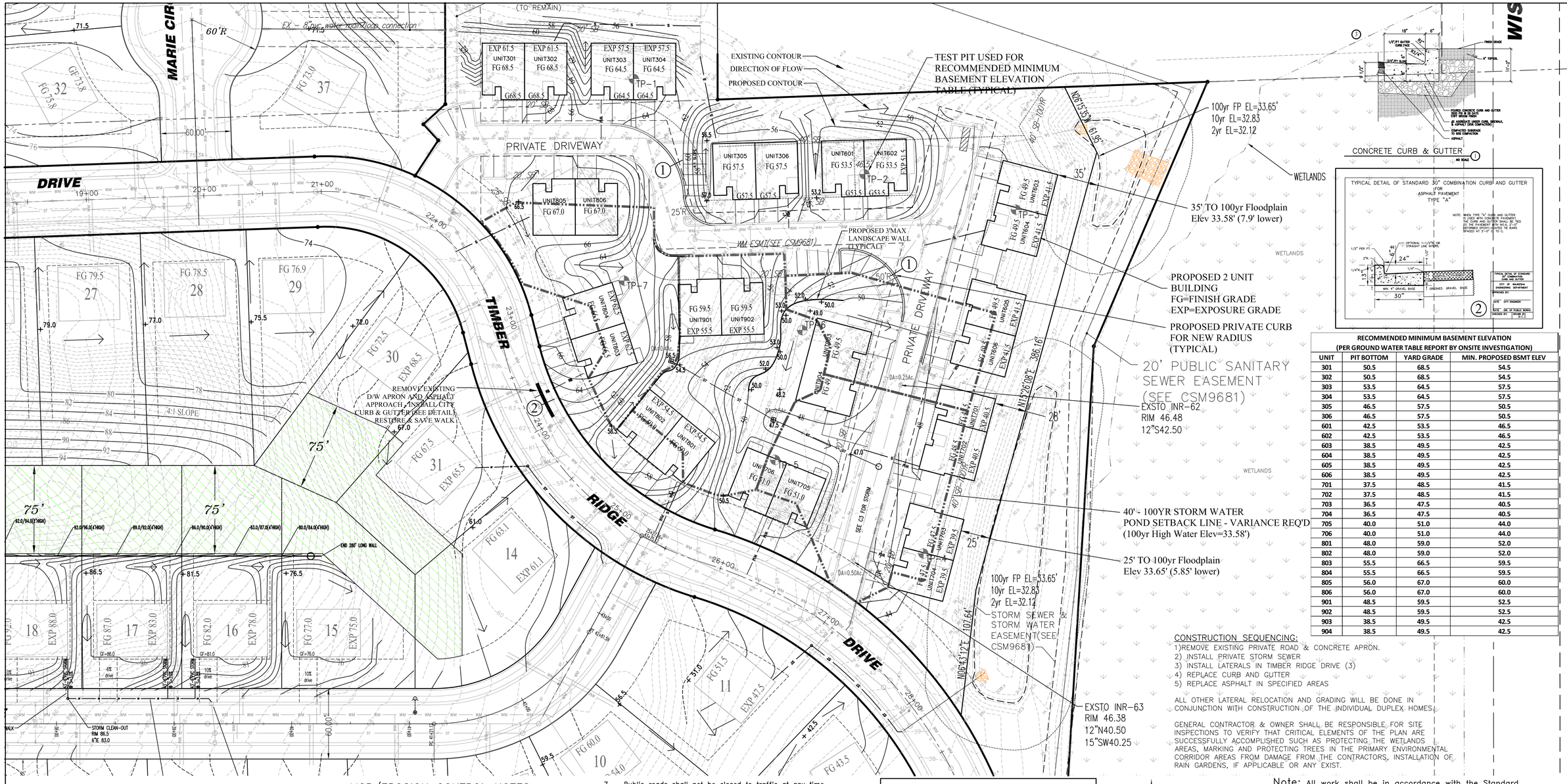


RECOMMENDED MINIMUM BASEMENT ELEVATION (PER GROUND WATER TABLE REPORT BY ONSITE INVESTIGATION)			
UNIT	PIT BOTTOM	YARD GRADE	MIN. PROPOSED BSMT ELEV
301	50.5	68.5	54.5
302	50.5	68.5	54.5
303	53.5	64.5	57.5
304	53.5	64.5	57.5
305	46.5	57.5	50.5
306	46.5	57.5	50.5
601	42.5	53.5	46.5
602	42.5	53.5	46.5
603	38.5	49.5	42.5
604	38.5	49.5	42.5
605	38.5	49.5	42.5
606	38.5	49.5	42.5
701	37.5	48.5	41.5
702	37.5	48.5	41.5
703	36.5	47.5	40.5
704	36.5	47.5	40.5
705	40.0	51.0	44.0
706	40.0	51.0	44.0
801	48.0	59.0	52.0
802	48.0	59.0	52.0
803	55.5	66.5	59.5
804	55.5	66.5	59.5
805	56.0	67.0	60.0
806	56.0	67.0	60.0
901	48.5	59.5	52.5
902	48.5	59.5	52.5
903	38.5	49.5	42.5
904	38.5	49.5	42.5

CONSTRUCTION SEQUENCING:
1)REMOVE EXISTING PRIVATE ROAD & CONCRETE APRON.
2) INSTALL PRIVATE STORM SEWER
3) INSTALL LATERALS IN TIMBER RIDGE DRIVE (3)
4) REPLACE CURB AND GUTTER
5) REPLACE ASPHALT IN SPECIFIED AREAS

ALL OTHER LATERAL RELOCATION AND GRADING WILL BE DONE IN CONJUNCTION WITH CONSTRUCTION OF THE INDIVIDUAL DUPLEX HOMES.

