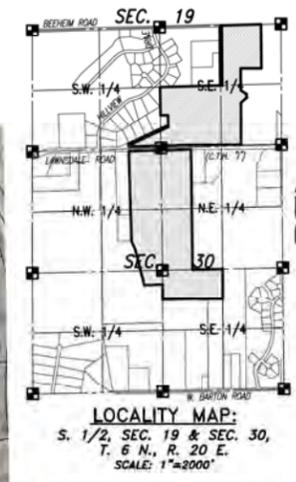
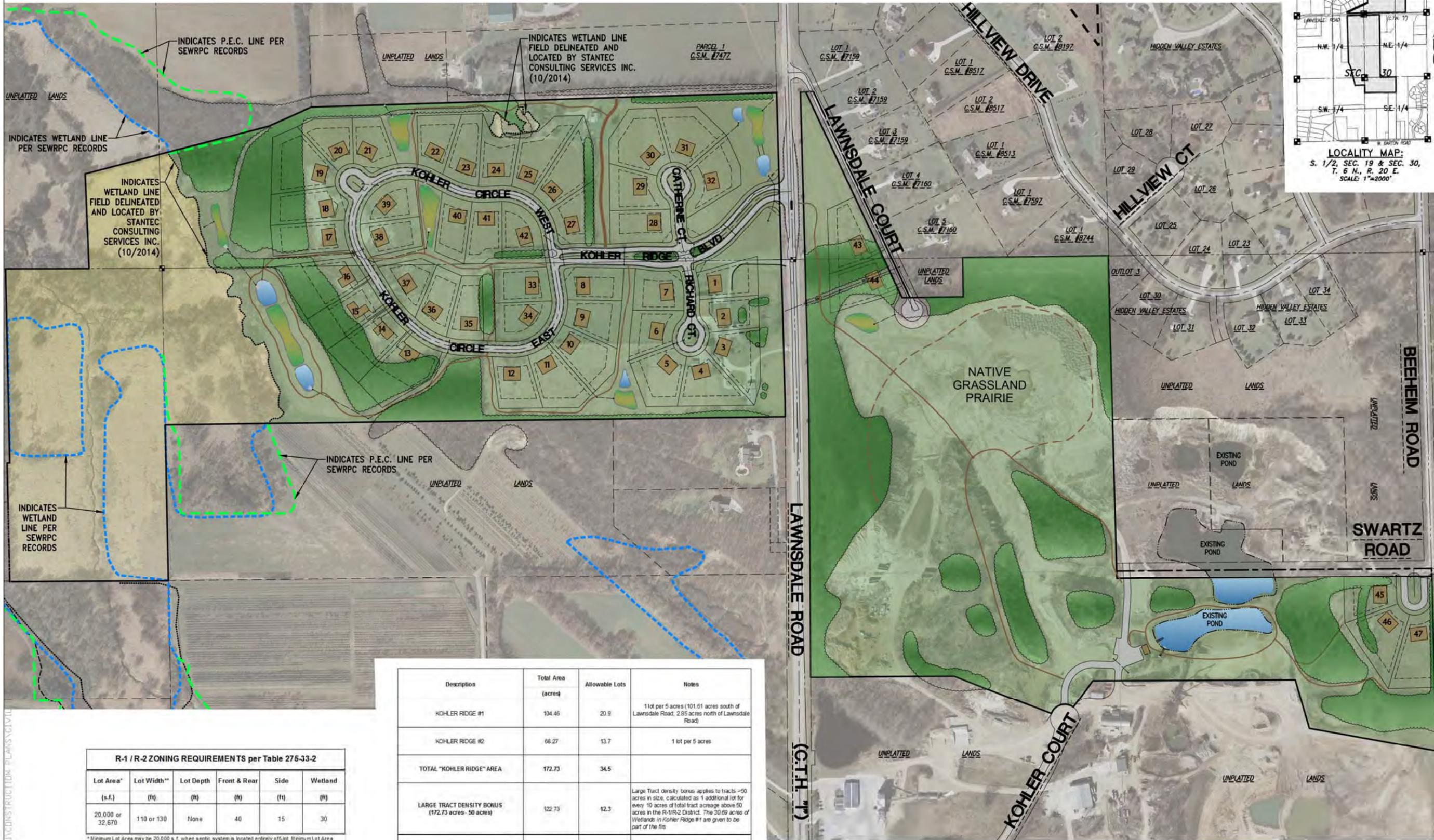




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PROJECT:
KOHLER RIDGE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: KOHLER RIDGE LLC
W200 S6893 ADRIAN DRIVE
MUSKEGO, WI 53150

REVISION HISTORY	
DATE	DESCRIPTION
10/28/15	PRELIMINARY CIVIL PLANS

DATE:
OCTOBER 26, 2015

JOB NUMBER:
07007

DESCRIPTION:
OVERALL
SITE PLAN

SHEET

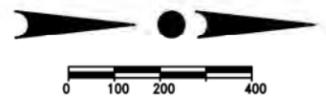
C1.1

R-1 / R-2 ZONING REQUIREMENTS per Table 275-33-2

Lot Area*	Lot Width**	Lot Depth	Front & Rear	Side	Wetland
(s.f.)	(ft)	(ft)	(ft)	(ft)	(ft)
20,000 or 32,670	110 or 130	None	40	15	30

* Minimum Lot Area may be 20,000 s.f. when septic system is located entirely off-lot. Minimum Lot Area when septic system is located on-lot is 32,670 s.f.
** Minimum lot width of 110' applies to homes with front loaded garages; Minimum Lot Width of 130' applies to homes with side loaded garages.

Description	Total Area (acres)	Allowable Lots	Notes
KOHLER RIDGE #1	104.46	20.9	1 lot per 5 acres (101.61 acres south of Lawnsdale Road, 2.85 acres north of Lawnsdale Road)
KOHLER RIDGE #2	68.27	13.7	1 lot per 5 acres
TOTAL "KOHLER RIDGE" AREA	172.73	34.5	
LARGE TRACT DENSITY BONUS (172.73 acres - 50 acres)	122.73	12.3	Large Tract density bonus applies to tracts >= 50 acres in size, calculated as 1 additional lot for every 10 acres of total tract acreage above 50 acres in the R-1/R-2 District. The 30.69 acres of Wetlands in Kohler Ridge #1 are given to be part of the lots.
TOTAL CONSERVATION SUBDIVISION APPLICATION	172.73	47	Kohler Ridge #1 = 104.46 + Kohler Ridge #2 = 68.27



H:\C700\783\07007-01\CONSTRUCTION PLANS\CIVIL



R-1 / R-2 ZONING REQUIREMENTS per Table 275-33-2

Lot Area* (s.f.)	Lot Width** (ft)	Lot Depth (ft)	Front & Rear (ft)	Side (ft)	Wetland (ft)
20,000 or 32,670	110 or 130	None	40	15	30

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 SINGLE FAMILY RESIDENTIAL SUBDIVISION
 CITY OF NEW BERLIN, WISCONSIN
 BY: KOHLER RIDGE LLC
 W200 S6893 ADRIAN DRIVE
 MUSKEGO, WI 53150

REVISION HISTORY

DATE	DESCRIPTION
10/28/15	PRELIMINARY CIVIL PLANS

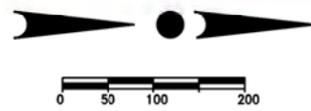
DATE:
 OCTOBER 26, 2015

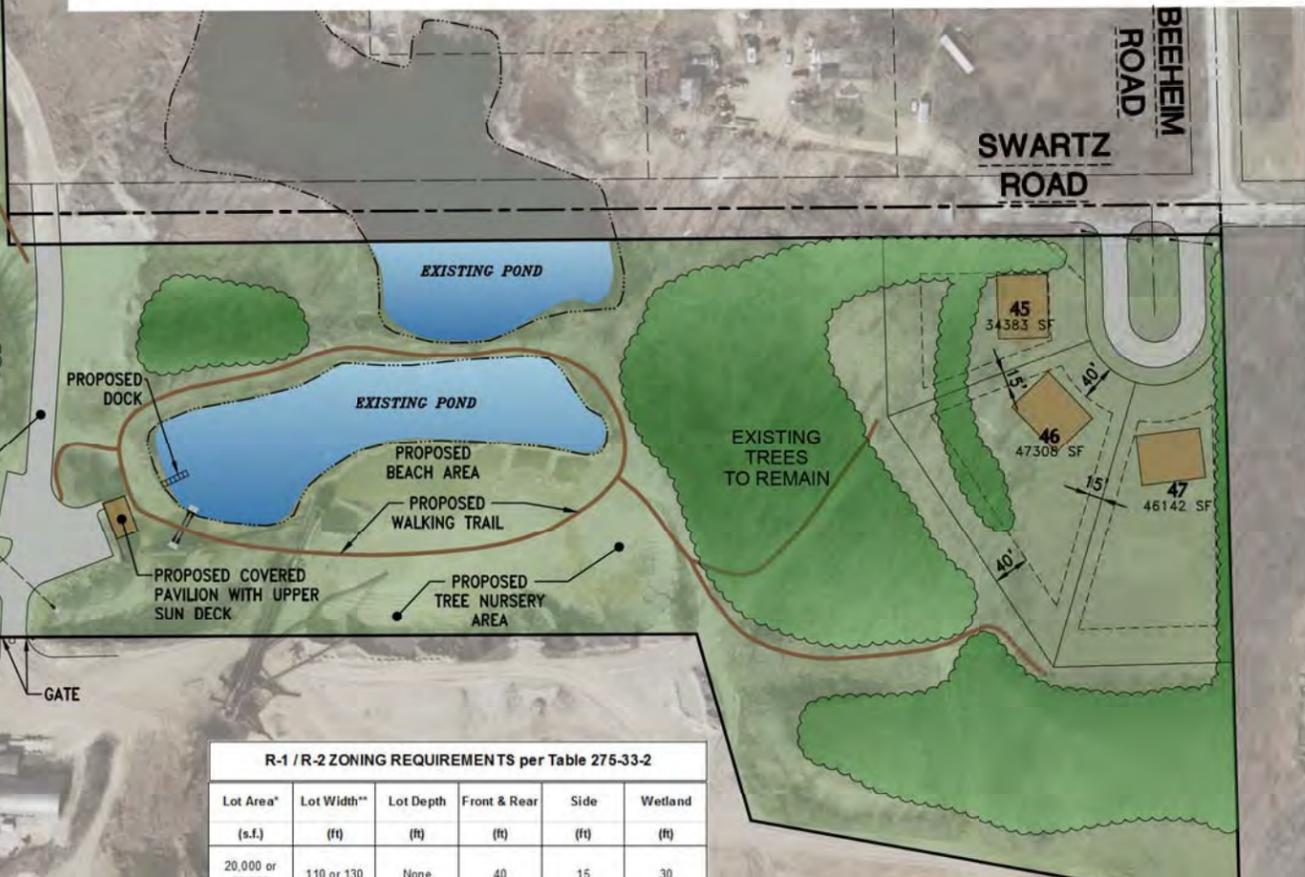
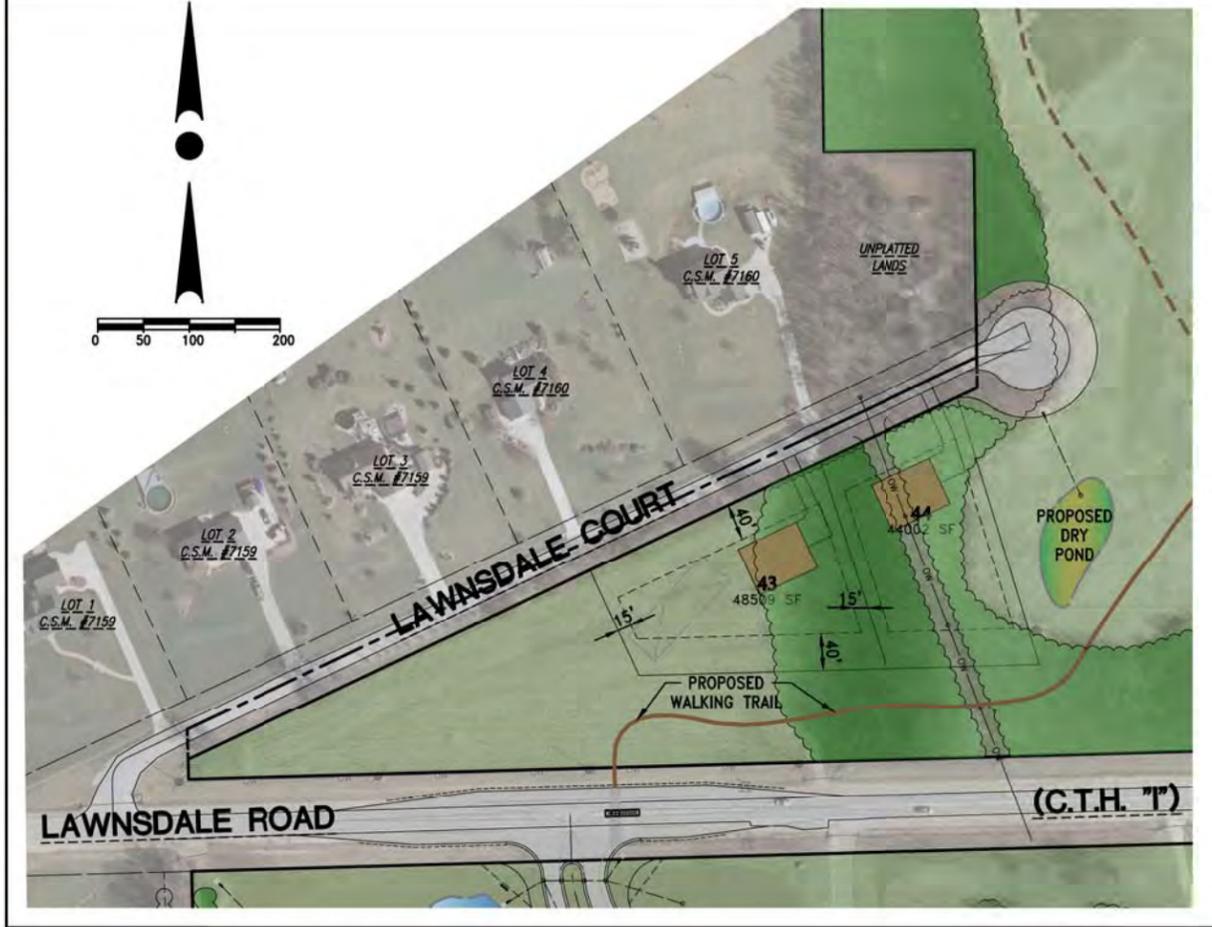
JOB NUMBER:
 07007

