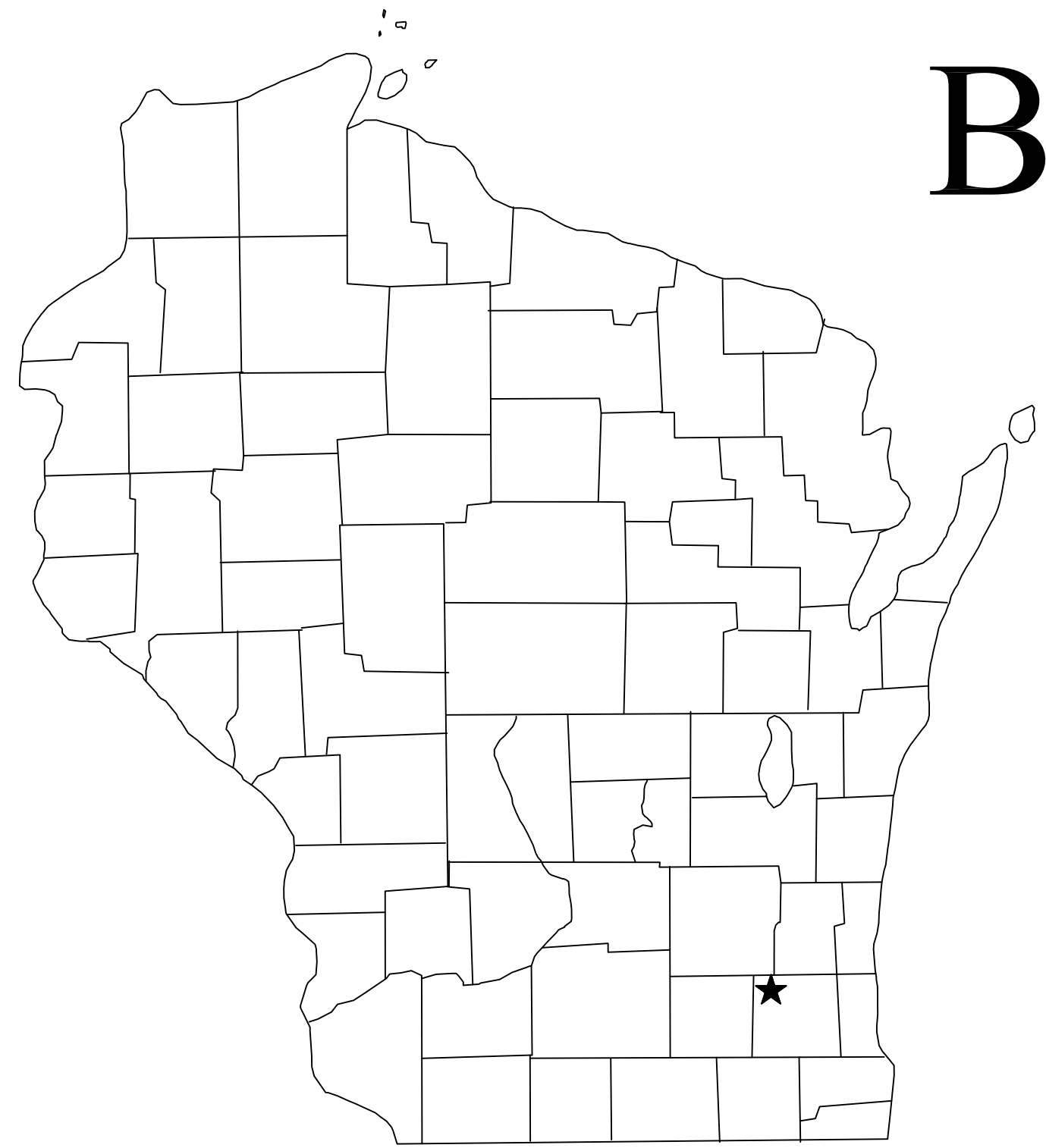


BROOKHILL PRESERVE CONDOMINIUM

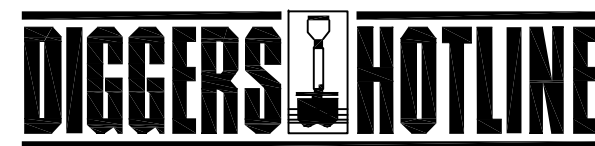
SEWER, WATER, ROAD, GRADING & EROSION CONTROL PLANS TOWN OF BROOKFIELD WAUKESHA COUNTY, WISCONSIN



GENERAL UTILITY NOTES

- 1.) ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION.
- 2.) EXISTING CONDITIONS, INCLUDING UTILITY SIZES AND ELEVATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING OF WORK.
- 3.) MAINTAIN CONTINUOUS UTILITY SERVICE AT ALL TIMES.
- 4.) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN EXISTING UTILITY ALIGNMENTS SO THAT ADJUSTMENTS IN DEPTH AND/OR ALIGNMENT MAY BE MADE.
- 5.) PIPE LENGTHS AND INVERTS ARE TO CENTER OF STRUCTURE.

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

INDEX TO SHEETS

- 1) TITLE PAGE
- 2) EXISTING SITE CONDITIONS MAP
- 3) PROPOSED SITE PLAN
- 4) EROSION CONTROL AND RESTORATION PLAN
- 5) GRADING PLAN
- 6) BMP CROSS SECTION PLAN
- 7) SANITARY SEWER AND WATERMAIN PLAN
- 8) STORM SEWER AND ROAD PLANS
- 9) UTILITY DETAIL PAGE I
- 10) UTILITY DETAIL PAGE II

CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DNR'S STORM WATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS.

ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE MONITORED DAILY FOR STABILITY AND OPERATION AND REPORTED AT LEAST ONCE PER WEEK AND FOLLOWING EVERY 0.5" RAINFALL.

ALL INLET PROTECTION TO CONFORM TO EITHER WDOT PAL LIST OR WDNR T.S. 1060

DUST CONTROL TO FOLLOW WDNR T.S. 1068

ALL RESTORATION TO BE IN ACCORDANCE WITH WDNR'S CONSERVATION PRACTICE STD 1059.

RESTORATION AREAS TO BE TOP SOILED (6" MIN), (IF GRADED), SEEDED, FERTILIZED, AND MULCHED UNLESS OTHERWISE NOTED. ON SLOPES 4:1 OR STEEPER CLASS I TYPE B (WISDOT PAL) EROSION MAT REQUIRED.

IF THE SITE OR PORTIONS OF THE SITE ARE TO REMAIN INACTIVE FOR GREATER THAN 14 DAYS TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING OR MULCHING SHALL BE TAKEN WITHIN 7 DAYS FROM THE SITE BEING LEFT INACTIVE.

SEED TYPE TO BE TURF TYPE. RATE TO BE APPLIED PER MANUFACTURERS RECOMMENDATIONS.

CONTRACTOR TO FOLLOW STANDARD PROCEDURES FOR SPILL PREVENTION AND RESPONSE

ALL UTILITIES TO BE INSTALLED PER THE STANDARD SPECIFICATIONS FOR SEWER AND WATER IN WISCONSIN LATEST ADDITION AND ADDENDUM'S, AND TOWN OF BROOKFIELD SPECIFICATIONS

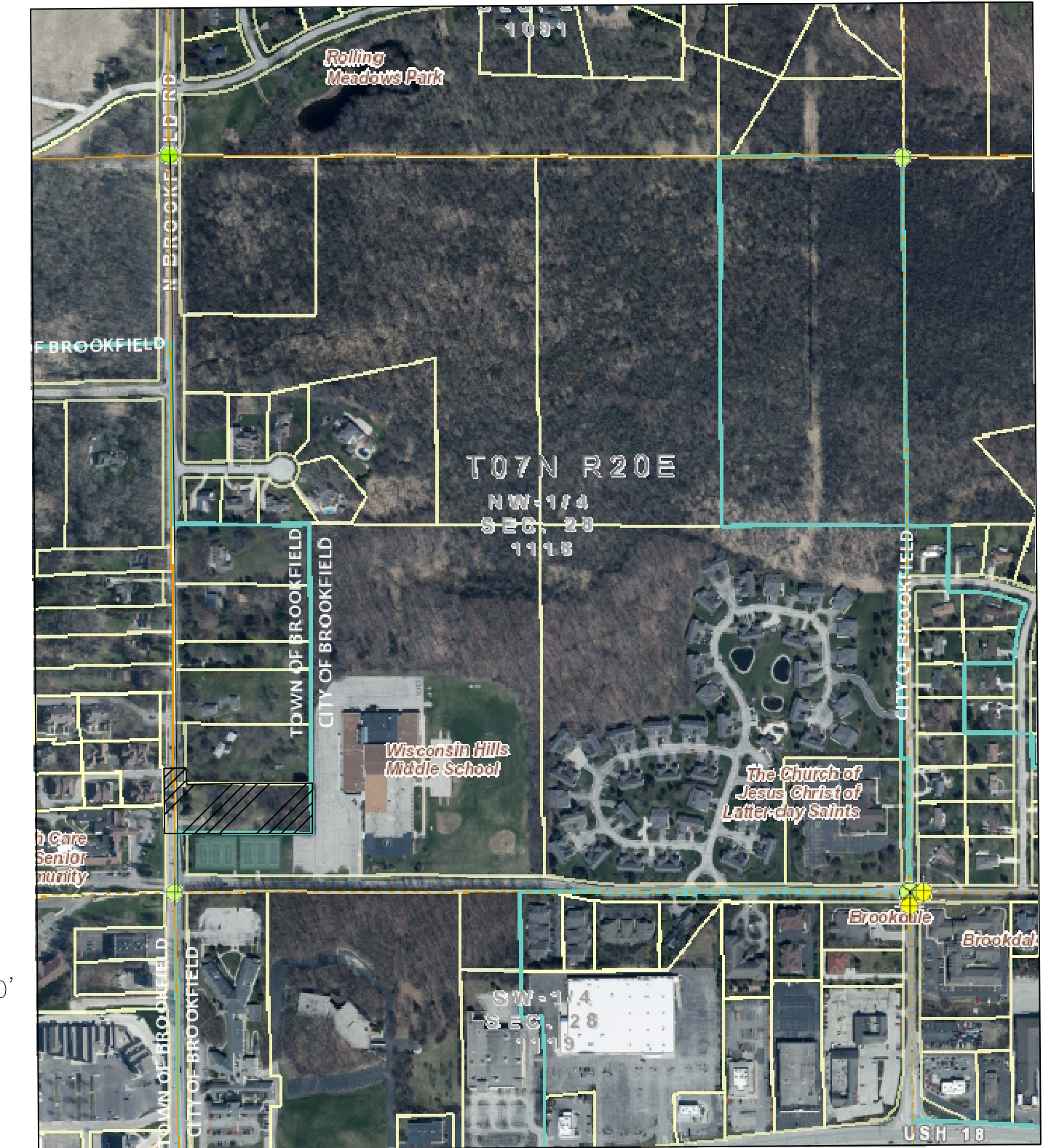
GRADING AND PAVING PER STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION LATEST EDITION

PROOF-ROLLING SHALL BE COMPLETED PRIOR TO PLACING BASE COURSE AND PRIOR TO PAVING

CONSTRUCTION SEQUENCE

- 1) INSTALL ALL EROSION CONTROL MEASURES AND CLEAR SITE.
- 2) STRIP TOPSOIL & REMOVE FROM SITE.
- 3) INSTALL STORM WATER BMP PLACING FILL WHERE NEEDED, (BASIN TO BE USED AS A SEDIMENT TRAP ALL DISTURBED AREAS TO BE DIRECTED TO BASIN / SEDIMENT TRAP DURING CONSTRUCTION. ONCE BASINS ARE CONSTRUCTED SEED SIDE SLOPES OF BASINS (SEE BASIN NOTES FOR MORE DETAIL ON HOW TO CONSTRUCT BASIN)
- 4) ROUGH GRADE REMAINDER OF SITE.
- 5) INSTALL DITCH CHECKS AS SHOWN ON PLANS ONCE SWALES HAVE BEEN GRADED
- 6) INSTALL UTILITIES
- 7) FINALIZE GRADING OF SITE.
- 7) PROOF ROLL ROADWAYS, STONE ROADS, INSTALL CURB AND GUTTER, FINE GRADE ROADS, AND PLACE BINDER COURSE OF ASPHALT
- 8) INSTALL GAS AND ELECTRIC
- 9) RESTORE SITE WITHIN 7 DAYS OF COMPLETING FINAL GRADING.
- 10) ONCE SITE IS VEGETATED AND TOWN HAS APPROVED SITE, REMOVE ALL REMAINING EROSION CONTROL MEASURES.

THE ESTIMATED CONSTRUCTION SCHEDULE
INSTALL EROSION CONTROL MEASURES SEPTEMBER 13, & 14, 2021
START CLEARING SEPTEMBER 15, 2021
START TEMPORARY SEDIMENT BASIN SEPTEMBER 20, 2021
START GRADING.
CONVERT TEMPORARY SEDIMENT TRAP TO PERMANENT BIO-FILTER BY MAY 13, 2022
ALL DISTURBED AREAS TO BE TEMPORARILY RESTORED BY JUNE 17, 2022
FINAL RESTORATION PER LANDSCAPE PLAN TO BE COMPLETED AS BUILDINGS ARE BUILT



NW 1/4, SEC 28-07-20
LOCATION SKETCH

OWNER/SUBDIVIDER

CROSSWIND HOMES
W338 S4571 SLEEPY HOLLOW CT.
DOUSMAN, WI. 53118
CONTACT PERSON - DAN KASSEES
CROSSWINDHOMES@YAHOO.COM
414-530-7005

SURVEYOR

JOHN DOWNING
LANDTECH SURVEYING
P.O. BOX 15
HARTLAND, WI 53029
JOHN@LANDTECHWI.COM
(262) 367-7599

CIVIL DESIGN BY

ROB DAVY P.E.
LAKE COUNTRY ENGINEERING, INC.
970 S. SILVER LAKE ST., SUITE 105
OCONOMOWOC, WI. 53066
ROBD@LCE.BIZ
(262)569-9331

LAKE COUNTRY ENGINEERING, INC.

