHITECT.
12. PERMANENT SEEDING TO BE COMPLETED BY OCTOBER 15TH OF THE YEAR GRADING WORK IS COMPLETED OR BY JUNE 1ST OF THE FOLLOWING YEAR.
13. REMOVE ALL TEMPORARY BMP'S SUCH AS SILT FENCES AND SEDIMENT TRAPS AS SOON AS ALL DISTURBED AREAS HAVE BEEN STABILIZED. DO NOT REMOVE BMP'S UNTIL DISTURBED AREAS HAVE BEEN STABILIZED. CONTRACTOR IS TO ENSURE THAT SEDIMENT IS REMOVED FROM PERMANENT BASINS USED AS SEDIMENT TRAPS DURING CONSTRUCTION.



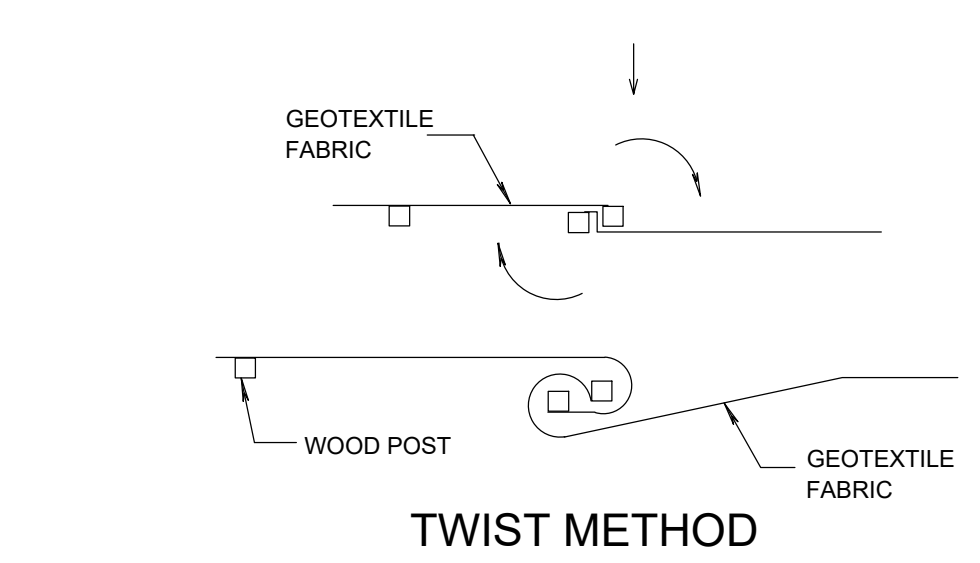
SILT FENCE 1/2



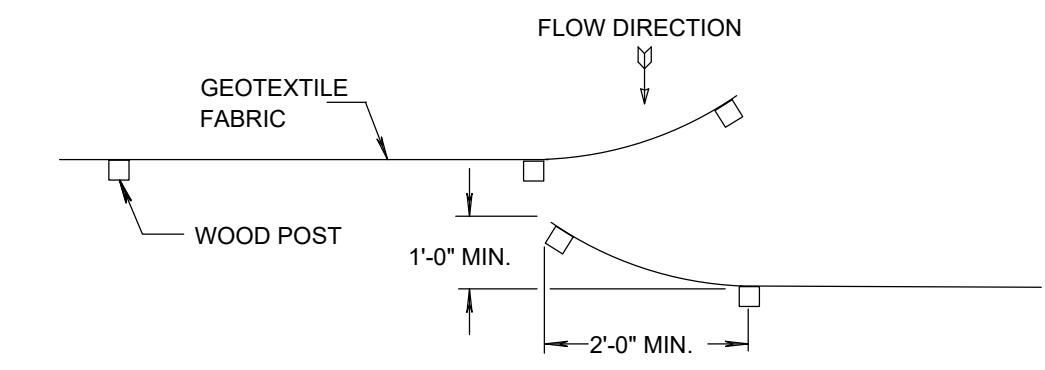
SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL



TWIST METHOD

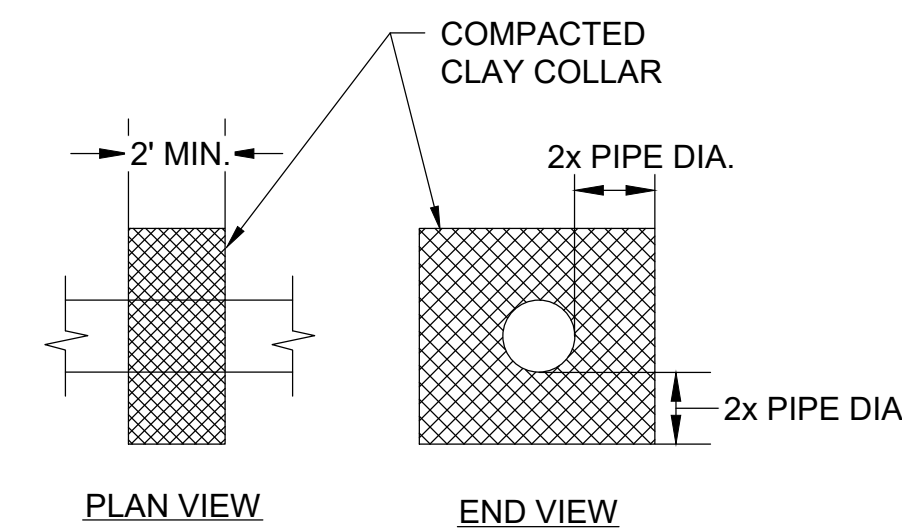


HOOK METHOD

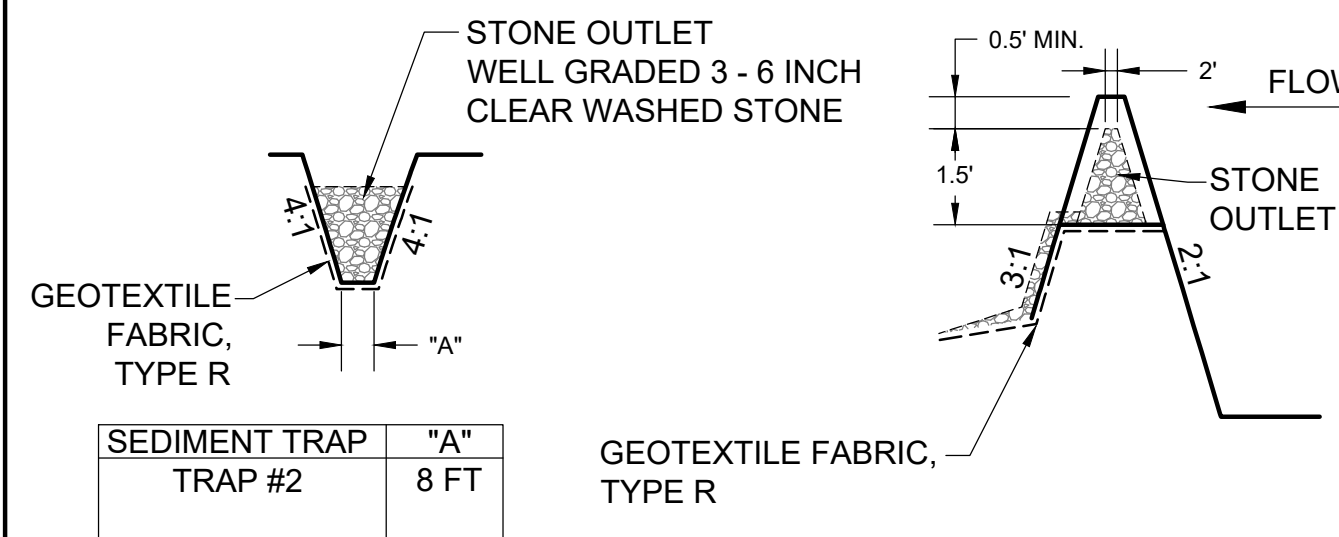
JOINING TWO LENGTHS OF SILT FENCE

GENERAL NOTES:

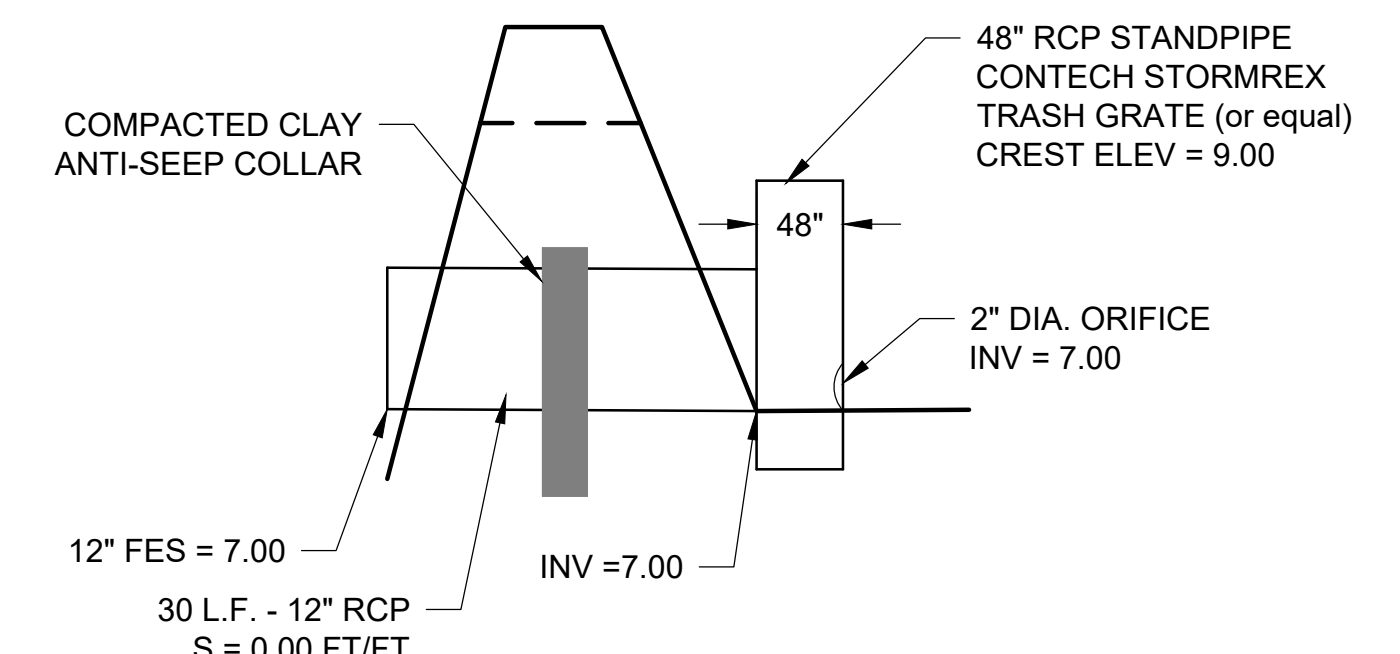
1. HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180° B) HOOK THE END OF EACH SILT FENCE LENGTH.
6. SILT FENCE SHALL BE INSTALLED USING CURRENT WISDOT STANDARDS AT THE TIME OF CONSTRUCTION.



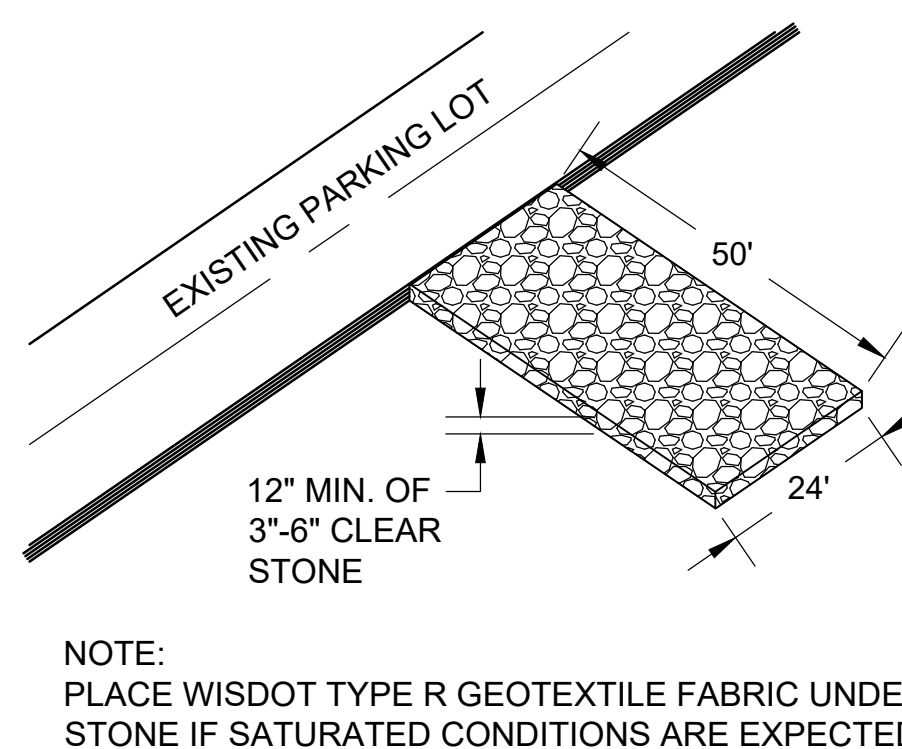
COMPACTED CLAY COLLAR 2/3



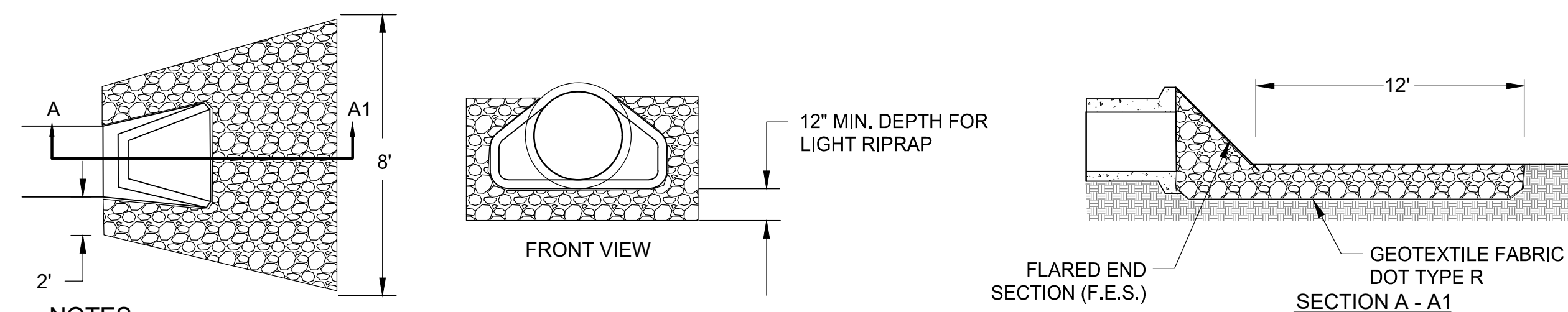
SEDIMENT TRAP #2 OUTLET 3/2



BASIN #1 OUTLET DETAIL 4/2



STONE TRACKING PAD 5/2



NOTES:

1. EXCAVATE TO ONE FOOT BELOW PIPE OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIPRAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF ONE FOOT.
3. EXERCISE CARE IN RIPRAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIPRAP ON ZERO GRADE, TOP OF RIPRAP TO BE LEVEL WITH PROPOSED OUTLET NO OVERFALL AT ENDS.
5. RIPRAP SHALL BE MEDIUM RIPRAP IN ACCORDANCE WITH SECTION 606 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.
7. LINE CHANNEL TO TOP OF BANKS FOR A DISTANCE OF 12' DOWNSTREAM. NO RESTRICTION OF CHANNEL CROSS SECTION SHOULD EXIST.

