

PHASE I SITE DEVELOPMENT PLANS

OAKRIDGE HEIGHTS

RICHMOND RD.,SUSSEX, WI 53089

VILLAGE OF SUSSEX, WAUKESHA COUNTY, WI

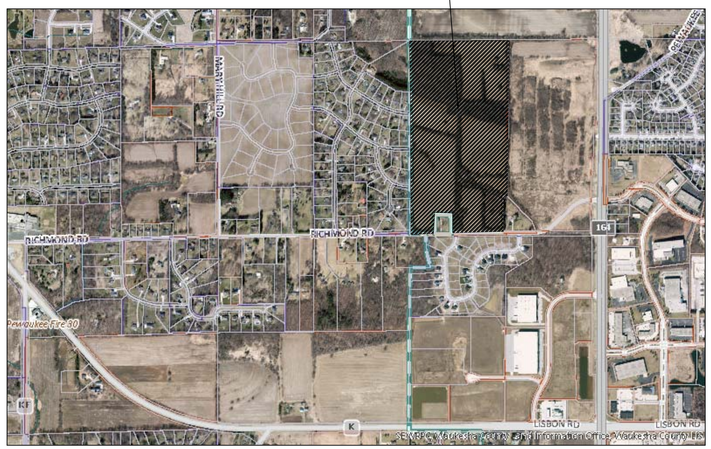


1" = 1000'
SE 1/4, SEC 28 T08N R19E
LOCALITY MAP

LCE LEGEND

--864--	EXISTING 1' CONTOURS
---865---	EXISTING 5' CONTOURS
— 864 —	FUTURE 1' CONTOURS
— 865 —	FUTURE 5' CONTOURS
864.66	EXISTING SPOT GRADES
864.66	PROPOSED SPOT GRADES
	MINIMUM GRADES MAY BE ALTERED WITH APPROVED GRADING PLAN ON EACH LOT
GF / YG	PROPOSED GARAGE FLOOR / YARD GRADE
RYG	PROPOSED REAR YARD GRADE
	PROPOSED EASEMENT SEE PLAT
ST	EXISTING STORM SEWER
	PROPOSED STORM SEWER
W	EXISTING WATER MAIN
	PROPOSED WATER MAIN
san	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
OH	EX OVERHEAD ELECTRIC
GAS	EX GAS MAIN

PROJECT LOCATION



LOCATION MAP (NTS)

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35) STORM SEWER AND ROAD PLAN (STA 43+00 TO 47+09) WRENDALE DRIVE
36) INTERSECTION DETAIL (RICHMOND ROAD & OAKRIDGE LN.)
37) CUL-DE-SAC DETAIL (OAKRIDGE CT.) & TRAFFIC CONTROL PLAN

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.

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CONSTRUCTION SEQUENCE

1) INSTALL SILT FENCE
2) CLEAR AND GRUB SITE
3) STRIP TOPSOIL & STOCKPILE TOPSOIL (SEED WITH WINTER WHEAT OR TEMPORARY STABILIZATION IF LEFT INACTIVE FOR MORE THAN 7 DAYS, ADD TACKIFIED MULCH AFTER OCTOBER 15TH).
4) GRADE STORM WATER BMPS ACT AS SEDIMENT TRAPS. (SEE BMP DETAILS FOR NOTES)_
5) INSTALL DITCH CHECKS AS SHOWN ON PLANS ONCE SWALES HAVE BEEN GRADED
6) ROUGH GRADE REMAINDER OF SITE, ROAD WAYS FIRST.
7) INSTALL SANITARY SEWER, WATER MAIN AND STORM SEWER
8) FINALIZE GRADING OF SITE, INCLUDING FINAL GRADES FOR SAND FILTERS.
9) PROOF ROLL ROADWAYS, PLACE FIRST LIFT OF STONE IN ROADS, INSTALL CURB AND GUTTER, BACKFILL, PLACE REST OF STONE, FINE GRADE ROAD, AND PLACE BINDER COURSE OF ASPHALT
10) INSTALL GAS AND ELECTRIC, AND GRADE UTILITY SPOILS
11) RESTORE SITE WITHIN 7 DAYS OF COMPLETING FINAL GRADING (OR AS AREAS BECOME AVAILABLE .
12) ONCE SITE IS VEGETATED AND VILLAGE HAS APPROVED SITE, REMOVE ALL REMAINING EROSION CONTROL MEASURES.
13) PLACE SURFACE ASPHALT WITHIN 14 MONTHS OF PLACING BINDER (WITH VILLAGE APPROVAL)

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25-3553

THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", MOST RECENT EDITION, AND "STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, INCLUDING ALL SUPPLEMENTAL SPECIFICATIONS AND OTHER REVISIONS TO DATE, UNLESS OTHERWISE SPECIFIED IN THE SPECIFICATIONS.
ALL CONTRACTORS SHALL OBTAIN A COPY OF "THE VILLAGE OF SUSSEX DEVELOPMENT REQUIREMENTS" PRIOR TO THE START OF CONSTRUCTION.

GENERAL UTILITY CONSTRUCTION NOTES

1. TRACER WIRE:
   TRACER WIRE AND TRACER WIRE ACCESS BOXES SHALL BE PROVIDED ON WATER MAINS & LATERALS AND SANITARY LATERALS. DETECTOR WIRE SHALL BE INSTALLED PER SWS 4.3.14 **EXCEPT, ATTACH DETECTOR WIRE BOX TO BACK OF HYDRANT.** INSTALL LOCATOR BOXES AT ALL HYDRANTS AND/OR MANHOLES. USE DIRECT BURIAL RATED INSULATED AWG #10 COPPER CONDUCTOR. INSTALL LOCATOR WIRE WITH ALL PVC WATER MAIN AND POLYETHYLENE WATER SERVICES. TAPE LOCATOR WIRE DIRECTLY ONTO WATER AND/OR SANITARY PIPE AT 10' INTERVALS. **NOTE: TRACER WIRE MUST BE CONTIGUOUS AND INSTALLED IN A MANNER FOR CONVENIENT CONNECTION FOR EASY LOCATING OF PIPE.**
   a. GROUNDING OF DETECTION WIRE SHALL BE ACHIEVED BY USING DRIVE-IN MAGNESIUM GROUNDING ANODE ROD (MIN. 1.5 LBS.) WITH MINIMUM OF 20 FEET OF #10 RED HOPE INSULATED COPPER CLAD STEEL WIRE CONNECTED TO ANODE SPECIFICALLY MANUFACTURED FOR THIS PURPOSE, AND BURIED AT THE SAME ELEVATION AS THE UTILITY.
   b. WHEN GROUNDING THE DETECTION WIRE AT DEAD ENDS/STUBS, THE GROUNDING ANODE SHALL BE INSTALLED IN A DIRECTION 180 DEGREES OPPOSITE OF THE DETECTION WIRE, AT THE MAXIMUM POSSIBLE DISTANCE.
   c. WHEN GROUNDING THE DETECTION WIRE IN AREAS WHERE THE WIRE IS CONTINUOUS AND NEITHER THE MAINLINE DETECTION WIRE OR THE GROUNDING ANODE WIRE WILL BE TERMINATED AT/ABOVE GRADE, INSTALL GROUNDING ANODE DIRECTLY BENEATH AND IN-LINE WITH THE DETECTION WIRE. DO NOT COIL EXCESS WIRE FROM THE GROUNDING ANODE. IN THIS INSTALLATION METHOD, THE GROUNDING ANODE WIRE SHALL BE TRIMMED TO AN APPROXIMATE LENGTH BEFORE CONNECTION TO DETECTION WIRE WITH A MAINLINE TO LATERAL LUG CONNECTOR.
   d. WHERE THE ANODE WILL BE CONNECTED TO A DETECTION WIRE ACCESS BOX, A MINIMUM OF 2 FEET OF EXCESS/SLACK WIRE IS REQUIRED AFTER MEETING FINAL ELEVATION.
   CONTRACTOR SHALL BE REQUIRED TO PERFORM CONDUCTIVITY TESTING OF ALL DETECTION WIRE.
2. PIPE BACKFILLING:
   a. SHALL CONFORM TO TABLE 37 OF SECTION 8.43 OF THE STANDARD SPECIFICATIONS OF SEWER AND WATER CONSTRUCTION IN WISCONSIN, EXCEPT ADJUST THE P200 SIEVE TO BE BETWEEN 5% ANS 12%.
   b. COMPACTION SHALL BE DONE IN 1 FT LIFTS AND TO A MINIMUM OF 95% PROCTOR DENSITY.
   c. ALL UTILITY TRENCHES WITHIN THE ROAD ROW SHALL BE BACKFILLED TO AN ELEVATION EQUAL TO THE TOP OF SUBGRADES WITH GRANULAR BACKFILL PRE-APROVED BY THE VILLAGE OF SUSSEX.
   d. ALL UTILITY TRENCHES LOCATED OUTSIDE OF THE ROAD ROW SHALL BE BACKFILLED TO AN ELEVATION EQUAL TO 1-FOOT BELOW THE FINISHED GRADES AS DEFINED BY THE MASTER GRADING PLAN WITH GRANULAR BACKFILL PRE-APROVED BY THE VILLAGE OF SUSSEX.
3. INSULATION:
   a. INSULATION IS REQUIRED FOR ANY SANITARY SEWER, WATER MAIN, AND/OR LATERAL WITH LESS THAN SIX FEET OF COVER.
   b. INSULATION IS REQUIRED FOR WATER SERVICES AND WATER MAINS THAT CROSS BENEATH STORM SEWER WITH LESS THAN TWO FEET OF VERTICAL SEPARATION.
   c. INSULATION IS REQUIRED FOR ANY SANITARY SEWER, WATER MAIN, AND/OR LATERAL WITH LESS THAN TWO FEET OF VERTICAL SEPARATION BETWEEN PIPES.

WATER DISTRIBUTION SYSTEM

1. WATER MAIN:
   PVC, C-900, CLASS 150 (DR-18) FOR PUBLIC WATERMAIN. PVC PIPE SHALL HAVE PUSH-ON JOINTS WITH RUBBER GASKET. COR-BLUE (EPOXY COATED) BOLTS SHALL BE USED THROUGHOUT THE WATER SYSTEM.
2. FITTINGS:
   DOMESTIC FITTINGS MADE IN USA SHALL BE REQUIRED FOR ALL WATER MAIN APPURTENANCES.
3. HYDRANTS:
   KENNEDY-GUARDIAN, CLOW MEDALLION, OR MUELLER A-423 SUPER CENTURIAN
   a. COMPRESSION TYPE WITH SAFETY FLANGE CONSTRUCTION, "BREAK AWAY FLANGE" MEETING REQUIREMENTS OF AWWA 502 AND MEETING SPECIFICATIONS FOR 300 PSI TEST PRESSURE AND 150 PSI WORKING PRESSURE.
   b. MAIN VALVE OPENING - 5 1/4"
   c. HOSE CONNECTIONS - (2) 2 1/2" & (1) 4 1/2" (NATIONAL STANDARD HOSE THREAD).
   d. INLET CONNECTION - FLANGED.
   e. SIZE OF INLET CONNECTION - 6".
   f. DEPTH OF TRENCH (BURY) - GROUND LINE TO BOTTOM OF CONNECTING PIPE.
   g. DIRECTION OF OPENING - LEFT HAND (COUNTERCLOCKWISE).
   h. OPERATING NUT - NATIONAL STANDARD 1 1/2" PENTAGON.
   i. HYDRANT COLOR - FACTORY PAINTED YELLOW.
   j. PACKING - "D" RING.
   k. LOWER STEM - STAINLESS STEEL.
   l. HYDRANT MARKER - 5' TALL 'HYDRAFINDER', 5' FIBERGLASS MARKER WAND SHALL BE INSTALLED ON EACH HYDRANT. FASTEN WAND TO BREAK AWAY FLANGE (LOWER FLANGE). 'HYDRAFINDER' IS MANUFACTURED BY THE RODON CORPORATION (630) 262-1477.
   m. HYDRANTS SHALL BE SET 3' BEHIND THE BACK OF CURB.
4. VALVES:
   a. ALL VALVES SHALL CONSIST OF COST IRON BODY, FLANGE JOINT, O-RING STEM SEALS AND OPENING COUNTER CLOCKWISE, NON-RISING STEM WITH EPOXY INTERIOR, AND EXTERIOR COATING PER AWWA C-550.
   b. "SPIDER" ADAPTERS ARE REQUIRED ON ALL ALL VALVES.
   c. GATE VALVES REQUIRED FOR ALL MAINS OF 10" DIAMETER AND UNDER.
   d. BUTTERFLY VALVES ARE REQUIRED FOR ALL MAINS OF 12" DIAMETER AND ABOVE.
   e. GATE VALVE TYPES - CLOW F6100, M&H 4067-01, OR MUELLER A-2360, CONFORMING TO AWWA C-509.
   f. BUTTERFLY VALVE TYPES - CLOW F5370, M&H 4500, OR MUELLER LINESEAL III, CONFORMING TO AWWA C-509.
   g. 10" OR LESS VALVES SHALL BE GATE VALVES. 12" OR GREATER VALVES SHALL BE BUTTERFLY VALVES.
5. VALVE BOX:
   ALL GATE AND BUTTERFLY VALVES SHALL BE PLACED IN VALVE BOXES. VALVE BOXES SHALL HAVE APPROPRIATE VALVE BOX ADAPTERS AND BE 3 PIECE CAST IRON VALVE BOXES CONSISTING OF BASE, SCREW TYPE CENTER (5-1/4" SHAFT DIAMETER) AND TOP SECTION WITH "TRAFFIC CAP" DROP LID AND WITH COVER MARKED "WATER". EXTENSION SECTIONS SHALL BE FURNISHED AS REQUIRED.ALL WATER VALVES AND BOX EXTENSIONS SHALL BE POLYWRAPPED IN ACCORDANCE WITH SECTION 401.6.1.B OF VILLAGE SPECS. SET ALL VALVE BOXES TO FINAL GRADE UPON INSTALLATION. RAMP / WEDGE AROUND VALVE BOXES DURING ASPHALT BINDER COURSE PLACEMENT. PRIOR TO ASPHALT SURFACE COURSE PLACEMENT, MILL AROUND VALVE BOXES TO PREPARE FOR THE SURFACE COURSE PLACEMENT.
6. WATER SERVICES:
   WATER SERVICES SHALL BE POLYETHYLENE TUBING: 1-1/4" FOR SINGLE FAMILY LOTS, AND SHALL EXTEND BEYOND THE RIGHT OF WAY LIMITS A SHORT DISTANCE. ADDITIONAL LENGTH OF WATER SERVICE PIPING SHALL EXTEND BEYOND THE CURB STOPS AND INSIDE THE PROPERTIES A SHORT DISTANCE FOR EACH.
7. CURB STOP BOXES:
   THE CURB STOP BOXES SHALL BE PROTECTED WITH 4" PVC PIPE (MIN. LENGTH 30") WITH CAP. THE CAP SHALL NOT BE GLUED ONTO THE 4" PVC PIPE. PIPE TO BE BURIED A MINIMUM OF 6'. PIPE TO EXTEND A MINIMUM OF 24" ABOVE GRADE.
   THE CURB STOP HEADS ON THE CURB STOP BOXES SHALL INCLUDE INTEGRAL TERMINAL CONNECTIONS FOR THE TRACER WIRE ATTACHMENTS.
8. PROVIDE THREE-SIDED RIGID INSULATION OVER WATER MAIN AT STORM SEWER CROSSINGS WHERE THERE IS TWO OR LESS FEET OF SEPARATION AT CROSSINGS.