Consulting Engineers - Surveyors

970 South Silver Lake Street, Suite 105, Oconomowoc, WI 53066
Phone (262) 569-9331 Fax (262) 569-9316



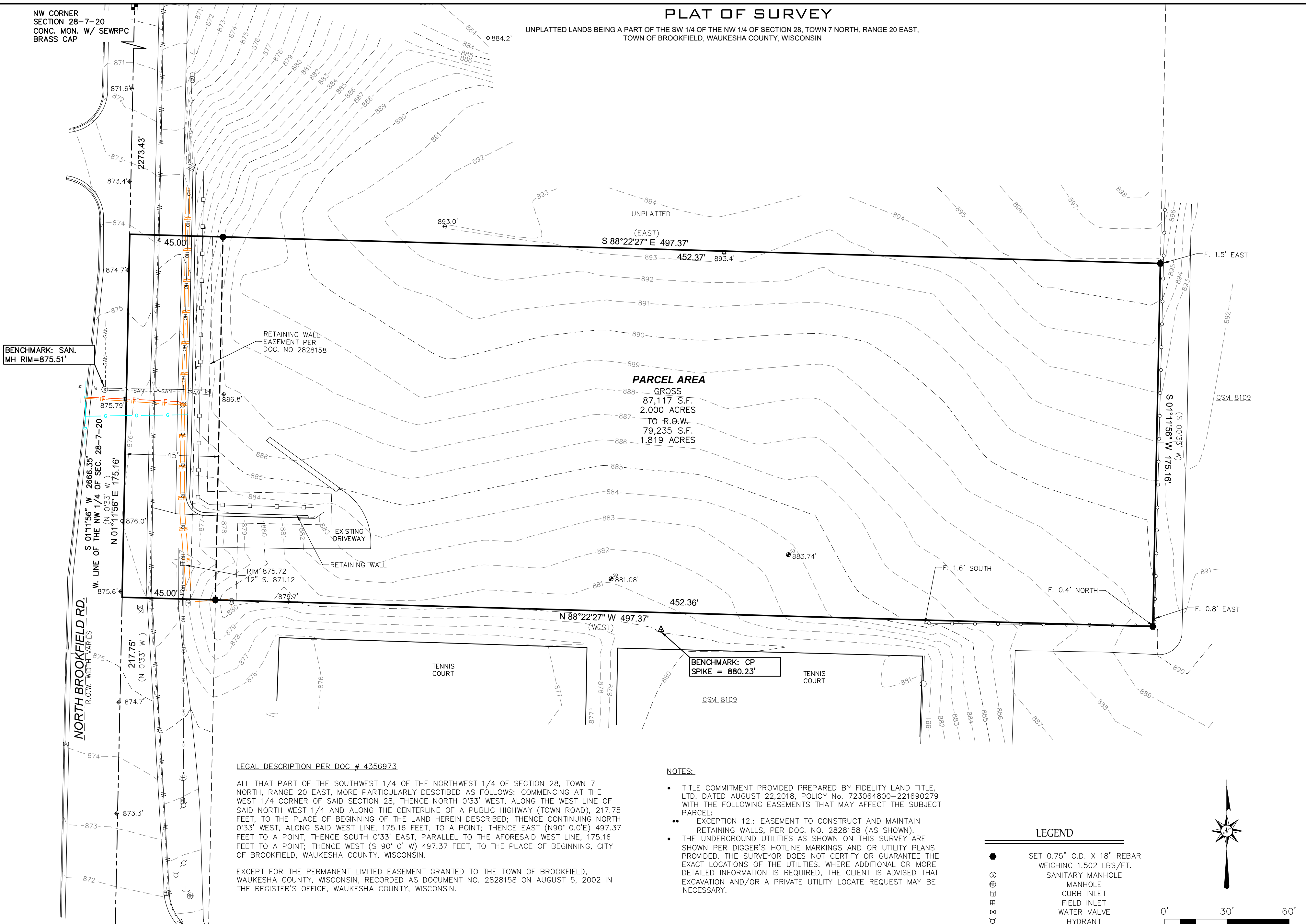
REV 12-23-21
JULY 13, 2021

20-3376

NW CORNER
SECTION 28-7-20
CONC. MON. W/ SEWRPC
BRASS CAP

PLAT OF SURVEY

UNPLATTED LANDS BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28, TOWN 7 NORTH, RANGE 20 EAST,
TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN



PARCEL AREA
GROSS
87,117 S.F.
2.000 ACRES
TO R.O.W.
79,235 S.F.
1.819 ACRES

BENCHMARK: SAN.
MH RIM=875.51'

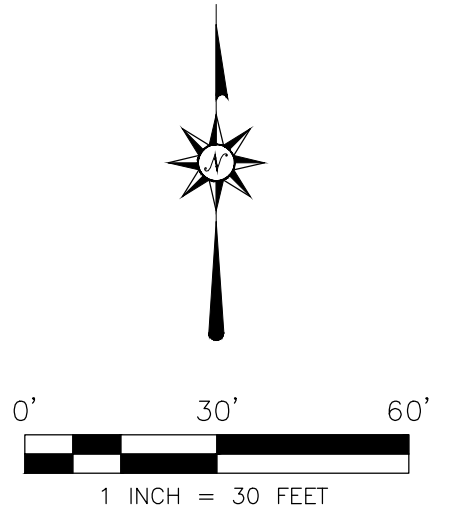
BENCHMARK: CP
SPIKE = 880.23'

LEGAL DESCRIPTION PER DOC # 4356973
ALL THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 7 NORTH, RANGE 20 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 28, THENCE NORTH 0°33' WEST, ALONG THE WEST LINE OF SAID NORTH WEST 1/4 AND ALONG THE CENTERLINE OF A PUBLIC HIGHWAY (TOWN ROAD), 217.75 FEET, TO THE PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 0°33' WEST, ALONG SAID WEST LINE, 175.16 FEET, TO A POINT; THENCE EAST (N90° 0'0"E) 497.37 FEET TO A POINT, THENCE SOUTH 0°33' EAST, PARALLEL TO THE AFORESAID WEST LINE, 175.16 FEET TO A POINT; THENCE WEST (S 90° 0' W) 497.37 FEET, TO THE PLACE OF BEGINNING, CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.
EXCEPT FOR THE PERMANENT LIMITED EASEMENT GRANTED TO THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, RECORDED AS DOCUMENT NO. 2828158 ON AUGUST 5, 2002 IN THE REGISTER'S OFFICE, WAUKESHA COUNTY, WISCONSIN.

- NOTES:**
- TITLE COMMITMENT PROVIDED PREPARED BY FIDELITY LAND TITLE, LTD. DATED AUGUST 22, 2018, POLICY No. 723064800-221690279 WITH THE FOLLOWING EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL:
 - EXCEPTION 12.: EASEMENT TO CONSTRUCT AND MAINTAIN RETAINING WALLS, PER DOC. NO. 2828158 (AS SHOWN).
 - THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

LEGEND

- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS./FT.
- SANITARY MANHOLE
- MANHOLE
- CURB INLET
- FIELD INLET
- WATER VALVE
- HYDRANT
- TV PED
- SOIL TEST
- UTILITY POLE
- GUY WIRE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- WATERMAIN
- UNDERGROUND ELEC.
- UNDERGROUND TV
- WOOD FENCE
- CHAINLINK FENCE
- UNDERGROUND GAS
- SANITARY SEWER
- STORM SEWER

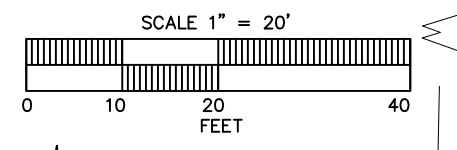


SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.
SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

WEST 1/4 CORNER
SECTION 28-7-20
CONC. MON. W/ SEWRPC
BRASS CAP

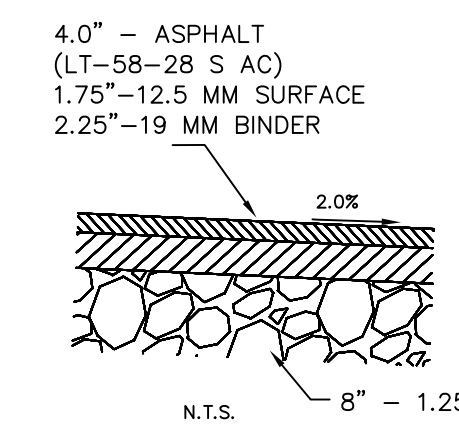
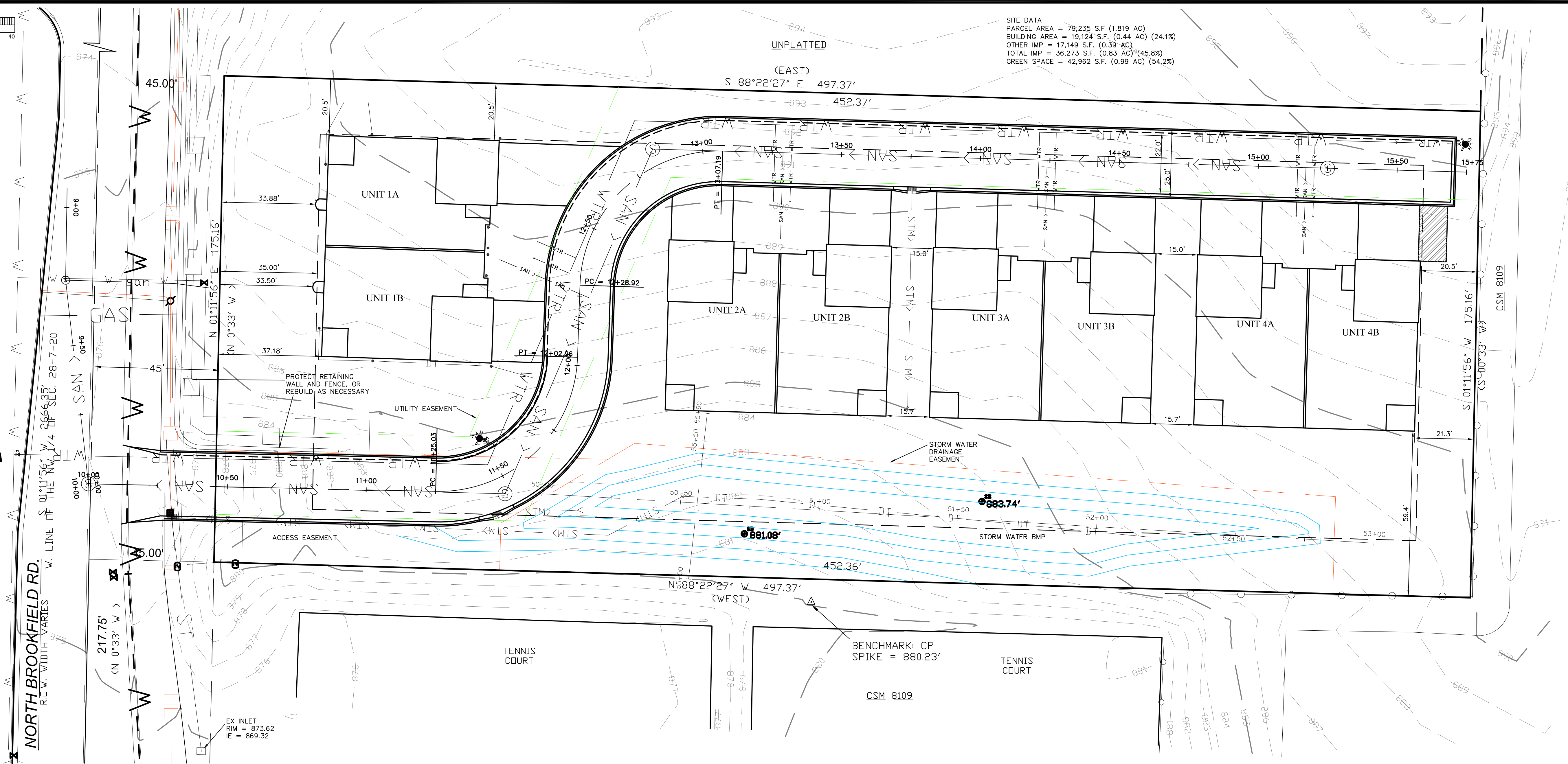


REV.	REV.	REV.	REV.
760 N BROOKFIELD RD BROOKFIELD, WISCONSIN			
DRAWN BY LJS		CHECKED BY MTO	
CLIENT	DAN KASSE	PROJECT	CROSSWIND HOMES
LAYOUT	PLAT OF SURVEY	DRAWING	20247_SURVEY.DWG
DATE	12/10/2020	JOB NO.	20247
SHEET	1 OF 1	VERTICAL DATUM IS NAVD 88 (GEOID 12A)	

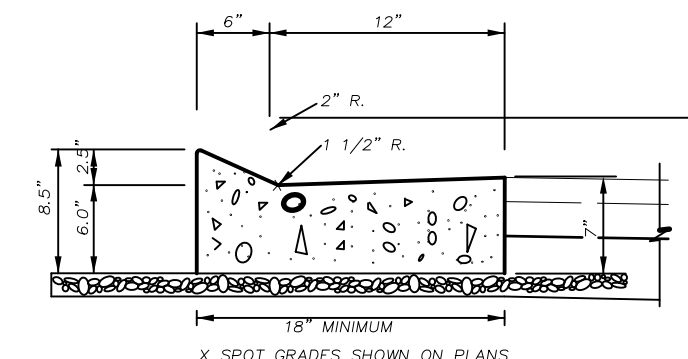


PARCEL AREA
 GROSS
 87,117 S.F.
 2.000 ACRES
 TO R.O.W.
 79,235 S.F.
 1.819 ACRES

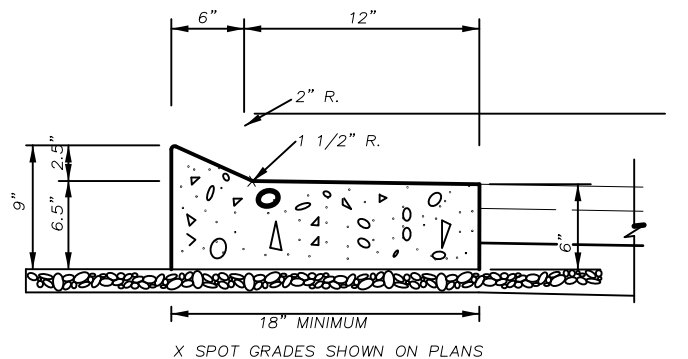
SITE DATA
 PARCEL AREA = 79,235 S.F. (1.819 AC)
 BUILDING AREA = 19,124 S.F. (0.44 AC) (24.1%)
 OTHER IMP = 17,149 S.F. (0.39 AC)
 TOTAL IMP = 36,273 S.F. (0.83 AC) (45.8%)
 GREEN SPACE = 42,962 S.F. (0.99 AC) (54.2%)



