

VILLAS OF NEW BERLIN

PART OF THE NORTHEAST $\frac{1}{4}$,
SECTION 23, TOWNSHIP 6N, RANGE 20E
CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

PROJECT CONTACTS:

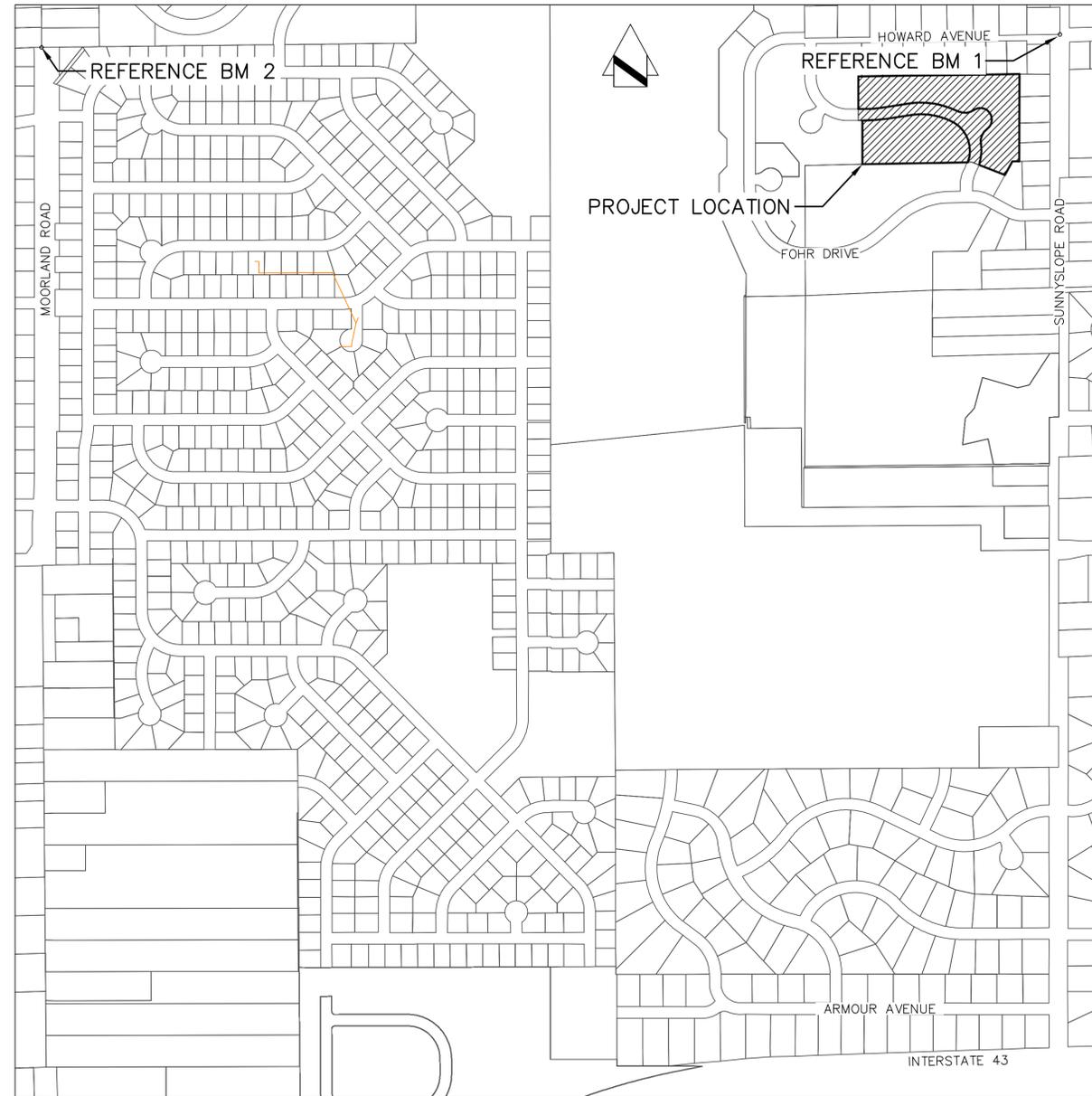
OWNER/DEVELOPER: CROSSWIND HOMES LLC
ATTN: DAN KASSEES
W338 S4571 SLEEPY HOLLOW CT
DOUSMAN, WI 53118-9747

SURVEYOR/ENGINEER: JAHNKE AND JAHNKE ASSOCIATES, INC.
ATTN: PAUL J. JENSWOLD, PE
JOHN R. STIGLER, PLS
711 W. MORELAND BLVD
WAUKESHA, WI 53188
TELE: (262) 542-5797
EMAIL: PJenswold@JahnkeAndJahnke.com

MUNICIPAL CONTACTS:

NOTE: ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THESE PLANS SHALL CONFORM TO THE CITY OF NEW BERLIN DEVELOPER'S HANDBOOK. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.

CITY OF NEW BERLIN:



REFERENCE BEARING: EAST LINE OF THE NE $\frac{1}{4}$ OF SEC. 23:
N 0° 08' 51" E (SEWRPC CSSD)

REFERENCE BENCHMARK: NE CORNER OF THE NE $\frac{1}{4}$ OF SEC. 23:
CONC. MONUMENT W/ BRASS CAP,
ELEV = 891.04 (NGVD-29, SEWRPC CSSD)

NW CORNER OF THE NW $\frac{1}{4}$ OF SEC. 23:
CONC. MONUMENT W/ BRASS CAP,
ELEV = 903.35 (NGVD-29, SEWRPC CSSD)

SITE BENCHMARK(S):

DATUM CONVERSION: NGVD-29 (USGS) = CITY OF NEW BERLIN
TO MMSD: USGS = 580.58

INDEX OF SHEETS	
SHEET	
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SITE PLAN
4	GRADING PLAN
5	EROSION CONTROL PLAN
6	SANITARY SEWER AND WATER MAIN SYSTEM PLAN
7	STORM SEWER SYSTEM PLAN
8	PLAN & PROFILE HONEYACER LN STA 14+00 20+50
9	PLAN & PROFILE HONEYACER LN STA 20+50 24+87
10	PLAN & PROFILE CROSSWIND CT STA 27+00 29+50
11	CONSTRUCTION DETAILS - CITY STANDARDS
12	CONSTRUCTION DETAILS - CITY STANDARDS

LEGEND:	
	EX. MONUMENT FOUND
	EX. SANITARY MANHOLE
	EX. STORM MANHOLE
	EX. CATCH BASIN ROUND
	EX. CATCH BASIN SQUARE
	EX. TELEPHONE MH
	EX. AIR CONDITIONER
	EX. ELECTRICAL METER
	EX. LIGHT POLE
	EX. GAS METER
	EX. BOLLARD
	EX. WATER VALVE
	EX. CONIFEROUS TREE / REMOVAL
	EX. DECIDUOUS TREE / REMOVAL
	EX. SANITARY SEWER MAIN
	EX. SANITARY SEWER SERVICE
	EX. RETAINING WALL
	EX. WATER MAIN
	EX. WATER SERVICE
	EX. FENCE LINE
	EX. RAILING
	PROP. SAW-CUT LINE
	PROP. CURB AND GUTTER
	TYPICAL
	REJECT