SEWER MANHOLES

1. FRAMES SHALL BE CENTERED ON THE TOP OF THE CONE. MH SHALL BE PRECAST WITH ECCENTRIC CONES PER CHAPTER 3.5.0. AND FILES 12, 12A, 13 AND 15. MANHOLES SHALL BE CONSTRUCTED WITH WATERPROOF FRAMES, LIDS, INTERNAL/EXTERNAL RUBBER SLEEVES, AND CHIMNEY SEALS. **NOTE: ALL SANITARY MANHOLE CASTINGS MUST BE LOCATED ALONG ROAD CENTERLINES. CONTRACTOR TO ROTATE CONES ACCORDINGLY WHEN MANHOLE CENTER IS NOT ALONG ROAD CENTERLINE (NOTED AS 1 ft R/L OF C/L ON PLANS).**
2. FLAT TOP SECTION MAY REPLACE CONE TOP WHEN FIELD CONDITIONS PROHIBIT USE OF CONE TOP AND/OR DUE TO DIAMETER OF STRUCTURE/VERTICAL RESTRICTIONS.
3. RISER PIPES:
   1'-4", 2'-8", 4'-0", AND 5'-4" LENGTHS AS REQUIRED
4. ADJUSTING RINGS:
   RINGS SHALL BE CRETEX PRO-RINGS. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP. SEE DETAIL FOR MINIMUM AND MAXIMUM SPECIFICATIONS FOR EACH TYPE OF SEWER MANHOLE.
5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 AND C-478-95 REQUIREMENTS OF ASTM SPECIFICATIONS.
6. SEE STANDARD SPECIFICATIONS, FILE No. 12 FOR PRECAST MANHOLE AND FILE No. 13 FOR MANHOLE INVERTS.
7. INSTALL 2 STRIPS OF 1" EZ-STIK BETWEEN ALL MH SECTIONS.
8. MANHOLES SHALL HAVE 9" WIDE BARREL MACK WRAP AND INTERNAL/EXTERNAL CHIMNEY SEALS.
9. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
10. 6" MIN. BEDDING MATERIAL REQ'D UNDER INTEGRAL PRECAST MANHOLE BASE WITH 6" MIN. OF GRANULAR BACKFILL MATERIAL PLACED AROUND THE OUTSIDE OF THE STRUCTURE.

SANITARY SEWER

1. SANITARY SEWER MAIN:
2. 8" SIZED SEWER SHALL MEET REQUIREMENTS OF ASTM D-3034, SDR-35. BOTH SHALL HAVE INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS MEETING REQUIREMENTS OF ASTM D-3212 USING CRUSHED CHIPS AND CLASS "B" BEDDING PER STANDARD SPECIFICATIONS. SDR-26 PIPE AND FITTINGS MUST BE USED FOR ENTIRE RUN IF ANY PORTION OF THE MAIN IS OVER 16 FEET DEEP.
3. SANITARY SEWER LATERAL PIPE:
   6" - PVC SDR-35, WITH WYE CONNECTIONS.
4. ALL SANITARY SEWERS SHALL BE VIDEOTAPED PRIOR TO ACCEPTANCE BY THE MUNICIPALITY.
5. PIPES ENTERING OR LEAVING MANHOLES MUST BE GREATER THAN 5' IN LENGTH.
6. ALL SANITARY SERVICE WYES TO BE INSTALLED 5' MINIMUM FROM THE OUTSIDE OF THE MANHOLE

STORM SEWER

1. STORM SEWER PIPE:
   CLASS V R.C.P. (12" DIA.), CLASS IV R.C.P. (15" DIA.), CLASS III R.C.P. (18" DIA. AND LARGER) WITH CLASS "C" BEDDING.
2. STRUCTURES DEEPER THAN 4' (FLOW LINE TO SUMP) SHALL INCLUDE PLASTIC STEPS PER 3.5.4(G) OF STANDARD SPECIFICATIONS.
3. SEWER STUBS TO BE BULKHEADED PER SEC. 3.2.25(A) OF STANDARD SPECIFICATIONS.
4. INSTALL PIPE GRATES ON ALL STORM SEWER AND CULVERT END SECTIONS GREATER THAN 18". INSTALL RIP-RAP AT ALL STORM SEWER AND CULVERT DISCHARGE ENDS.
5. ALL STORM SEWERS SHALL BE CLEANED AND VIDEOTAPED PRIOR TO ACCEPTANCE BY THE MUNICIPALITY. EVIDENCE OF SAID ACTIVITIES SHALL BE PROVIDED TO THE VILLAGE.
6. MINIMUM PIPE LENGTH TO ALL ADJACENT STRUCTURES SHALL BE 5 FEET.
7. JOINT TIES ARE REQUIRED FOR THE LAST 3 SECTIONS AND THE ENDWALL BEFORE OUTFALLS.

EROSION CONTROL NOTES:

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON-SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITES HAVE CEASED, AND THE SITE IS STABILIZED.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. PERMIT HOLDER IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 1/2" OR GREATER. CORRECT ANY DAMAGED STRUCTURES IMMEDIATELY. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION, MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
6. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "WDNR STORMWATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS".
7. EROSION CONTROL MEASURES MAY NEED TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
8. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE AREA(S) SERVED HAVE 80% OR MORE ESTABLISHED VEGETATIVE COVER AS DETERMINED BY THE ENGINEER.
9. INSTALL PERIMETER EROSION CONTROLS AND TRACKING PAD(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD #1057 FOR CONSTRUCTION ENTRANCE(S).
10. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD #1068.
11. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED OFF-SITE.
12. CONTRACTOR TO COORDINATE WITH MUNICIPALITY TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATION(S) FOR ANY EXCAVATED SOILS AND/OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
13. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA(S) AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD #1060.
14. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD #1067.
15. COMPLETE AND STABILIZE SEDIMENT BASIN(S)/TRAP(S) OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN SEDIMENT BASIN(S)/TRAP(S) PER WDNR TECHNICAL STANDARD #1063.
16. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE HALF OF THE CONTROL PRACTICE'S HEIGHT. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD #1071.
18. ALL SIDE SLOPES 5:1 OR STEEPER SHALL BE RESTORED WITH CLASS I - TYPE 'A' EROSION MATTING, AND ALL AREAS OF CONCENTRATED FLOW SHALL BE RESTORED WITH CLASS II - TYPE 'B' CHANNEL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS #1052 AND #1053.
19. ALL SLOPES PROTECTED ONLY BY SILT FENCE MUST BE FULLY RESTORED WITHIN 30 DAYS OF DISTURBANCE.
20. STABILIZE NON-ACTIVE STOCKPILES WITH TEMPORARY SEED & MULCH WITHIN 7 DAYS OF INACTIVITY AND/OR WITHIN 30 DAYS OF LAYUP. INSTALL SILT FENCING AROUND ALL DOWN SLOPE AND SIDE SLOPES OF TOPSOIL STOCKPILES. STOCKPILES NOT SHOWING ADEQUATE VEGETATION BY NOV 1 SHOULD BE DORMANT SEEDED AND COVERED WITH A WisDOT PAL TYPE A SOIL STABILIZER (FOR SLOPES 3 FEET HORIZONTAL TO 1 FOOT VERTICAL OR FLATTER) OR EROSION CONTROL MAT.
21. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF INACTIVITY. THIS MAY BE DONE USING TEMPORARY AND/OR PREEMINENT RESTORATION TECHNIQUES, DEPENDING ON PROGRESS OF GRADING ACTIVITIES OF THE AREA(S). THIS INCLUDES AREAS OF SITE DEVELOPMENT AND UTILITY CONSTRUCTION.
22. SEDIMENT CONTROL FOR UTILITY CONSTRUCTION
    a. PLACE EXCAVATED TRENCH MATERIAL ON HIGH SIDE OF THE TRENCH.
    b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER UTILITY INSTALLATION.

WINTER/LATE SEASON STABILIZATION REQUIREMENTS:

VEGETATED CHANNELS (ROADSIDE SWALES AND OTHER STORMWATER CONVEYANCES): ALL PLANNED VEGETATED CHANNELS SHALL BE STABILIZED WITH BMPS (EROSION CONTROL MATTING, SOD, ETC.) BY NO LATER THAN NOVEMBER 15 IN ACCORDANCE WITH DNR TECHNICAL STANDARDS AND THE CRITERIA LISTED BELOW. DITCH CHECKS, SEDIMENT TRAPS AND OTHER SEDIMENT CONTROL BMPS ARE ONLY FOR USE *DURING* CHANNEL GRADING WORK, AND MUST BE REPLACED WITH FINAL SITE STABILIZATION BMPS PER THE APPROVED PLANS ASAP. NONE OF THESE ARE SUITABLE FOR CONTROLLING EROSION/SEDIMENTATION OF OPEN CHANNELS OVER WINTER.

TIMING DETERMINES REQUIREMENTS AND BMPS: THE STABILIZATION BMPS THAT MUST BE IMPLEMENTED DEPEND ON THE TIMING OF THE SEEDING (COOL SEASON GRASSES), AND ARE ORGANIZED IN THREE RISK CATEGORIES, AS LISTED BELOW. THE LATER THE TIMING, THE LOWER THE SUCCESS RATES ARE FOR TIMELY VEGETATIVE COVER - AND THEREFORE THE HIGHER THE RISKS OF EROSION AND OFF-SITE SEDIMENT DISCHARGES.