FLARED END SECTION (F.E.S.) AND RIPRAP DETAIL 6/2

PRELIMINARY

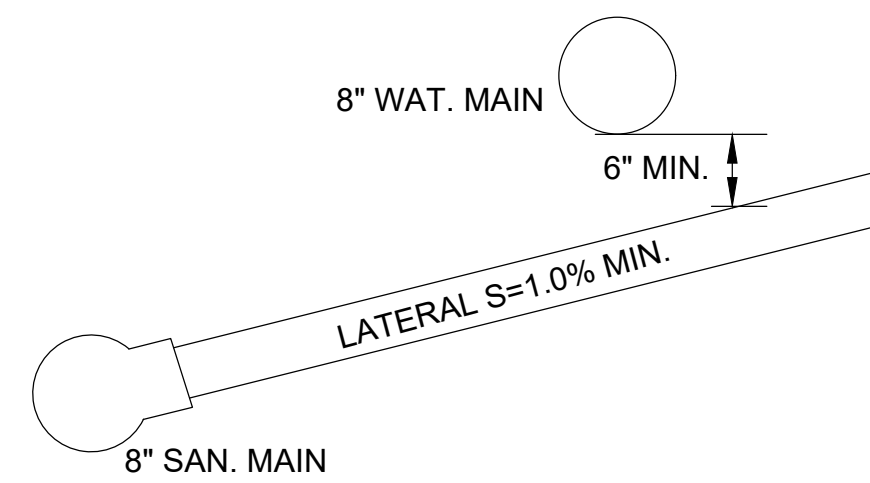
NO.	REVISIONS	BY	DATE
2	Revisions per City water dept. email 12-06-2023	Jrm	12-07-2023

INITIALS	DATE
DESIGNED JRM	10/16/23
DRAWN JAB	10/16/23
CHECKED JRM	10/16/23

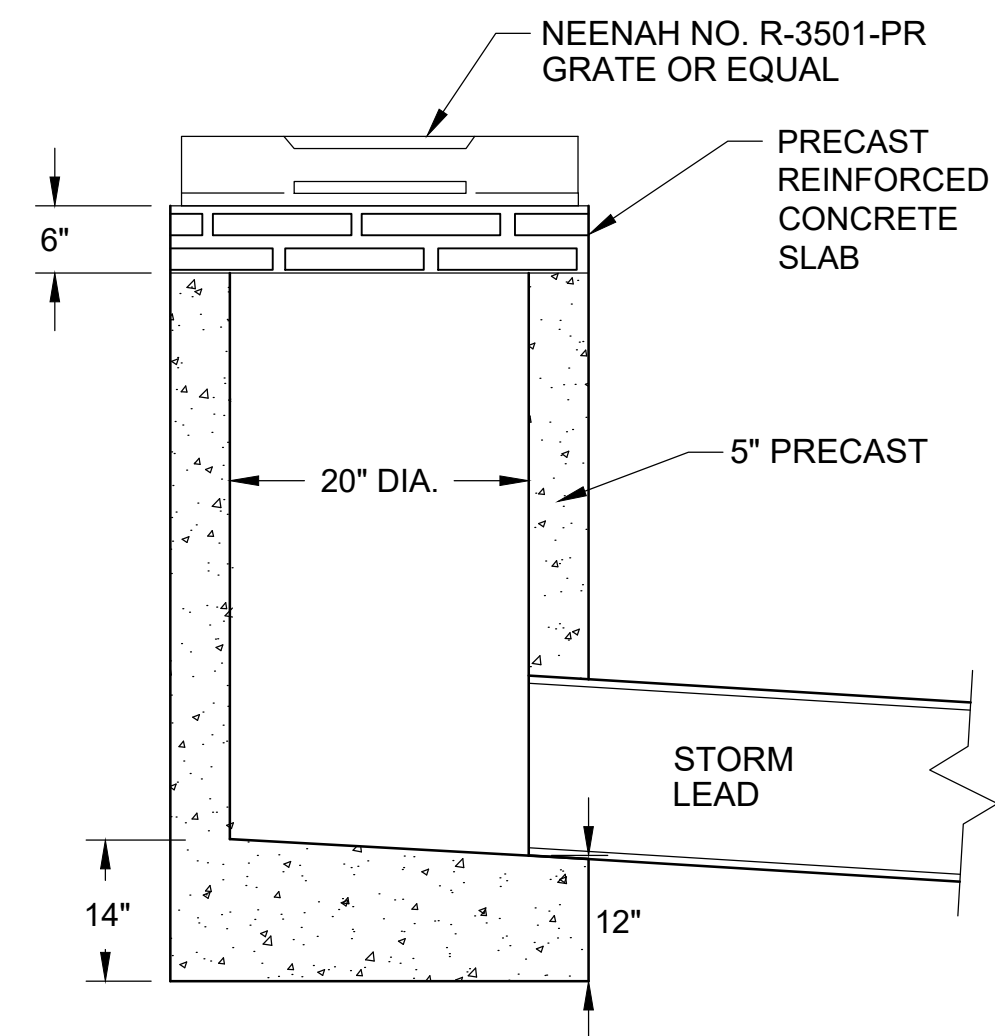
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PROJECT NO.
22-044

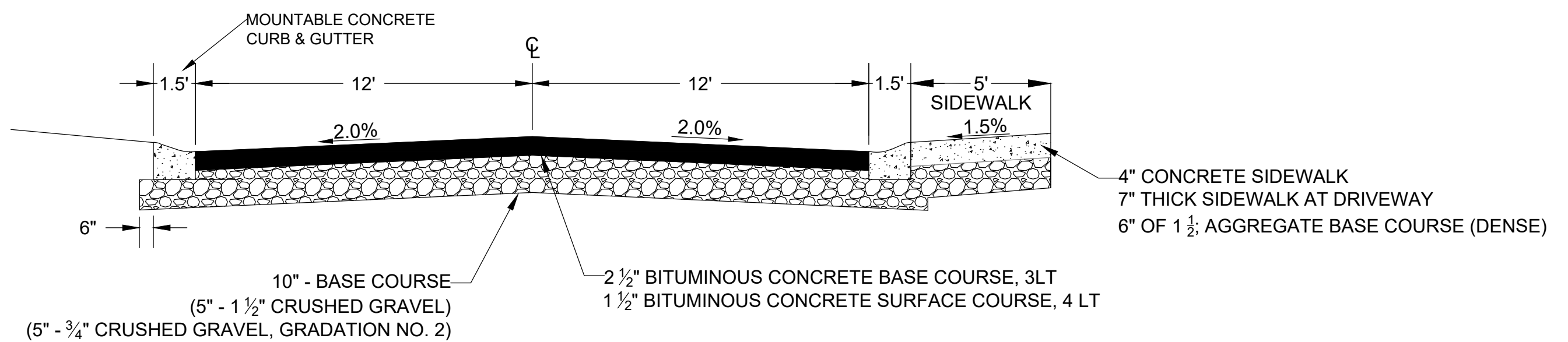
SHEET NO.
2 OF **11**



SEWER LATERAL CROSSING 1
3



INLET DETAIL 3
2



PRIVATE ROAD TYPICAL SECTION 6
3

* ALL BASE COURSE AND ASPHALT SHALL BE IN ACCORDANCE WITH THE WISDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

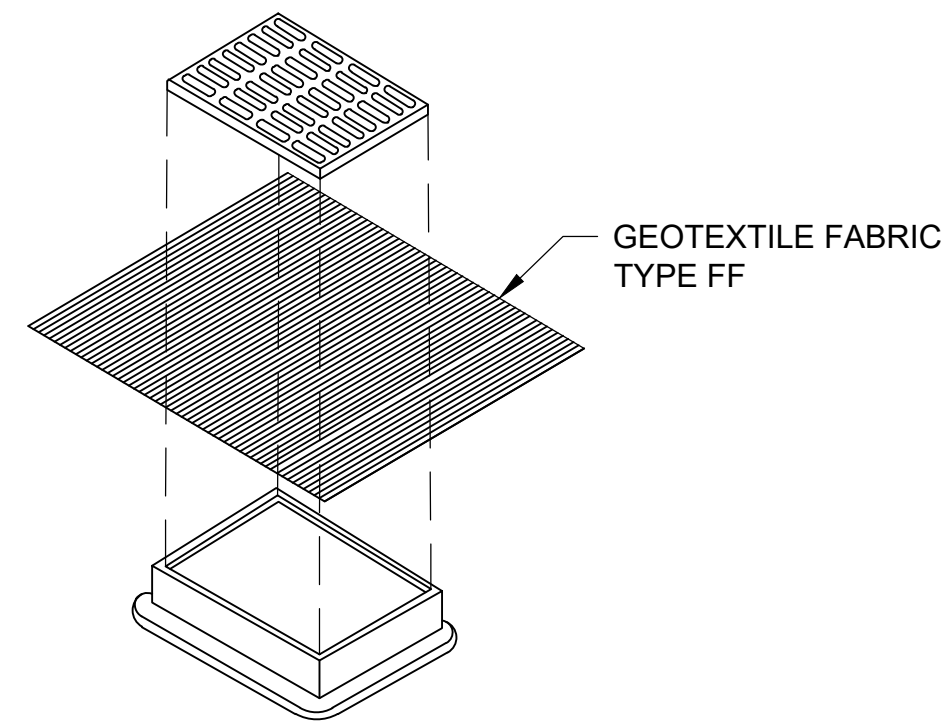
Inlet for Roll Type Curb
Heavy Duty

Available with 4-flange frame, order R-3501-RA.

Catalog No.	Grate Type	Sq. Ft. Open	Weir Perimeter Lineal Feet
R-3501-PR	L	1.6	4.7
R-3501-PL	L	1.6	4.7

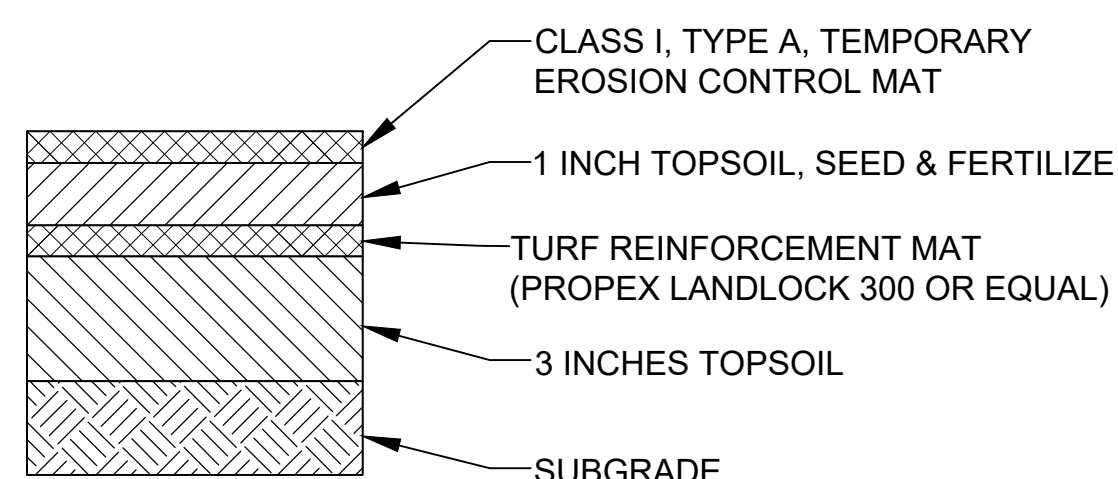
PRE-CAST INLET DETAIL NEENAH R-3501-PR 2
3

* CONTRACTOR SHALL SET INLET AT ASPHALT BINDER GRADE AND ADJUST WHEN SURFACE COURSE IS PLACED.

