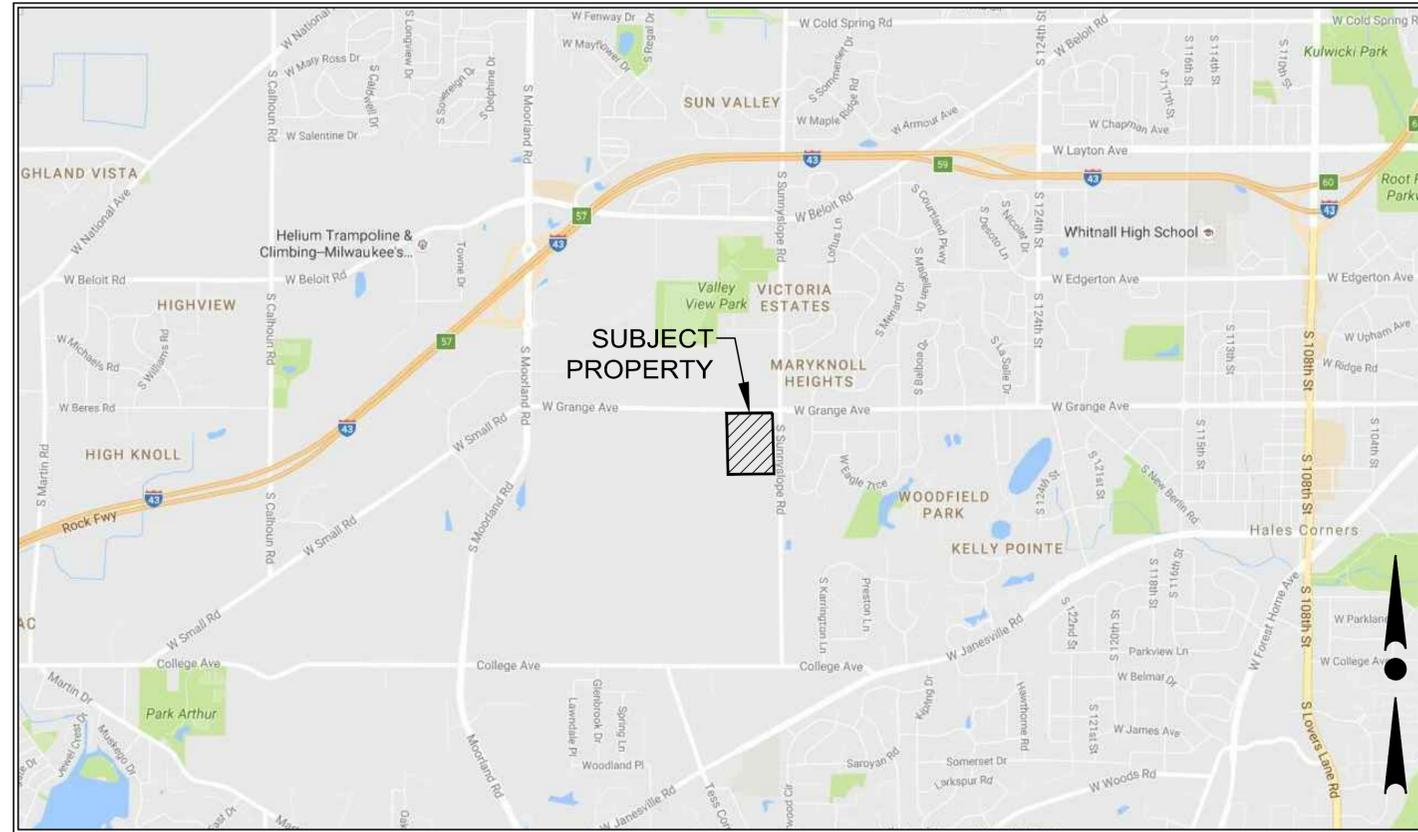


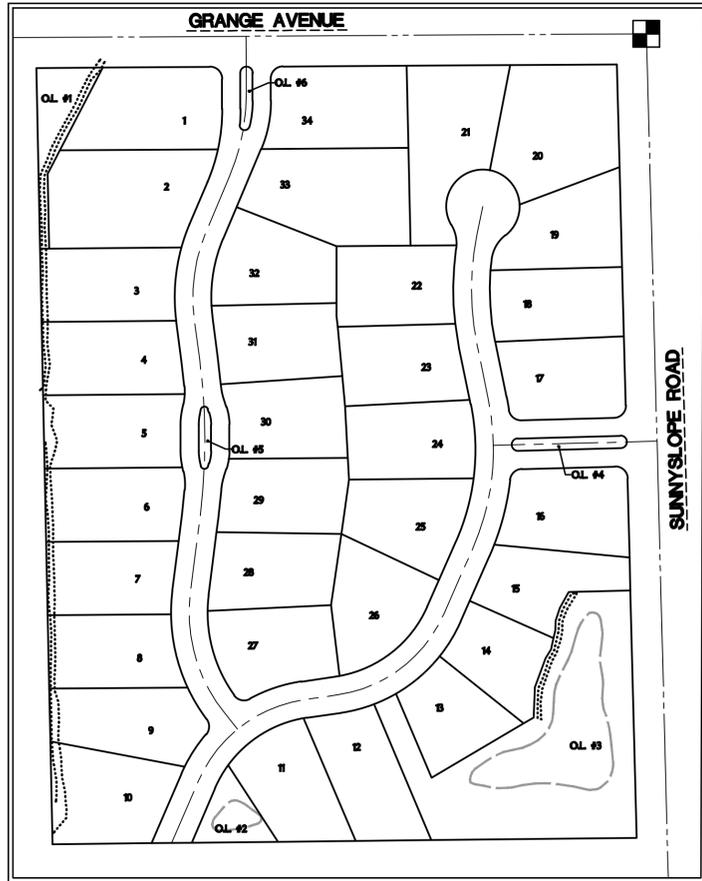
**GENERAL NOTES**

- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
  - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWC)
  - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
  - MNR STORMWATER RUNOFF TECHNICAL STANDARDS.
  - MISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
  - CITY OF NEW BERLIN STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION (JULY 18, 2016).
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS AS REQUIRED BY MUNICIPAL ORDINANCE.

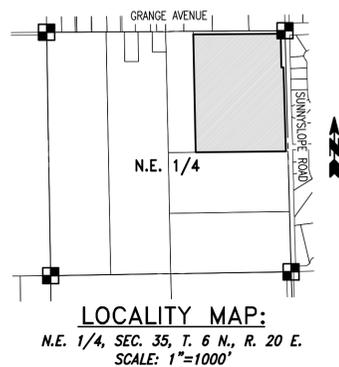
# RED FOX CROSSING SUBDIVISION PRELIMINARY SITE DEVELOPMENT PLANS CITY OF NEW BERLIN, WISCONSIN



**LOCATION MAP**  
NOT TO SCALE



**SITE PLAN**  
1"=150'



**LOCALITY MAP:**  
N.E. 1/4, SEC. 35, T. 6 N., R. 20 E.  
SCALE: 1"=1000'



**DEVELOPER:**  
NEUMANN COMPANIES, INC.  
N27W24075 PAUL COURT,  