a. **RISK LEVEL 1: PERMANENT VEGETATION (BEFORE SEPTEMBER 15):** TO ENSURE SUCCESSFUL FALL SEED GERMINATION, TOPSOIL, SEED AND FERTILIZE ALL DISTURBED AREAS BY SEPTEMBER 15 IN ACCORDANCE WITH THE FOLLOWING:
   i. *SEEDING:* PREPARE SEEDBED AND SOW SEEDS PER THE RATES AND MIXES OF WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) ROADWAY STANDARD SECTION 630.
   i. *EROSION CONTROL:* IMMEDIATELY APPLY MULCH, EROSION CONTROL MATTING, OR OTHER PERMANENT STABILIZATION BMPS AS SPECIFIED IN THE APPROVED EROSION CONTROL PLANS. APPLICATION OF ALL EROSION CONTROL MEASURES SHALL FOLLOW DNR TECHNICAL STANDARDS.
   ii. *MAINTENANCE:* INSPECT ALL SEEDED AREAS WEEKLY. ENSURE ADEQUATE WATER IS PROVIDED UNTIL FULL VEGETATIVE COVER IS OBTAINED, AND REPAIR ANY EROSION PROBLEMS, WASH OUTS, ETC.
b. **RISK LEVEL 2: TEMPORARY VEGETATION (BEFORE OCTOBER 15):** DUE TO THE COOLER SOIL TEMPERATURES AND THE LIKELIHOOD OF OVERNIGHT FROST CONDITIONS, PERENNIAL COOL SEASON PLANT GROWTH IS SLOW AND SURVIVAL IS AT RISK FROM SEPTEMBER 15 - OCTOBER 15. TO OFFER MORE PROTECTION FROM SOIL EROSION DURING THIS PERIOD, TOPSOIL, SEED AND FERTILIZE ALL DISTURBED AREAS BY OCTOBER 15 IN ACCORDANCE WITH THE FOLLOWING:
   i. *SEEDING:* THE ABOVE NOTED SEEDING MIX MUST INCLUDE A MINIMUM OF 2 LBS. PER 1,000 SQ. FT. OF A TEMPORARY COVER (I.E. WINTER WHEAT OR ANNUAL RYE GRASS FOR FALL PLANTINGS) PER WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) ROADWAY STANDARD SECTION 630.
   ii. *EROSION CONTROL:* IMMEDIATELY APPLY MULCH, EROSION CONTROL MATTING, OR OTHER STABILIZATION BMPS AS SPECIFIED IN THE APPROVED PLAN, FOLLOWING DNR TECHNICAL STANDARDS. THE FOLLOWING ARE MINIMUM REQUIREMENTS FOR STABILIZING SITES DURING THIS PERIOD. APPROVED PLANS MAY BE MORE RESTRICTIVE DUE TO SITE CONDITIONS:
   - *CHANNEL FLOW (ROADSIDE SWALES, ETC.) AND BACKSLOPES:* STAKE EROSION MATTING OVER ALL THE ENTIRE CHANNEL CROSS-SECTION AND ALL BACK SLOPES USING A MINIMUM WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY (PAL) CLASS 3 TYPE A MATTING, UNLESS OTHERWISE CALLED FOR IN THE APPROVED PLAN.
   - *OTHER DISTURBED AREAS:* APPLY TYPE B SOIL STABILIZER, MULCH AND TACKIFIER FROM THE PAL TO ALL DISTURBED AREAS THAT REMAIN EXPOSED.
   - *INFALLS/OUTFALLS:* INSTALL 2 SOD ROLLS AT ALL CULVERT OUTFALLS, AND OTHER HIGH-EROSION LOCATIONS.\Nx\-4,16,t0;
   iii. *MAINTENANCE:* INSPECT ALL SEEDED AREAS WEEKLY. ENSURE ADEQUATE WATER IS PROVIDED UNTIL FULL TEMPORARY COVER IS OBTAINED, AND REPAIR ANY EROSION PROBLEMS, WASH OUTS, ETC.
c. **RISK LEVEL 3:** DORMANT SEEDING (BEFORE NOVEMBER 15): FOR AREAS NOT STABILIZED BY OCTOBER 15, EROSION RISKS ARE HIGH AND ADDITIONAL EROSION CONTROL MEASURES AND OVERSIGHT ARE REQUIRED, AS DESCRIBED BELOW. TEMPORARY SEEDING MUST STILL BE DONE, BUT FALL GERMINATION AND SURVIVAL MAY BE VERY LIMITED. FOR PERENNIAL PLANTS, DORMANT SEEDING SHOULD BE DONE BETWEEN OCTOBER 20 AND NOVEMBER 15. THIS MEANS SEED GERMINATION IS PLANNED FOR THE FOLLOWING SPRING. TO OFFER MORE PROTECTION FROM SOIL EROSION DURING THIS PERIOD, TOPSOIL, SEED AND FERTILIZE ALL DISTURBED AREAS BY NOVEMBER 15 IN ACCORDANCE WITH THE FOLLOWING:
   i. *SEEDING RATE:* SAME SEED MIX AS RISK LEVEL 2 (INCLUDING TEMPORARY COVER CROP) EXCEPT THE RATES FOR PERENNIAL SPECIES MUST APPLIED AT 1.5 X WISDOT SECTION 630 RATES (APPLY RATES OF 3-5 LBS/1000 SQFT.). RATES ARE INCREASED TO ALLOW FOR POOR GERMINATION RATES ASSOCIATED WITH DORMANT SEEDING DUE TO FROZEN CONDITIONS.
   ii. *EROSION CONTROL:* IN ADDITION TO APPLYING TOPSOIL, THE ABOVE NOTED SEED MIX AND STARTER FERTILIZER, THE FOLLOWING ARE MINIMUM REQUIREMENTS FOR STABILIZING SITES DURING THIS PERIOD. APPROVED EROSION CONTROL PLANS MAY BE MORE RESTRICTIVE:
   - *CHANNEL FLOW (ROADSIDE SWALES, ETC.) AND BACKSLOPES:* APPLY TYPE A SOIL STABILIZER AND STAKED PAL CLASS 3 TYPE A EROSION MATTING OVER THE ENTIRE CHANNEL AND ALL BACKSLOPES.
   - *OTHER AREAS:* APPLY TYPE A SOIL STABILIZER FROM THE PAL TO ALL OTHER DISTURBED AREAS THAT REMAIN EXPOSED.
   - *INFALLS/OUTFALLS:* INSTALL 2 SOD ROLLS AT ALL CULVERT OUTFALLS, AND OTHER HIGH-EROSION LOCATIONS.
   iii. *MAINTENANCE:* INSPECT ALL SEEDED AREAS WEEKLY. ENSURE ADEQUATE WATER IS PROVIDED UNTIL FULL TEMPORARY COVER IS OBTAINED, AND REPAIR ANY EROSION PROBLEMS, WASH OUTS, ETC.
   iv. *REPORTS:* THE PROJECT ENGINEER SHALL BE RESPONSIBLE FOR EMAILING A REPORT TO THE LRD BY 4:30 PM EVERY WEDNESDAY AFTER OCTOBER 15, WHICH SHALL INCLUDE THE FOLLOWING INFORMATION:
   - DETAILED STATUS OF ALL LAND DISTURBING AND STABILIZATION ACTIVITIES AS OF THE DAY OF THE REPORT.
   - RESULTS OF EROSION CONTROL SITE INSPECTIONS SINCE OCTOBER 15 OR THE PREVIOUS REPORT, WHICHEVER IS SHORTER.
   - ANY EROSION CONTROL FAILURES ENCOUNTERED AND ACTIONS TAKEN TO RECTIFY.
   - PROJECTIONS FOR COMPLETION OF ALL STABILIZATION ACTIVITIES, INCLUDING A 10-DAY PLAN BASED ON THE LATEST WEATHER PREDICTIONS.

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.

DUST CONTROL TO FOLLOW WDNR T.S. 1068

ALL RESTORATION TO BE IN ACCORDANCE WITH WDNR's CONSERVATION PRACTICE STD 1059. CUT AND FILL SLOPES WILL BE 3:1 OR FLATTER OUTSIDE ROAD RIGHT OF WAY & 4:1 FLATTER WITHIN ROAD RIGHT OF WAY.

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. (SEE EROSION CONTROL PLAN FOR OTHER EMATTING REQUIREMENTS) (UNLESS OTHERWISE NOTED ON PLANS)

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

SEE RESTORATION PLAN FOR SEED TYPES.

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 VILLAGE OF SUSSEX DEVELOPMENT REQUIREMENTS

GRADING AND PAVING PER STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION LATEST EDITION, AND VILLAGE OF SUSSEX DEVELOPMENT REQUIREMENTS

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

REVISION DATE	REMARKS

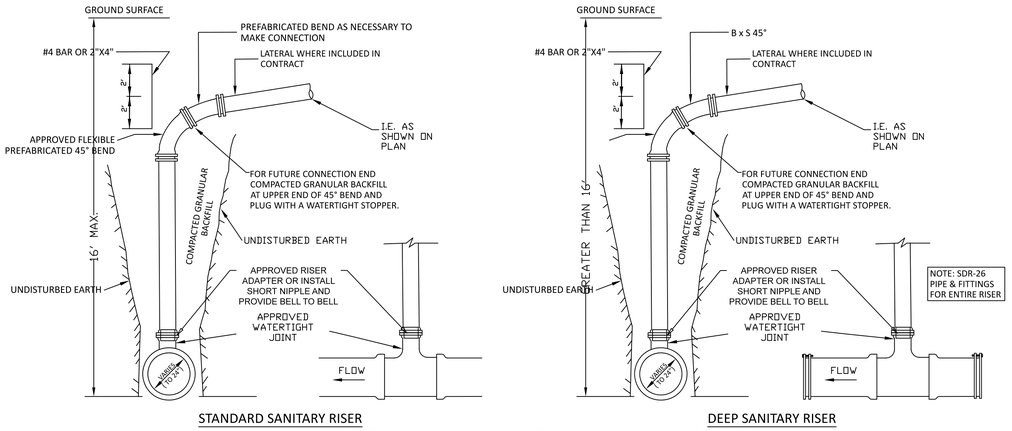
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DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

CONSTRUCTION NOTES
OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, VO SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

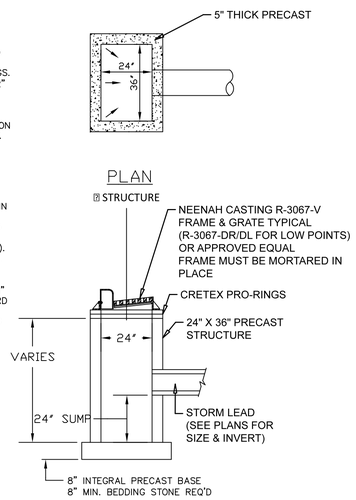
SHEET # 2 OF 37



SANITARY RISER DETAILS

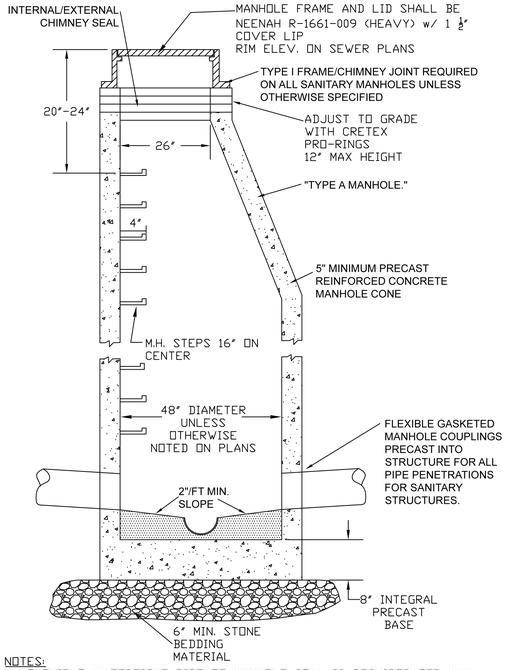
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NOTES:
1. EZ STICK RUBBER GASKET OR APPROVED EQUAL SHALL BE PLACED AT ALL CATCH BASIN JOINTS. PROVIDE MANUFACTURER'S RECOMENDED SEALANT ABOVE, BELOW, AND BETWEEN PE ADJUSTMENT RINGS.
2. ADJUSTING RING MINIMUM OF 2" AND MAXIMUM OF 6".
3. NO CORBELLING OF PRECAST RINGS ALLOWED.
4. CLEAN UNDERSIDE OF CAST IRON FRAME AND MORTAR IN PLACE.
5. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
6. MUST MEET REQUIREMENTS OF ASTM C478.
7. EXPANSION JOINTS WITH FELT IN CURB AND GUTTER FOR INLET SHALL BE LOCATED MINIMUM 5 FEET AWAY FROM FRAME ON BOTH SIDES (INCIDENTAL COST).
8. CATCH BASIN CASTINGS TO BE INSTALLED 1" LOWER THAN STANDARD CURB FLOWLINE ELEVATION TO ACCOUNT FOR 1" DIFFERENCE BETWEEN STANDARD CURB FLANGE TO FLOWLINE DROP AND STANDARD CASTING FLANGE TO FLOWLINE DROP.



TYPICAL STORM CATCH BASIN DETAIL

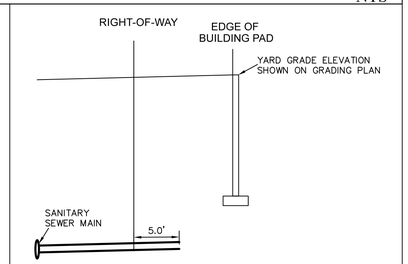
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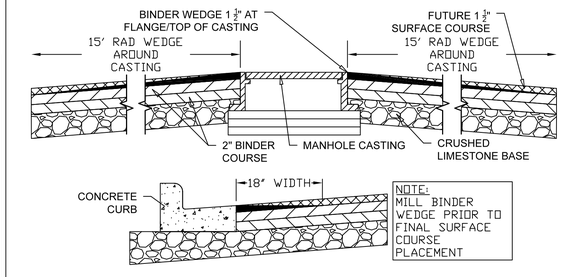


NOTES:
1. FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. ALL ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE SHALL BE FILLED WITH MORTAR OR CONCRETE MATERIAL BELOW SURFACE OF BENCH OR SPRINGLINE.
2. 1" EZ-STIK BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RING AND FRAME. USE INTERNAL/EXTERNAL CHIMNEY SEALS. 9" WIDE BARREL WRAP REQ'D AT ALL JOINTS. BARREL WRAP AND ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT.
3. THE EZ-STIK JOINT SHALL BE MANUALLY COMPRESSED PRIOR TO SETTING THE NEXT CASTING, ADJUSTING RING, OR MANHOLE SECTION. 2 STRIPS OF 1" EZ-STIK BETWEEN ALL MANHOLE SECTIONS IS REQUIRED.

