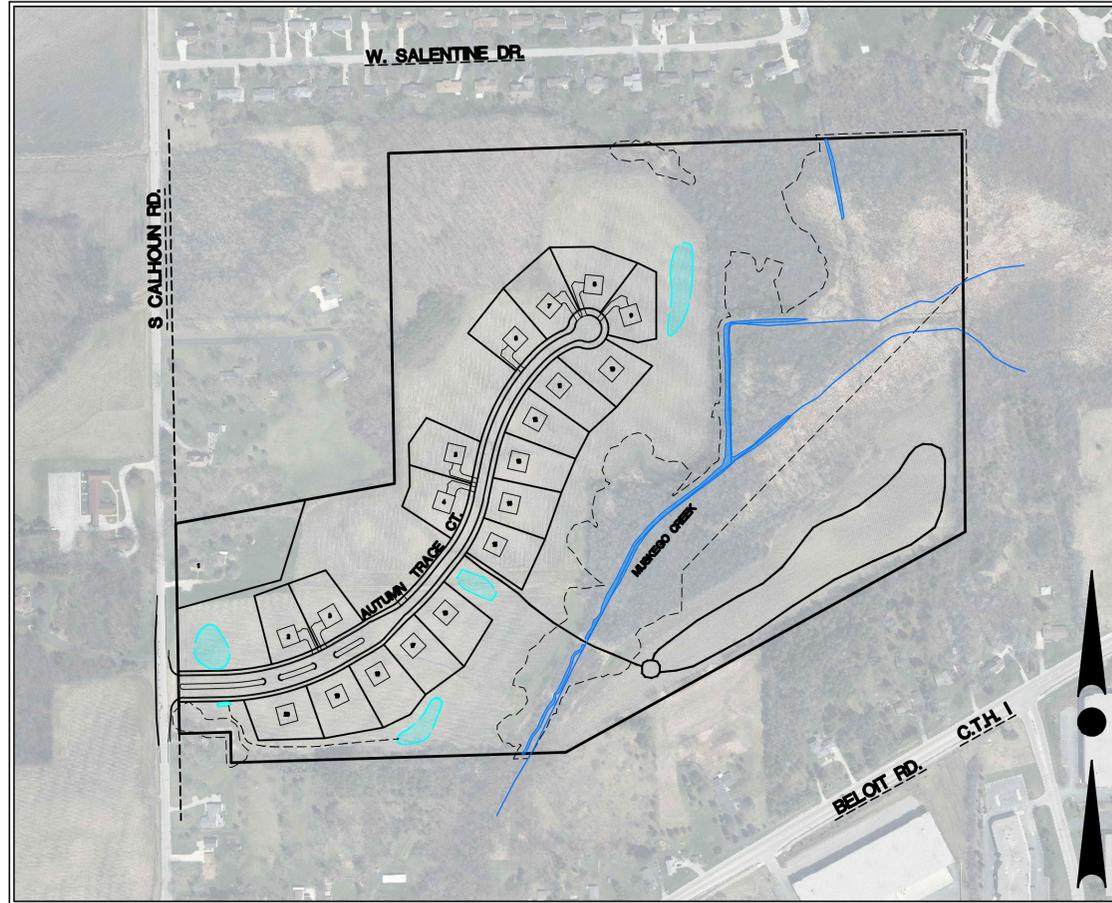


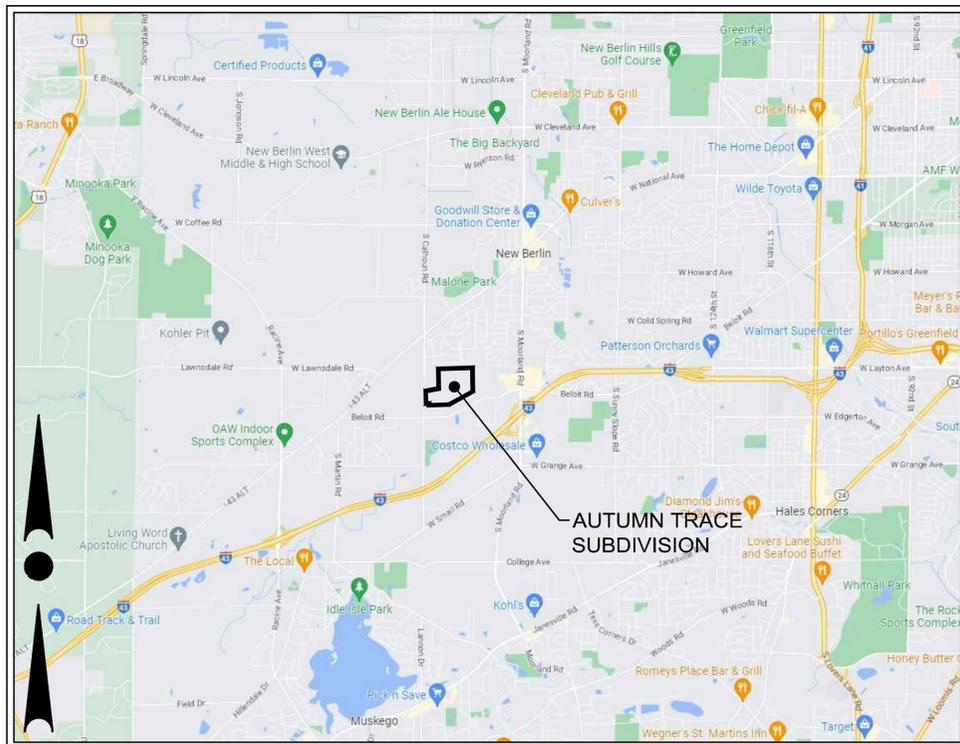
GENERAL NOTES

- 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 (SSSWCW)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
 - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 - CITY OF NEW BERLIN TECHNICAL STANDARDS.
- 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 BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE CITY OF NEW BERLIN.
- THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE CITY OF NEW BERLIN SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.

AUTUMN TRACE RESIDENTIAL DEVELOPMENT PRELIMINARY SITE DEVELOPMENT PLANS CITY OF NEW BERLIN, WISCONSIN



SITE PLAN
SCALE: 1" = 300'



LOCATION MAP
NOT TO SCALE

OWNER:
JANSSEN - BRUCKNER
PO BOX 277
EAGLE, WI 53119
CONTACT: RYAN JANSSEN

ENGINEER:
TRIO ENGINEERING, LLC
4100 N CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
CONTACT: MR. JOSHUA PUDELKO, P.E., M.S.
PHONE: 262-790-1480
FAX: 262-790-1481
EMAIL: jpudelko@trioeng.com

SHEET INDEX

CIVIL	
T1	- COVER SHEET
C0.0	- PROPOSED SITE PLAN
C0.1	- VICINITY MAP
C0.2	- NATURAL RESOURCES & PRESERVATION MAP
C0.3	- TRANSPORTATION MAP
C1.0	- OVERALL GRADING & DRAINAGE PLAN
C1.1-1.2	- GRADING & DRAINAGE PLANS
C2.1-2.3	- POND DETAILS
C3.0	- OVERALL SITE UTILITY PLAN
C4.1-4.3	- ROADWAY PLANS



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PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
AUTUMN TRACE SUBDIVISION
CITY OF NEW BERLIN, WI
BY: JANSSEN - BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
02/24/23	PRELIM. SUBMITTAL
03/30/23	PER CITY COMMENTS

DATE:
MARCH 30, 2023

JOB NUMBER:
22-063-1124

DESCRIPTION:
COVER SHEET

SHEET

T1

X:\2022\22-063-1124 AUTUMN TRACE (CALHOUN RD 21 LOT) NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\AUTUMN TRACE_COVER&DETAILS_22X34.DWG

ADJUSTED TRACT ACREAGE

DESCRIPTION	Total Area (acres)	Adjustment Factor (deduction)	Adjusted Total Area Deduction (acres)	ADJUSTED TRACT ACREAGE (acres)
CALHOUN RD.	88.40			
- Wetlands (outside Floodway)	8.77	-0.95	-8.33	
- Floodway	21.78	-1.00	-21.78	
- Floodplain	5.97	-0.50	-2.99	
- Steep Slopes (>20%)	0.12	-0.80	-0.10	
- Moderately Steep Slopes (15%-20%)	0.68	-0.60	-0.41	
TOTAL ADJUSTED TRACT ACREAGE				54.79
Required conservation area (75% of adjusted)				41.10
LOT COUNT BASED ON ADJUSTED TRACT ACREAGE				11

Per 275-33-D (12)(a) The subdivision must include at least 75% of the adjusted tract acreage as conservation area.
 Conservation area shall not be used for residential lots, except 70% of the area may be 10 acre or larger "conservation lots".

DENSITY CALCULATION

Description	Total Area (acres)	Allowable Lots	Notes
TOTAL AREA "4908 S CALHOUN RD"	88.395	17.68	Total area excludes the Calhoun Road right-of-way
LARGE TRACT DENSITY BONUS (88.395 acres - 50 acres)	38.395	3.84	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. <i>The 27.8 acres of Wetlands on the site are given to be part of the first 50 ac</i>
TOTAL CONSERVATION SUBDIVISION APPLICATION	88.395	21.52	Maximum # of possible lots in the conservation subdivision.

PROPOSED ZONING

R1/R2 ZONING REQUIREMENTS per Table 275-33-2						
Conservation Subdivision	Lot Area*	Lot Width**	Lot Depth	Front & Rear	Side	Wetland
	(s.f.)	(ft)	(ft)	(ft)	(ft)	(ft)
R-1/R-2	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.

