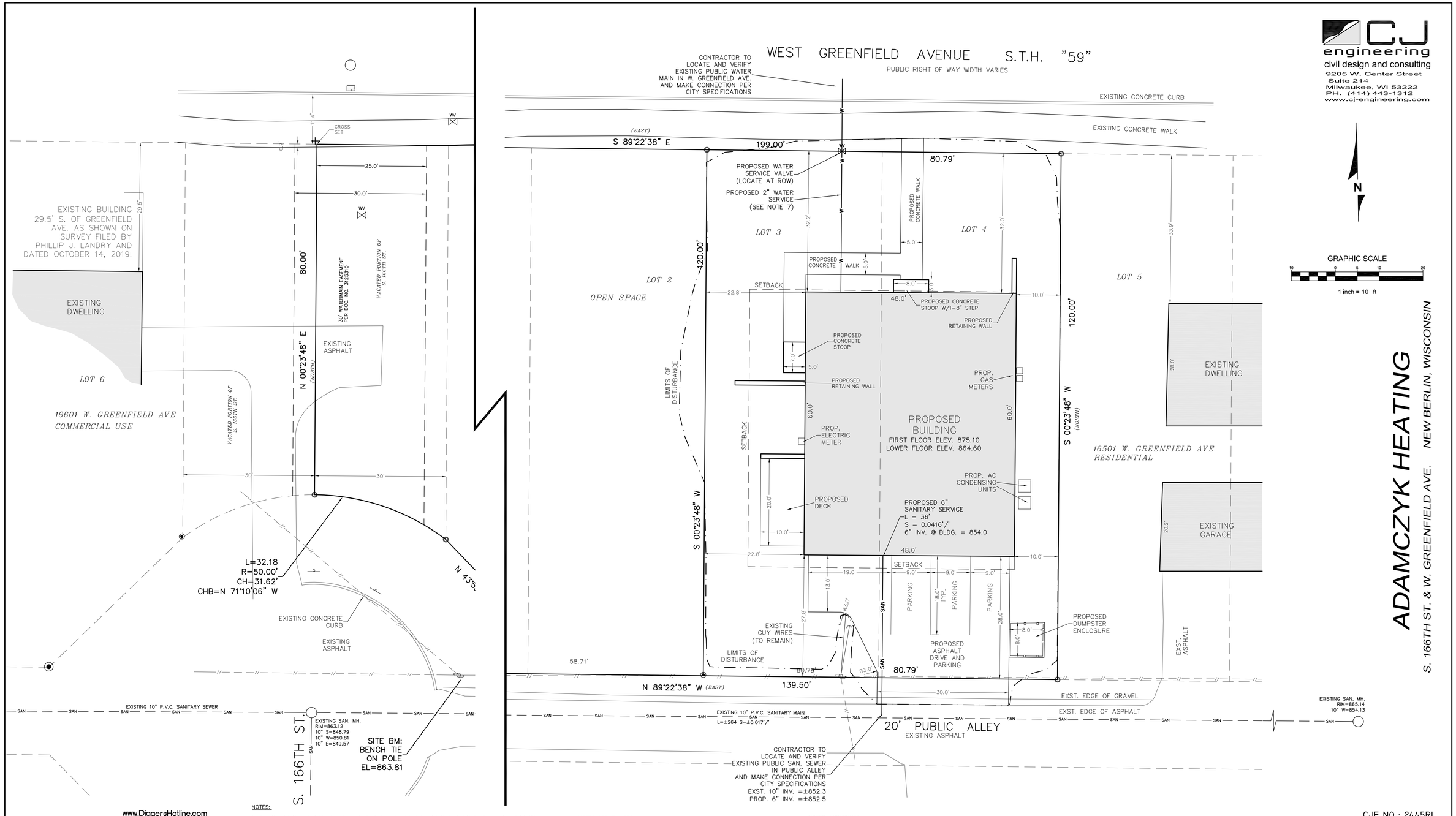


CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

ADAMCZYK HEATING

S. 166TH ST. & W. GREENFIELD AVE. NEW BERLIN, WISCONSIN

www.DiggersHotline.com

DIGGERS HOTLINE

DIAL 811 OR (800) 242-8511

LEGEND

—— SAN ——	EXISTING SANITARY SEWER
—SAN—	PROPOSED SANITARY SEWER
—— W ——	EXISTING WATER MAIN
—W—	PROPOSED WATER MAIN
—// — // —	OVER HEAD WIRE
— · — · —	LIMITS OF DISTURBANCE

NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF NEW BERLIN DEVELOPMENT HANDBOOK, THIRD REVISION ADOPTED 08-16-2021

2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL. ALL BACKFILL IN R.O.W. PER CITY SPECIFICATIONS.

3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS BY PLUMBING CONSULTANT/CONTRACTOR.

4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.

5. THE CONTRACTOR SHALL VERIFY ALL EXISTING PUBLIC SAN. SEWER AND WATER MAIN SIZES, ELEVATIONS AND LOCATIONS AND CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

6. BUILDING DOWNSPOUTS TO SPILL TO GRADE.

7. SANITARY SEWER SERVICE: 6" PVC ASTM D3034, SDR 35 @ SLOPE = 1/4"/FT (MIN.) W/TRACER WIRE.
WATER SERVICE: 2" TYPE K COPPER OR HDPE W/TRACER WIRE.

8. FOR SANITARY SEWER AND WATER SERVICE CONNECTIONS TO EXISTING UTILITIES, SAWCUT AND REMOVE EXISTING PAVEMENT AS NECESSARY. REPLACE PAVEMENT, CURB AND GUTTER, SIDEWALK ETC. IN KIND PER CITY OF NEW BERLIN SPECIFICATIONS.

NOTES (CONTINUED):

9. EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES DATED MARCH 25, 2024

10. DISTURBED AREA = 10,235 S.F. (0.235 ACRES)

11. THE DEVELOPMENT WILL RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE BY 4,813 S.F. (0.11 ACRES).
*BECAUSE THE SITE ADDS LESS THAN 5,000 SQUARE FEET OF IMPERVIOUS SURFACE AND LESS THAN 1 ACRE OF SITE DISTURBANCE, THE SITE IS EXEMPT FROM STORM WATER MANAGEMENT FROM MMSD AND THE WDNR.

12. THE CONTRACTOR IS RESPONSIBLE FOR ANY CITY AND/OR STATE PERMITS FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.

13. PROJECT BENCHMARK – CONCRETE MONUMENT WITH BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 3. ELEVATION=854.39 NAVD88.

14. SITE BENCHMARK – BENCH TIE ON SOUTH/SIDE POWER POLE NEAR SOUTHWEST CORNER OF SITE. EL = 863.81.

15. SUBJECT PROPERTY ZONED: B-2, GENERAL RETAIL SALES & SERVICE.

NOTES (CONTINUED):

16. SETBACKS BASED ON CITY OF NEW BERLIN ZONING CODE ARE AS FOLLOWS:
FRONT SETBACK=AVERAGE FRONT SETBACK
NEIGHBOR TO THE WEST = 29.5'
NEIGHBOR TO THE EAST = 33.9'
AVERAGE NEIGHBOR FRONT SETBACK = 31.7'
SETBACK OF PROPOSED BUILDING = 32.0'
SIDE SETBACK=10' (FOR LOTS WITH WIDTH LESS THAN 100')
REAR SETBACK=25 FEET
MAXIMUM HEIGHT=35'.

17. LOT COVERAGE BY PERCENTAGE:
TOTAL PROPOSED LOT AREA = 9,694 S.F.
COVERAGE BY BUILDING = 29.7% (50% PERMITTED)
COVERAGE BY IMPERVIOUS SURFACE = 45.9% (75% PERMITTED)
MIN. COVERAGE BY OPEN SPACE/LANDSCAPING = 54.1% (25% MIN. REQUIRED).