DESCRIPTION:
 SITE PLAN
 SOUTH

SHEET

C1.2





R-1 / R-2 ZONING REQUIREMENTS per Table 275-33-2

Lot Area* (s.f.)	Lot Width** (ft)	Lot Depth (ft)	Front & Rear (ft)	Side (ft)	Wetland (ft)
20,000 or 32,670	110 or 130	None	40	15	30

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12660 W. NORTH AVENUE
 BROOKFIELD, WI 53005
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: jpuedelko@trioeng.com

PROJECT:
KOHLER RIDGE
 SINGLE FAMILY RESIDENTIAL SUBDIVISION
 CITY OF NEW BERLIN, WISCONSIN
 BY: KOHLER RIDGE LLC
 W200 S6893 ADRIAN DRIVE
 MUSKEGO, WI 53150

REVISION HISTORY

DATE	DESCRIPTION
10/28/15	PRELIMINARY CIVIL PLANS

DATE:
 OCTOBER 26, 2015

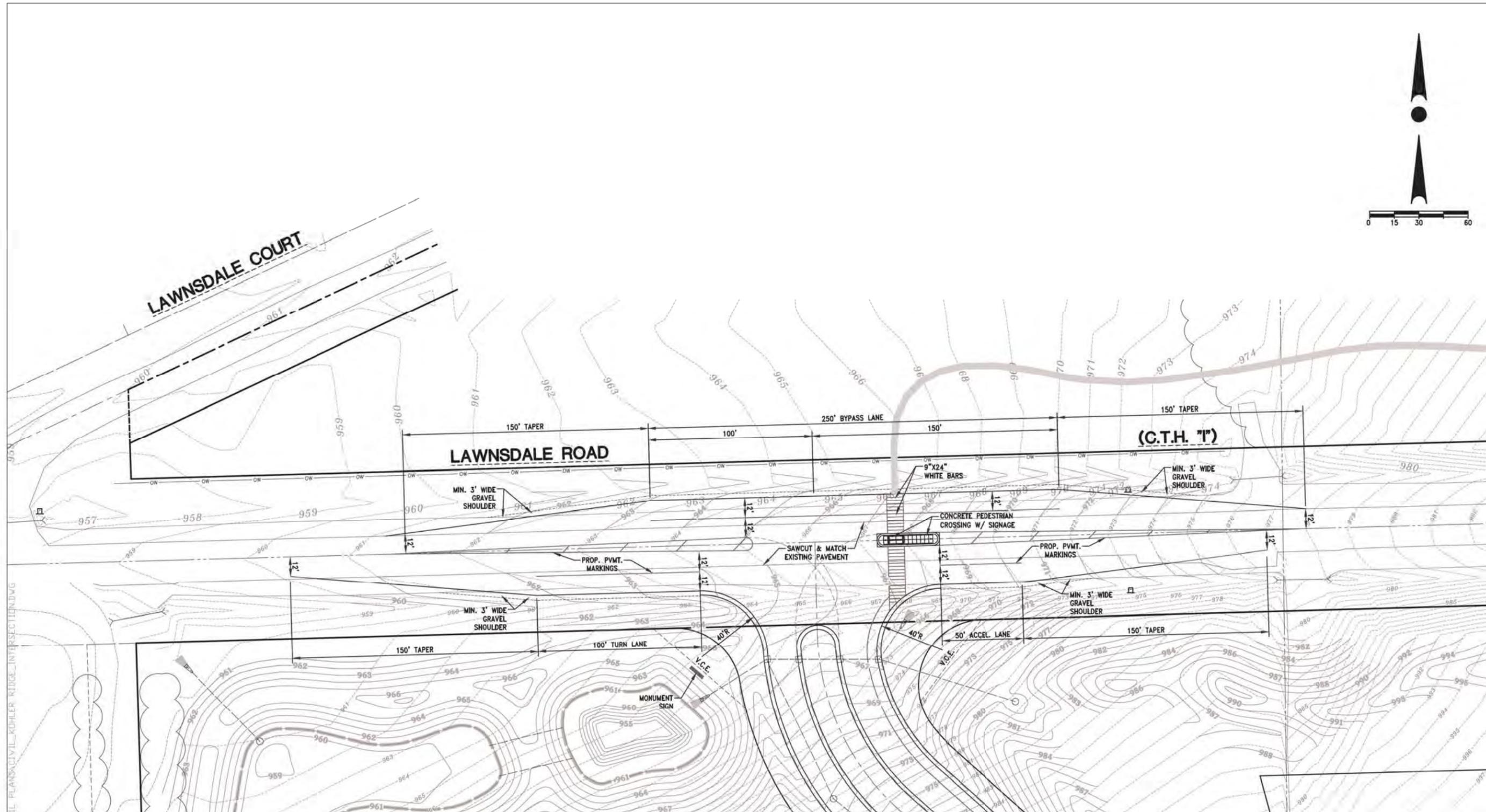
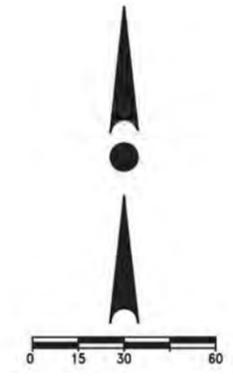
JOB NUMBER:
 07007

DESCRIPTION:
 SITE PLAN
 NORTH

SHEET
C1.3



12660 W. NORTH AVENUE
BROOKFIELD, WI 53005
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PROJECT:
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SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: KOHLER RIDGE LLC
W200 S6893 ADRIAN DRIVE
MUSKEGO, WI 53150

REVISION HISTORY

DATE	DESCRIPTION
10/28/15	PRELIMINARY CIVIL PLANS

DATE:
OCTOBER 26, 2015

JOB NUMBER:
07007

DESCRIPTION:
"C.T.H. I"
LAWNSDALE RD.
INTERSECTION
DETAIL

SHEET

C1.4



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BROOKFIELD, WI 53005
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PROJECT:
KOHLER RIDGE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: KOHLER RIDGE LLC
W200 S6893 ADRIAN DRIVE
MUSKEGO, WI 53150

REVISION HISTORY

DATE	DESCRIPTION
10/28/15	PRELIMINARY CIVIL PLANS

DATE:
OCTOBER 26, 2015

JOB NUMBER:
07007

DESCRIPTION:
OVERALL
GRADING PLAN
SOUTH

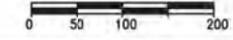
SHEET

C2.0



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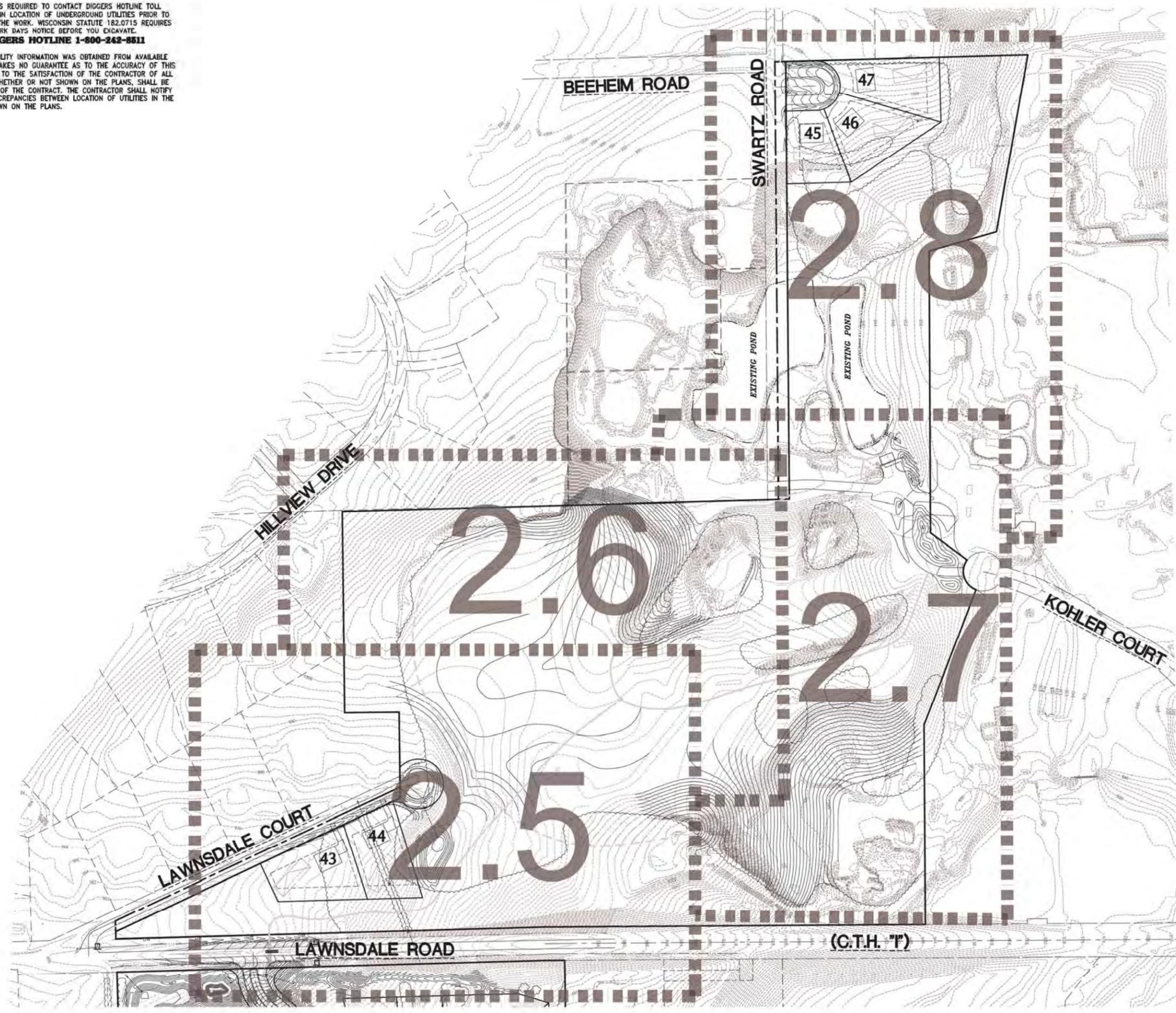
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 CITY OF NEW BERLIN, WISCONSIN
 BY: KOHLER RIDGE LLC
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REVISION HISTORY	
DATE	DESCRIPTION
10/26/15	PRELIMINARY CIVIL PLANS