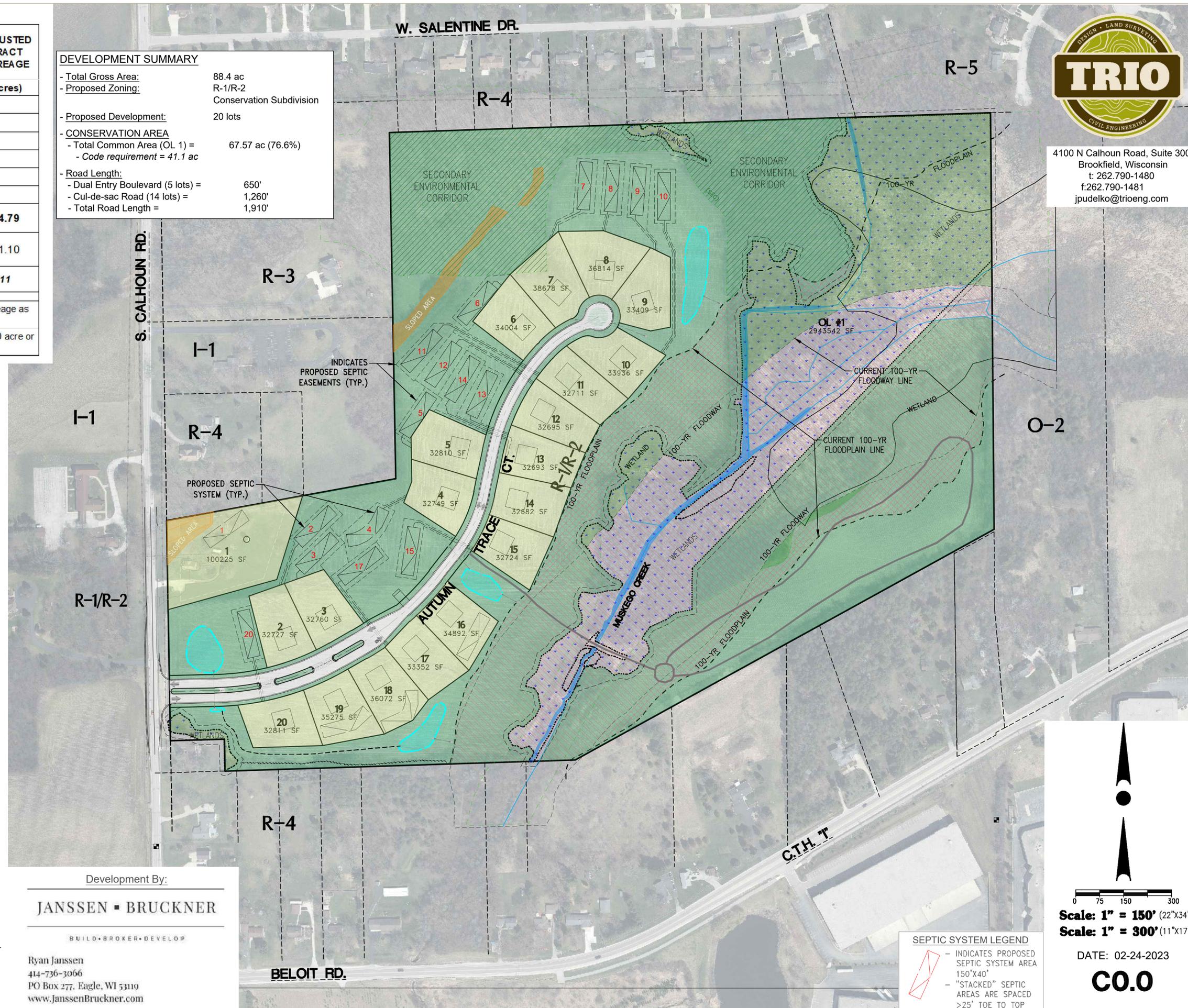
** Minimum lot width of 110' applies to homes with front loaded garages; Minimum Lot Width of 130' applies to homes with side loaded garages.

ADDITIONAL DESIGN STANDARDS per 275-33

- **Conservation Area Buffer:** Existing Road = 100'; Exterior Boundary = 50'
- **Conservation Area:**
 - Includes Secondary Environmental Corridor, Floodplain and Wetland
 - No less than 30% of adjusted tract acreage shall be for common use
 - May be located on lots that are 10 acres or larger.

DEVELOPMENT SUMMARY

- Total Gross Area: 88.4 ac
- Proposed Zoning: R-1/R-2 Conservation Subdivision
- Proposed Development: 20 lots
- **CONSERVATION AREA**
 - Total Common Area (OL 1) = 67.57 ac (76.6%)
 - Code requirement = 41.1 ac
- **Road Length:**
 - Dual Entry Boulevard (5 lots) = 650'
 - Cul-de-sac Road (14 lots) = 1,260'
 - Total Road Length = 1,910'



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 Brookfield, Wisconsin
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 jpdudelko@trioeng.com

Development By:

JANSSEN ■ BRUCKNER

BUILD • BROKER • DEVELOP

Ryan Janssen
 414-736-3066
 PO Box 277, Eagle, WI 53119
 www.janssenbruckner.com

SEPTIC SYSTEM LEGEND

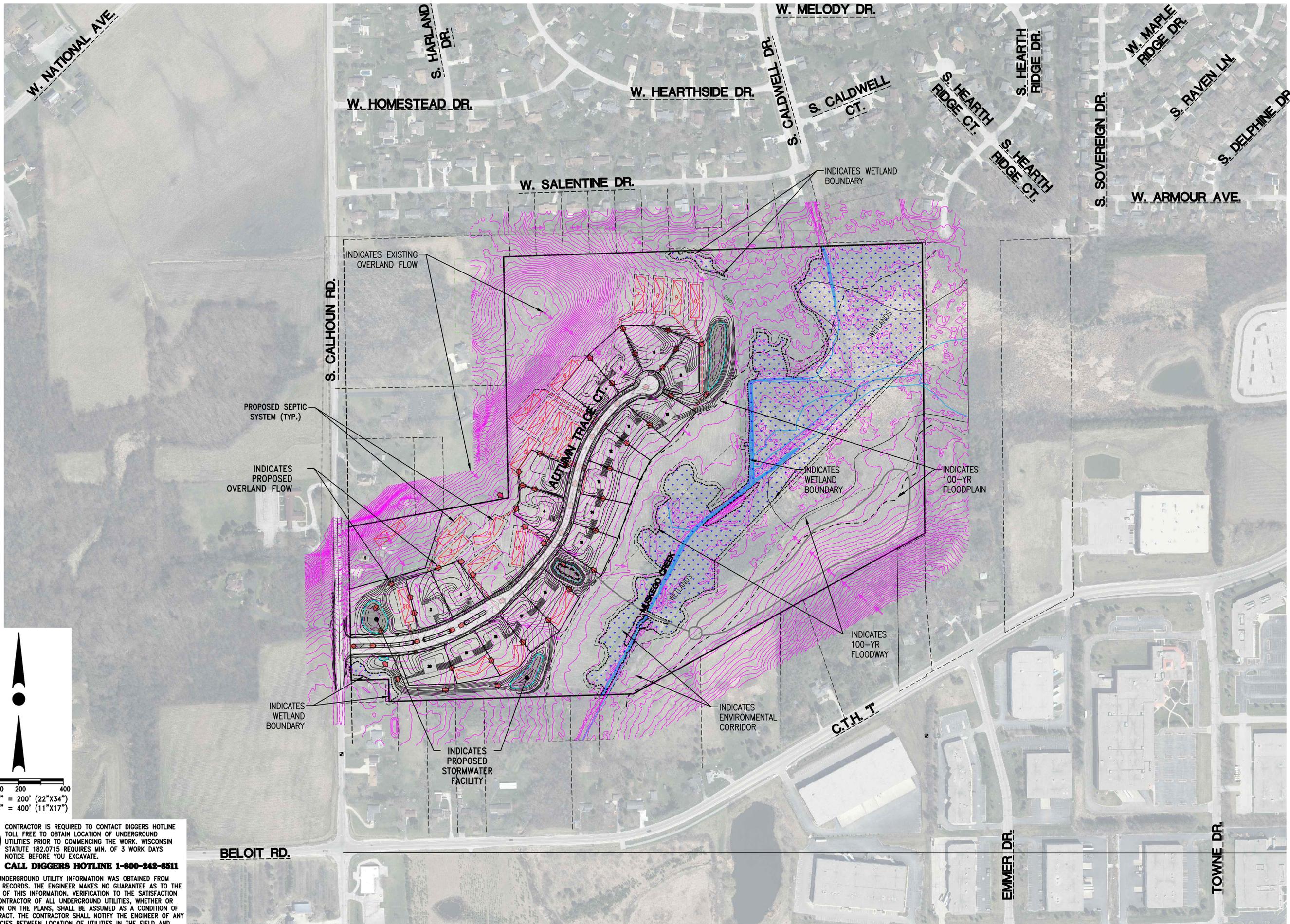
- INDICATES PROPOSED SEPTIC SYSTEM AREA 150'x40'
- "STACKED" SEPTIC AREAS ARE SPACED >25' TOE TO TOP

OVERALL PROPOSED SITE PLAN

Autumn Trace Conservation Subdivision
 4908 S. Calhoun Road, City of New Berlin, WI

DATE: 02-24-2023
C0.0

X:\2022\22-063-1124 AUTUMN TRACE (CALHOUN RD 21 LOT) NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\AUTUMN TRACE_SITE PLANS_22X34.DWG



0 100 200 400
SCALE: 1" = 200' (22"x34")
SCALE: 1" = 400' (11"x17")

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CALL DIGGERS HOTLINE 1-800-242-8511