TYPICAL SANITARY MANHOLE DETAIL

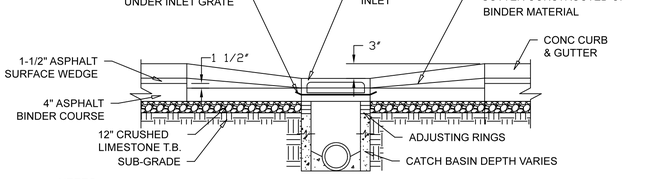
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ASPHALT WEDGE DETAIL

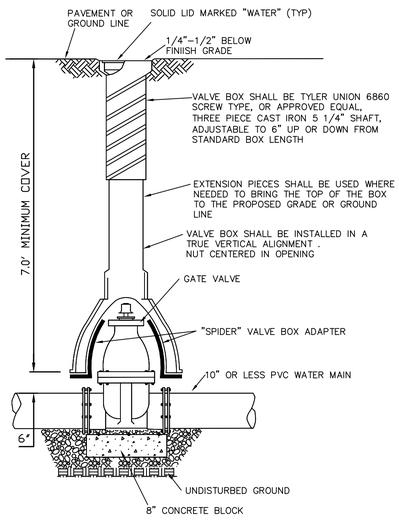
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NOTES:
1. TEMPORARY BITUMINOUS CONCRETE CURB & GUTTER TO REMAIN IN PLACE UNTIL FINISHED ASPHALT SURFACE COURSE IS SCHEDULED. PRIOR TO REPLACEMENT OF ASPHALT SURFACE COURSE, CONTRACTOR TO REMOVE TEMPORARY ASPHALT BINDER CURB & GUTTER, ADJUST FRAME TO PROPER GRADE AND POUR CONCRETE CURB & GUTTER.
2. NOT TO BE USED WHERE CATCH BASIN(S) ARE ON A SLOPE.

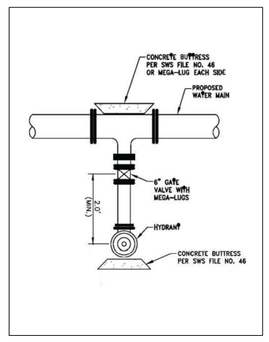
INTERIM CATCH BASIN DETAIL

NTS



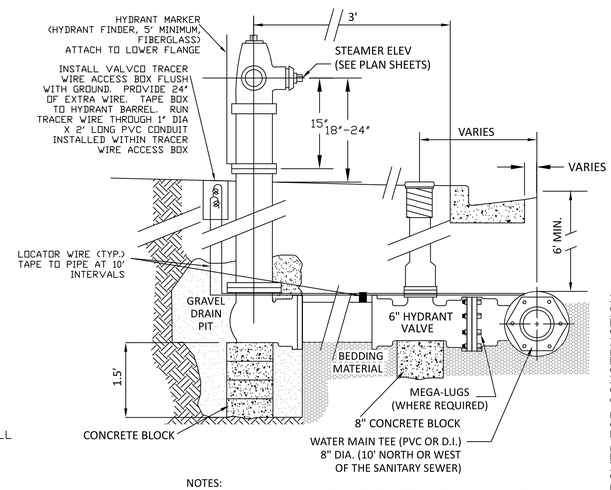
GATE VALVE DETAIL

NTS



NOTES:
1. COR-BLUE EPOXY NUTS & BOLTS REQUIRED ON ALL WATER MAIN HYDRANT ASSEMBLIES.
2. BREAKAWAY FLANCE SHALL BE 0"-4" FROM FINISHED GROUND.
3. KEEP HYDRANT WEEPS COMPLETELY OPEN DURING CONCRETE PLACEMENT. WEEPS MUST BE FREE AND CLEAR FOR DRAINING.
4. GRAVEL BACKFILL SHALL BE REQUIRED.

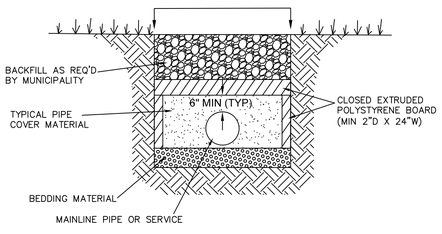
HYDRANT ASSEMBLY



NOTES:
1. RODDING OF HYDRANT MAY BE REQUIRED IF SOILS ARE UNSUITABLE.
2. ENCASE ENTIRE BRANCH AND VALVE IN POLYETHYLENE WRAP.

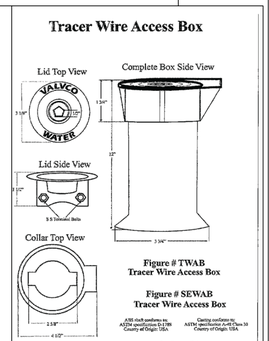
HYDRANT DETAILS

NTS



PIPE INSULATION DETAIL

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APPROVED FOR CONSTRUCTION

DETAILS

OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
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PROJ. # 25-3548

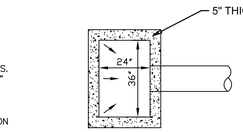
SHEET # 3 OF 37

REMARKS | REVISION DATE

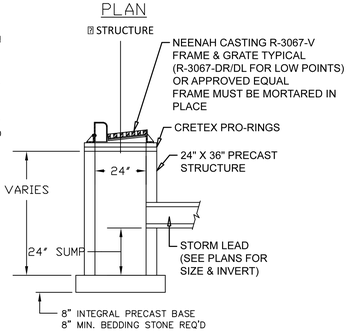
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CHECKED BY: R.ODAVY
DATE: SEPTEMBER 21, 2026

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Phone (262) 569-9331

NOTES:
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2. ADJUSTING RING MINIMUM OF 2" AND MAXIMUM OF 6".
3. NO CORBELLING OF PRECAST RINGS ALLOWED.
4. CLEAN UNDERSIDE OF CAST IRON FRAME AND MORTAR IN PLACE.
5. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
6. MUST MEET REQUIREMENTS OF ASTM C478.
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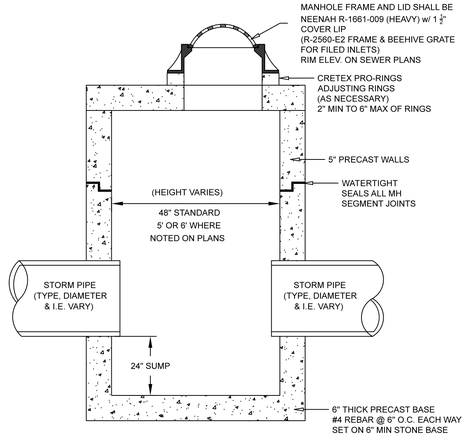
PLAN



SECTION

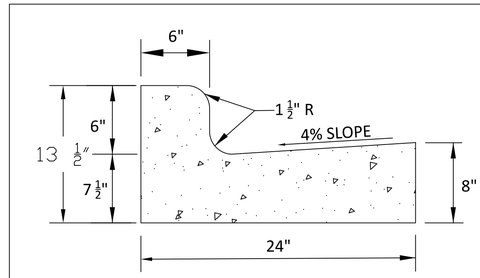
TYPICAL STORM CATCH BASIN DETAIL

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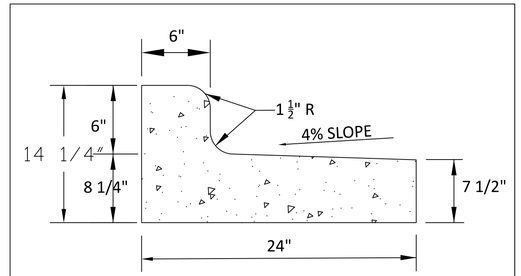
STORM MAN HOLE / FIELD INLET DETAIL

NTS



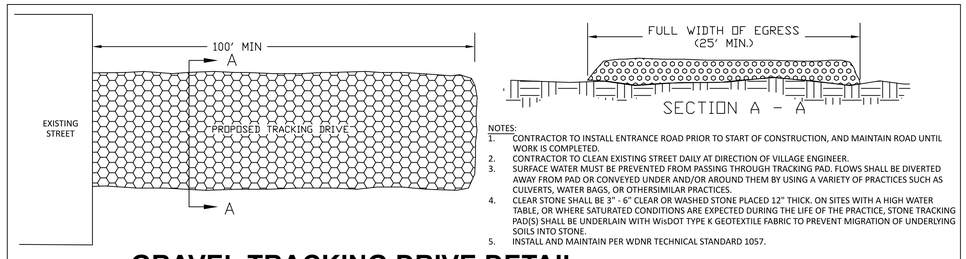
24" VERTICAL FACE CONCRETE CURB & GUTTER DETAIL

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24" VERTICAL FACE REJECT CURB & GUTTER DETAIL

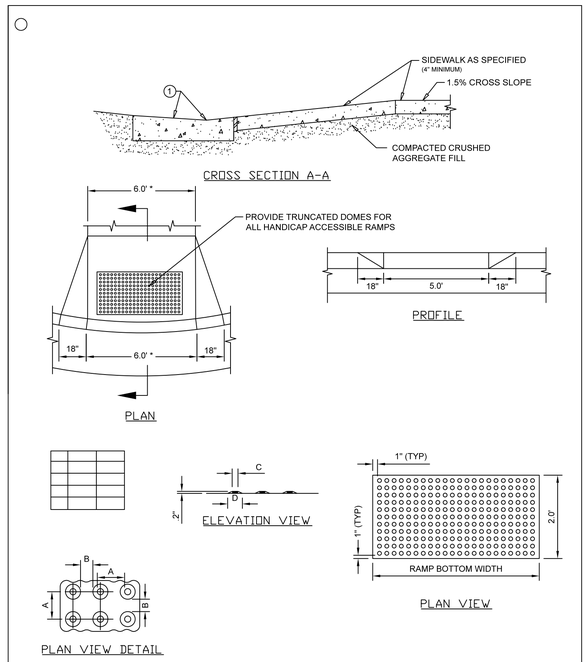
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NOTES:
1. CONTRACTOR TO INSTALL ENTRANCE ROAD PRIOR TO START OF CONSTRUCTION, AND MAINTAIN ROAD UNTIL WORK IS COMPLETED.
2. CONTRACTOR TO CLEAN EXISTING STREET DAILY AT DIRECTION OF VILLAGE ENGINEER.
3. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM PAD OR CONVEYED UNDER AND/OR AROUND THEM BY USING A VARIETY OF PRACTICES SUCH AS CULVERTS, WATER BAGS, OR OTHERSIMILAR PRACTICES.
4. CLEAR STONE SHALL BE 3" - 6" CLEAR OR WASHED STONE PLACED 12" THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PAD(S) SHALL BE UNDERLAIN WITH WisDOT TYPE K GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO STONE.
5. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD 1057.

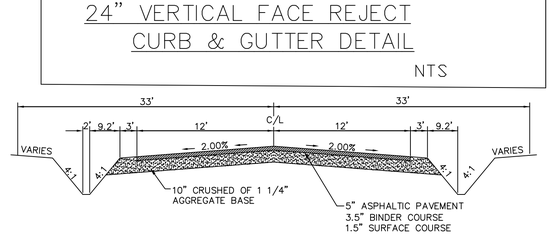
GRAVEL TRACKING DRIVE DETAIL

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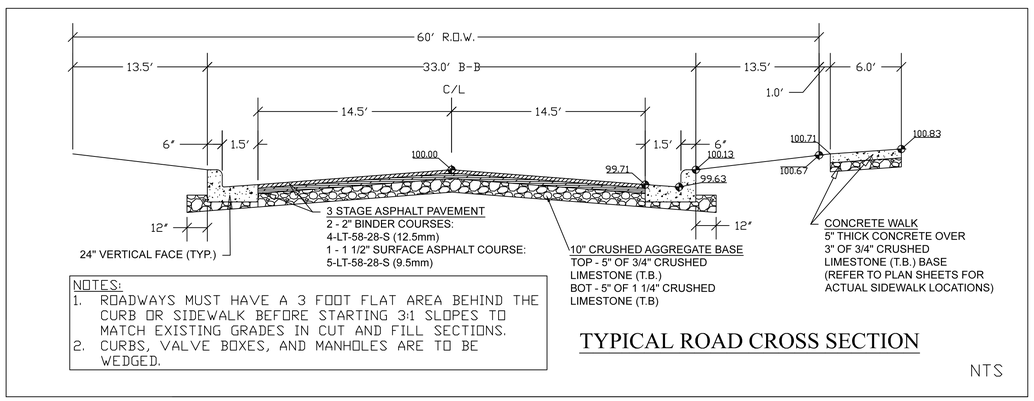


DETECTABLE WARNING FIELD DETAIL

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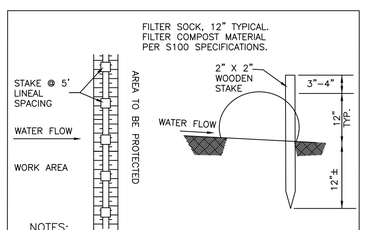
TYPICAL ROAD SECTION
STA 43+07 TO 44+25 &
STA 50+10 TO 51+25
(NOT TO SCALE)



NOTES:
1. ROADWAYS MUST HAVE A 3 FOOT FLAT AREA BEHIND THE CURB OR SIDEWALK BEFORE STARTING 3:1 SLOPES TO MATCH EXISTING GRADES IN CUT AND FILL SECTIONS.
2. CURBS, VALVE BOXES, AND MANHOLES ARE TO BE WEDGED.