VICINITY SKETCH
SCALE: 1" = 400'
SECTION: 23-06-20

EXP. 7/31/18

EXP. 7/31/18

PROJECT MANAGER

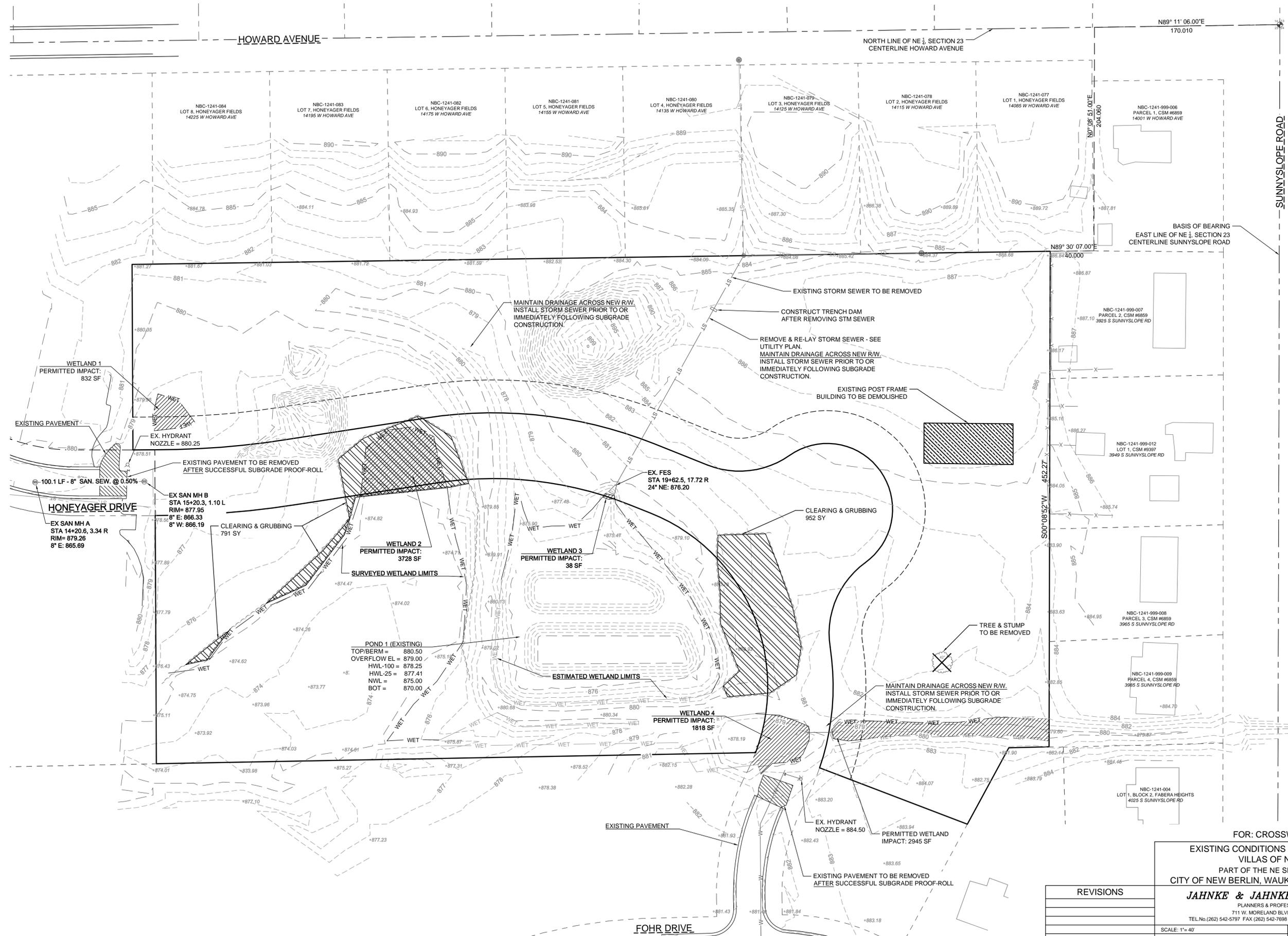
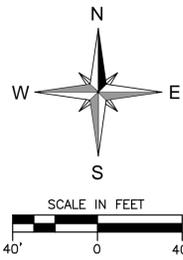
PROJECT ENGINEER

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WI STATUTE 182.075(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181



FOR: CROSSWIND HOMES
 EXISTING CONDITIONS AND DEMOLITION PLAN
 VILLAS OF NEW BERLIN
 PART OF THE NE SEC. 23, T.6N., R.20E.
 CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
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 TEL No. (262) 542-5797 FAX (262) 542-7698 (E-MAIL Pjenswold@JahnkeAndJahnke.com)

REVISIONS			
2017-12-21	PRELIM. ENGINEERING REVIEW	DRAWN BY: GEM	CHECKED BY: PJJ
2017-09-27	ALTERNATE B - NO WALL	BOOK NO.: NEW BERLIN 47	JOB: S-8620

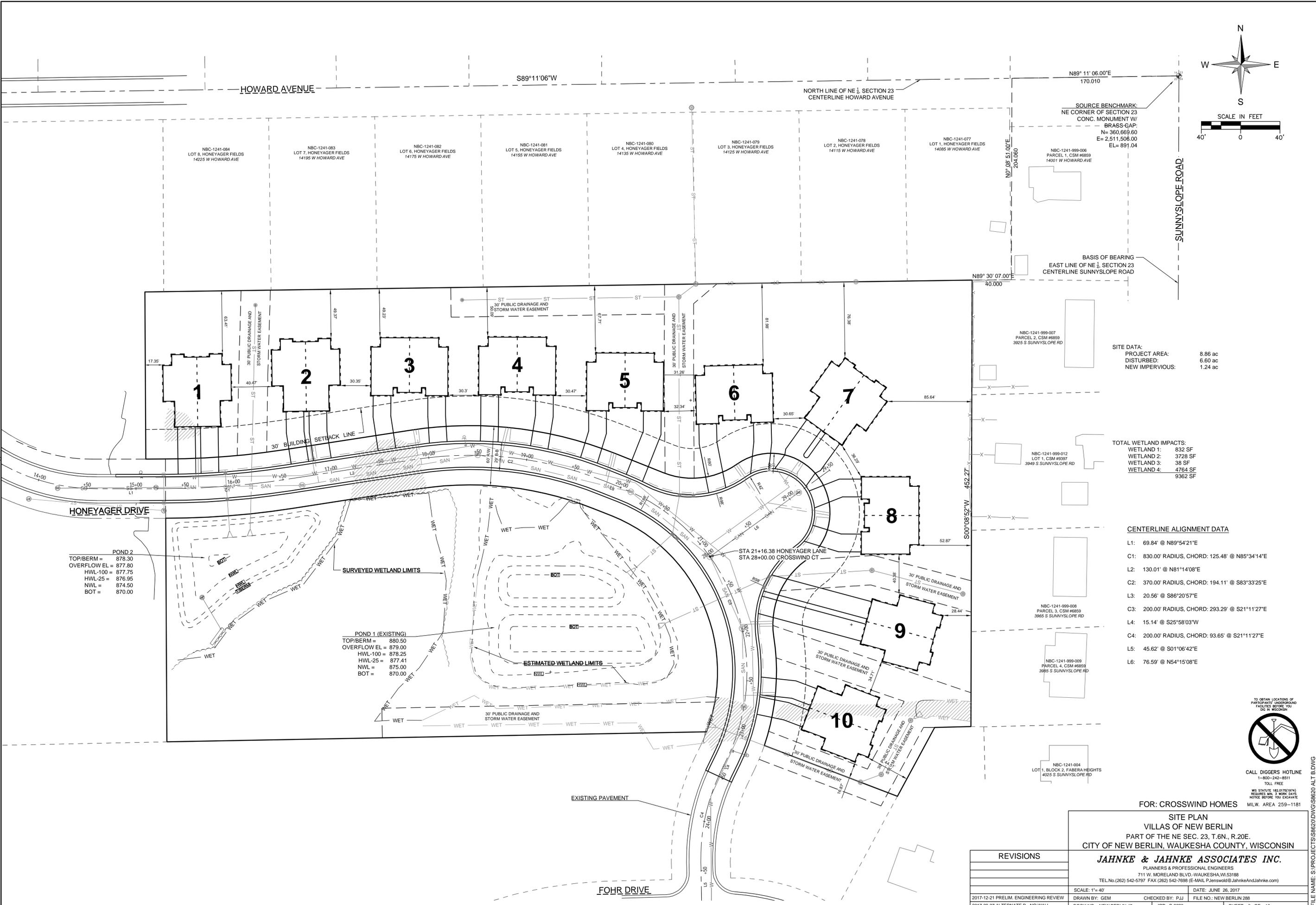
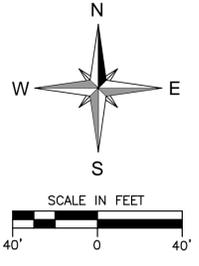
SCALE: 1"=40'	DATE: JUNE 26, 2017
FILE NO.: NEW BERLIN 288	
SHEET 2 OF 12	

TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

 CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS. STATUTE 182.075(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

PROJECT NUMBER: S-8620
 PLOTTED: 12/21/2017 10:03 AM

FILE NAME: S:\PROJECTS\S8620\DWG\S8620 ALT B.DWG



SOURCE BENCHMARK:
NE CORNER OF SECTION 23
CONC. MONUMENT W/
BRASS-GAP:
N= 360,669.60
E= 2,511,506.00
EL= 891.04

BASIS OF BEARING
EAST LINE OF NE 1/4 SECTION 23
CENTERLINE SUNNYSLOPE ROAD

SITE DATA:
PROJECT AREA: 8.86 ac
DISTURBED: 6.60 ac
NEW IMPERVIOUS: 1.24 ac

TOTAL WETLAND IMPACTS:
WETLAND 1: 832 SF
WETLAND 2: 3728 SF
WETLAND 3: 38 SF
WETLAND 4: 4764 SF
9362 SF

CENTERLINE ALIGNMENT DATA
L1: 69.84' @ N89°54'21"E
C1: 830.00' RADIUS, CHORD: 125.48' @ N85°34'14"E
L2: 130.01' @ N81°14'08"E
C2: 370.00' RADIUS, CHORD: 194.11' @ S83°33'25"E
L3: 20.56' @ S86°20'57"E
C3: 200.00' RADIUS, CHORD: 293.29' @ S21°11'27"E
L4: 15.14' @ S25°58'03"W
C4: 200.00' RADIUS, CHORD: 93.65' @ S21°11'27"E
L5: 45.62' @ S01°06'42"E
L6: 76.59' @ N54°15'08"E

POND 2
TOP/BERM = 878.30
OVERFLOW EL = 877.75
HWL-100 = 877.75
HWL-25 = 876.95
NWL = 874.50
BOT = 870.00

POND 1 (EXISTING)
TOP/BERM = 880.50
OVERFLOW EL = 879.00
HWL-100 = 878.25
HWL-25 = 877.41
NWL = 875.00
BOT = 870.00

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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FOR: CROSSWIND HOMES
SITE PLAN
VILLAS OF NEW BERLIN
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CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

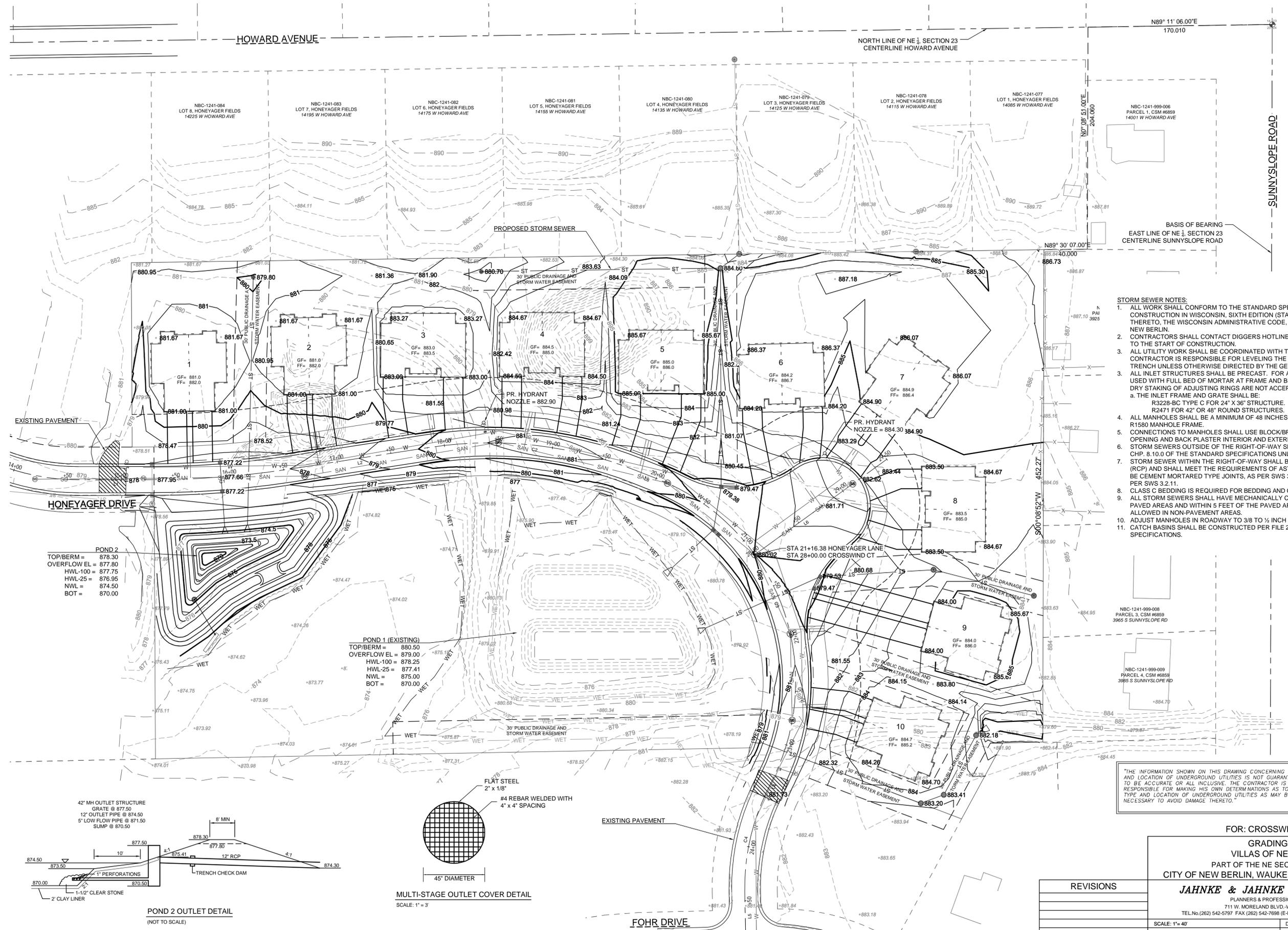
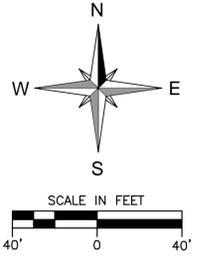
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SHEET 3 OF 12

