

**GENERAL NOTES**

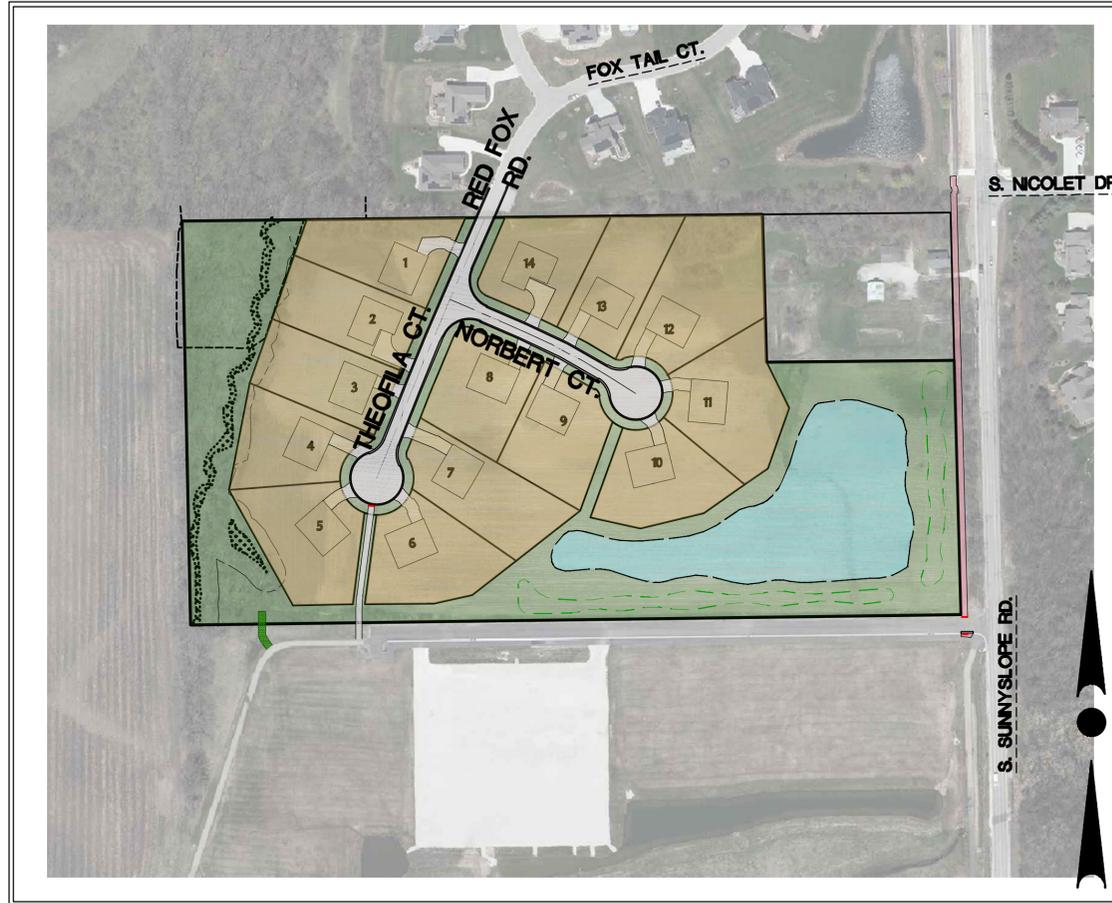
- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
  - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
  - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY 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.

# THEOFILA ESTATES

## SINGLE FAMILY RESIDENTIAL SUBDIVISION

### SITE DEVELOPMENT PLANS

CITY OF NEW BERLIN, WISCONSIN

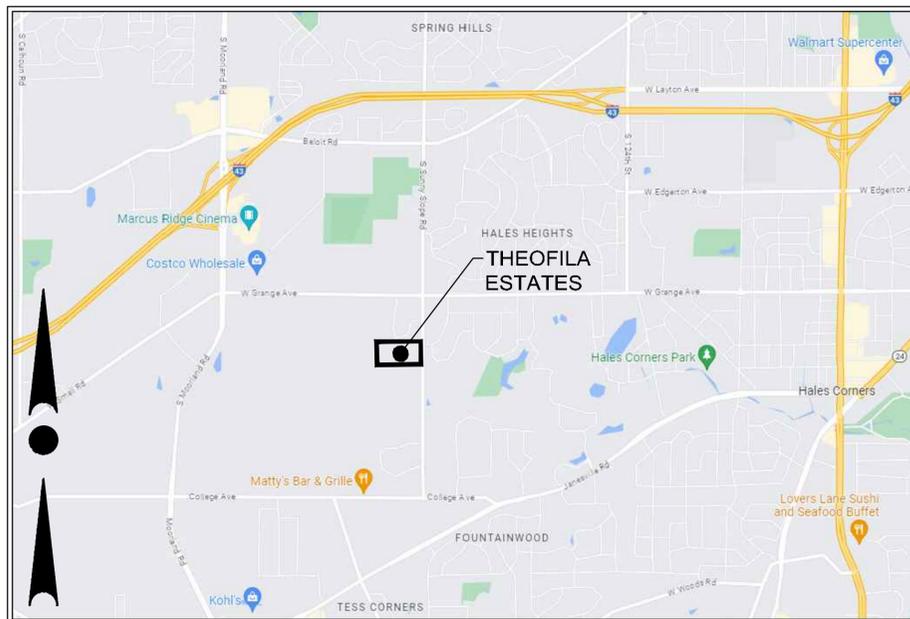


**OWNER:**  
 JANSSEN - BRUCKNER  
 PO BOX 277  
 EAGLE, WI 53119  
 CONTACT: RYAN JANSSEN

**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

**SURVEYOR:**  
 LANDTECH SURVEYING  
 111 W. 2ND ST.  
 OCONOMOWOC, WI 53066  
 PHONE: (262) 367-7599

**SITE PLAN**  
 SCALE: 1" = 150'



**LOCATION MAP**  
 NOT TO SCALE

**SHEET INDEX**

CIVIL	
T1	- COVER SHEET
C1.0	- EXISTING SITE AND DEMOLITION PLAN
C1.1	- PROPOSED SITE PLAN
C2.0	- MASTER GRADING PLAN
C2.0A	- INTERIM GRADING PLAN
C3.0	- EROSION CONTROL PLANS
C4.0	- SANITARY AND WATER SYSTEM PLAN
C4.1-4.3	- SANITARY AND WATER PLANS
C5.0	- OVERALL STORM SEWER PLAN
C5.1-5.2	- ROADWAY AND STORM SEWER PLAN & PROFILE
C5.3	- SUNNY SLOPE TRAIL PLAN & PROFILE
C5.4-5.6	- STORM SEWER PLAN & PROFILE
C6.0-6.2	- CONSTRUCTION NOTES & DETAILS



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**PROJECT:**  
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 SINGLE FAMILY RESIDENTIAL SUBDIVISION  
 CITY OF NEW BERLIN, WISCONSIN  
 BY: JANSSEN BRUCKNER  
 PO BOX 277  
 EAGLE, WI 53119

**REVISION HISTORY**

DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	CITY COMMENTS
01/31/24	CITY COMMENTS
03/18/24	CITY COMMENTS
04/12/24	CITY COMMENTS
06/18/24	CITY COMMENTS

**DATE:**  
 MAY 13, 2024

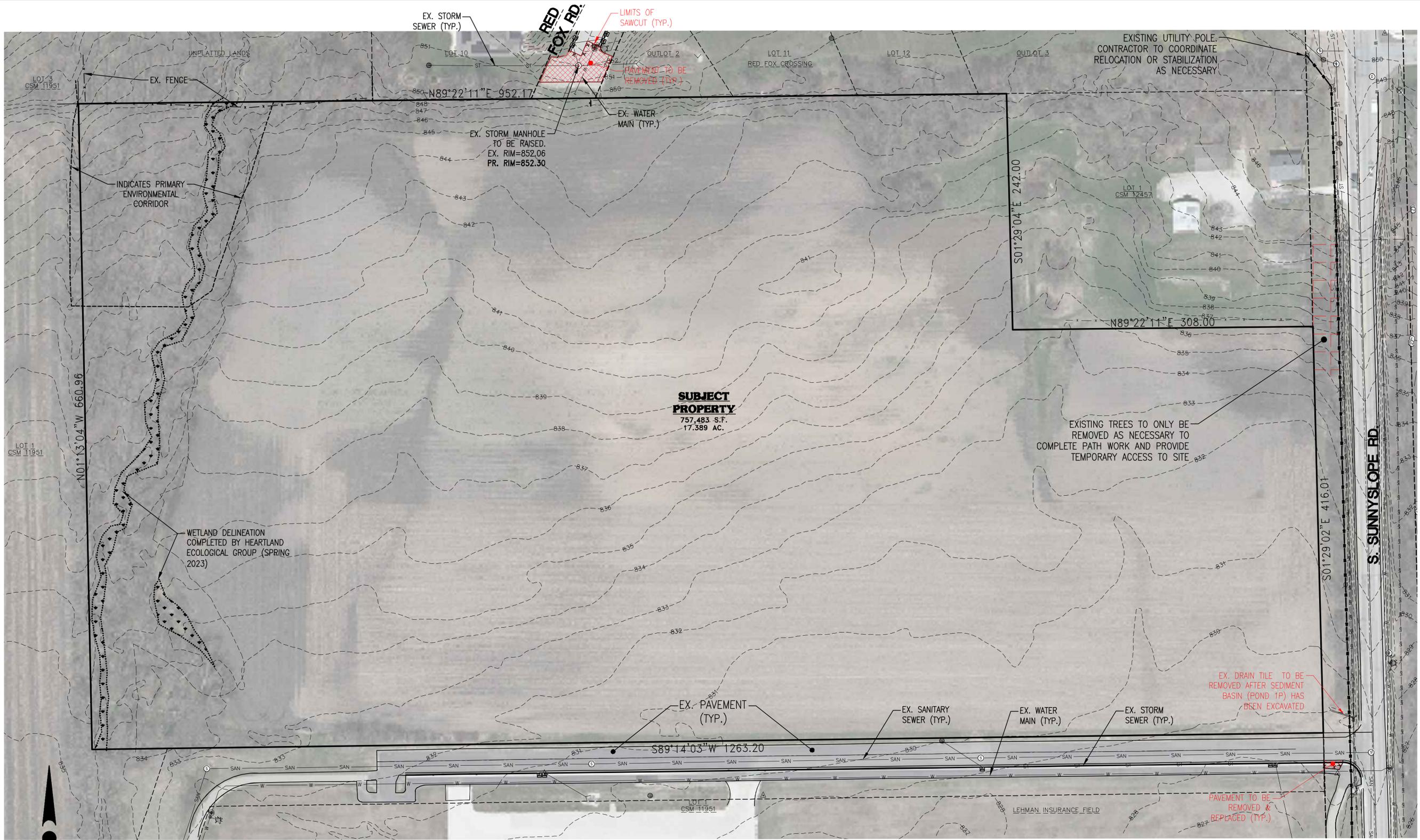
**JOB NUMBER:**  
 23-041-1124

**DESCRIPTION:**  
 COVER SHEET

**SHEET**

**T1**

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0 25 50 100  
 SCALE: 1" = 50' (22"x34")  
 SCALE: 1" = 100' (11"x17")



**NOTE:**  
 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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**LEGEND:**

---955---	- EXISTING CONTOUR
SAN	- EXISTING SANITARY SEWER
○	- EXISTING SANITARY MANHOLE
W	- EXISTING WATER MAIN
⊕	- EXISTING HYDRANT
ST	- EXISTING STORM SEWER
○	- EXISTING STORM MANHOLE
□	- EXISTING STORM INLET
⊞	- EXISTING TRANSFORMER
⊞	- EXISTING ELECTRIC PEDESTAL
⊞	- EXISTING TELEPHONE PEDESTAL
⊞	- EXISTING CATV PEDESTAL
⊞	- EXISTING POWER POLE



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**PROJECT:**  
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 SINGLE FAMILY RESIDENTIAL SUBDIVISION  
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 BY: JANSSEN BRUCKNER  
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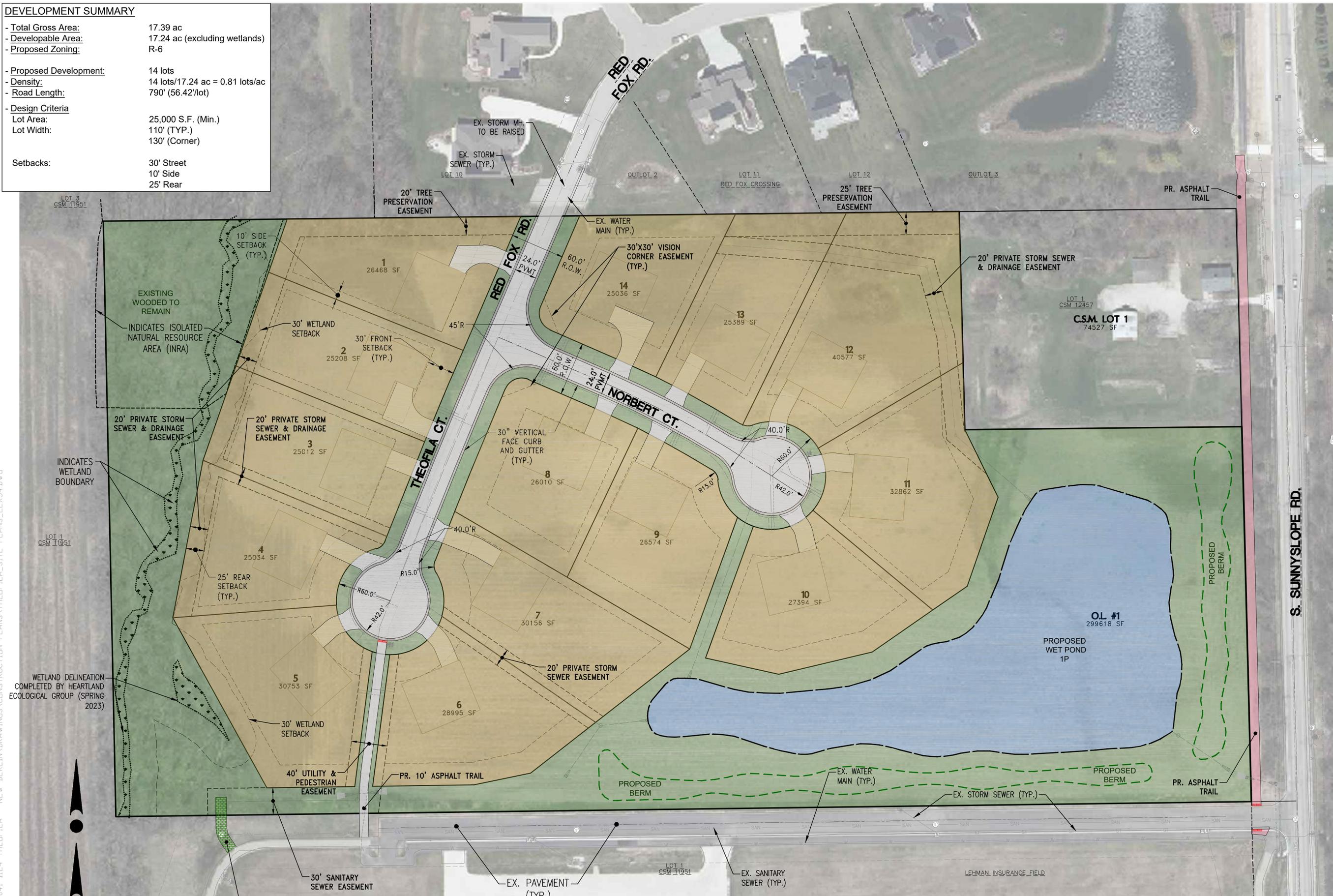
**DESCRIPTION:**  
 EXISTING SITE  
 AND DEMOLITION  
 PLAN

**SHEET**

**C1.0**

**DEVELOPMENT SUMMARY**

- Total Gross Area: 17.39 ac
- Developable Area: 17.24 ac (excluding wetlands)
- Proposed Zoning: R-6
  
- Proposed Development: 14 lots
- Density: 14 lots/17.24 ac = 0.81 lots/ac
- Road Length: 790' (56.42'/lot)
  
- Design Criteria
- Lot Area: 25,000 S.F. (Min.)
- Lot Width: 110' (TYP.)
- 130' (Corner)
  
- Setbacks:
- 30' Street
- 10' Side
- 25' Rear



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**DESCRIPTION:**  
 PROPOSED  
 SITE PLAN

**SHEET**

**C1.1**



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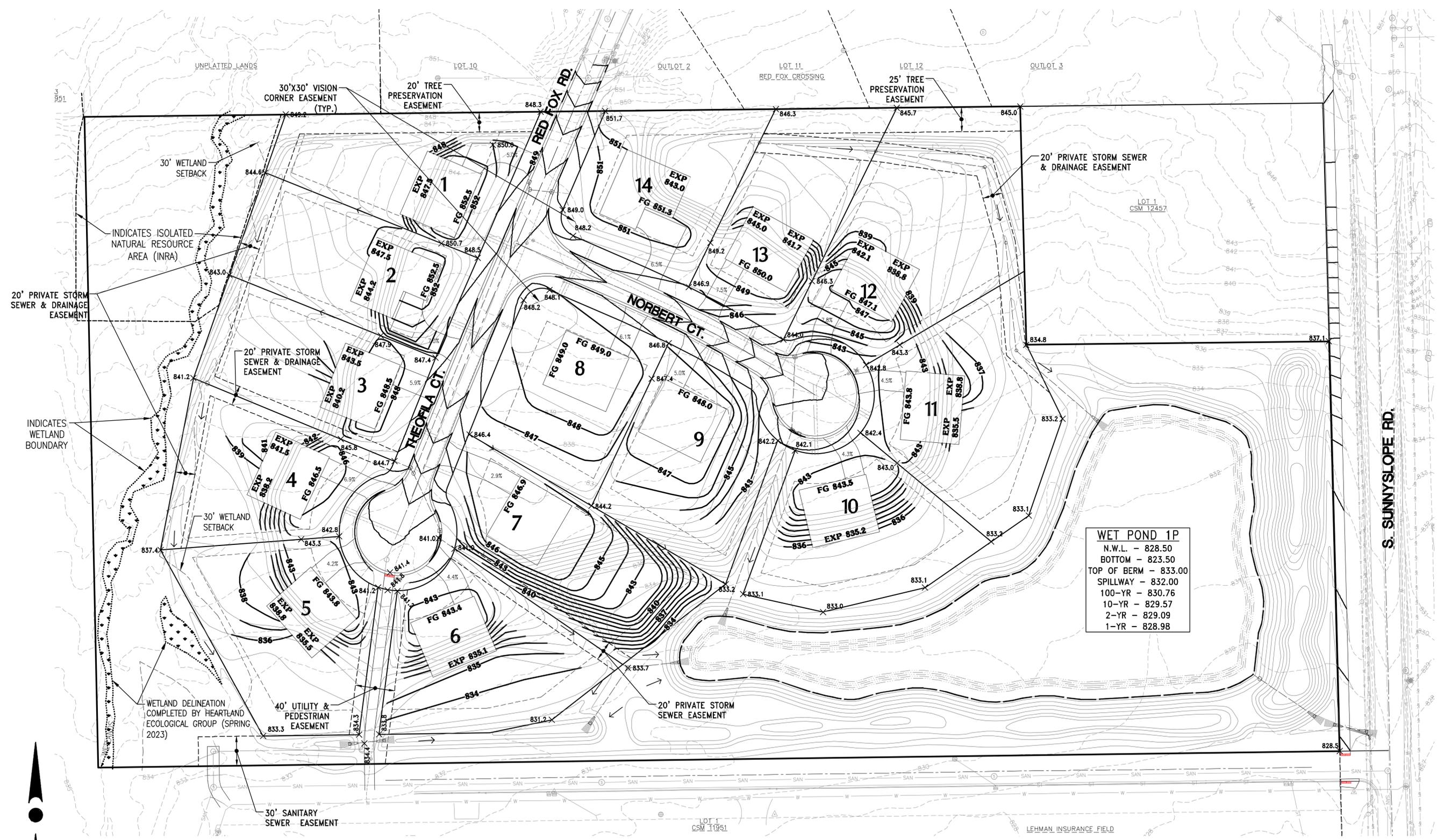
**DATE:**  
MAY 13, 2024