SUITE 200  
PEWAUKEE, WI 53072  
PHONE: (262) 542-9200  
FAX: (262) 349-9324



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**

**NOTE:**  
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**SHEET INDEX**

CIVIL	
T1	- COVER SHEET
C1.0	- OVERALL PRELIMINARY SITE PLAN
C1.1	- PRELIMINARY SITE PLAN - NORTH
C1.2	- PRELIMINARY SITE PLAN - SOUTH
C2.0	- OVERALL PRELIMINARY GRADING PLAN
C2.1	- PRELIMINARY GRADING PLAN - NORTH
C2.2	- PRELIMINARY GRADING PLAN - SOUTH
C2.3	- PRELIMINARY POND PLAN
C3.0	- OVERALL PRELIMINARY UTILITY PLAN
C3.1	- PRELIMINARY UTILITY PLAN - NORTH
C3.2	- PRELIMINARY UTILITY PLAN - SOUTH



12660 W. NORTH AVE, BLDG D  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: jpuudelko@trioeng.com

**PROJECT:**  
**RED FOX CROSSING**  
SINGLE FAMILY RESIDENTIAL SUBDIVISION  
CITY OF NEW BERLIN, WISCONSIN  
**BY:** NEUMANN COMPANIES, INC.  
N27W24075 PAUL COURT, SUITE 200  
PEWAUKEE, WI 53072