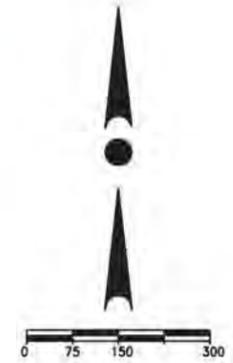
DATE:
 OCTOBER 26, 2015

JOB NUMBER:
 07007

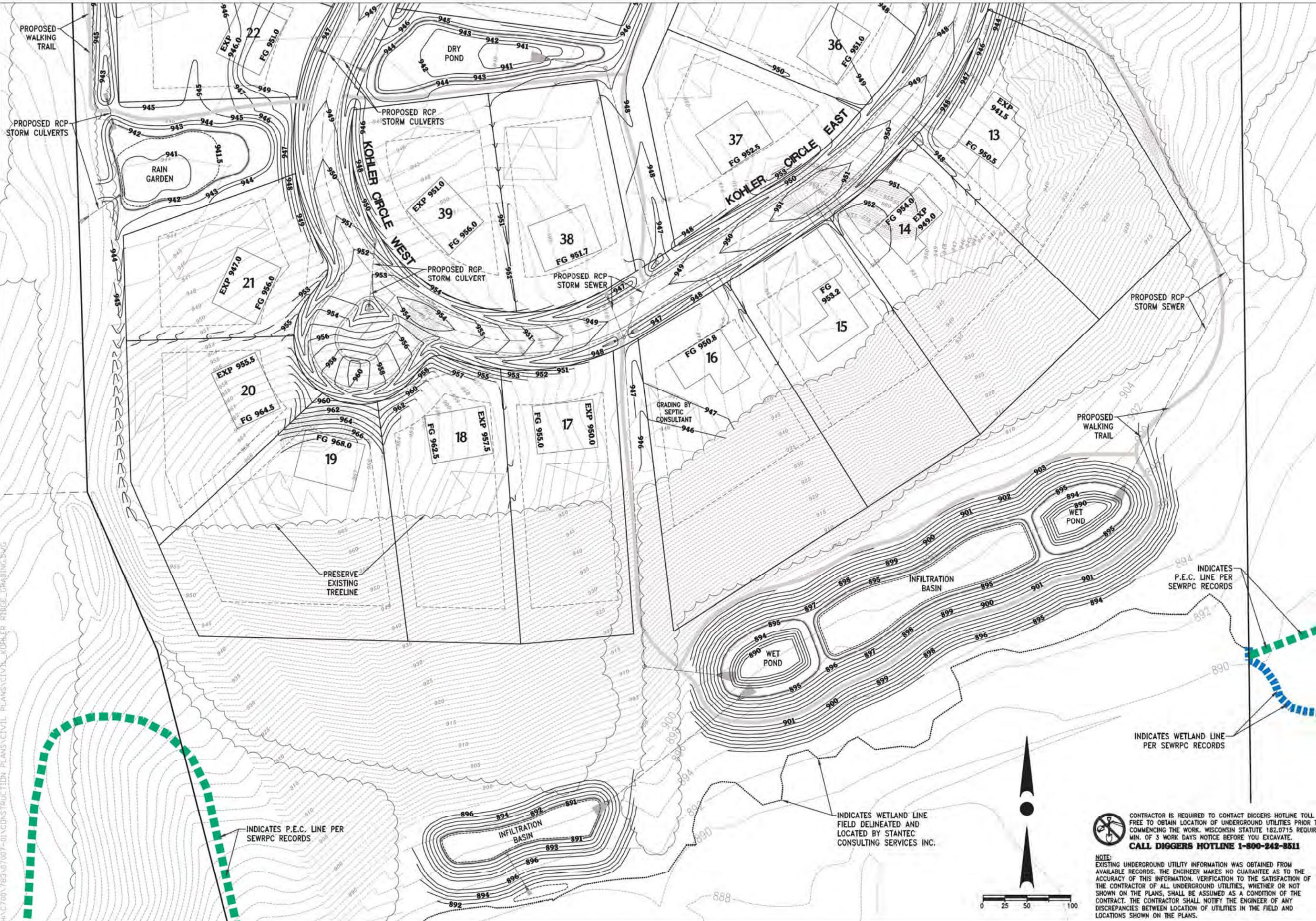
DESCRIPTION:
 OVERALL
 GRADING PLAN
 NORTH

SHEET

C2.1



H:\CADD\2015\07\07-01\CONSTRUCTION PLANS\CIVIL\KOHLE RIDGE_GRAIDING.DWG



12650 W. NORTH AVENUE
BROOKFIELD, WI 53005
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PROJECT:
KOHLER RIDGE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: KOHLER RIDGE LLC
W200 S6893 ADRIAN DRIVE
MUSKEGO, WI 53150

REVISION HISTORY

DATE	DESCRIPTION
10/26/15	PRELIMINARY CIVIL PLANS

DATE:
OCTOBER 26, 2015

JOB NUMBER:
07007

DESCRIPTION:
GRADING & DRAINAGE PLAN

SHEET
C2.2

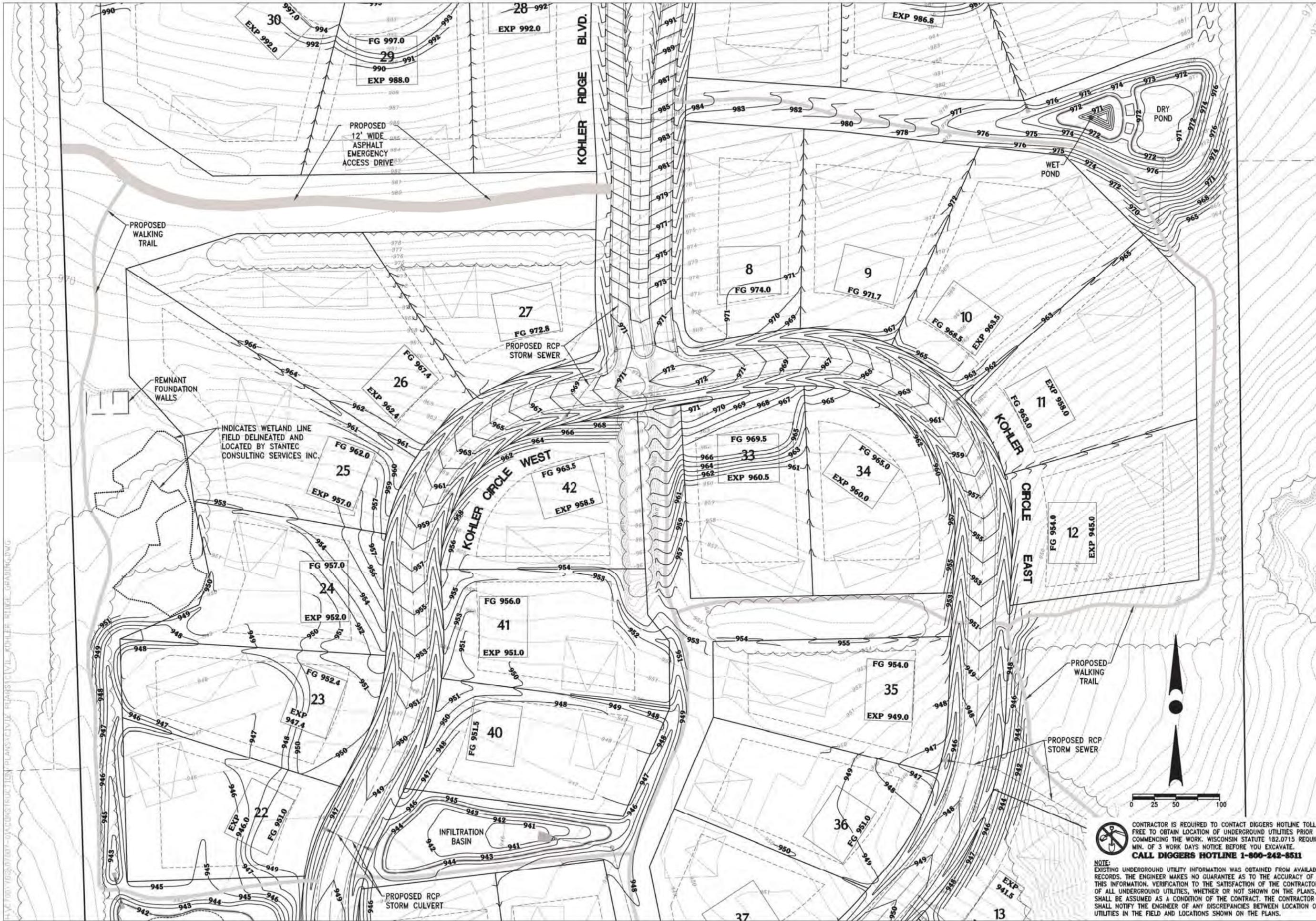


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C:\PROJECTS\2015\07\07-01\CONSTRUCTION PLANS\CIVIL_KOHLER RIDGE_GRADING.DWG



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PROJECT:
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SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: KOHLER RIDGE LLC
W200 S6893 ADRIAN DRIVE
MUSKEGO, WI 53150

REVISION HISTORY

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10/28/15	PRELIMINARY CIVIL PLANS