PROJECT NUMBER: S-8620
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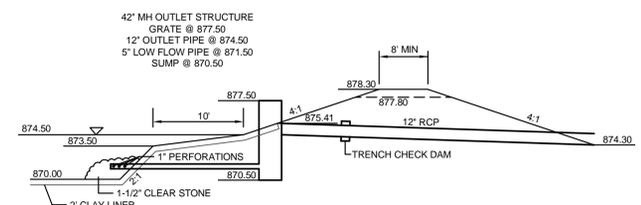
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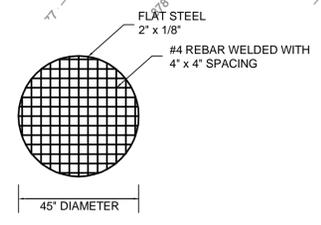
- STORM SEWER NOTES:**
1. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION (STANDARD SPECS) AND ANY ADDENDUM THERETO. THE WISCONSIN ADMINISTRATIVE CODE, THE REQUIREMENTS OF THE CITY OF NEW BERLIN.
 2. CONTRACTORS SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 3. ALL UTILITY WORK SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR. UTILITY CONTRACTOR IS RESPONSIBLE FOR LEVELING THE EXCESS SPOIL MATERIAL FROM THE TRENCH UNLESS OTHERWISE DIRECTED BY THE GENERAL CONTRACTOR.
 3. ALL INLET STRUCTURES SHALL BE PRECAST. FOR ADJUSTMENTS, FULL RINGS MUST BE USED WITH FULL BED OF MORTAR AT FRAME AND BETWEEN RINGS. WOOD WEDGES AND DRY STAKING OF ADJUSTING RINGS ARE NOT ACCEPTABLE.
 - a. THE INLET FRAME AND GRATE SHALL BE:
 - R3228-BC TYPE C FOR 24" X 36" STRUCTURE.
 - R2471 FOR 42" OR 48" ROUND STRUCTURES.
 4. ALL MANHOLES SHALL BE A MINIMUM OF 48 INCHES IN DIAMETER WITH A NEENAH R1710 OR R1580 MANHOLE FRAME.
 5. CONNECTIONS TO MANHOLES SHALL USE BLOCK/BRICK AND MORTAR TO ENCLOSE OPENING AND BACK PLASTER INTERIOR AND EXTERIOR.
 6. STORM SEWERS OUTSIDE OF THE RIGHT-OF-WAY SHALL BE PVC SDR 35 CONFORMING TO CHP. 8.10.0 OF THE STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.
 7. STORM SEWER WITHIN THE RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE SEWER PIPE (RCP) AND SHALL MEET THE REQUIREMENTS OF ASTM C-78 AND SWS 8.6.0. JOINTS SHALL BE CEMENT MORTARED TYPE JOINTS, AS PER SWS 3.2.16 OR RUBBER GASKET JOINTS AS PER SWS 3.2.11.
 8. CLASS C BEDDING IS REQUIRED FOR BEDDING AND COVER.
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 10. ADJUST MANHOLES IN ROADWAY TO 3/8 TO 1/2 INCH BELOW FINAL PAVEMENT GRADE.
 11. CATCH BASINS SHALL BE CONSTRUCTED PER FILE 25 OR 26 OF THE STANDARD SPECIFICATIONS.

POND 2
 TOP/BERM = 878.30
 OVERFLOW EL = 877.80
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 TOP/BERM = 880.50
 OVERFLOW EL = 879.00
 HWL-100 = 878.25
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POND 2 OUTLET DETAIL
(NOT TO SCALE)



MULTI-STAGE OUTLET COVER DETAIL
SCALE: 1" = 3'

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FOR: CROSSWIND HOMES
 GRADING PLAN
 VILLAS OF NEW BERLIN
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2017-09-27 ALTERNATE B - NO WALL	BOOK NO.: NEW BERLIN 47	JOB: S-8620	SHEET 4 OF 12

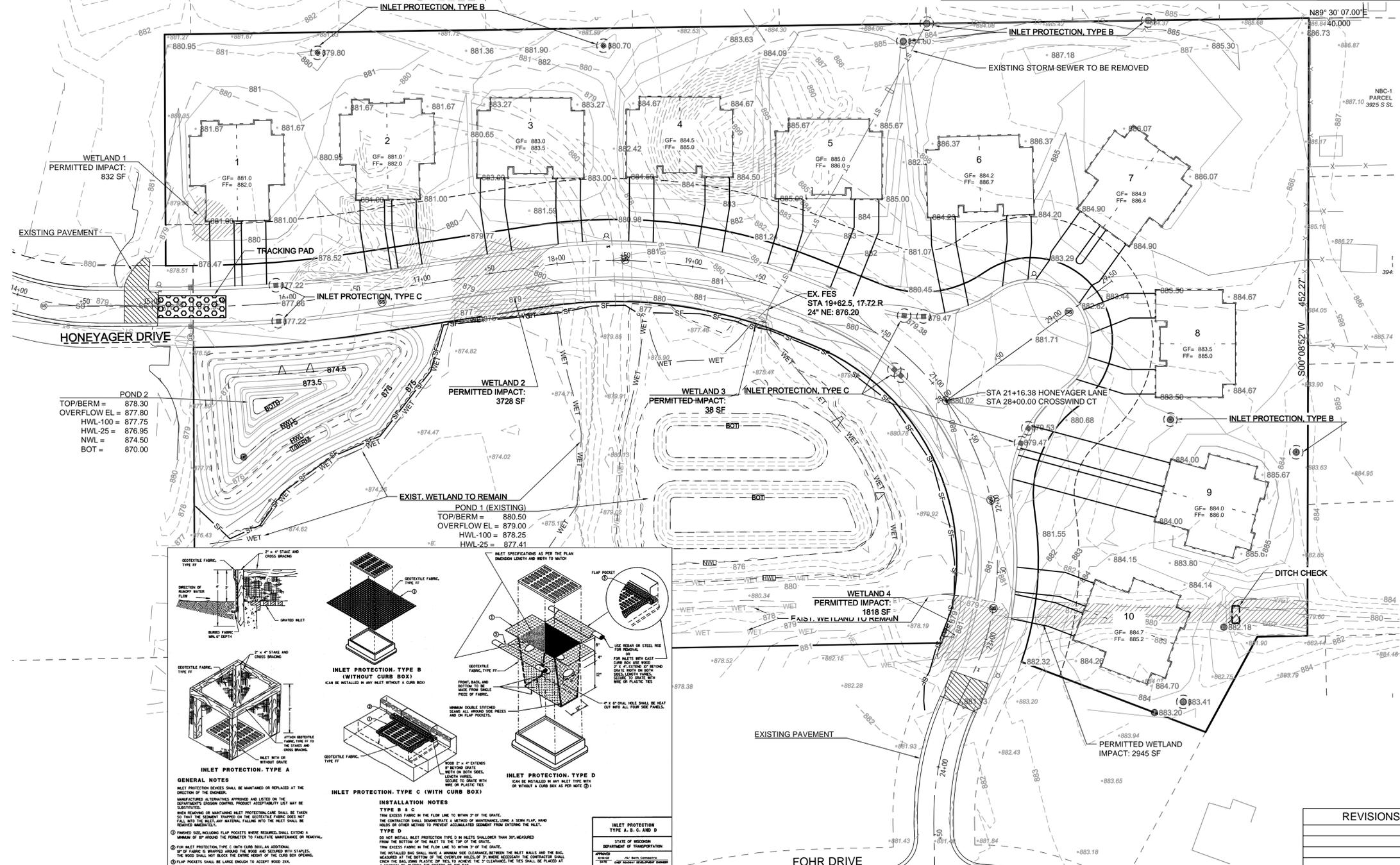
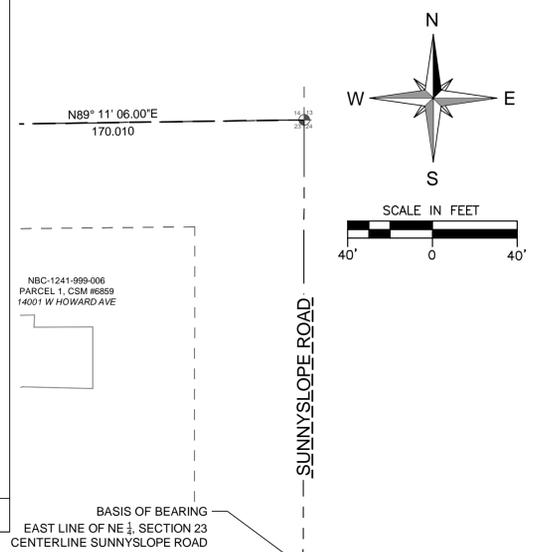
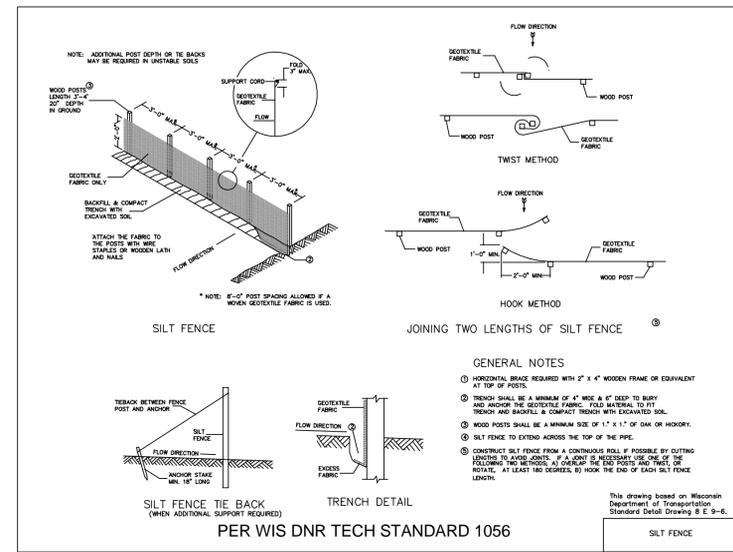
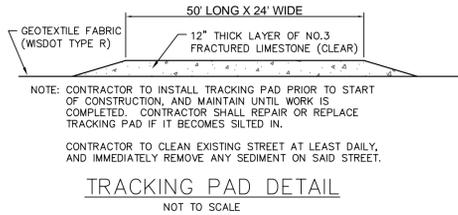
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FILE NAME: S:\PROJECTS\S8620\DWG\S8620 ALT B.DWG