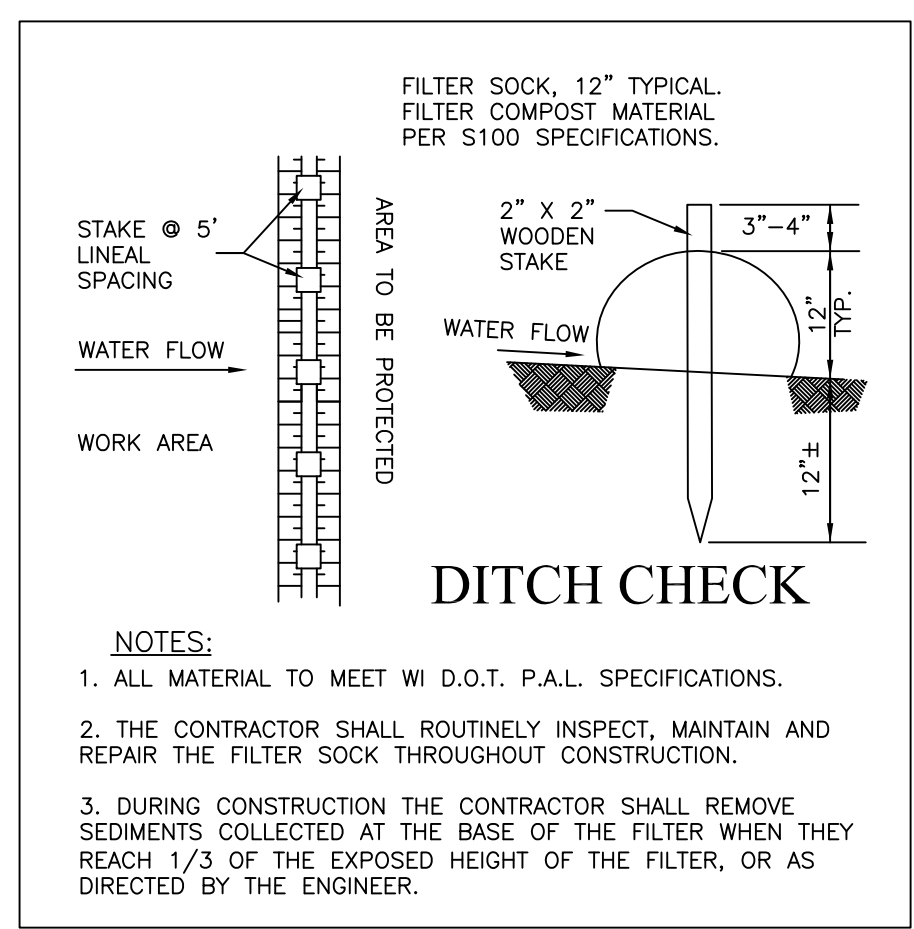
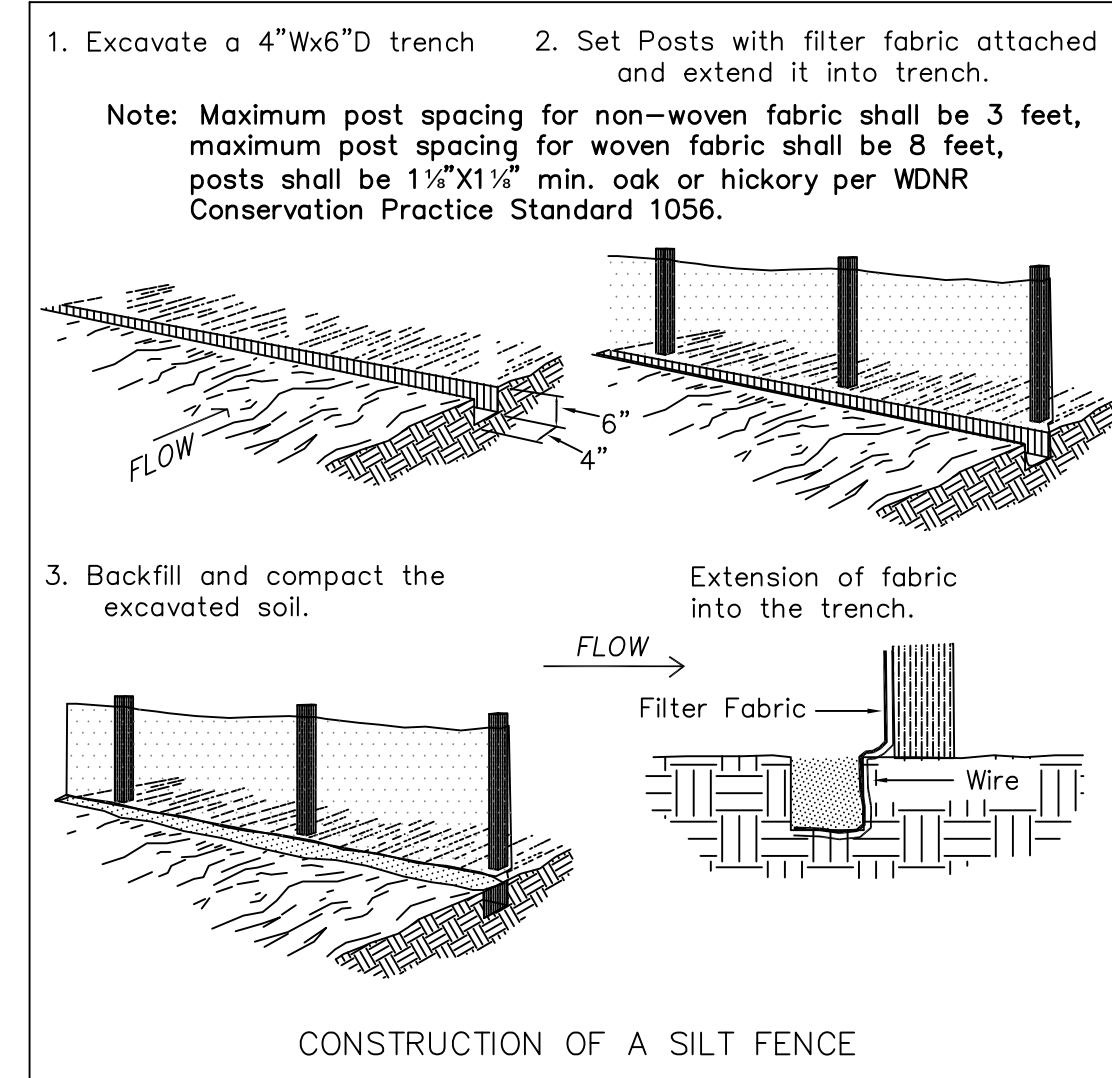
PROPOSED DRIVE PAVEMENT DETAIL



18\"/>



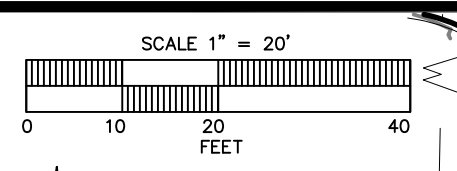
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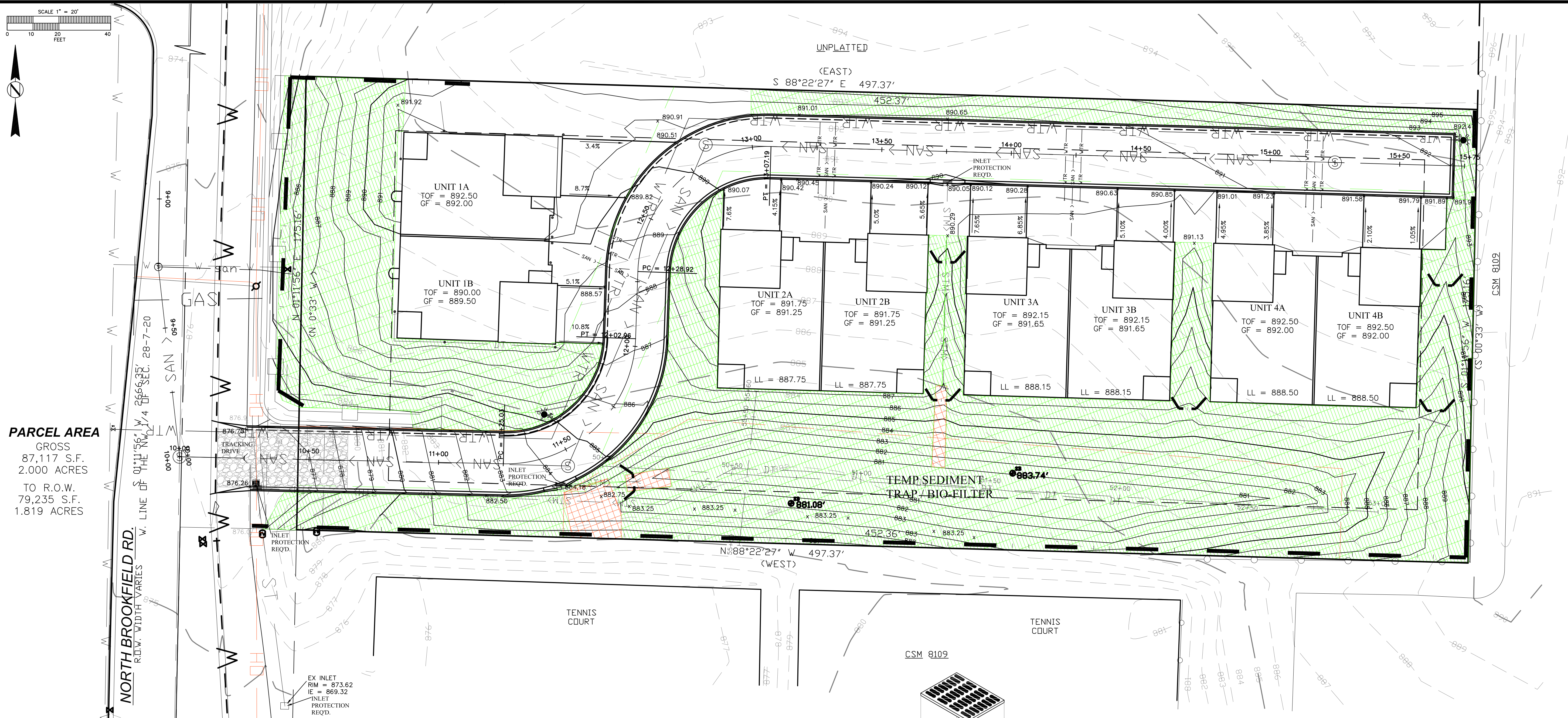
NOTES:
 1. ALL MATERIAL TO MEET WI D.O.T. P.A.L. SPECIFICATIONS.
 2. THE CONTRACTOR SHALL ROUTINELY INSPECT, MAINTAIN AND REPAIR THE FILTER SOCK THROUGHOUT CONSTRUCTION.
 3. DURING CONSTRUCTION THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTER, OR AS DIRECTED BY THE ENGINEER.



REVISION	DATE	REMARKS
	08-13-21	PER TOWN COMMENTS
	10-19-21	PER TOWN COMMENTS
	12-23-21	PER WDR COMMENTS
SCALE: 1" = 20'		LAKE COUNTRY ENGINEERING, INC. Consulting Engineers - Surveyors 970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066 Phone (262) 569-9331 Fax (262) 569-9316
DRAFTED BY: RJD/VJ		
CHECKED BY: R.J.D.		
DATE: JULY 13, 2021		SITE PLAN CROSSWINDS HOMES, ATTN DAN KASSESS 760 N. BROOKFIELD RD. NW 1/4, S28, T7N, R20E, T.O. BROOKFIELD
PROJECT #		20-3376
SHEET #		3 OF 10



PARCEL AREA
 GROSS
 87,117 S.F.
 2.000 ACRES
 TO R.O.W.
 79,235 S.F.
 1.819 ACRES



LEGEND

---864---	EXISTING 1' CONTOURS
---865---	EXISTING 5' CONTOURS
---864---	FUTURE 1' CONTOURS
---865---	FUTURE 5' CONTOURS
864.6	EXISTING SPOT GRADES
864.66	PROPOSED SPOT GRADES
TOF = 935.00	MIN. UPPER LEVEL TOP OF FOUNDATION
GF = 935.00	MIN. FRONT YARD / GARAGE FLOOR GRADE
LL = 934.50	LOWER LEVEL TOP OF FOUNDATION
- - - - -	SILT FENCE
- . - . -	DITCH CHECK
[Cross-hatched box]	CLASS II TYPE B EROSION MATTING SEE PLAN FOR WIDTH
[Green-hatched box]	CLASS I TYPE B EROSION MATTING

CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DNR'S STORM WATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS.

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ALL INLET PROTECTION TO CONFORM TO EITHER WDOT PAL LIST OR WDNR T.S. 1060

DUST CONTROL TO FOLLOW WDNR T.S. 1068

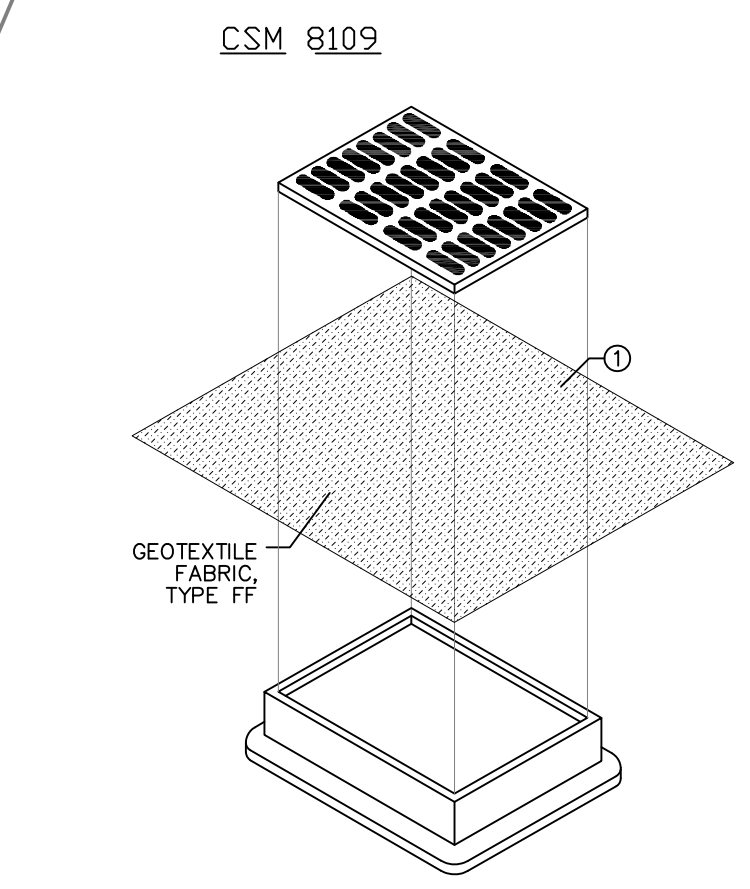
ALL RESTORATION TO BE IN ACCORDANCE WITH WDNR'S CONSERVATION PRACTICE STD 1059.