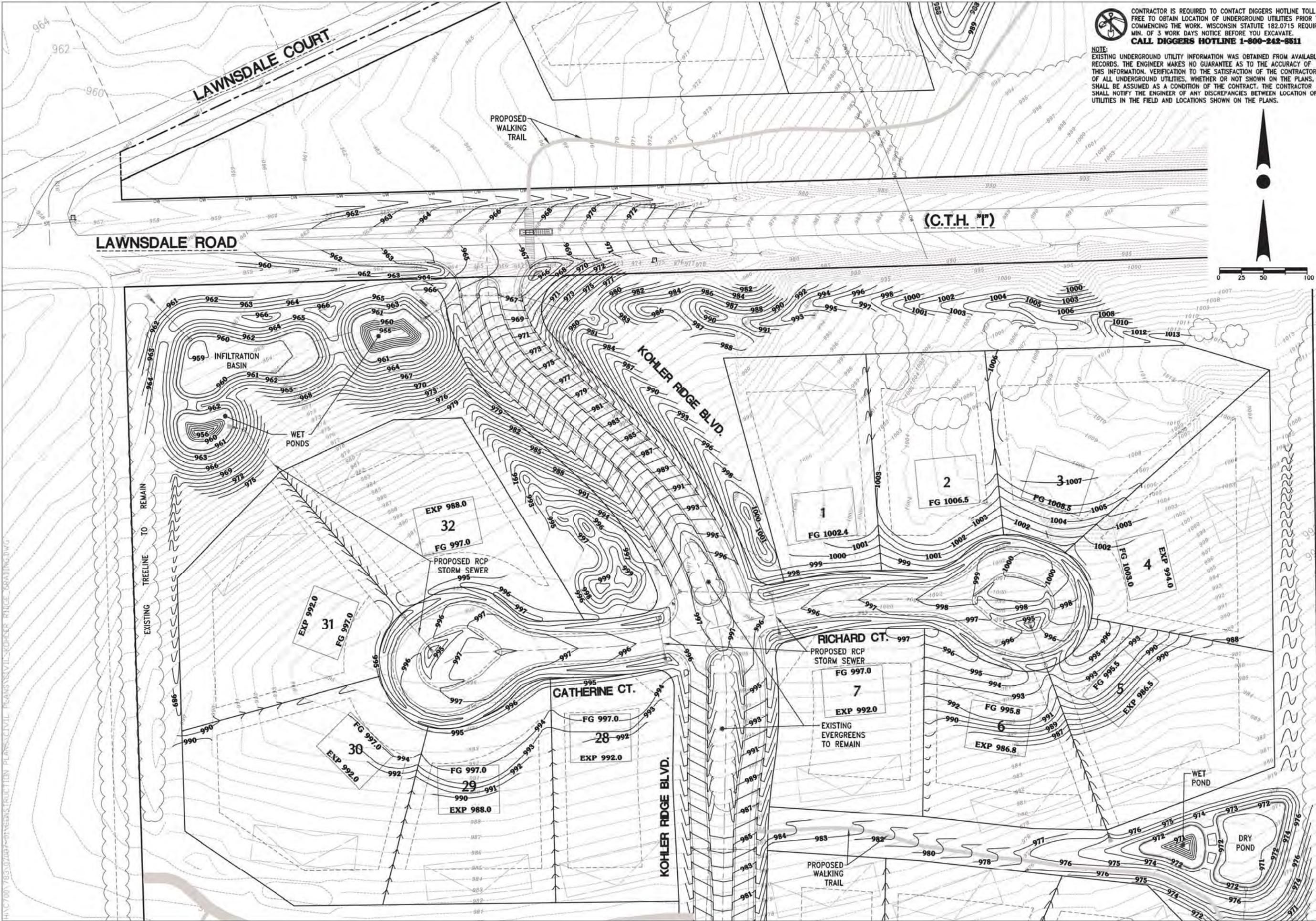
DATE:
OCTOBER 26, 2015

JOB NUMBER:
07007

DESCRIPTION:
GRADING &
DRAINAGE PLAN

SHEET

C2.3



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 SINGLE FAMILY RESIDENTIAL
 CITY OF NEW BERLIN, WISCONSIN
 BY: KOHLER RIDGE LLC
 W200 S6893 ADRIAN DRIVE
 MUSKEGO, WI 53150

REVISION HISTORY

DATE	DESCRIPTION
10/28/15	PRELIMINARY CIVIL PLANS

DATE:
 OCTOBER 26, 2015

JOB NUMBER:
 07007

DESCRIPTION:
 GRADING &
 DRAINAGE PLAN

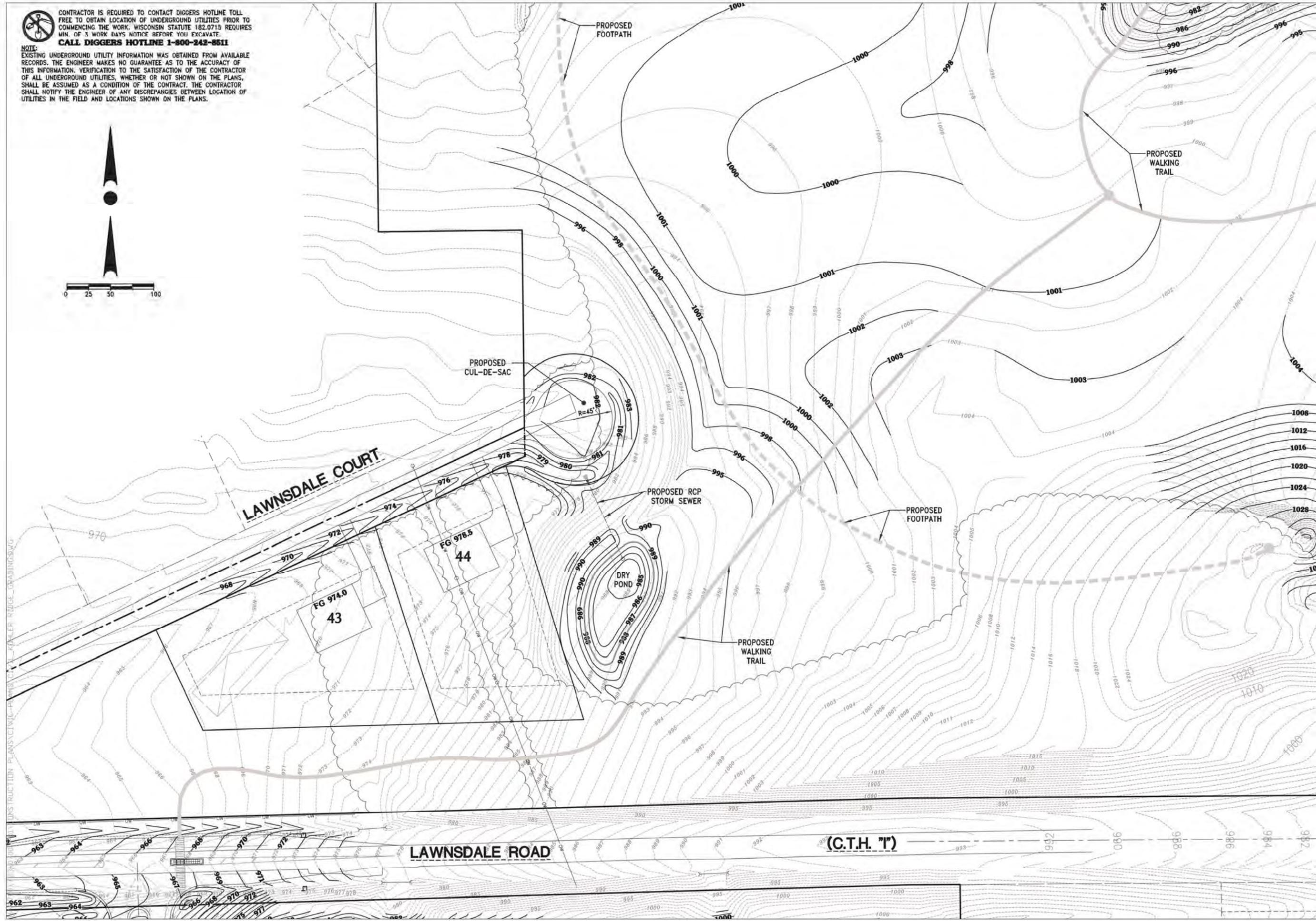
SHEET
C2.4

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 CITY OF NEW BERLIN, WISCONSIN
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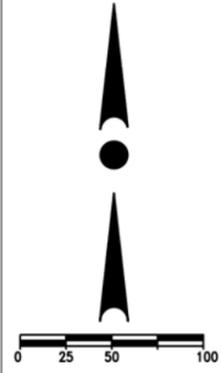
DESCRIPTION:
 GRADING &
 DRAINAGE PLAN

SHEET
C2.5

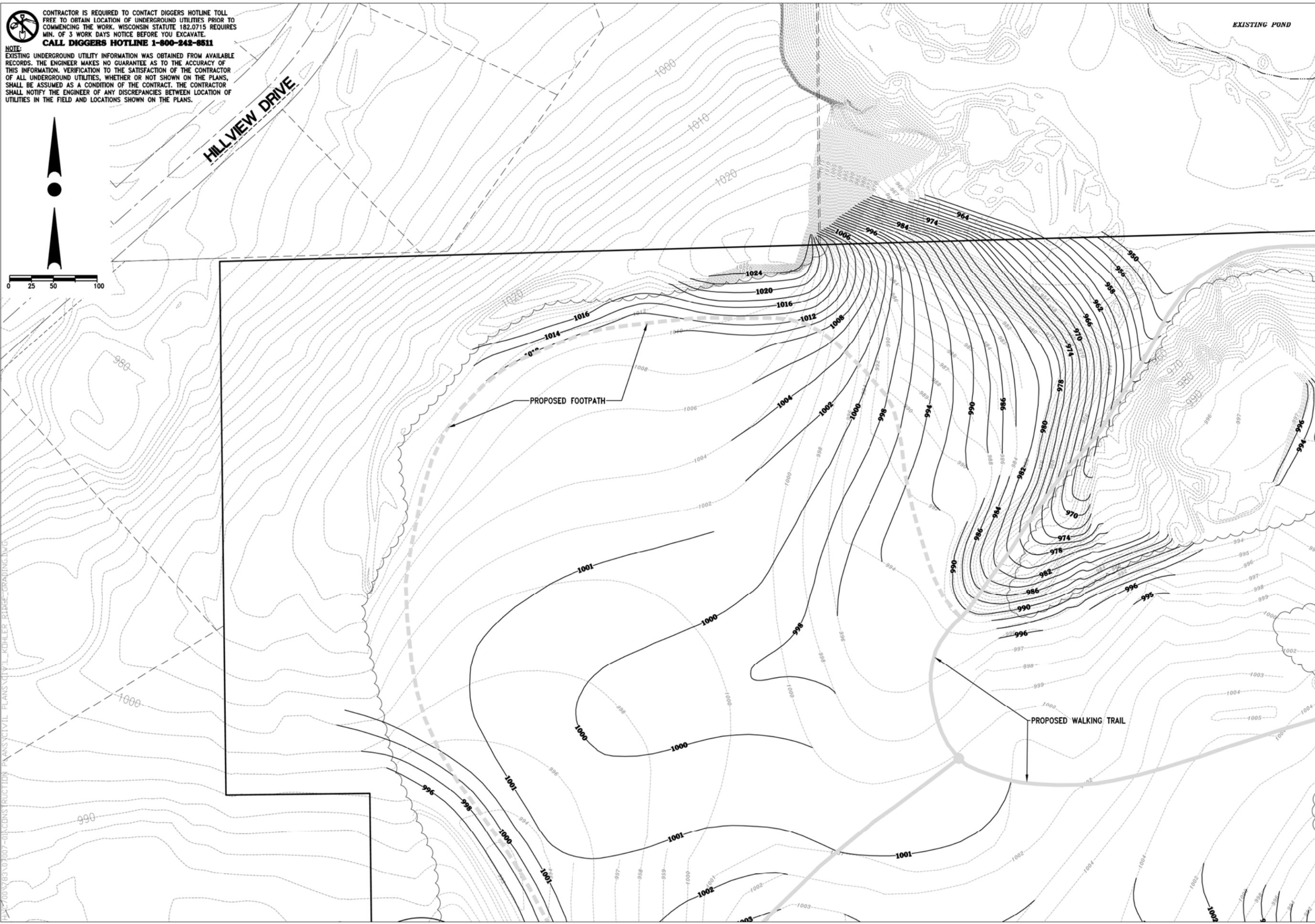


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P:\C700\183\07007-01\CONSTRUCTION PLANS\CIVIL_KOHLER RIDGE GRADING.DWG