**JOB NUMBER:**  
23-041-1124

**DESCRIPTION:**  
MASTER GRADING PLAN

**SHEET**

**C2.0**



**LEGEND:**

- - - 995 - - - - EXISTING CONTOUR
- - - 995 - - - - PROPOSED CONTOUR
- x 995.0 - - - - PROPOSED SPOT ELEVATION
- ← - - - - PROPOSED FLOW ARROW
- FG 995.0 - - - - PROPOSED YARD GRADE
- EXP 986.0 - - - - PROPOSED EXPOSURE GRADE
- - - - - SOIL BORING LOCATION

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**NOTE:**  
EXISTING SITE SURVEY AND TOPOGRAPHICAL INFORMATION PROVIDED BY LANDTECH SURVEYING



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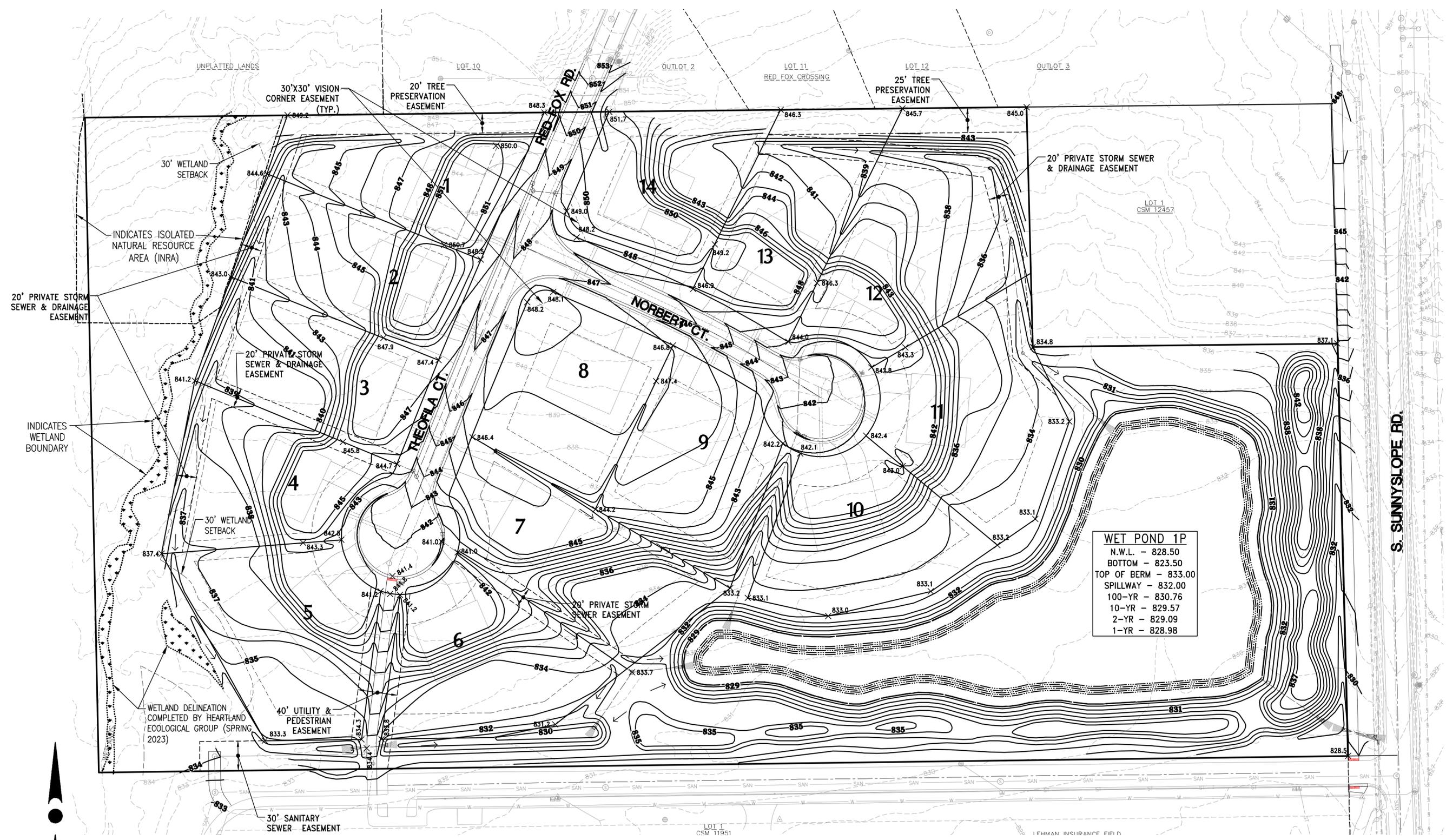
**DATE:**  
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**DESCRIPTION:**  
INTERIM GRADING PLAN

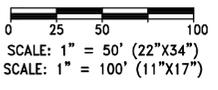
**SHEET**

**C2.0A**



WET POND 1P	
N.W.L.	- 828.50
BOTTOM	- 823.50
TOP OF BERM	- 833.00
SPILLWAY	- 832.00
100-YR	- 830.76
10-YR	- 829.57
2-YR	- 829.09
1-YR	- 828.98

LEGEND:	
--- 995 ---	- EXISTING CONTOUR
— 995 —	- PROPOSED CONTOUR
× 995.0	- PROPOSED SPOT ELEVATION
←	- PROPOSED FLOW ARROW
FG 995.0	- PROPOSED YARD GRADE
EXP 986.0	- PROPOSED EXPOSURE GRADE
⊙	- SOIL BORING LOCATION

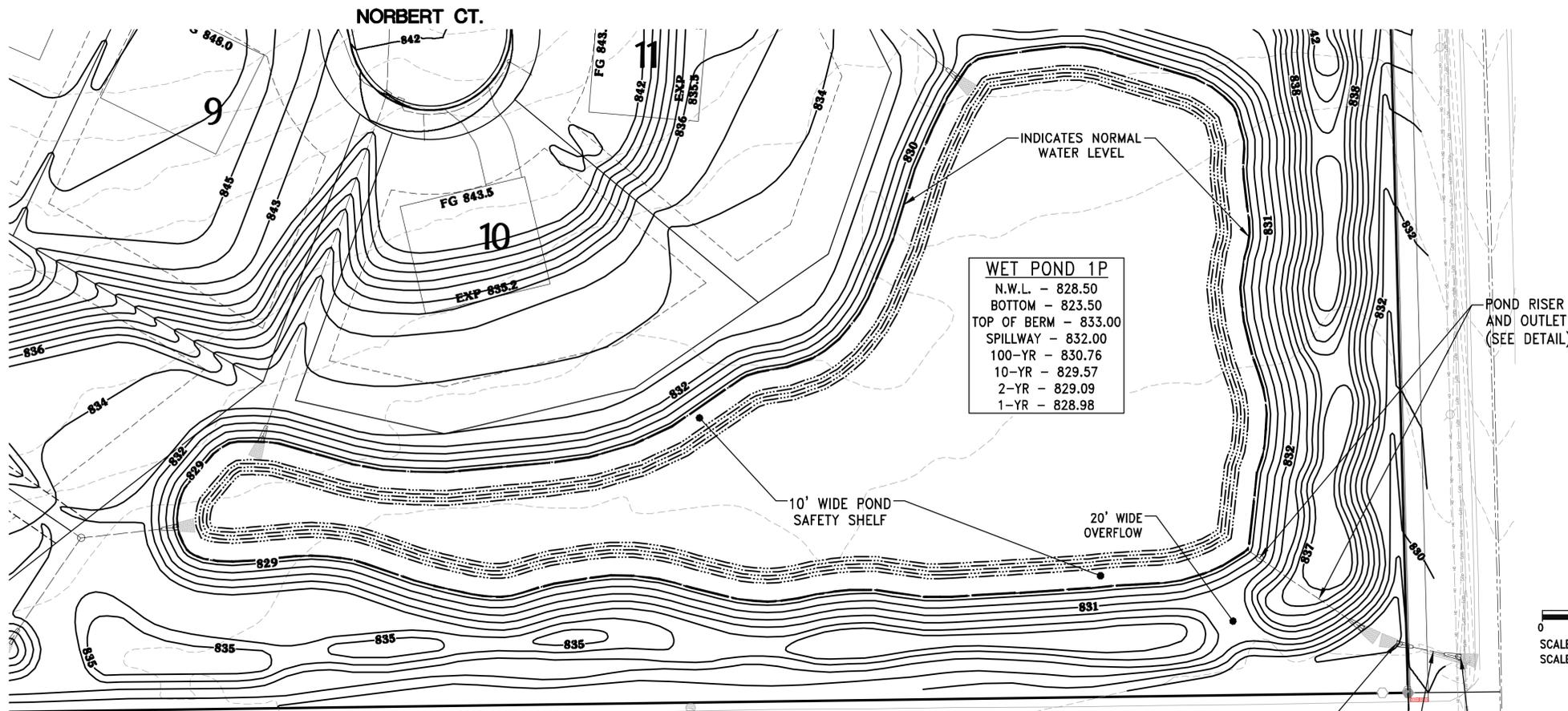


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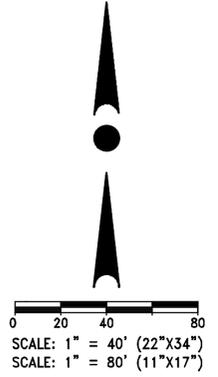
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 100-YR - 830.76  
 10-YR - 829.57  
 2-YR - 829.09  
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**CLAY LINER NOTE:**  
 - 2" THICK CLAY LINER IN ACCORDANCE WITH WDNR TECH. STD. 1001 TYPE B, AND SOILS REPORT.  
 - CLAY LINER MATERIALS SHOULD 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.  
 - CLAY LINER SHALL EXTEND UP TO 2-YEAR WATER SURFACE ELEVATION. (EL. 857.03(1P)) (EL. 848.61(3P))

**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.

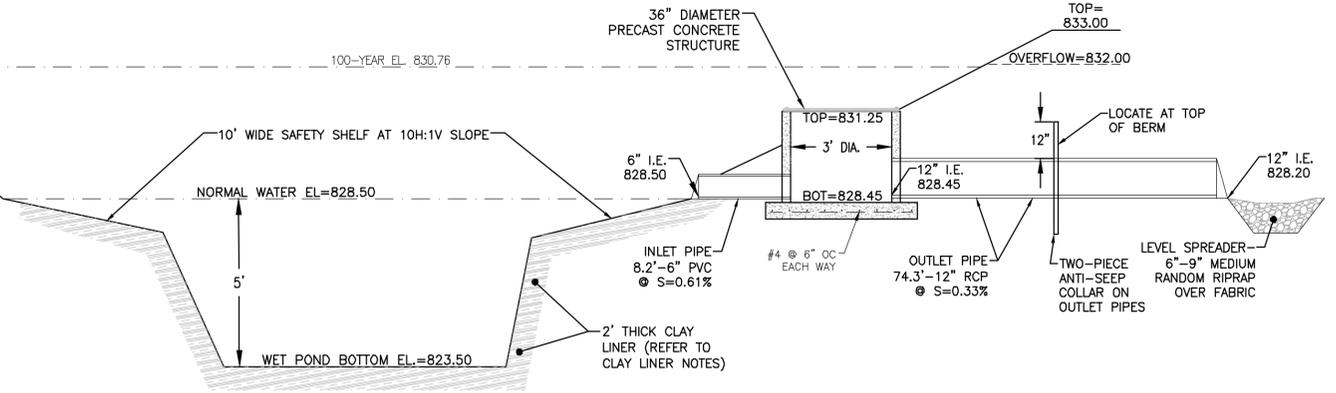


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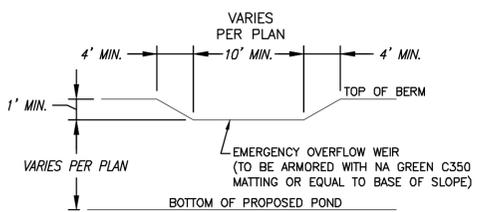
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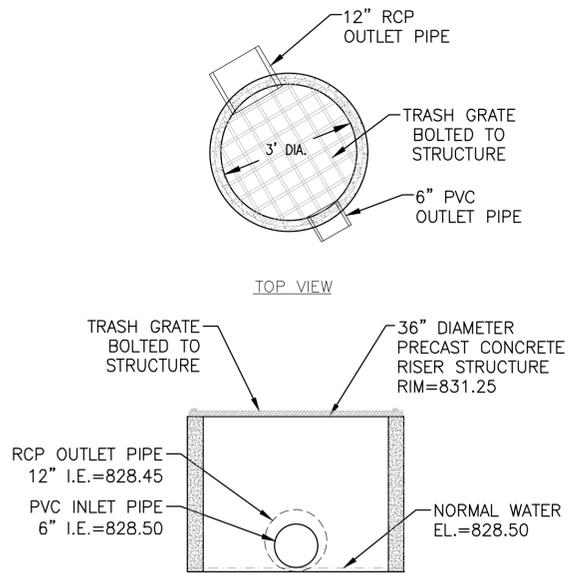
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WET POND 1P & OUTLET STRUCTURE DETAIL  
 NO SCALE



TYPICAL EMERGENCY OVERFLOW WEIR DETAIL  
 NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND BOTTOM OF POND SHALL BE PER PLAN.



OUTLET STRUCTURE DETAIL  
 NO SCALE



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**DESCRIPTION:**  
 POND DETAIL

**SHEET**

**C2.1**



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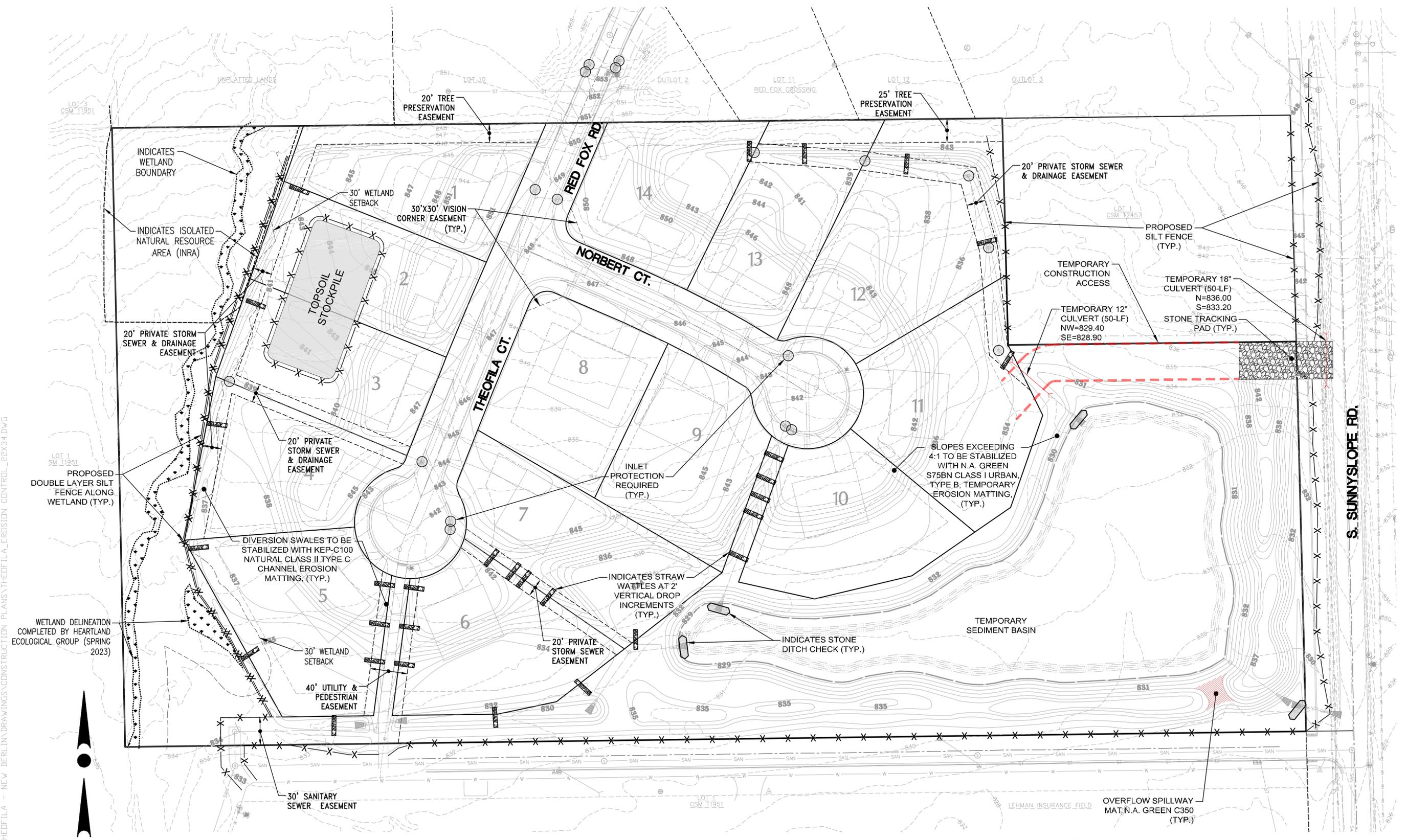
**DATE:**  
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**DESCRIPTION:**  
EROSION CONTROL PLAN

**SHEET**

**C3.0**



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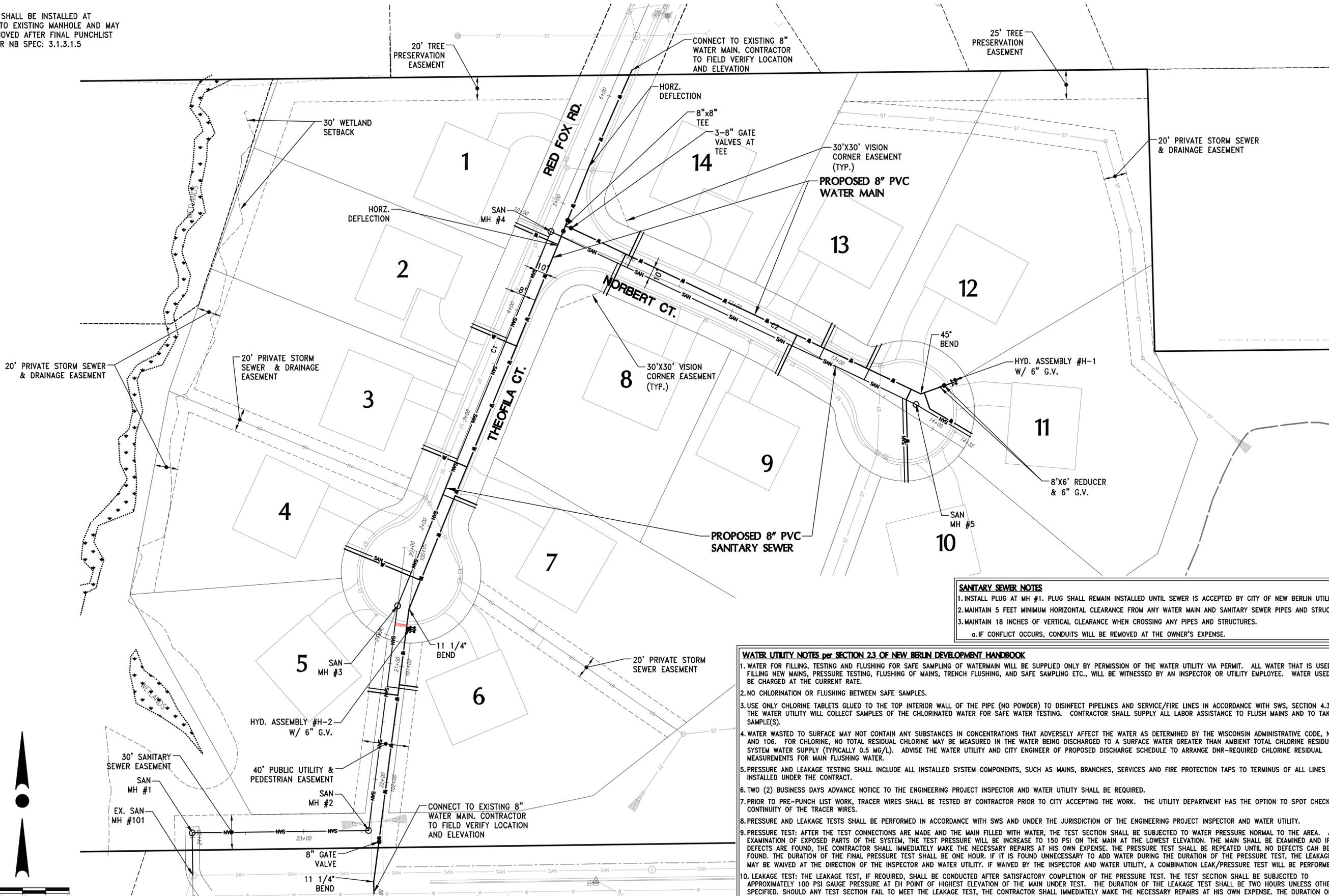


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**NOTE:**  
• ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE FROM SUNNY SLOPE ROAD.  
• TEMPORARY ACCESS SHALL BE COMPLETELY REMOVED FOLLOWING ROADWAY BASE COURSE PLACEMENT AND PRIOR TO THE ISSUING OF THE FINAL PLAT

NOTE:  
SEWER PLUG SHALL BE INSTALLED AT CONNECTION TO EXISTING MANHOLE AND MAY ONLY BE REMOVED AFTER FINAL PUNCHLIST APPROVAL PER NB SPEC: 3.1.3.1.5



**SANITARY SEWER NOTES**

1. INSTALL PLUG AT MH #1. PLUG SHALL REMAIN INSTALLED UNTIL SEWER IS ACCEPTED BY CITY OF NEW BERLIN UTILITY.
2. MAINTAIN 5 FEET MINIMUM HORIZONTAL CLEARANCE FROM ANY WATER MAIN AND SANITARY SEWER PIPES AND STRUCTURES
3. MAINTAIN 18 INCHES OF VERTICAL CLEARANCE WHEN CROSSING ANY PIPES AND STRUCTURES.

a. IF CONFLICT OCCURS, CONDUITS WILL BE REMOVED AT THE OWNER'S EXPENSE.