**REVISION HISTORY**

DATE	DESCRIPTION

**DATE:**  
NOVEMBER 18, 2016

**JOB NUMBER:**  
16041

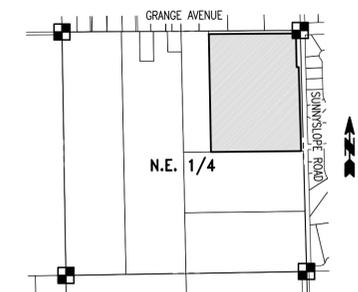
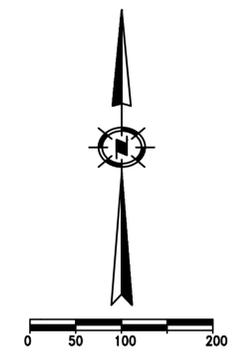
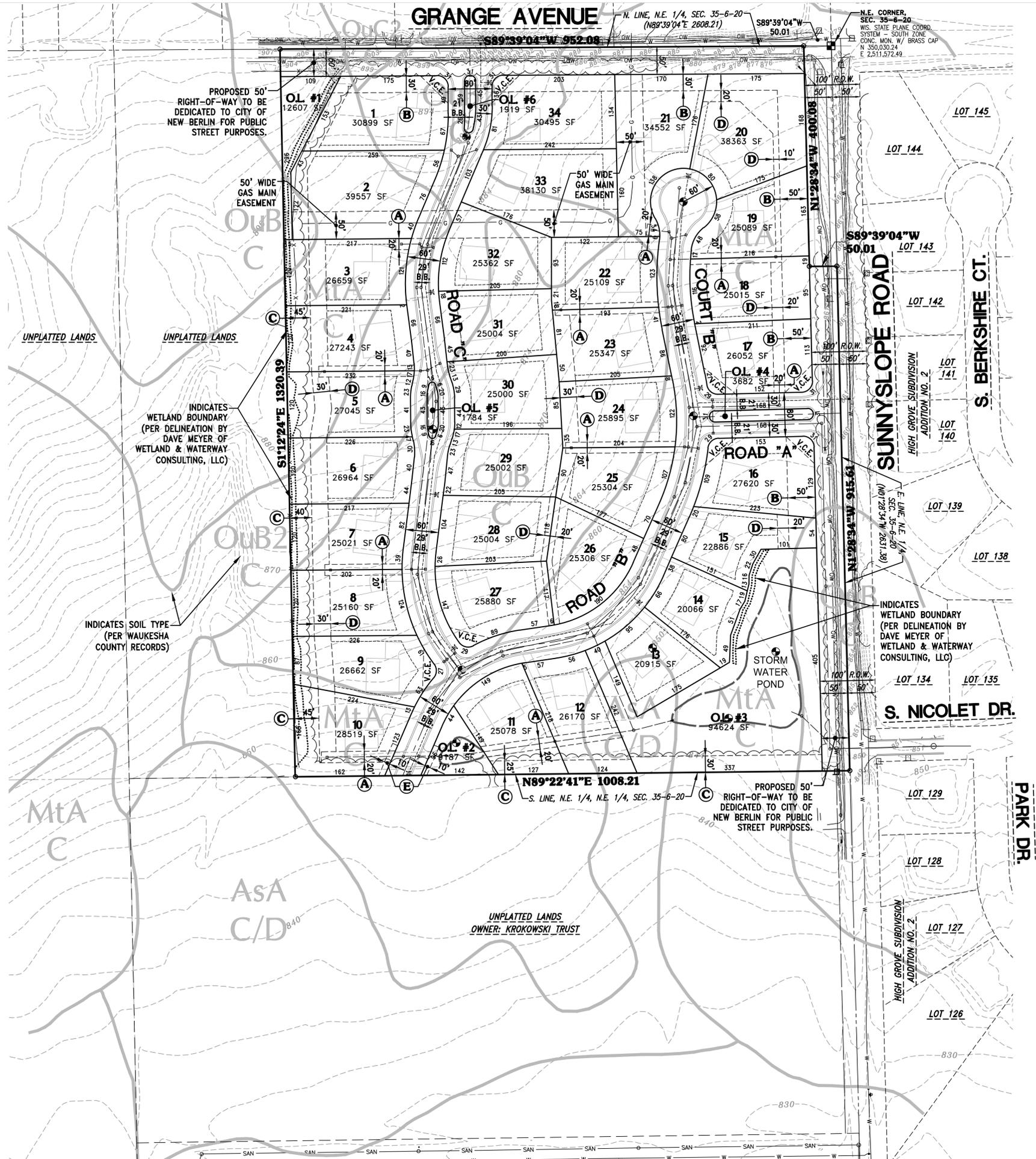
**DESCRIPTION:**  
COVER SHEET

**SHEET**

**T1**

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LOCALITY MAP:  
N.E. 1/4, SEC. 35, T. 6 N., R. 20 E.  
SCALE: 1"=1000'

**ZONING INFORMATION**

Zoning: R-6  
Design Criteria:  
Lot Area = 25,000 s.f. (Min.)  
20,000 s.f.  
(adjacent to environmental or pond outlet)  
Lot Width = 110' (Typical)  
130' (Corner Lot)  
Setbacks:  
Front = 30 Ft.  
Side = 10 Ft.  
Rear = 25 Ft.