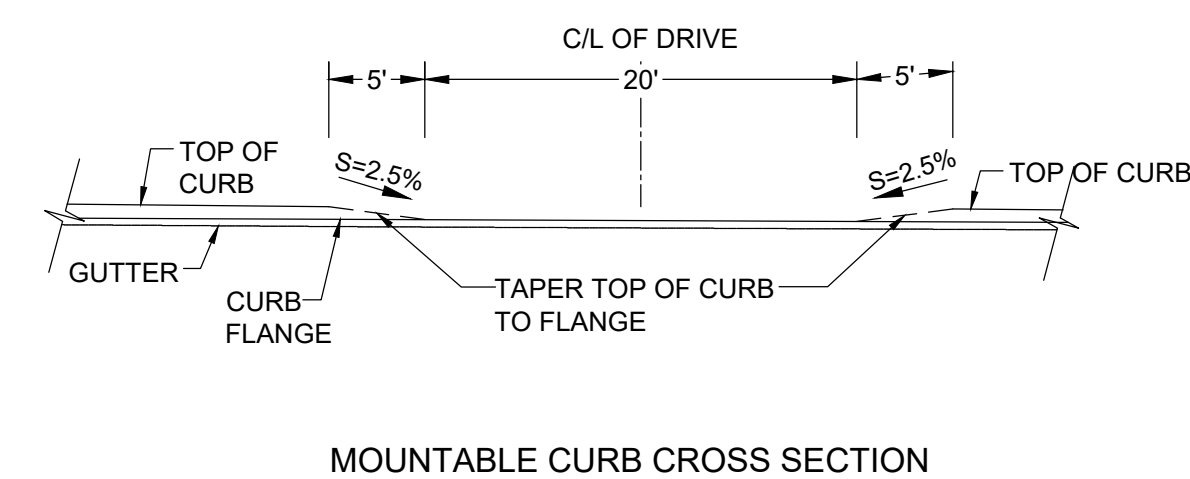


INSTALLATION NOTES:
FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
INLET PROTECTION SHALL BE INSPECTED AT A MINIMUM WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES DURING A 24 HOUR PERIOD. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN ACCUMULATION TOTALS BETWEEN 1/3 AND 1/2 THE DESIGN DEPTH OF THE DEVICE OR WHEN THE DEVICE IS NOT FUNCTIONING AS DESIGNED.
DURING REMOVAL OF INLET PROTECTION ENSURE SEDIMENT DOES NOT FALL INTO THE INLET. ANY MATERIAL WHICH FALLS INTO THE INLET SHALL BE REMOVED.

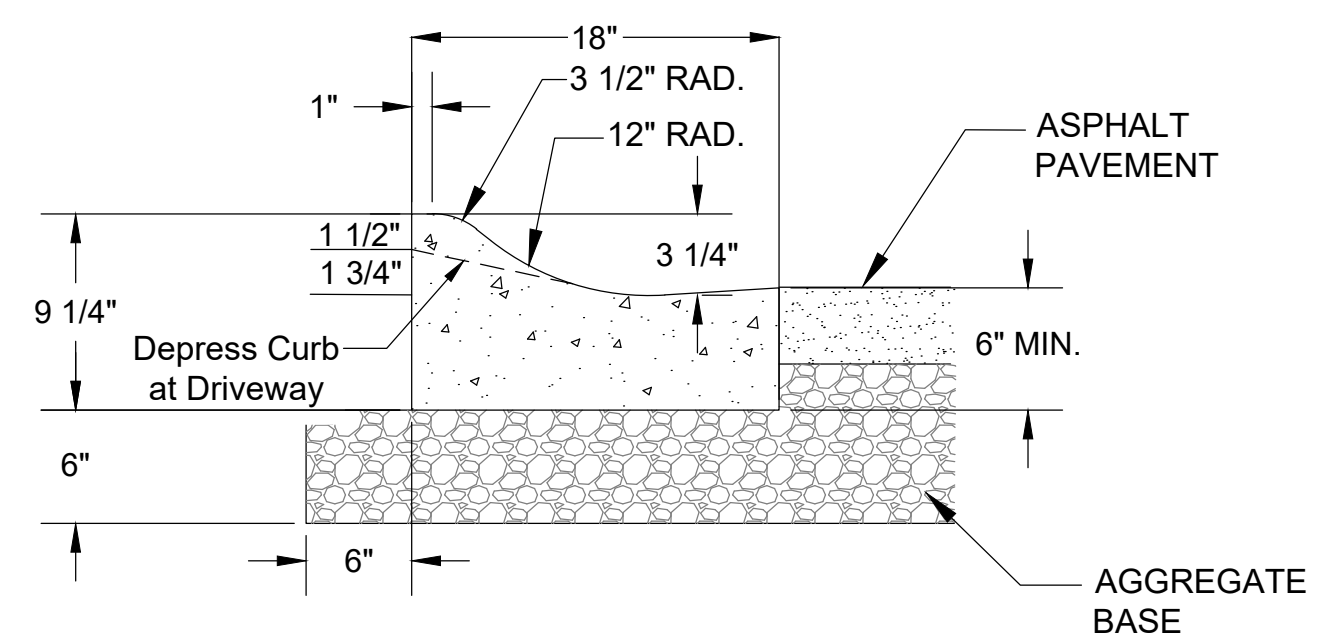
INLET PROTECTION, TYPE B 4
3



TURF REINFORCEMENT MAT 5
3

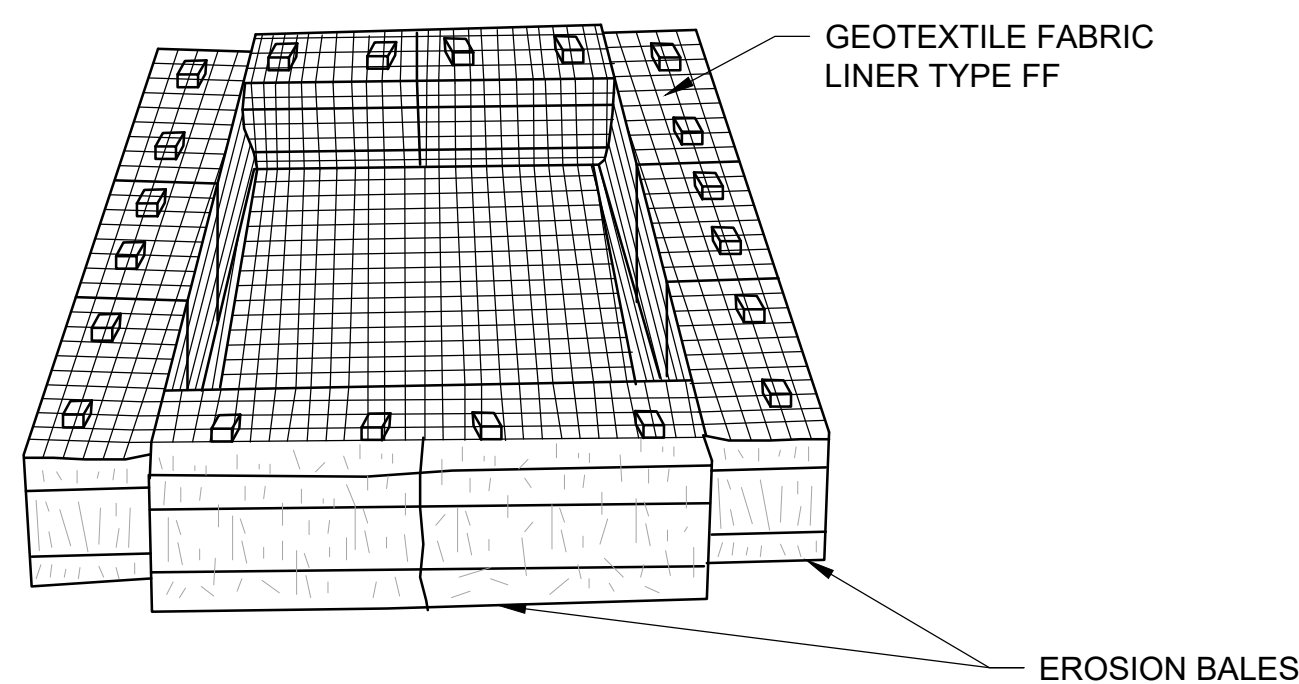


MOUNTABLE CURB CROSS SECTION



TYPICAL 18" MOUNTABLE CURB & GUTTER 7
3

NOTE: DEPTH OF FACE MAY VARY



IF DEWATERING IS NECESSARY, A PUMP WILL BE PLACED WHERE NEEDED. AT THE POINT OF DISCHARGE THE WATER BEING PUMPED OUT WILL FLOW INTO A TEMPORARY SETTLING BASIN AS SHOWN ON THE PLANS. SIZING OF THE TEMPORARY SETTLING BASIN SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
SIZE TO BE DETERMINED IN FIELD AS INDICATED BELOW:

STORAGE VOLUME (C.F.) = 16 x GPM (PUMP RATE)

EXAMPLE:
CONTRACTOR INDICATES PUMP CAPABLE OF 50 GPM
HEIGHT OF BALES = 1.5 FT

SOLUTION:
SV(C.F.) = 16 x 50 GPM = 800 C.F.

800 C.F. = 533 S.F.
1.5 FT.

USE A 20' x 27' BASIN

DEWATERING PLAN

NO.	REVISIONS	BY	DATE
2	Revisions per City water dept. email 12-06-2023	Jrm	12-07-2023

ROLLING MEADOWS TOWN HOMES
DETAIL SHEET

INITIALS	DATE
DESIGNED JRM	10/16/23
DRAWN JAB	10/16/23
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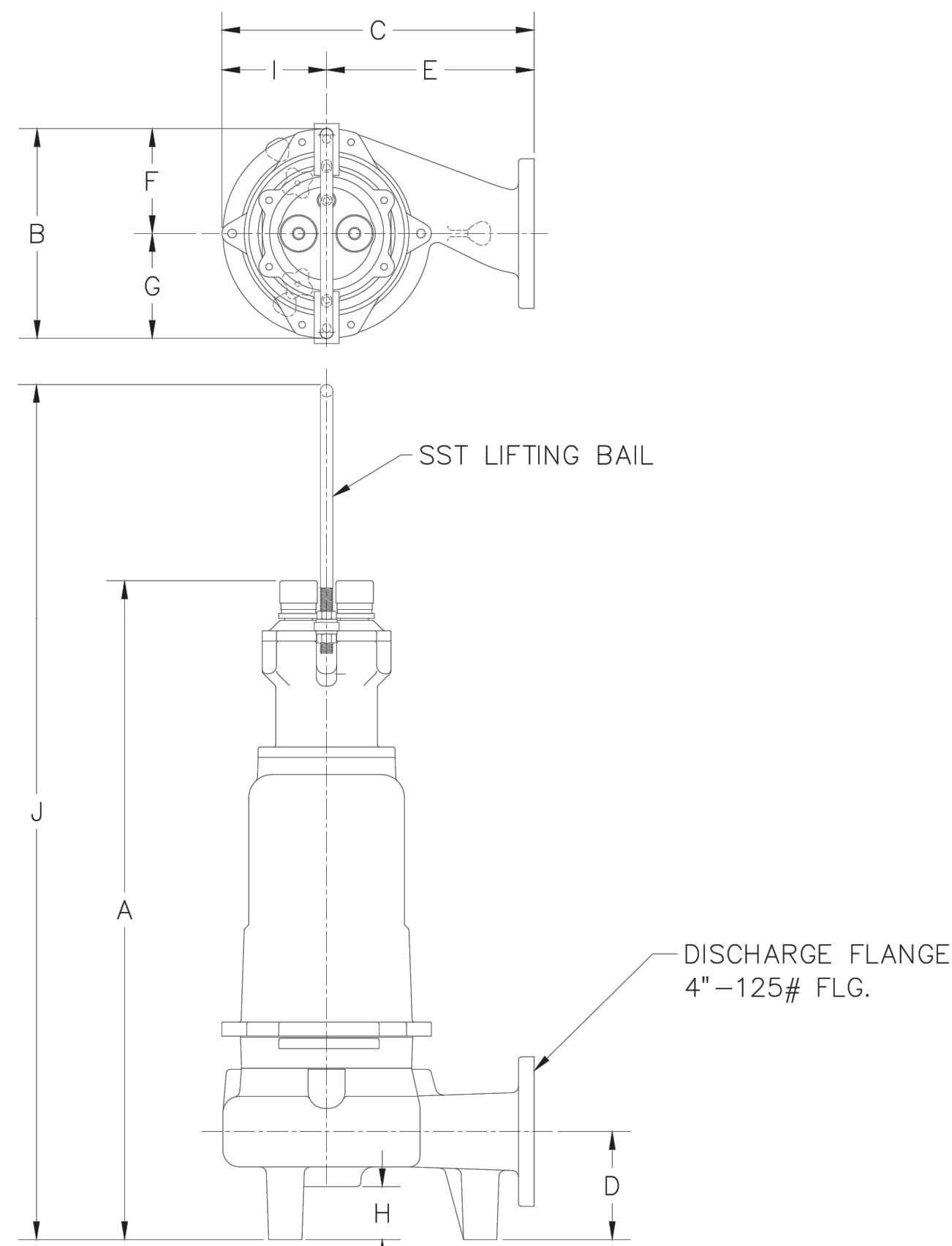
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22-044

SHEET NO.
3 OF 11

PRELIMINARY

Dimensional Data - S4MRC/S4MVX



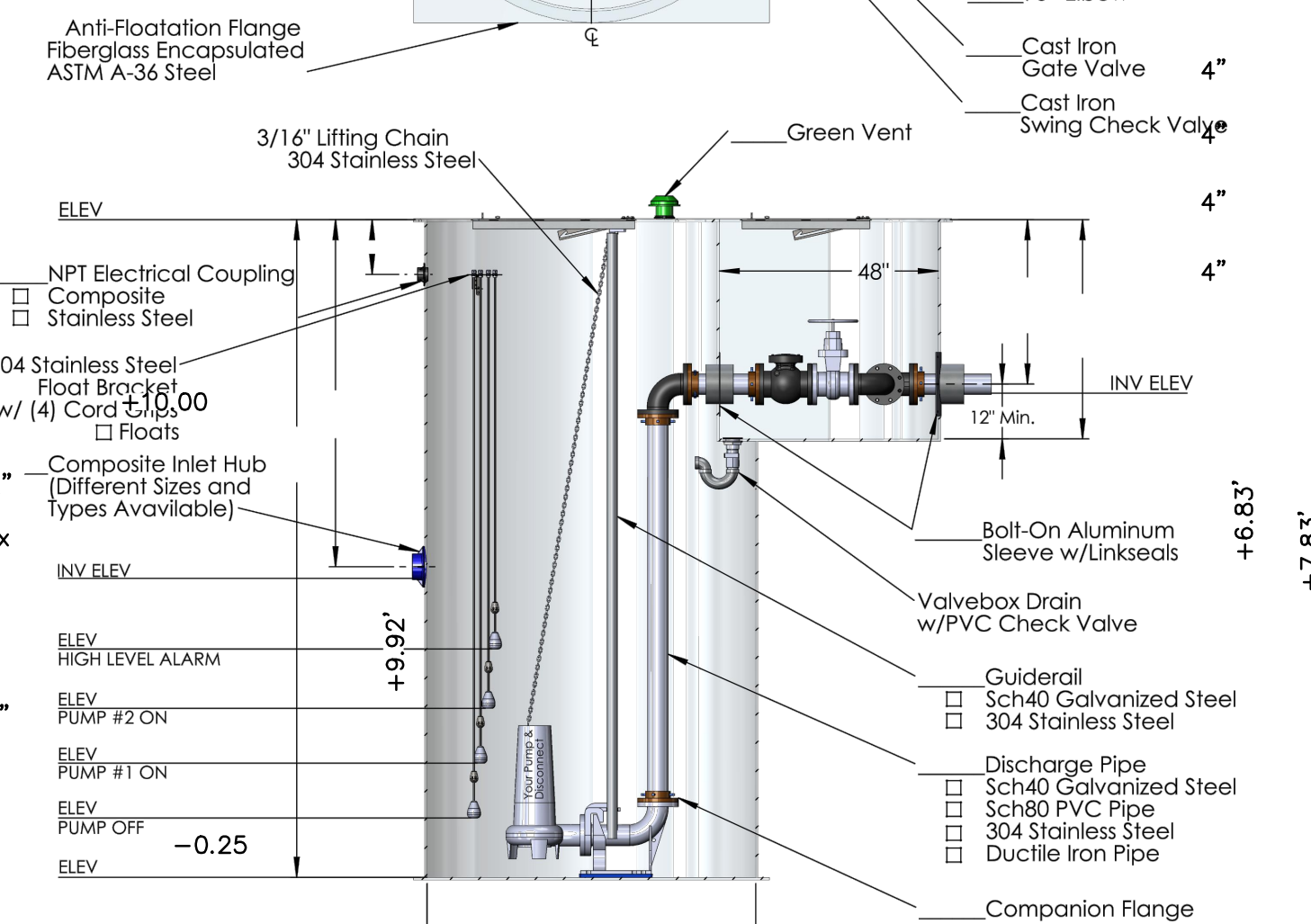
	A	B	C	D	E	F	G	H	I	J
S4MRC	35-3/8	13	19	6-1/2	12-1/2	6-1/2	6-1/2	3-1/4	6-1/2	47-3/16
S4MVX	39-3/4	13	19	6-1/2	12-1/2	6-1/2	6-1/2	3-1/4	6-1/2	51-9/16