**WATER UTILITY NOTES per SECTION 2.3 OF NEW BERLIN DEVELOPMENT HANDBOOK**

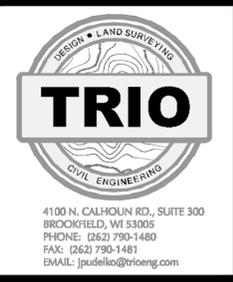
1. WATER FOR FILLING, TESTING AND FLUSHING FOR SAFE SAMPLING OF WATERMAIN WILL BE SUPPLIED ONLY BY PERMISSION OF THE WATER UTILITY VIA PERMIT. ALL WATER THAT IS USED FOR FILLING NEW MAINS, PRESSURE TESTING, FLUSHING OF MAINS, TRENCH FLUSHING, AND SAFE SAMPLING ETC., WILL BE WITNESSED BY AN INSPECTOR OR UTILITY EMPLOYEE. WATER USED WILL BE CHARGED AT THE CURRENT RATE.
2. NO CHLORINATION OR FLUSHING BETWEEN SAFE SAMPLES.
3. USE ONLY CHLORINE TABLETS GLUED TO THE TOP INTERIOR WALL OF THE PIPE (NO POWDER) TO DISINFECT PIPELINES AND SERVICE/FIRE LINES IN ACCORDANCE WITH SWS, SECTION 4.3.12. THE WATER UTILITY WILL COLLECT SAMPLES OF THE CHLORINATED WATER FOR SAFE WATER TESTING. CONTRACTOR SHALL SUPPLY ALL LABOR ASSISTANCE TO FLUSH MAINS AND TO TAKE SAMPLE(S).
4. WATER WASTED TO SURFACE MAY NOT CONTAIN ANY SUBSTANCES IN CONCENTRATIONS THAT ADVERSELY AFFECT THE WATER AS DETERMINED BY THE WISCONSIN ADMINISTRATIVE CODE, NR 105 AND 106. FOR CHLORINE, NO TOTAL RESIDUAL CHLORINE MAY BE MEASURED IN THE WATER BEING DISCHARGED TO A SURFACE WATER GREATER THAN AMBIENT TOTAL CHLORINE RESIDUAL IN SYSTEM WATER SUPPLY (TYPICALLY 0.5 MG/L). ADVISE THE WATER UTILITY AND CITY ENGINEER OF PROPOSED DISCHARGE SCHEDULE TO ARRANGE DNR-REQUIRED CHLORINE RESIDUAL MEASUREMENTS FOR MAIN FLUSHING WATER.
5. PRESSURE AND LEAKAGE TESTING SHALL INCLUDE ALL INSTALLED SYSTEM COMPONENTS, SUCH AS MAINS, BRANCHES, SERVICES AND FIRE PROTECTION TAPS TO TERMINUS OF ALL LINES TO BE INSTALLED UNDER THE CONTRACT.
6. TWO (2) BUSINESS DAYS ADVANCE NOTICE TO THE ENGINEERING PROJECT INSPECTOR AND WATER UTILITY SHALL BE REQUIRED.
7. PRIOR TO PRE-PUNCH LIST WORK, TRACER WIRES SHALL BE TESTED BY CONTRACTOR PRIOR TO CITY ACCEPTING THE WORK. THE UTILITY DEPARTMENT HAS THE OPTION TO SPOT CHECK THE CONTINUITY OF THE TRACER WIRES.
8. PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED IN ACCORDANCE WITH SWS AND UNDER THE JURISDICTION OF THE ENGINEERING PROJECT INSPECTOR AND WATER UTILITY.
9. PRESSURE TEST: AFTER THE TEST CONNECTIONS ARE MADE AND THE MAIN FILLED WITH WATER, THE TEST SECTION SHALL BE SUBJECTED TO WATER PRESSURE NORMAL TO THE AREA. AFTER EXAMINATION OF EXPOSED PARTS OF THE SYSTEM, THE TEST PRESSURE WILL BE INCREASED TO 150 PSI ON THE MAIN AT THE LOWEST ELEVATION. THE MAIN SHALL BE EXAMINED AND IF ANY DEFECTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY MAKE THE NECESSARY REPAIRS AT HIS OWN EXPENSE. THE PRESSURE TEST SHALL BE REPEATED UNTIL NO DEFECTS CAN BE FOUND. THE DURATION OF THE FINAL PRESSURE TEST SHALL BE ONE HOUR. IF IT IS FOUND UNNECESSARY TO ADD WATER DURING THE DURATION OF THE PRESSURE TEST, THE LEAKAGE TEST MAY BE WAIVED AT THE DIRECTION OF THE INSPECTOR AND WATER UTILITY. IF WAIVED BY THE INSPECTOR AND WATER UTILITY, A COMBINATION LEAK/PRESSURE TEST WILL BE PERFORMED.
10. LEAKAGE TEST: THE LEAKAGE TEST, IF REQUIRED, SHALL BE CONDUCTED AFTER SATISFACTORY COMPLETION OF THE PRESSURE TEST. THE TEST SECTION SHALL BE SUBJECTED TO APPROXIMATELY 100 PSI GAUGE PRESSURE AT EH POINT OF HIGHEST ELEVATION OF THE MAIN UNDER TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS UNLESS OTHERWISE SPECIFIED. SHOULD ANY TEST SECTION FAIL TO MEET THE LEAKAGE TEST, THE CONTRACTOR SHALL IMMEDIATELY MAKE THE NECESSARY REPAIRS AT HIS OWN EXPENSE. THE DURATION OF THE FINAL LEAKAGE TEST SHALL BE ONE CONTINUOUS HOUR.
11. FIRE AND COMBINATION WATER/FIRE SERVICE LINES SHALL BE TESTED AT 200 PSI FOR 2.0 HOURS.
12. THE WATER UTILITY SHALL TAKE THE WATER SAMPLES. THE FIRST 2 WATER SAMPLES ARE AT THE UTILITIES EXPENSE. AFTER THE INITIAL 2 SAMPLES ARE TAKEN, THE DEVELOPER/CONTRACTOR SHALL PAY ALL UTILITY EXPENSES UNTIL THE SYSTEM IS CONSIDERED SAFE.
  - a. APPROXIMATE COST PER SAMPLE TRIP IS \$250
  - b. NO FIRST SAMPLE WILL BE TAKEN ON A FRIDAY, WEEKEND, OR ADJACENT TO A HOLIDAY.
  - c. NOTE: IN ORDER FOR ACCEPTANCE, 2 CONSECUTIVE SAMPLES MUST PASS IN A 24 HOUR PERIOD.

NOTE:  
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X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA\_SAN&WM\_22X34.DWG

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

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**



**PROJECT:**  
**THEOFILA ESTATES**  
SINGLE FAMILY RESIDENTIAL SUBDIVISION  
CITY OF NEW BERLIN, WISCONSIN  
**BY:** JANSSEN BRUCKNER  
PO BOX 277  
EAGLE, WI 53119

**REVISION HISTORY**

DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	CITY COMMENTS
01/31/24	CITY COMMENTS
03/18/24	CITY COMMENTS
04/12/24	CITY COMMENTS
06/18/24	CITY COMMENTS

**DATE:**  
MAY 13, 2024

**JOB NUMBER:**  
23-041-1124

**DESCRIPTION:**  
SANITARY AND WATER MAIN SYSTEM PLAN

**SHEET**  
**C4.0**



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

**PROJECT:**  
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12/08/23	CITY COMMENTS
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**DATE:**  
MAY 13, 2024

**JOB NUMBER:**  
23-041-1124

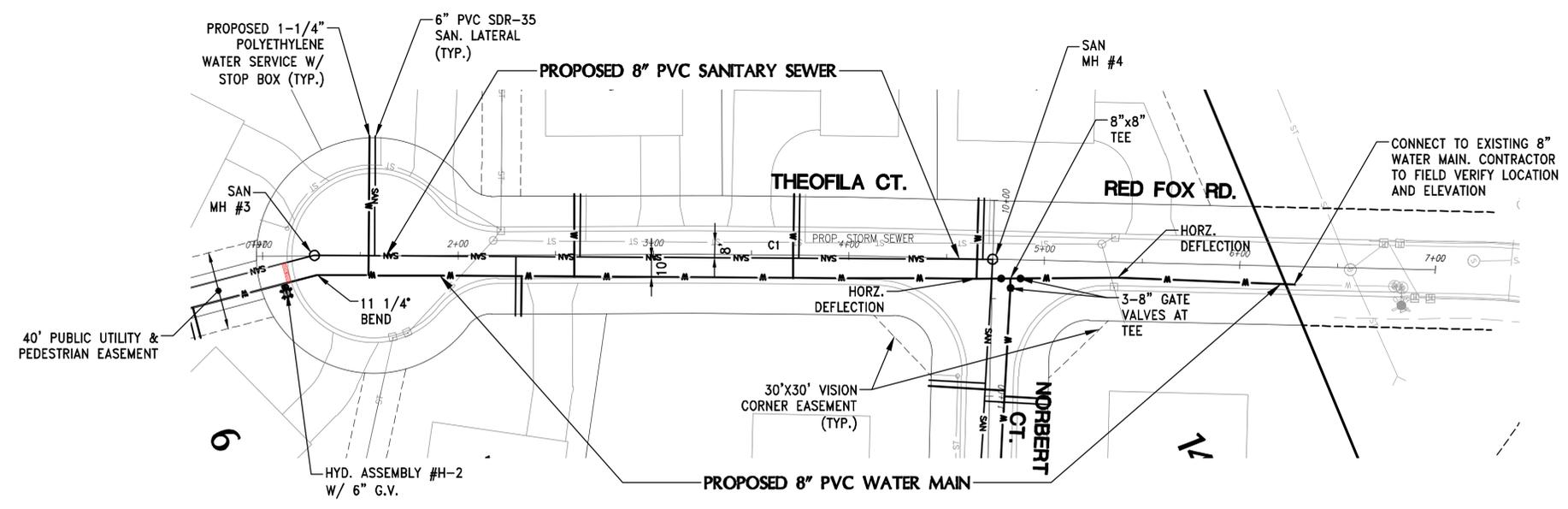
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SANITARY SEWER  
AND WATER MAIN  
PLAN

**SHEET**

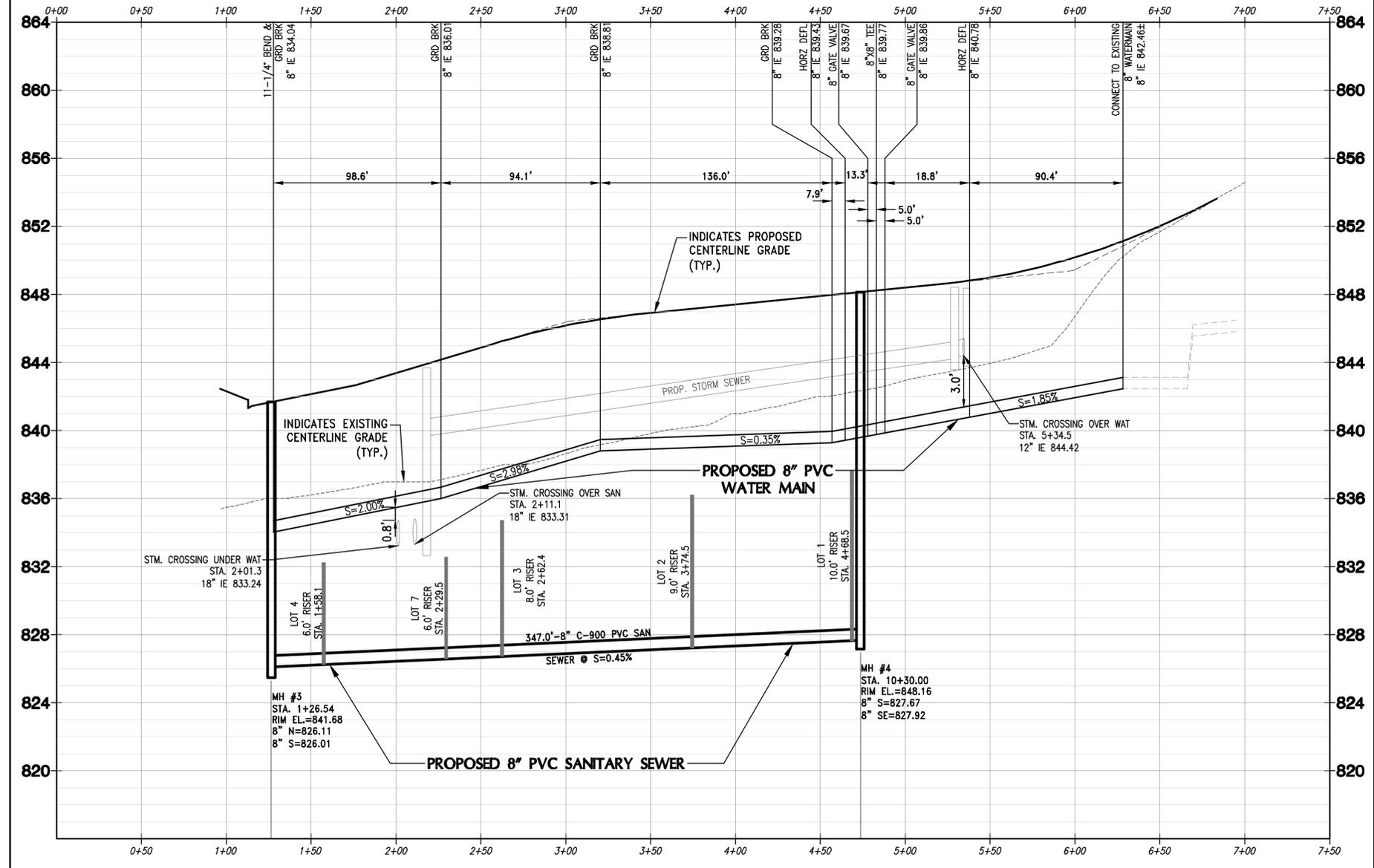
**C4.1**



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



**SANITARY SEWER AND WATER MAIN**  
FROM STA: 1+00 TO STA: 7+00



X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA\_SAN&WM\_22X34.DWG



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EMAIL: jaudelko@trioeng.com

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CITY OF NEW BERLIN, WISCONSIN  
**BY:** JANSSEN BRUCKNER  
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EAGLE, WI 53119

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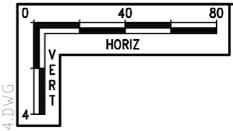
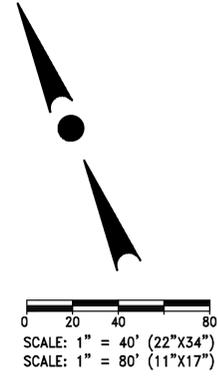
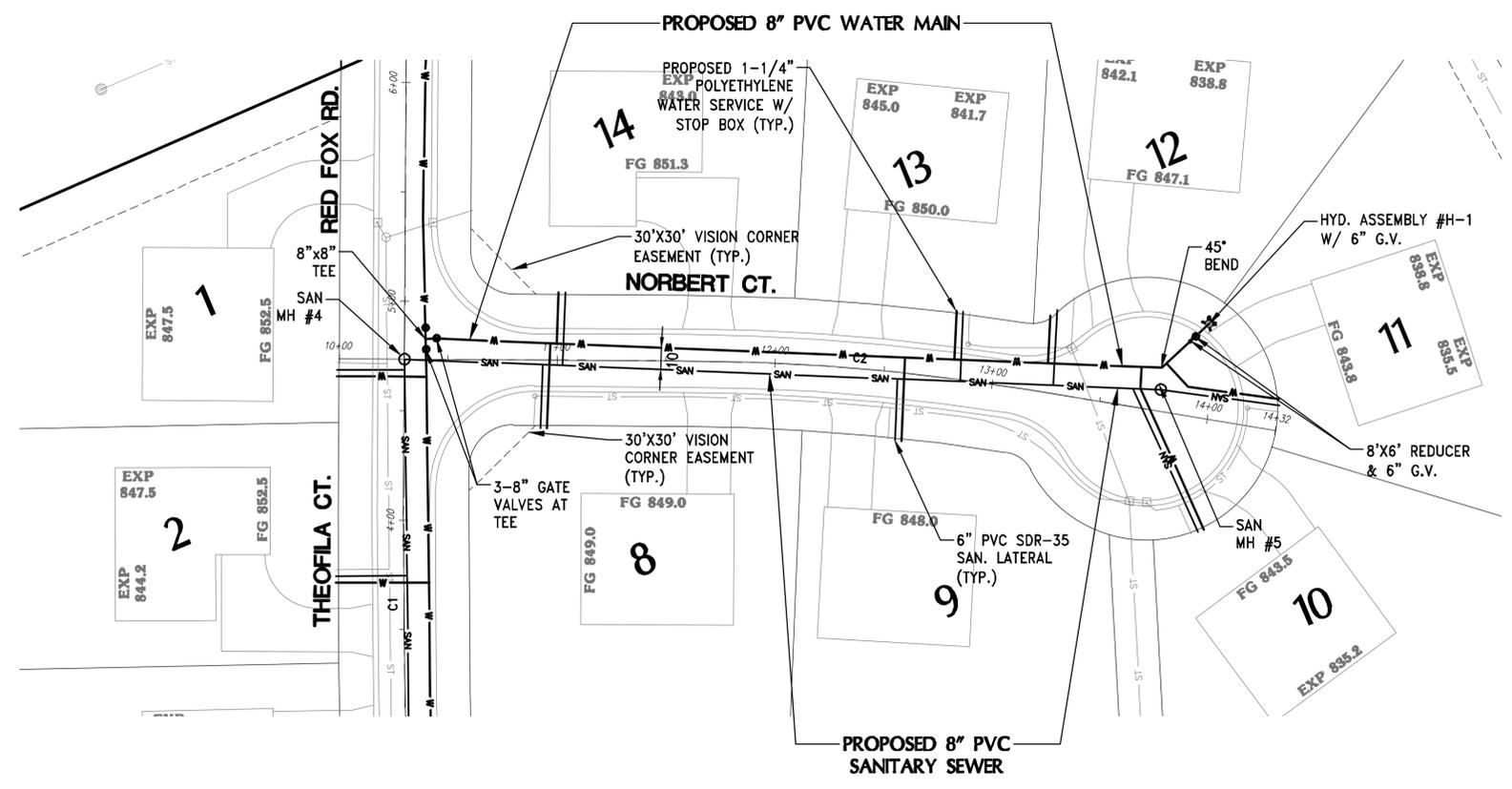
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23-041-1124

