

**SITE LAYOUT
20 BUILDINGS**

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 10261 BEING A REDIVISION OF ALL OF CERTIFIED SURVEY MAP NO. 513 AND PART OF THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

- NOTES:**
- THIS MAP IS PREPARED FOR THE USE OF THE DEVELOPER AND THE PROJECT ENGINEER AND IS A DEPICTION OF TOPOGRAPHIC SURVEY DATA COLLECTED BY LAND TECH SURVEYING COMBINED WITH PLAN CAD PROVIDED INCLUDING PROPOSED UTILITIES, BUILDINGS, AND DRIVEWAYS. UTILITY DIMENSIONS ARE PER PLAN AND HAVE NOT BEEN FIELD VERIFIED OTHER THAN LOCATION OF STRUCTURES.
 - BEARINGS ARE GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE GRID NAD 27 AND REFERENCED TO THE SOUTH LINE OF SECTION 26-T6N-R20E RECORDED BY SEWRPC AS N89°47'13"E.
 - ELEVATIONS ARE NGVD 29 VERTICAL DATUM REFERENCED TO THE CENTER OF SECTION 26-6N-20E PUBLISHED BY SEWRPC ELEV. 912.58.
 - UTILITY LOCATIONS DETERMINED BY LOCATED FIELD MARKS AND PLANS PROVIDED BY DIGGERS' HOTLINE. TICKET NOS.: 20164901605, 20164901623. THE EXACT LOCATION OF THE UTILITIES IS NOT CERTIFIED TO HEREON AND CAN ONLY BE DETERMINED BY EXCAVATION.
 - NO BOUNDARY SURVEY HAS BEEN COMPLETED NOR IS CERTIFIED TO HEREON.

MEMBER
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

FAX A LOCATE 1-800-338-3860
TDD (FOR HEARING IMPAIRED) 1-800-542-2289

(414/259-1181 MILWAUKEE METRO)
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

EXISTING STORM SEWER
EXISTING SANITARY SEWER

EXISTING WATER MAIN

S. LYNN DRIVE

BUILDING SETBACK LINE (TYP)

W. LINDENWOODS DR.

PROPOSED GRADE @ GARAGE DOOR (PREVIOUSLY APPROVED)

PROPOSED SPOT GRADE
EXISTING CONTOUR

PROPOSED DUPLEX

PROPOSED FINISH FLOOR & EXPOSURE GRADE

PROPOSED CONTOUR
PROPOSED SWALE DIRECTION

SCALE: 1" = 50'

MGP/EROSION CONTROL NOTES:

- All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, unless otherwise called for on the plans, specifications or special provisions.
- All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth in the Department of Natural Resources Wisconsin Construction Site Best Management Practice Handbook.
- All erosion control devices (i.e., silt fence, gravel entrance, retention pond, siltation basin, etc.), shall be installed prior to commencing excavation or utility construction.
- All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
- The owner will provide all surveying and construction staking for this contract. The contractor shall exercise care and diligence in protecting the same. Any expense incurred for additional restaking caused by contractor's neglect may be charged to the contractor and deducted from the sums due him under this contract.
- The contractor shall notify Diggers Hotline, all utilities City Departments, and government units whose property may be affected by the contractor's operations at least three (3) days before breaking ground. Diggers Hotline number is 811.
- Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
- Contractor shall be responsible for maintaining the Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping or other appropriate measures. Dust generated by construction activities shall be minimized by use of watering, calcium chloride surface treatment, construction scheduling or other appropriate methods.
- Inlets shall be protected with a TYPE F erosion fabric.
- Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed areas and provide seed, fertilizer and mulch per the Standard Specifications.
- All disturbed areas out of the road right of way shall be revegetated within seven days after being disturbed (weather permitting). Highway mix #40 shall be used for seeding with an application rate of 2.5 lbs/1000 sf.
- All erosion control devices shall be routinely inspected every seven to ten days or within 24 hours of a rainfall greater than 1.5 inches.
- All stormwater (where applicable) shall be directed towards a sediment basin or trap by means of a diversion or temporary ditch.
- If site is not stabilized by September a winter stabilization plan will be required to continue construction.

SITE IMPERVIOUS CALCULATIONS:

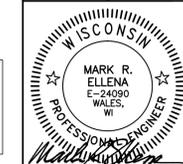
PREVIOUSLY APPROVED BUILDING AREA = 5380sf
PREVIOUSLY APPROVED DRIVEWAY AREA = 2080sf
PREVIOUSLY APPROVED HARD SURFACE PER BUILDING = 7,460sf
PREVIOUSLY APPROVED 26 TOTAL BUILDING & DRIVES = 193,960sf
EXISTING BUILDING AREA = 5380sf
EXISTING DRIVEWAY AREA = 2080sf
EXISTING HARD SURFACE PER BUILDING = 7,460sf
EXISTING TOTAL 8 BUILDING & DRIVES = 59,680sf(A)
PROPOSED BUILDING "A" AREA = 5920sf
PROPOSED DRIVEWAY AREA = 450sf
PROPOSED HARD SURFACE PER BUILDING "A" = 6370sf
PROPOSED TOTAL 8 BUILDING "A" & DRIVES = 50,960sf(B)
PROPOSED BUILDING "B" AREA = 5130sf
PROPOSED DRIVEWAY AREA = 450sf
PROPOSED HARD SURFACE PER BUILDING "B" = 5580sf
PROPOSED TOTAL 12 BUILDING "B" & DRIVES = 66,960sf(C)
TOTAL PROPOSED BUILDING & DRIVES = 177,600sf(A+B+C)
PROPOSED HARD SURFACE FOR NET CHANGE IN BUILDINGS AND DRIVES IS LESS THAN PREVIOUSLY APPROVED IN SWMP PLAN; THEREFORE OK

REVISIONS	
DATE	BY

EEC
ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT

Elleena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122
Phone: 262-719-6183 • Fax: 866-457-2584 • Email: mellen@eeceng.com

HICKORY HILLS CONDOMINIUMS
New Berlin, Wisconsin



SITE & GRADING PLAN

SCALE: 1"=50' JOB NO.: DATE: 06-07-17
DESIGNED BY: MRE,PE CHECKED BY:

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

NOTE: THE BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS WAS SUPPLIED BY LANDTECH SURVEYING, INC., DATED 2017.