HOWARD AVENUE

NBC-1241-084
LOT 8, HONEYAGER FIELDS
14225 W HOWARD AVE

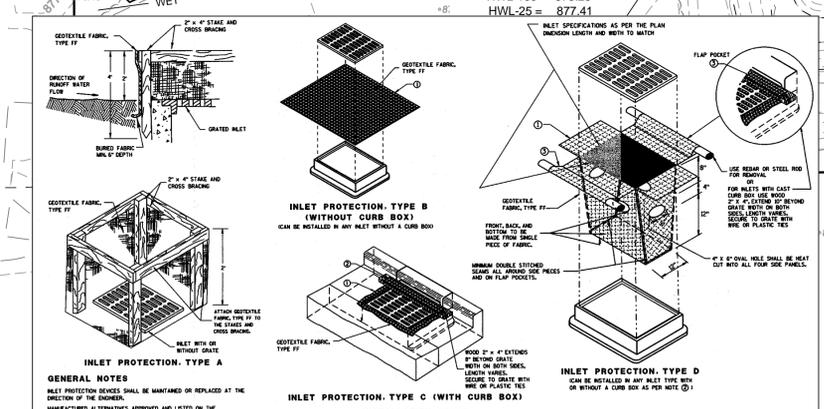
NBC-1241-083
LOT 7, HONEYAGER FIELDS
14195 W HOWARD AVE



- GRADING & EROSION CONTROL NOTES:**
- ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE CITY OF NEW BERLIN AND THE WISCONSIN DNR TECHNICAL STANDARDS.
 - ALL DISTURBED AREAS ON SITE SHALL BE TOPSOILED (4\"/>

- CONSTRUCTION SEQUENCE (SEE SOIL LOSS & SEDIMENT DISCHARGE CALCULATION TOOL FOR SPECIFIC DATE REQUIREMENTS):**
- INSTALL SILT FENCE, INLET PROTECTION AND TRACKING PAD. CONTINUOUS INSPECTIONS THROUGHOUT THE PROJECT. THE BUILDER SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE IN A 24 HOUR PERIOD. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE MAINTAINED AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION. USE WISCONSIN DNR REPORT FORM 3400-187. REMEDY/REPAIR ANY ISSUE WITHIN 48 HOURS.
 - CLEAR AND GRUB SITE. TREES AND STUMPS SHALL BE REMOVED FROM SITE.
 - STRIP TOPSOIL IN GRADING AREAS. CONSTRUCT POND 2 FIRST AND IMMEDIATELY RESTORE THE AREA.
 - BEGIN ROAD AND BUILDING PAD CONSTRUCTION. INSTALL DITCH CHECKS AND ADDITIONAL INLET PROTECTION AS STORM SEWER IS INSTALLED.
 - INSTALL TEMPORARY SEED AND MULCH ON DISTURBED AREAS WITHIN 30 DAYS OF LAND DISTURBANCE.
 - FINISH GRADE SITE AND IMMEDIATELY RESTORE ALL DISTURBED AREAS WITH TOPSOIL, SEED AND EROSION MAT.
 - CONTRACTOR TO REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES ONCE THE SITE IS STABILIZED.

ESTIMATED START DATE: MARCH 2018
 ESTIMATED COMPLETION DATE: JULY 2018
 ESTIMATED DISTURBED AREA = 6.60 ACRE
 ESTIMATED NEW IMPERVIOUS AREA = 1.24 ACRE



GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DISCRETION OF THE ENGINEER.

MANUFACTURED ALTERNATES APPROVED AND LISTED ON THE EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION DEVICES SHALL BE TAKEN TO THE NEAREST TRUCK OR TRAILER TO PREVENT SEDIMENT FROM FALLING INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

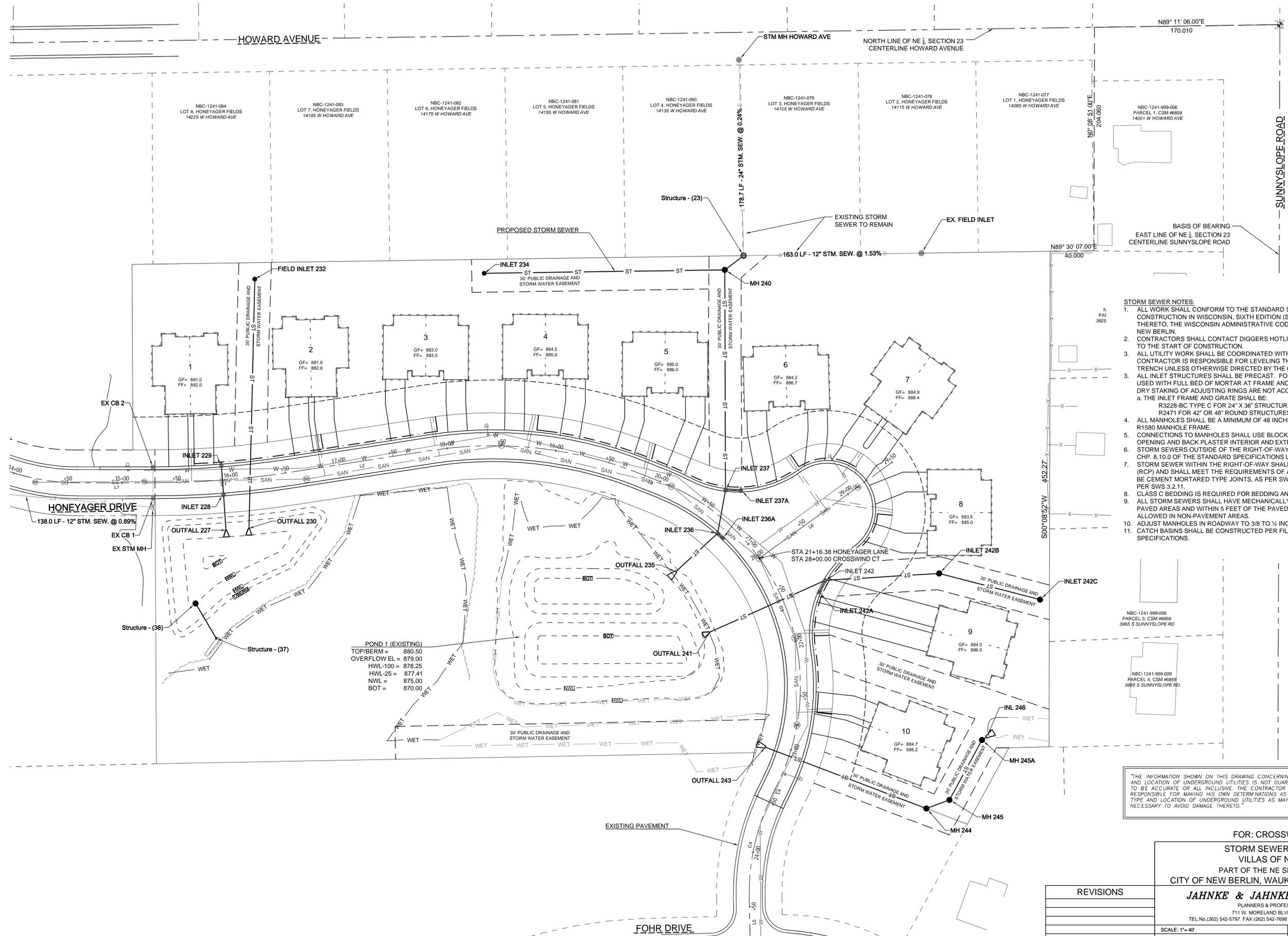
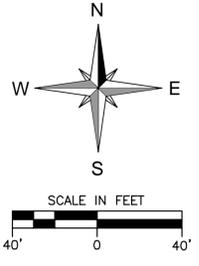
FOR INLET PROTECTION TYPE C WITH CURB BOX OR WITHOUT CURB BOX: 2\"/>