RESTORATION AREAS TO BE TOP SOILED (6" MIN), (IF GRADED), SEEDED, FERTILIZED, AND MULCHED UNLESS OTHERWISE NOTED. ON SLOPES 4:1 OR STEEPER CLASS I TYPE B (WISDOT PAL) EROSION MAT REQUIRED.

IF THE SITE OR PORTIONS OF THE SITE ARE TO REMAIN INACTIVE FOR GREATER THAN 14 DAYS TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING OR MULCHING SHALL BE TAKEN WITHIN 7 DAYS FROM THE SITE BEING LEFT INACTIVE.

SEED TYPE TO BE TURF TYPE. RATE TO BE APPLIED PER MANUFACTURERS RECOMMENDATIONS.

CONTRACTOR TO FOLLOW STANDARD PROCEDURES FOR SPILL PREVENTION AND RESPONSE



GENERAL NOTES

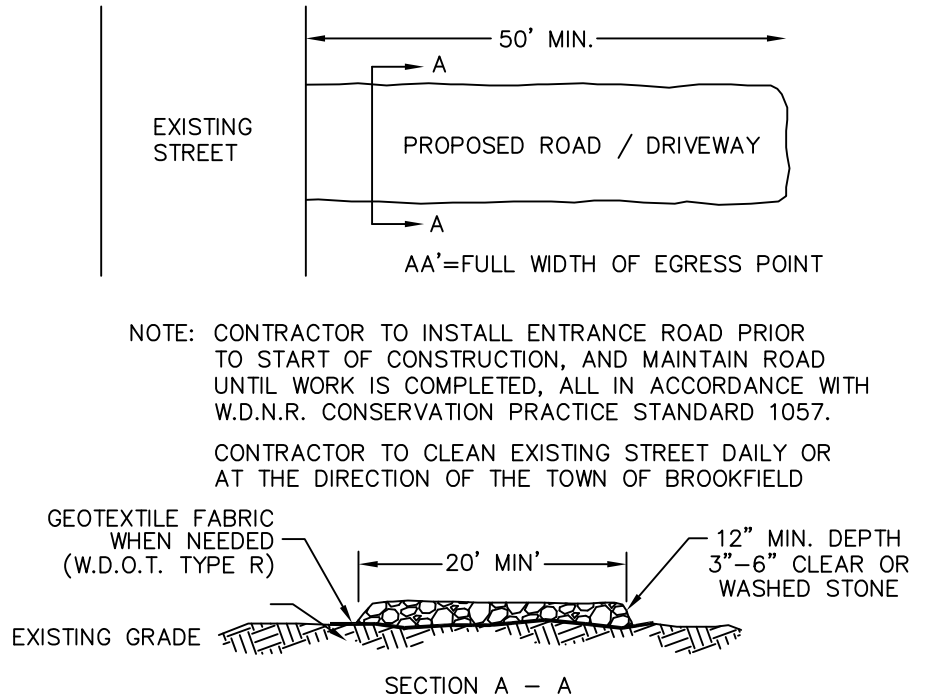
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WI D.O.T.'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST (P.A.L.) MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

FINISHED SIZE, INCLUDING FLAP PROJECTIONS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

INSTALLATION NOTES - TYPE B

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.



SIEVE SIZE	% BY WEIGHT PASSING
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

RESTORATION AND EROSION CONTROL PLAN
 CROSSWINDS HOMES, ATTN DAN KASSESS
 760 N. BROOKFIELD RD.
 NW 1/4, S28, T7N, R20E, T.O. BROOKFIELD

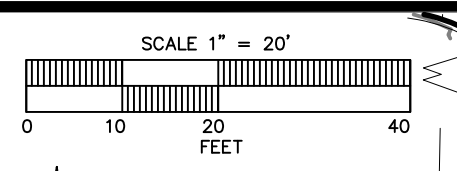
Lake Country Engineering, Inc.
 Consulting Engineers - Surveyors
 970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066
 Phone (262) 569-9331 Fax (262) 569-9316

REVISION	DATE	REMARKS
08-13-21		PER TOWN COMMENTS
10-19-21		PER TOWN COMMENTS
12-23-21		PER WDR COMMENTS

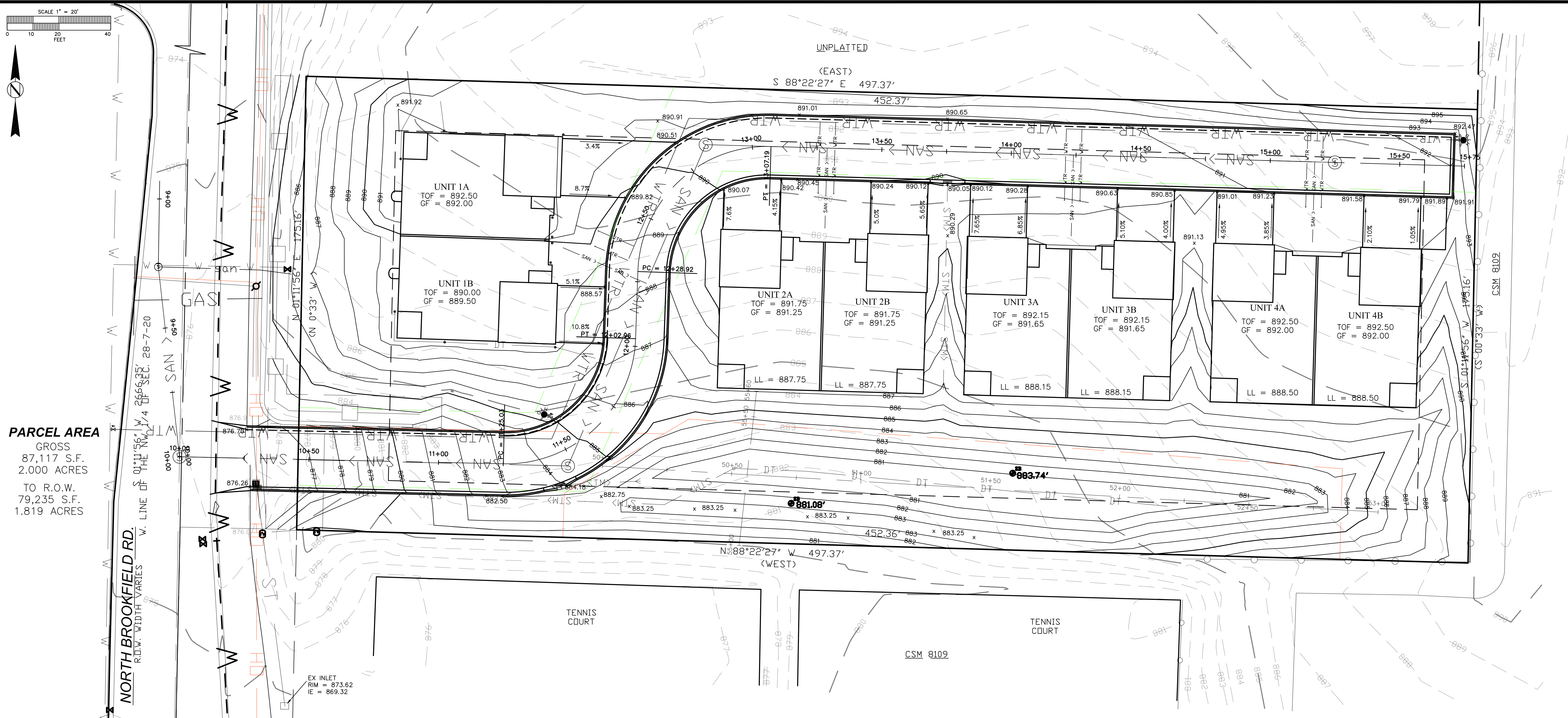
SCALE: 1" = 20'
 DRAFTED BY: RJD/VY
 CHECKED BY: R.J.D.
 DATE: JULY 13, 2021

PROJ. #
20-3376

SHEET #
4 OF 10



PARCEL AREA
 GROSS
 87,117 S.F.
 2.000 ACRES
 TO R.O.W.
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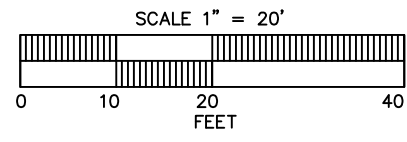


LEGEND
 - - 864 - - EXISTING 1' CONTOURS
 - - 865 - - EXISTING 5' CONTOURS
 — 864 — FUTURE 1' CONTOURS
 — 865 — FUTURE 5' CONTOURS
 864.6 EXISTING SPOT GRADES
 864.66 PROPOSED SPOT GRADES

TOF = 935.00 MIN. UPPER LEVEL TOP OF FOUNDATION
 GF = 935.00 MIN. FRONT YARD / GARAGE FLOOR GRADE
 LL = 934.50 LOWER LEVEL TOP OF FOUNDATION

GRADING PLAN CROSSWINDS HOMES, ATTN DAN KASSESS 760 N. BROOKFIELD RD. NW 1/4, S28, T7N, R20E, T.O. BROOKFIELD	SCALE: 1" = 20' DRAFTED BY: RJD/VY CHECKED BY: R.J.D. DATE: JULY 13, 2021	REVISION DATE 08-13-21 PER TOWN COMMENTS 10-19-21 PER TOWN COMMENTS 12-23-21 PER WORK COMMENTS
	LAKE COUNTRY ENGINEERING, INC. Consulting Engineers - Surveyors 970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066 Phone (262) 569-9331 Fax (262) 569-9316	
	PROJ. # 20-3376	
	SHEET # 5 OF 10	