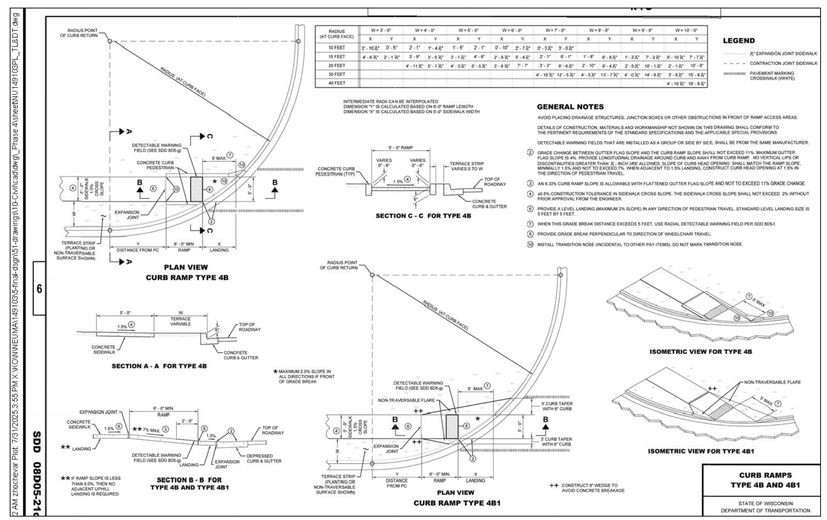
TYPICAL ROAD CROSS SECTION

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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.
4. MINIMUM SPACING: ONE DITCH CHECK PER TWO FEET OF ELEVATION CHANGE

DITCH CHECK



RADIUS (AT CURB FACE)	W=3'-0"		W=4'-0"		W=5'-0"		W=6'-0"		W=7'-0"		W=8'-0"		W=9'-0"		W=10'-0"	
	X	Y	X	Y	X	Y	X	Y	X	Y	X	Y	X	Y	X	Y
10 FEET	2'-10.5"	0'-5"	2'-7"	1'-4.5"	1'-9"	2'-1"	0'-10"	2'-7.5"	0'-3.5"	3'-3.5"						
15 FEET	4'-4.5"	2'-1.5"	3'-9"	3'-5.5"	3'-1.5"	4'-9"	2'-4.5"	5'-4.5"	2'-1"	6'-1"	1'-8"	6'-8.5"	1'-3.5"	7'-2.5"	0'-10.5"	7'-7.5"
20 FEET			4'-11.5"	5'-1.5"	4'-3.5"	6'-5.5"	3'-5.5"	7'-7"	3'-3"	8'-4.5"	2'-11"	9'-4.5"	2'-5.5"	10'-1.5"	2'-1.5"	10'-9"
30 FEET									4'-10.5"	12'-1.5"	4'-3.5"	12'-7.5"	4'-0.5"	14'-3.5"	3'-9.5"	15'-0.5"
40 FEET													4'-10.5"	19'-9.5"		

GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

2. GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN ¼" WHICH ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE. WHERE CURB HEAD OPENING IS ADJACENT TO A LANDING, WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
3. AN 8.33% CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE AND NOT TO EXCEED 11% GRADE CHANGE.
4. AT 8.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE, THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
5. PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LEVEL LANDING SIZE IS 5 FEET BY 5 FEET.
7. WHEN THIS GRADE BREAK DISTANCE EXCEEDS 5 FEET, USE RADIAL DETECTABLE WARNING FIELD PER SDD 805-f.
8. PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.
9. INSTALL TRANSITION NOSE (INCIDENTAL TO OTHER PAY ITEMS). DO NOT MARK TRANSITION NOSE.

INTERMEDIATE RADII CAN BE INTERPOLATED.
DIMENSION "Y" IS CALCULATED BASED ON 6'-0" RAMP LENGTH
DIMENSION "X" IS CALCULATED BASED ON 5'-0" SIDEWALK WIDTH

LEGEND
- 3/4" EXPANSION JOINT SIDEWALK
- CONTRACTION JOINT SIDEWALK
- PAVEMENT MARKING CROSSWALK (WHITE)

SDD 08D05-21c

6

C:\AM 2\Other\# Plat 7\3120025 5 55 PM V:\PCW\NEEMAH\49105\Final drawings\10-Sheets\dwg_2\Plan1 4\sheet\NV1 49105PL_1.dgn Plan1 4

CURB RAMPS TYPE 4B AND 4B1

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

REVISION	DATE	REMARKS

SCALE: 1" = 80'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

DETAILS
OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E. V/O SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 4 OF 37

OAKRIDGE HEIGHTS

SCALE 1" = 80' (22"x34")
SCALE 1" = 160' (11"x17")

0 40 80 160
FEET

N

REVISION	DATE	REMARKS

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OVERALL MASTER GRADING PLAN

OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, VO SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 5 OF 37

OAKRIDGE HEIGHTS

0 15 30 60
FEET
SCALE 1" = 30' (22"x34")
SCALE 1" = 60' (11"x17")

LOT #11
GF / YG = 1027.50
RYG =1022.50
5' LOOKOUT

LOT #10
GF / YG = 1023.00
RYG =1018.00
5' LOOKOUT

LOT #9
GF / YG = 1018.90
RYG =1013.90
5' LOOKOUT

LOT #8
GF / YG = 1013.50
RYG =1008.50
5' LOOKOUT

LOT #7
GF / YG = 1008.70
RYG =1003.70
5' LOOKOUT

LOT #6
GF / YG = 1003.30
RYG =994.30
9' WALKOUT

LOT #5
GF / YG = 1002.00
RYG =993.00
9' WALKOUT

LOT #4
GF / YG = 1002.00
RYG =993.00
9' WALKOUT

LOT #3
GF / YG = 1005.65
RYG =996.65
9' WALKOUT

LOT #2
GF / YG = 1011.25

LOT #1
GF / YG = 1020.00
RYG =1015.00
5' LOOKOUT

OAKRIDGE CRT.

OAKRIDGE LN.

PUMP STATION AND PARKING

PC = 12+09.90
PCC = 12+38.43
PT = 13+66.97
PC = 131+37.12
PT = 132+17.68
PC = 132+58.58
PT = 133+10.30
PC = 157+88.06
PT = 158+40.00
PC = 171+26.67
PT = 172+00.00

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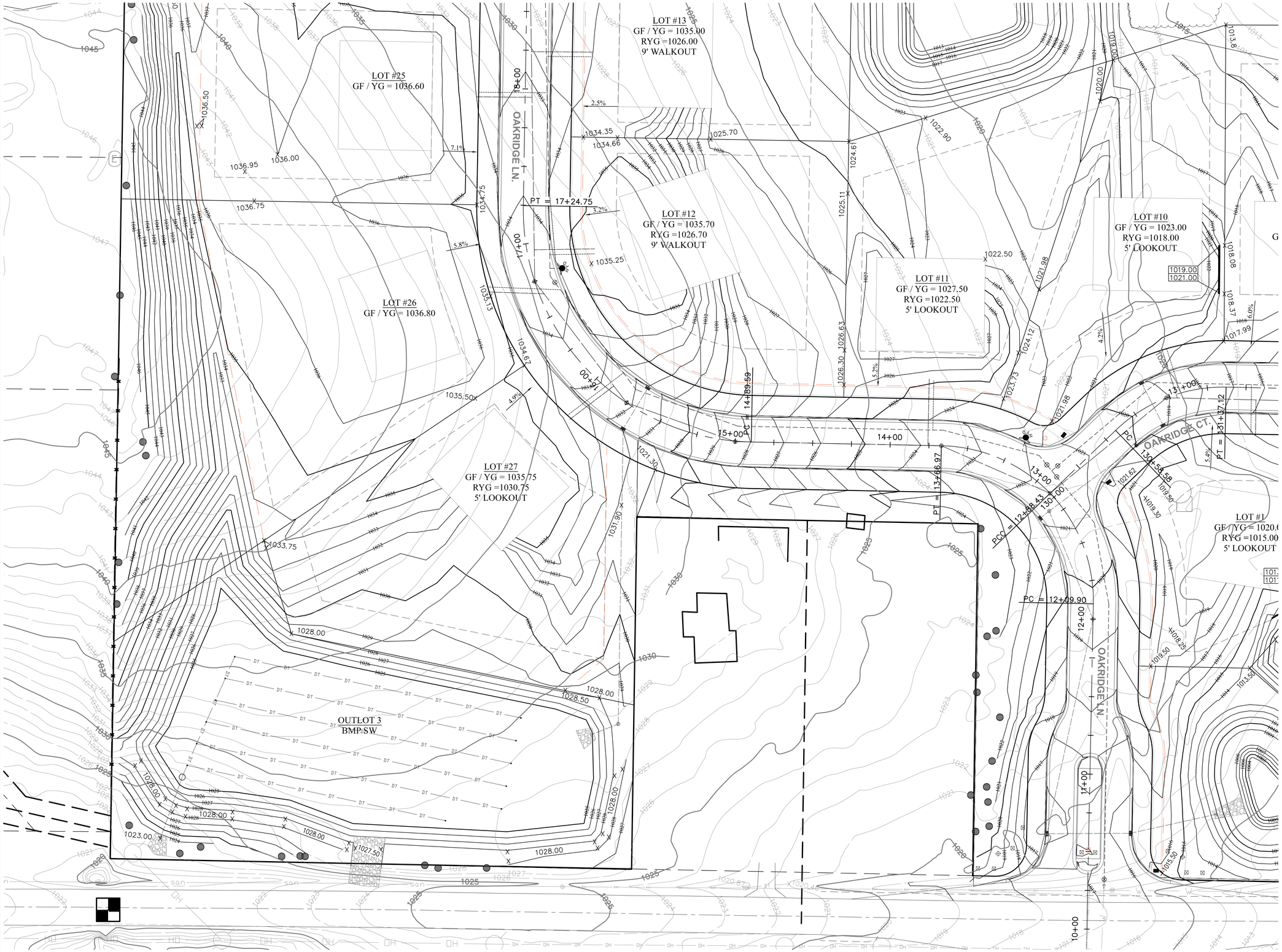
MASTER GRADING PLAN (SE)
OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, VO SUSSEX, WAUKESHA CO. WI

REVISION	DATE	REMARKS

SCALE: 1" = 30'
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CHECKED BY: R.DAVY
DATE: SEPTEMBER 21, 2026

PROJ. # 25-3548

SHEET # 6 OF 37



OAKRIDGE HEIGHTS

0 15 30 60 FEET
SCALE 1" = 30' (22"x34")
SCALE 1" = 60' (11"x17")

REVISION	DATE	REMARKS

SCALE: 1" = 30'
DRAFTED BY: RJD
CHECKED BY: R.DAVY
DATE: SEPTEMBER 21, 2026

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MASTER GRADING PLAN (SW)

OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, VO SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 7 OF 37

OAKRIDGE HEIGHTS

0 15 30 60
FEET
SCALE 1" = 30'. (22"x34")
SCALE 1" = 60' (11"x17")

LOT #21
GF / YG = 1042.70
RYG =1037.70
5' LOOKOUT

1040.00
1036.00

LOT #22
GF / YG = 1035.25

LOT #23
GF / YG = 1034.00

LOT #24
GF / YG = 1034.75

LOT #25
GF / YG = 1036.60

LOT #17
GF / YG = 1033.40
RYG =1028.40
5' LOOKOUT

LOT #16
GF / YG = 1033.10
RYG =1024.10
9' WALKOUT

LOT #15
GF / YG = 1032.25
RYG =1023.25
9' WALKOUT

LOT #14
GF / YG = 1033.60
RYG =1024.60
9' WALKOUT

LOT #13
GF / YG = 1035.00
RYG =1026.00
9' WALKOUT

LOT #12

OAKRIDGE LN.

WRENDALE DR

PC = 21+76.74
PT = 17+24.75
PC = 43+00
PT = 44+23.13

18" IE = 1018.00
18" IE = 1018.75
24" CMP
25' WIDE SPILLWAY

REVISION DATE REMARKS

SCALE: 1" = 30'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

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MASTER GRADING PLAN (MID)

OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, V0 SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 8 OF 37

OAKRIDGE HEIGHTS

0 15 30 60
FEET
SCALE 1" = 30' (22"x34")
SCALE 1" = 60' (11"x17")

LOT #20
GF / YG = 1044.50
RYG =1039.50
5' LOOKOUT

LOT #19
GF / YG = 1041.35
RYG =1036.35
5' LOOKOUT

LOT #18
GF / YG = 1035.50

LOT #21
GF / YG = 1042.70
RYG =1037.70
5' LOOKOUT

LOT #22
GF / YG = 1035.25

LOT #17
GF / YG = 1033.40
RYG =1028.40
5' LOOKOUT

LOT #16
GF / YG = 1033.10
RYG =1024.10
9' WALKOUT

LOT #23
GF / YG = 1034.00

FOX HOLLOW DR

OAKRIDGE LN.