FOR: CROSSWIND HOMES			
EROSION CONTROL PLAN			
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REVISIONS		SCALE: 1"=40'	DATE: JUNE 26, 2017
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2017-09-27 ALTERNATE B - NO WALL	BOOK NO.: NEW BERLIN 47	JOB: S-8620	SHEET 5 OF 12

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	SHEET 7 OF 12

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 PLOTTED: 12/21/2017 10:03 AM

FILE NAME: S:\PROJECTS\S8620\DWG\S8620 ALT B.DWG

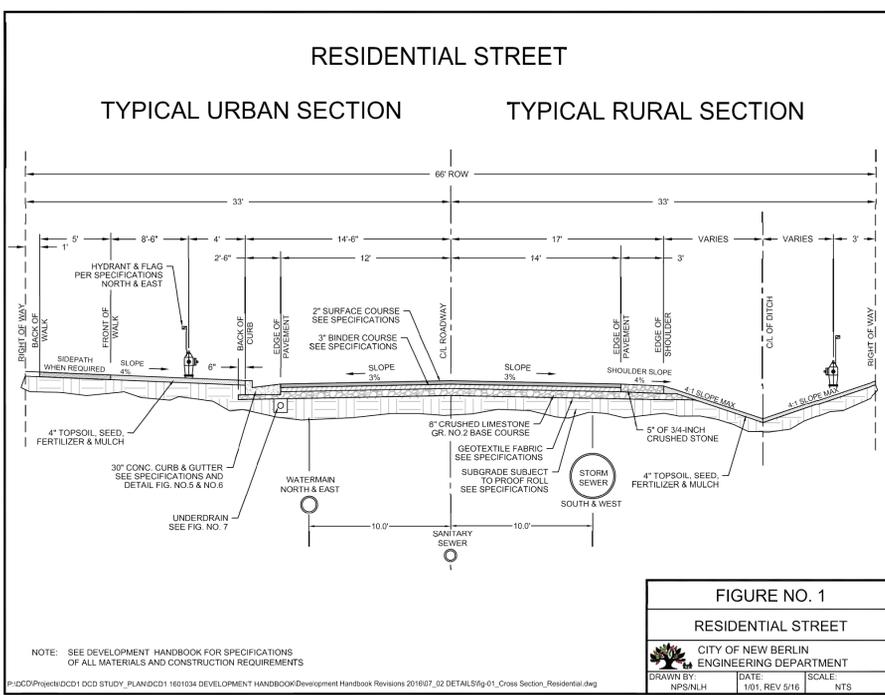


FIGURE NO. 1
RESIDENTIAL STREET
CITY OF NEW BERLIN
ENGINEERING DEPARTMENT
DRAWN BY: NPS/NLH DATE: 1/01, REV 5/16 SCALE: NTS

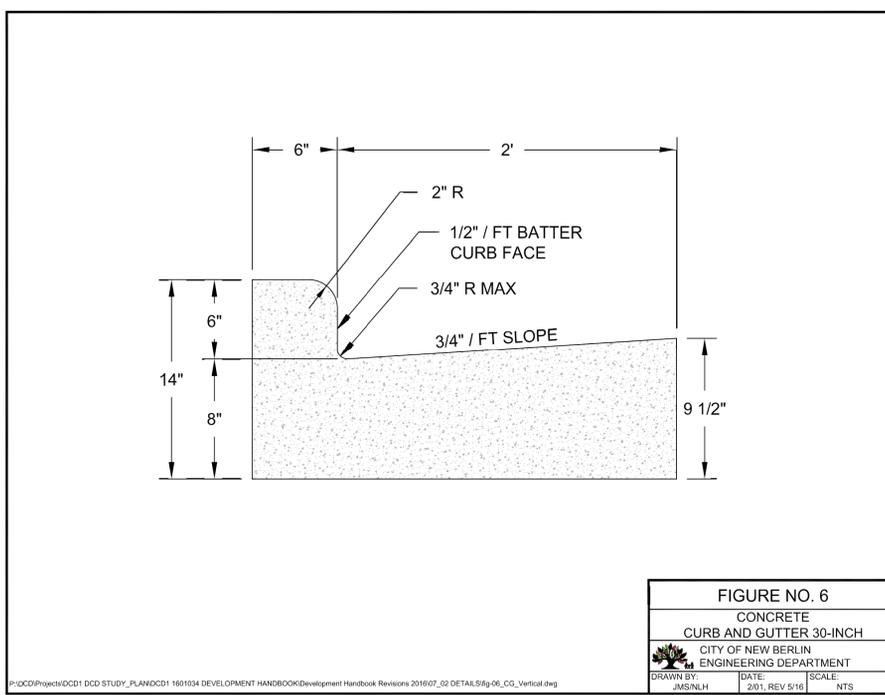


FIGURE NO. 6
CONCRETE CURB AND GUTTER 30-INCH
CITY OF NEW BERLIN
ENGINEERING DEPARTMENT
DRAWN BY: JMS/NLH DATE: 2/01, REV 5/16 SCALE: NTS