INSPECTION SCHEDULE BMP

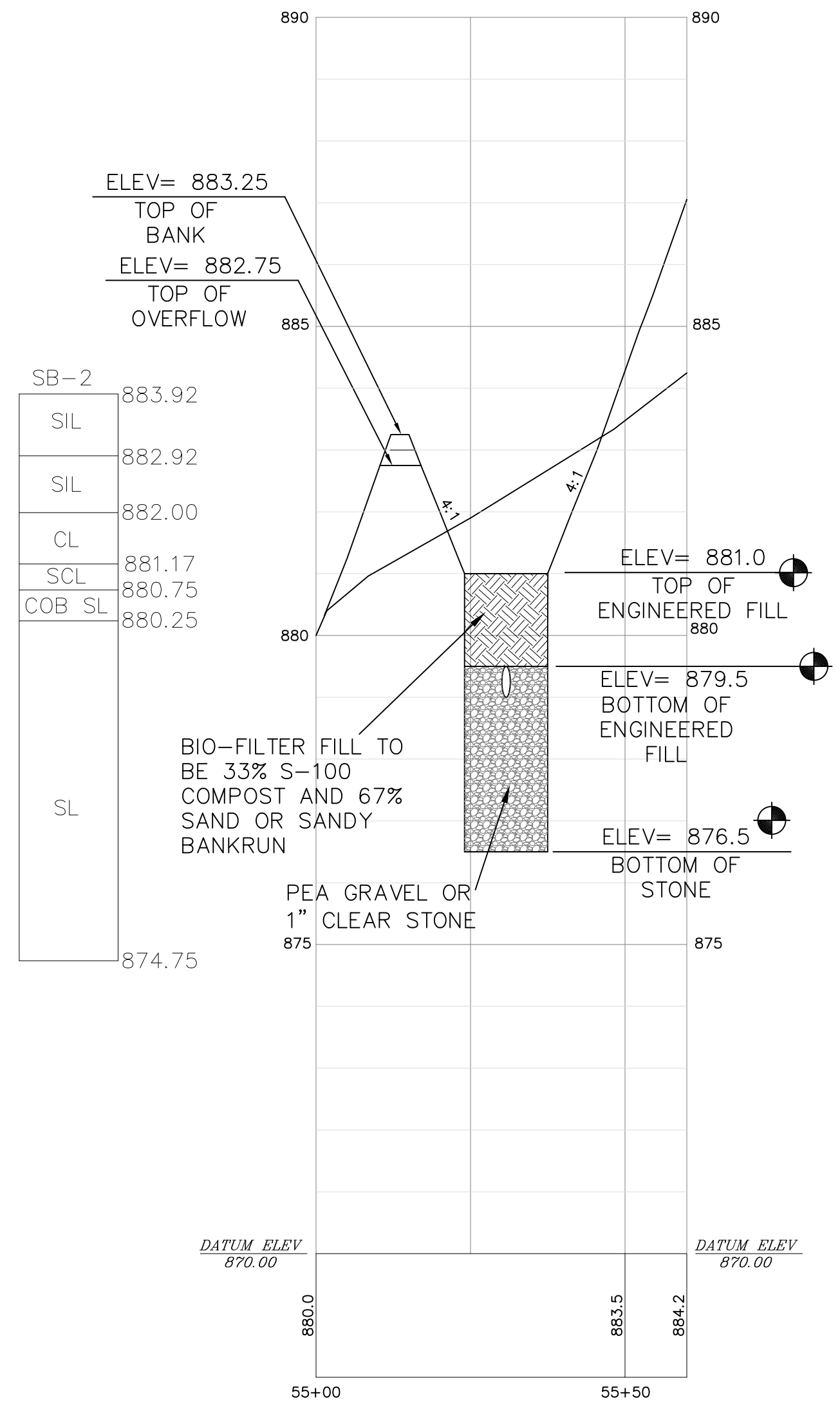
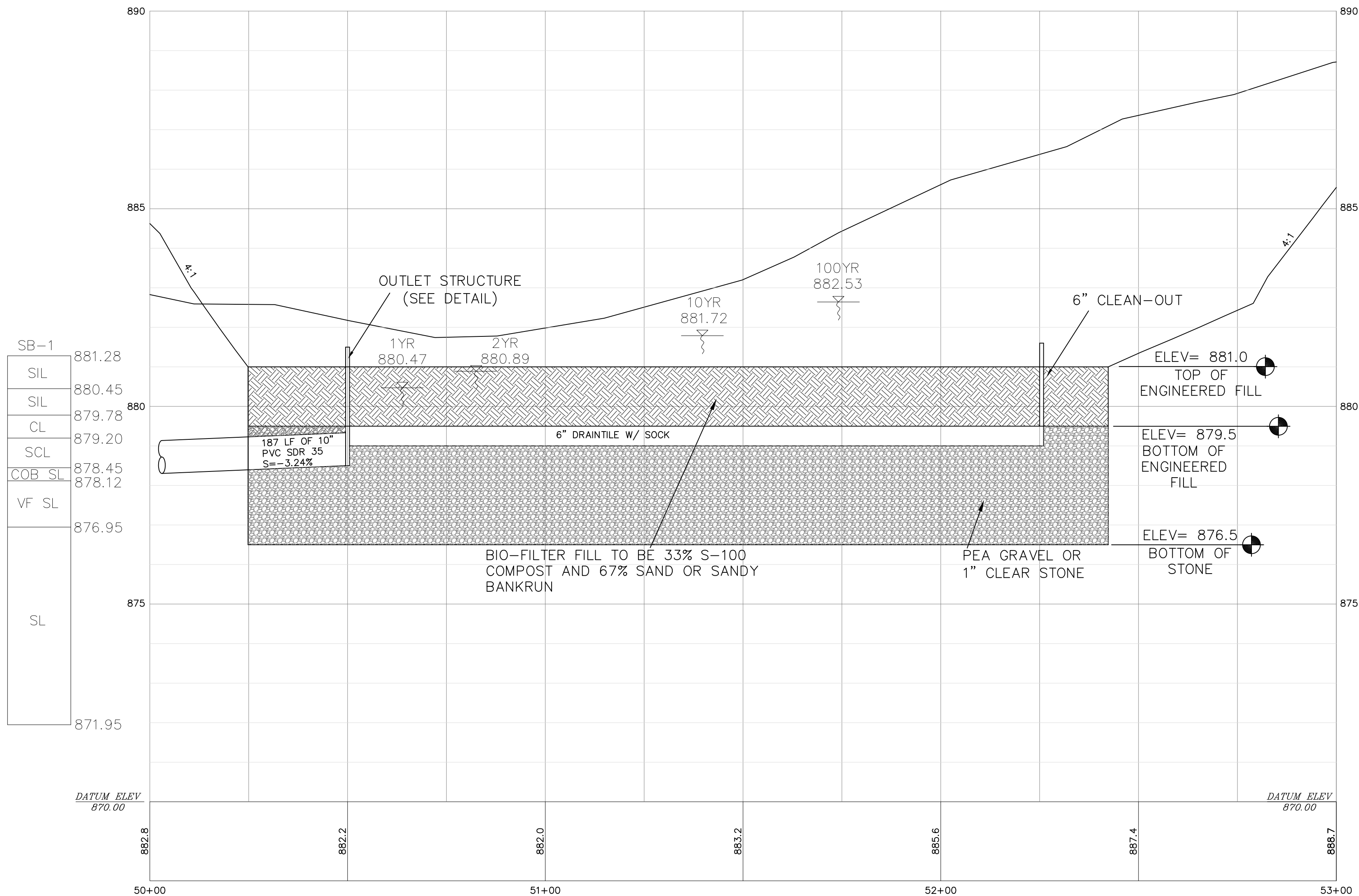
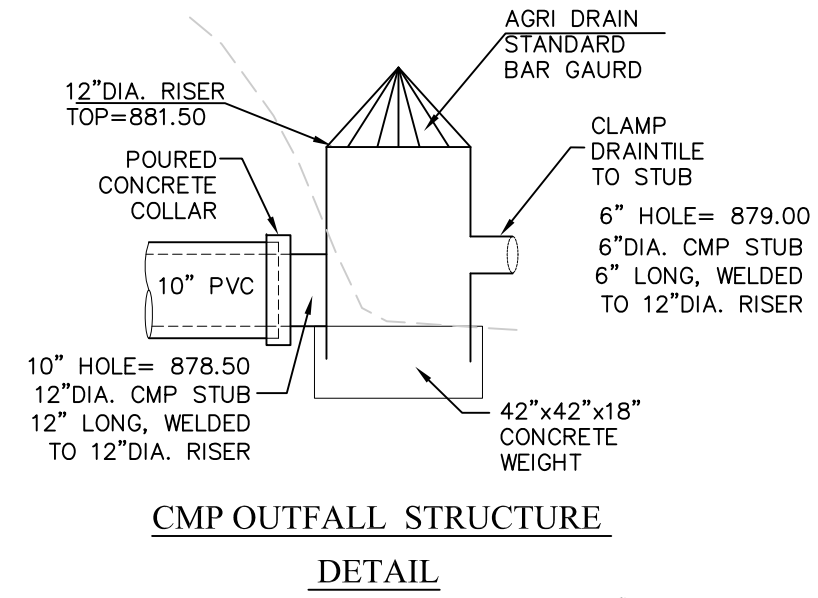
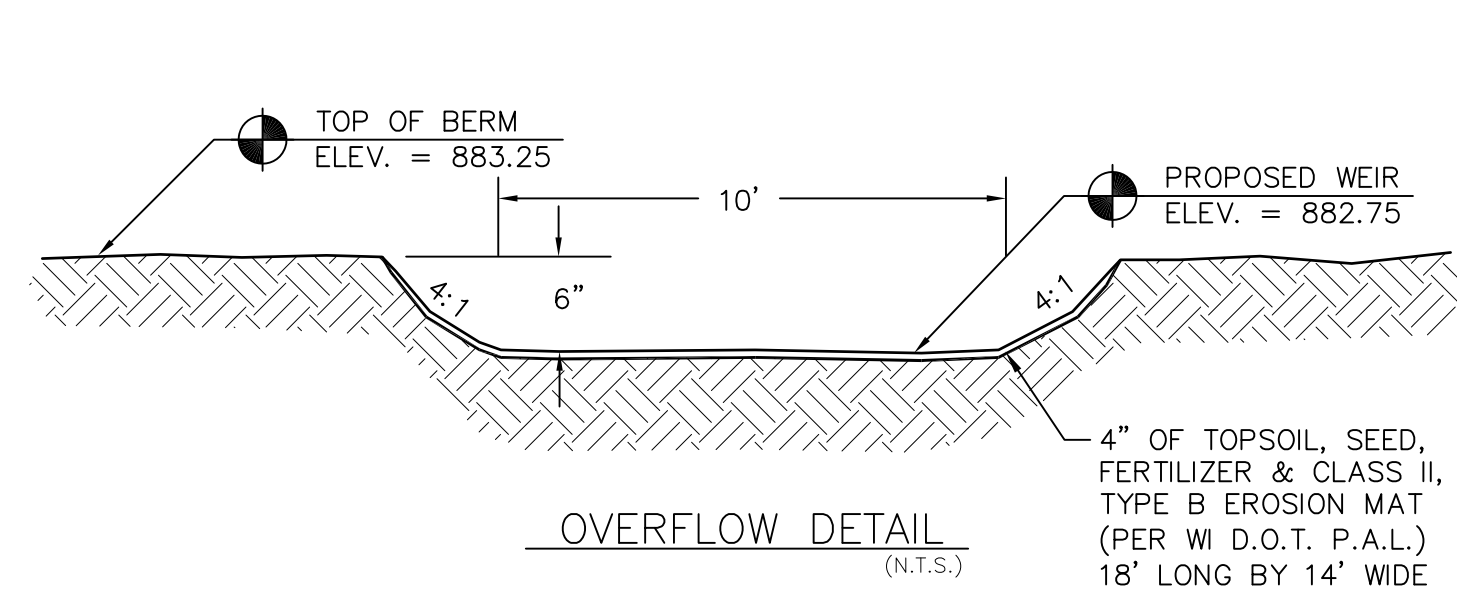
ENGINEER TO NOTIFIED PRIOR TO

- 1) BACKFILLING AROUND OUTLET PIPE/STRUCTURE TO MAKE SURE THE CORRECT PIPE DIAMETER IS USED, & IT IS SET AT THE RIGHT ELEVATION.
- 2) CLEANING BOTOM OF FILTER TO MAKE SURE SITE IS READY FOR FILTER TO BE INSTALLED.
- 3) ONCE BOTTOM OF FILTER HAS BEEN ESTABLISHED TO VERIFY ELEVATION.
- 4) ONCE STONE AND BIO FILTER MATERIAL HAVE BEEN PLACED TO VERIFY ELVEATION PRIOR TO RESTORATION OF BOTTOM.

BMP NOTES

ROUGH GRADE BASIN ALONG WITH ROUGH GRADING SITE. DIG BOTTOM OF BASIN (LAST 2' WITH A BACK HOE TO MINIMIZE COMPACTION) TO AN ELEVATION OF 877.50. THIS WILL ACT AS A SEDIMENT TRAP DURING CONSTRUCTION. ONCE BASIN IS ROUGH GRADED, TOPSOIL, SEED AND EROSION MAT SIDE SLOPES. (TOPSOIL 4" MIN. SIDE SLOPES EROSION MAT TO BE CLASS I TYPE B (WIDOT PAL)) ONCE SIDE SLOPES ARE RESTORED & MATTED, AND 80% OF THE DRAINAGE AREA STABILIZED, CLEAN BOTTOM OF FILTER AND EXCAVATE TO AN ELEVATION OF 877.00, INSTALL 3' OF CLEAR STONE OR PEA GRAVEL TO AM ELEVATION OF 880.00, THE DRAINTILE & 1" OF ENGINEERED FILL OF TO AN ELEVATION OF 881.00. ADD 1" OF COMPOST ON TOP (TO ALLOW FOR PLANT GROWTH, SETTLEMENT AND COMPOST DECAY), AND RESTORE (SEE BELOW FOR SEED MIX)

BOTTOM ZONE TO BE SEEDED WITH AGRECAL RAINWATER RENEWAL MIX (OR EQUAL) AT A RATE OF 8 PLS LBS / ACRES & AND COVER CROP OF ANNUAL RYE GRASS AT A RATE OF 5 LBS /ACRE



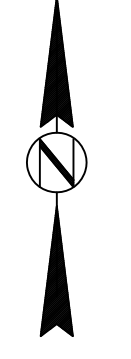
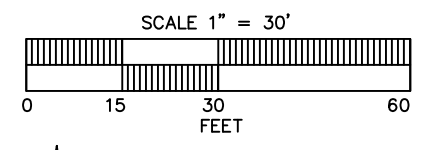
REVISION	DATE	REMARKS
08-13-21		PER TOWN COMMENTS
10-19-21		PER TOWN COMMENTS
12-23-21		PER WNR COMMENTS

SCALE: 1" = 20'
DRAFTED BY: RJD.V
CHECKED BY: R.J.D.
DATE: JULY 13, 2021

Lake Country Engineering, Inc.
Consulting Engineers - Surveyors
970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066
Phone (262) 569-9331 Fax (262) 569-9316

BMP CROSS SECTIONS
CROSSWINDS HOMES, ATTN DAN KASSESS
760 N. BROOKFIELD RD.
NW 1/4, S28, T7N, R20E, T.O. BROOKFIELD

PROJ. #	20-3376
SHEET #	6 OF 10



CONTRACTOR TO NOTIFY THE TOWN OF BROOKFIELD SANITARY DISTRICT #4 AND FIELD STAFF 72 HOURS BEFORE THE START OF ANY CONSTRUCTION OR CONNECTION TO EXISTING PUBLIC UTILITIES

SANITARY SEWER CALCULATIONS
 795 GAL/CAPITA/DAY X 2.86 PEOPLE PER UNIT = 2,273.7 GPD PER LOT, OR 1.58 GPM. 8 UNITS = 12.64 GPM
 8" PVC SAN SEW @0.45% MAX CAPACITY = 502 GPM
 6" PVC SAN SEW @0.2% MAX CAPACITY = 493 GPM

SANITARY SEWER LATERAL TO BE 6" PVC SDR 35. TO BE PLACED WITH 5' OF PROP. BUILDING

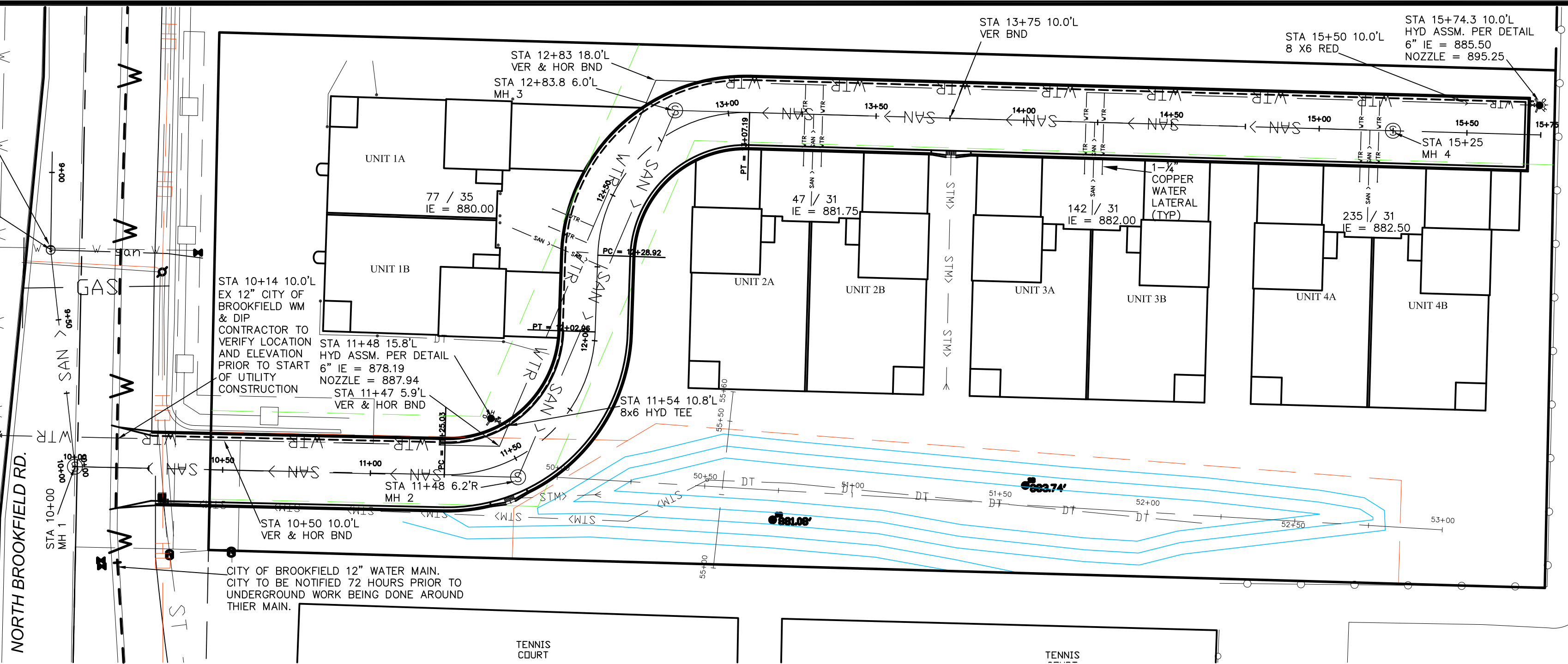
WATER LATERALS TO BE 1" HDPE SDR 9 PIPE WITH CURB STOP AND TRACER WIRE 5' OFF THE BACK OF CURB