PC = 26+23.52

PT = 28+61.87

PC = 69+33.24

NOZZ EL = 1036.50

PC = 21+76.74

PT = 24+27.56

PC = 23+54.75

PT = 52+04.29

PC = 50+94.13

REVISION	DATE	REMARKS

SCALE: 1" = 30'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
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MASTER GRADING PLAN (N)
OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, V/O SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 9 OF 37

OAKRIDGE HEIGHTS

SCALE 1" = 80' (22"x34")
SCALE 1" = 160' (11"x17")

0 40 80 160
FEET

N

PH II

PH I

REMOVE SILO AND BUILDING

AREA TO BE CLEARED OF TREES AND BRUSH 4" AND SMALLER (TYP)

TREES TO BE REMOVED (TYP)

TREES TO BE SAVED (TYP)

PROP PUMP STA DETAIL (1" = 10')

REVISION	DATE	REMARKS

SCALE: 1" = 80'
DRAFTED BY: RJD
CHECKED BY: R.DAVY
DATE: SEPTEMBER 21, 2026

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Consulting Engineers - Surveyors
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Phone (262) 569-9331

CLEARING & GRUBBING / DEMOLITION PLAN

OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, VO SUSSEX, WAUKESHA CO, WI

PROJ. # 25-3548

SHEET # 10 OF 37

OAKRIDGE HEIGHTS

SCALE 1" = 80' (22"x34")
SCALE 1" = 160' (11"x17")

0 40 80 160
FEET

CLASS II TYPE B EROSION MATTING
NAG SC150 OR EQUAL (8' WIDE)

CLASS III TYPE A EROSION MATTING
NAG C350 OR EQUAL

CLASS 1 TYPE B EROSION MATTING

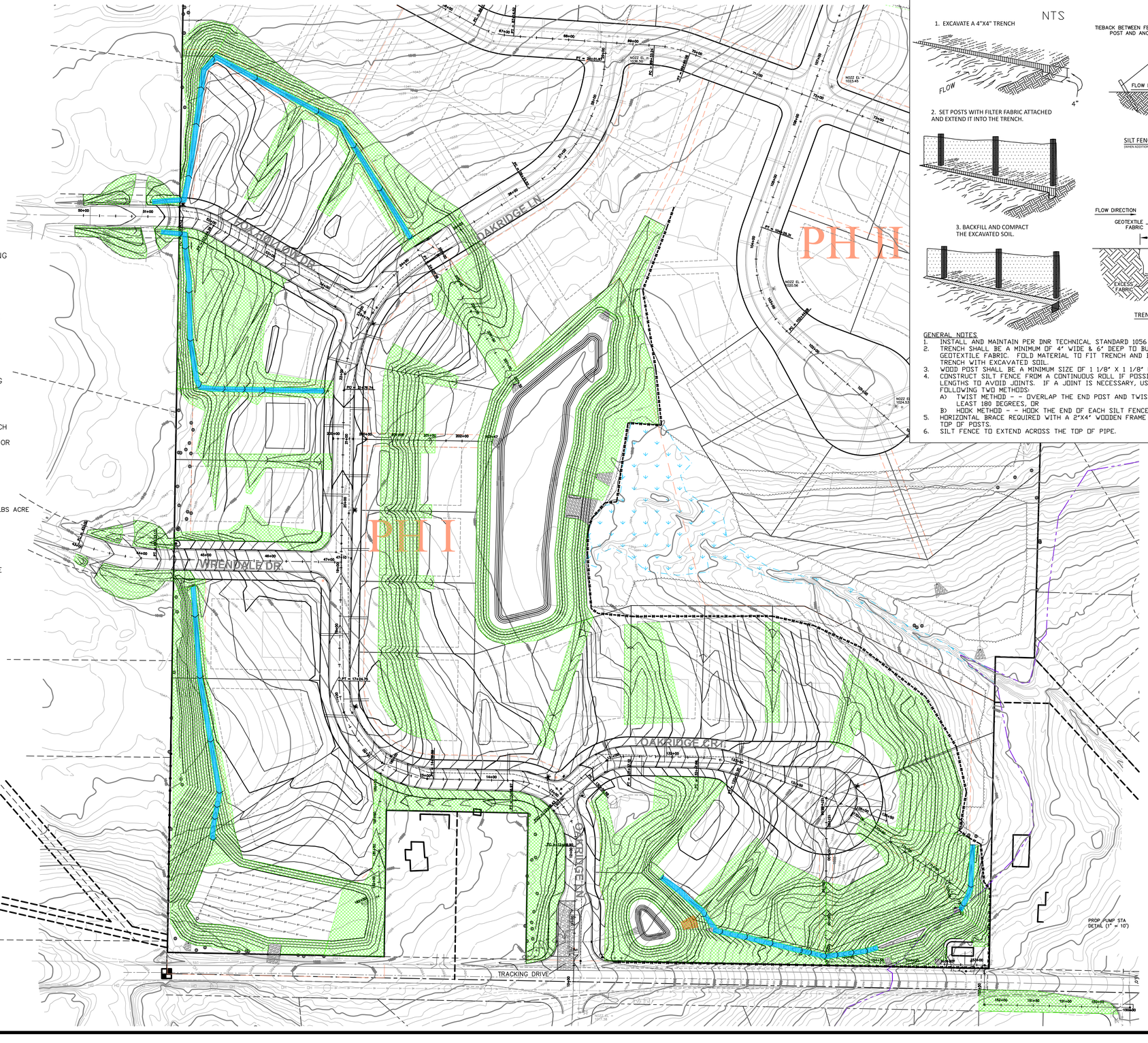
RESTORATION
6" MIN TOPSOIL FETILIZE, SEED & MULCH UNLESS SPECIFIED FOR EROSION MATT SEED TO BE REINDERS LANDSCAPE 40 OR EQUAL

LANDSCAPE 40
6% NAMED KENTUCKY BLUEGRASS
28% KENTUCKY BLUEGRASS
20% ANNUAL RYEGRASS
25% CREEPING RED FESCUE
15% WICKED PERENNIAL RYEGRASS
TO BE APPLYED AT A RATE OF 200-250 LBS ACRE

SILT FENCE

DITCH CHECK

DITCH CHECKS TO BE INSTALLED ONCE SWALES ARE GRADED AND TO REMAIN UNTIL RESTORATION HAS BEEN COMPLETED



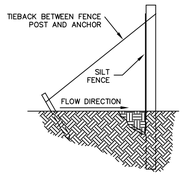
SILT FENCE DETAIL

NTS

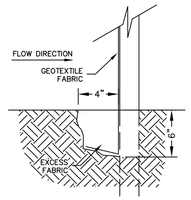
1. EXCAVATE A 4"X4" TRENCH

2. SET POSTS WITH FILTER FABRIC ATTACHED AND EXTEND IT INTO THE TRENCH.

3. BACKFILL AND COMPACT THE EXCAVATED SOIL.

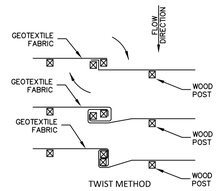


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL

GENERAL NOTES
1. INSTALL AND MAINTAIN PER DNR TECHNICAL STANDARD 1056
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
4. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE THE FOLLOWING TWO METHODS;
   A) TWIST METHOD - - OVERLAP THE END POST AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, OR
   B) HOOK METHOD - - HOOK THE END OF EACH SILT FENCE LENGTH.
5. HORIZONTAL BRACE REQUIRED WITH A 2"X4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
6. SILT FENCE TO EXTEND ACROSS THE TOP OF PIPE.



JOINING TWO LENGTHS OF SILT FENCE

REVISION	DATE	REMARKS

SCALE: 1" = 80'
DRAFTED BY: RJD
CHECKED BY: R.DAVY
DATE: SEPTEMBER 21, 2026

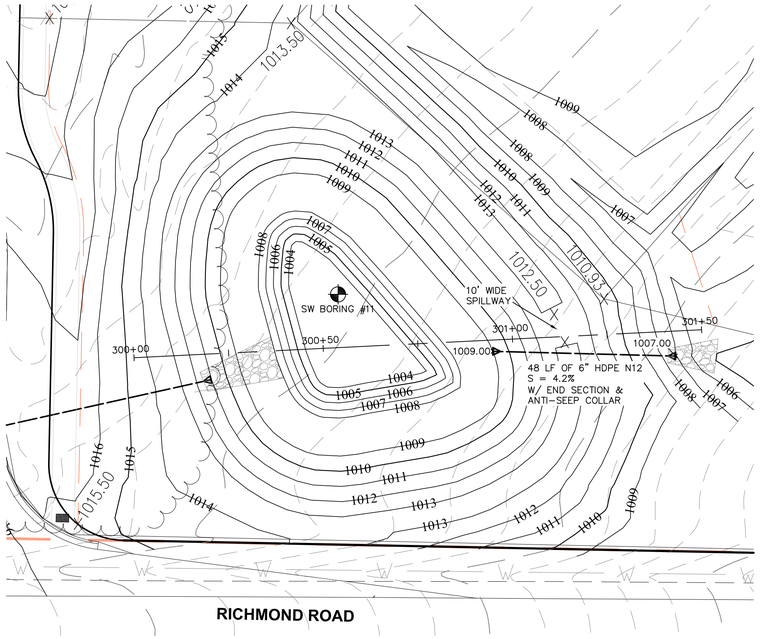
LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

RESTORATION AND EROSION CONTROL PLAN

OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E. VO SUSSEX, WAUKESHA CO. WI

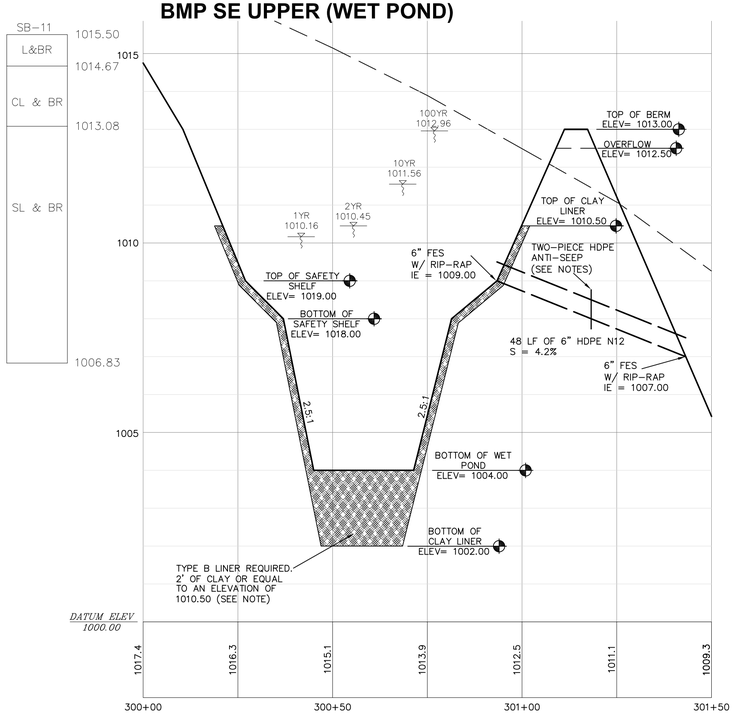
PROJ. # 25-3548

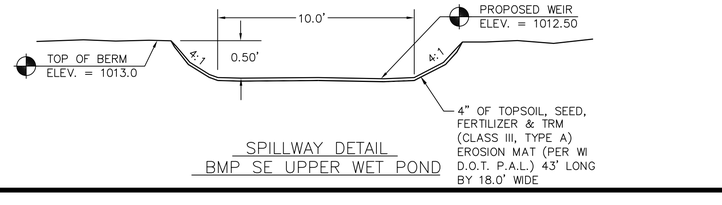
SHEET # 11 OF 37



RICHMOND ROAD

BMP SE UPPER (WET POND)



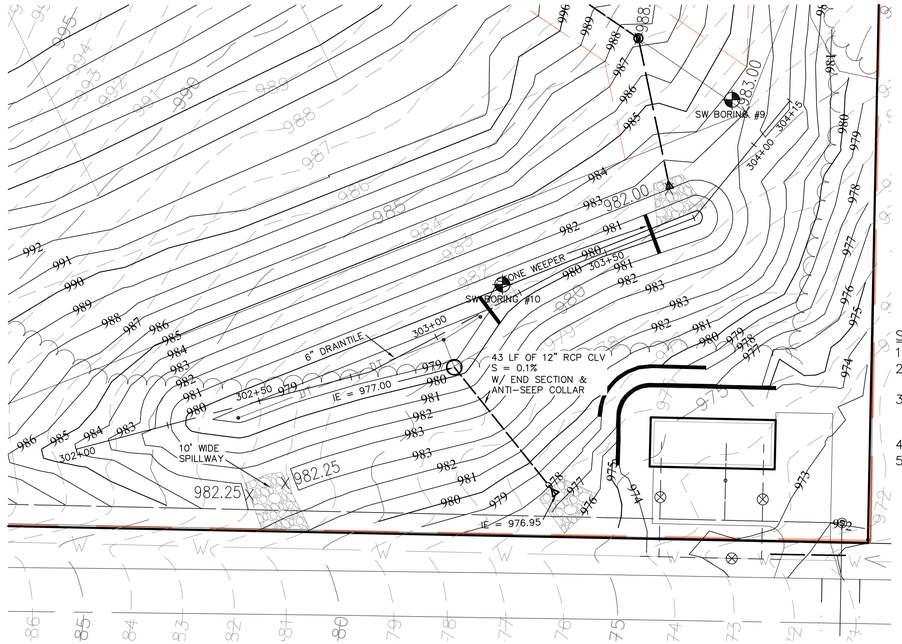


SPILLWAY DETAIL
BMP SE UPPER WET POND

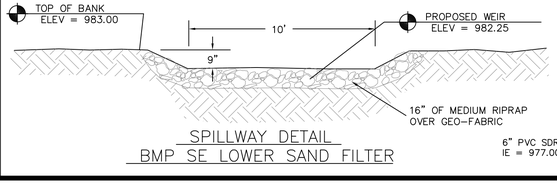
RIP-RAP NOTE:
RIP-RAP TO EXTEND FROM ALL STORM SEWER OUTFALLS TO THE DOWNSLOPE EDGE OF WET POND SAFETY SHELF