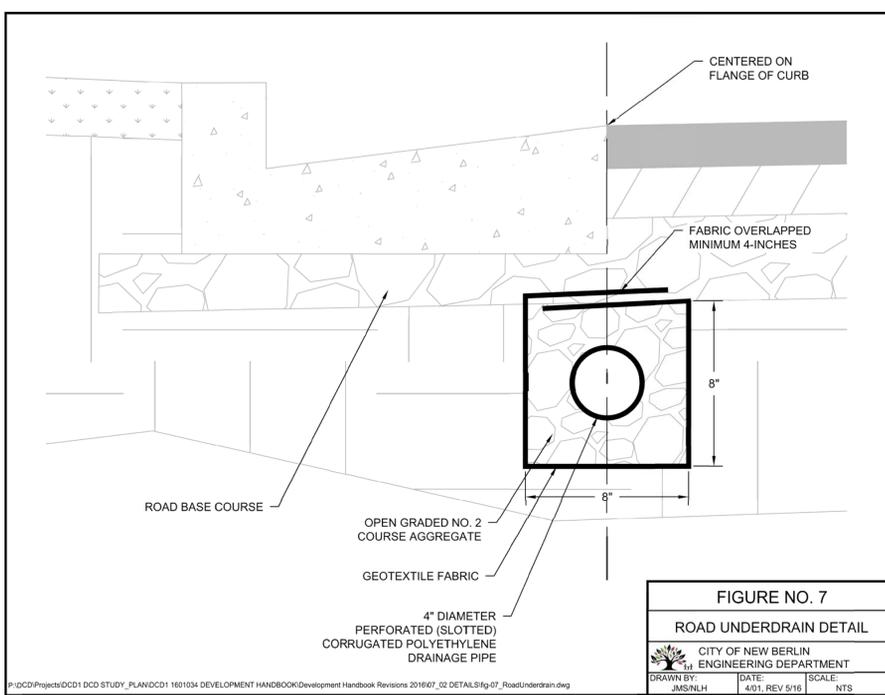


FIGURE NO. 7
ROAD UNDERDRAIN DETAIL
CITY OF NEW BERLIN
ENGINEERING DEPARTMENT
DRAWN BY: JMS/NLH DATE: 4/01, REV 5/16 SCALE: NTS

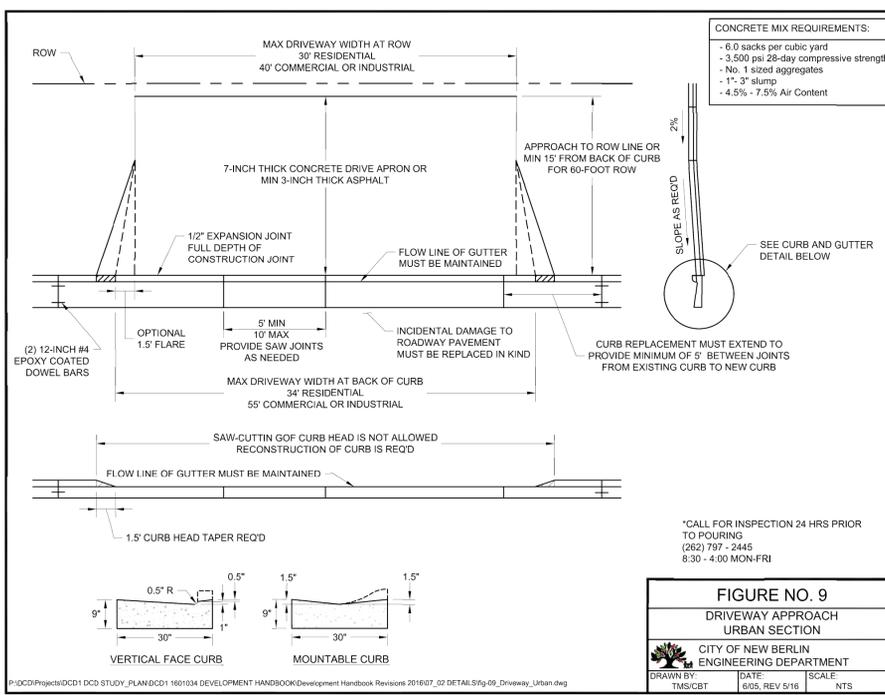


FIGURE NO. 9
DRIVEWAY APPROACH URBAN SECTION
CITY OF NEW BERLIN
ENGINEERING DEPARTMENT
DRAWN BY: TMS/CBT DATE: 6/05, REV 5/16 SCALE: NTS

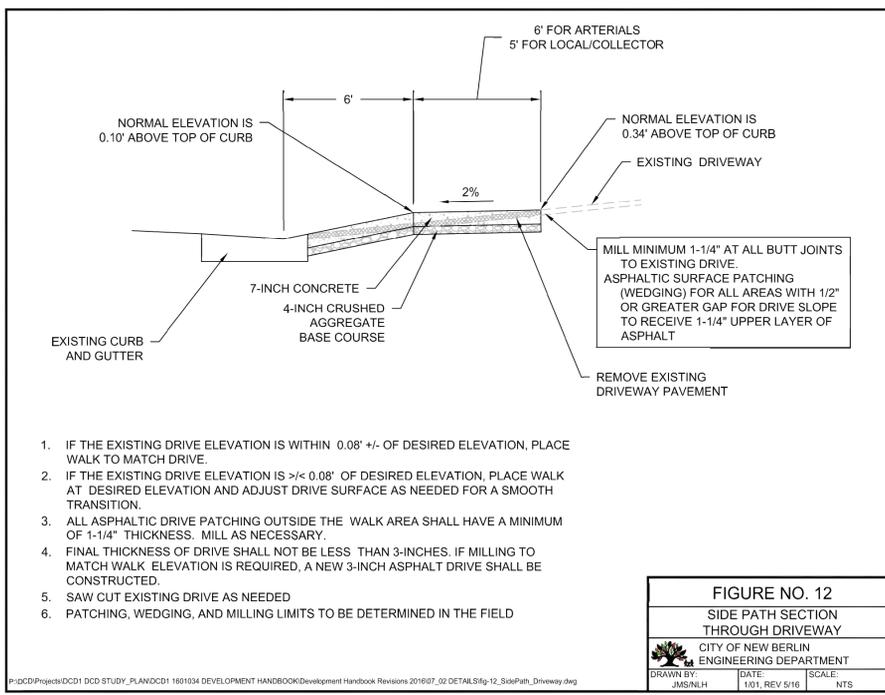


FIGURE NO. 12
SIDE PATH SECTION THROUGH DRIVEWAY
CITY OF NEW BERLIN
ENGINEERING DEPARTMENT
DRAWN BY: JMS/NLH DATE: 1/01, REV 5/16 SCALE: NTS

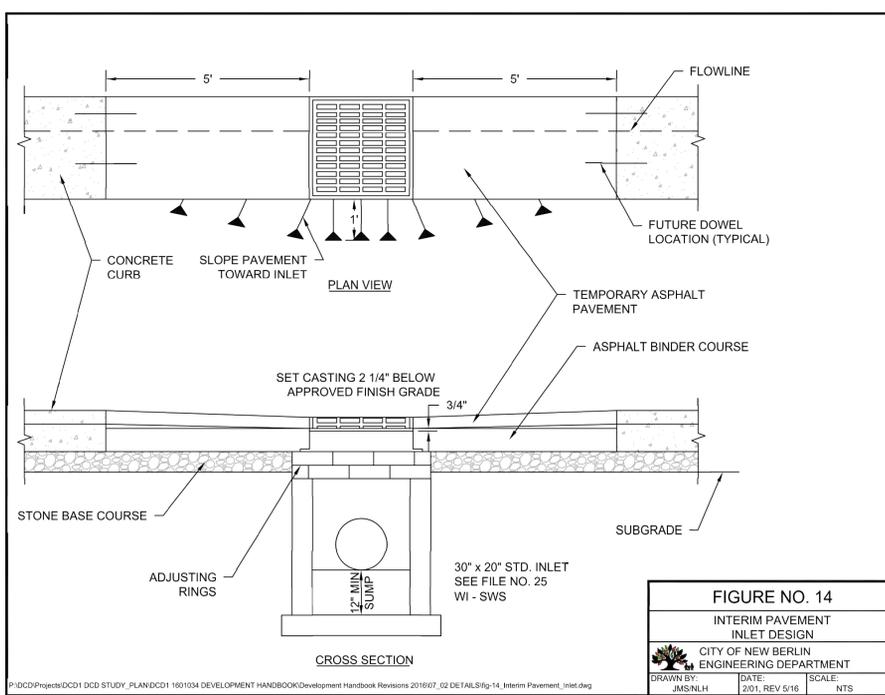
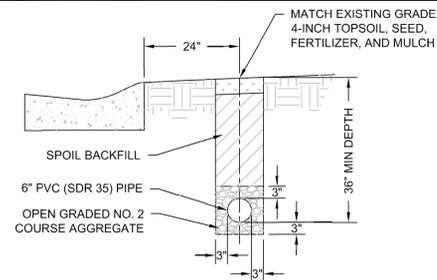