GENERAL CONTRACTOR & OWNER SHALL BE RESPONSIBLE FOR SITE INSPECTIONS TO VERIFY THAT CRITICAL ELEMENTS OF THE PLAN ARE SUCCESSFULLY ACCOMPLISHED SUCH AS PROTECTING THE WETLANDS AREAS, MARKING AND PROTECTING TREES IN THE PRIMARY ENVIRONMENTAL CORRIDOR AREAS FROM DAMAGE FROM THE CONTRACTORS, INSTALLATION OF RAIN GARDENS, IF APPLICABLE OR ANY EXIST.

SCALE: 1" = 40'

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.

BASEMENT RESTRICTION – GROUNDWATER:
BASEMENT FLOOR SURFACE ELEVATIONS SHALL NOT BE LOWER THAN THE PROPOSED BASEMENT FLOOR ELEVATIONS SHOWN IN THE TABLE SHOWN EITHER ON THE PLAT OR ON THE MASTER GRADING PLAN AND EROSION CONTROL PLAN DUE TO THE POTENTIAL FOR THE SEASONAL HIGH WATER TABLE. MINIMUM BASEMENT FLOOR ELEVATION CHANGES MAY ONLY BE AUTHORIZED UPON FURTHER ANALYSIS COMPLIANT WITH THE CITY OF WAUKESHA STORM WATER MANAGEMENT ORDINANCE AND SUCH ANALYSIS MUST BE APPROVED BY THE CITY OF WAUKESHA ENGINEERING DEPARTMENT.

EASEMENTS:
Easements shown hereon are as recorded on CSM No. 9681.

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.

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.

MGP/EROSION CONTROL NOTES:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, unless otherwise called for on the plans, specifications or special provisions.

2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth in the Department of Natural Resources Wisconsin Construction Site Best Management Practice Handbook.

3. All erosion control devices (i.e., silt fence, gravel entrance, retention pond, siltation basin, etc.), shall be installed prior to commencing mass grading or utility construction.

4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.

5. The owner will provide all surveying and construction staking for this contract. The contractor shall exercise care and diligence in protecting the same. Any expense incurred for additional restaking caused by contractor's neglect may be charged to the contractor and deducted from the sums due him under this contract.

6. The contractor shall notify Diggers Hotline, all utilities City Departments, and government units whose property may be affected by the contractor's operations at least three (3) days before breaking ground. Diggers Hotline number is 811.

7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.

8. Contractor shall be responsible for maintaining the Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping or other appropriate measures. Dust generated by construction activities shall be minimized by use of watering, calcium chloride surface treatment, construction scheduling or other appropriate methods.

9. Inlets shall be protected with a TYPE F erosion fabric.

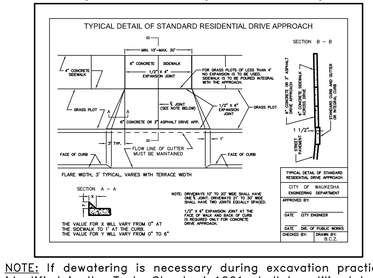
10. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed areas and provide seed, fertilizer and mulch per the Standard Specifications.

11. All disturbed areas out of the road right of way shall be revegatated within seven days after being disturbed (weather permitting). Highway mix #40 shall be used for seeding with an application rate of 2.5 lbs/1000 sf.

12. All erosion control devices shall be routinely inspected every seven to ten days or within 24 hours of a rainfall greater than 1.5 inches.

13. All stormwater (where applicable) shall be directed towards a sediment basin or trap by means of a diversion or temporary ditch.

14. If site is not stablized by September a winter stablization plan will be required to continue construction.



NOTE: If dewatering is necessary during excavation practices identified in the Tech. Standard 1061 shall be utilized to meet the de-watering performance standard to prevent the discharge of sediment to the maximum extent practicable (mep) as defined in NR151.11(6)(c). Storm water management techniques shall be used onsite. All roof downspouts shall discharge on level spreaders. Other related storm water management techniques such as rain barrels are also encouraged to collect and manage rain water.

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

Master Grading & Drainage Plan

(INCLUDES EROSION CONTROL)

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

SCALE: 1"=40'		DATE: 09/10/16
DESIGNED BY: MRE,PE		PROJECT NO:
APPROVED BY: _____ DATE		C2