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



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PROJECT:
AUTUMN TRACE SUBDIVISION
CITY OF NEW BERLIN, WI
BY: JANSSEN - BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY	
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02/24/23	PRELIM SUBMITTAL
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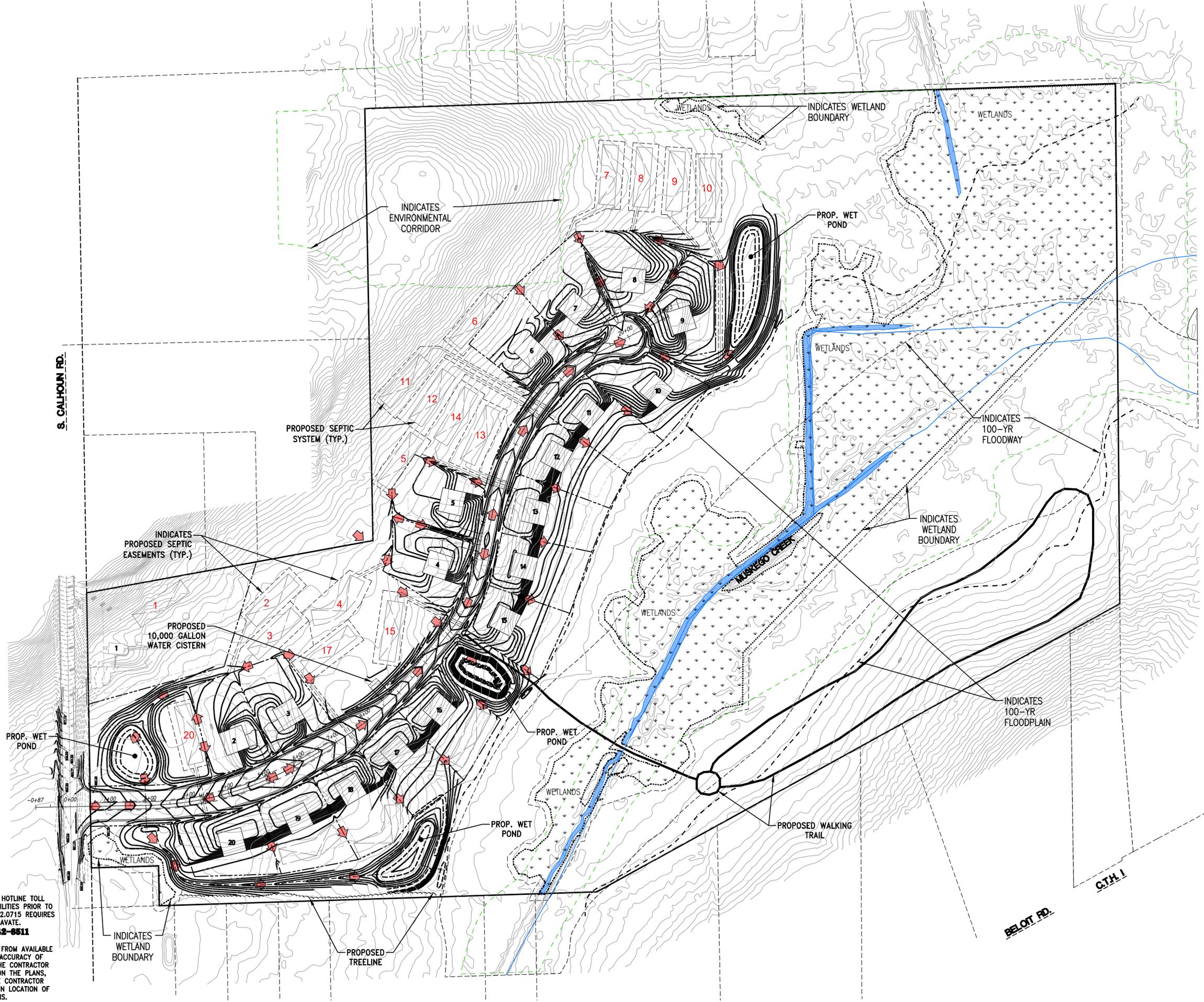
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22-063-1124

DESCRIPTION:
OVERALL VICINITY
MAP

SHEET

C0.1

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0 60 120 240
 SCALE: 1" = 120' (22"x34")
 SCALE: 1" = 240' (11"x17")

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 CITY OF NEW BERLIN, WI
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 MARCH 30, 2023

JOB NUMBER:
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DESCRIPTION:
 OVERALL MASTER
 GRADING &
 DRAINAGE PLAN

SHEET

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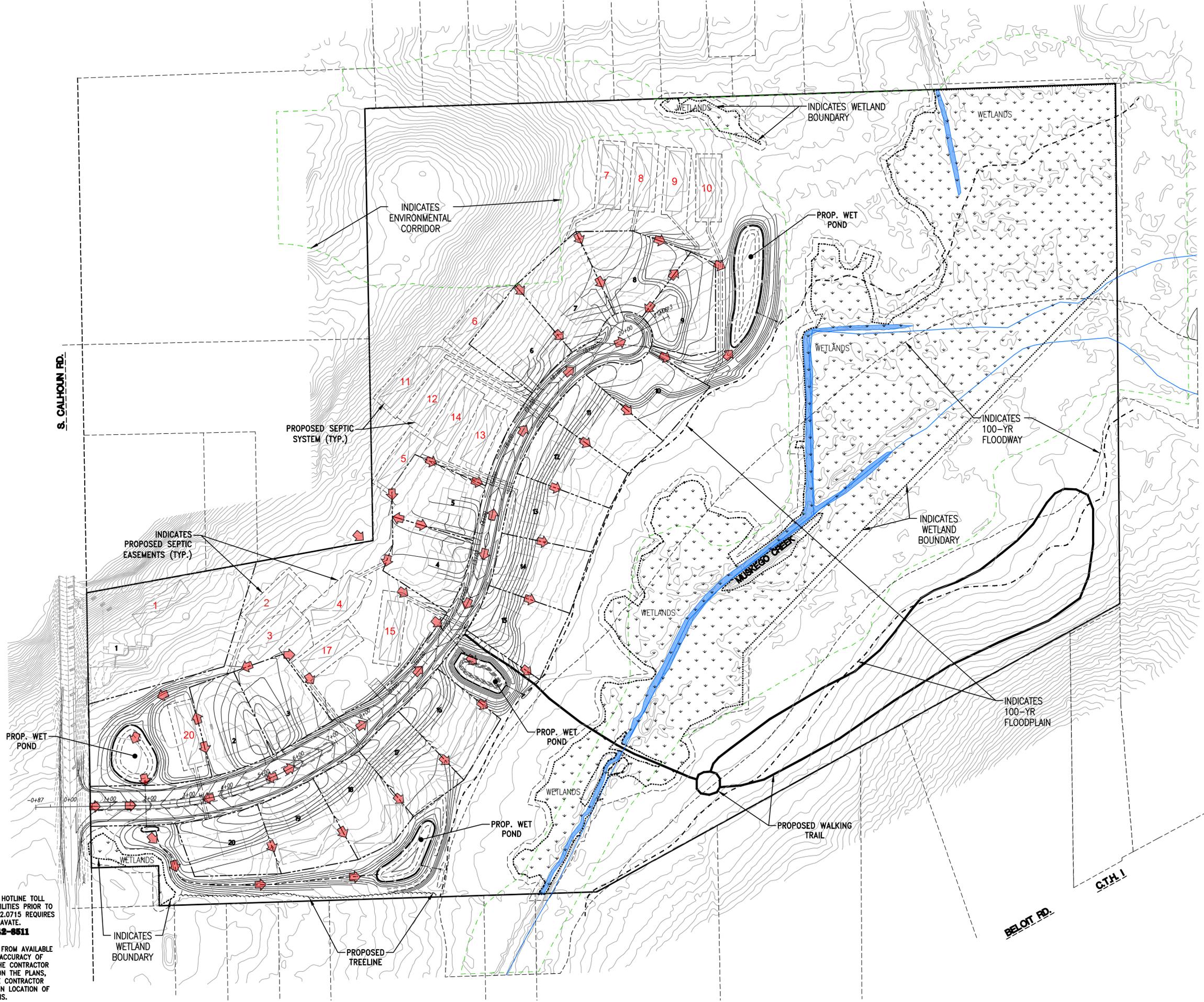
DATE:
MARCH 30, 2023

JOB NUMBER:
22-063-1124

DESCRIPTION:
OVERALL INTERIM
GRADING &
DRAINAGE PLAN

SHEET

C1.0A



0 60 120 240
SCALE: 1" = 120' (22"x34")
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CITY OF NEW BERLIN, WI
BY: JANSSEN - BRUCKNER
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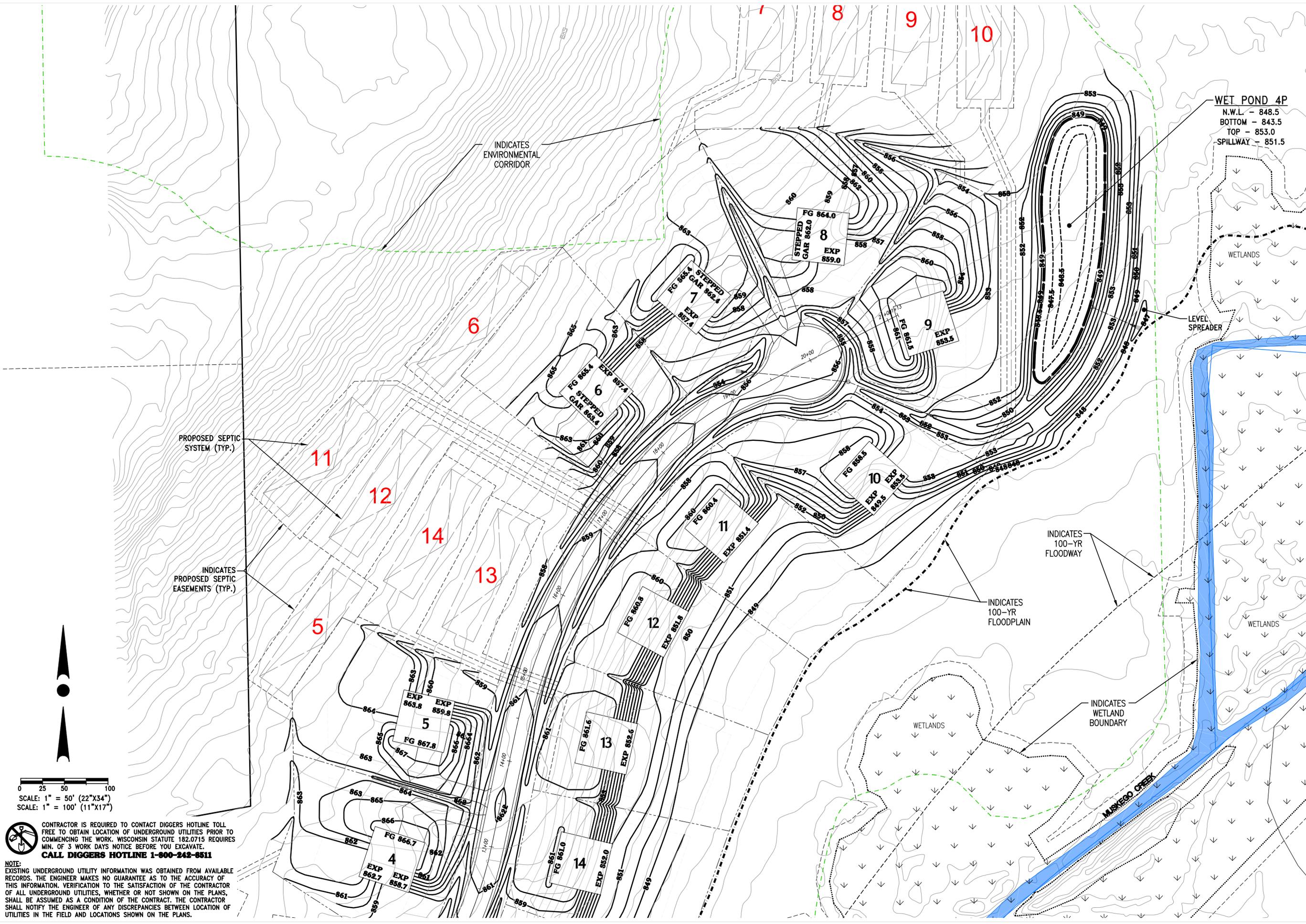
DATE:
MARCH 30, 2023

