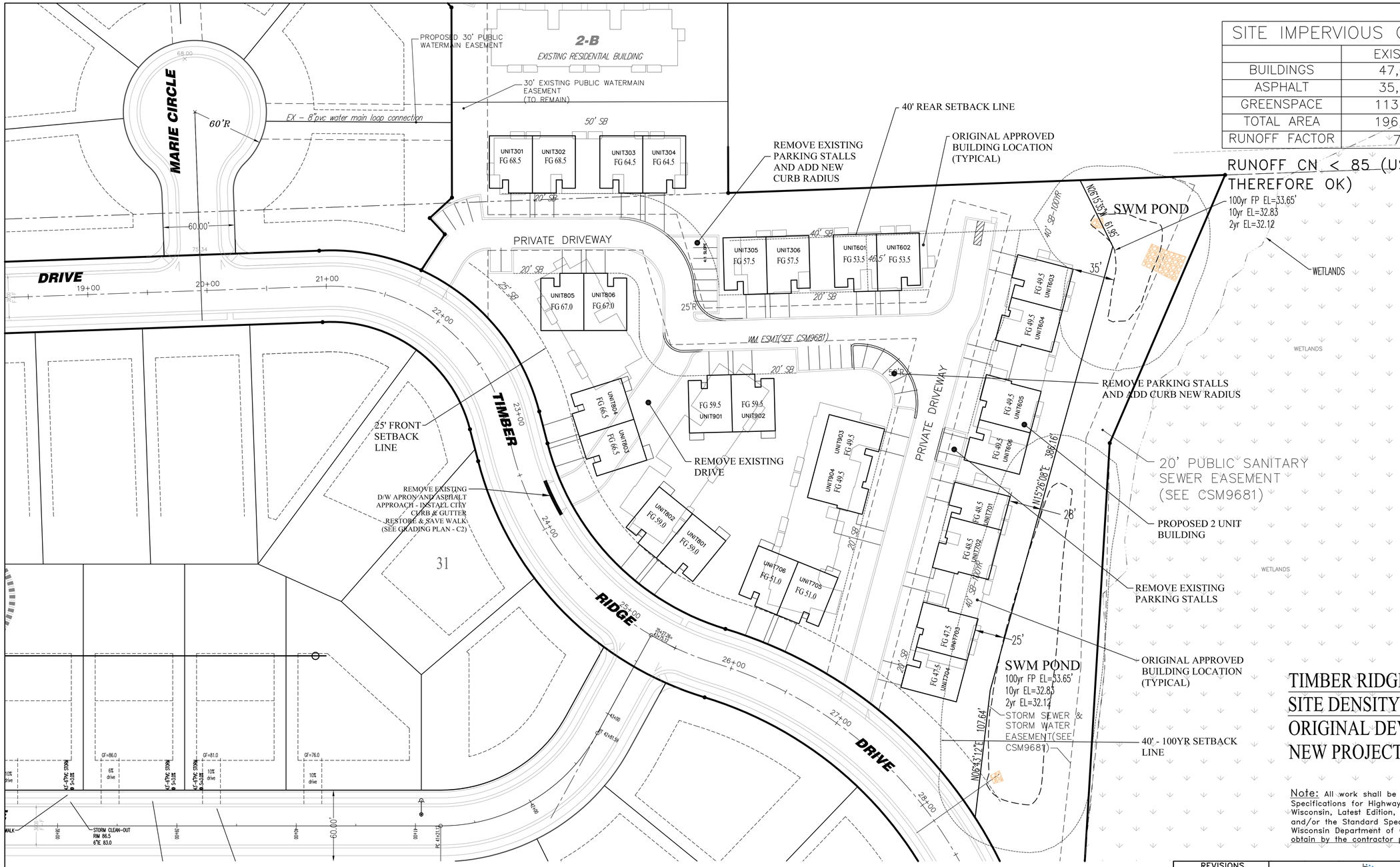

SITE IMPERVIOUS CALCULATIONS (SF)

	EXISTING	PROPOSED
BUILDINGS	47,035	45,612
ASPHALT	35,506	29,600
GREENSPACE	113,479	120,808
TOTAL AREA	196,020	196,020
RUNOFF FACTOR	77	75

RUNOFF CN < 85 (USED IN SWM PLAN THEREFORE OK)

TIMBER RIDGE VILLAS
SITE DENSITY NOTE:
ORIGINAL DEVELOPMENT - 52 UNITS
NEW PROJECT LAYOUT - 40 UNITS

Note: All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, and the City of Waukesha Ordinances and/or the Standard Specifications as set forth in the State of Wisconsin Department of Commerse. All permits must be obtain by the contractor prior to commencing work.

THE INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY THE PROJECT SURVEYOR, UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

EXISTING TOPOGRAPHY:
The existing topography was obtained by KW Survey, Dated: May, 2016.

BENCHMARKS:
1)NW corner of the SW ¼ of Sec. 22; concrete monument with brass cap. Elevation=73.95.
2)NW corner of the NW ¼ of sec. 22; concrete monument with brass cap. Elevation = 77.43.
3)NE corner of the SW ¼ of sec. 22; concrete monument with brass cap. Elevation=28.07.

City of Waukesha datum: add 780.56 to achieve USGS datum.

SCALE: 1" = 40'

REVISIONS	
DATE	COMMENT

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122
Phone: 262-719-6183 • Fax: 866-457-2584 • Email: mellena@eeceng.com

Timber Ridge - Villas PUD Amendment
City of Waukesha, Wisconsin

WISCONSIN MARK R. ELLENA E-24090 WALES, WI PROFESSIONAL ENGINEER

SITE PLAN

SCALE: 1"=40' | DATE: 09/10/16
DESIGNED BY: MRE,PE | PROJECT NO:
APPROVED BY: _____ DATE | C1