**LEGEND**

- INDICATES SOIL BORING LOCATION
- INDICATES PROPOSED FIRE HYDRANT
- INDICATES EXISTING WATERMAIN
- INDICATES PROPOSED WATERMAIN
- INDICATES EXISTING SANITARY SEWER
- INDICATES PROPOSED SANITARY SEWER
- INDICATES EXISTING STORM SEWER
- INDICATES PROPOSED STORM SEWER
- INDICATES EXISTING CONTOUR

**EASEMENT LEGEND:**

- (A)** - 20' WIDE STORM SEWER AND DRAINAGE EASEMENT
- (B)** - LANDSCAPE EASEMENT (WIDTH VARIES)
- (C)** - TREE PRESERVATION EASEMENT (WIDTH VARIES)
- (D)** - DRAINAGE EASEMENT (WIDTH VARIES)
- (E)** - 10' WIDE TEMPORARY PUBLIC ROAD EASEMENT



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**DESCRIPTION:**  
OVERALL  
SITE PLAN

**SHEET**  
**C1.0**



12660 W. NORTH AVE, BLDG D  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
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EMAIL: jpuudelko@trioeng.com

**PROJECT:**  
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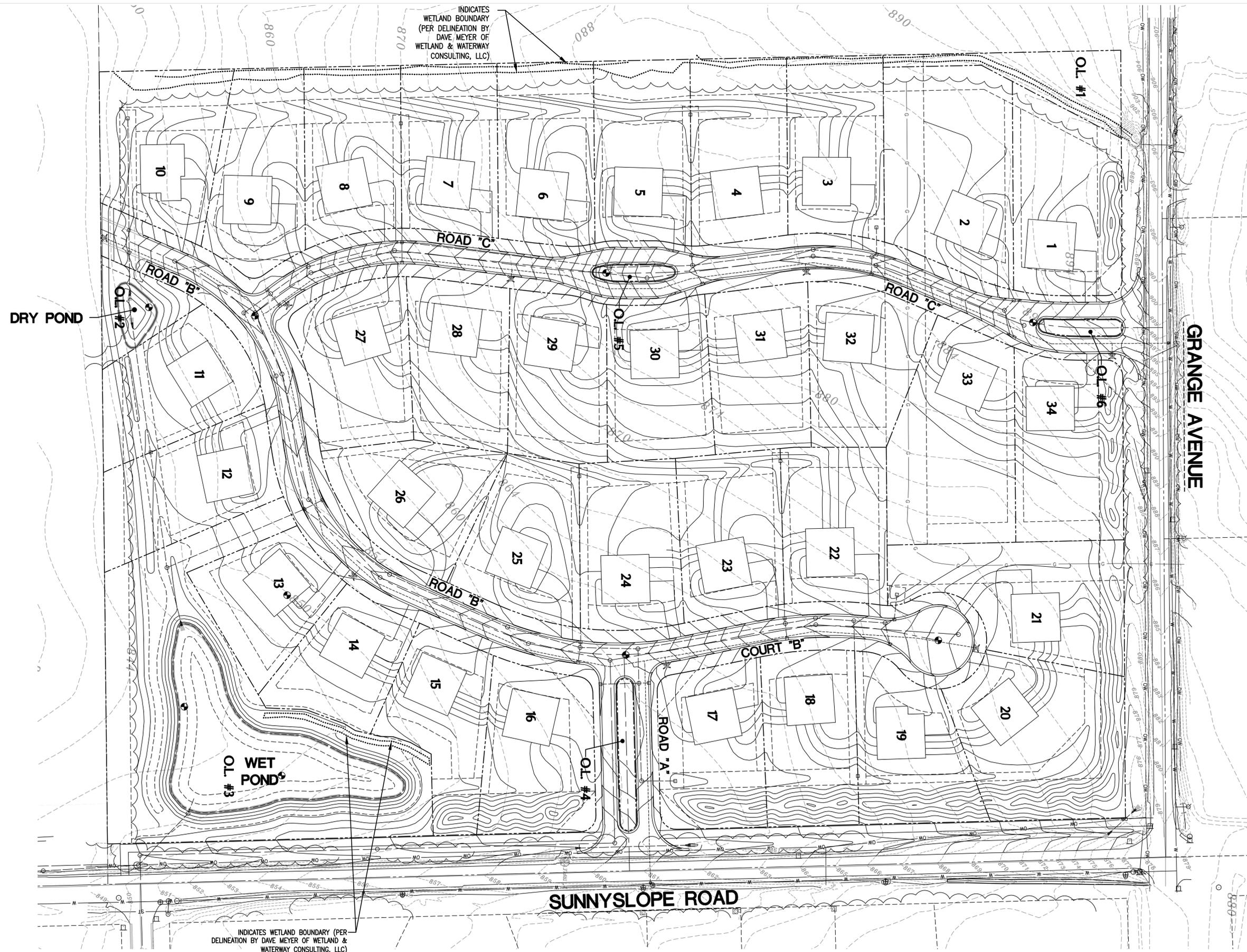
**DATE:**  
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16041