TWO-PIECE ANTI-SEEP COLLAR NOTES
- ANTI-SEEP COLLARS SHALL INCLUDE 1/4" POLYETHYLENE SHEETS WITH COLLAR FOR PIPES
- INSTALL PER MANUFACTURER SPECIFICATIONS

CLAY LINER NOTE
- 2' THICK CLAY LINER IN ACORDANCE WITH WDNR TECH. STD. 1001 TYPE B.
- GEOSYNTHETIC CLAY LINER (GCL) OR HDPE LINER IN ACCORDANCE WITH WDNR TECH. STD. 1001 TYPE B, MAY BE USED IN LIEU OF CLAY LINERS
- LINER SHAL BE PLACED TO THE 2-YEAR PEAK PONDING ELEVATION
- CLAY LOINER 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 SIDE WALLS AND BASE PRIOR TO COMMENCING WITH ACTUAL LINER PLACEMENT / CONSTRUCTION TO AID IN ATTENDING A SATISFACTORY COMPACTED LINER SECTION.
- GEOTECNICAL TESTING SHALL BE PERFORMED ON POTENTIAL CLAY LINER MATERIAL TO CONFIRM THAT SPECIFICATIONS ARE MET.
- WET POND SHALL BE FILLED TO NORMAL LEVEL IMMEDIATELY AFTER PLACING LINER TO PREVENT CRACKING

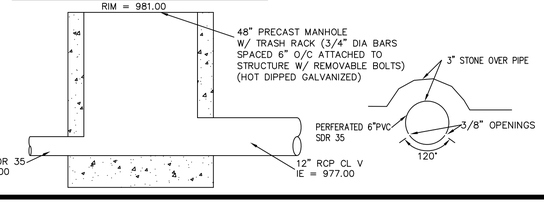


BMP SE LOWER (SAND FILTER)



SPILLWAY DETAIL
BMP SE LOWER SAND FILTER

OUTLET STRUCTURE DETAIL



SE SAND FILTER / SEDIMENT TRAP NOTES
1) DIG SAND FILTER FULL DEPTH.
2) INSTALL OUTLET PIPE AND OUTLET STRUCTURE.
3) PLACE SILT SOCK DITCH CHECK ACOUND OUTLET STRUCTURE TO PROTECT DRAINAGE HOLE
4) RESTORE SIDE SLOPES AND E-MATT
5) ONCE SIDE SLOPES ARE VEGITATED FINISH SASND FILTER WITH STONE, DRAINTILE, AND SAND MEDIA

OAKRIDGE HEIGHTS

0 10 20 40
FEET
SCALE 1" = 20' (22"x34")
SCALE 1" = 40' (11"x17")

REMARKS	REVISION	DATE

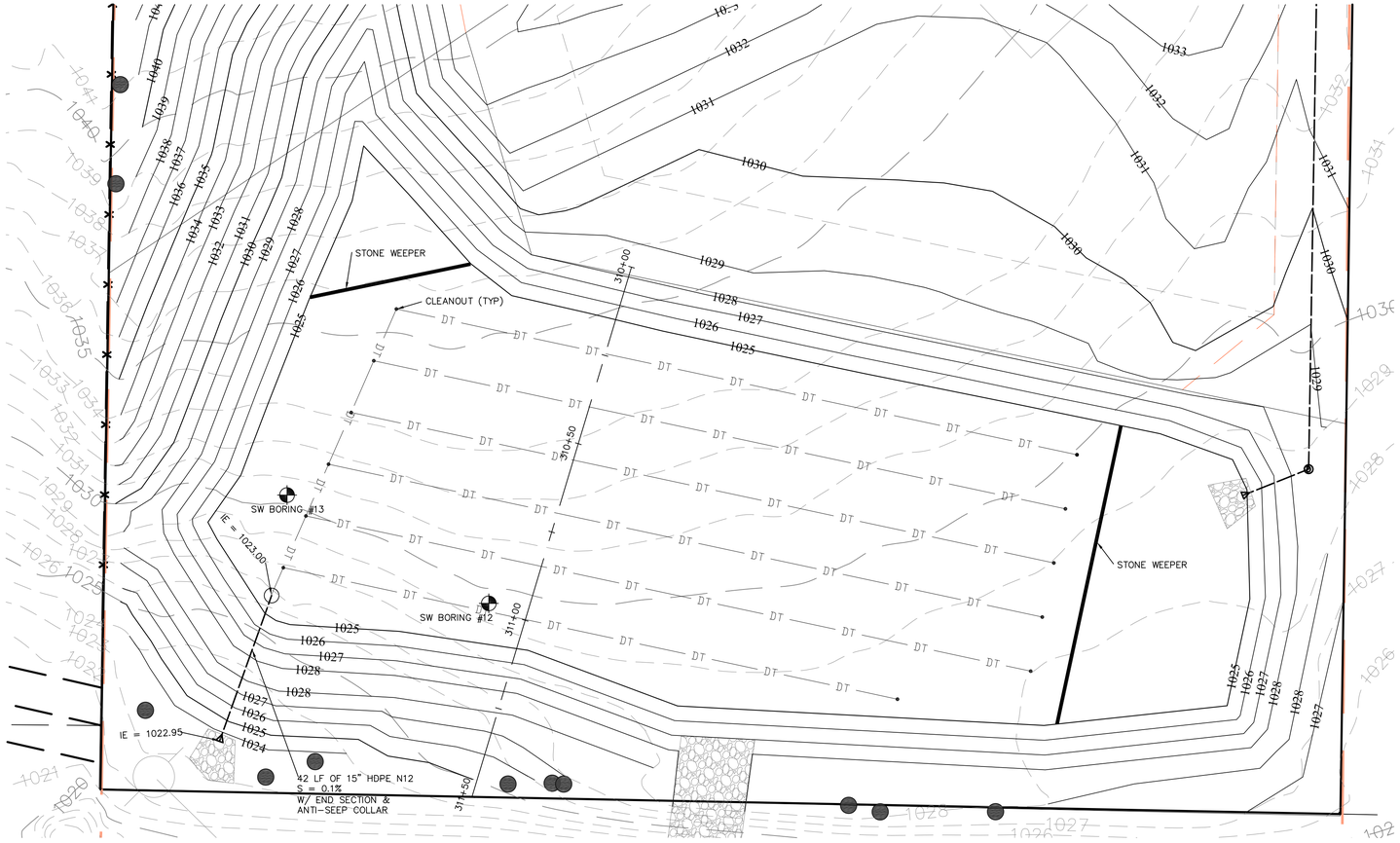
SCALE: 1" = 20'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

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BMP DETAIL SE
OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E. VO SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

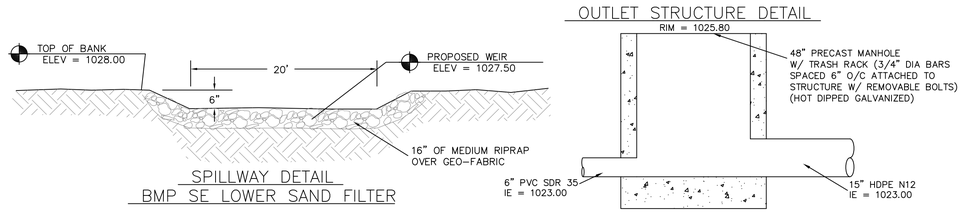
SHEET # 12 OF 37



BMP SW (SAND FILTER)

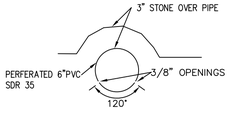
SW SAND FILTER / SEDIMENT TRAP NOTES

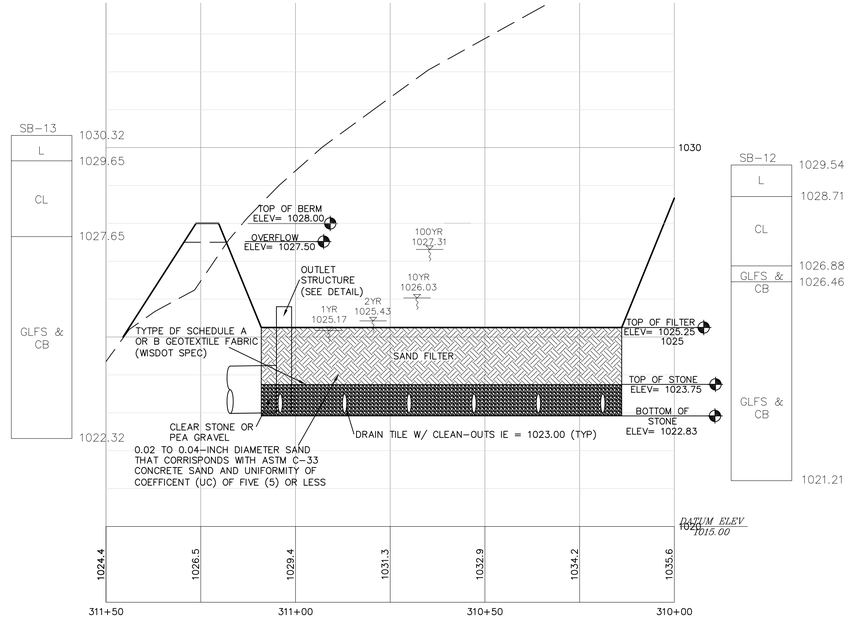
1) DIG SAND FILTER FULL DEPTH.
2) INSTALL OUTLET PIPE AND OUTLET STRUCTURE.
3) PLACE SILT SOCK DITCH CHECK ACOUND OUTLET STRUCTURE TO PROTECT DRAINAGE HOLE
4) RESTORE SIDE SLOPES AND E-MATT
5) ONCE SIDE SLOPES ARE VEGITATED FINISH SASND FILTER WITH STONE, DRAINTILE, AND SAND MEDIA



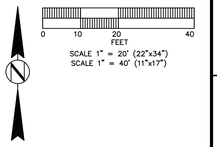
SPILLWAY DETAIL
BMP SE LOWER SAND FILTER

OUTLET STRUCTURE DETAIL









REVISION	DATE	REMARKS

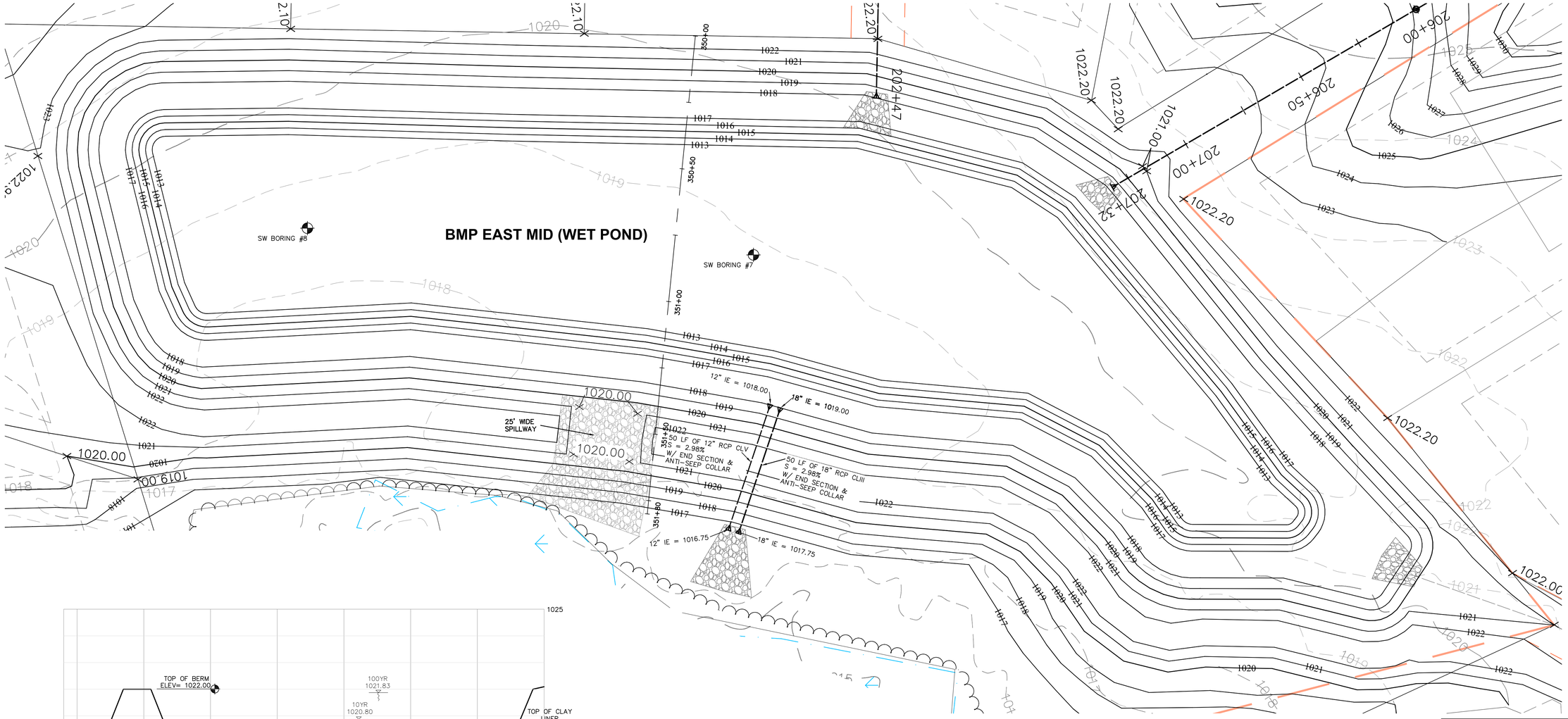
SCALE: 1" = 20'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