JOB NUMBER:
22-063-1124

DESCRIPTION:
MASTER GRADING
& DRAINAGE PLAN
- NORTH

SHEET

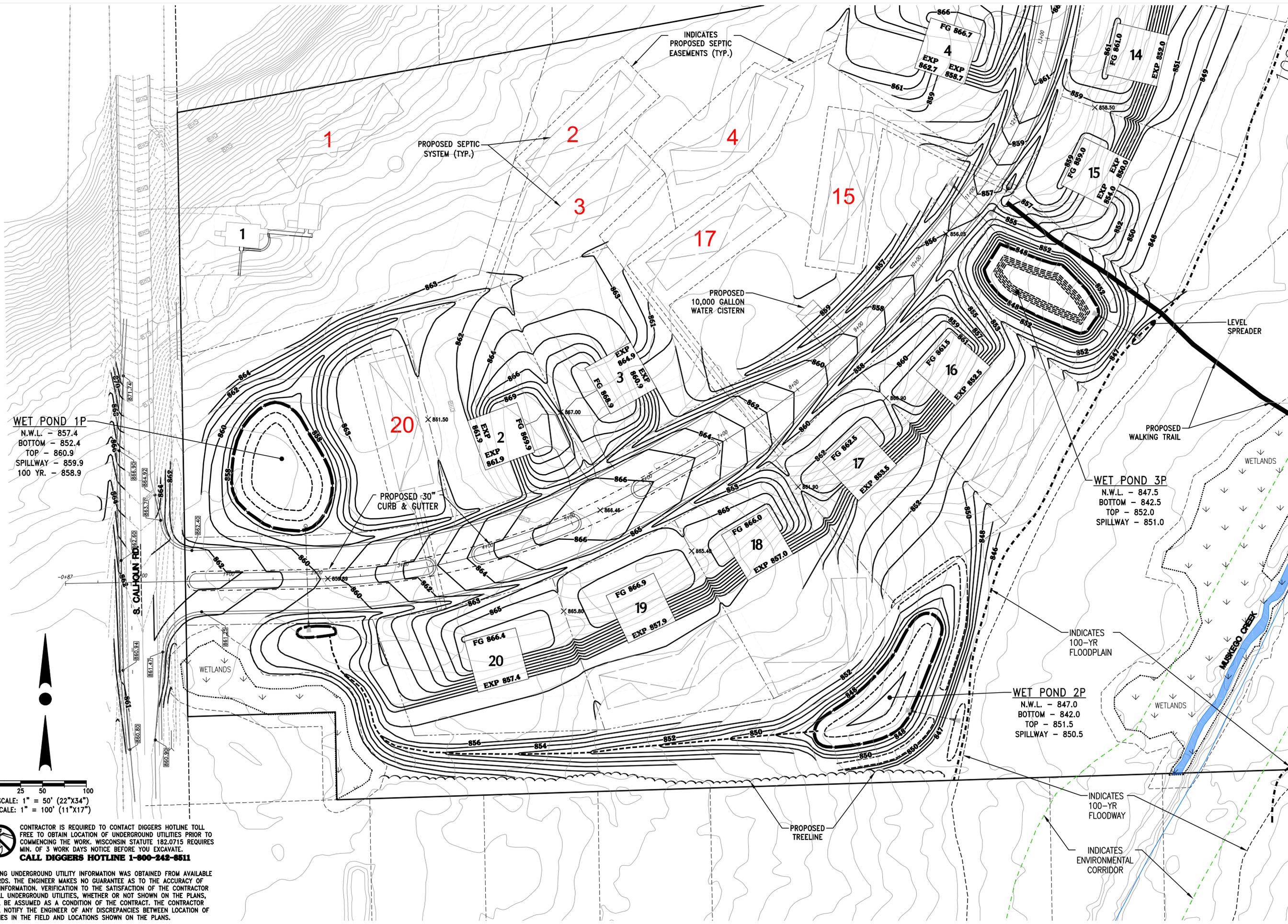
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WET POND 1P
N.W.L. - 857.4
BOTTOM - 852.4
TOP - 860.9
SPILLWAY - 859.9
100 YR. - 858.9

WET POND 3P
N.W.L. - 847.5
BOTTOM - 842.5
TOP - 852.0
SPILLWAY - 851.0

WET POND 2P
N.W.L. - 847.0
BOTTOM - 842.0
TOP - 851.5
SPILLWAY - 850.5

0 25 50 100
SCALE: 1" = 50' (22"x34")
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PROJECT:
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CITY OF NEW BERLIN, WI
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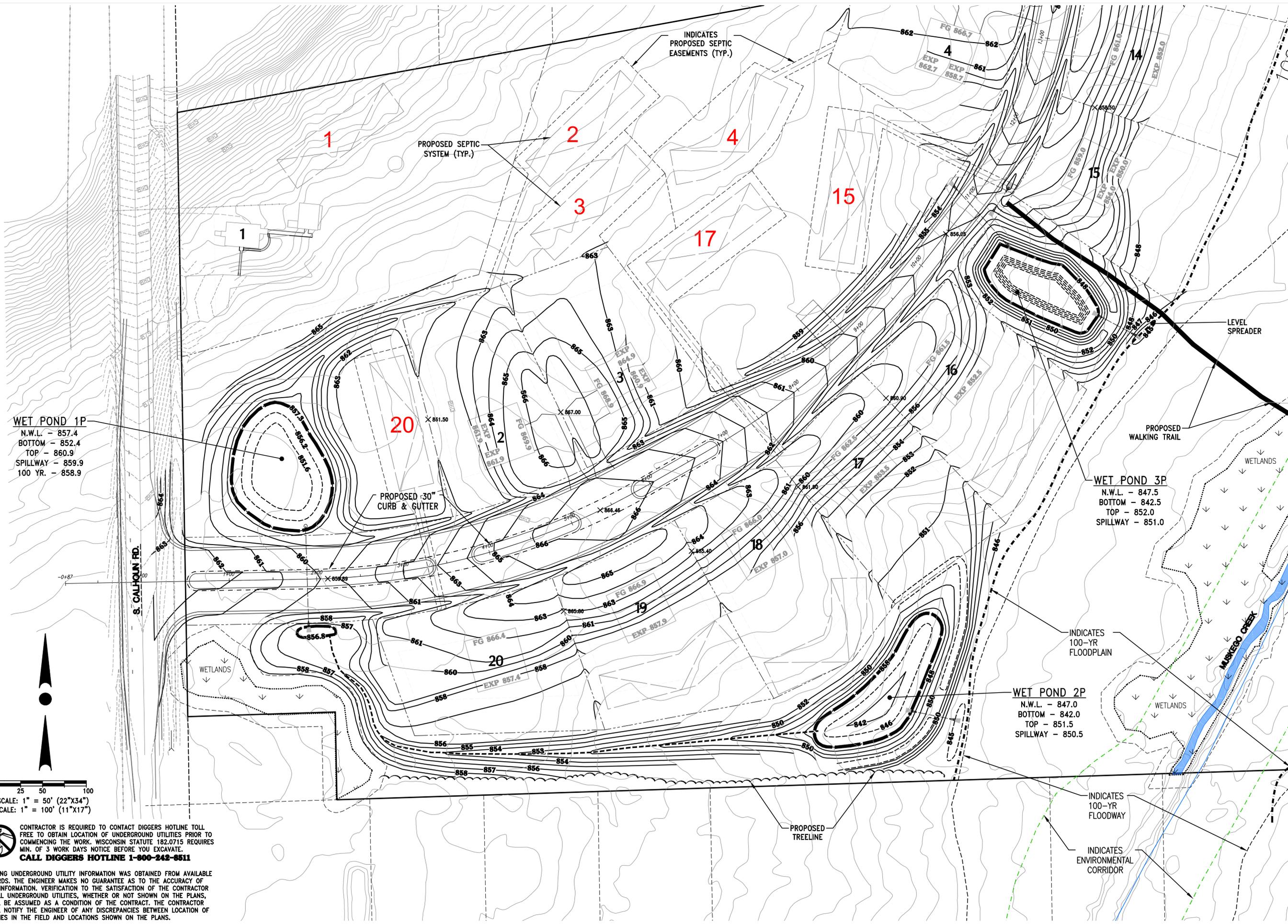
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22-063-1124