BENCHMARK SAN. MH
 STA 9+26
 RIM = 875.51'
 8" IE = 869.82

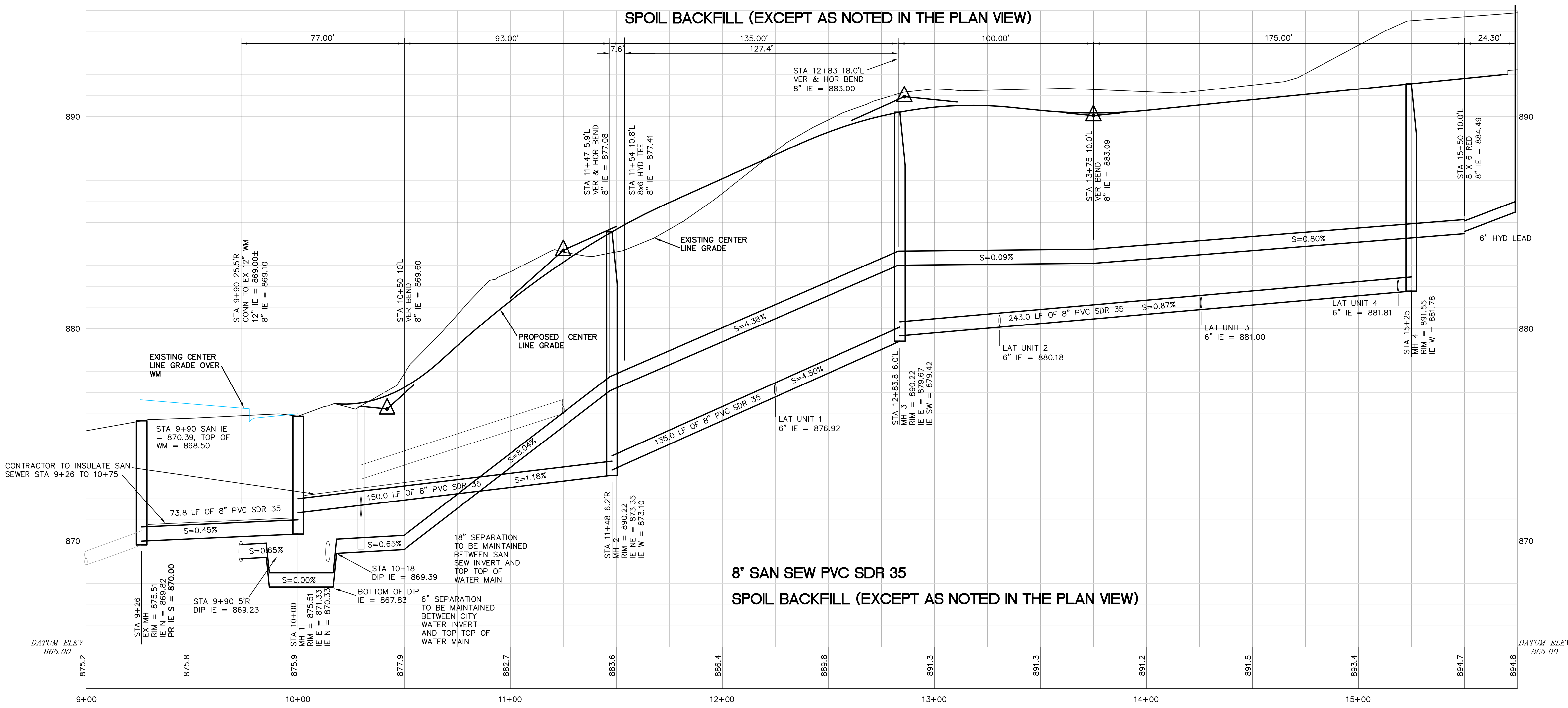
ABANDON 1" WATER LATERAL AT MAIN AND 6" SEWER LATERAL AT MANHOLE, PER TOWN OF BROOKFIELD REQUIREMENTS

ALL WORK IN N. BROOKFIELD RD. EXISTING PAVEMENT TO BE SAW CUT AND REPLACED IN KIND MIN 4.5" OF ASPHALT (3" BINDER AND 1.5" SURFACE) EXCAVATION TO BE SLURRY BACKFILLED SAN SEW STA 9+26 TO STA 10+30, WM STA 9+74 TO STA 10+30 UTILITY CONTRACTOR RESPONSIBLE FOR CURB REPLACEMENT ON WEST SIDE OF ROAD

STA 9+74 10.0'L EX 12" TOWN OF BROOKFIELD WM CONN TO WM W/ TAPPING SLEVE AND 8" CV CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO START OF UTILITY CONSTRUCTION



8" WATER MAIN PVC CL235, C-900 (DR-18)
 SPOIL BACKFILL (EXCEPT AS NOTED IN THE PLAN VIEW)



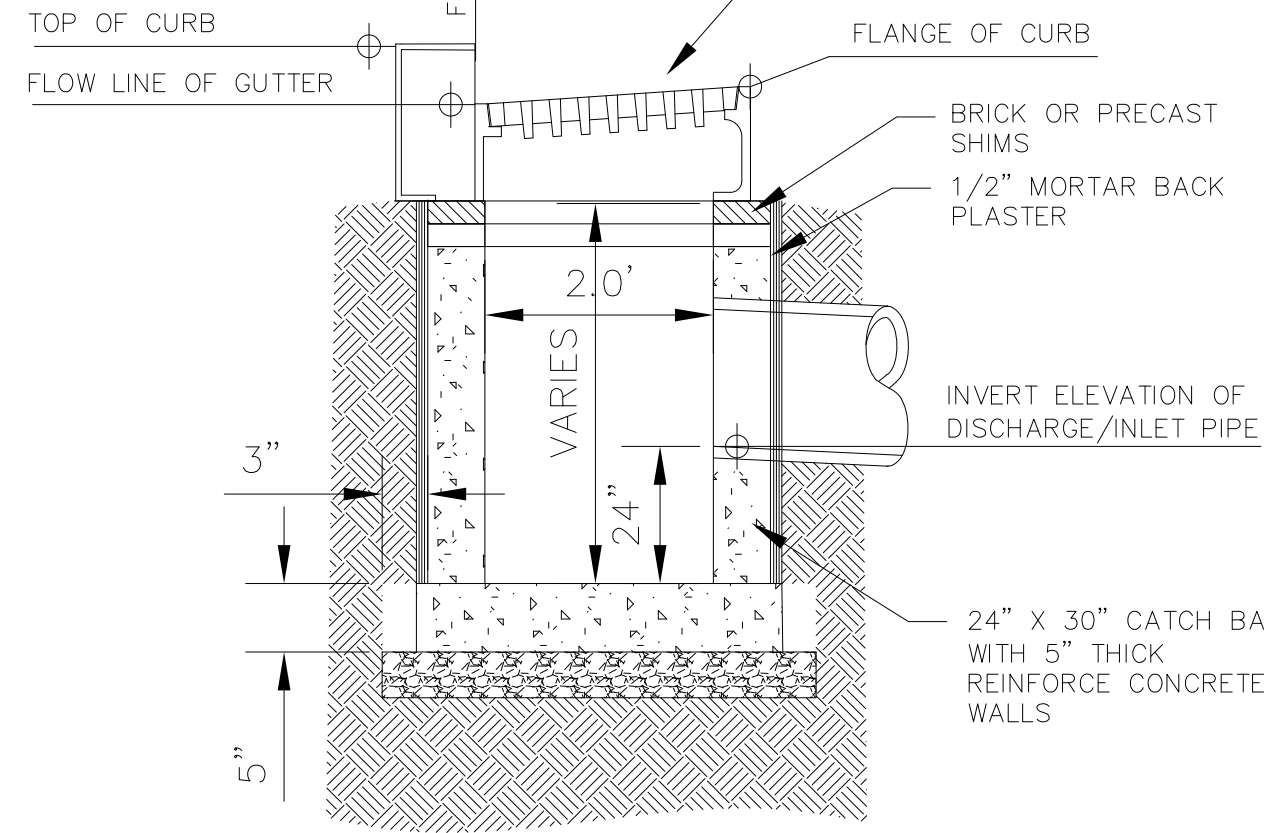
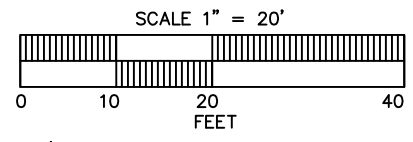
8" SAN SEW PVC SDR 35
 SPOIL BACKFILL (EXCEPT AS NOTED IN THE PLAN VIEW)



SCALE: 1" = 30' DRAFTED BY: RJDVY CHECKED BY: R.J.D. DATE: JULY 13, 2021		REVISION DATE 08-13-21 PER TOWN COMMENTS 10-19-21 PER TOWN COMMENTS 12-23-21 PER WDR COMMENTS
PROJECT # 20-3376		
SHEET # 7 OF 10		

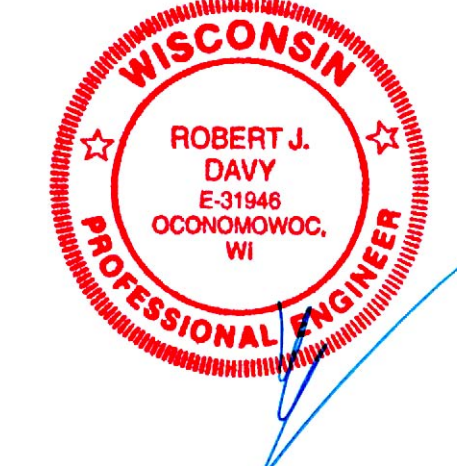
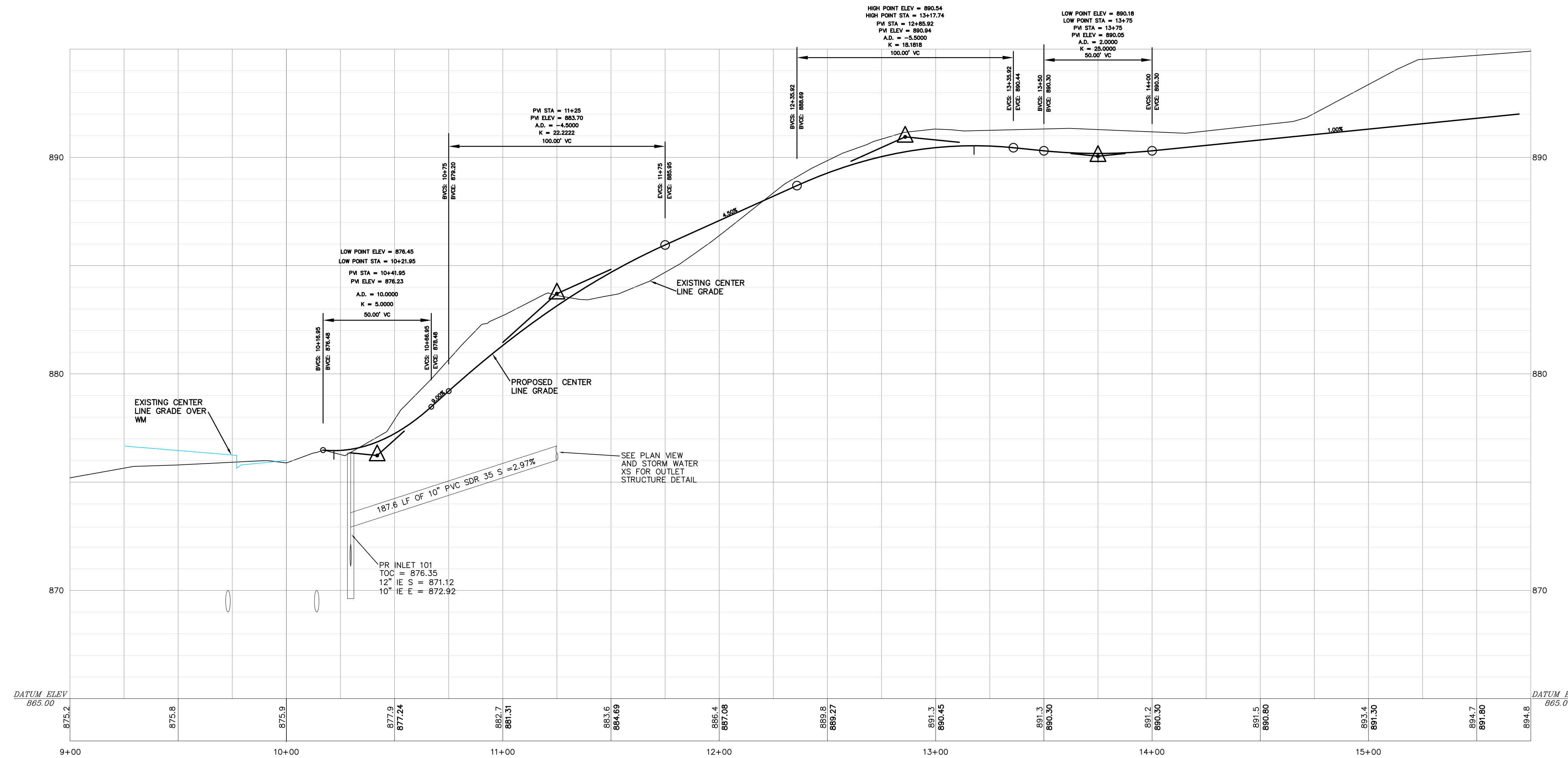
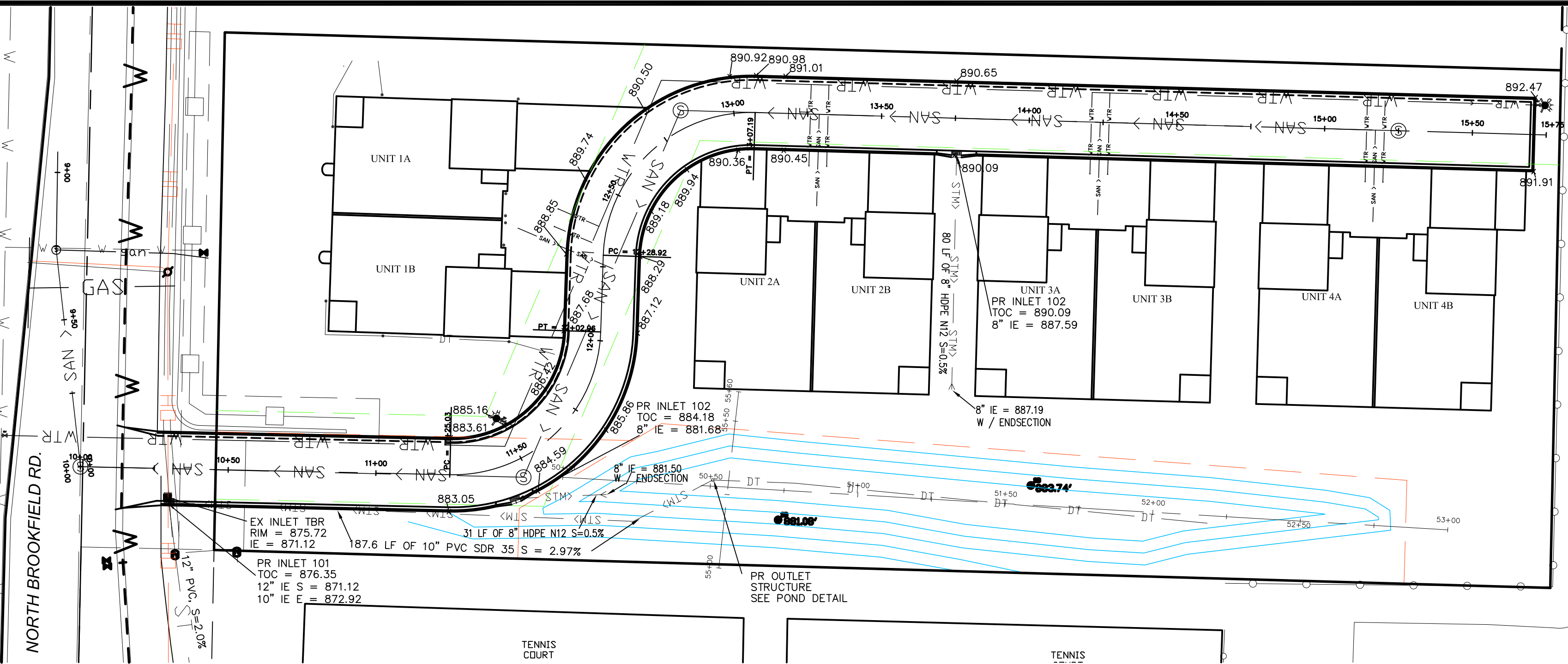
LAKE COUNTRY ENGINEERING, INC.
 Consulting Engineers - Surveyors
 970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066
 Phone (262) 569-9331 Fax (262) 569-9316