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CITY OF NEW BERLIN, WISCONSIN
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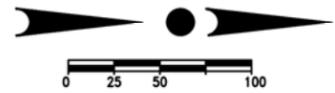
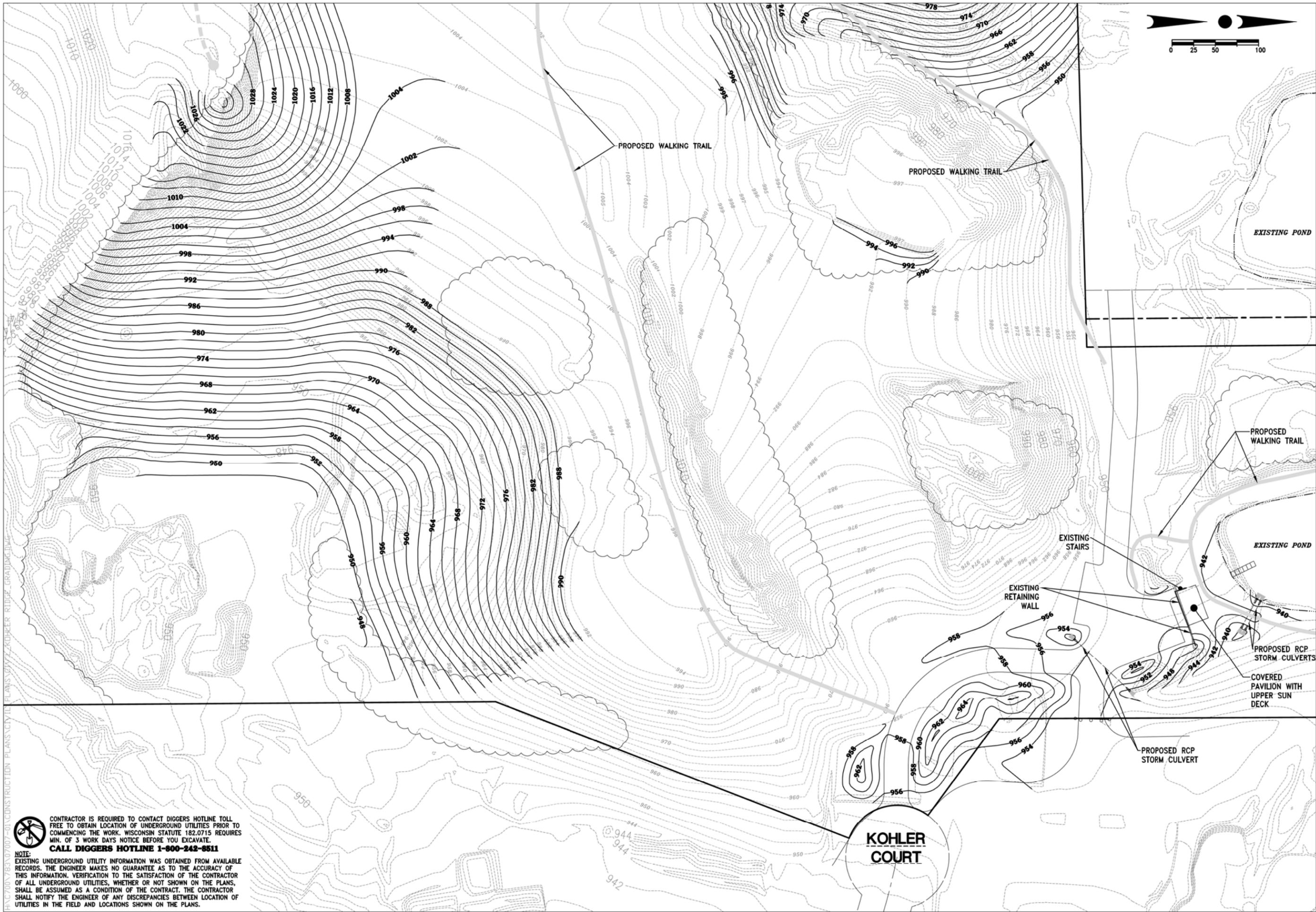
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DATE:
OCTOBER 26, 2015

JOB NUMBER:
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DESCRIPTION:
GRADING & DRAINAGE PLAN

SHEET
C2.6



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PROJECT:
KOHLER RIDGE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: KOHLER RIDGE LLC
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REVISION HISTORY

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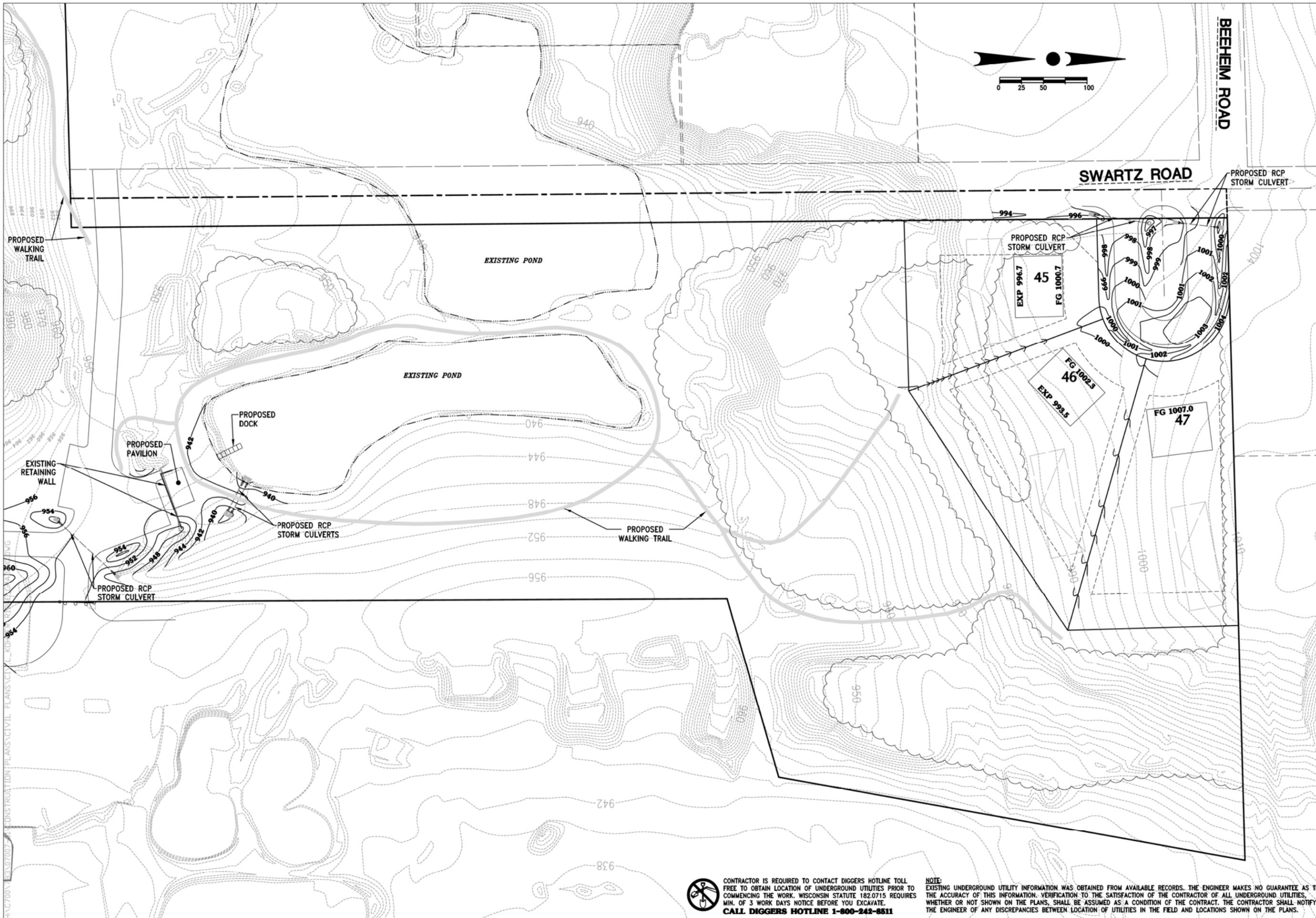
JOB NUMBER:
07007

DESCRIPTION:
GRADING &
DRAINAGE PLAN

SHEET
C2.7

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H:\AC\7007\83\07007-01\CONSTRUCTION PLANS\CIVIL\PLANS\01\KOHLER RIDGE GRADING.DWG



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PROJECT:
KOHLER RIDGE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: KOHLER RIDGE LLC
W200 S6893 ADRIAN DRIVE
MUSKEGO, WI 53150

REVISION HISTORY	
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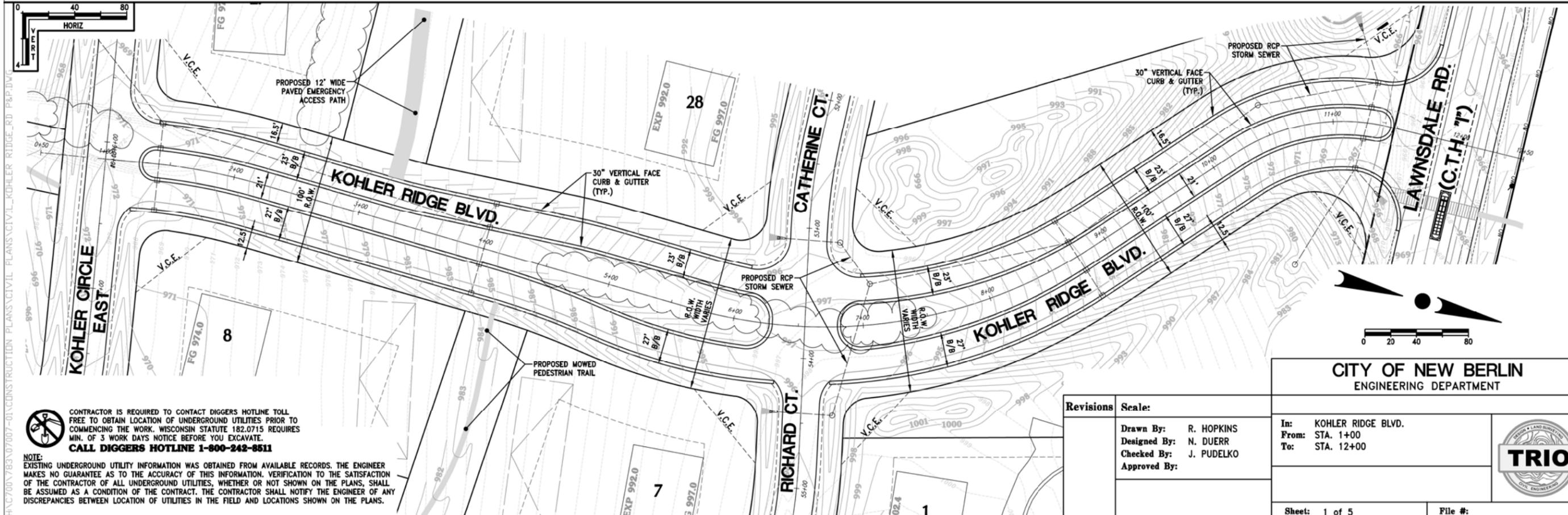
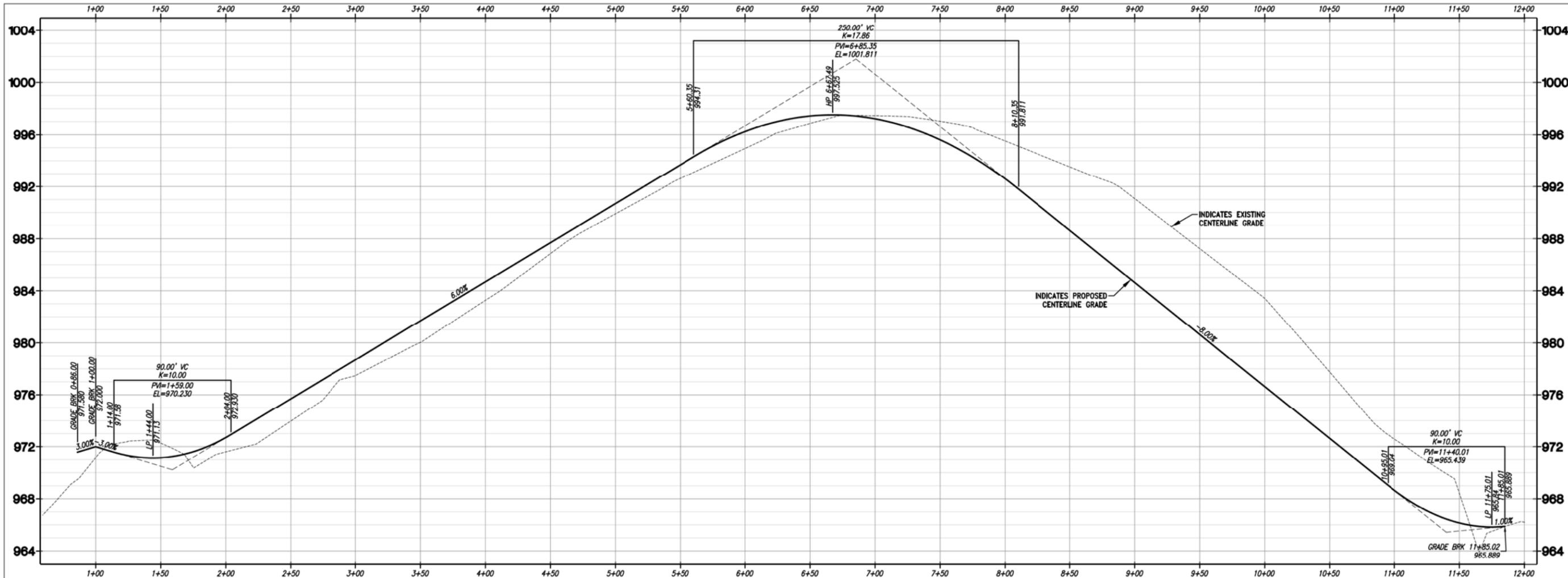
DESCRIPTION:
GRADING &
DRAINAGE PLAN