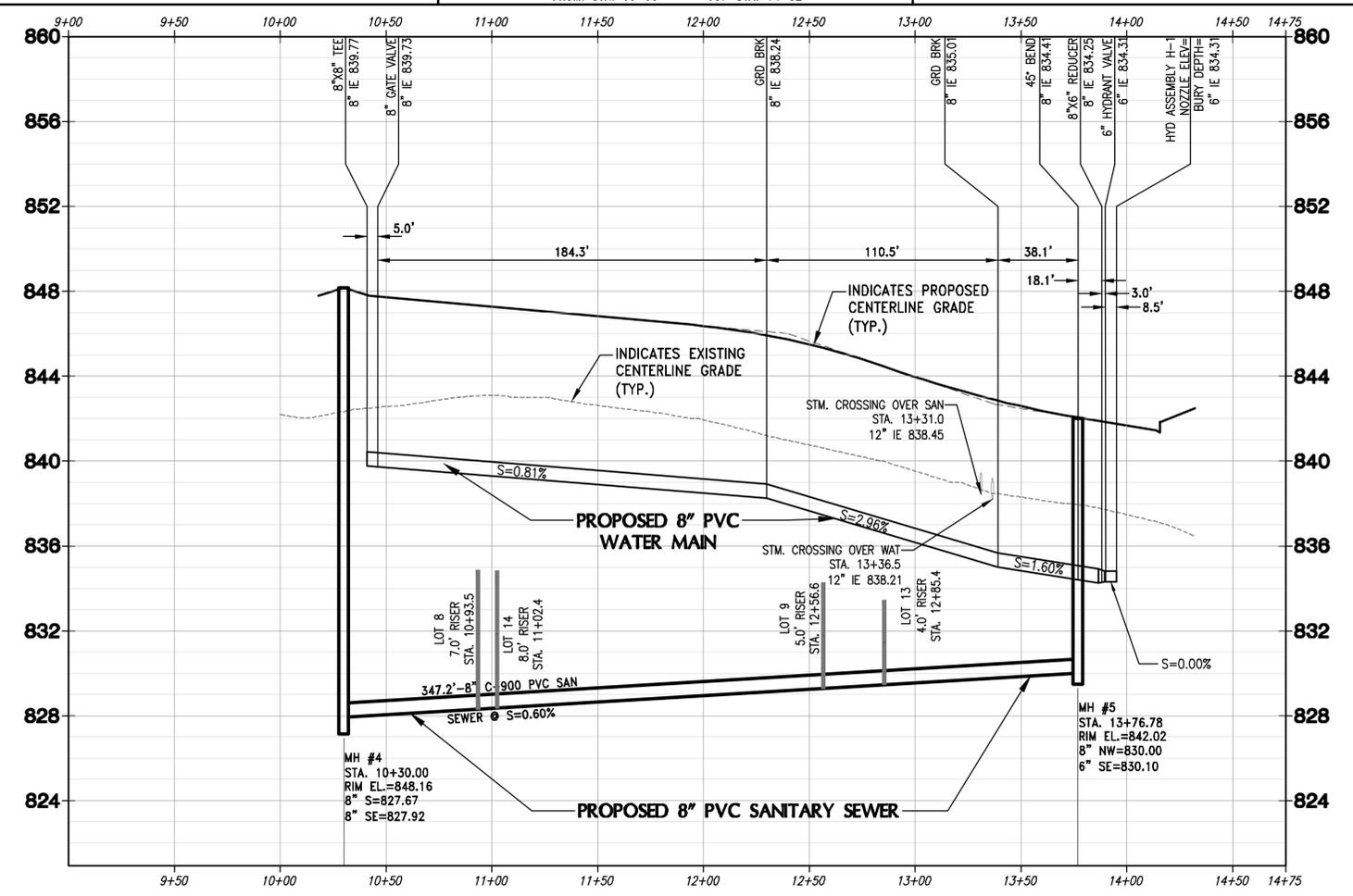
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AND WATER MAIN  
PLAN

**SHEET**

**C4.2**



**SANITARY SEWER AND WATER MAIN**  
FROM: STA: 10+00 TO: STA: 14+32



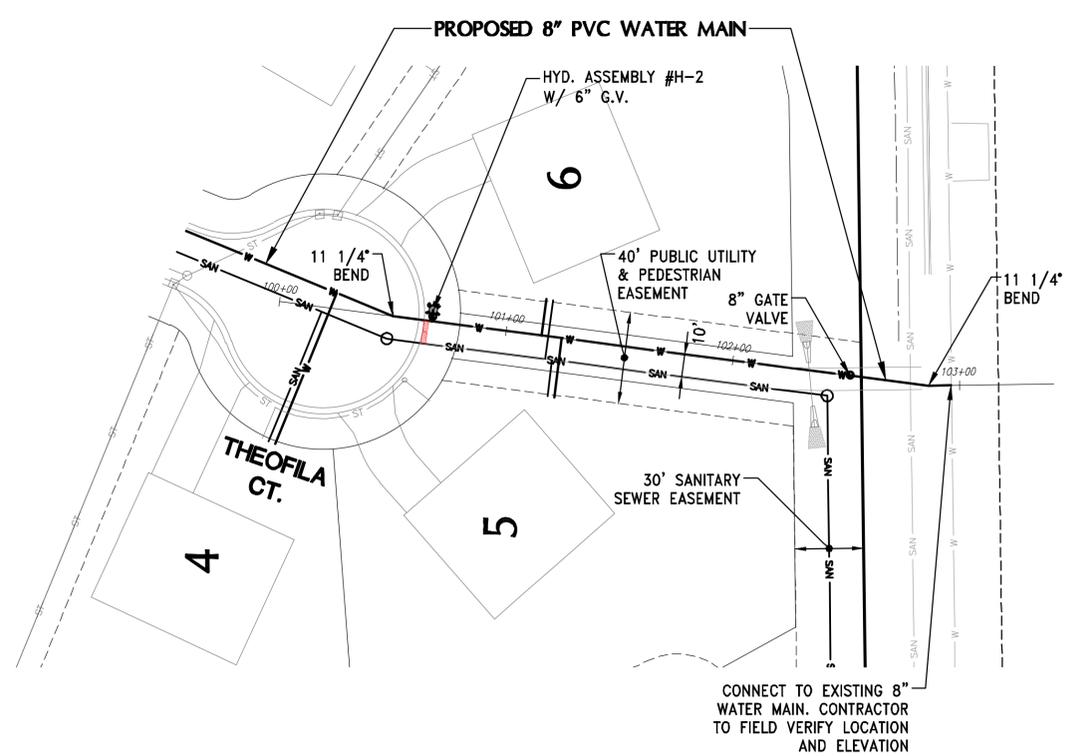
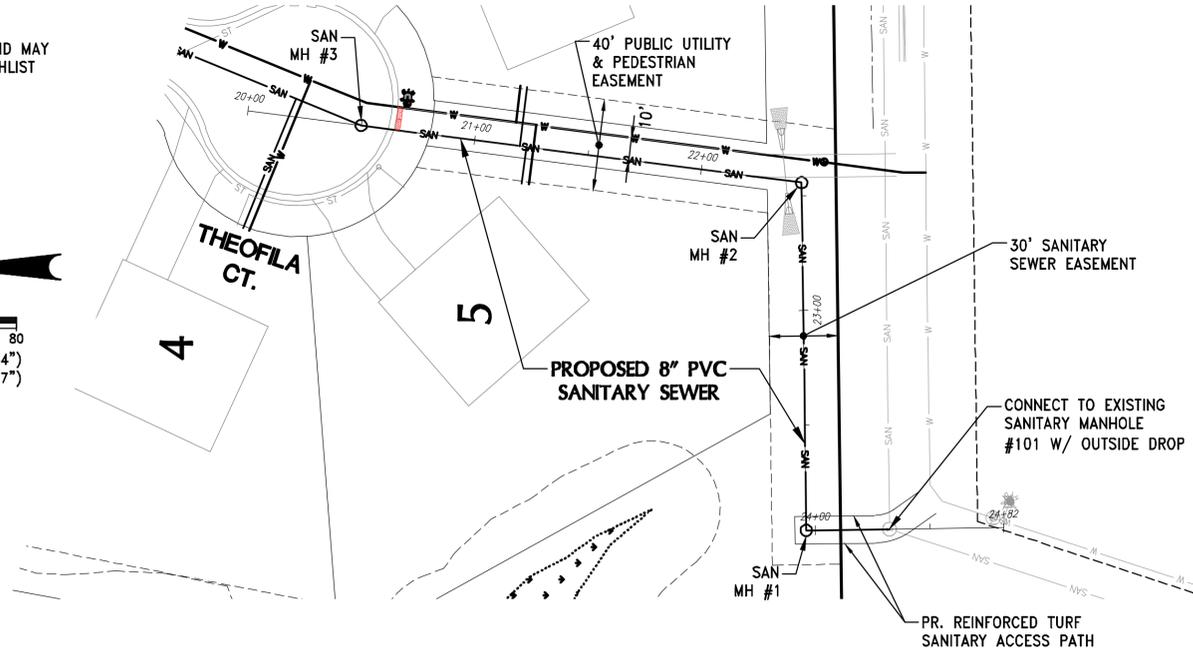
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X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA\_SAN&WM\_22X34.DWG

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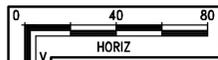


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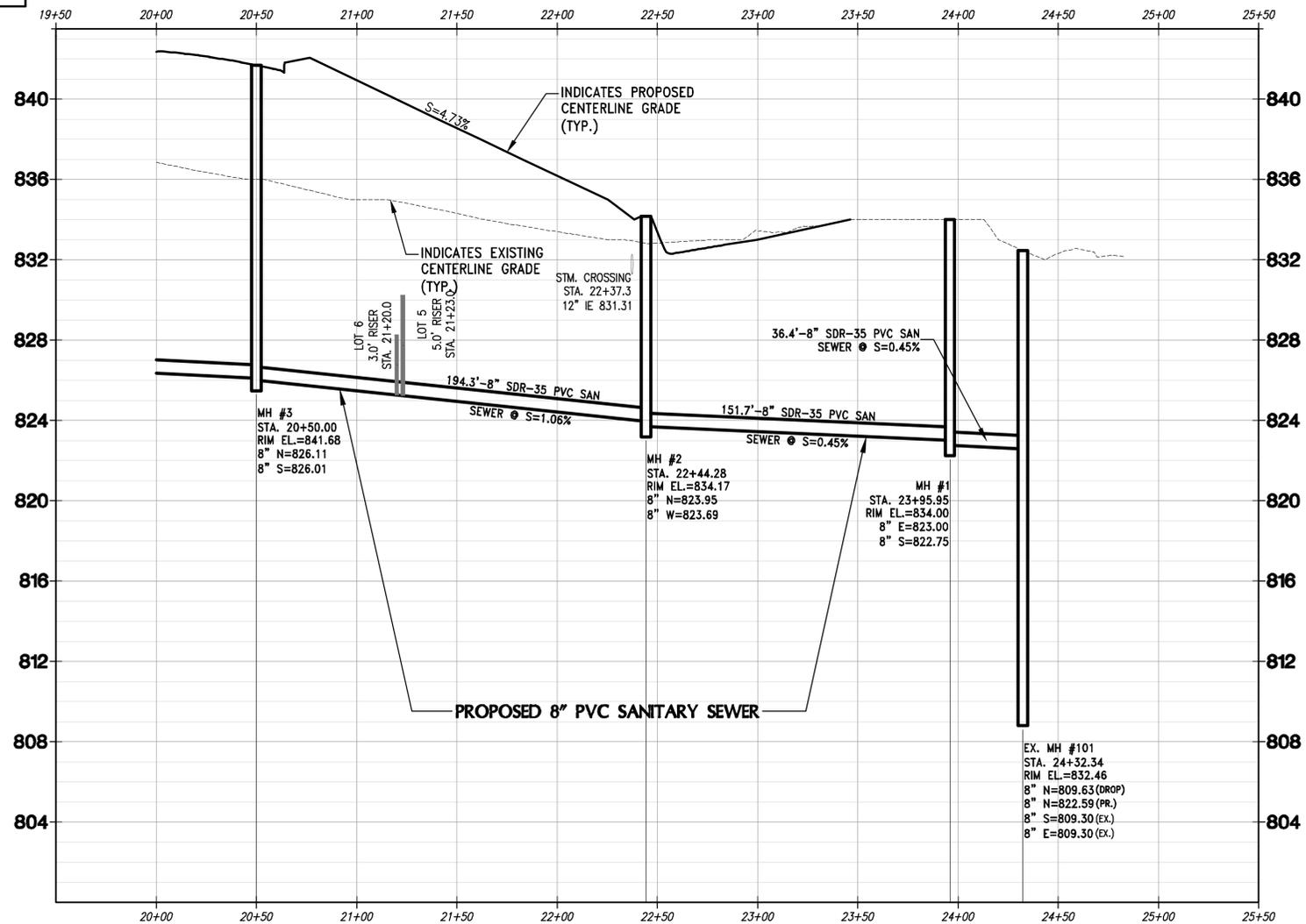


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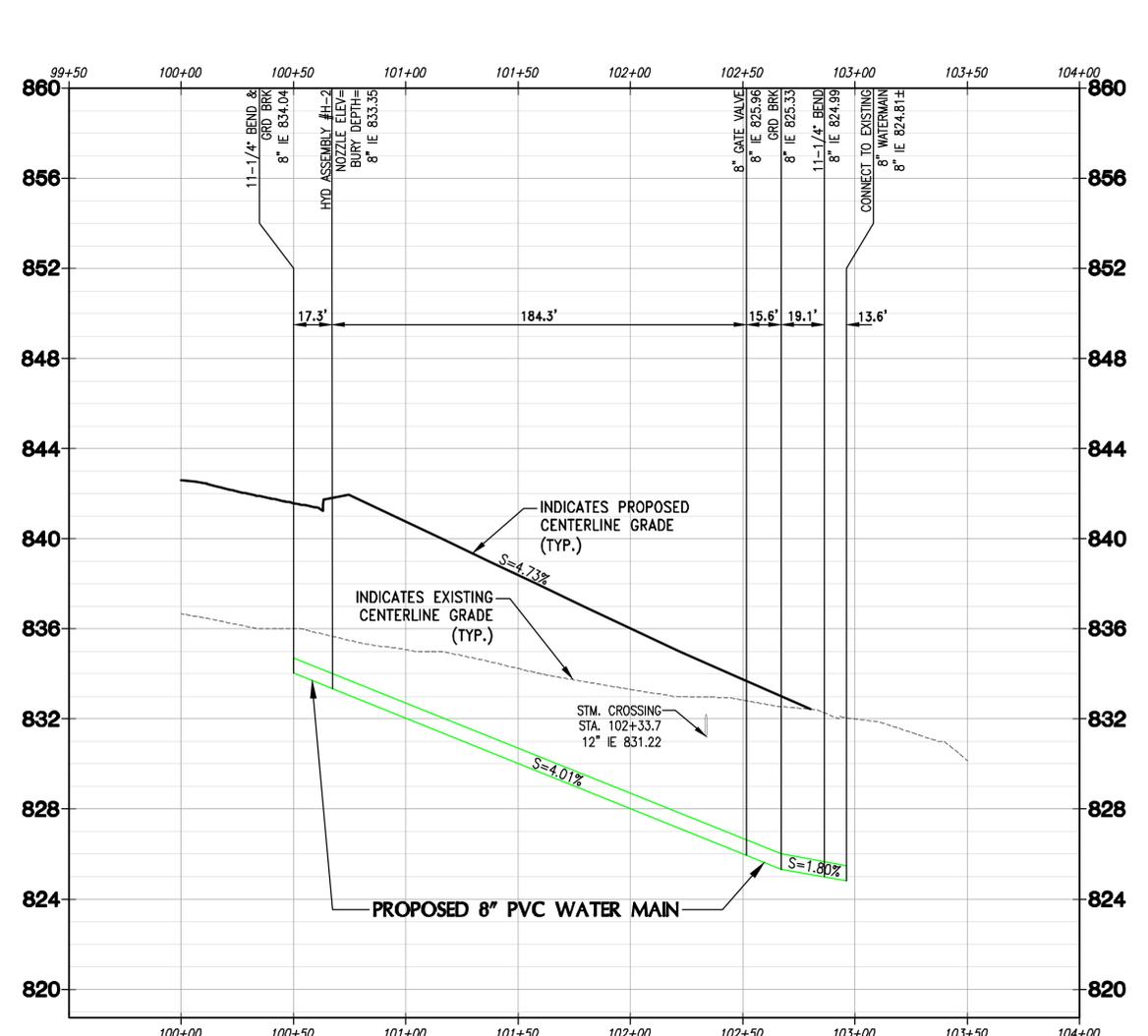
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**SANITARY SEWER**  
FROM: STA: 20+50 TO: STA: 24+50



**WATER MAIN**  
FROM: STA: 100+50 TO: STA: 103+00



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

**PROJECT:**  
**THEOFILA ESTATES**  
SINGLE FAMILY RESIDENTIAL SUBDIVISION  
CITY OF NEW BERLIN, WISCONSIN  
BY: JANSSEN BRUCKNER  
PO BOX 277  
EAGLE, WI 53119

**REVISION HISTORY**

DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	CITY COMMENTS
01/31/24	CITY COMMENTS
03/18/24	CITY COMMENTS
04/12/24	CITY COMMENTS
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**DATE:**  
MAY 13, 2024