SANITARY SEWER AND WATERMAIN PLAN
 CROSSWINDS HOMES, ATTN DAN KASSESS
 760 N. BROOKFIELD RD.
 NW 1/4, S28, T7N, R20E, T.O. BROOKFIELD

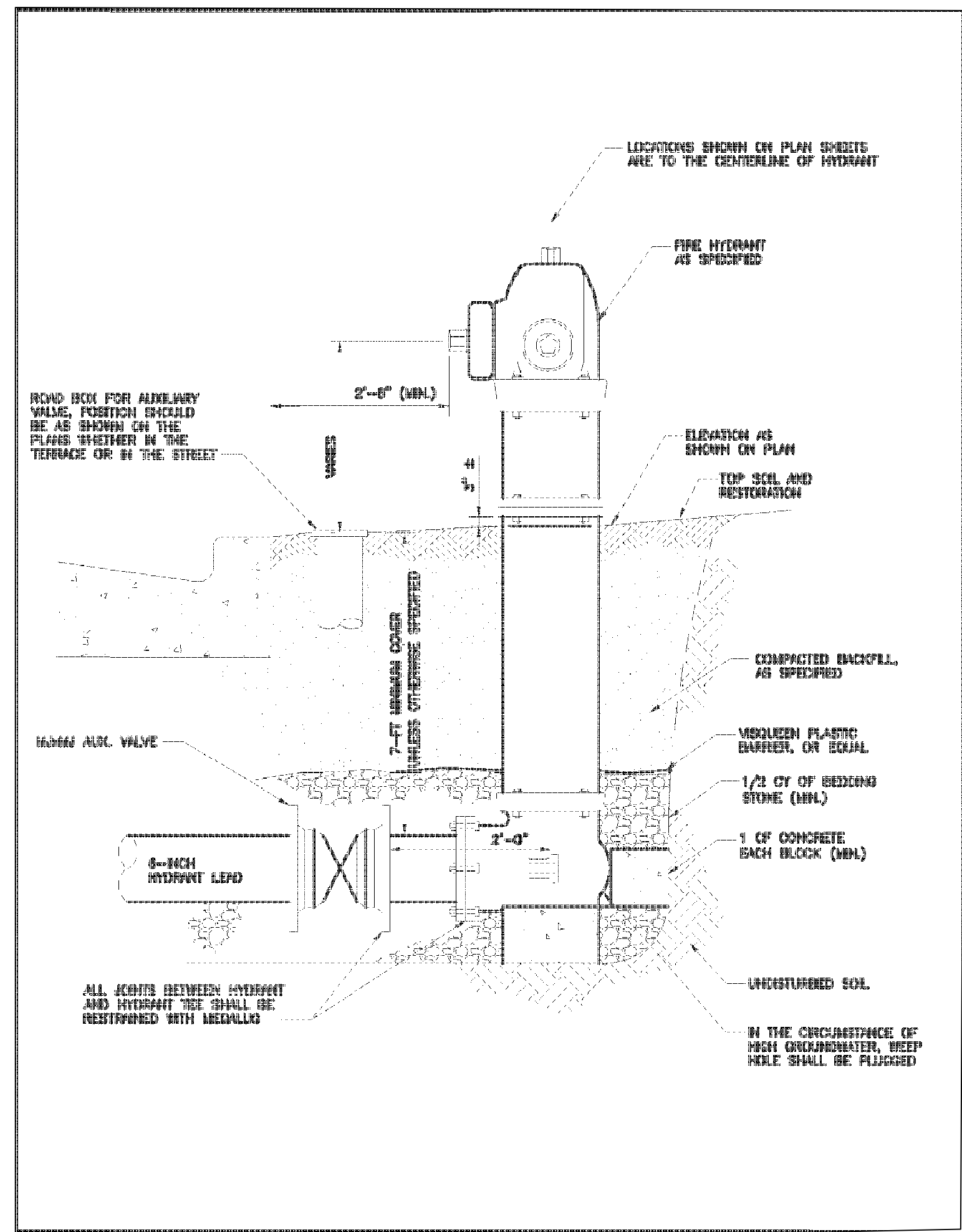


TYPICAL CATCH BASIN DETAIL

SEE WISDOT S.D.D. 8A9-1
NOT TO SCALE

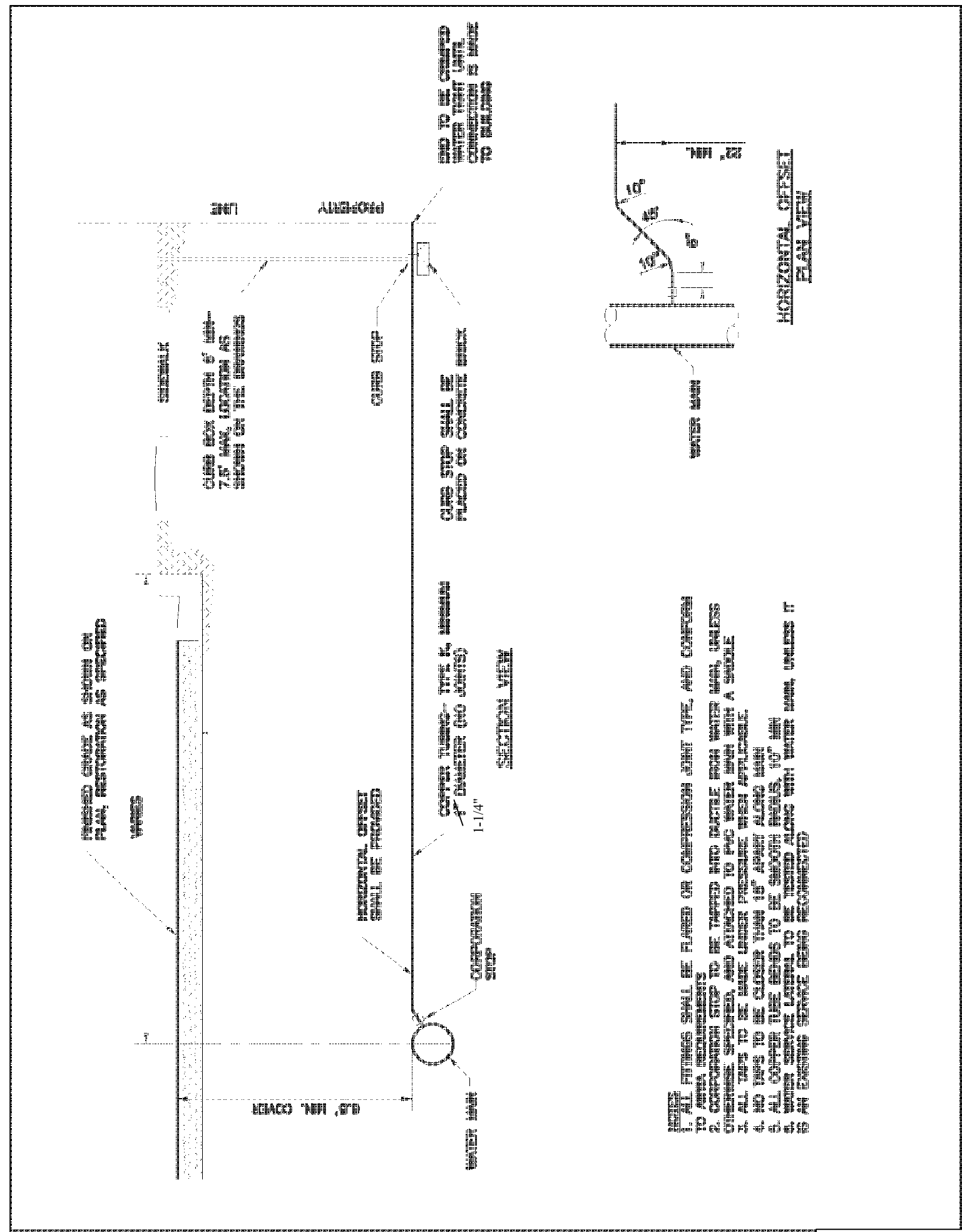


Lake Country Engineering, Inc. Consulting Engineers - Surveyors 970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066 Phone (262) 569-9331 Fax (262) 569-9316		SCALE: 1" = 20' DRAFTED BY: RJDVY CHECKED BY: R.J.D. DATE: JULY 13, 2021	REVISION DATE 08-13-21 PER TOWN COMMENTS 10-19-21 PER TOWN COMMENTS 12-23-21 PER WNR COMMENTS
STORM SEWER AND ROAD PLAN CROSSWINDS HOMES, ATTN DAN KASSESS 760 N. BROOKFIELD RD. NW 1/4, S28, T7N, R20E, T.O. BROOKFIELD		PROJ. # 20-3376	SHEET # 8 OF 10