DESCRIPTION:
MASTER GRADING
& DRAINAGE PLAN
- SOUTH

SHEET

C1.2

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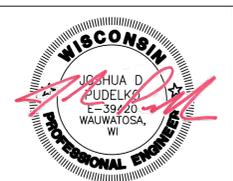
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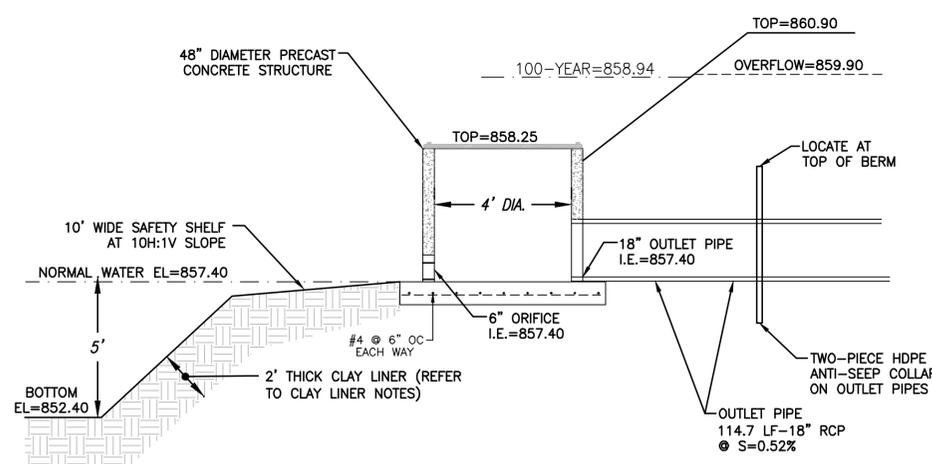
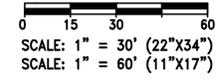
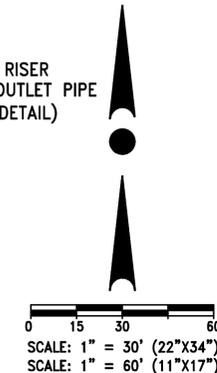
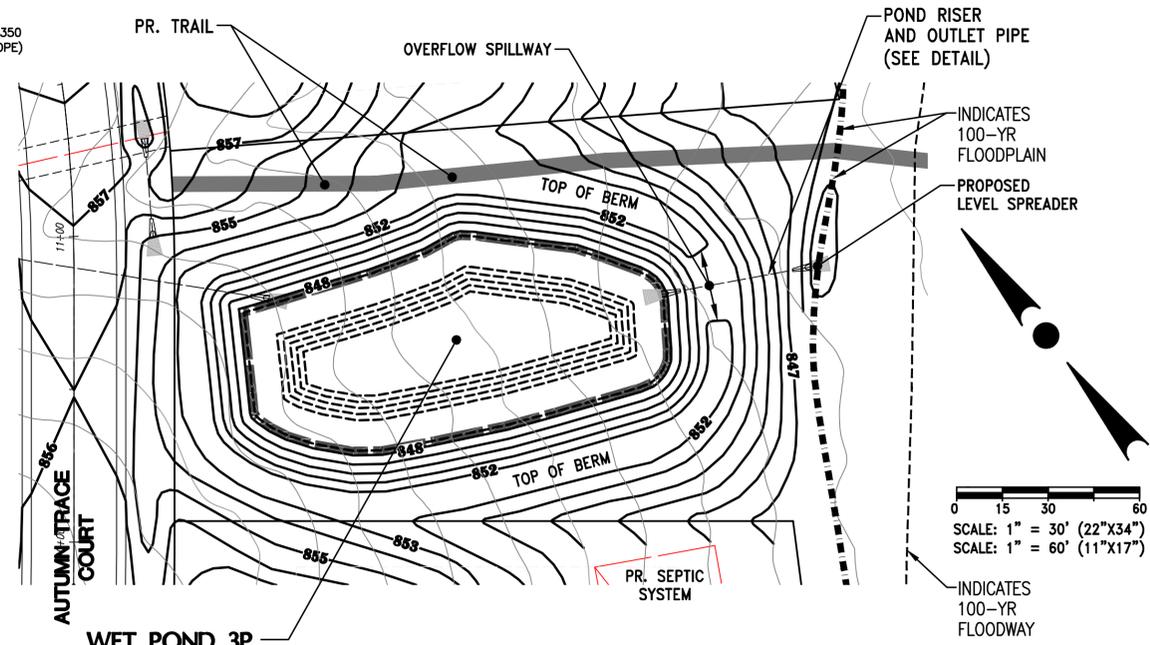
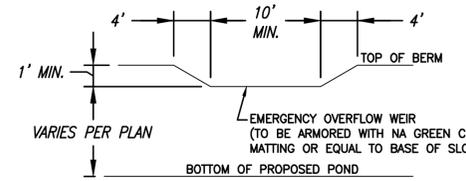
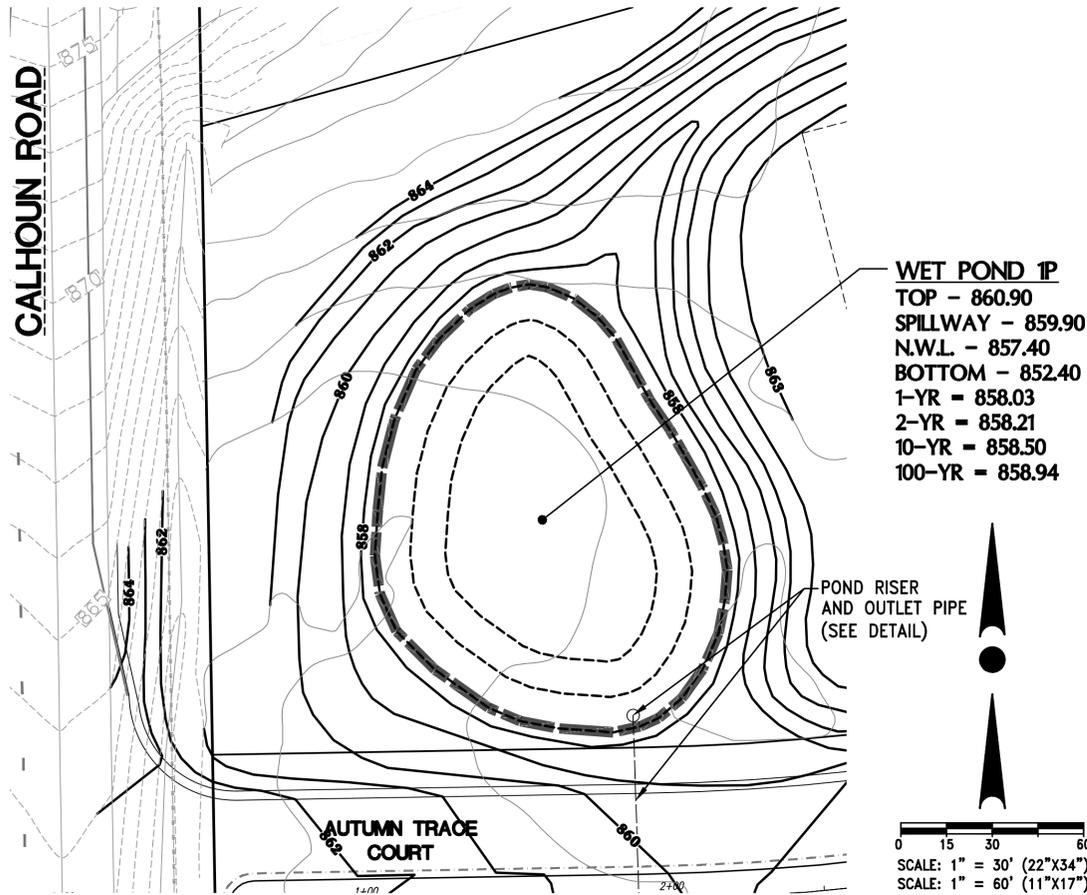
JOB NUMBER:
22-063-1124

DESCRIPTION:
INTERIM GRADING
& DRAINAGE PLAN
- SOUTH

SHEET

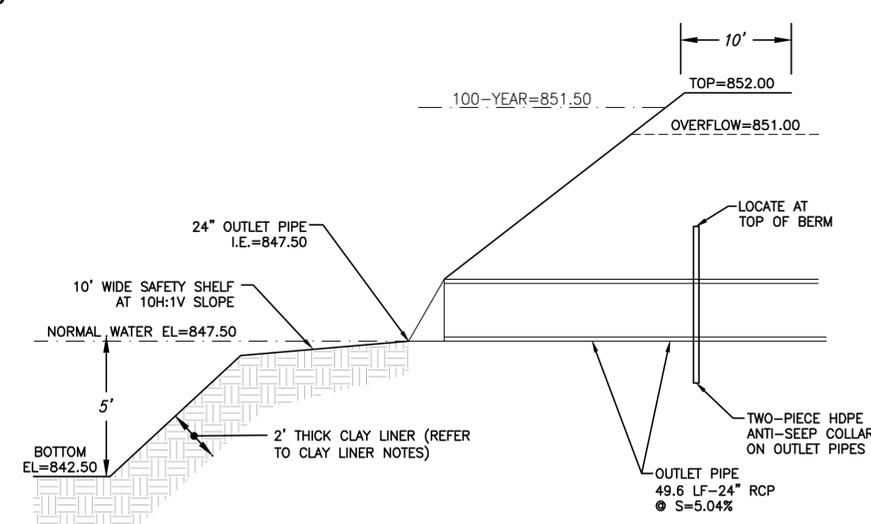
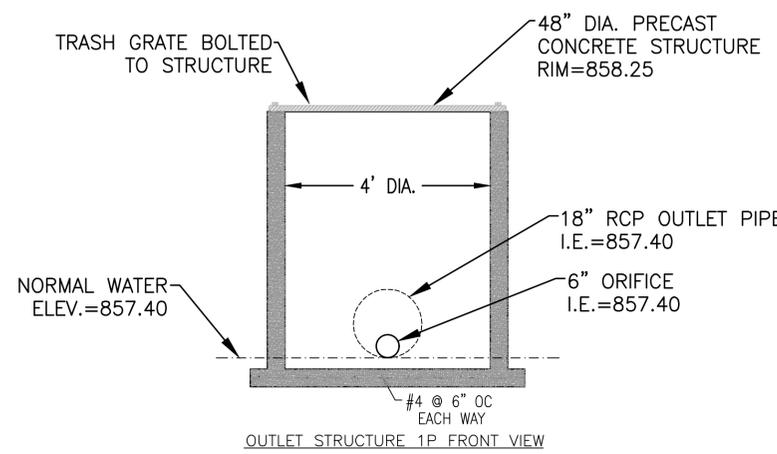
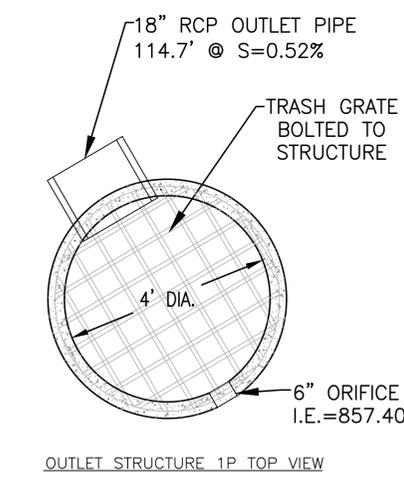
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X:\2022\22-063-1124 AUTUMN TRACE (CALHOUN RD 21 LOT) NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\AUTUMN TRACE_POND_22X34.DWG



WET POND 1P & OUTFALL STRUCTURE 1P DETAIL
 NOT TO SCALE

TWO-PIECE ANTI-SEEP COLLAR NOTES:
 - 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.