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23-041-1124

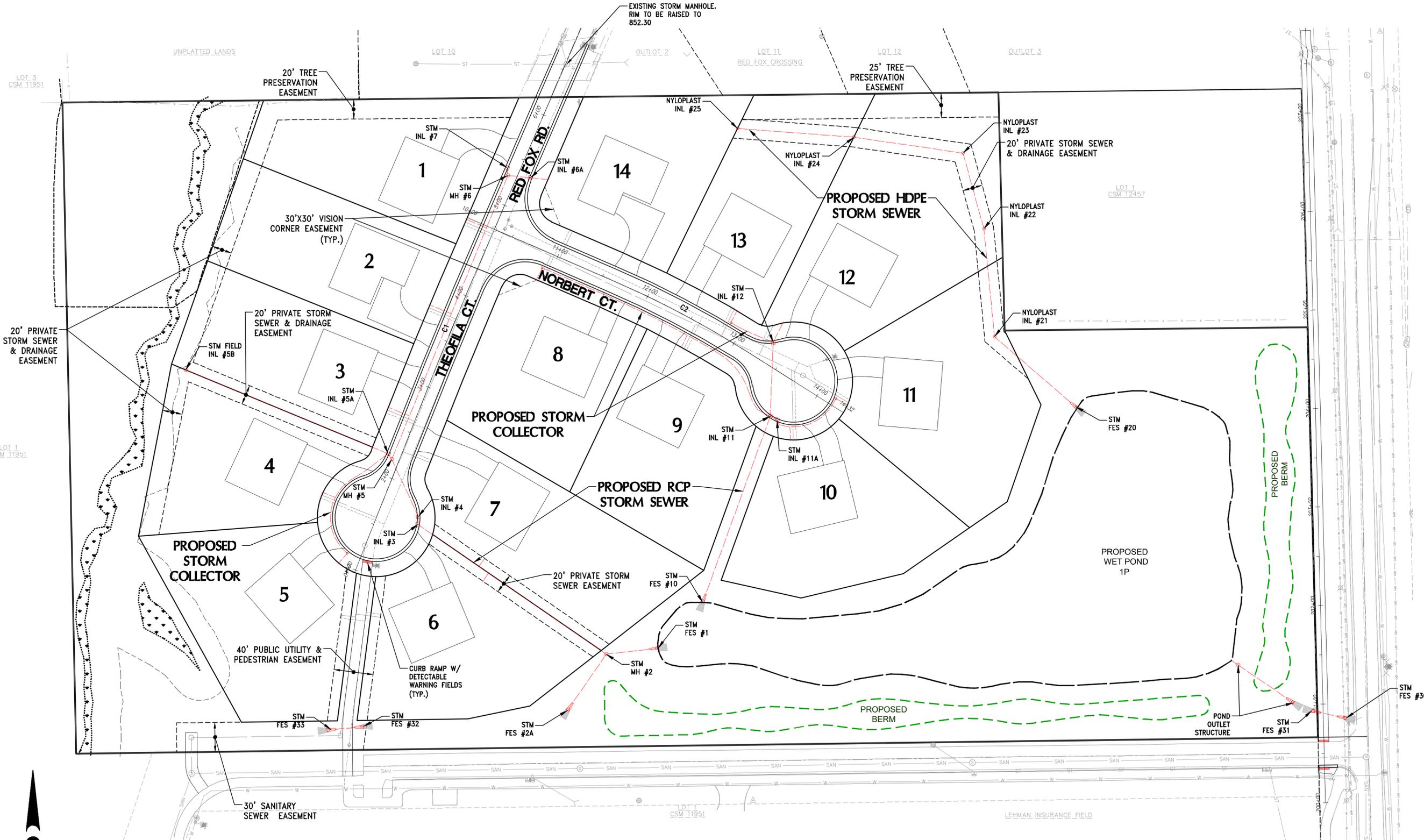
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SANITARY SEWER  
AND WATER MAIN  
PLAN

**SHEET**

**C4.3**

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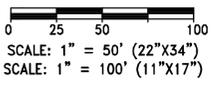
**DATE:**  
MAY 13, 2024

**JOB NUMBER:**  
23-041-1124

**DESCRIPTION:**  
OVERALL STORM SEWER PLAN

**SHEET**

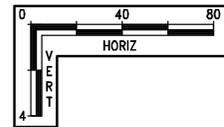
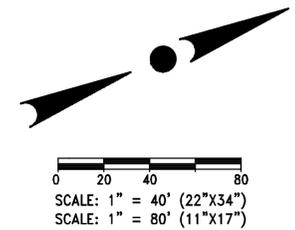
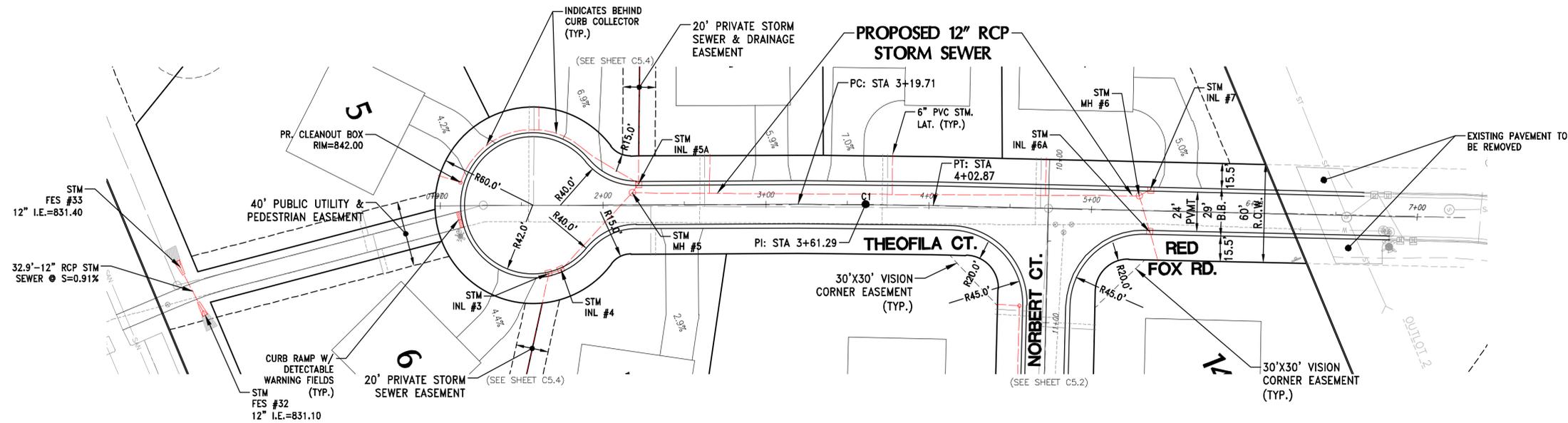
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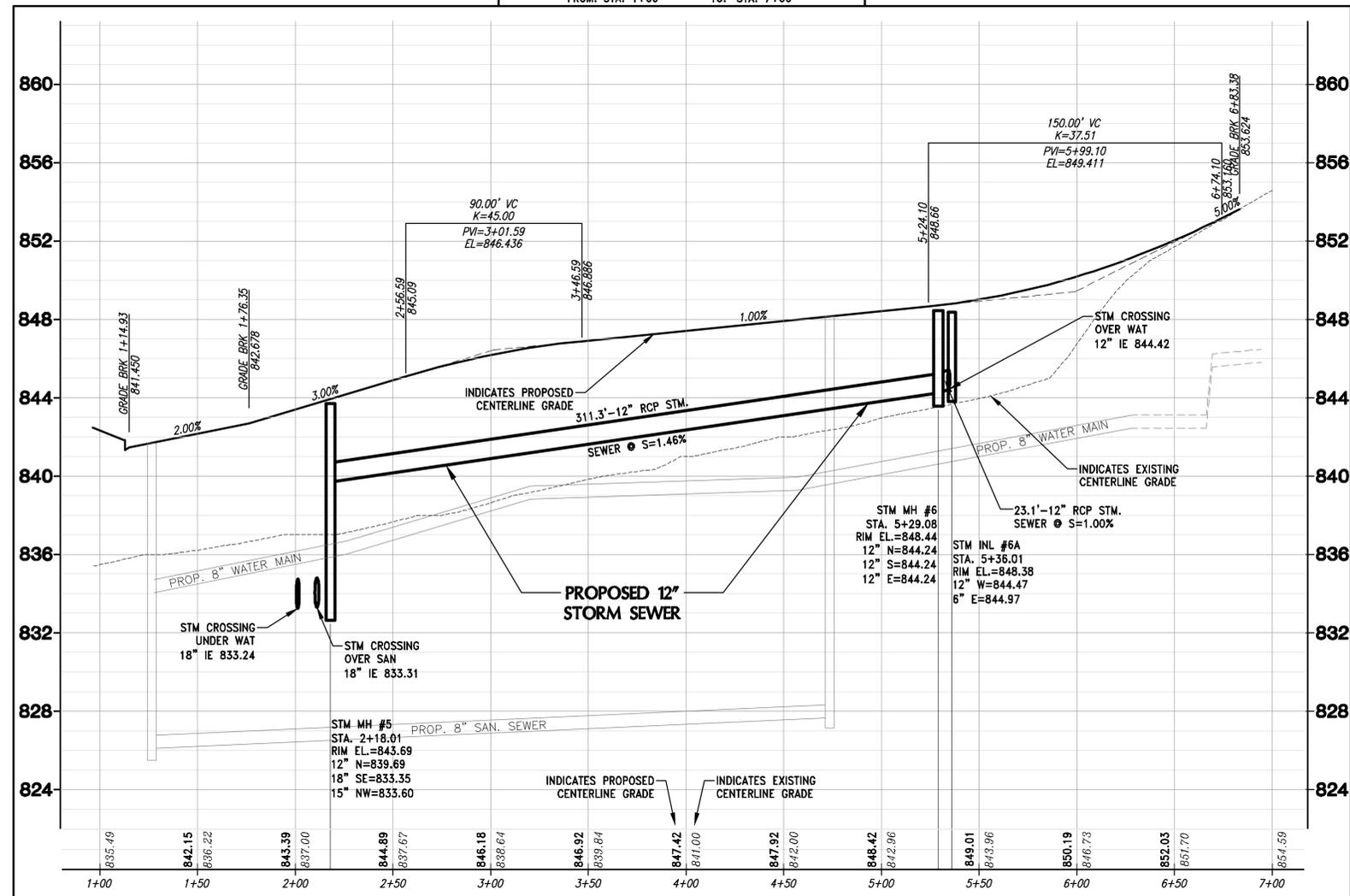
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Curve Table								
Curve #	Radius	Length	Chord Direction	PI Station	Delta	Tangent Length	BK	AH
C1	3000.000	83.158	N22° 33' 15.04"E	3+61.29	1.5882	41.58'	N21° 45' 36.27"E	N23° 20' 53.80"E
C2	1000.000	156.857	S62° 09' 29.16"E	12+38.80	8.9872	78.59'	S66° 39' 06.20"E	S57° 39' 52.12"E



**THEOFILA CT./RED FOX RD.**  
FROM: STA: 1+00 TO: STA: 7+00



X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION\PLANS\THEOFILA\_RD&STM\_22X34.DWG



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BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: jaudelko@trioeng.com

**PROJECT:**  
**THEOFILA ESTATES**  
SINGLE FAMILY RESIDENTIAL SUBDIVISION  
CITY OF NEW BERLIN, WISCONSIN  
**BY:** JANSSEN BRUCKNER  
PO BOX 277  
EAGLE, WI 53119

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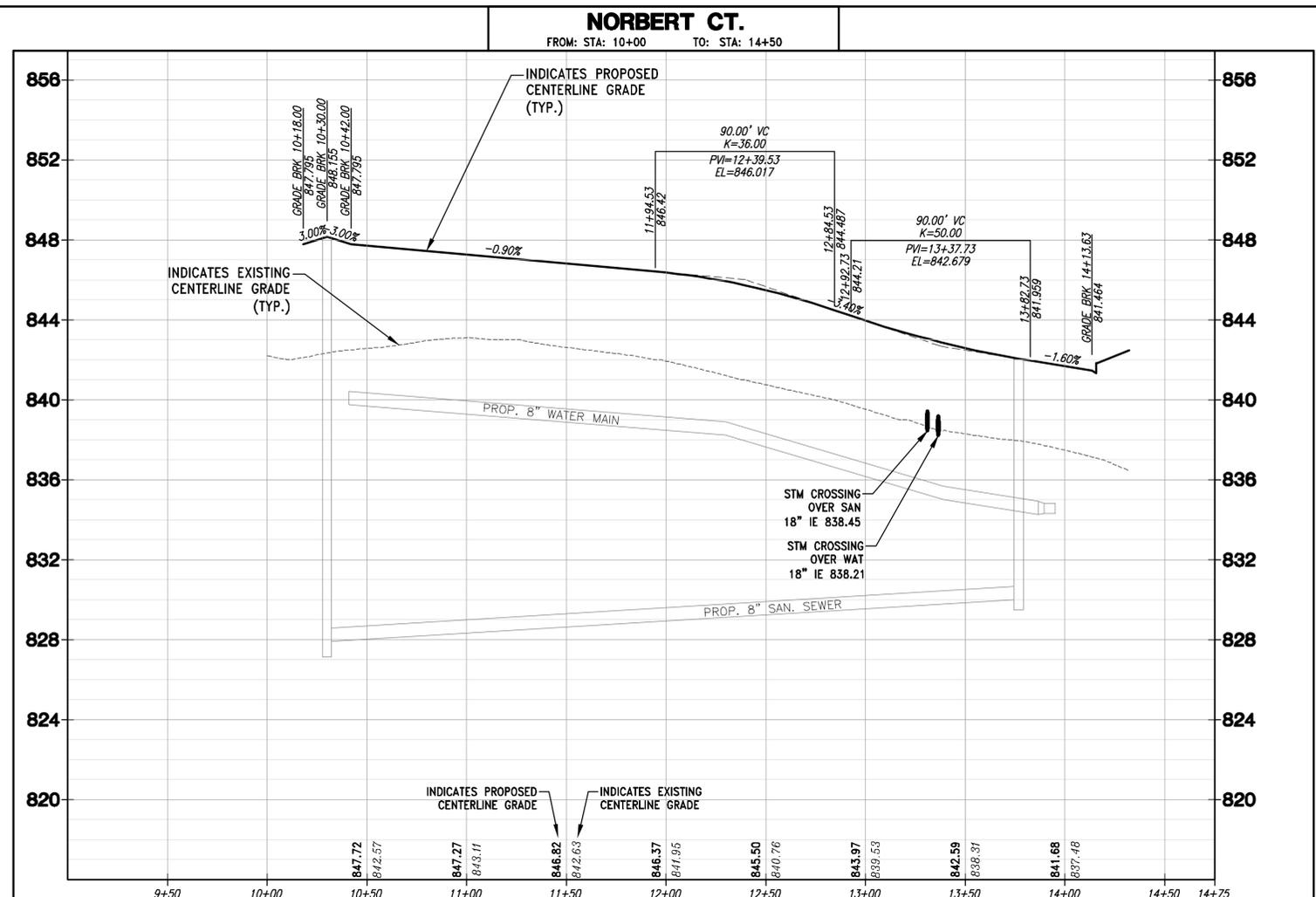
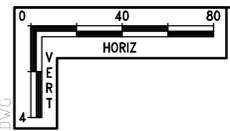
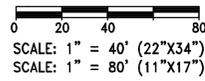
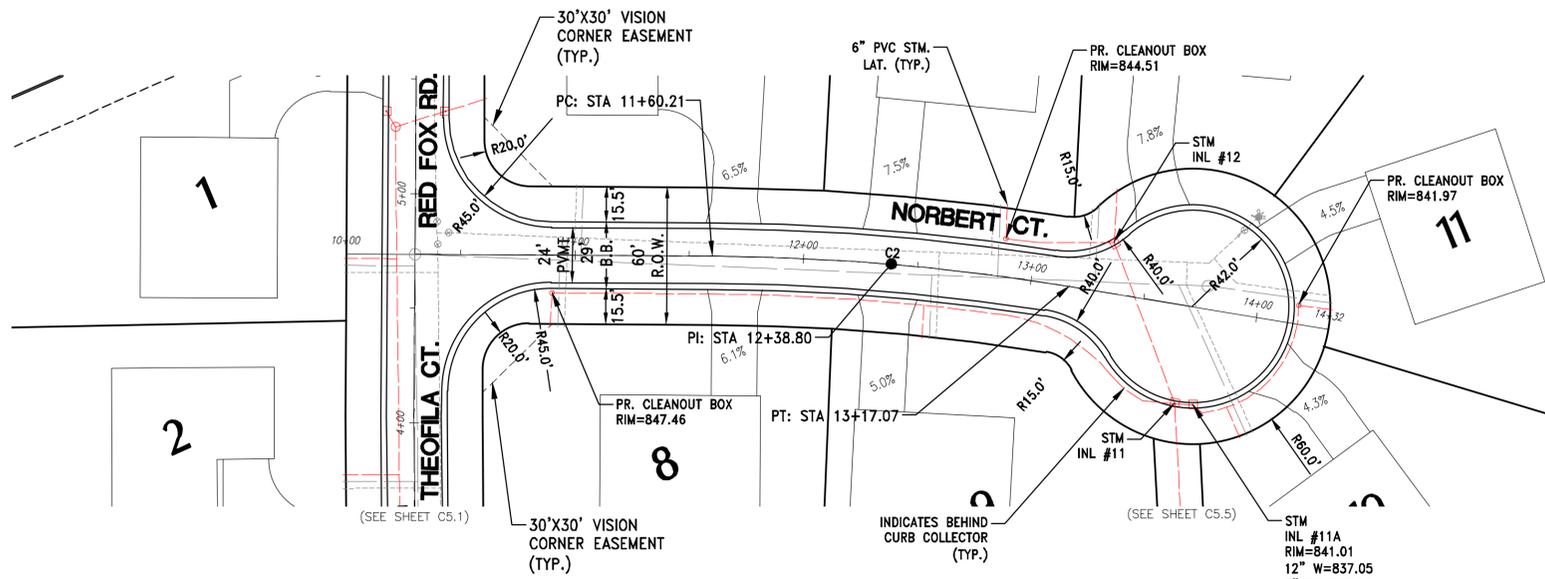
**JOB NUMBER:**  
23-041-1124

**DESCRIPTION:**  
ROADWAY AND  
STORM SEWER  
PLAN & PROFILE

**SHEET**

**C5.1**

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10/20/23	INITIAL SUBMITTAL
12/06/23	CITY COMMENTS
01/31/24	CITY COMMENTS
03/18/24	CITY COMMENTS
04/12/24	CITY COMMENTS
06/13/24	CITY COMMENTS

**DATE:**  
MAY 13, 2024

**JOB NUMBER:**  
23-041-1124

**DESCRIPTION:**  
ROADWAY AND  
STORM SEWER  
PLAN & PROFILE

**SHEET**

**C5.2**



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

**PROJECT:**  
**THEOFILA ESTATES**  
 SINGLE FAMILY RESIDENTIAL SUBDIVISION  
 CITY OF NEW BERLIN, WISCONSIN  
 BY: JANSSEN BRUCKNER  
 PO BOX 277  
 EAGLE, WI 53119

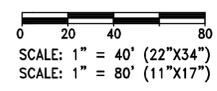
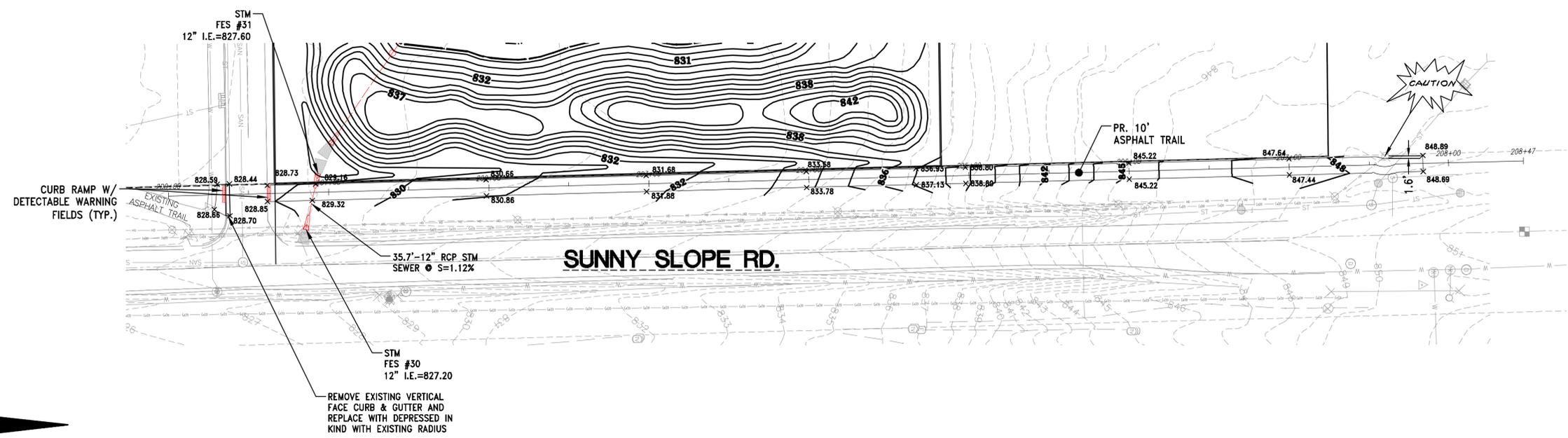
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 MAY 13, 2024