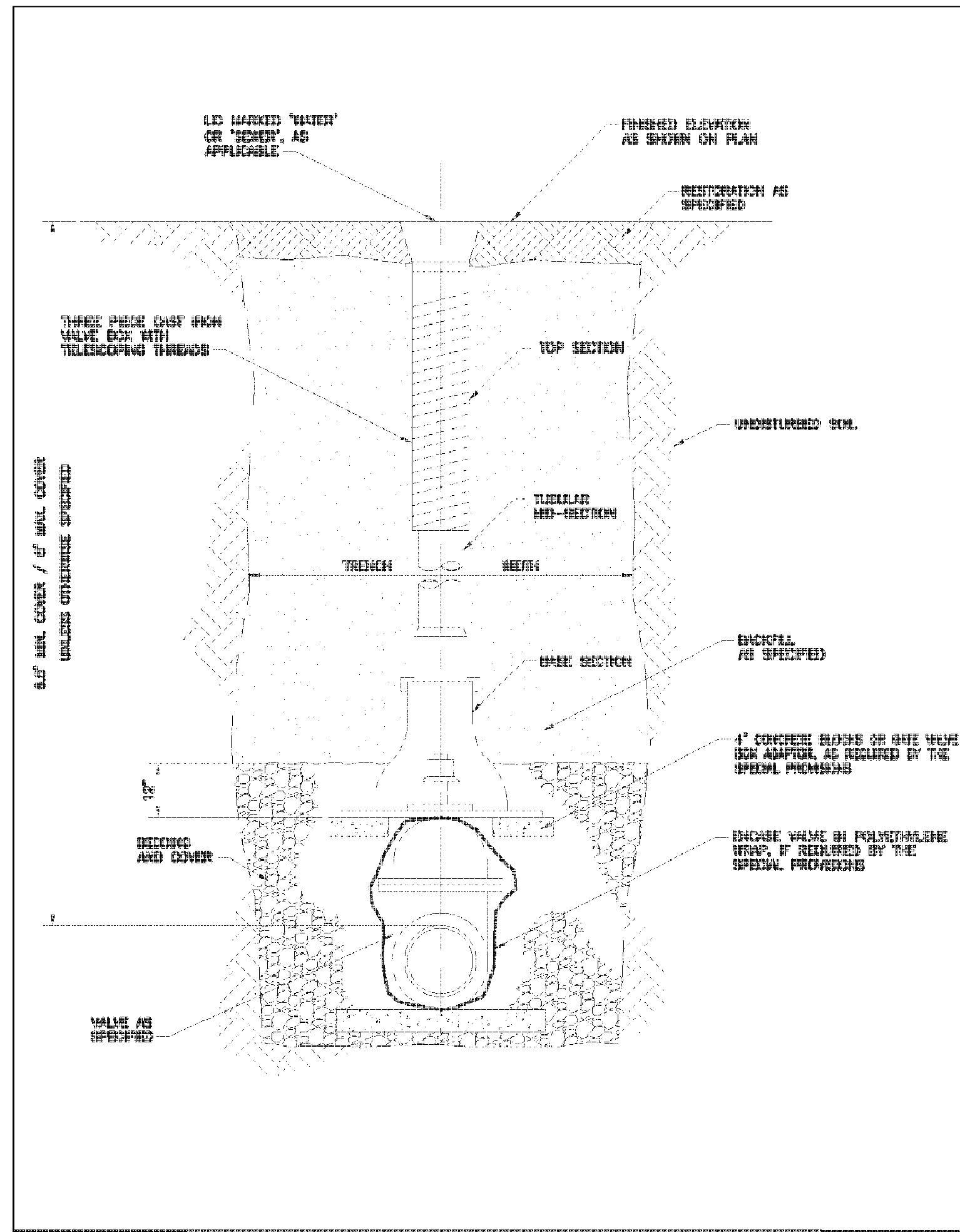
HYDRANT INSTALLATION

STANDARD DETAIL



RESIDENTIAL WATER SERVICE LATERAL

STANDARD DETAIL



STANDARD BURIED GATE VALVE BOX SETTING

STANDARD DETAIL

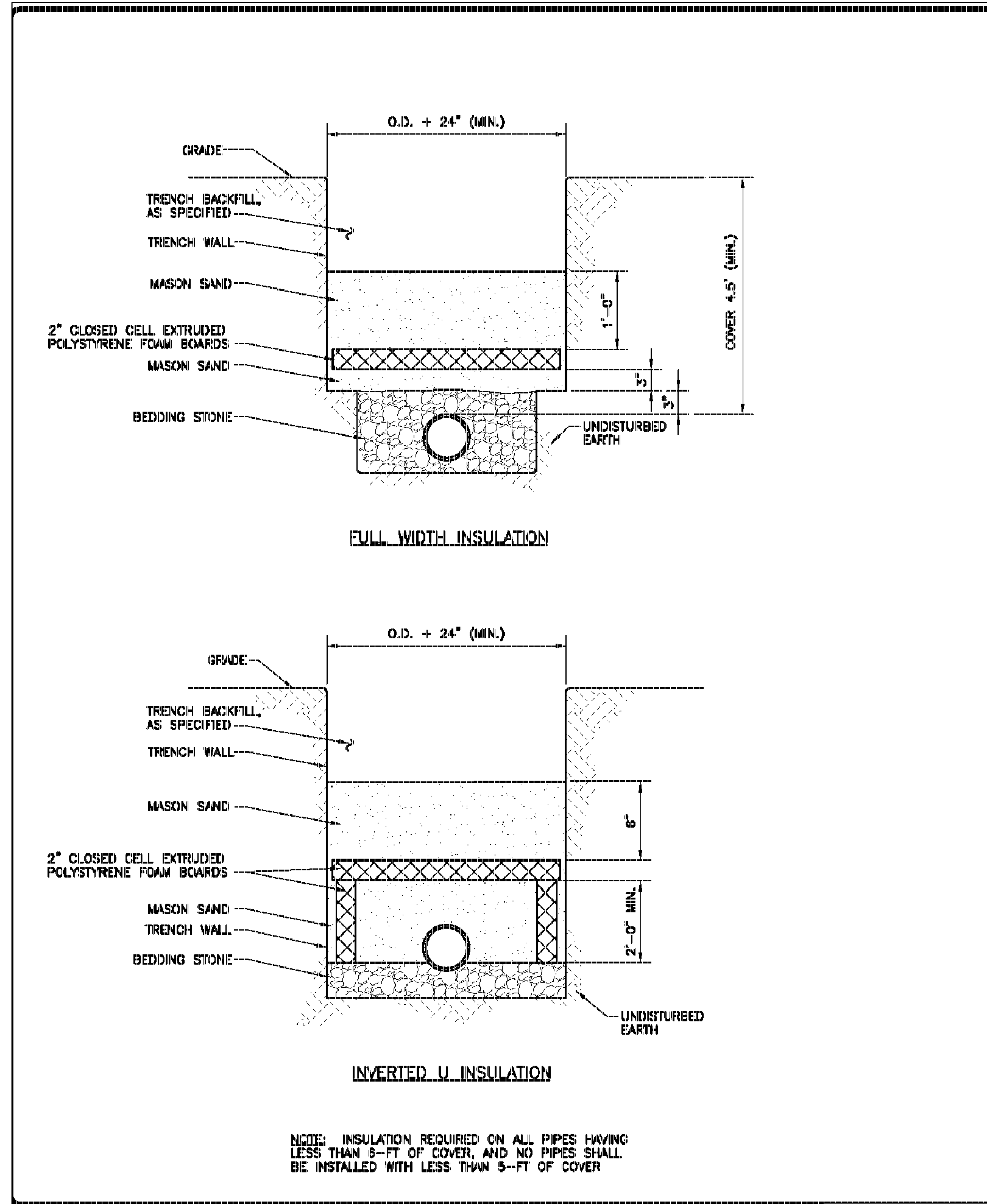
UTILITY DETAIL PAGE 1
 CROSSWINDS HOMES, ATTN DAN KASSESS
 760 N. BROOKFIELD RD.
 NW 1/4, S28, T7N, R20E, T. O. BROOKFIELD

PROJ. #
 20-3376
 SHEET #
 9 OF 10

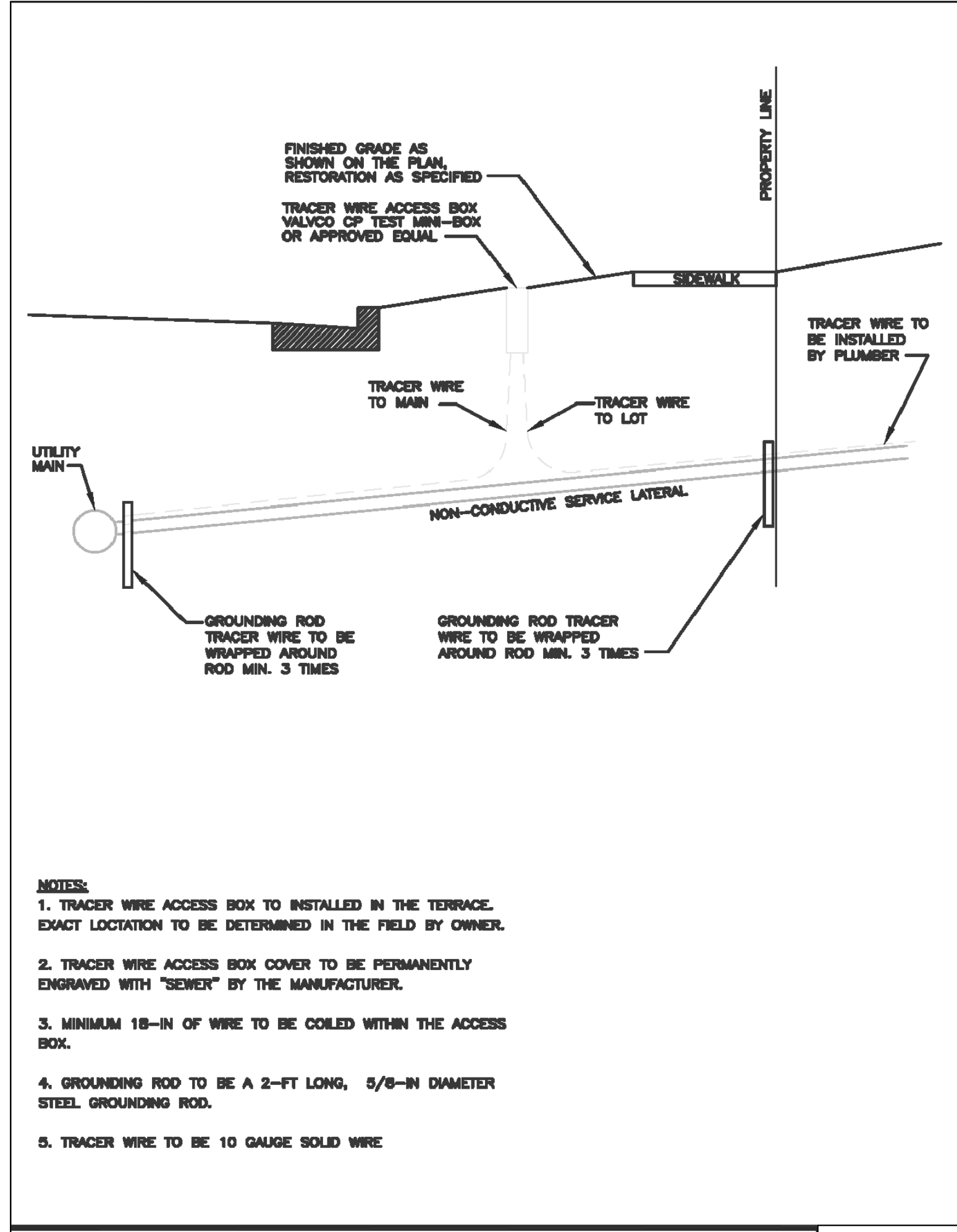
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REVISION DATE	REMARKS

SCALE: NTS
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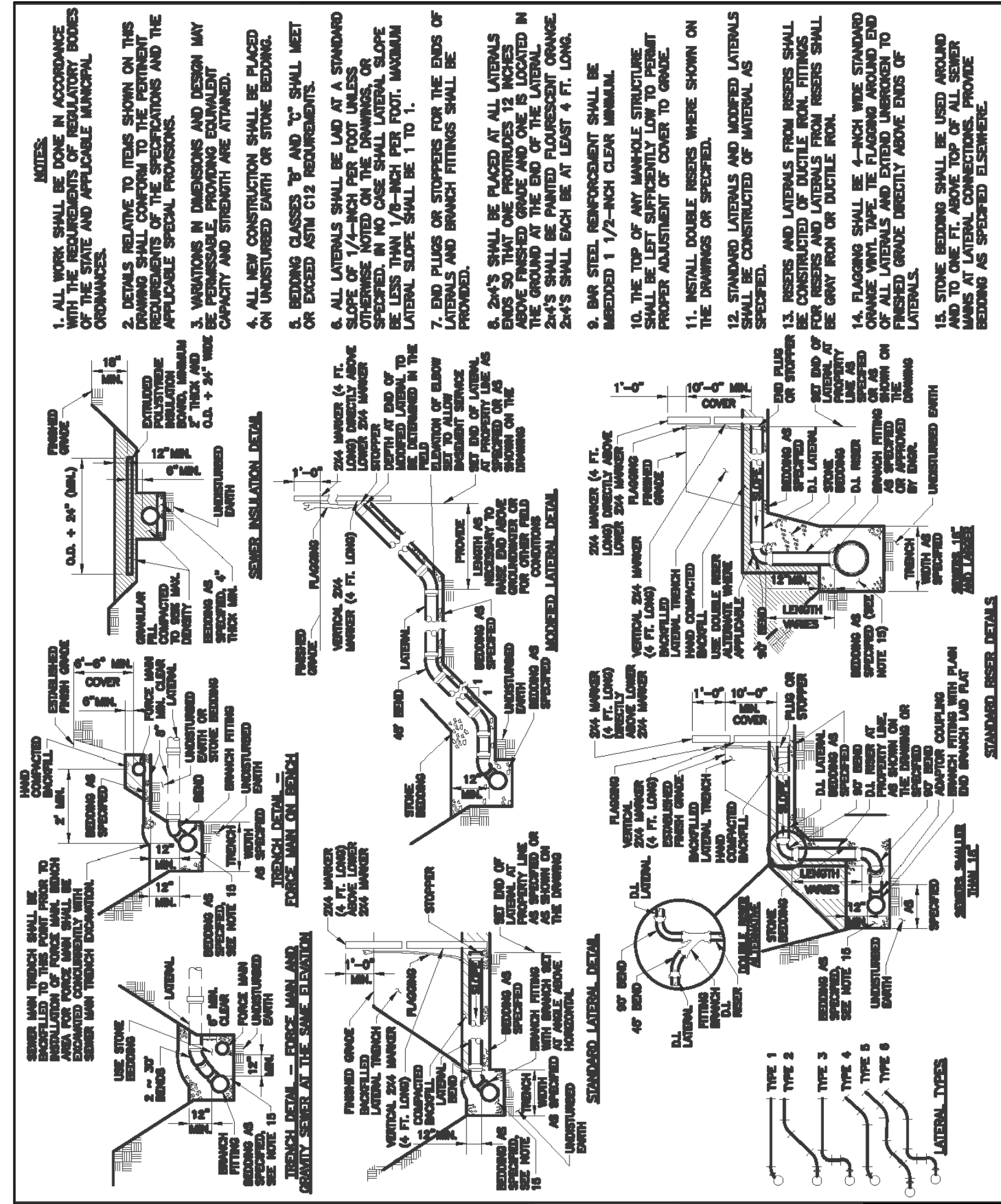


PIPE INSULATION
STANDARD DETAIL



- NOTES:**
1. TRACER WIRE ACCESS BOX TO BE INSTALLED IN THE TERRACE. EXACT LOCATION TO BE DETERMINED IN THE FIELD BY OWNER.
 2. TRACER WIRE ACCESS BOX COVER TO BE PERMANENTLY ENGRAVED WITH "SEWER" BY THE MANUFACTURER.
 3. MINIMUM 18-IN OF WIRE TO BE COILED WITHIN THE ACCESS BOX.
 4. GROUNDING ROD TO BE A 2'-FT LONG, 5/8-IN DIAMETER STEEL GROUNDING ROD.
 5. TRACER WIRE TO BE 10 GAUGE SOLID WIRE.

TRACER WIRE INSTALLATION FOR NON-CONDUCTIVE SERVICE LATERALS
STANDARD DETAIL



SANITARY SEWER LATERALS
STANDARD DETAIL

REVISION DATE	REMARKS
08-13-21	PER TOWN COMMENTS

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