ALL DIMENSIONS IN INCHES
NOTE: CASTING DIMENSIONS MAY VARY ± 1/8"

PUMP INFORMATION

Model NO: Hydromatic S4MRC (supplied by LW Allen - Madison, WI)
Rating: 352 HP @ 28.5 GPM
Motor: 352 HP 28.5 GPM
Elec: 7.5 FL AMPS 230V
Rail System: 37

DISCHARGE Metal to Metal
3" 4"
(supplied by LW Allen)



-6.00

EZconnex® 4-PORT SYSTEM

Revolutionary Float Switch Connection System

The EZconnex® float connection system is a revolutionary new way to install float switches in a wet well for level control applications. Installation is as easy as 1, 2, 3... Simply install the manifold, plug in the floats, and wire the manifold cable to the control panel. The color-coded cable makes for a quick, clean installation! The quick release float switch connections allow for easy maintenance and replacement of floats, saving installers time and money.

The EZconnex® system includes: (a) manifold and (b) mounting bracket. Ordered separately: (c) sealing plug with rubber boot and (d) EZconnex® low current float switch or (e) EZconnex® SJE MegaMaster™ float switch. Many float switch options and 3-port manifold available to suit your needs!

- #### COMPONENTS
- (4) Quick release float connections for easy maintenance in the wet well
 - A single multi-conductor direct burial cable with colored wire pairs for easy and clean field wiring of control panel
 - Manifold housing includes colored caps that match Red-Blue-Yellow-White wire pairs in manifold cable for easy field wiring
 - Rubber boot provides a dual seal design for an extra layer of protection to keep connection clean and dry
 - Can be used with 1, 2, 3, or 4 float switches; sealing plug available for unused manifold port(s)
 - Rated for short term submersion in water
 - EZconnex® mechanically-activated float switch is rated at 125 VAC, 0.160mA to 1A for low current applications (must be ordered separately)

- #### PART NO. DESCRIPTION
- 1053987 EZconnex, 25 ft., with mounting bracket
 - 1053988 EZconnex, 50 ft., with mounting bracket
 - 1053989 EZconnex, 100 ft., with mounting bracket
 - 1047611 Sealing plug (includes rubber boot)
 - 1046924** EZconnex® Float Switch, 10 ft. cable, narrow-angle, pipe clamp, normally open
 - 1054145** EZconnex® Float Switch, 10 ft. cable, narrow-angle, cable weight, normally open
 - 1059056** EZconnex® SJE MegaMaster™ Float Switch with 10 ft. cable, internally weighted, normally open

* One sealing plug kit must be ordered for each unused port. Do not install with open ports. ** Other EZconnex® float switch configurations available.



www.sjerhombus.com Toll Free 888-342-5753 Phone 219-847-1317

SANITARY SEWER LIFT STATION

1
4

MODEL: S4MRC/S4MVX — Recessed Impeller Sewage Pumps

Physical Data:

DISCHARGE SIZE	4"
IMPELLER TYPE	BALANCED, RECESSED, 8 VANE, SEMI-OPEN VORTEX
CABLE LENGTH	35' STANDARD 50' OPTIONAL

Liquid Handling:

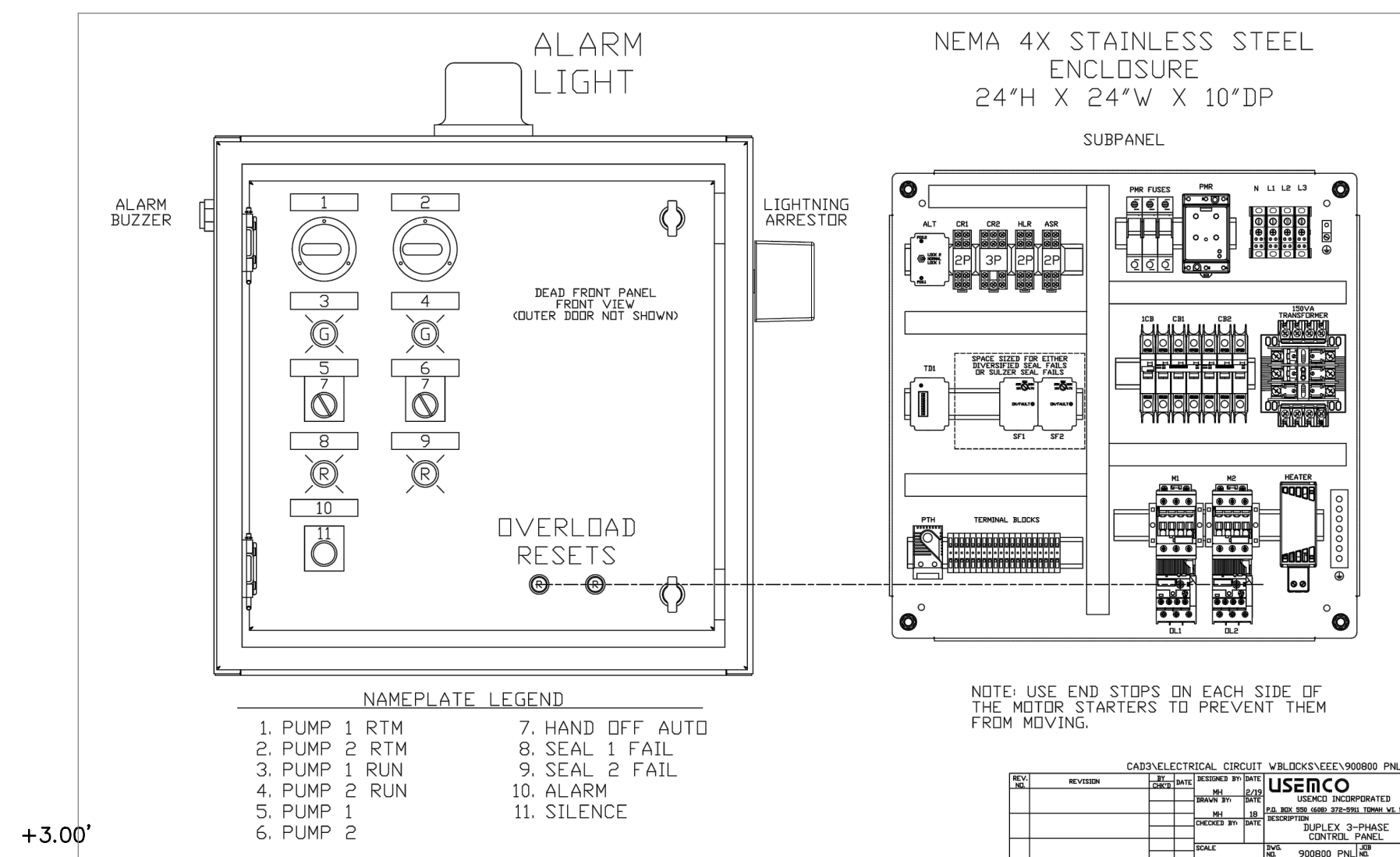
SOLIDS SIZE	3"
MAXIMUM LIQUID TEMP.	140°F
ACCEPTABLE PH RANGE	6 - 9
SPECIFIC GRAVITY	0.9 - 1.1
VISCOSITY	28 - 35 SSU

Temperature:

MAXIMUM STATOR	356°F
OIL FLASH POINT	390°F
HEAT SENSOR	Open: 257°F MAX./239°F MIN. Closed: 194°F MAX./119°F MIN.

Technical Data:

POWER CORD TYPE	SOOW, W	
SENSOR CORD TYPE	SOOW	
MATERIALS OF CONSTRUCTION	MOTOR HOUSING	CAST IRON ASTM A-48 CLASS 30
	CASING	CAST IRON ASTM A-48 CLASS 30
	IMPELLER	CAST IRON ASTM A-48 CLASS 30
	CASING WEAR RING	N/A
	MOTOR SHAFT	416 STAINLESS STEEL
MECHANICAL SEALS	Standard:	UPPER AND LOWER CARBON/CERAMIC/NITRILE, TYPE 21
	Optional:	LOWER TUNGSTEN CARBIDE/TUNGSTEN CARBIDE/NITRILE, TYPE 21 LOWER SILICON CARBIDE/SILICON CARBIDE/NITRILE, TYPE 21
UPPER BEARING	(RADIAL) SINGLE ROW - BALL	
LOWER BEARING	(THRUST) SINGLE ROW - BALL	



LIFT STATION CONTROL PANEL

UL® 508 LISTED CONTROL PANEL

Power Pack

- STANDARD FEATURES**
- All non-proprietary components
 - NEMA 4X SS enclosure - pad lockable
 - Inner door
 - Main lugs
 - Lightning arrester
 - Phase monitor with line fuses
 - Pump circuit breakers
 - IEC rated FVNR starters
 - Ambient compensated overloads & resets
 - Hand, Off, Auto switches
 - Run lights
 - Run-time meters
 - Control transformer
 - Condensation heater & thermostat
 - Lag delay timer
 - Alternator w/sequence selector switch
 - Alarm light, buzzer with silence switch
 - Overtemp shutdown
 - Seal fail alarm lights
 - Wall mounting brackets
 - Factory wired and tested
 - 28 FLA max per pump
 - Resistive probe adjustable seal fail relay
 - Lag delay timer
 - High-level dry alarm contact

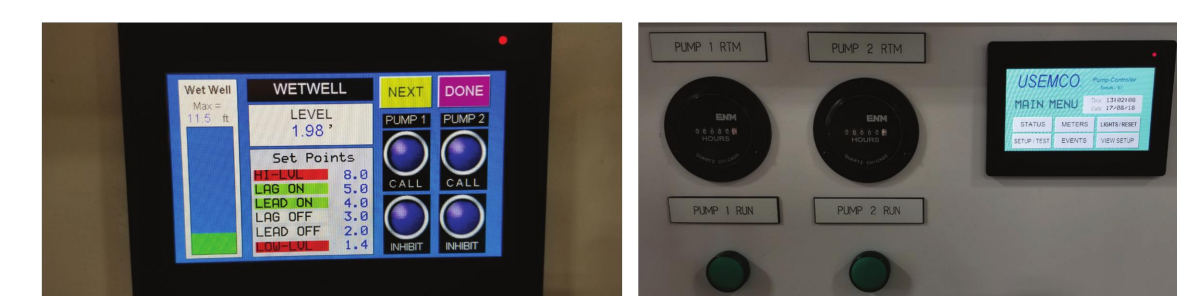
The Power Pack duplex control panels are available in the following 3 phase configurations for pumps not exceeding 28 full load amps per pump.

Voltage	208V						230/240V						460/480V								
Horsepower	1/2-2HP	3HP	5HP	7.5HP	10HP	15HP	1/2-2HP	3HP	5HP	7.5HP	10HP	15HP	20HP	1/2-2HP	3HP	5HP	7.5HP	10HP	15HP	20HP	
SCCR	10KA	10KA	10KA	10KA	10KA	10KA	10KA	10KA	10KA	10KA	10KA	10KA	10KA	10KA	10KA	10KA	10KA	10KA	10KA	10KA	
Circuit Breaker Size	15A	20A	25A	40A	60A	60A	15A	20A	30A	45A	60A	15A	20A	25A	40A	60A	15A	20A	25A	40A	60A

Single-phase configurations available with capacitor and relay kits supplied by customer.