WET POND 3P & OUTFALL STRUCTURE DETAIL
 NOT TO SCALE

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 - 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.
 - CLAY LINER SHALL EXTEND UP TO 2-YEAR WATER SURFACE ELEVATION. (EL. 926.74)



PROJECT:
AUTUMN TRACE SUBDIVISION
 CITY OF NEW BERLIN, WI
 BY: JANSSEN - BRUCKNER
 PO BOX 277
 EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
02/24/23	PRELIM SUBMITTAL
03/30/23	PER CITY COMMENTS

DATE:
 MARCH 30, 2023

JOB NUMBER:
 22-063-1124

DESCRIPTION:
 POND DETAIL

SHEET
 C2.1



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelski@trioeng.com

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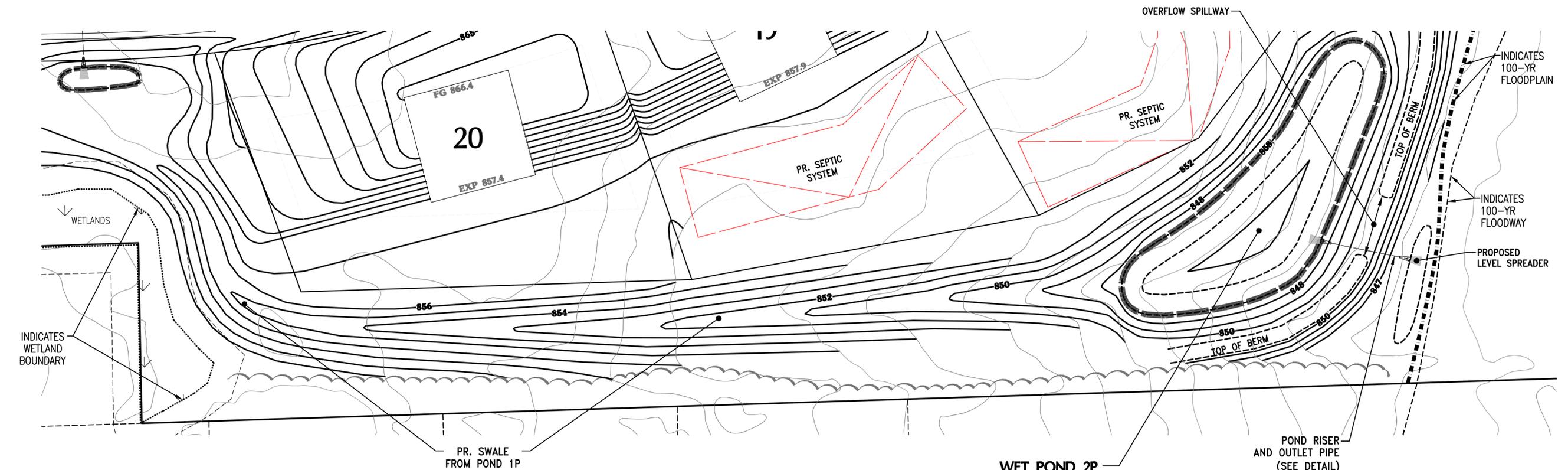
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22-063-1124

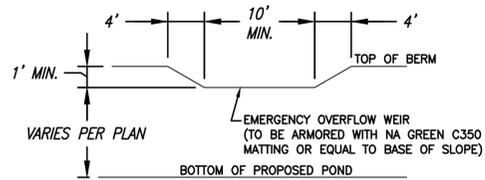
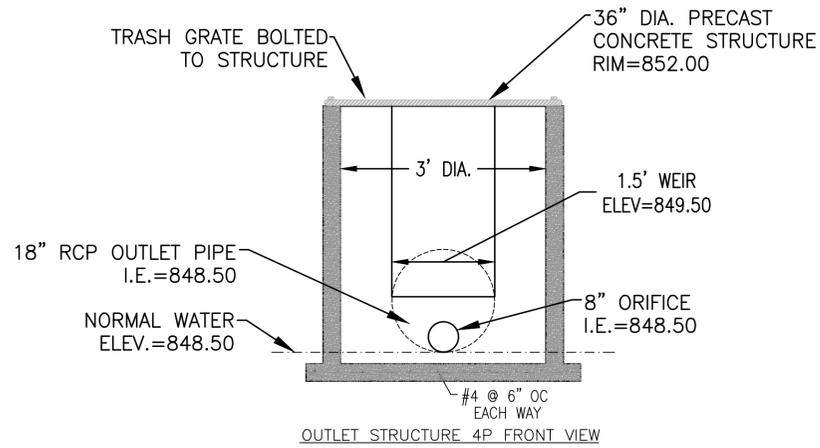
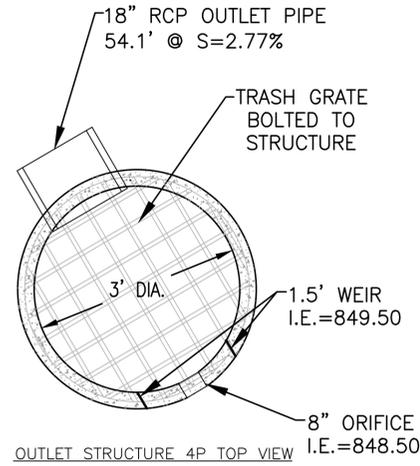
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POND DETAIL

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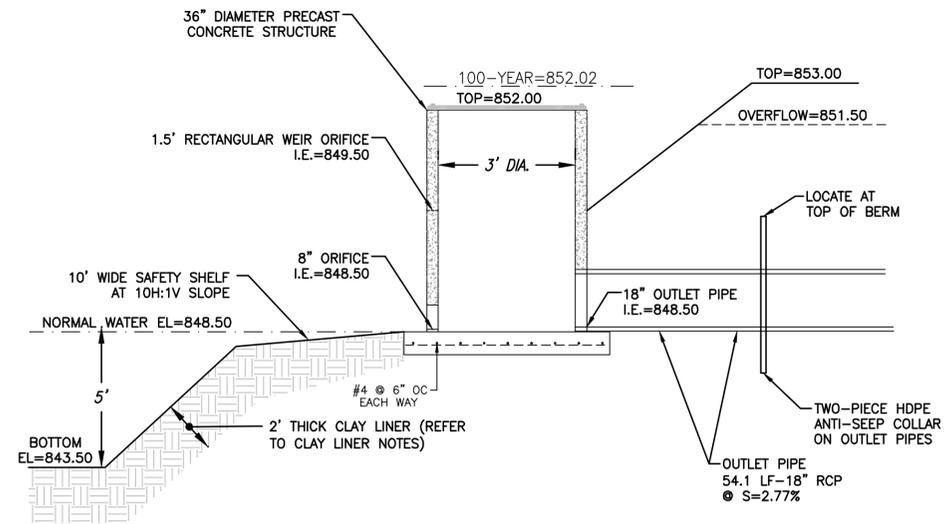
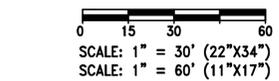
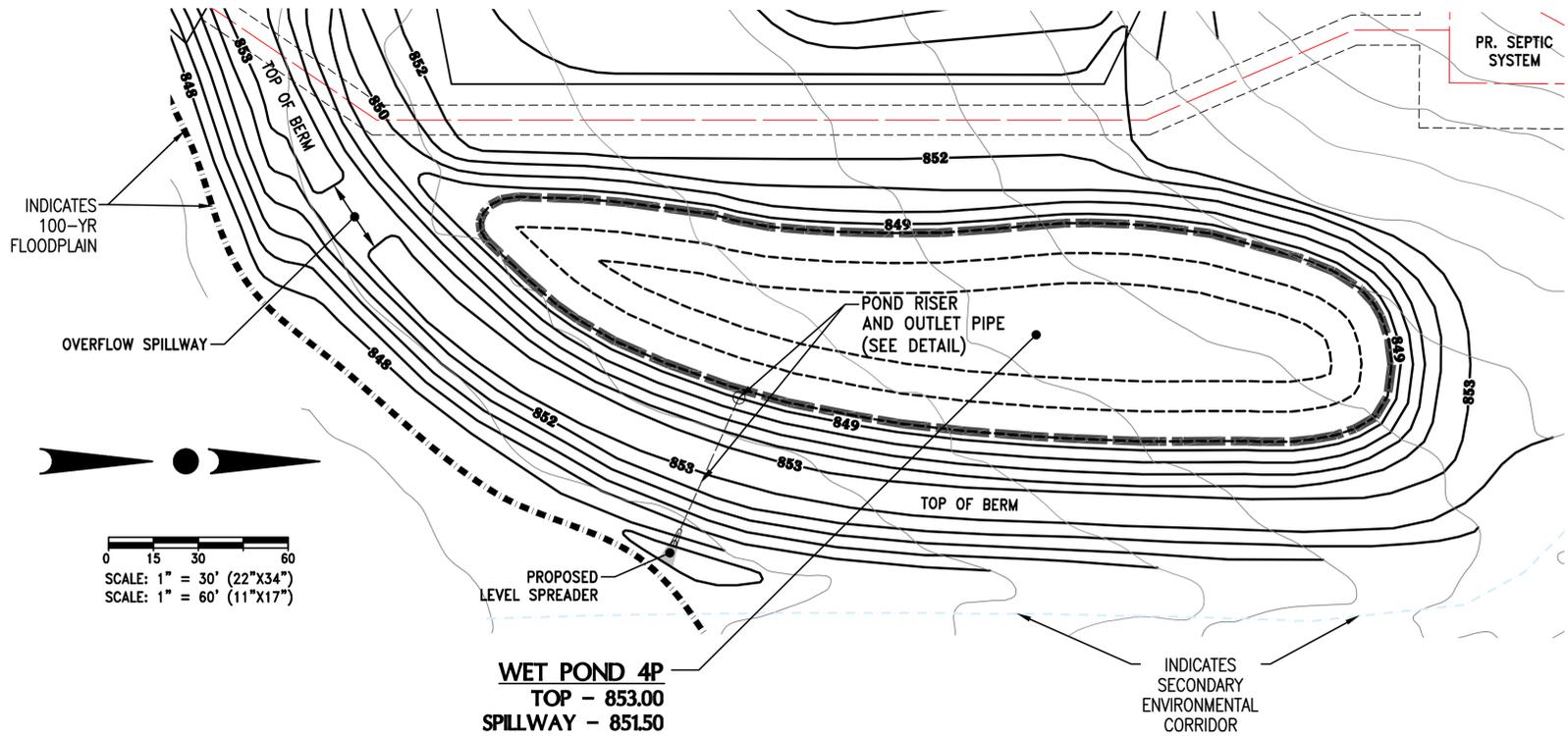
C2.2