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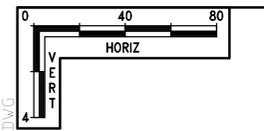
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 SUNNY SLOPE TRAIL PLAN & PROFILE

**SHEET**  
**C5.3**

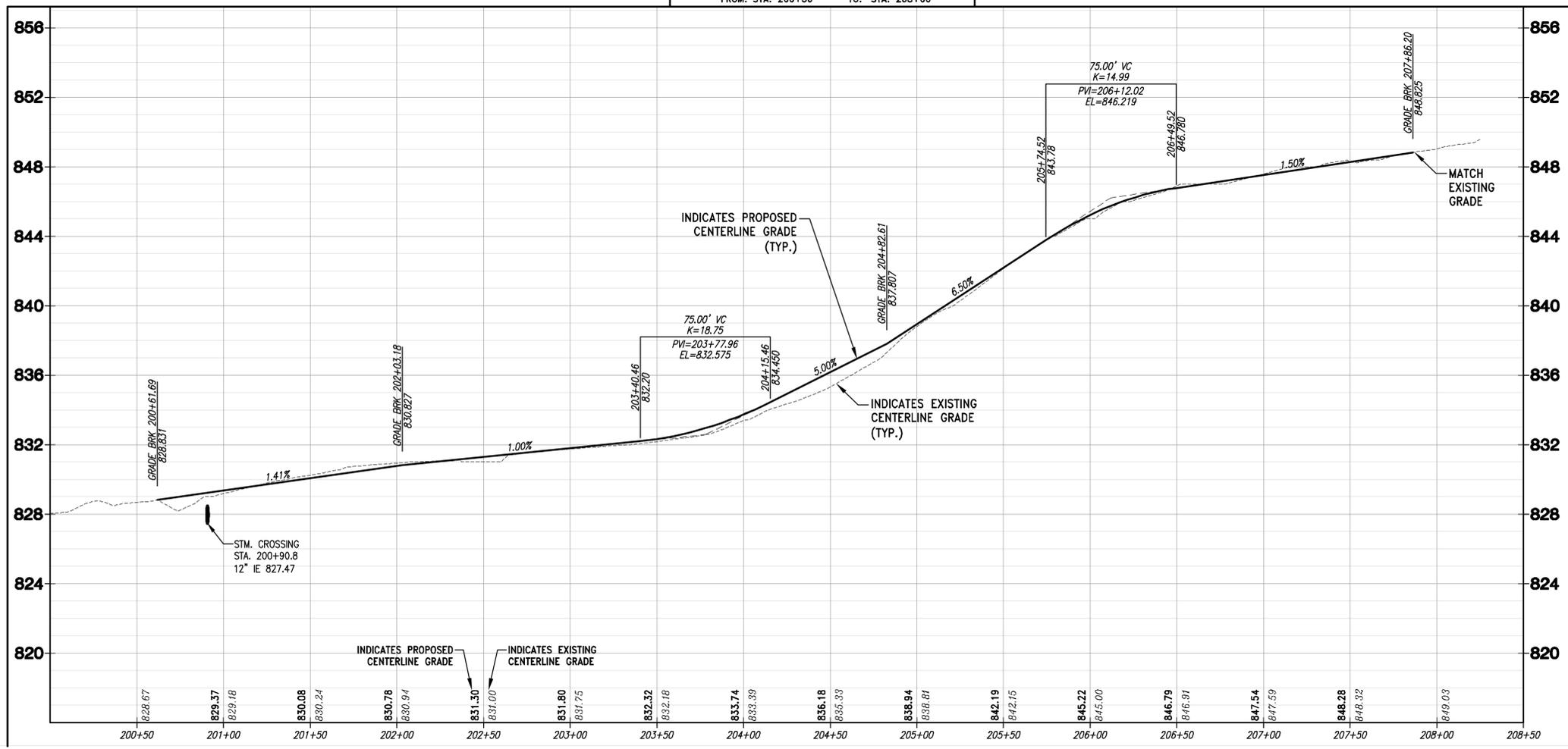


**CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-242-8511**

**NOTE:**  
 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.



**MULTI-USE TRAIL**  
 FROM: STA: 200+50 TO: STA: 208+00



X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION\PLANS\THEOFILA\_RD&STM\_22X34.DWG



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

**PROJECT:**  
**THEOFILA ESTATES**  
SINGLE FAMILY RESIDENTIAL SUBDIVISION  
CITY OF NEW BERLIN, WISCONSIN  
**BY:** JANSSEN BRUCKNER  
PO BOX 277  
EAGLE, WI 53119

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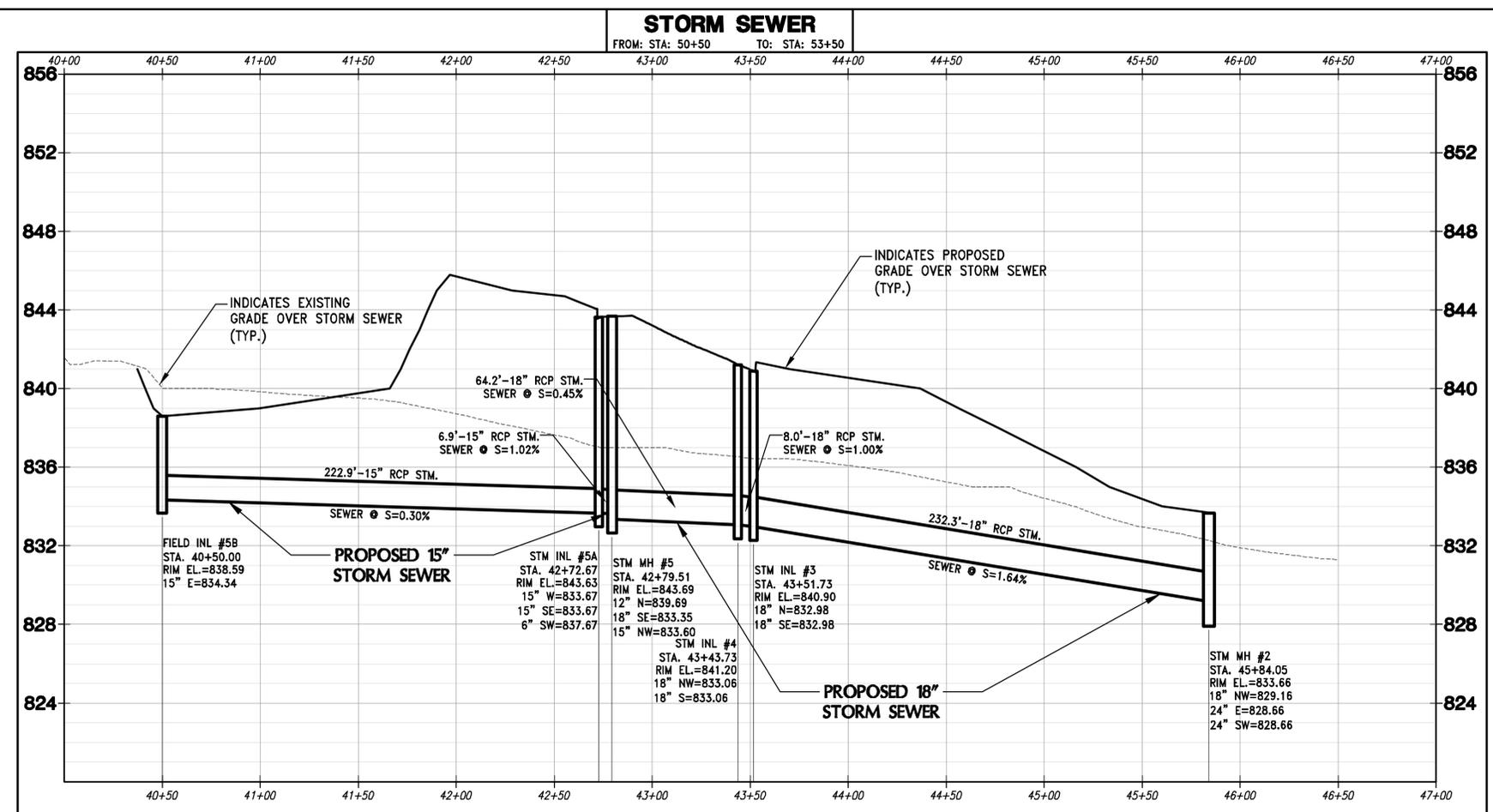
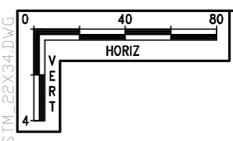
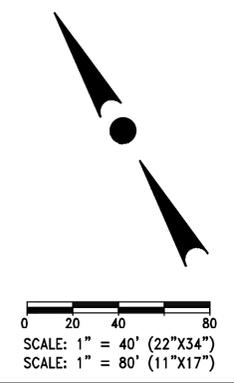
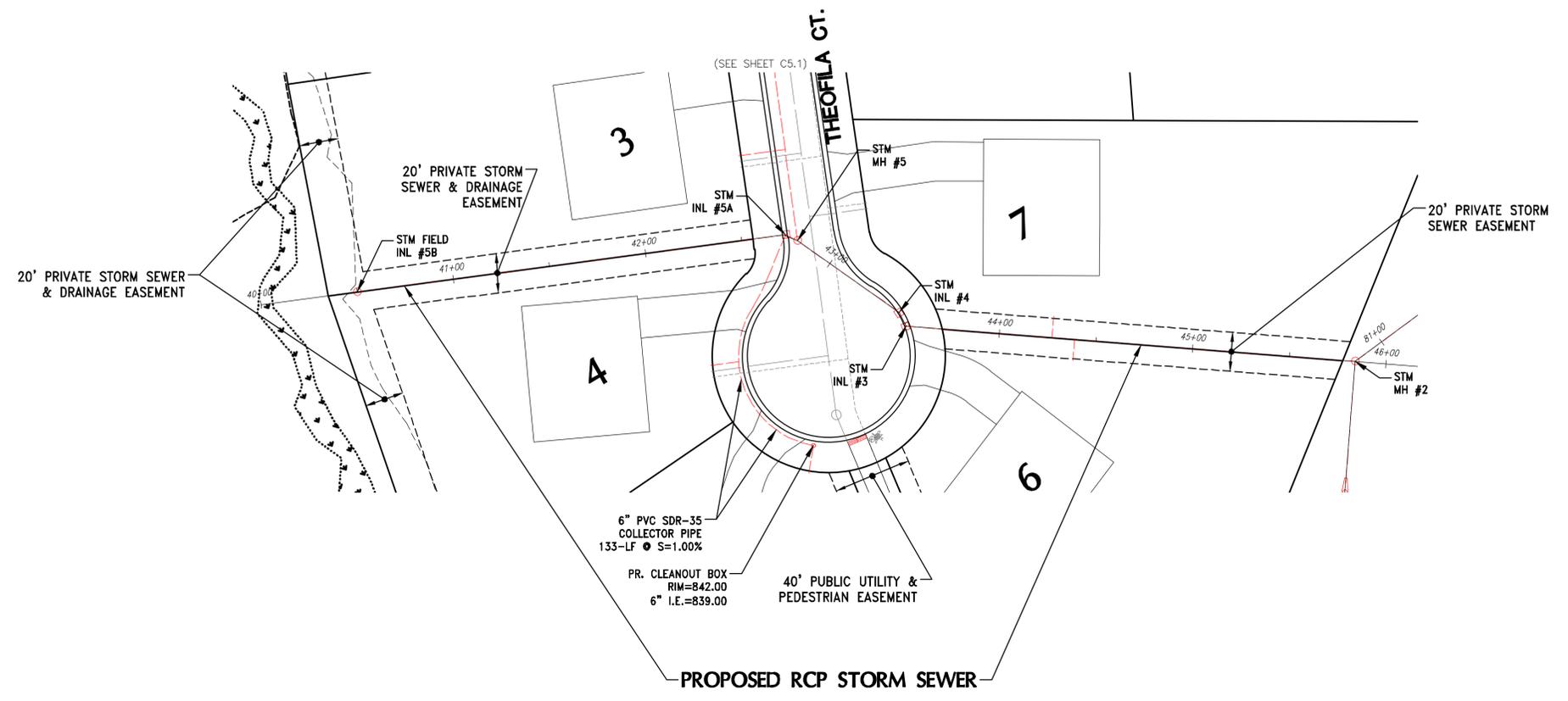
**DATE:**  
MAY 13, 2024

**JOB NUMBER:**  
23-041-1124

**DESCRIPTION:**  
STORM SEWER  
PLAN & PROFILE

**SHEET**

**C5.4**



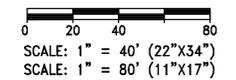
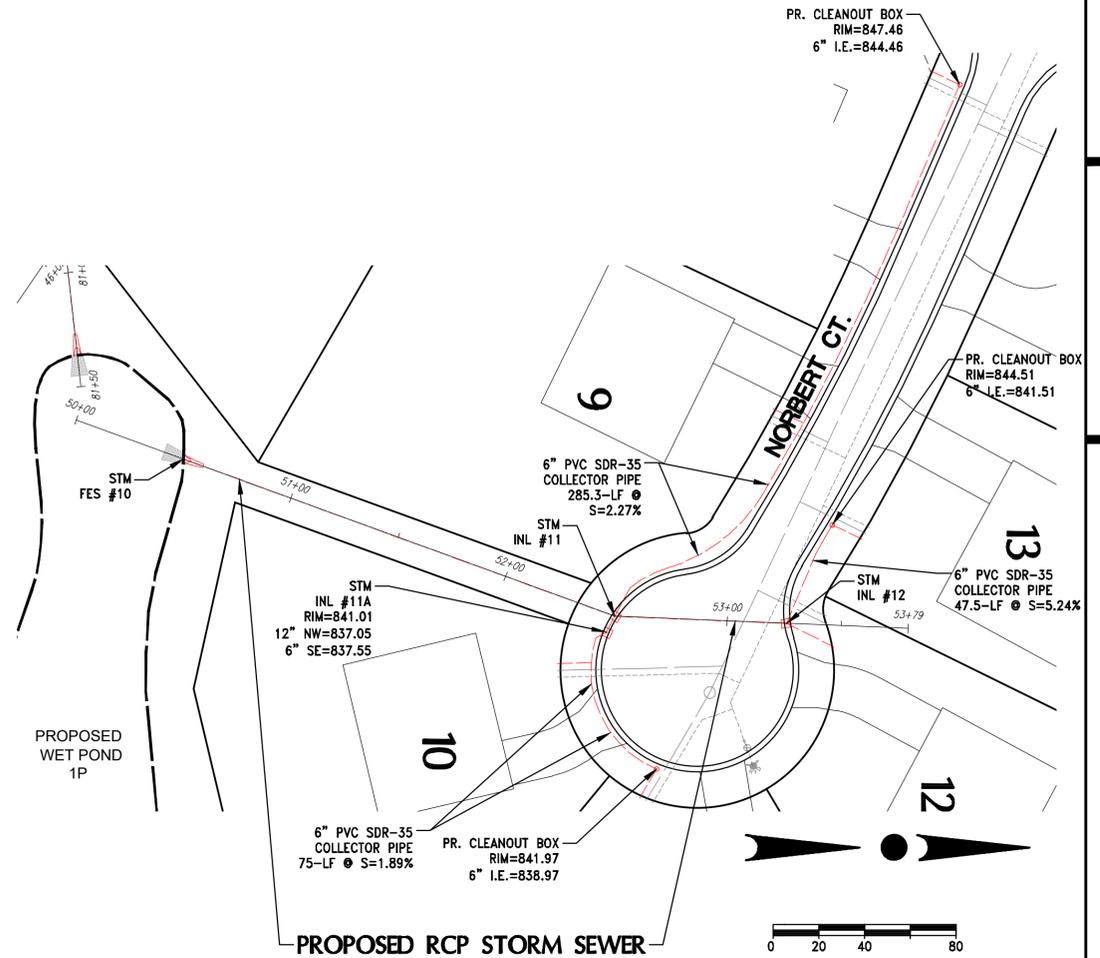
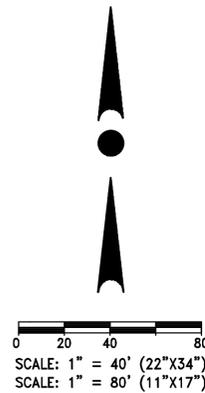
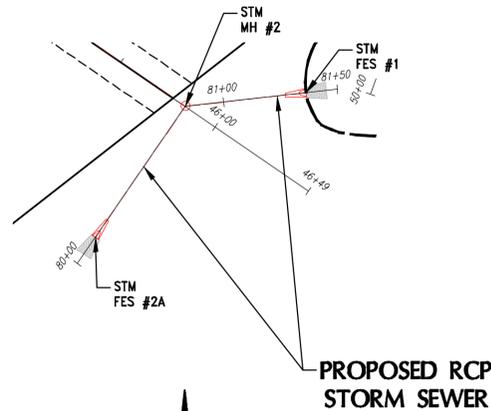
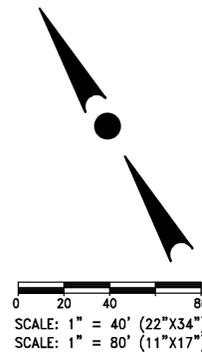
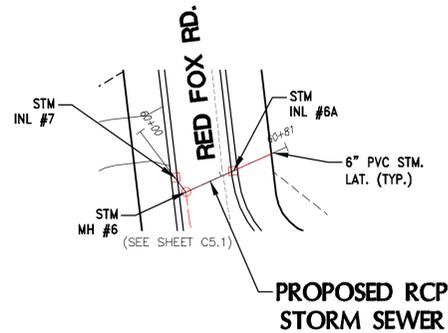
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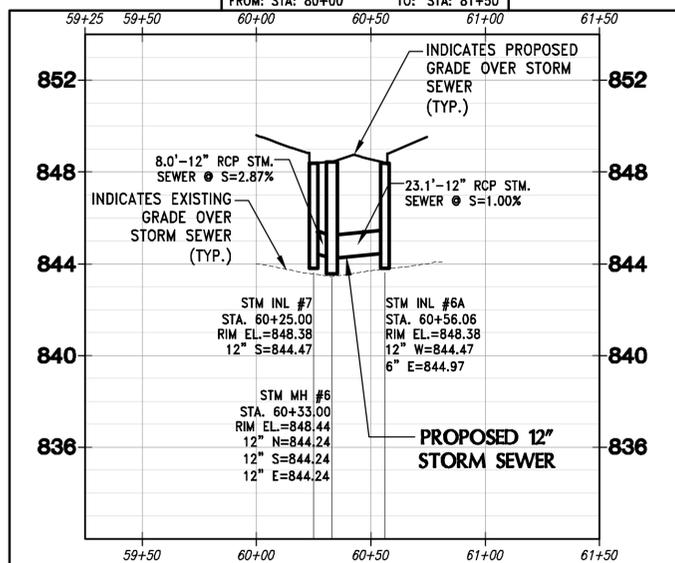
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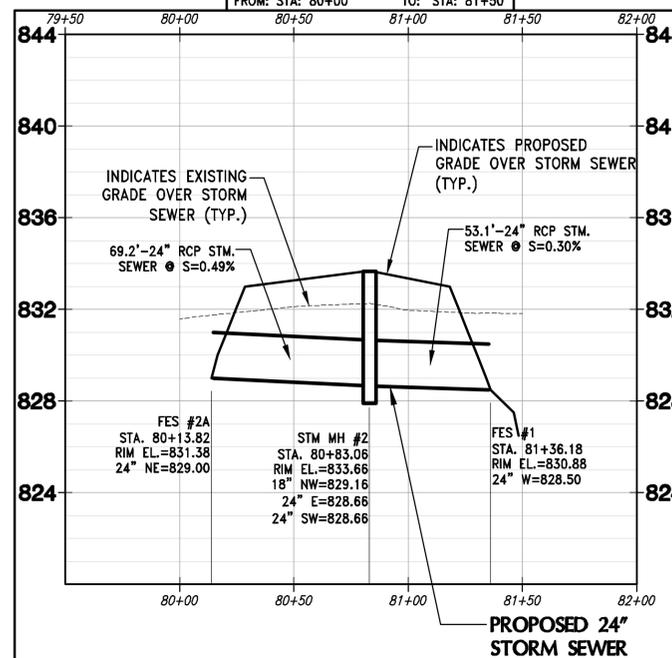
**STORM SEWER**