**DESCRIPTION:**  
OVERALL  
PRELIMINARY  
GRADING PLAN

**SHEET**

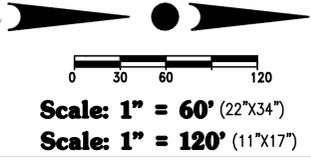
**C2.0**



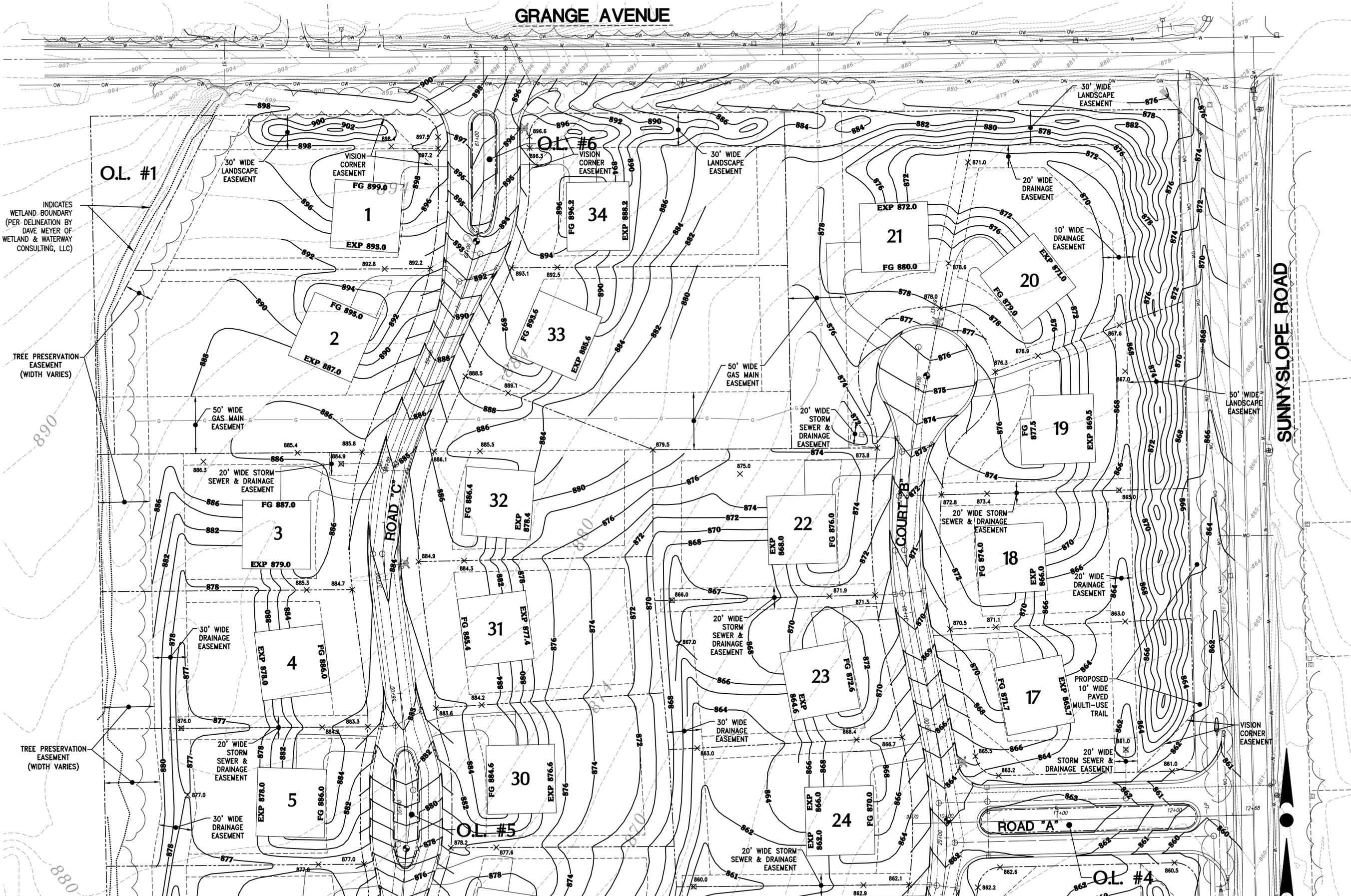
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**Scale: 1" = 60' (22"x34")**  
**Scale: 1" = 120' (11"x17")**



INDICATES WETLAND BOUNDARY (PER DELINEATION BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC)

TREE PRESERVATION EASEMENT (WIDTH VARIES)

TREE PRESERVATION EASEMENT (WIDTH VARIES)

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Scale: 1" = 80' (11"x17")



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PHONE: (262) 790-1480  
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N27W24075 PAUL COURT, SUITE 200  
PEWAUKEE, WI 53072