Voltage	240V			
Horsepower	1/2-1HP	1.5HP	2HP	3HP
Circuit Breaker Size	15A	20A	25A	35A

Optional Sentry Lite Touchscreen Pump Controller



P.O. Box 550 Tomah, Wisconsin 54660 PH 608-372-5911 FAX 608-372-5016
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NO.	REVISIONS	BY	DATE
2	Revisions per City water dept. email 12-06-2023	Jrm	12-07-2023

ROLLING MEADOWS TOWN HOMES

DETAIL SHEET

INITIALS	DATE
DESIGNED JRM	10/16/23
DRAWN JAB	10/16/23
CHECKED JRM	10/16/23

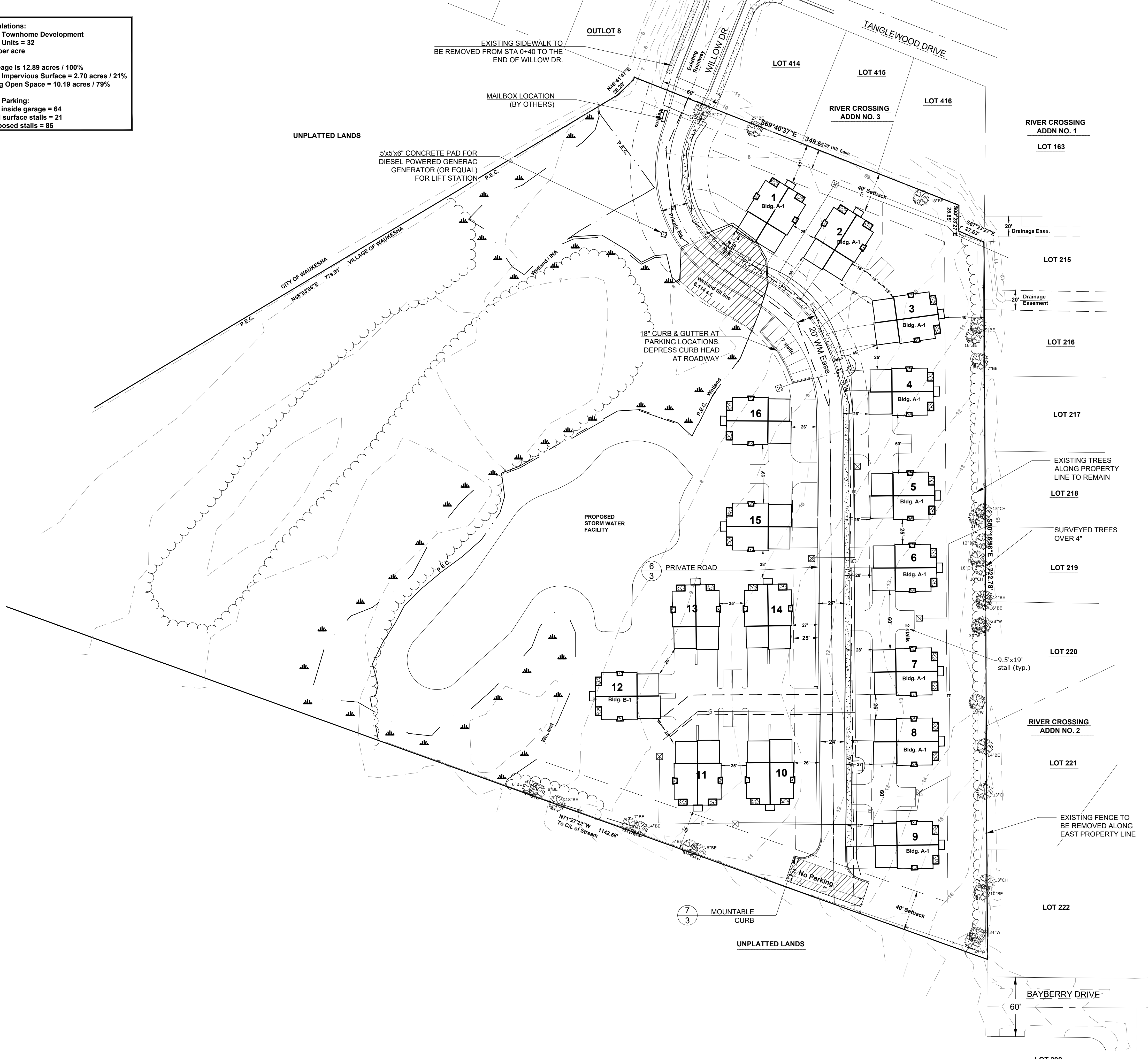
0 NTS
SCALE

PROJECT NO.
22-044

SHEET NO.
4 OF 11

PRELIMINARY

Site Calculations:
 Proposed Townhome Development
 Proposed Units = 32
 2.5 units per acre
 Total acreage is 12.89 acres / 100%
 Proposed Impervious Surface = 2.70 acres / 21%
 Remaining Open Space = 10.19 acres / 79%
 Proposed Parking:
 2 per unit inside garage = 64
 additional surface stalls = 21
 Total proposed stalls = 85



LEGEND

- EXISTING TREELINE
- EXISTING WETLANDS
- P.E.C. PRIMARY ENVIRONMENTAL CORRIDOR
- EXISTING CONTOUR
- E PROPOSED ELECTRIC/PED
- G PROPOSED GAS LINE
- EXISTING TREE TYPE/DIA.
 BE = BEECH
 W = WILLOW
 CH = BLACK CHERRY

General Notes:
 1. Floodplain taken from Waukesha County GIS data.
 2. P.E.C. Line delineated by S.E.W.R.P.C.
 3. Boundary and contours taken from Land Tech Surveying dated Nov. 16 2018.
 4. Proposed development to be served by city water and sewer.

Owner/Developer:
 John Marek Inc.
 W284 N5039 Roosevelts Quay
 Pewaukee, WI 53072

JRM CONSULTING, LLC
 3904 OAKMONT TRAIL
 WAUKESHA, WI 53188
 262-206-8047

NO.	REVISIONS	BY	DATE
1	Modified grading per new wetland line and modified grading to keep trees on P/L	JRM	05-15-23
2	Revisions per City water dept. email of 12-06-23	JRM	12-07-23
3	Added surveyed trees over 5" dia.	JRM	01-08-24

ROLLING MEADOWS TOWN HOMES
SITE PLAN

CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

INITIALS	DATE
DESIGNED JRM	10/16/23
DRAWN JAB	10/16/23
CHECKED JRM	10/16/23

0 50'
 SCALE

PROJECT NO.
22-044

SHEET NO.
5 OF 11

PRELIMINARY

NO.	REVISIONS	BY	DATE
1	Modified grading per new wetland line and modified grading to keep trees on P/L	JRM	05-15-23
2	Revisions per City water dept. email of 12-06-23.	JRM	12-07-23

ROLLING MEADOWS TOWN HOMES
SANITARY SEWER AND WATER PLAN
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

INITIALS	DATE
DESIGNED JRM	10/16/23
DRAWN JAB	10/16/23
CHECKED JRM	10/16/23

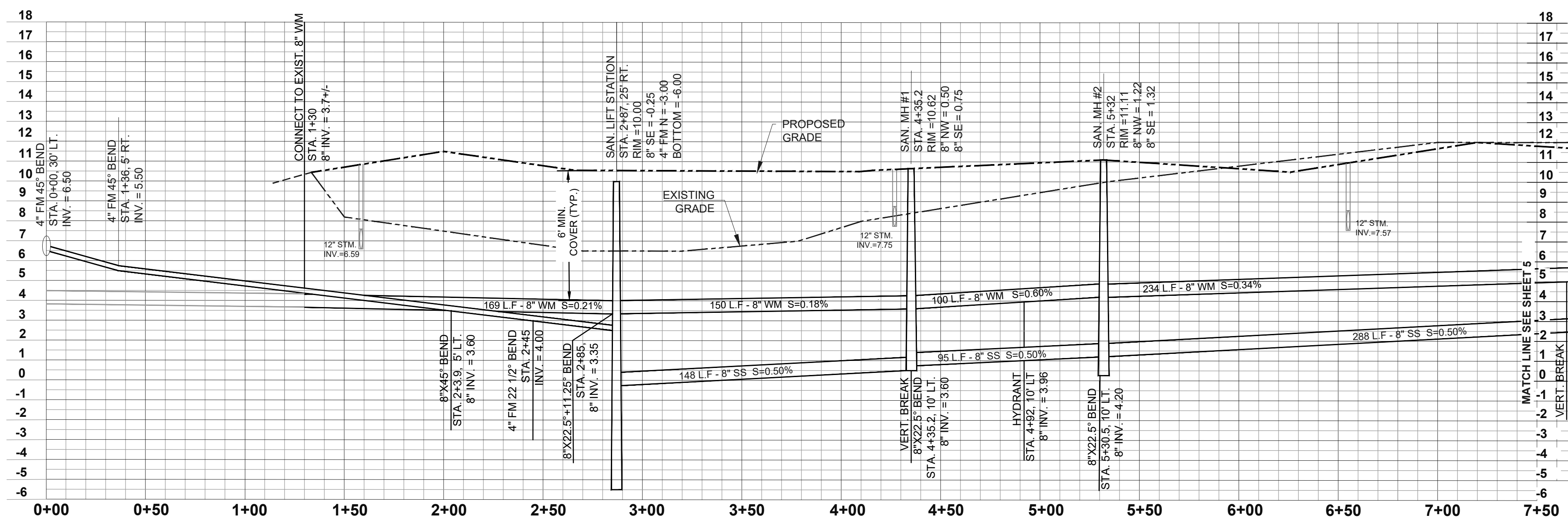
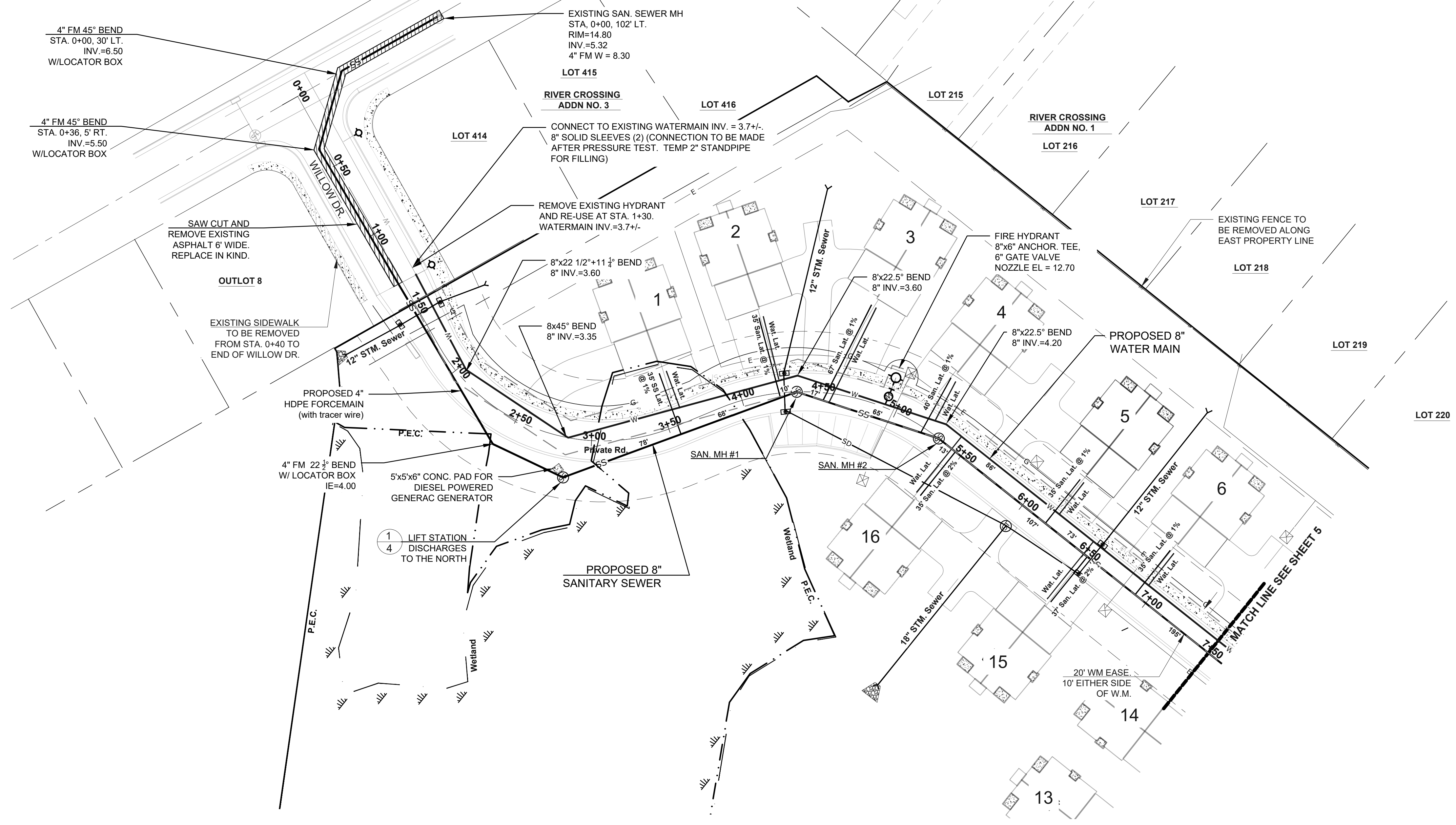
PROJECT NO.	SHEET NO.
22-044	6 OF 11

LEGEND

- EXISTING TREELINE
- EXISTING WETLANDS
- P.E.C. Primary Environmental Corridor
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- PROPOSED ELECTRIC/PED
- PROPOSED GAS LINE

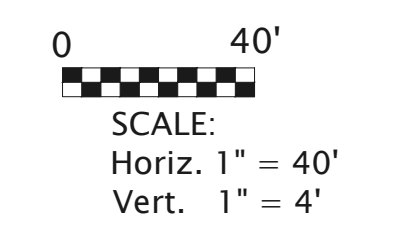
North Arrow: 51°

- NOTES:**
- SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKESHA STANDARD SPECIFICATIONS AND STATE OF WISCONSIN STANDARDS FOR SEWER AND WATER CONSTRUCTION.
 - WATER MAIN CONSTRUCTION MUST COMPLY WITH THE "SPECIFICATIONS FOR WATER MAIN & SERVICE LATERAL MATERIALS AND THE INSTALLATION OF WATER MAIN & APPURTENANCES FOR WAUKESHA WATER UTILITY, CITY OF WAUKESHA" DATED NOVEMBER 21, 2019.
 - TRACER WIRE REQUIRED FOR ALL STORM SEWER, SANITARY SEWER AND WATER SERVICE PER DSPS REQUIREMENTS. 18 GAUGE MINIMUM AND LOCATED WITHIN 6" OF PIPE. STORM SEWER WIRE SHALL BE BROWN, WATER SHALL BE BLUE AND SANITARY SHALL BE GREEN IN COLOR.
 - SANITARY LATERALS ARE 6" MIN. WITH A SLOPE OF 1% TYPICAL.
 - WATER LATERALS ARE 1 1/2" MIN. AND INCLUDES SHUTOFF VALVES.
 - INSTALL THE PROP. 8" WATER MAIN WITHIN TWENTY FEET (20') OF THE CONNECTION, FILL AND PRESSURE TEST THE NEW WATER MAIN. AFTER THE PRESSURE TEST PASSES, MAKE THE CONNECTION AT STATION 1+30 AND FLUSH FOR BACTERIOLOGICAL SAMPLE AFTER WATER MAIN HAS CHLORINATED FOR TWENTY-FOUR HOURS.
 - HYDRANT VALVES NOT ALLOWED IN SIDEWALK.
 - ALL APPLICATIONS AND FEES FOR SANITARY SEWER MUST BE COMPLETED AND PAID PRIOR TO BE CONNECTION TO SEWER SYSTEMS.
 - ANY UTILITY WORK IN THE RIGHT-OF-WAY AND ALL SANITARY SEWER CONNECTIONS TO BE INSPECTED BY CITY. NOTIFY CITY 72 HOURS IN ADVANCE OF CONNECTING TO SEWER.