FROM: STA: 80+00 TO: STA: 81+50



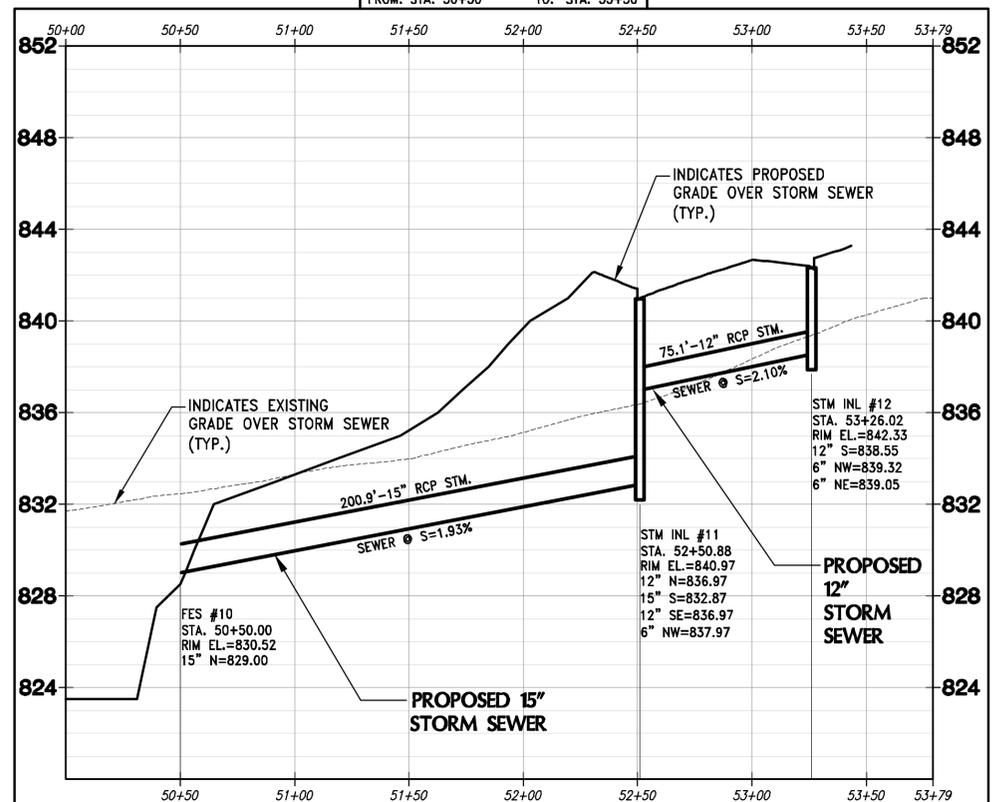
**STORM SEWER**

FROM: STA: 80+00 TO: STA: 81+50



**STORM SEWER**

FROM: STA: 50+50 TO: STA: 53+50



4100 N. CALHOUN RD., SUITE 300  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
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EMAIL: jaudelko@tribeng.com

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SINGLE FAMILY RESIDENTIAL SUBDIVISION  
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BY: JANSSEN BRUCKNER  
PO BOX 277  
EAGLE, WI 53119

**REVISION HISTORY**

DATE	DESCRIPTION
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**DATE:**  
MAY 13, 2024

**JOB NUMBER:**  
23-041-1124

**DESCRIPTION:**  
STORM SEWER  
PLAN & PROFILE

**SHEET**  
C5.5

X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA-RDR\STM-23X34.DWG



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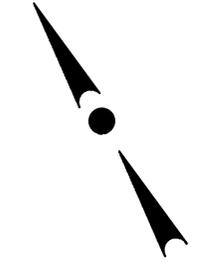
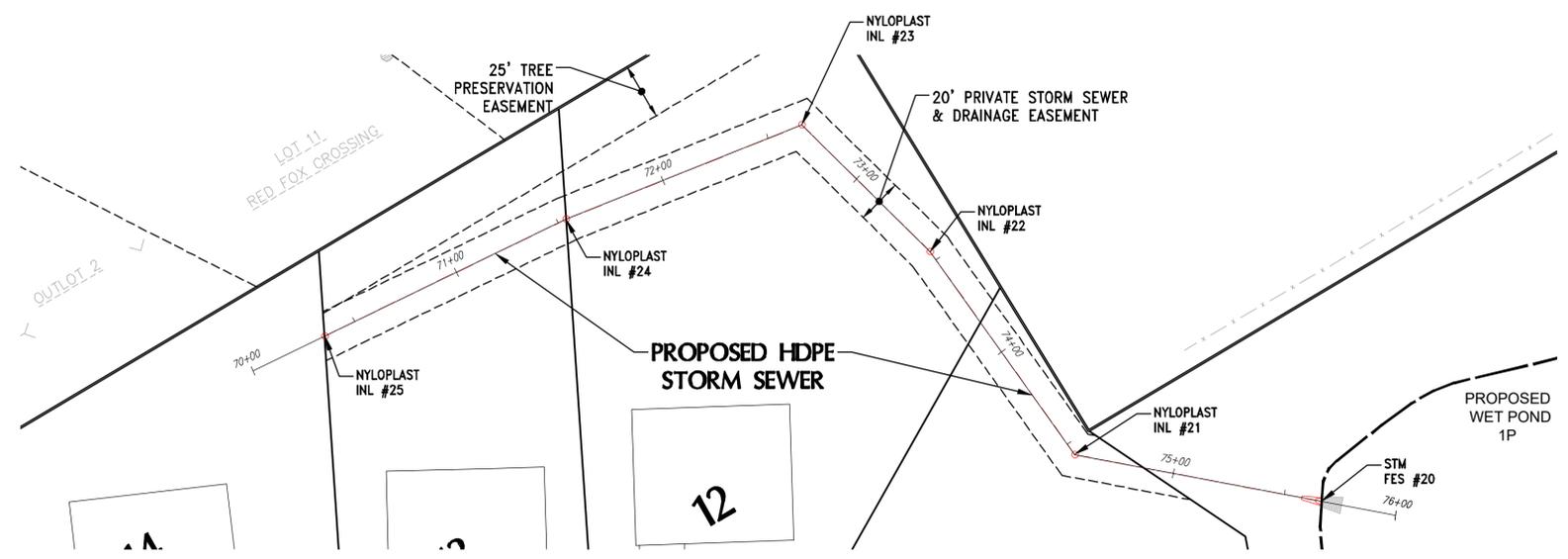
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 MAY 13, 2024

**JOB NUMBER:**  
 23-041-1124

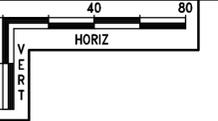
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 STORM SEWER  
 PLAN & PROFILE

**SHEET**

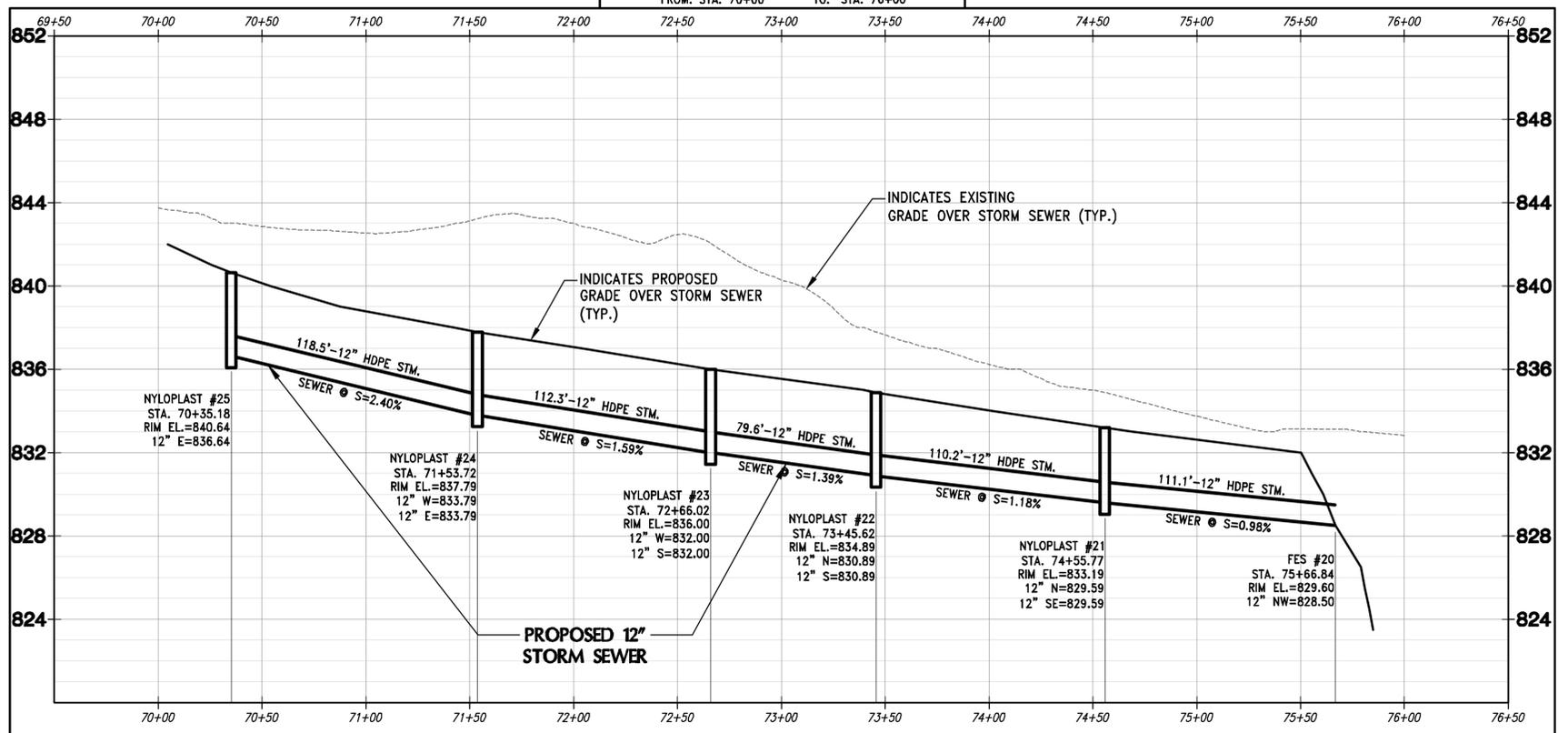
**C5.6**



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

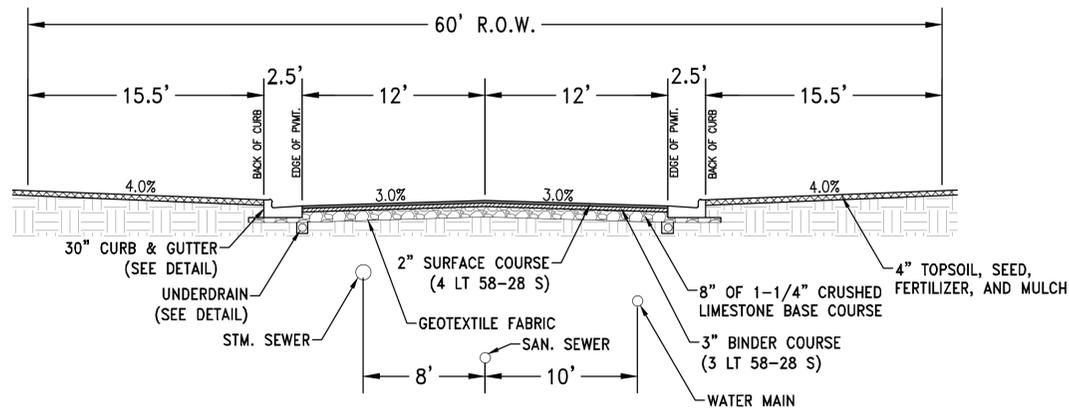


**ROADWAY & STORM SEWER**  
 FROM: STA: 70+00 TO: STA: 76+00

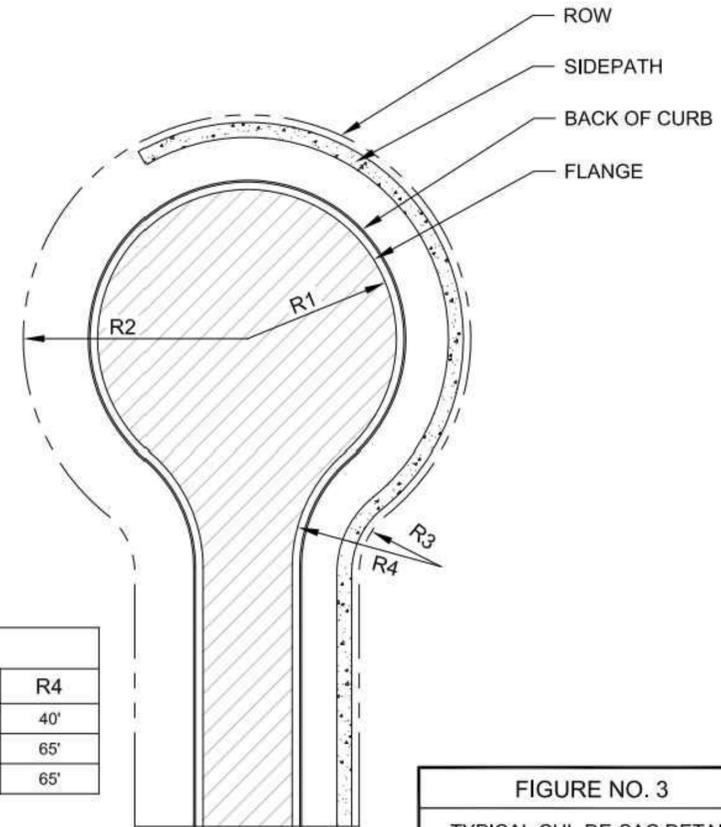


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X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION\PLANS\THEOFILA-RDR\STM\_E2X34.DWG



TYPICAL ROADWAY CROSS SECTION  
NO SCALE



	R1	R2	R3	R4
RESIDENTIAL	42'	66'	15'	40'
COMMERCIAL	45'	66'	40'	65'
INDUSTRIAL	45'	66'	40'	65'

FIGURE NO. 3  
TYPICAL CUL-DE-SAC DETAIL  
CITY OF NEW BERLIN  
ENGINEERING DEPARTMENT  
DRAWN BY: JMS/NLH DATE: 2/01, REV 5/16 SCALE: NTS

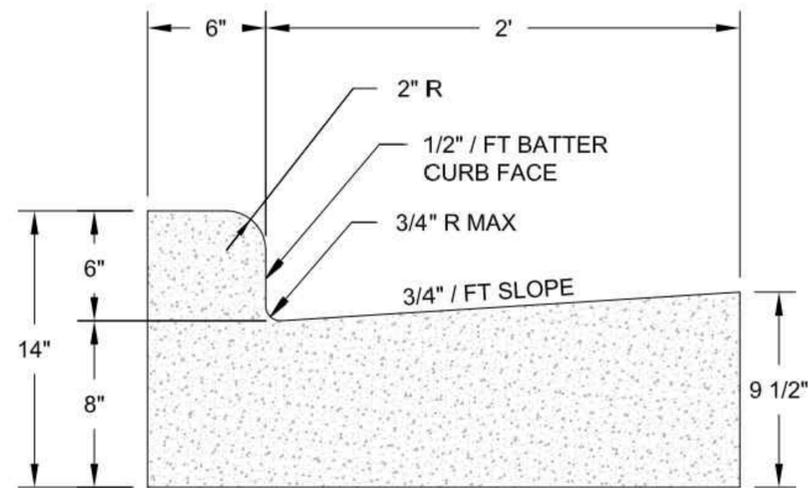


FIGURE NO. 6  
CONCRETE  
CURB AND GUTTER 30-INCH  
CITY OF NEW BERLIN  
ENGINEERING DEPARTMENT  
DRAWN BY: JMS/NLH DATE: 2/01, REV 5/16 SCALE: NTS



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**DATE:**  
MAY 13, 2024

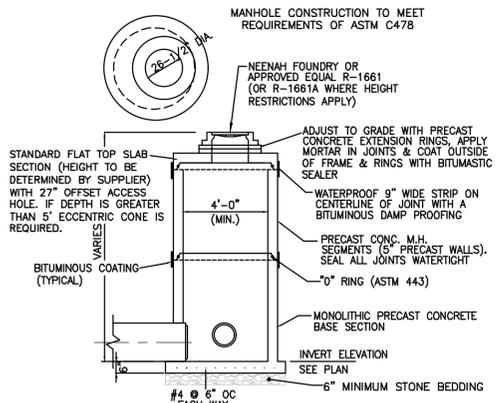
**JOB NUMBER:**  
23-041-1124

**DESCRIPTION:**  
CONSTRUCTION  
NOTES & DETAILS

**SHEET**  
**C6.0**

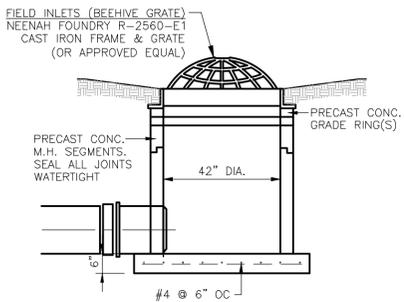
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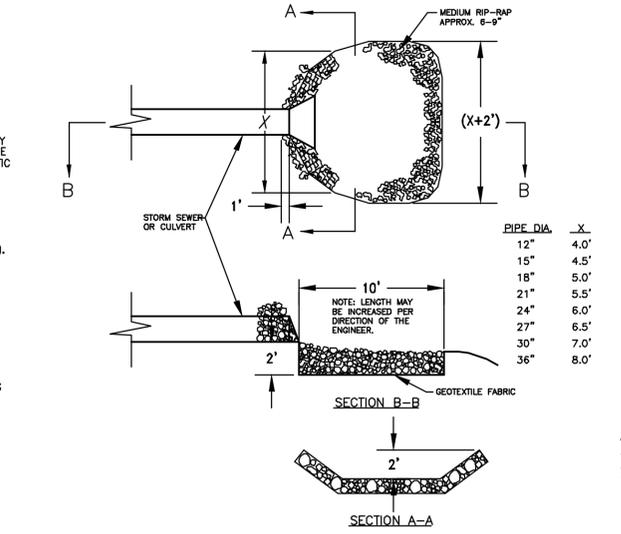


- NOTES:
- E2-STICK RUBBER GASKET OR APPROVED EQUAL SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS.
  - MINIMUM OF 2" MAXIMUM OF 1 1/4" OF ADJUSTING RINGS. CLEAN UNDERSIDE OF ADJUSTING RINGS OR CAST IRON FRAME AND SET IN PLACE.
  - TUCK POINT MORTAR INTO ANNULAR CRACK AND BACK PLASTER INSIDE AND OUTSIDE OF JOINTS.
  - MEET REQUIREMENTS OF ASTM C478.