SHEET
C2.8

 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. **CALL DIGGERS HOTLINE 1-800-242-8511**

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H:\AC7007\13\10\2015\CONSTRUCTION PLANS\CIVIL_KOHLER RIDGE\DWG



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**CITY OF NEW BERLIN
ENGINEERING DEPARTMENT**

Revisions
Scale:
Drawn By: R. HOPKINS
Designed By: N. DUERR
Checked By: J. PUDELKO
Approved By:

In: KOHLER RIDGE BLVD.
From: STA. 1+00
To: STA. 12+00



Sheet: 1 of 5 File #:



12660 W. NORTH AVENUE
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuDELKO@trioeng.com

PROJECT:
KOHLER RIDGE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: KOHLER RIDGE LLC
W200 S6893 ADRIAN DRIVE
MUSKEGO, WI 53150

REVISION HISTORY	
DATE	DESCRIPTION
10/28/15	PRELIMINARY CIVIL PLANS

DATE:
OCTOBER 26, 2015

JOB NUMBER:
07007

DESCRIPTION:
ROADWAY
PLAN & PROFILE

SHEET
C3.0



12660 W. NORTH AVENUE
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PROJECT:
KOHLER RIDGE
SUBDIVISION
SINGLE FAMILY RESIDENTIAL
CITY OF NEW BERLIN, WISCONSIN
BY: KOHLER RIDGE LLC
W200 S6893 ADRIAN DRIVE
MUSKEGO, WI 53150

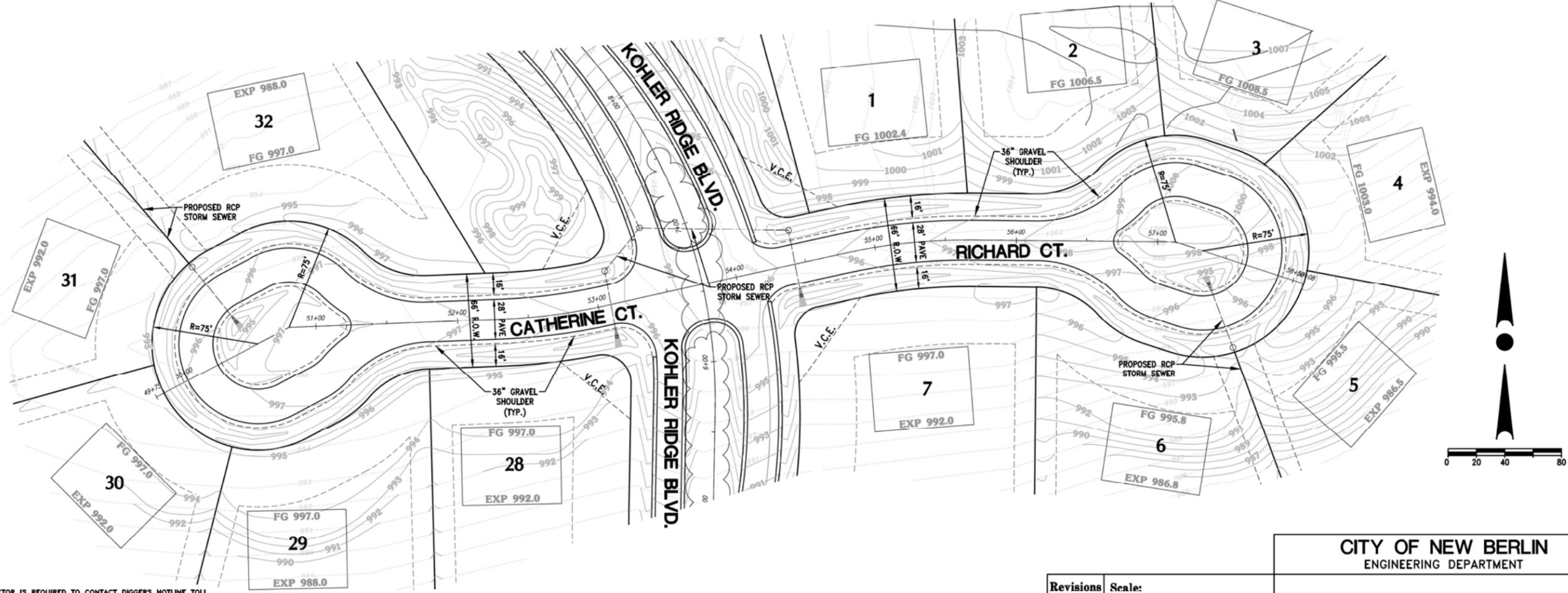
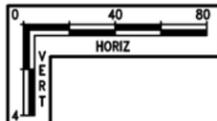
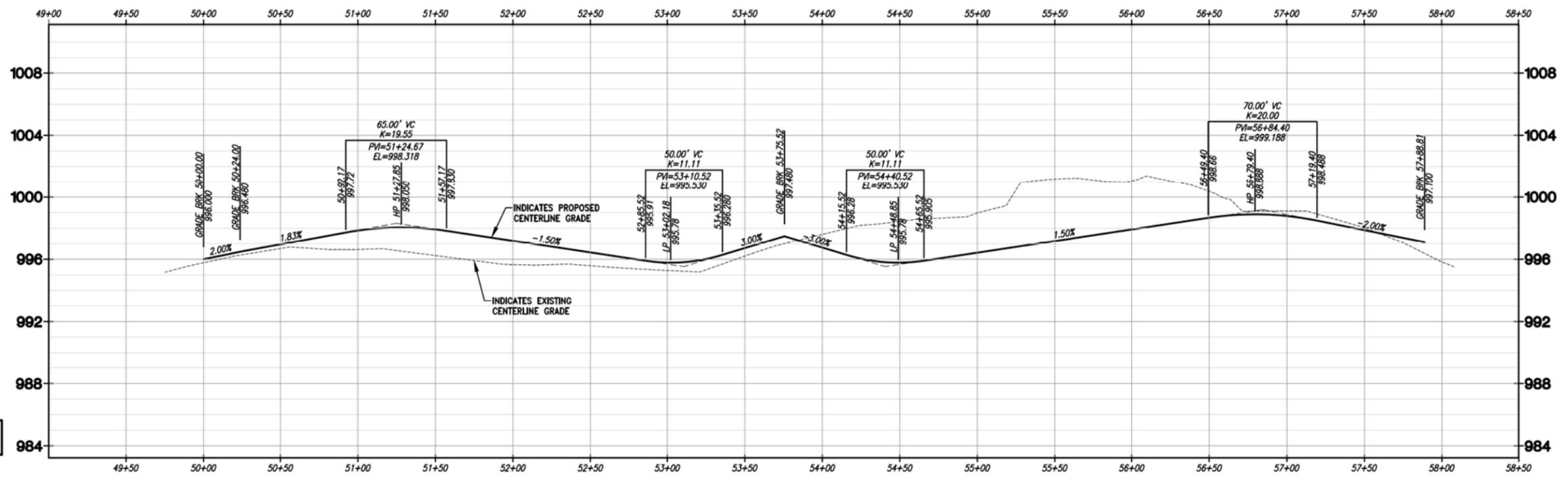
REVISION HISTORY	
DATE	DESCRIPTION
10/28/15	PRELIMINARY CIVIL PLANS

DATE:
OCTOBER 26, 2015

JOB NUMBER:
07007

DESCRIPTION:
ROADWAY
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SHEET
C3.1