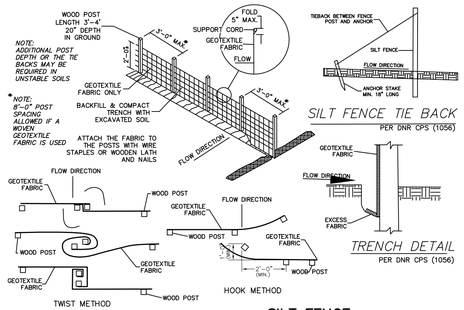
18. PARKING: 7 TOTAL SPACES
4-INTERIOR PARKING
3-EXTERIOR PARKING

19. DESIRED LOCATION OF ELECTRIC AND GAS METER SHOWN. EXACT LOCATION OF PROPOSED GAS AND ELECTRICAL SERVICE TO BE DETERMINED BY UTILITY COMPANY.

CJE NO.: 2445RI
AUGUST 23, 2024

SITE AND UTILITY PLAN

C1.0



SILT FENCE
PER WDNR TECHNICAL STANDARD 1056 (1)

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS
PER DNR CPS (1056)

1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM

2. LOCATE POSTS PER DNR CPS (1056)

3. WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)

4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH – 50 LB/LIN. IN. (MIN.) – AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.

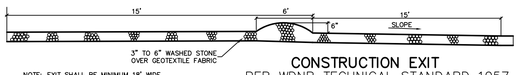
5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH

6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.

7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.

8. USE WIRE REINFORCEMENT IN UNSTABLIZED MINOR SWALES, DITCHES AND DIVERSIONS.

9. USE WISDOT APPROVED SILT FENCE



NOTE: EXIT SHALL BE MINIMUM 18' WIDE

CONSTRUCTION EXIT
PER WDNR TECHNICAL STANDARD 1057 (2)

NOT TO SCALE

NOTES:

1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF NEW BERLIN STANDARDS AND WDNR CPS TECHNICAL STANDARDS. INSTALL SHOWN EROSION CONTROL PRACTICES PRIOR TO ANY OTHER LAND DISTURBANCE.

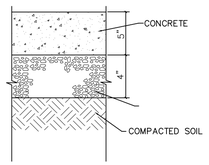
2. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.

SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING

DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°):

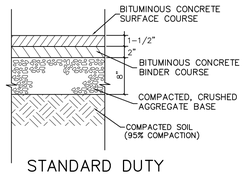
3. DISTURBED AREA: 10,235 S.F. (0.235 ACRES)

4. AFTER SITE IS STABILIZED, SILT FENCE MAY BE REMOVED. PROVIDE TOP SOIL FINISH GRADING AND TURF SEEDING OF ALL AREAS AFFECTED BY SILT FENCE REMOVAL.