FIGURE NO. 14
INTERIM PAVEMENT INLET DESIGN
CITY OF NEW BERLIN
ENGINEERING DEPARTMENT
DRAWN BY: JMS/NLH DATE: 2/01, REV 5/16 SCALE: NTS

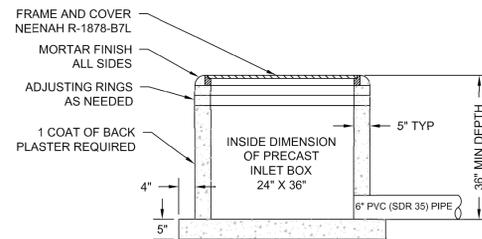
PROJECT NUMBER: S-8620
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FOR: CROSSWIND HOMES			
CONSTRUCTION DETAILS - CITY STANDARDS			
VILLAS OF NEW BERLIN			
PART OF THE NE SEC. 23, T.6N., R.20E.			
CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN			
JAHNKE & JAHNKE ASSOCIATES INC.		PLANNERS & PROFESSIONAL ENGINEERS	
711 W. MORELAND BLVD. - WAUKESHA, WI 53188		TEL No. (262) 542-5797 FAX (262) 542-7698 (E-MAIL P.jenswold@JahnkeAndJahnke.com)	
SCALE: 1"=40'	DATE: JUNE 26, 2017		
2017-12-21 PRELIM. ENGINEERING REVIEW	DRAWN BY: GEM	CHECKED BY: P.JJ	FILE NO.: NEW BERLIN 288
2017-09-27 ALTERNATE B - NO WALL	BOOK NO.: NEW BERLIN 47	JOB: S-8620	SHEET 11 OF 12

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COLLECTOR TRENCH DETAIL



CLEANOUT BOX DETAIL

FIGURE NO. 15
BEHIND THE CURB COLLECTOR
CITY OF NEW BERLIN
ENGINEERING DEPARTMENT
DRAWN BY: JMS/NLH DATE: 2/01, REV 5/16 SCALE: NTS

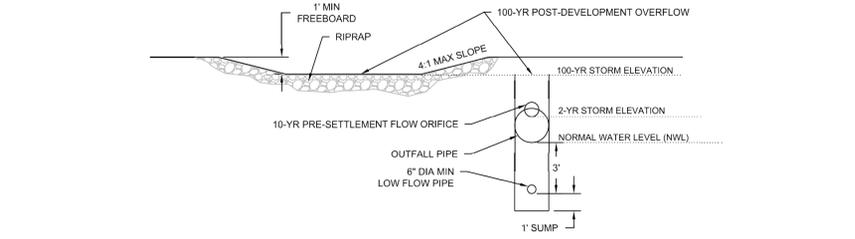
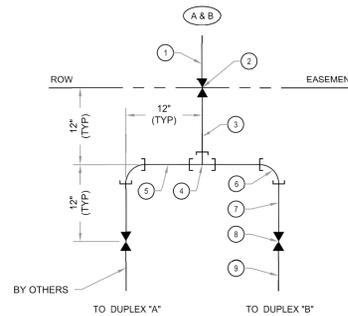
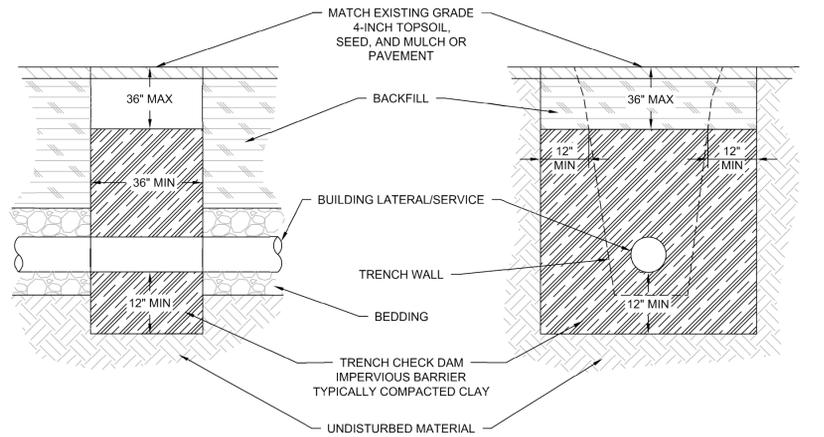


FIGURE NO. 17
POND OUTLET DETAIL
CITY OF NEW BERLIN
ENGINEERING DEPARTMENT
DRAWN BY: MCH/NH DATE: 2/02, REV 5/16 SCALE: NTS



ITEM	DESCRIPTION	QTY	JOINT TYPE	2" SIZE		1.5" SIZE	
				MUELLER	FORD	MUELLER	FORD
A	TAPPING SADDLE FOR SERVICES 304-SS DOUBLE BOLT TYPE	1		SEE SPEC	FS-303	SEE SPEC	FS-303
B	BALL CORPORATION VALVE	1	COMPRESSION FLARE	B-2500	FB-1000	B-2500	FB-1000
1	200 PSI WATER SERVICE (SINGLE PIECE CORP TO CURB VALVES) COPPER TYPE "K" OR HDPE DR-99 W/SS INSERTS BOTH ENDS	1 EA	COMPRESSION				
2	BALL CURB VALVE EXTENSION TYPE CURB BOX, MINNEAPOLIS PATTERN	1	COMPRESSION	B-25154	B44-M	B-25154	B44-M
3	FIELD CUT AND ASSEMBLE COPPER TYPE "K" OR HDPE DR-99 W/SS INSERTS FOR PE PIPE (BOTH ENDS)	1	COMPRESSION				
4	COMPRESSION SERVICE TEE	1	COMPRESSION	H-15381	T-44-77	H-15381	T-44-66
5	FIELD CUT AND ASSEMBLE COPPER TYPE "K" OR HDPE DR-99 W/SS INSERTS FOR PE PIPE (BOTH ENDS)	2	COMPRESSION				
6	COMPRESSION 90 DEGREE ELBOW	2	COMPRESSION	H-15526	L-44-77	H-15526	L-44-66
7	FIELD CUT AND ASSEMBLE COPPER TYPE "K" OR HDPE DR-99 W/SS INSERTS FOR PE PIPE (BOTH ENDS)	2	COMPRESSION				
8	BALL CURB VALVE EXTENSION TYPE CURB BOX, MINNEAPOLIS PATTERN	2	COMPRESSION	B-25154	B44-M	B-25154	B44-M
9	200 PSI WATER SERVICE (SINGLE CURB VALVES TO INSIDE METER VALVE) COPPER TYPE "K" OR HDPE DR-99 W/SS INSERTS BOTH ENDS	2	COMPRESSION				

FIGURE NO. 19
2-UNIT WATER SERVICE
CITY OF NEW BERLIN
ENGINEERING DEPARTMENT
DRAWN BY: RAS/NH DATE: 6/05, REV 5/16 SCALE: NTS



TRENCH CHECK DAM

FIGURE NO. 20
TRENCH CHECK DAM
CITY OF NEW BERLIN
ENGINEERING DEPARTMENT
DRAWN BY: NLH DATE: 5/16 SCALE: NTS

PROJECT NUMBER: S-8620
PLOTTED: 12/21/2017 10:03 AM

REVISIONS	DATE	BY	DESCRIPTION

FOR: CROSSWIND HOMES
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SCALE: 1"=40' DATE: JUNE 26, 2017
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BOOK NO.: NEW BERLIN 47 JOB: S-8620 SHEET 12 OF 12

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