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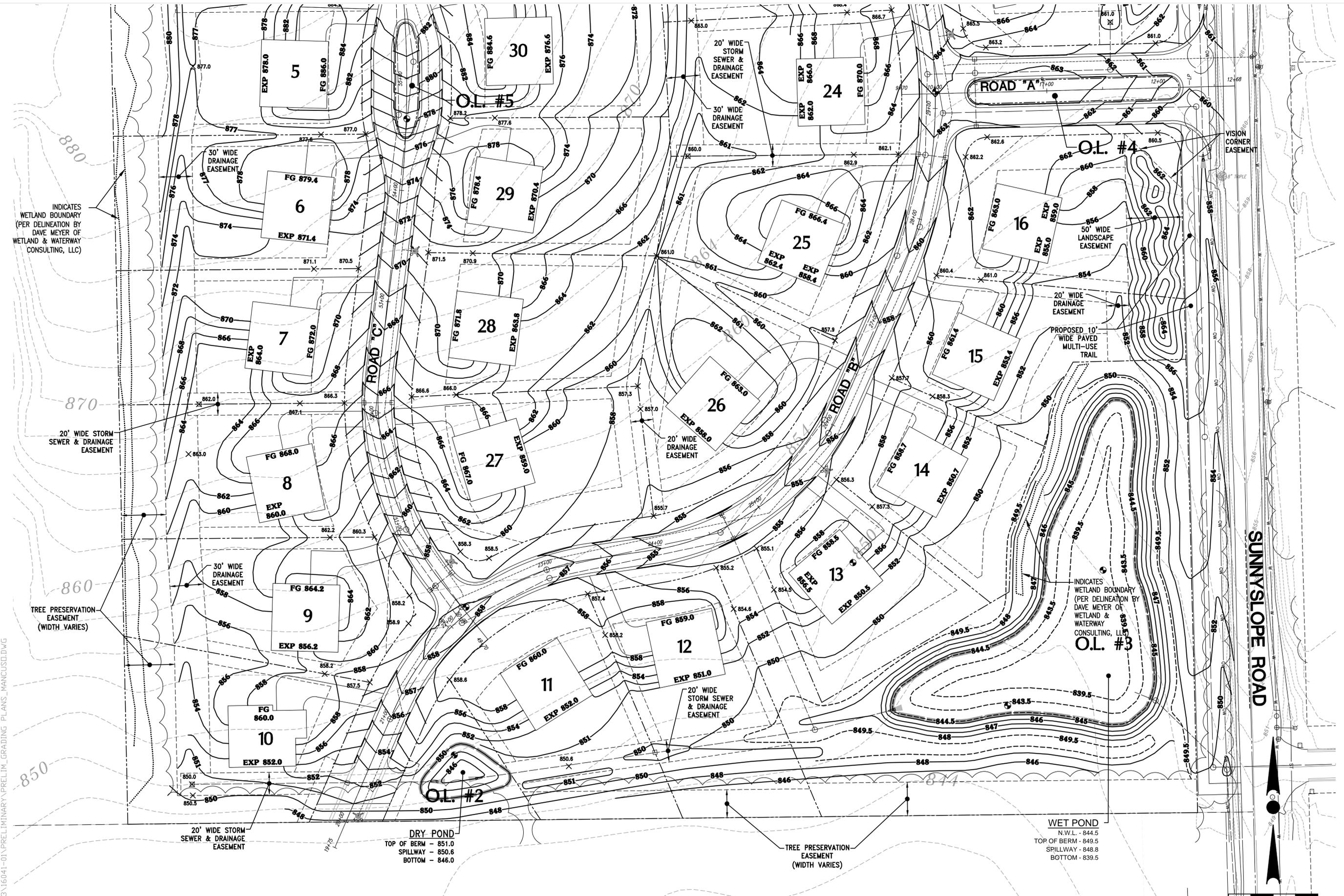
**DATE:**  
NOVEMBER 18, 2016

**JOB NUMBER:**  
16041

**DESCRIPTION:**  
PRELIMINARY GRADING PLAN NORTH

**SHEET**

**C2.1**



INDICATES WETLAND BOUNDARY (PER DELINEATION BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC)

20' WIDE STORM SEWER & DRAINAGE EASEMENT

TREE PRESERVATION EASEMENT (WIDTH VARIES)

20' WIDE STORM SEWER & DRAINAGE EASEMENT

**DRY POND**  
 TOP OF BERM - 851.0  
 SPILLWAY - 850.6  
 BOTTOM - 846.0

**WET POND**  
 N.W.L. - 844.5  
 TOP OF BERM - 849.5  
 SPILLWAY - 848.8  
 BOTTOM - 839.5

TREE PRESERVATION EASEMENT (WIDTH VARIES)

SUNNYSLOPE ROAD



0 30 60 120

Scale: 1" = 40' (22"x34")  
 Scale: 1" = 80' (11"x17")

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 EMAIL: jpuudelko@trioeng.com

**PROJECT:**  
**RED FOX CROSSING**  
 SINGLE FAMILY RESIDENTIAL SUBDIVISION  
 CITY OF NEW BERLIN, WISCONSIN  
 BY: NEUMANN COMPANIES, INC.  
 N27W24075 PAUL COURT, SUITE 200  
 PEWAUKEE, WI 53072

