

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: ASZ

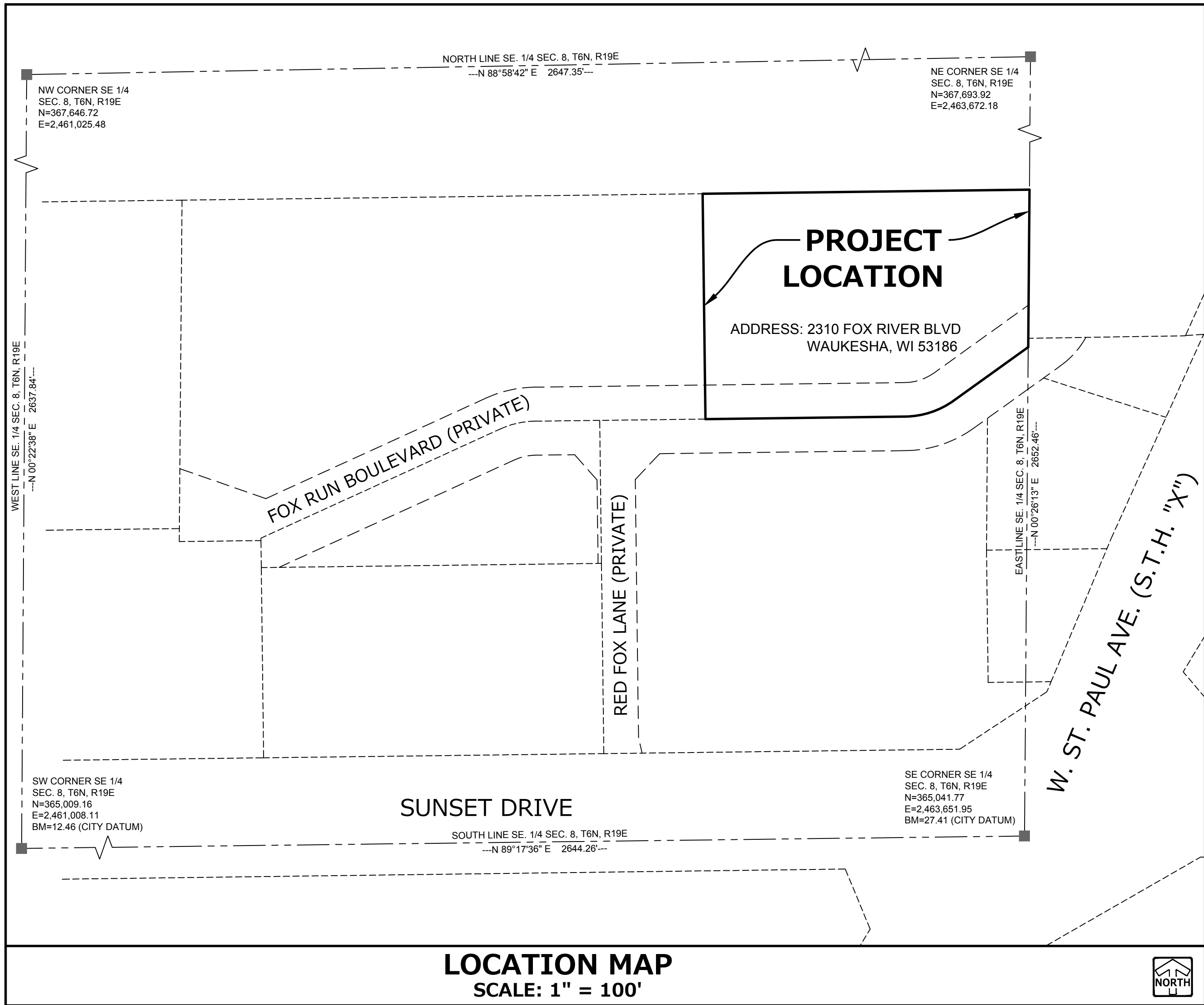
REVIEWED: ASZ

DRAWN: BR

ENGINEERING IMPROVEMENT PLANS  
FOR  
**FOX DEN APARTMENTS II**  
PART OF THE SE 1/4 OF SECTION 8, T 6 N, R 19 E  
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

LEGEND:

- FOUND MAG NAIL
- FOUND 3/4" IRON REBAR
- EX. MONUMENT
- EX. HYDRANT
- ⋈ EX. WATER VALVE
- ⊙ EX. SANITARY MANHOLE
- ⊙ EX. STORM MANHOLE
- ⊙ EX. CATCH BASIN ROUND
- ⊠ EX. CATCH BASIN SQUARE
- ⊠ EX. ELECTRIC PEDESTAL
- ⊠ EX. ELECTRIC TRANSFORMER
- ▲ EX. GAS MARKER
- ⊠ EX. GAS MARKER
- EX. BOLLARD
- ☆ EX. LIGHT POLE
- W — W — W — W — EX. UNDERGROUND WATER
- ST — ST — ST — ST — EX. STORM SEWER
- S — S — S — S — EX. SANITARY LINE
- E — E — E — E — EX. UNDERGROUND ELECTRIC
- G — G — G — G — EX. UNDERGROUND GAS
- T — T — T — T — EX. TREE LINE
- F — F — F — F — EX. FENCE LINE
- D — D — D — D — EX. DITCH LINE



REFERENCE BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWN 6 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 89°17'36" W BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

REFERENCE BENCHMARK: SW CORNER OF THE SE 1/4 OF SECTION 8 CONCRETE MONUMENT WITH A BRASS CAP. ELEV = 12.46 (NGVD-29, SEWRPC CSSD)

SE CORNER OF THE SE 1/4 OF SECTION 8 CONCRETE MONUMENT WITH A BRASS CAP. ELEV = 27.41 (NGVD-29, SEWRPC CSSD)

ALL SITE 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.

INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING SITE PLAN
C-3	PROPOSED SITE PLAN
C-4	GRADING PLAN
C-5	EROSION CONTROL PLAN
C-6	UTILITY PLAN
C-7 - C-8	CONSTRUCTION DETAILS

GENERAL NOTES

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGERS' HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

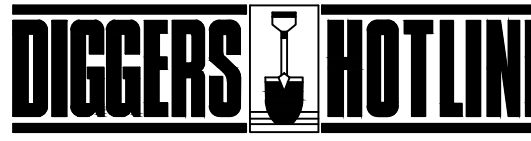
APPLICANT/ DEVELOPER

FOX RUN 3, LLC  
C/O SOMERSTONE LLC  
19035 W. CAPITOL DRIVE, SUITE 108  
BROOKFIELD, WI 53045

CIVIL ENGINEERING  
CONTACTS

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PINNACLE ENGINEERING GROUP  
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BROOKFIELD, WI 53186  
(262) 754-8888  
tony.zanon@pinnacle-engr.com

SCHEMATIC DESIGN (SD)



Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

EXPIRATION DATE: JULY 31st, 2025

PINNACLE ENGINEERING GROUP, LLC  
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

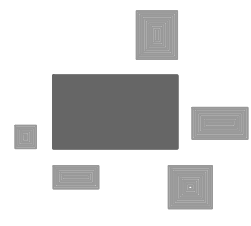
FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

REVISIONS

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—	—	—	—	—	—
—	—	—	—	—	—

REG. JOB No. — 2206.10  
REG. PM. — ASZ  
START DATE — 10-20-25  
SCALE — N.T.S.