Sanitary Sewer Calculations for Lift Station

UNIT (Typical)	WSFU
Bathroom Group (Shower)	1 @ 3.5 WSFU = 3.5 WSFU
Bathroom Group (Bathtub)	1 @ 4 WSFU = 4 WSFU
Clothes Washer	1 @ 1.5 WSFU = 1.5 WSFU
Kitchen Sink	1 @ 1 WSFU = 1 WSFU
Dishwasher	1 @ 1 WSFU = 1 WSFU
WSFU PER UNIT = 11 WSFU	
Total WSFU(1 GPM/WSFU) = 11 WSFU X 32 UNITS = 352 GPM	



PRELIMINARY

NO.	REVISIONS	BY	DATE
1	Modified grading per new wetland line and modified grading to keep trees on P/L	JRM	05-15-23
2	Revisions per City water dept. email of 12-06-23.	JRM	12-07-2023

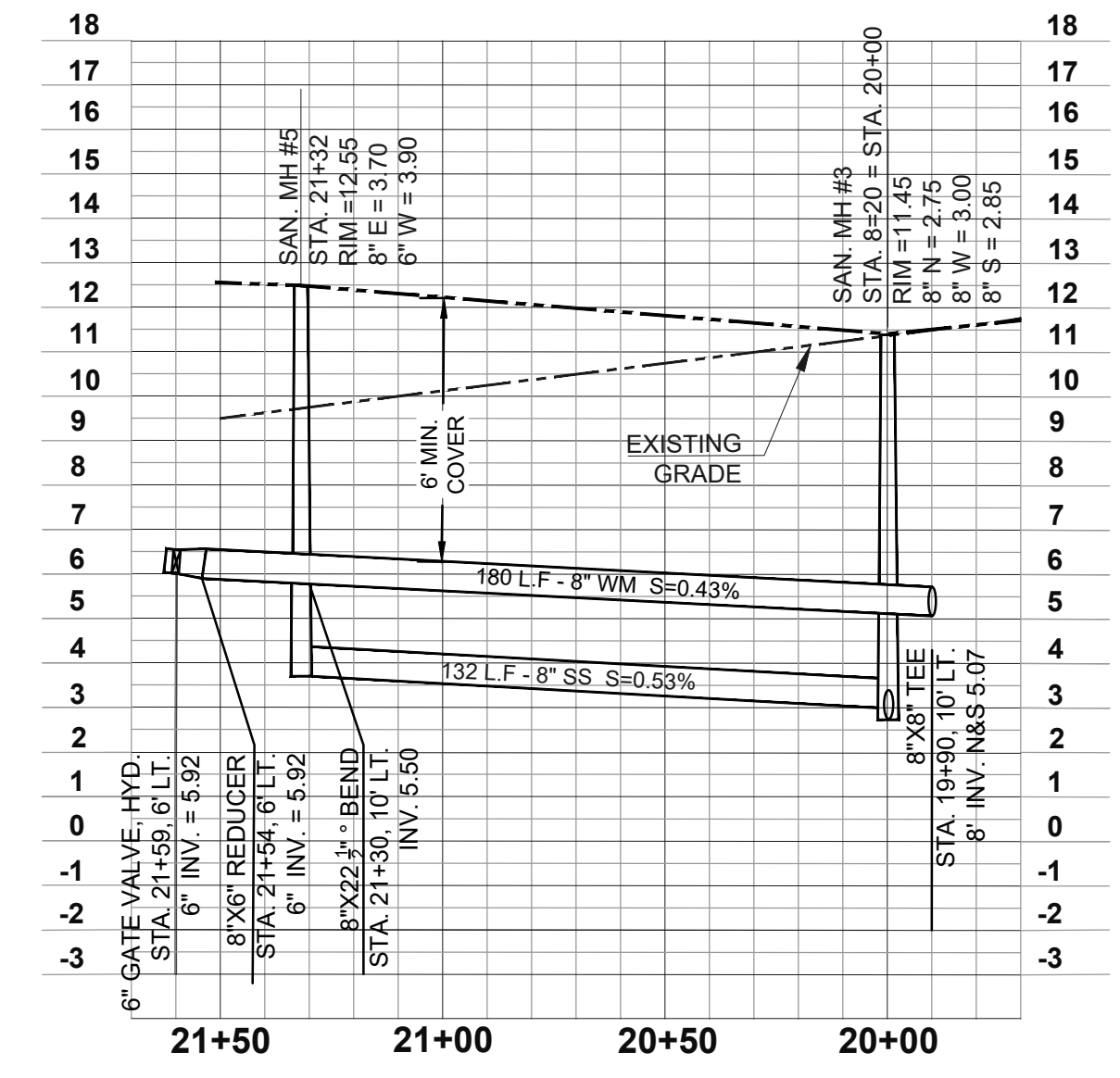
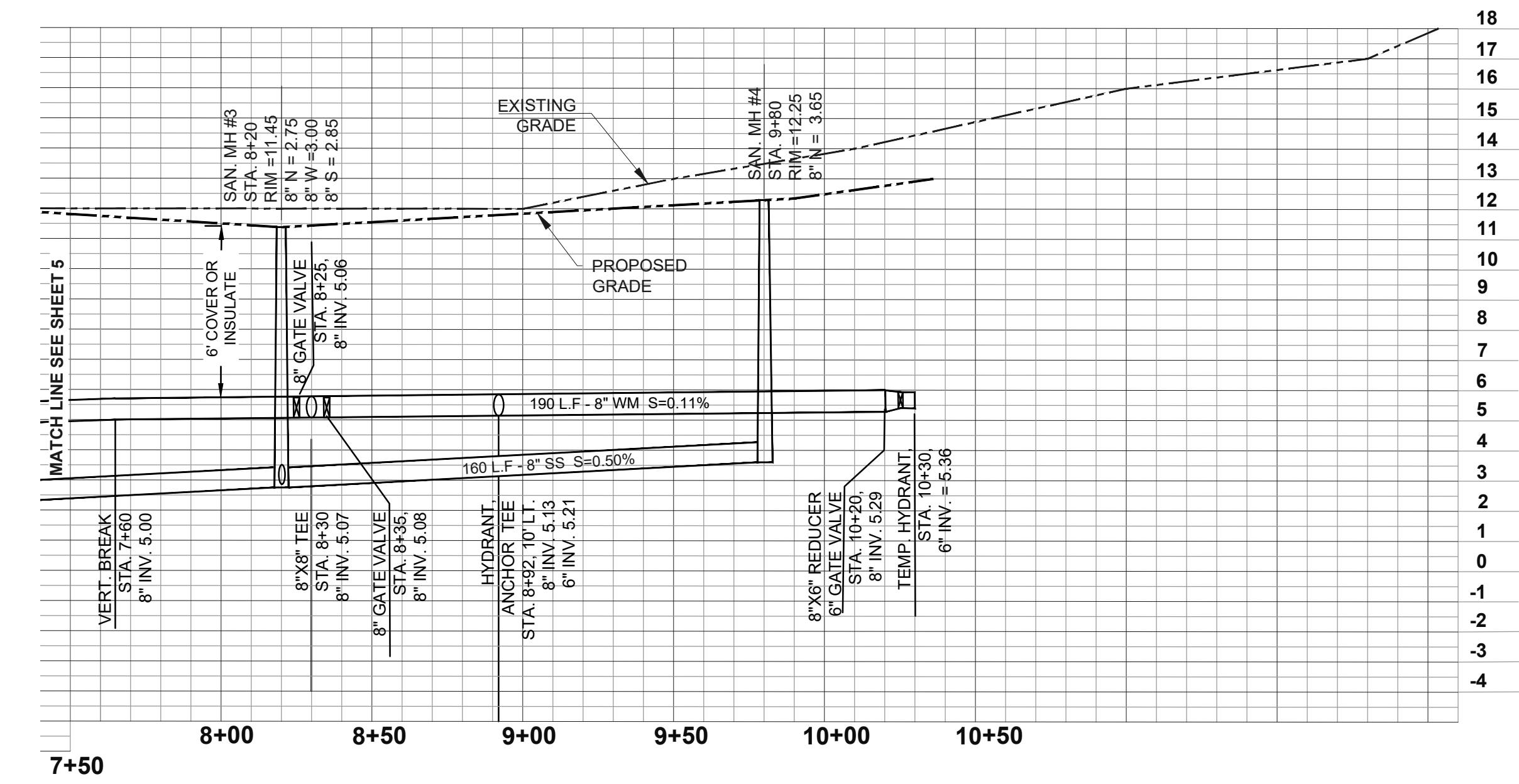
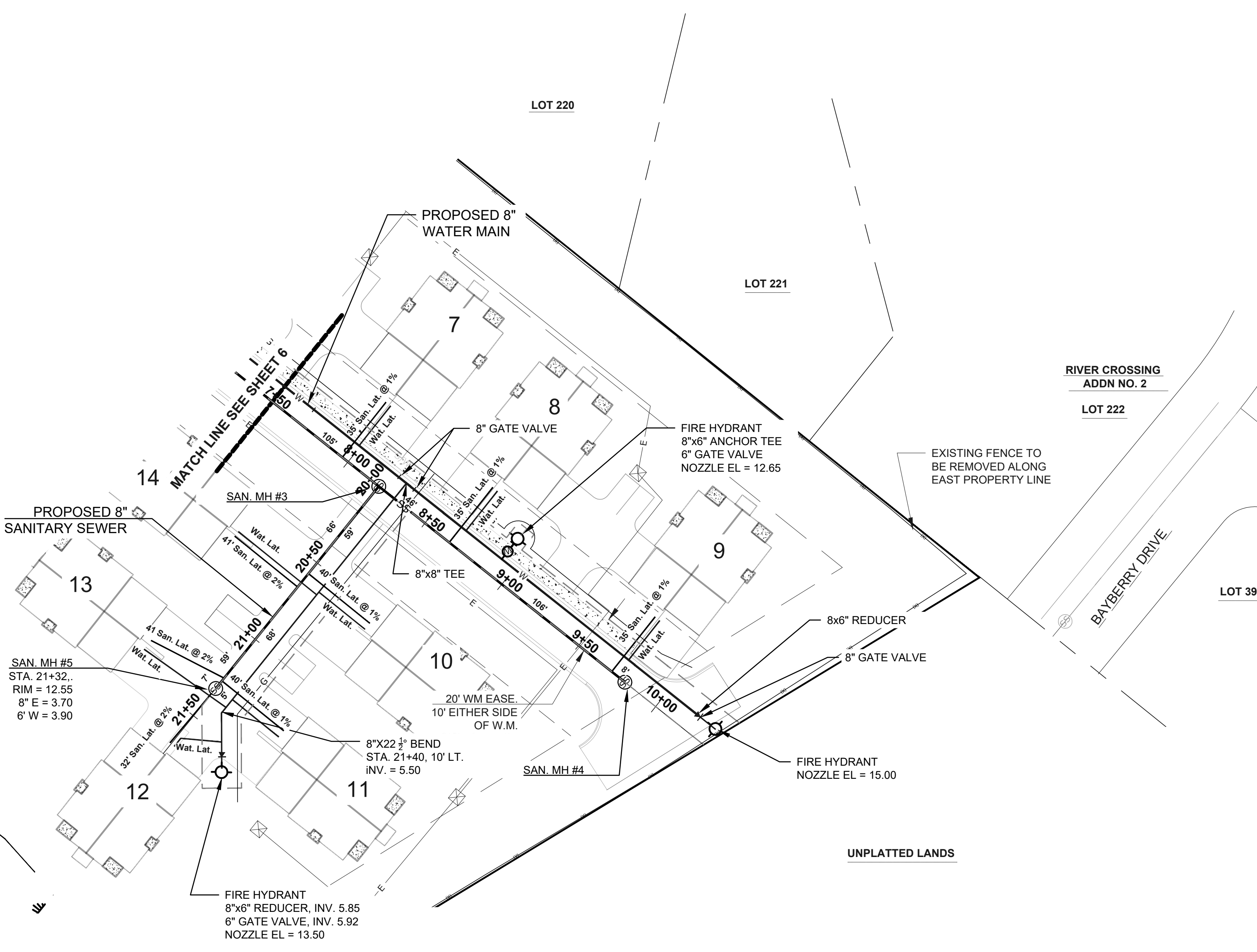
ROLLING MEADOWS TOWN HOMES
SANITARY SEWER AND WATER PLAN
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

INITIALS	DATE
DESIGNED JRM	10/16/23
DRAWN JAB	10/16/23
CHECKED JRM	10/16/23

LEGEND

- EXISTING TREELINE
- EXISTING WETLANDS
- P.E.C. Primary Environmental Corridor
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- E — PROPOSED ELECTRIC/PED
- G — PROPOSED GAS LINE

- NOTES:**
- SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKESHA STANDARD SPECIFICATIONS AND STATE OF WISCONSIN STANDARDS FOR SEWER AND WATER CONSTRUCTION.
 - WATER MAIN CONSTRUCTION MUST COMPLY WITH THE "SPECIFICATIONS FOR WATER MAIN & SERVICE LATERAL MATERIALS AND THE INSTALLATION OF WATER MAIN & APPURTENANCES FOR WAUKESHA WATER UTILITY, CITY OF WAUKESHA" DATED NOVEMBER 21, 2019.
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 - 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.