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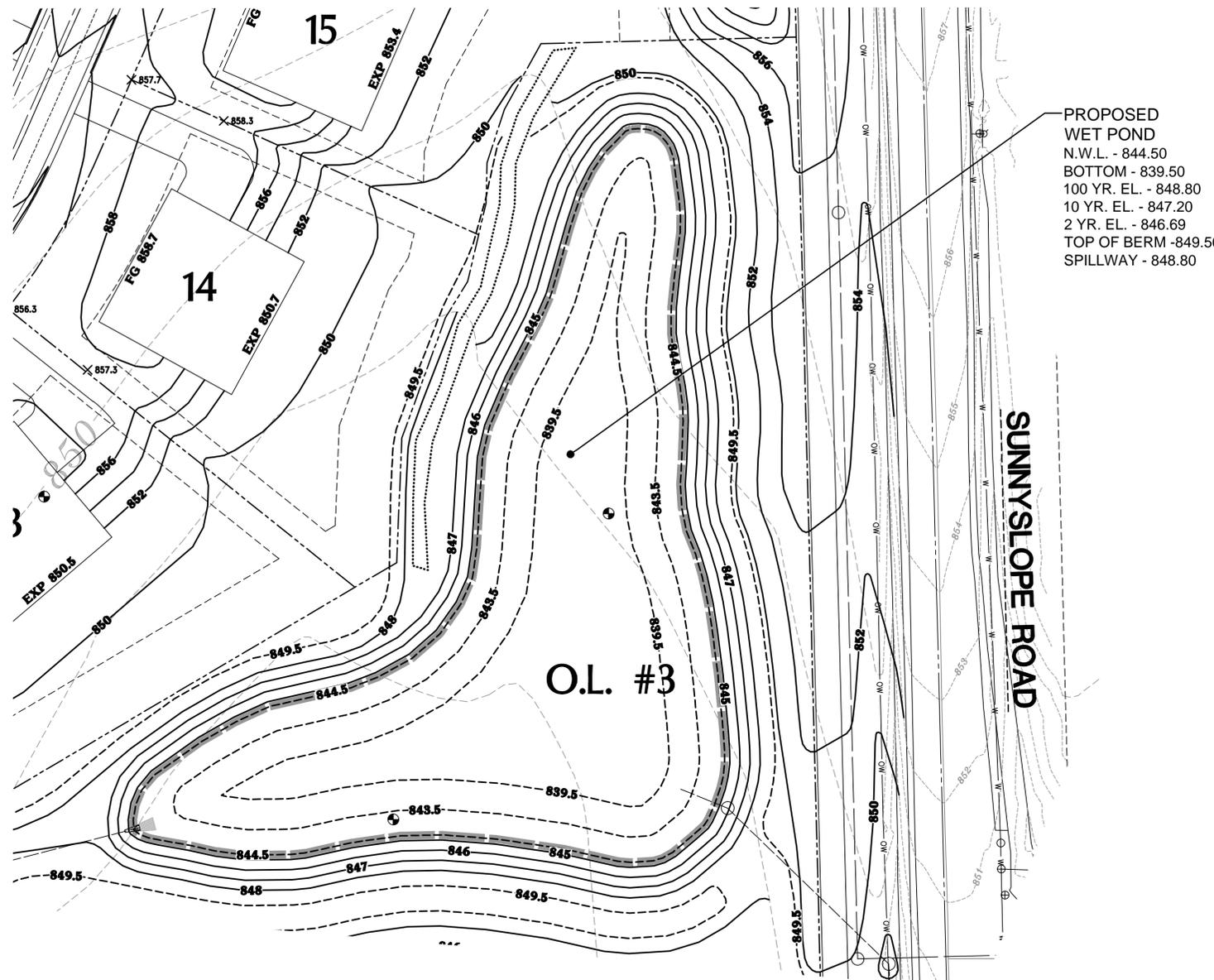
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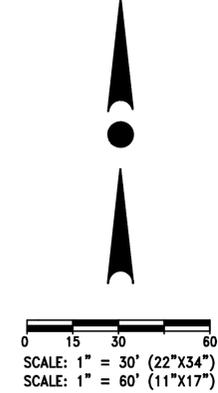
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 PRELIMINARY  
 GRADING PLAN  
 SOUTH