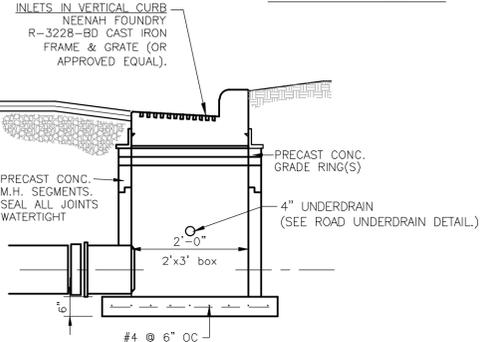
**STORM MANHOLE DETAIL**  
NO SCALE



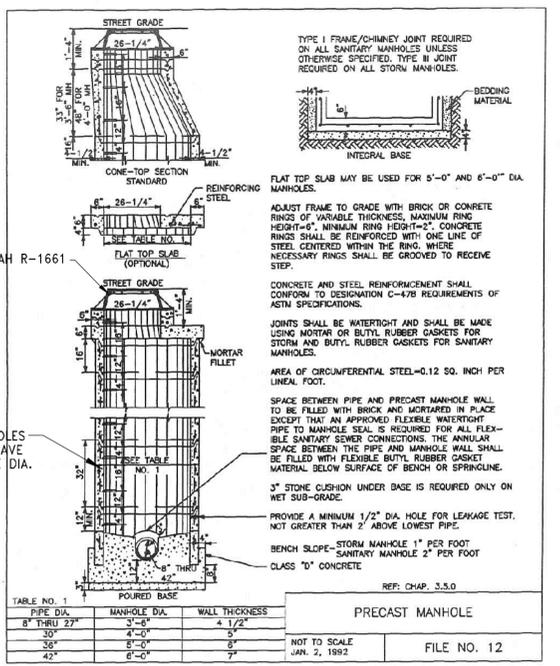
**STORM SEWER FIELD INLET DETAIL**  
NO SCALE



**RIP-RAP DETAIL**

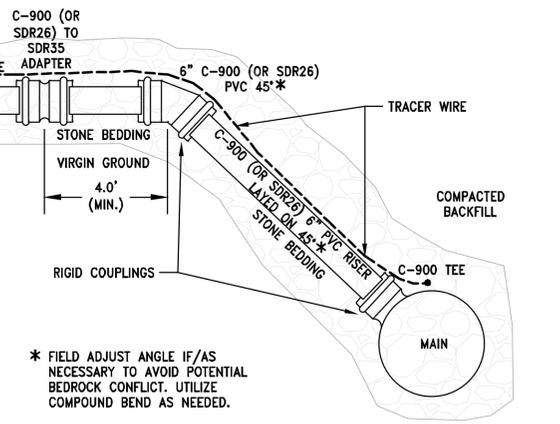


**STORM SEWER INLET**  
NO SCALE

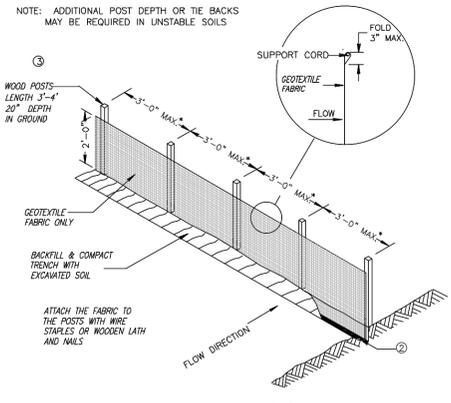
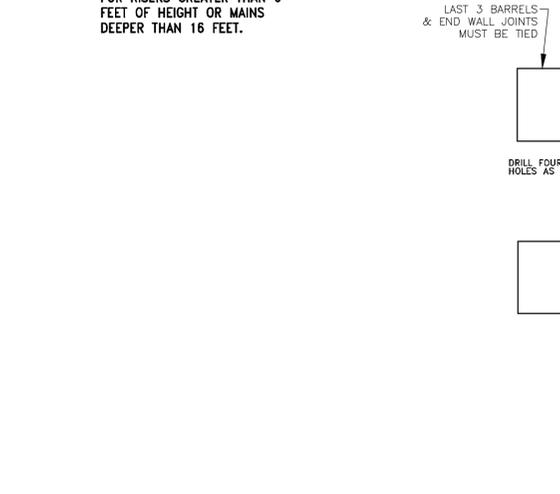


**SANITARY MANHOLE DETAIL**  
NO SCALE

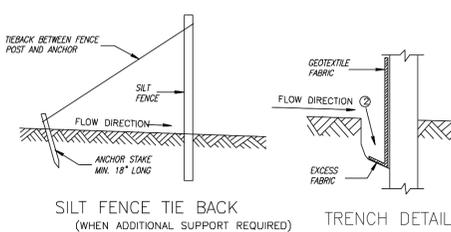
- NOTES:
- STRUCTURE SHALL BE 48" I.D. PRECAST CONCRETE WITH ECCENTRIC CONES, ASTM C478.
  - FLAT TOP SLABS TO RESIST H-20 LOADING.
  - FRAMES & COVERS: NEENAH R-1580, EAST JORDAN 11140EXHD, OR EQUAL, WITH TYPE B NON-ROCKING LID, STAMPED WITH THE WORD "SANITARY"; SELF-SEALING GASKETS; AND CONCEALED PICK HOLES.
  - A MAXIMUM OF 8" OF CONCRETE ADJUSTING RINGS MAY BE USED.
  - INTERNAL/EXTERNAL CHIMNEY SEALS: ADAPTOR, INC., NO SUBSTITUTES.
  - EXTERIOR JOINT PROTECTION: WRAPIDSEAL BY COI PIPELINE SYSTEMS OR MACWRAP BY MARMAC CONSTRUCTION PRODUCTS.
  - EXTERIOR SURFACE TREATMENT: HEAVY DUTY COAL TAR PITCH, TOP-COAT OR BITUMINOUS SUPER SERVICE BLACK.



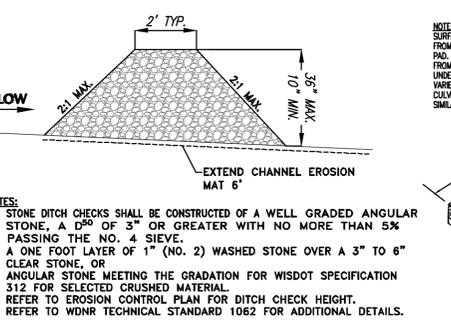
**MODIFIED SANITARY RISER STRUCTURE**  
NO SCALE



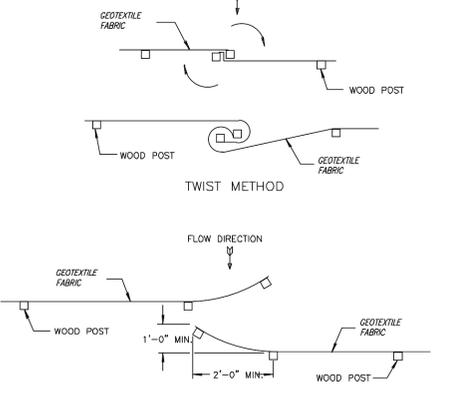
**SILT FENCE TIE BACK**  
(WHEN ADDITIONAL SUPPORT REQUIRED)



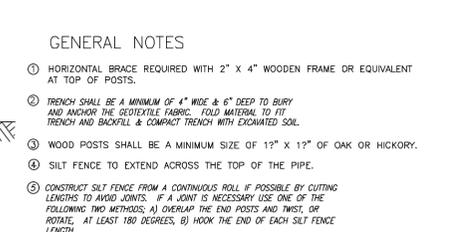
**SILT FENCE INSTALLATION DETAIL**  
NO SCALE



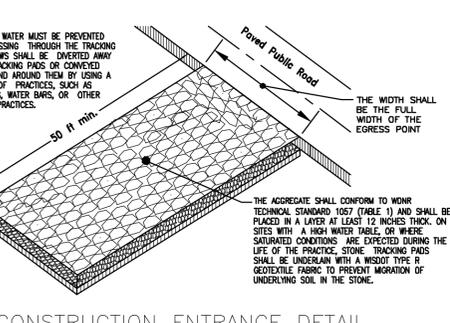
**STONE DITCH CHECK**  
N.T.S.



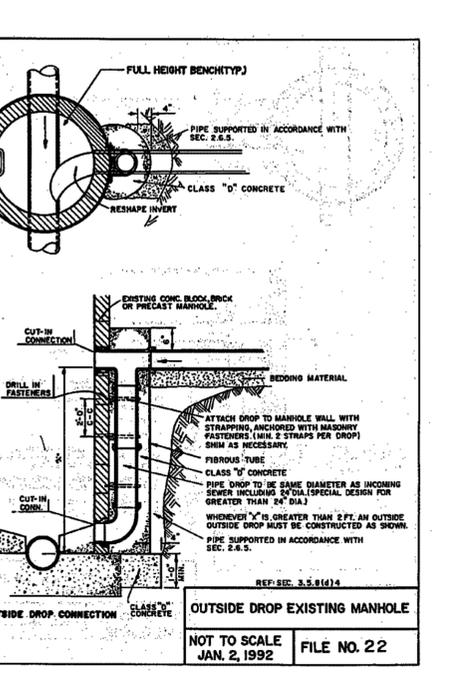
**TWIST METHOD**



**HOOK METHOD**



**CONSTRUCTION ENTRANCE DETAIL**  
NO SCALE



**OUTSIDE DROP EXISTING MANHOLE**  
NOT TO SCALE  
JAN. 2, 1992  
FILE NO. 22



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

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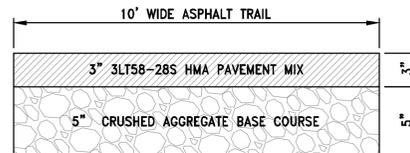
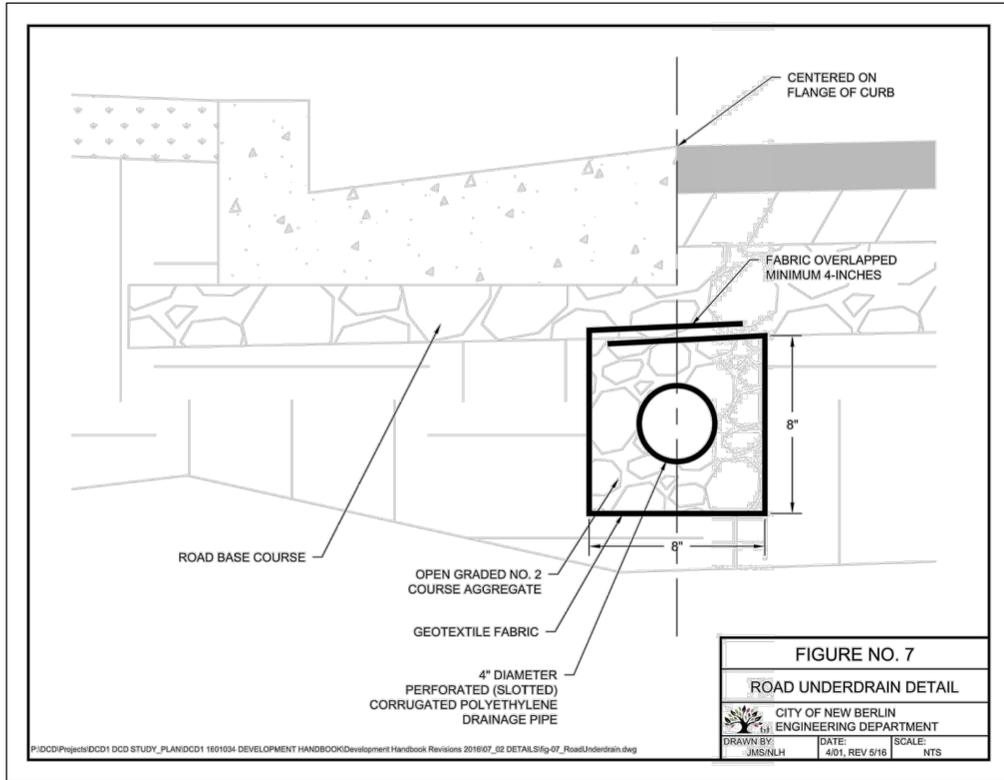
**JOB NUMBER:**  
23-041-1124

**DESCRIPTION:**  
CONSTRUCTION  
NOTES & DETAILS

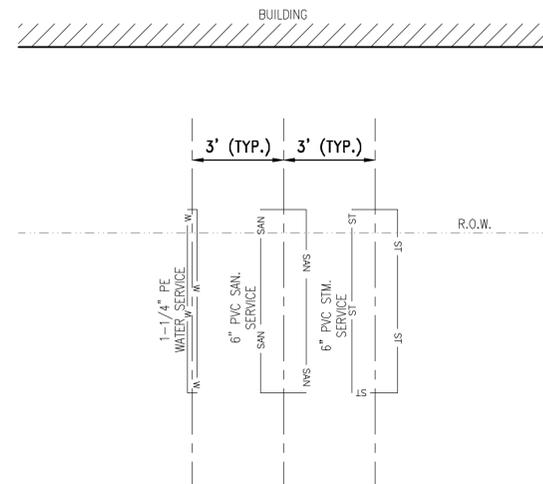
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**C6.1**

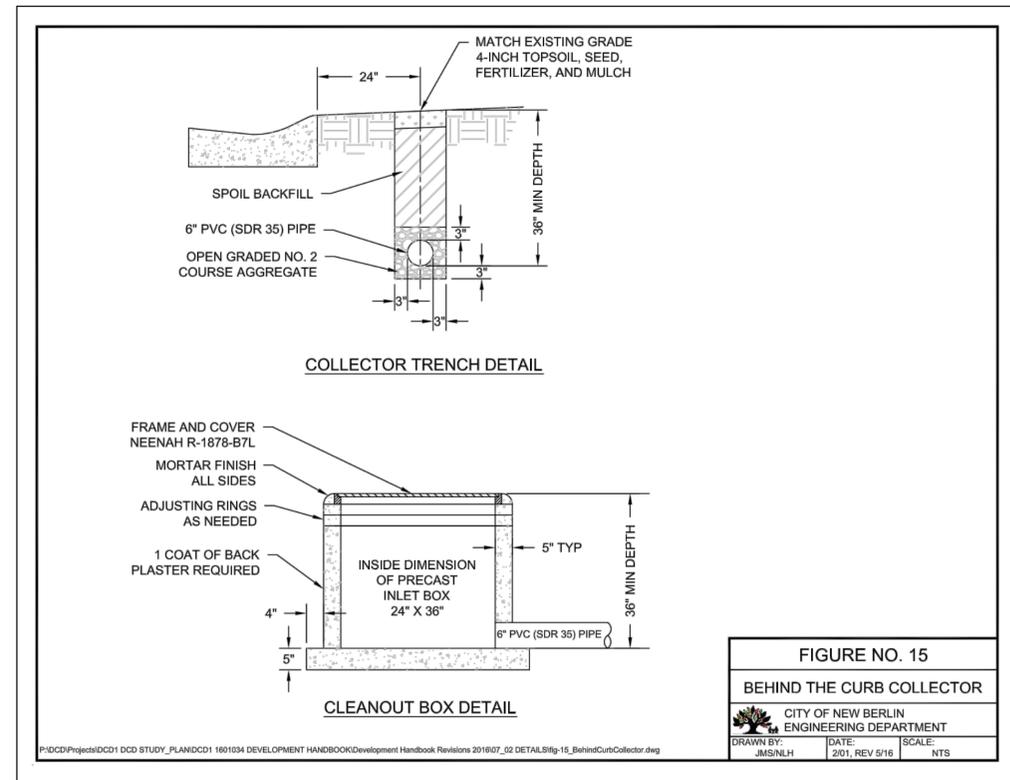
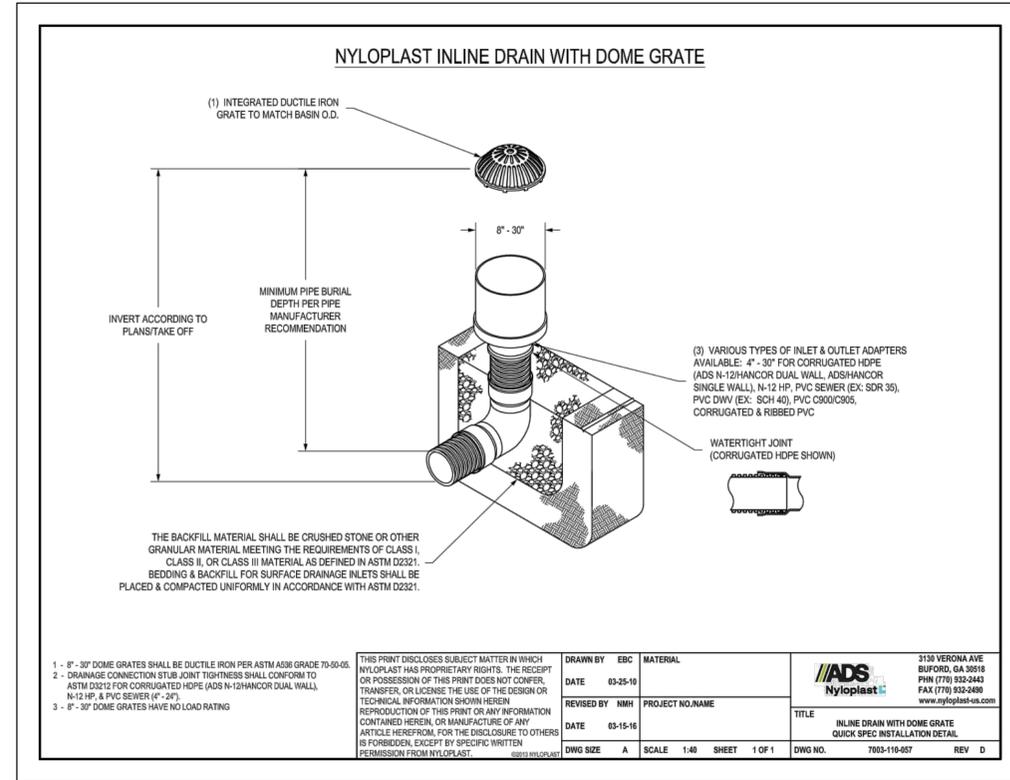
X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA\_COVER AND DETAILS\_22X34.DWG



MULTI-USE TRAIL CROSS SECTION  
NO SCALE



TYPICAL LATERAL LAYOUT & SPACING DETAIL  
NO SCALE



4100 N. CALHOUN RD., SUITE 300  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
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EMAIL: jaudelko@tribeng.com

**PROJECT:**  
**THEOFILA ESTATES**  
SINGLE FAMILY RESIDENTIAL SUBDIVISION  
CITY OF NEW BERLIN, WISCONSIN  
BY: JANSSEN BRUCKNER  
PO BOX 277  
EAGLE, WI 53119

REVISION HISTORY	
DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	QTY COMMENTS
01/31/24	QTY COMMENTS
03/18/24	QTY COMMENTS
04/12/24	QTY COMMENTS
06/13/24	QTY COMMENTS

**DATE:**  
MAY 13, 2024

**JOB NUMBER:**  
23-041-1124

**DESCRIPTION:**  
CONSTRUCTION  
NOTES & DETAILS

**SHEET**

**C6.2**

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