0 40'
SCALE:
Horiz. 1" = 40'
Vert. 1" = 4'

PRELIMINARY

NO.	REVISIONS	BY	DATE
1	Modified grading per new wetland line and modified grading to keep trees on P/L	jrm	05-15-23
2	Revisions per City water dept. email of 12-6-23	jrm	12-07-23

**ROLLING MEADOWS TOWN HOMES
STORM SEWER PLAN**

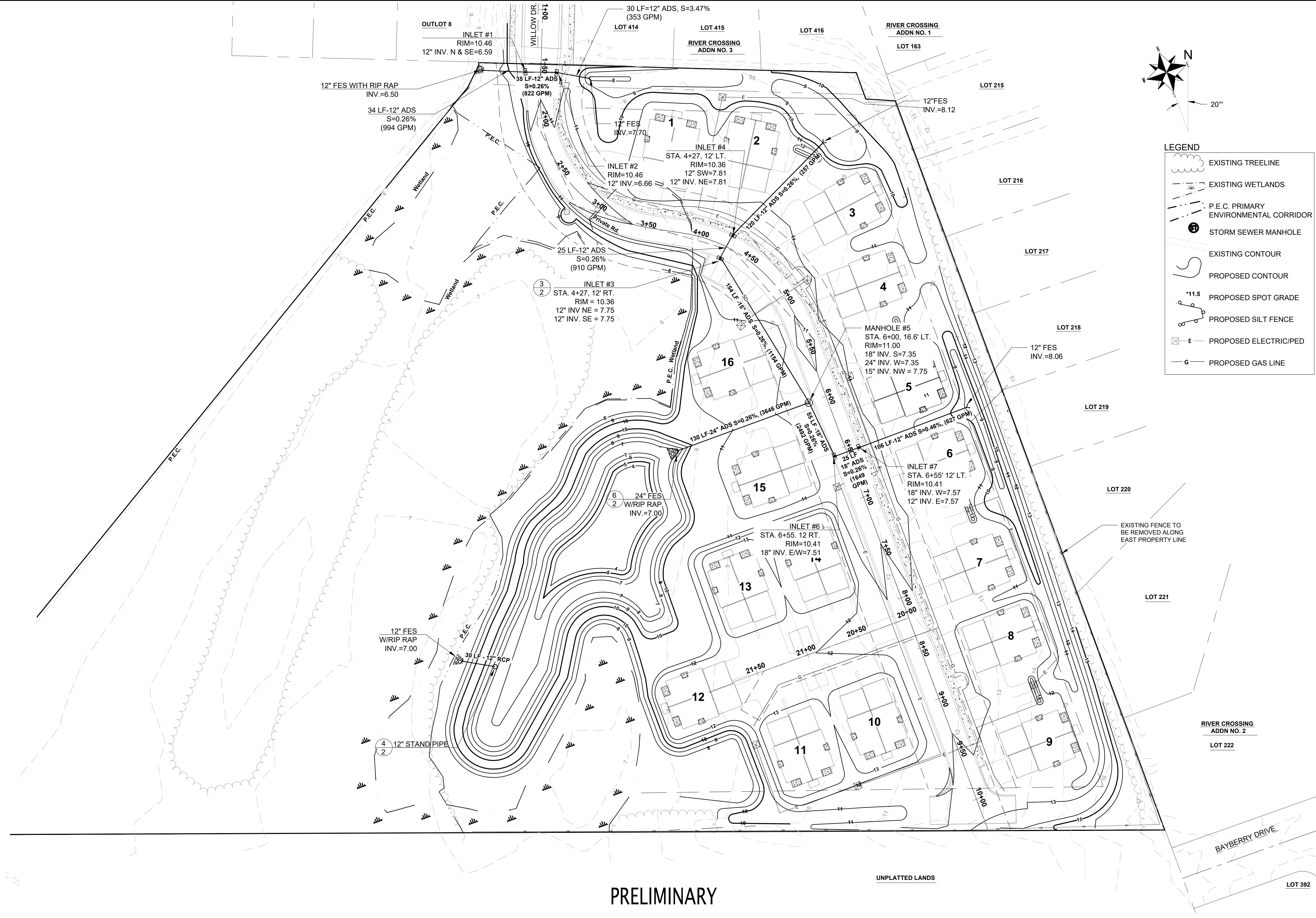
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

INITIALS	DATE
DESIGNED JRM	10/16/23
DRAWN JAB	10/16/23
CHECKED JRM	10/16/23

0 40'
SCALE

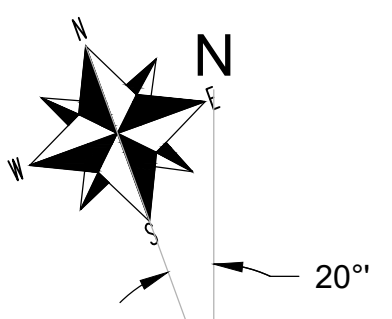
PROJECT NO.
22-044

SHEET NO.
8 OF 11



LEGEND

- EXISTING TREELINE
- EXISTING WETLANDS
- P.E.C. PRIMARY ENVIRONMENTAL CORRIDOR
- STORM SEWER MANHOLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED SILT FENCE
- PROPOSED ELECTRIC/PED
- PROPOSED GAS LINE



PRELIMINARY

UNPLATTED LANDS

LOT 392

NO.	REVISIONS	BY	DATE
1	Modified grading per new wetland line and modified grading to keep trees on P/L	jrm	05-15-23
2	Revisions per City water dept. email of 1.2-6-23	jrm	12-07-23
3	Added surveyed trees over 5" dia.	jrm	01-08-24

**ROLLING MEADOWS TOWN HOMES
GRADING PLAN**

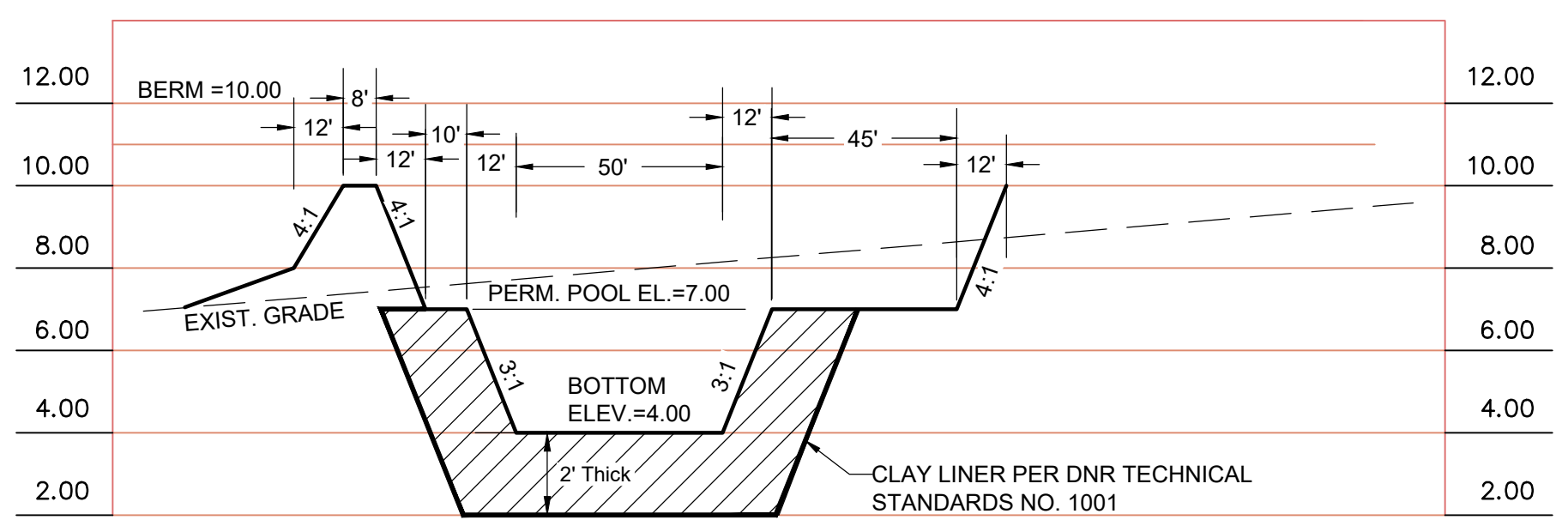
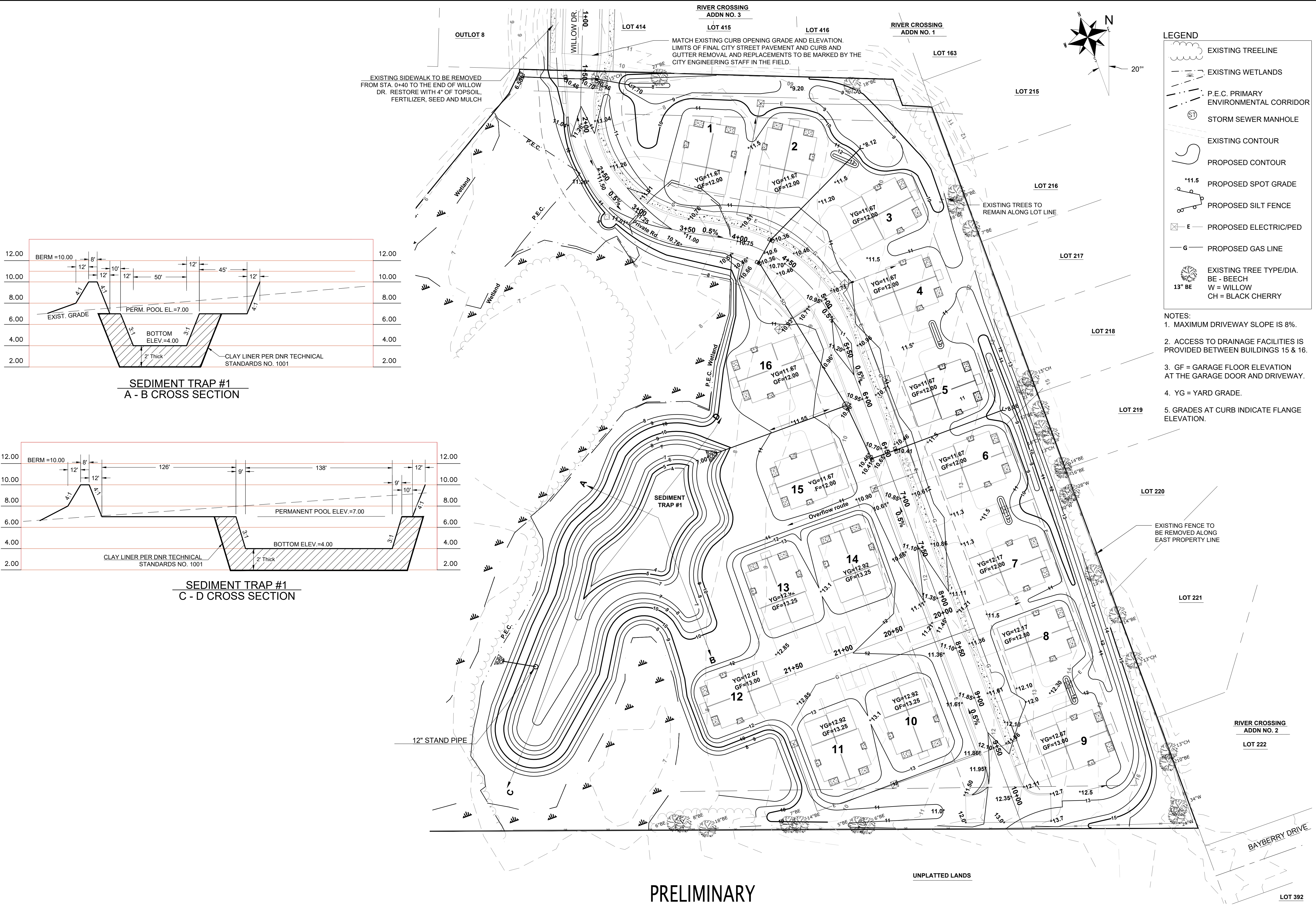
INITIALS	DATE
DESIGNED JRM	10/16/23
DRAWN JAB	10/16/23
CHECKED JRM	10/16/23