X:\2022\22-063-1124 AUTUMN TRACE (CALHOUN RD 21 LOT) NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\AUTUMN TRACE_POND_22X34.DWG



EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE
NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND BOTTOM OF POND SHALL BE PER PLAN.



WET POND 4P & OUTFALL STRUCTURE 1P DETAIL
NOT TO SCALE

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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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PROJECT:
AUTUMN TRACE SUBDIVISION
CITY OF NEW BERLIN, WI
BY: JANSSEN - BRUCKNER
PO BOX 277
EAGLE, WI 53119

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03/30/23	PER CITY COMMENTS

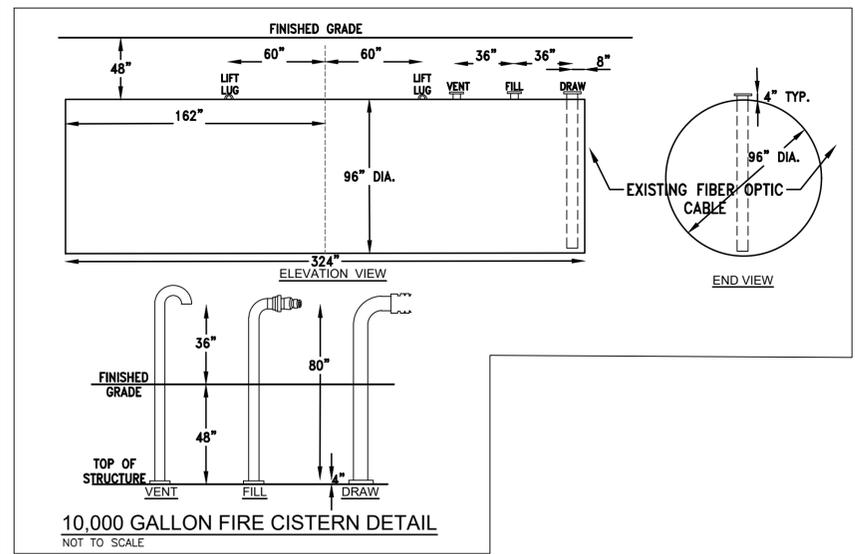
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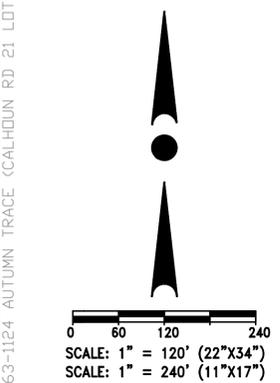
DESCRIPTION:
POND DETAIL

SHEET

C2.3

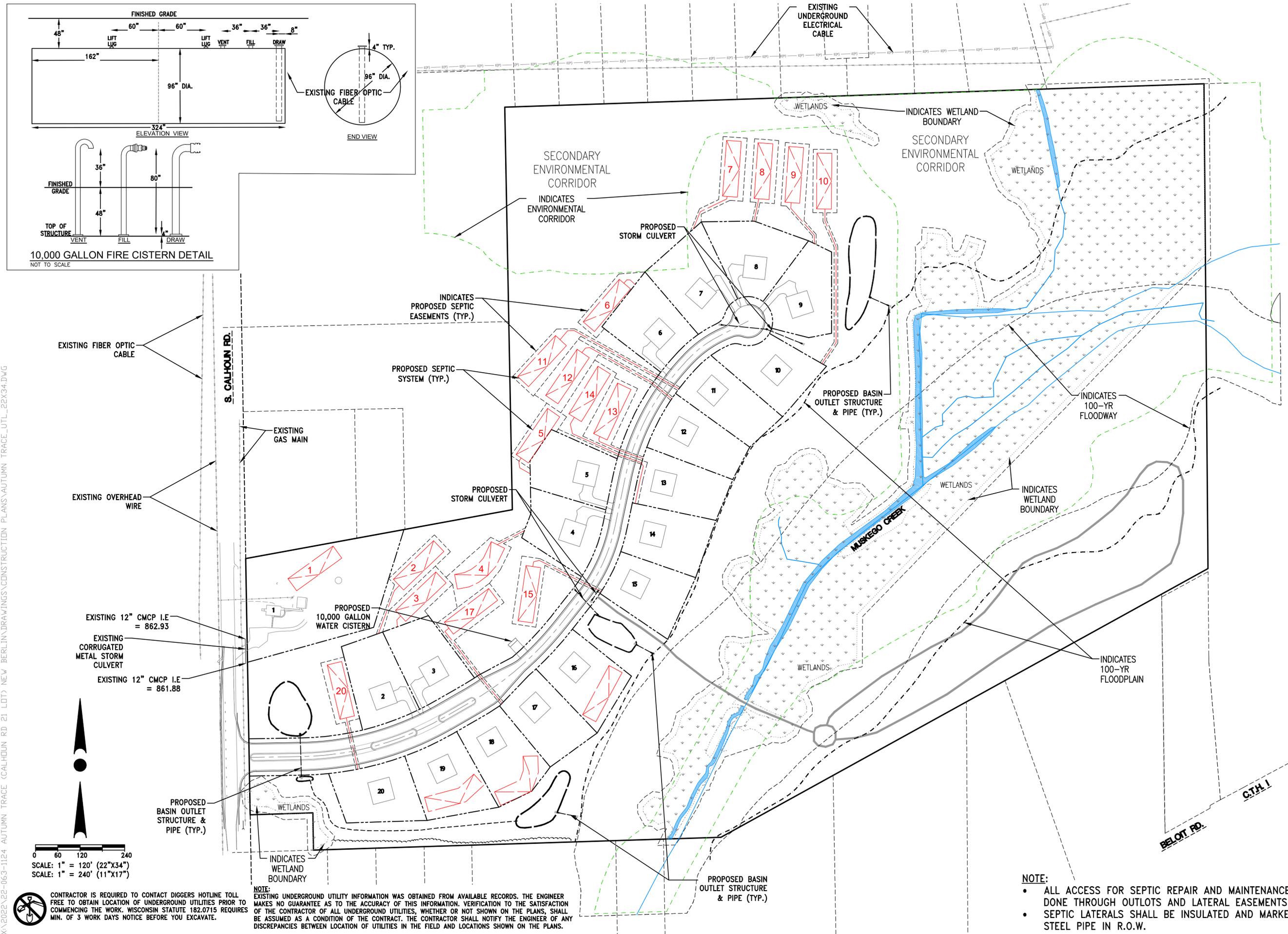


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NOTE:

- ALL ACCESS FOR SEPTIC REPAIR AND MAINTENANCE SHALL BE DONE THROUGH OUTLOTS AND LATERAL EASEMENTS.
- SEPTIC LATERALS SHALL BE INSULATED AND MARKED WITH STEEL PIPE IN R.O.W.