**SHEET**

**C2.2**

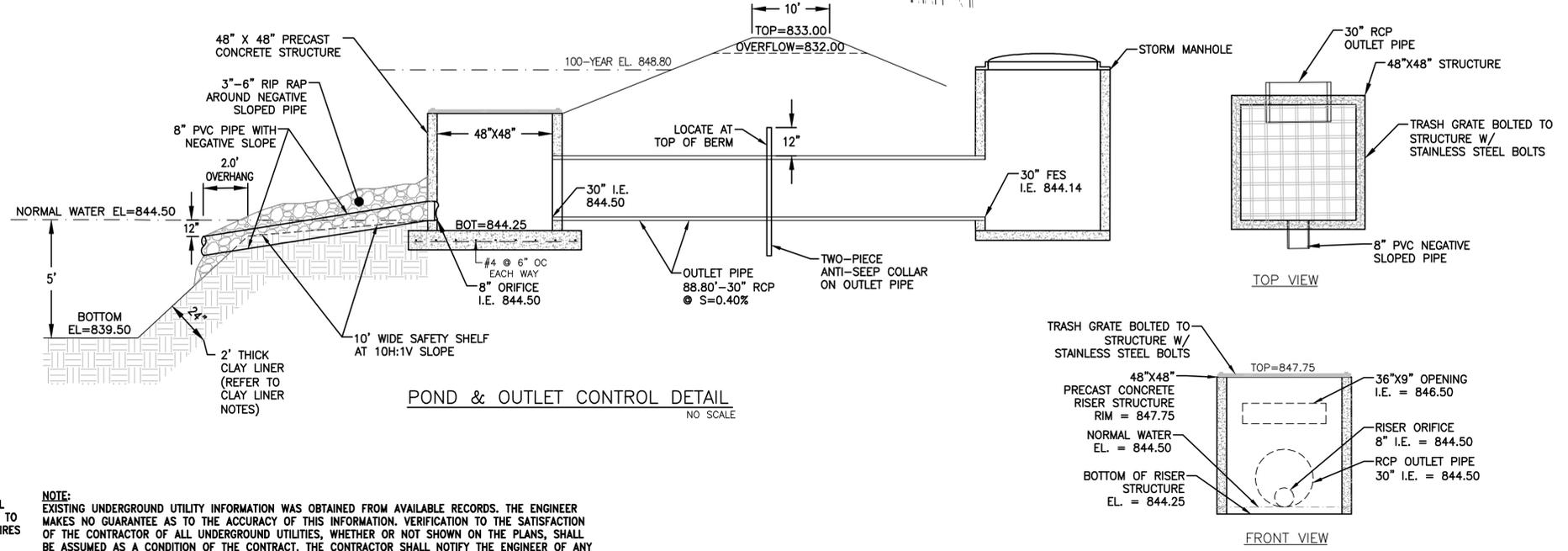


PROPOSED  
WET POND  
N.W.L. - 844.50  
BOTTOM - 839.50  
100 YR. EL. - 848.80  
10 YR. EL. - 847.20  
2 YR. EL. - 846.69  
TOP OF BERM - 849.50  
SPILLWAY - 848.80



**CLAY LINER NOTE:**  
 -2" THICK CLAY LINER IN ACCORDANCE WITH WDNR TECH. STD. 1001 TYPE B, AND SOILS REPORT.  
 -CLAY LINER MATERIALS SHOULD BE COMPACTED TO A MINIMUM OF 90 TO 92% DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D1557)  
 -IF PREDOMINANTLY GRANULAR TEXTURE SOILS AND/OR GROUNDWATER INFLOW IS ENCOUNTERED AT OR BELOW THE BOTTOM ELEVATION OF THE POND, A "SACRIFICIAL" LIFT OF CLAYEY FILL MAY BE REQUIRED TO BE PLACED ALONG THE SIDEWALLS AND BASE PRIOR TO COMMENCING WITH ACTUAL LINER PLACEMENT/CONSTRUCTION TO AID IN ATTAINING A SATISFACTORILY COMPACTED LINER SECTION. THE PLACEMENT OF A "SACRIFICIAL" LAYER IS PARTICULARLY BENEFICIAL IN CREATING A STABLE SUBBASE IN THE EVENT SLIGHT GROUNDWATER SEEPAGE OCCURS.  
 - GEOTECHNICAL TESTING SHALL BE PERFORMED ON POTENTIAL CLAY LINER MATERIAL TO CONFIRM THAT SPECIFICATIONS ARE MET.

**TWO-PIECE ANTI-SEEP COLLAR NOTES:**  
 - ANTI-SEEP COLLAR MATERIAL SHALL MATCH OUTLET PIPE MATERIAL.  
 - ANTI-SEEP COLLARS SHALL BE 1/4" POLYETHYLENE SHEETS WITH COLLAR FOR PIPE; DIMENSIONS SHALL BE AS NOTED ON THE DETAIL.  
 - INSTALL ANTI-SEEP COLLARS PER MANUFACTURER SPECIFICATIONS.



POND & OUTLET CONTROL DETAIL  
NO SCALE

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 N27W24075 PAUL COURT, SUITE 200  
 PEWAUKEE, WI 53072

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**DATE:**  
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 16041

**DESCRIPTION:**  
 PRELIMINARY  
 POND PLAN

**SHEET**

**C2.3**

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