C-1  
C-8



PINNACLE ENGINEERING GROUP

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(262) 754-8888

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**FOX DEN APARTMENTS II**  
CITY OF WAUKESHA, WAUKESHA COUNTY, WI

COVER SHEET

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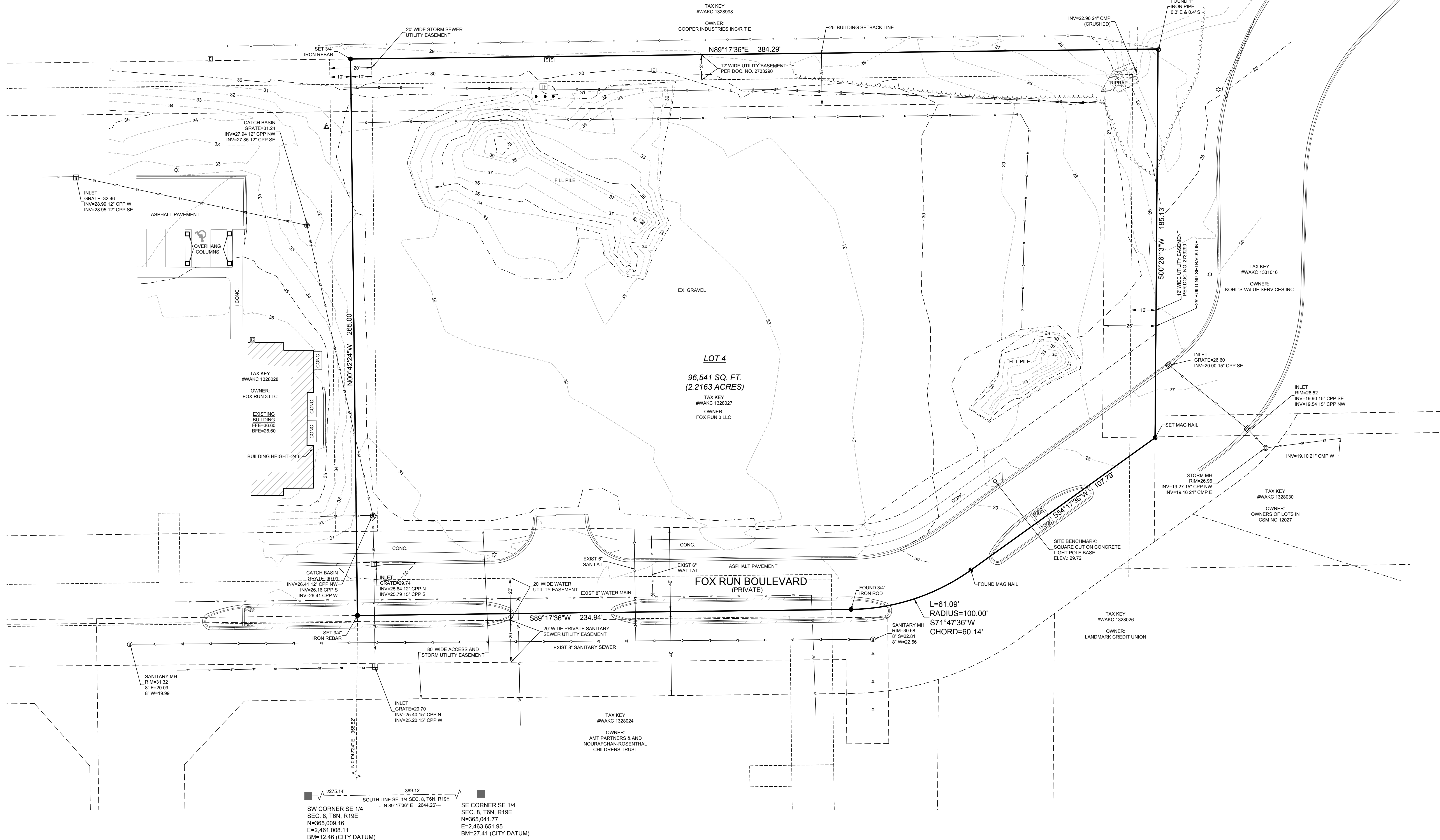
DESIGNED: ASZ

REVIEWED: ASZ

DRAWN: BR



GRAPHICAL SCALE (FEET)  
0 1" = 20' 40'



#### LEGAL DESCRIPTION:

Lot 4 of Certified Survey Map No. 12027 recorded in the Waukesha County Register of Deeds on June 26, 2020 in Book 122 of Certified Survey Maps on pages 191-199, inclusive, as Document No. 4487657, being part of the Southeast 1/4 of the Southeast 1/4 of Section 8, Town 6 North, Range 19 East and Southwest 1/4 of the Southwest 1/4 of Section 9, Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

TKN: WAKC 1328027

ADDRESS: 2310 FOX RUN BLVD

#### GENERAL NOTES

- Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
- Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Diggers Hotline prior to the start of any activity.
- No title commitment or easement report was provided; easements shown are from best available records and does not reflect all, or additional easements of record.
- Field work completed October 6, 2025.

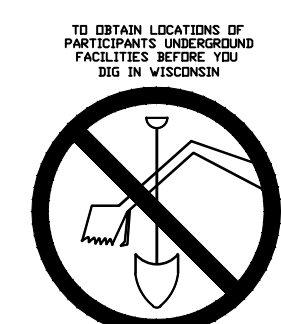
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CALL DIGGERS HOTLINE

1-800-245-9511

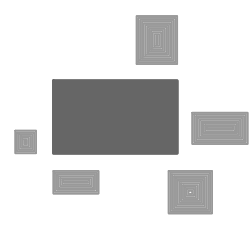
TOLL FREE

SEE STATUTE REGARDING

NOTES BEFORE YOU EXCAVATE

MIL V. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.



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## FOX DEN APARTMENTS II CITY OF WAUKESHA, WAUKESHA COUNTY, WI

## EXISTING SITE PLAN

#### REVISIONS


REG. JOB No. 2206.10  
ASZ  
START DATE 10-20-25  
SCALE 1"=20'

C-2  
C-8

EXISTING SITE PLAN

SD SET

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