0 40'
SCALE

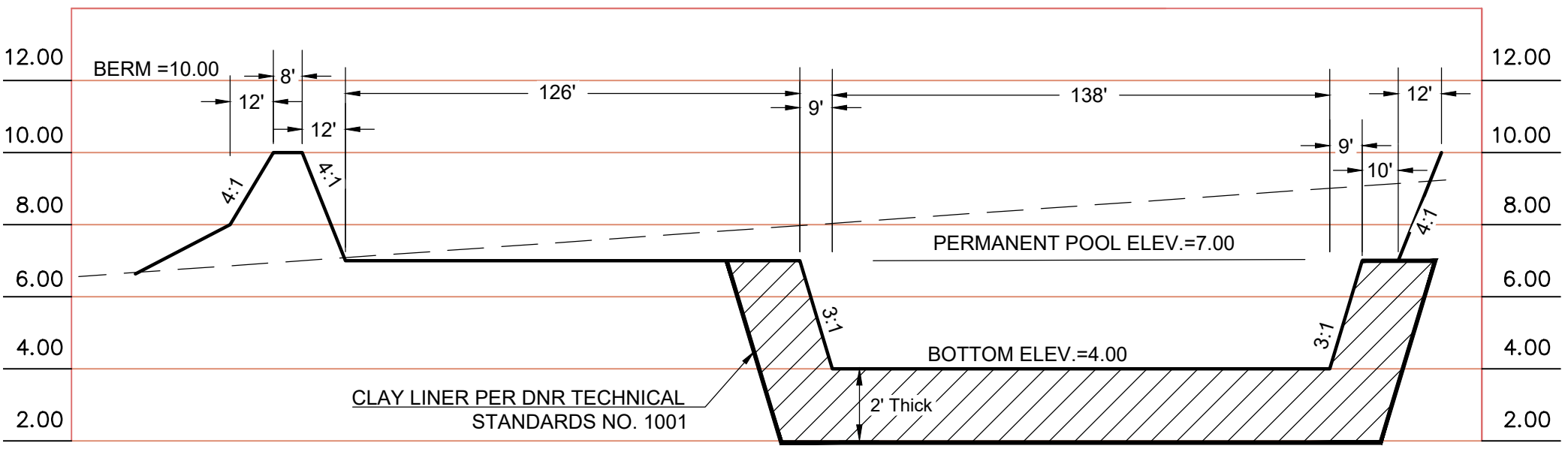
PROJECT NO.
22-044

SHEET NO.
9 OF 11

CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

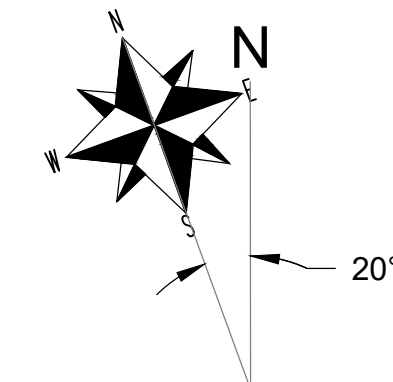
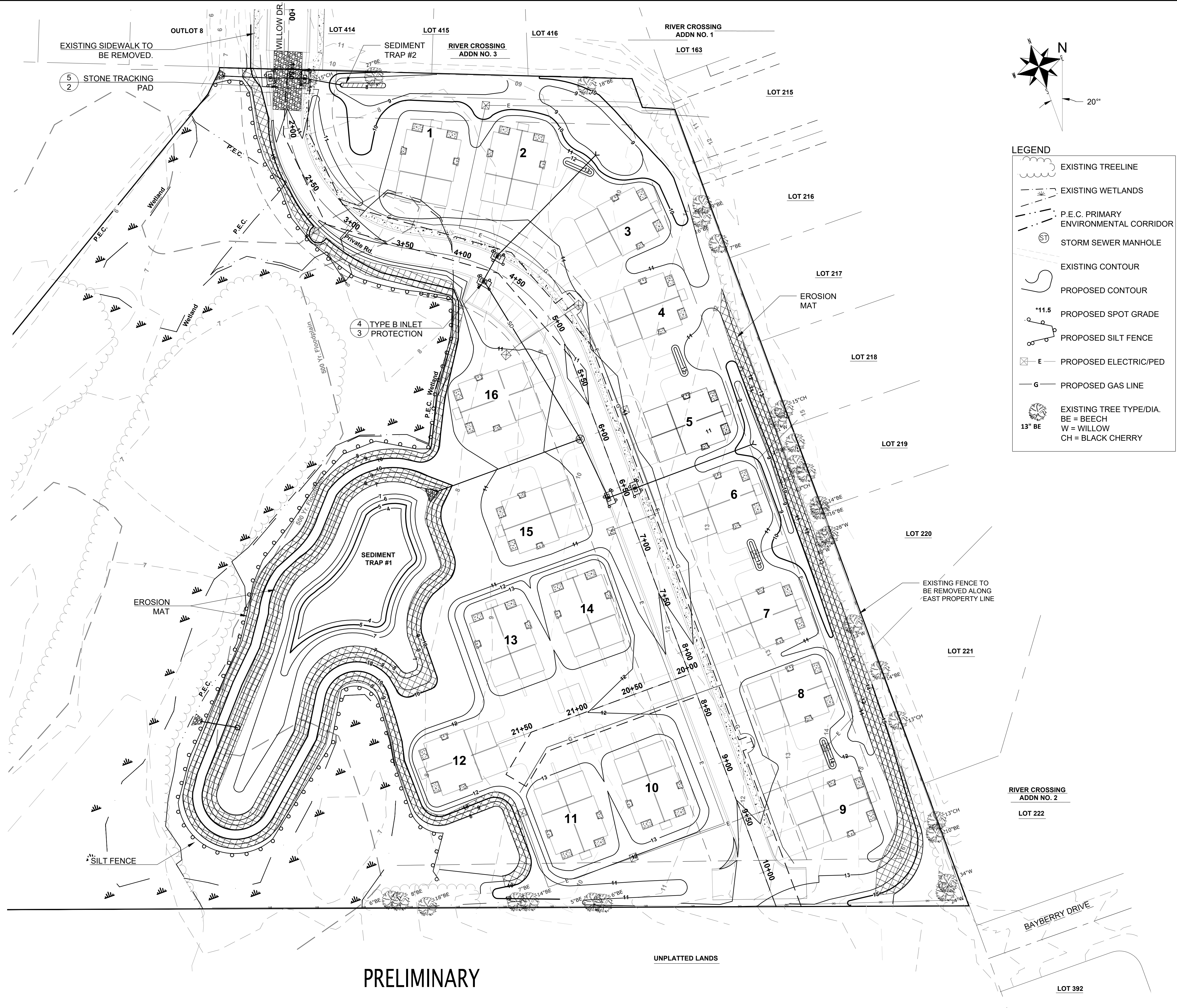


**SEDIMENT TRAP #1
A - B CROSS SECTION**



**SEDIMENT TRAP #1
C - D CROSS SECTION**

PRELIMINARY



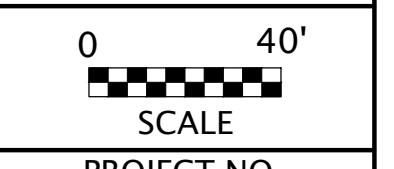
LEGEND

- EXISTING TREELINE
- EXISTING WETLANDS
- P.E.C. PRIMARY ENVIRONMENTAL CORRIDOR
- STORM SEWER MANHOLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- *11.5 PROPOSED SPOT GRADE
- PROPOSED SILT FENCE
- PROPOSED ELECTRIC/PED
- PROPOSED GAS LINE
- EXISTING TREE TYPE/DIA.
BE = BEECH
W = WILLOW
CH = BLACK CHERRY

NO.	REVISIONS	BY	DATE
1	Modified grading per new wetland line and modified grading to keep trees on P/L	jrm	05-15-23
2	Revisions per City water dept. email of 12-6-23	jrm	12-07-23
3	Added surveyed trees over 5' dia.	jrm	01-08-24

ROLLING MEADOWS TOWN HOMES
EROSION CONTROL PLAN
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

INITIALS	DATE
DESIGNED JRM	10/16/23
DRAWN JAB	10/16/23
CHECKED JRM	10/16/23



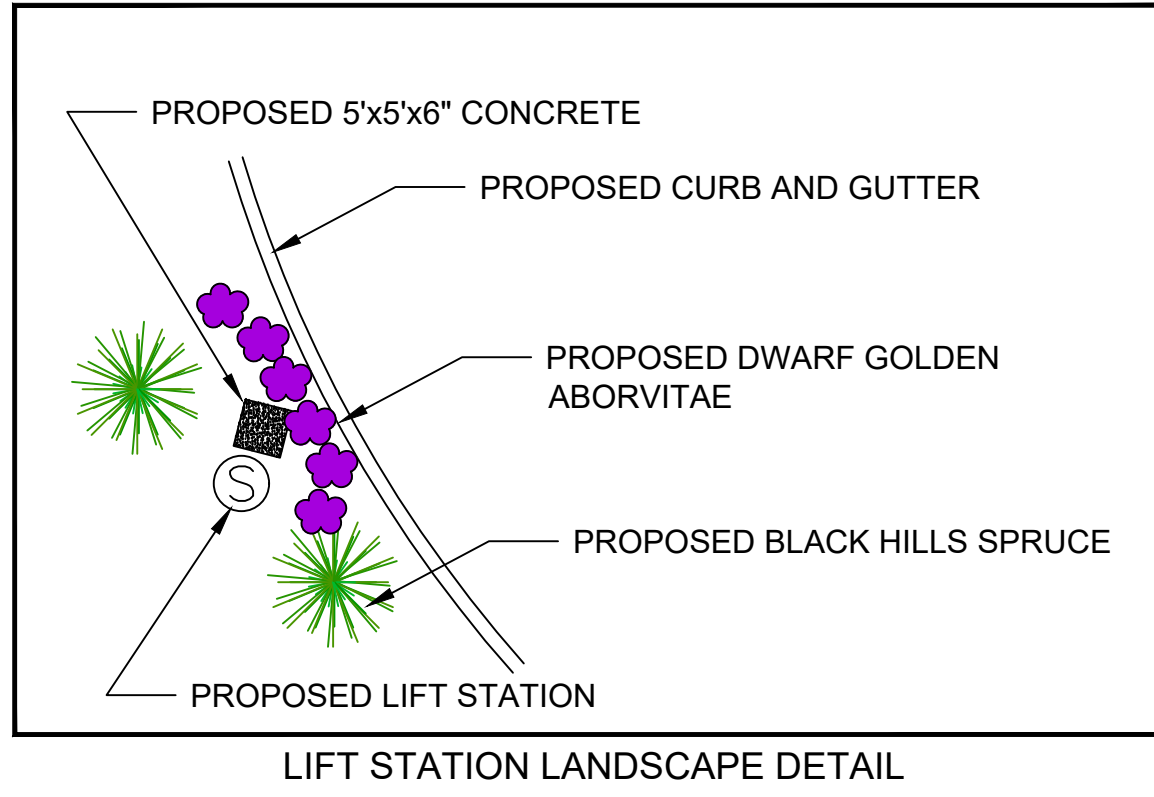
PROJECT NO. 22-044

SHEET NO. 10 OF 11

PRELIMINARY

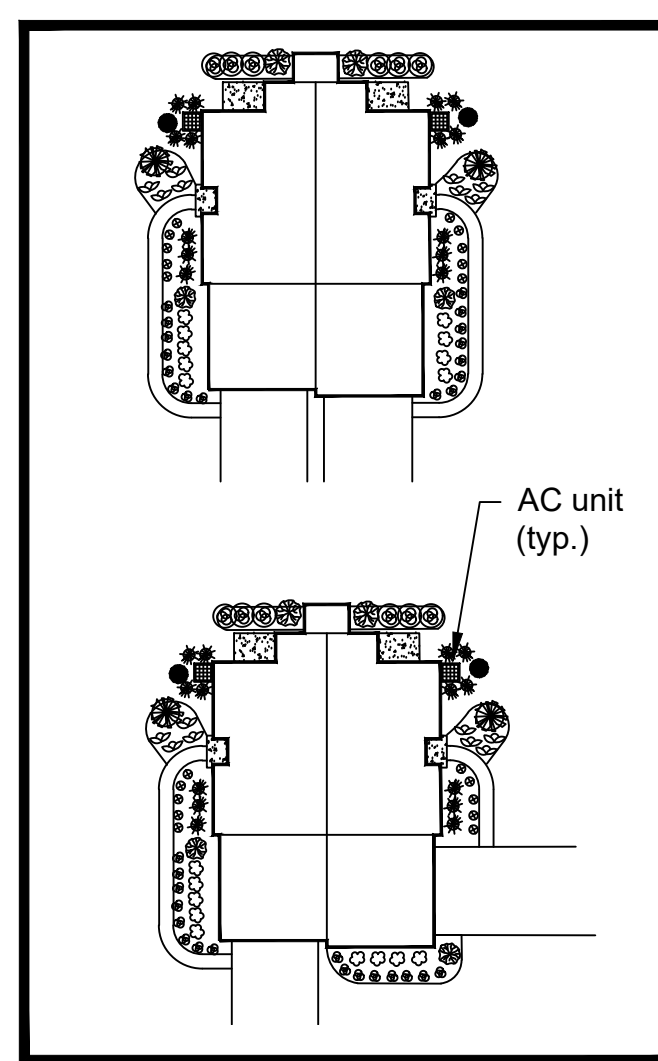
UNPLATTED LANDS

LOT 392



FOUNDATION PLANT LEGEND

Common Name	Size
Prickly Pine Cactus Maguey 'Prickly Pine'	4" tall
Compact Burning Bush Bumelia alicaia 'Compact'	24"-30"
Compact Fossil Spine Spines & Leaves 'Fossil Spine'	18" tall
State of Ohio Daylily Hemerocallis 'State of Ohio'	4.5' Flat
Karl Foerster Feather Reed Grass Calamagrostis canadensis 'Karl Foerster'	1 Gallon
Hardy Geranium Geranium sanguineum 'Purplu Plenum'	4.5' Flat
Hydrangea Hydrangea sp.	18" tall
Flowering Juniper Juniperus horizontalis 'Flowering'	24" tall
Running Service Berry Amelanchier alnifolia	18" tall



YARD TREE/BUSH LEGEND

Tree Type/name	Qty.	Size
DWARF COLORADO BLUE SPRUCE (Picea pungens)	7	6"
BLACK HILLS SPRUCE (Picea glauca 'Densata')	7	6"
ORIENTAL ARBORVITAE (Platycodon occidentalis)	14	3 Gal.
SILVER MAPLE (Acer saccharum)	10	2 1/2" Caliper
THORNLESS HONEY LOCUST (Gleditsia triacanthos 'Inermis')	6	3" Caliper
AUTUMN BLAZE FREEMAN MAPLE (Acer x freemanii 'Autumn Blaze')	13	3" Caliper
AMERICAN BOXWOOD (Buxus sempervirens)	23	2 Gal.
AMERICAN ARBORVITAE (Thuja occidentalis)	30	4'-5'
DWARF GOLDEN ARBORVITAE Thuja orientalis 'Aurea Nana'	6	2 Gal.
	87 Trees	29 Bushes

- NOTES:
- TREE LOCATION IS APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD BASED ON EXISTING TREES AND BRUSH AND TOPO.
 - LARGER PEDESTALS MAY REQUIRE ADDITIONAL GRASSES.
 - EXISTING DECIDUOUS TREES OVER 5" SURVEYED BY LANDTECH SURVEYING, LLC IN JANUARY 2024.

PRELIMINARY



REVISIONS

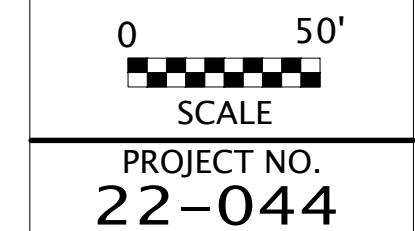
NO.	DATE	BY
1	12-07-23	Jrm
2	01-05-24	Jrm
3		

NO. 1 Modified grading per new wetland line and modified grading to keep trees on P/L
 2 Revisions per City water dept. email of 12-06-23
 3 Added Surveyed trees

ROLLING MEADOWS TOWN HOMES
 LANDSCAPE PLAN

CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

INITIALS	DATE
DESIGNED JRM	10/16/23
DRAWN JAB	10/16/23
CHECKED JRM	10/16/23



PROJECT NO.
22-044
 SHEET NO.
11 OF 11