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
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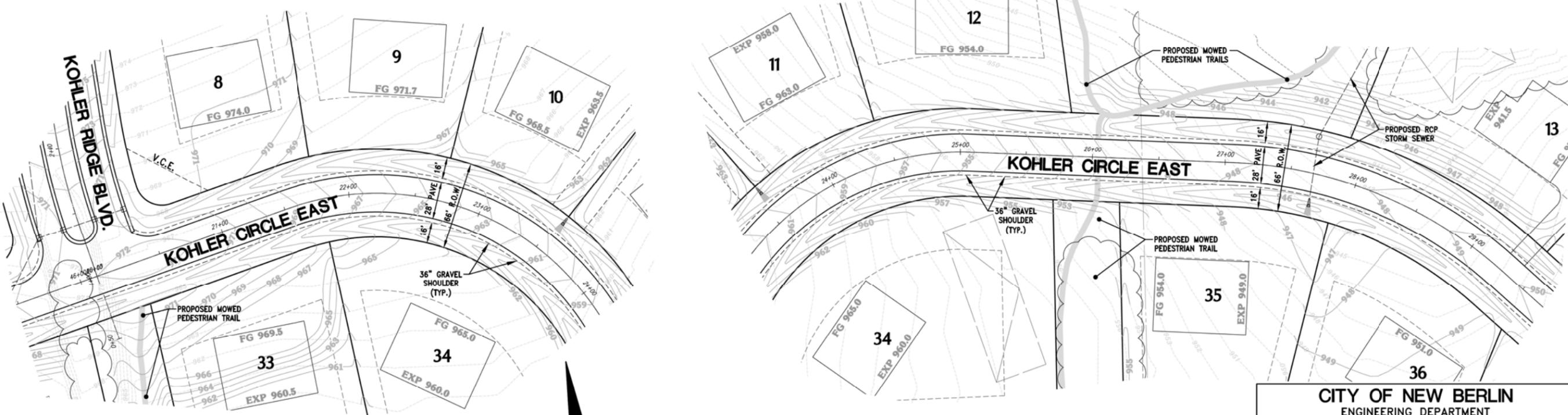
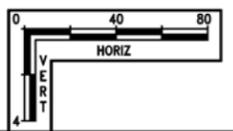
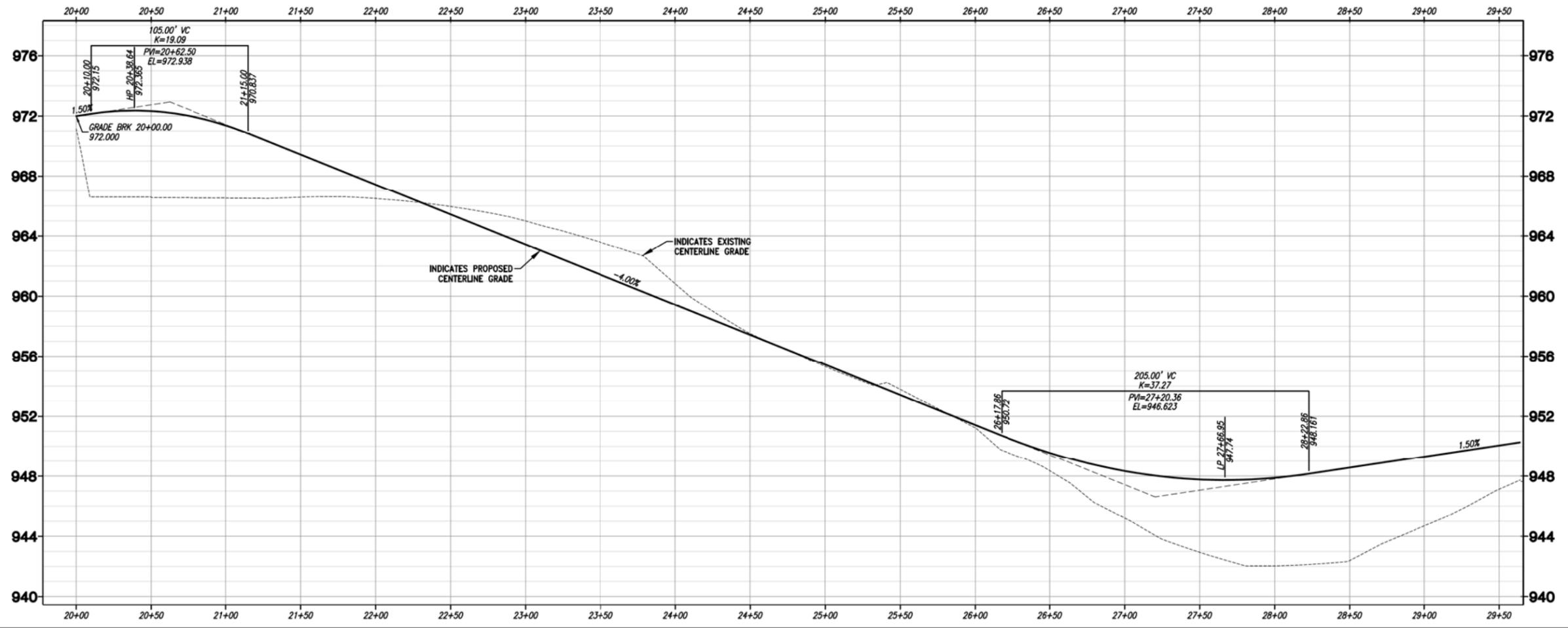
Revisions	Scale:

CITY OF NEW BERLIN
ENGINEERING DEPARTMENT

In: KOHLER RIDGE
From: STA. 49+75
To: STA. 58+50

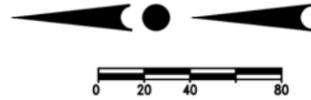


Sheet: 2 of 5 File #:



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Revisions	Scale:
Drawn By: R. HOPKINS	
Designed By: N. DUERR	
Checked By: J. PUDELKO	
Approved By:	

CITY OF NEW BERLIN
ENGINEERING DEPARTMENT

In: KOHLER RIDGE
From: STA. 20+00
To: STA. 29+50



Sheet: 3 of 5 File #:



PROJECT:
KOHLER RIDGE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: KOHLER RIDGE LLC
W200 S6893 ADRIAN DRIVE
MUSKEGO, WI 53150

REVISION HISTORY	
DATE	DESCRIPTION
10/28/15	PRELIMINARY CIVIL PLANS

DATE:
OCTOBER 26, 2015

JOB NUMBER:
07007

DESCRIPTION:
ROADWAY
PLAN & PROFILE

SHEET

C3.2



12660 W. NORTH AVENUE
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
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PROJECT:
KOHLER RIDGE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: KOHLER RIDGE LLC
W200 S6893 ADRIAN DRIVE
MUSKEGO, WI 53150

REVISION HISTORY

DATE	DESCRIPTION
10/26/15	PRELIMINARY CIVIL PLANS

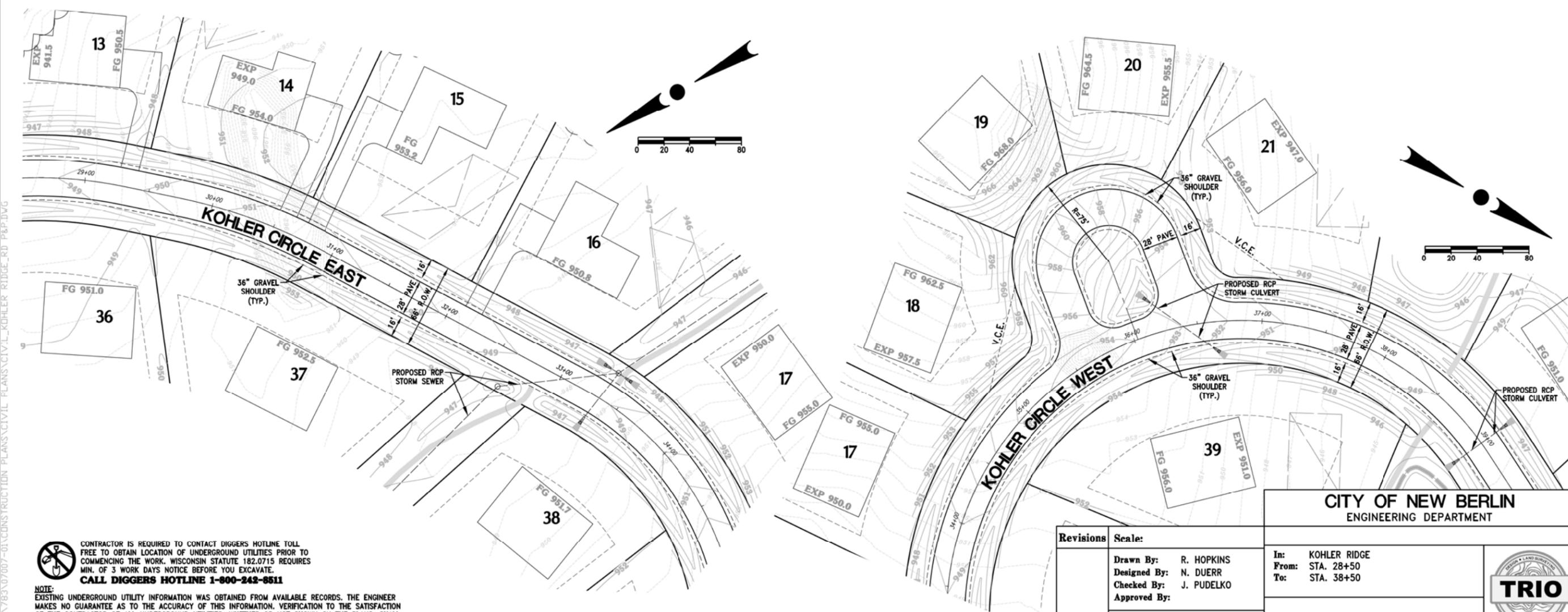
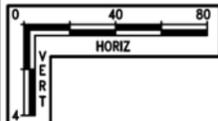
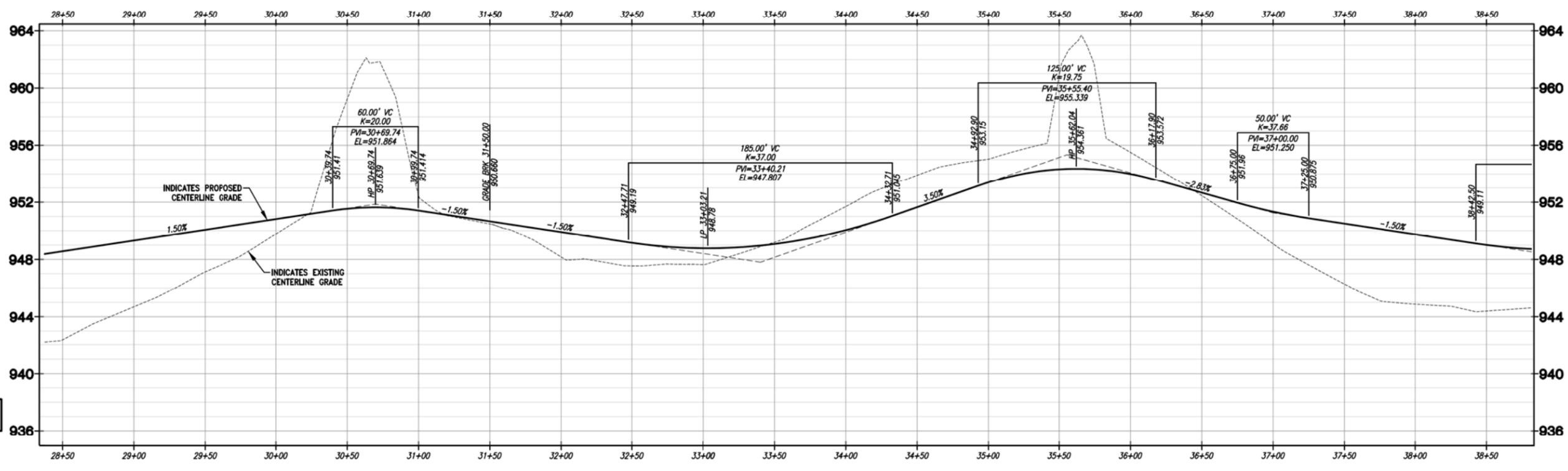
DATE:
OCTOBER 26, 2015