CONCRETE SIDEWALK

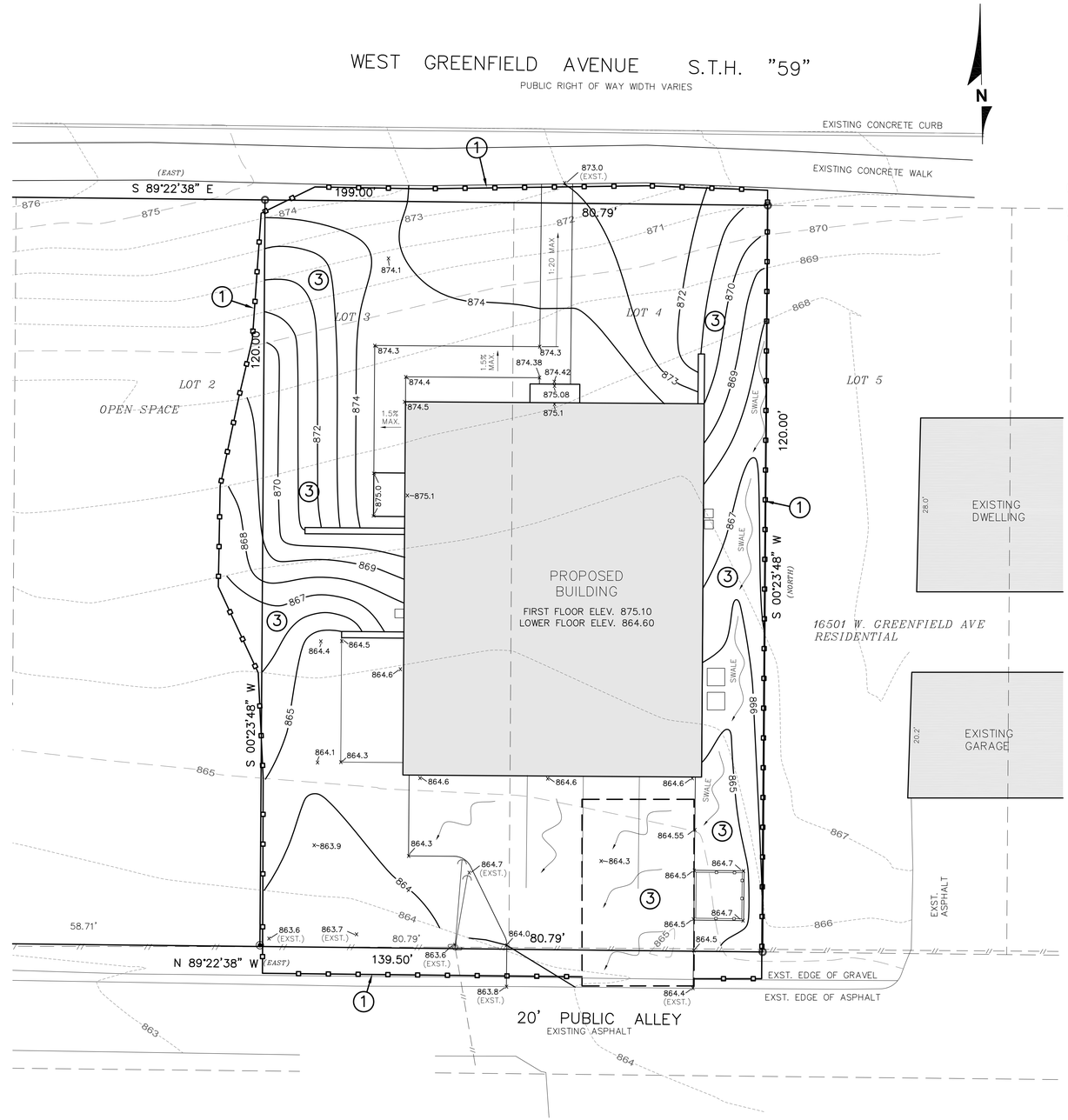
NOT TO SCALE



STANDARD DUTY ASPHALT PAVEMENT (PARKING AREA)

NOT TO SCALE

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com



EROSION CONTROL PRACTICES

1. SILT FENCE
2. CONSTRUCTION EXIT
3. EROSION MATTING

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER 'WISDOT EROSION CONTROL PAL' (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

ADAMCZYK HEATING
S. 166TH ST. & W. GREENFIELD AVE. NEW BERLIN, WISCONSIN

CJE NO.: 2445RI
AUGUST 23, 2024

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

LEGEND

863	EXISTING CONTOUR
863	PROPOSED CONTOUR
x—864.5	PROPOSED GRADE
//	OVER HEAD WIRE
	DRAINAGE PATTERN
	SILT FENCE

GRAPHIC SCALE
10 0 5 10 20
1 inch = 10 ft

SITE GRADING, EROSION CONTROL & DETAIL PLAN

C2.0