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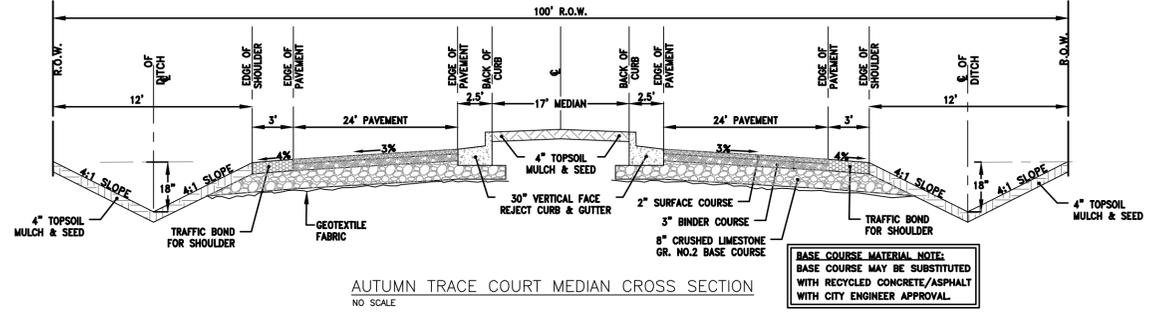
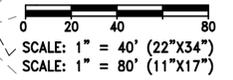
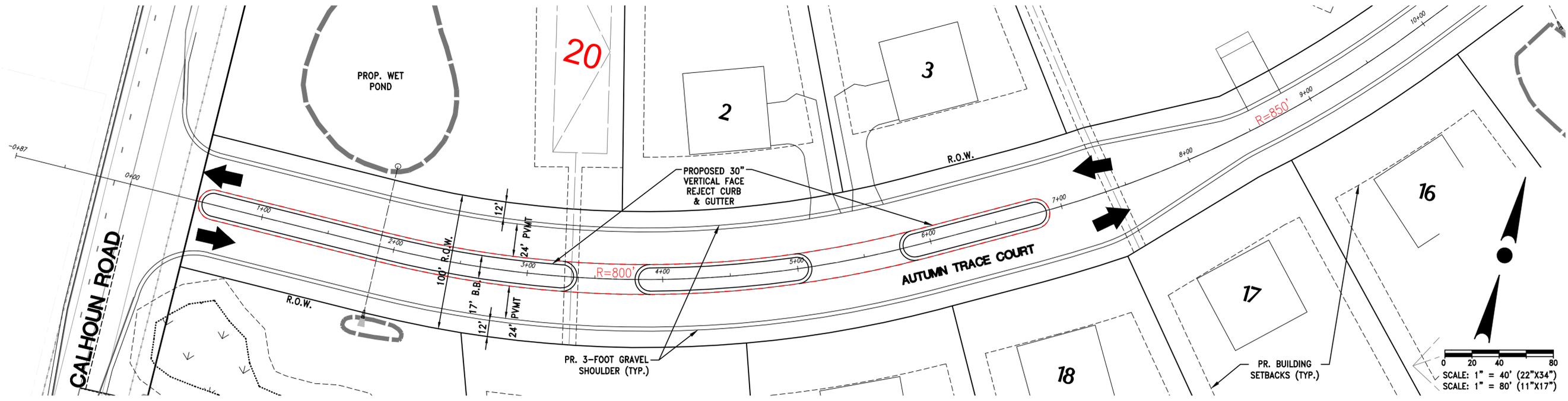
JOB NUMBER:
22-063-1124

DESCRIPTION:
OVERALL SITE UTILITY PLAN

SHEET
C3.0

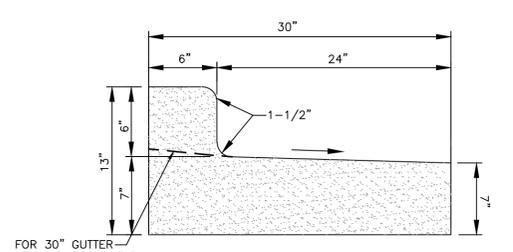


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 EMAIL: jpudelski@trioeng.com



AUTUMN TRACE COURT MEDIAN CROSS SECTION
 NO SCALE

BASE COURSE MATERIAL NOTE:
 BASE COURSE MAY BE SUBSTITUTED
 WITH RECYCLED CONCRETE/ASPHALT
 WITH CITY ENGINEER APPROVAL.



30" VERT. FACE REJECT CURB & GUTTER
 NO SCALE

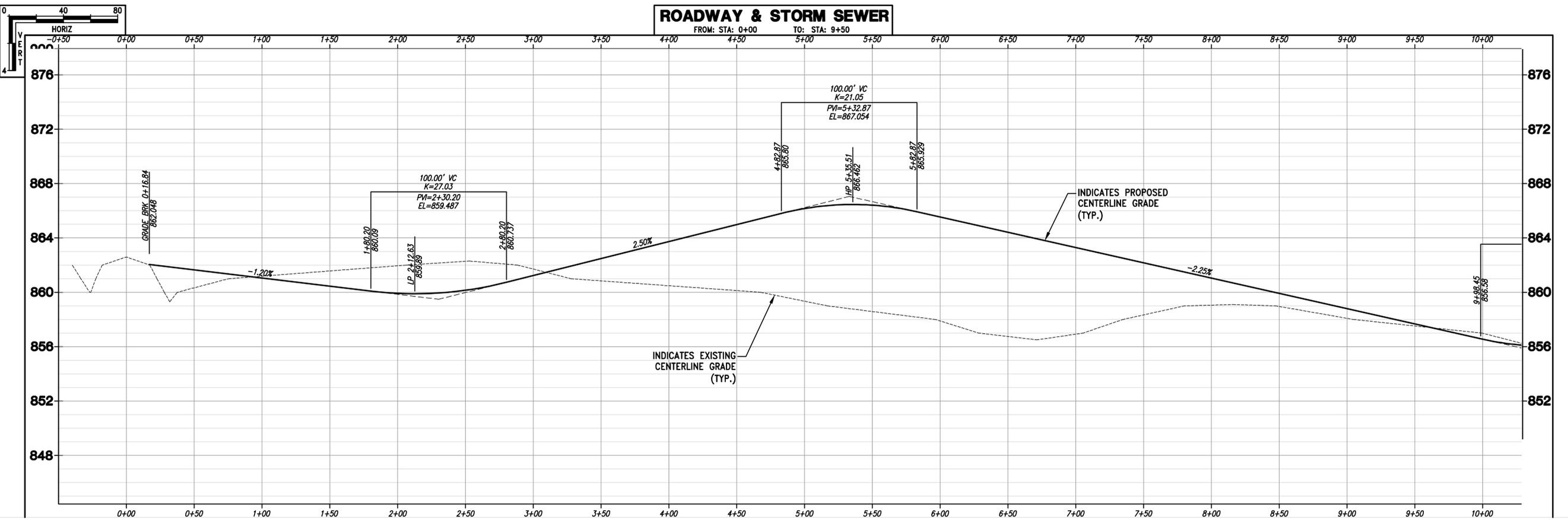


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ROADWAY & STORM SEWER

FROM: STA: 0+00 TO: STA: 9+50



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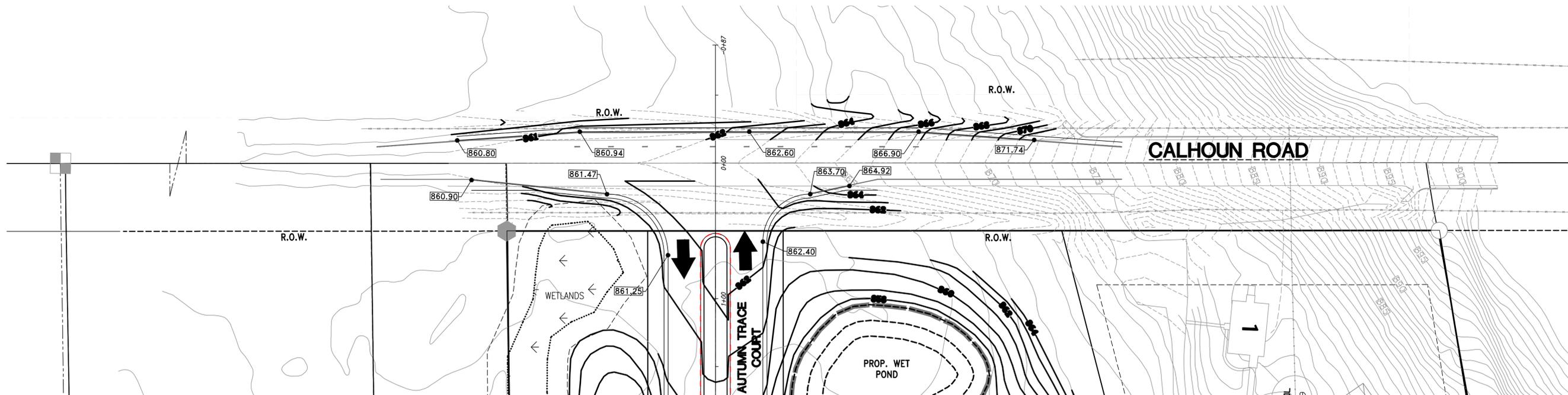
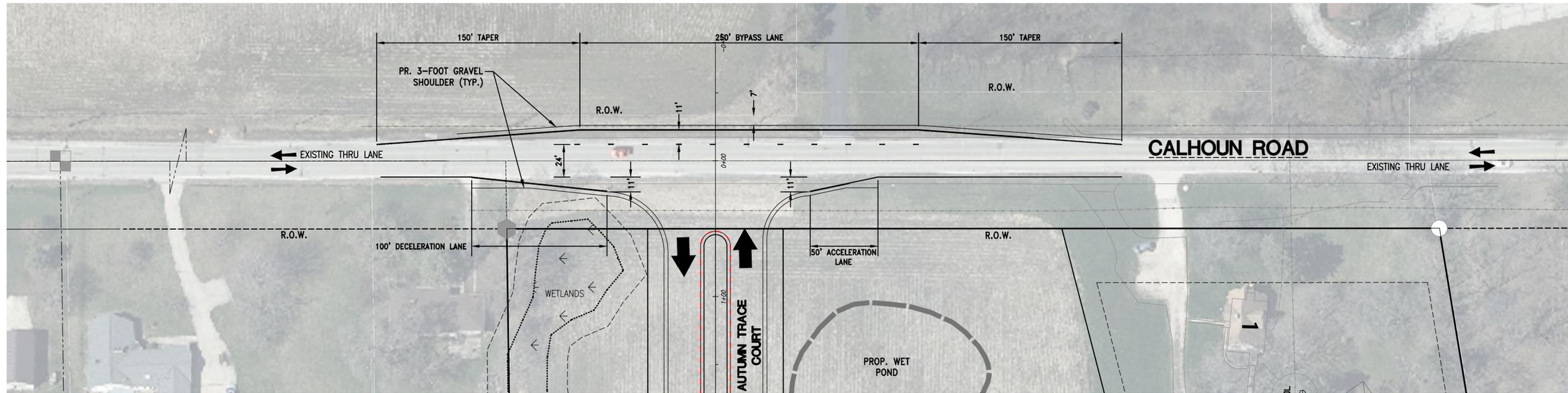
DESCRIPTION:
 ROADWAY PLAN

SHEET

C4.1

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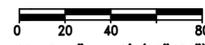
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SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")



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DESCRIPTION:

ROADWAY PLAN -
CALHOUN
INTERSECTION

SHEET

C4.3