JOB NUMBER:
07007

DESCRIPTION:
ROADWAY
PLAN & PROFILE

SHEET

C3.3



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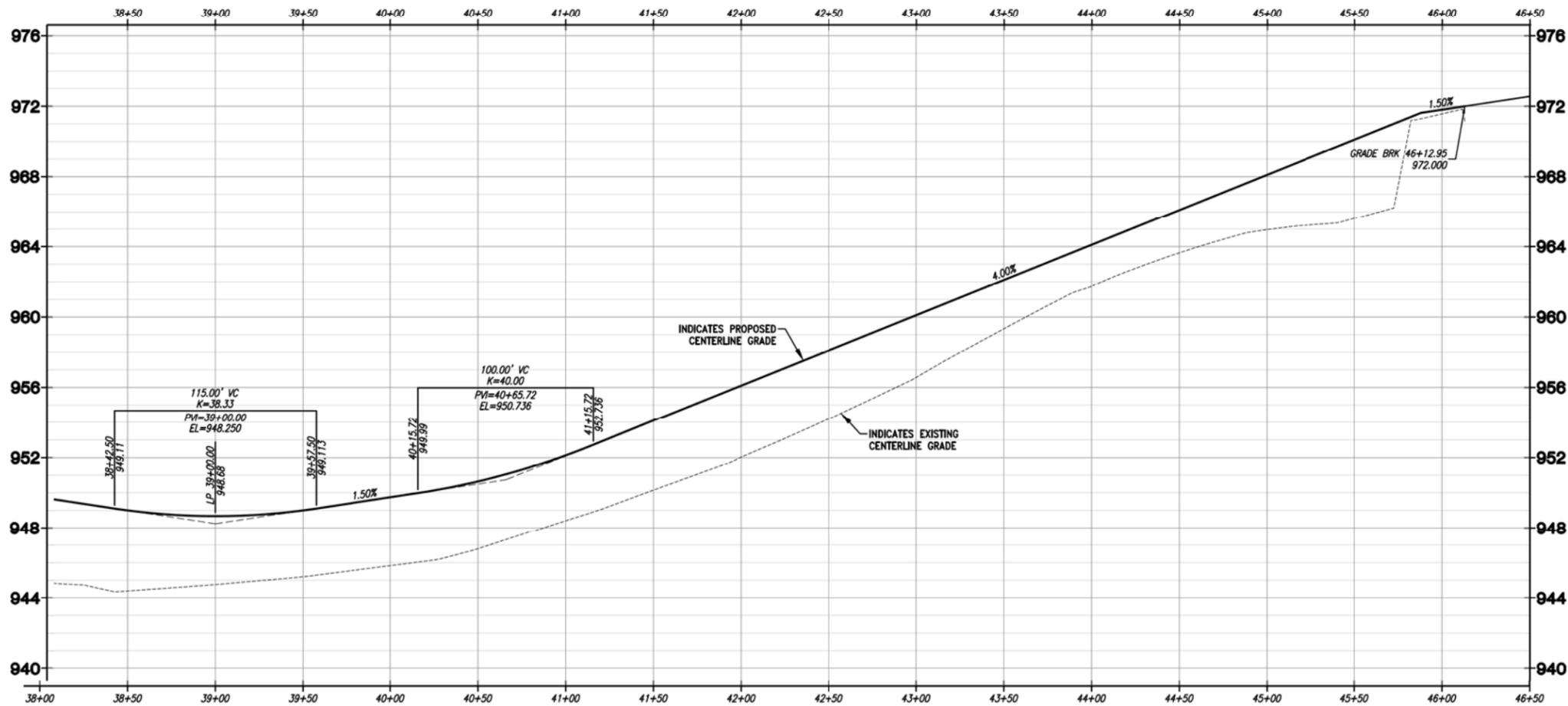
Revisions	Scale:
Drawn By: R. HOPKINS	
Designed By: N. DUERR	
Checked By: J. PUDELKO	
Approved By:	

In: KOHLER RIDGE
From: STA. 28+50
To: STA. 38+50



Sheet: 4 of 5 File #:

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PROJECT:
KOHLER RIDGE
 SINGLE FAMILY RESIDENTIAL SUBDIVISION
 CITY OF NEW BERLIN, WISCONSIN
 BY: KOHLER RIDGE LLC
 W200 S6893 ADRIAN DRIVE
 MUSKEGO, WI 53150

REVISION HISTORY	
DATE	DESCRIPTION
10/28/15	PRELIMINARY CIVIL PLANS

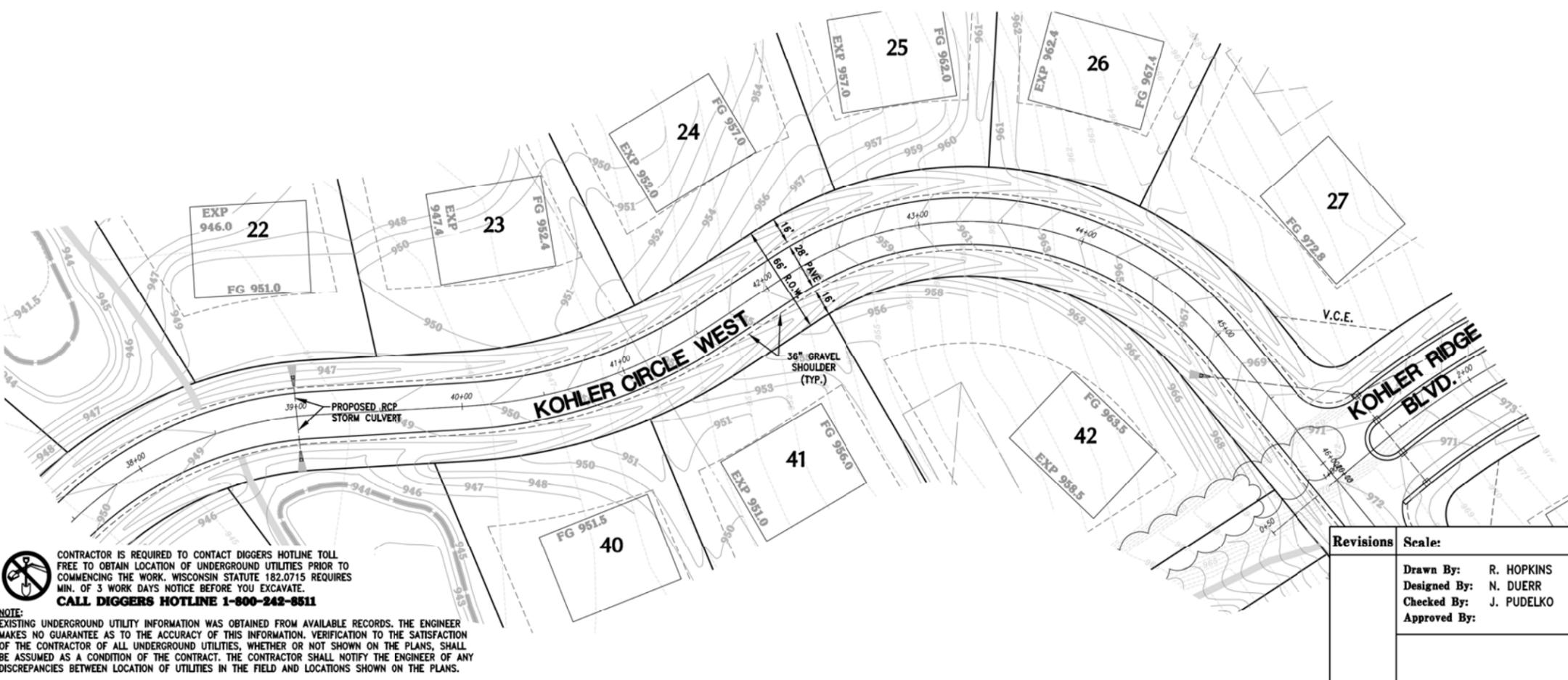
DATE:
 OCTOBER 26, 2015

JOB NUMBER:
 07007

DESCRIPTION:
 ROADWAY
 PLAN & PROFILE

SHEET
C3.4

H:\C700\783\07007-01\CONSTRUCTION PLANS\CIVIL_KOHLER RIDGE_RD_P&P.DWG



NOTE:
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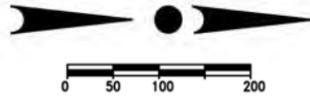
Revisions	Scale:
Drawn By: R. HOPKINS	
Designed By: N. DUERR	
Checked By: J. PUDELKO	
Approved By:	

CITY OF NEW BERLIN
 ENGINEERING DEPARTMENT

In: KOHLER RIDGE
 From: STA. 38+00
 To: STA. 46+50

Sheet: 5 of 5 File #:

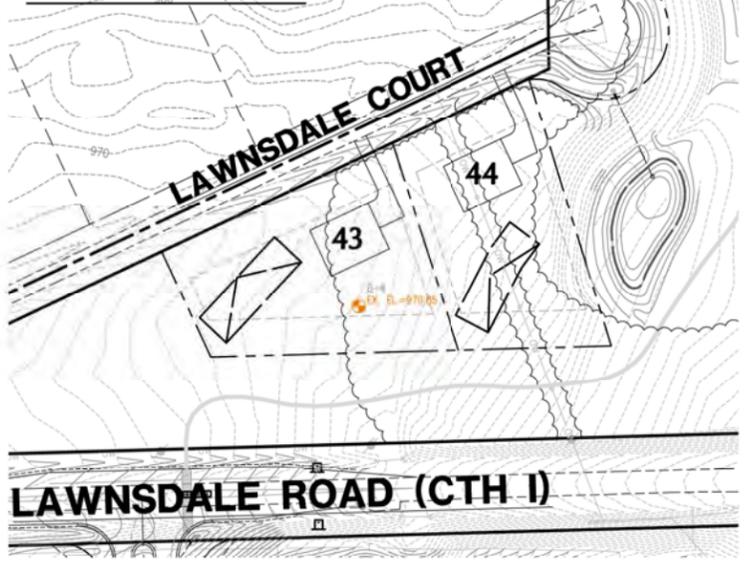
LOTS 1-42



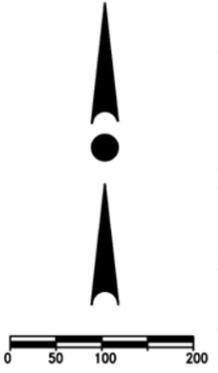
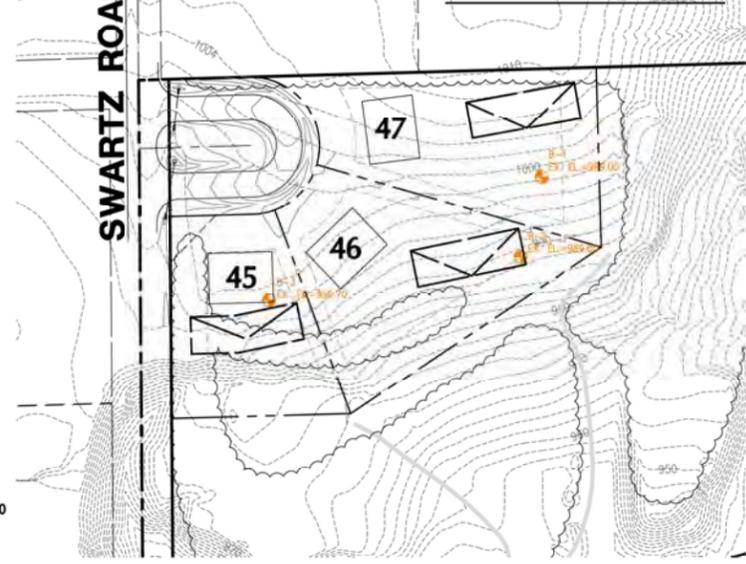
PROJECT:
KOHLER RIDGE
 SINGLE FAMILY RESIDENTIAL SUBDIVISION
 CITY OF NEW BERLIN, WISCONSIN
 BY: KOHLER RIDGE LLC
 W200 S6893 ADRIAN DRIVE
 MUSKEGO, WI 53150

REVISION HISTORY	
DATE	DESCRIPTION
10/26/15	PRELIMINARY CIVIL PLANS

LOTS 43-44



LOTS 45-47



LEGEND

- INDICATES SEPTIC SYSTEM AREA (PER LIETZAU INC.)
- SOIL TEST BY JEFFREY HAMMES ON 8-11-15
- SOIL TEST BY HERR ENVIRONMENTAL ON 5-29-15



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Revisions: _____
 Scale: _____
 Drawn By: R. HOPKINS
 Designed By: N. DUERR
 Checked By: J. PUDELKO
 Approved By: _____

CITY OF NEW BERLIN
 ENGINEERING DEPARTMENT

In: KOHLER RIDGE
 From: _____
 To: _____



Sheet: _____ File #: _____

DATE:
 OCTOBER 26, 2015

JOB NUMBER:
 07007

DESCRIPTION:
 SEPTIC SYSTEM PLAN

SHEET
C4.0

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