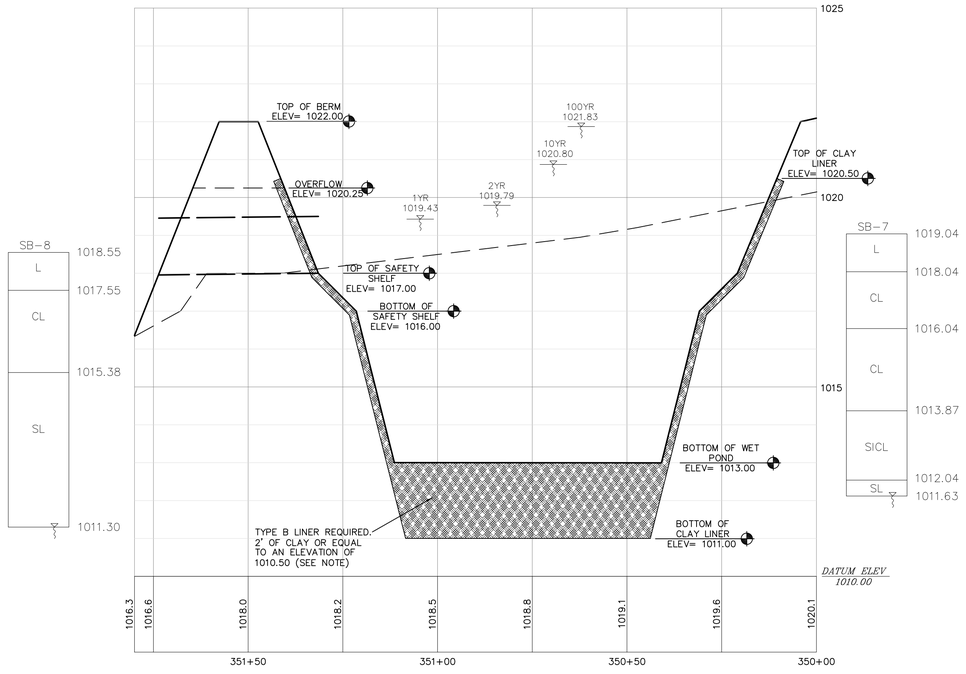
LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

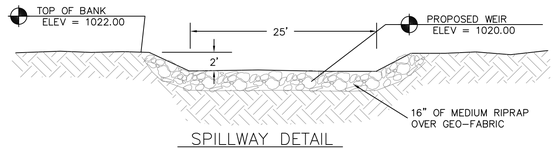
BMP DETAIL MID
OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E. VO SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 13 OF 37







SPILLWAY DETAIL
BMP EAST MID WET POND

RIP-RAP NOTE:
RIP-RAP TO EXTEND FROM ALL STORM SEWER OUTFALLS TO THE DOWNSLOPE EDGE OF WET POND SAFETY SHELF

TWO-PIECE ANTI-SEEP COLLAR NOTES
- ANTI-SEEP COLLARS SHALL INCLUDE 1/4" POLYETHYLENE SHEETS WITH COLLAR FOR PIPES
- INSTALL PER MANUFACTURER SPECIFICATIONS

CLAY LINER NOTE
- 2' THICK CLAY LINER IN ACORDANCE WITH WDNR TECH. STD. 1001 TYPE B.
- GEOSYNTHETIC CLAY LINER (GCL) OR HDPE LINER IN ACCORDANCE WITH WDNR TECH. STD. 1001 TYPE B, MAY BE USED IN LIEU OF CLAY LINERS
- LINER SHAL BE PLACED TO THE 2-YEAR PEAK PONDING ELEVATION
- CLAY LOINER 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 SIDE WALLS AND BASE PRIOR TO COMMENCING WITH ACTUAL LINER PLACEMENT / CONSTRUCTION TO AID IN ATTENDING A SATISFACTORY COMPACTED LINER SECTION.
- GEOTECNICAL TESTING SHALL BE PERFORMED ON POTENTIAL CLAY LINER MATERIAL TO CONFIRM THAT SPECIFICATIONS ARE MET.
- WET POND SHALL BE FILLED TO NORMAL LEVEL IMMEDIATELY AFTER PLACING LINER TO PREVENT CRACKING

OAKRIDGE HEIGHTS

0 15 30 60
FEET
SCALE 1" = 20' (22"x34")
SCALE 1" = 40' (11"x17")

REMARKS	REVISION DATE

SCALE: 1" = 20'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

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BMP DETAIL SE

OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, VO SUSSEX, WAUKESHA CO, WI

PROJ. # 25-3548

SHEET # 14 OF 37

OAKRIDGE HEIGHTS

SCALE 1" = 80' (22"x34")
SCALE 1" = 160' (11"x17")

0 40 80 160
FEET

N

PH II

PH I

OAKRIDGE LN

OAKRIDGE CIR

WRENDALE DR

PROP. PUMP STA
DETAIL (1" = 10')

REVISION	DATE	REMARKS

SCALE: 1" = 80'
DRAFTED BY: RJD
CHECKED BY: R.DAVY
DATE: SEPTEMBER 21, 2026

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Phone (262) 569-9331

OVERALL INTERIM GRADING PLAN

OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, VO SUSSEX, WAUKESHA CO, WI

PROJ. # 25-3548

SHEET # 15 OF 37

OAKRIDGE HEIGHTS

0 15 30 60
FEET
SCALE 1" = 30' (22"x34")
SCALE 1" = 60' (11"x17")

N

LOT #1
LOT #2
LOT #3
LOT #4
LOT #5
LOT #6
LOT #7
LOT #8
LOT #9
LOT #10
LOT #11

OAKRIDGE CRT.
OAKRIDGE LN.

PC = 12+09.90
PT = 13+66.97
PCC = 12+86.43
PC = 130+58.58
PT = 131+37.12
PC = 132+17.68
PT = 133+10.30
PC = 151+88.06
PT = 157+88.06
PC = 171+00
PT = 172+29.00

48 LF OF 6" HDPE N12
S = 4.2%
W/ END SECTION &
ANTI-SEEP COLLAR

10' WIDE SPILLWAY

43 LF OF 12" RCP CLV
S = 0.1%
W/ END SECTION &
ANTI-SEEP COLLAR

6" GRANITE

STONE MEDGER

PUMP STATION AND PARKING LOT

REVISION	DATE	REMARKS

SCALE: 1" = 30'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

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Phone (262) 569-9331

INTERIM GRADING PLAN (SE)

OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, V/O SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 16 OF 37

OAKRIDGE HEIGHTS

0 15 30 60
FEET
SCALE 1" = 30' (22"x34")
SCALE 1" = 60' (11"x17")

REVISION	DATE	REMARKS

SCALE: 1" = 30'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

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P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

INTERIM GRADING PLAN (SW)

OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, VO SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 17 OF 37

OAKRIDGE HEIGHTS

0 15 30 60
FEET
SCALE 1" = 30' (22"x34")
SCALE 1" = 60' (11"x17")

LOT #21
LOT #22
LOT #23
LOT #24
LOT #25
LOT #17
LOT #16
LOT #15
LOT #14
LOT #13
OAKRIDGE LN.
WRENDALE DR
PC = 43+00
PT = 44+23.13
PC = 21+76.74
PT = 17+24.75
18" IE = 1018.00
18" IE = 1018.75
25' WIDE SPILLWAY

REVISION DATE | REMARKS

SCALE: 1" = 30'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

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INTERIM GRADING PLAN (MID)

OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, V0 SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 18 OF 37

OAKRIDGE HEIGHTS

0 15 30 60
FEET
SCALE 1" = 30' (22"x34")
SCALE 1" = 60' (11"x17")

LOT #20
LOT #19
LOT #18
LOT #21
LOT #22
LOT #17
LOT #23
LOT #16

FOX HOLLOW DR
OAKRIDGE LN.

PC = 21+76.74
PT = 28+61.87
PC = 69+33.24
NOZZ EL = 1036.50

REVISION	DATE
REMARKS	

SCALE: 1" = 30'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

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Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

INTERIM GRADING PLAN (N)
OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E. VO SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

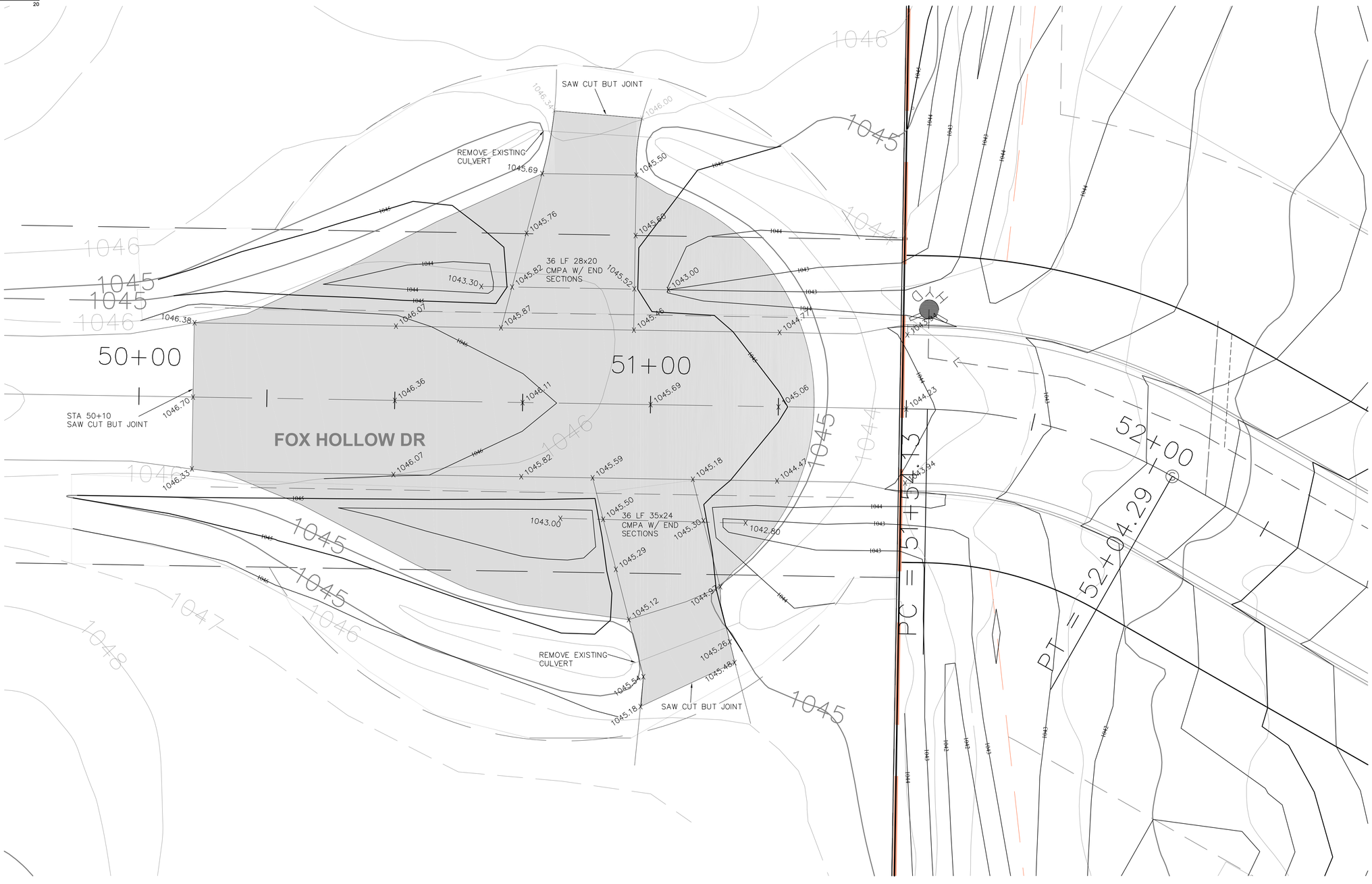
SHEET # 19 OF 37

OAKRIDGE HEIGHTS

SCALE 1" = 20' (11x17)
SCALE 1" = 10' (22x34)
0 5 10 20
FEET

NOTE:
SHADED AREA TO BE SAW CUT WERE INDICATED AND PAVEMENT BE REMOVED. REGADE BASE AND MAKE SURE THERE IS 10" OF CRUSHED AGGREGATE ABOVE SUB GRADE.

THIS CUL-DE-SAC SHOULD NOT BE REMOVED UNTIL PAVING IS ABOUT TO BE DONE, AND THE DRIVES NEED TO BE ACCESSIBLE AT ALL TIMES



REVISION	DATE	REMARKS

SCALE: 1" = 10'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

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Phone (262) 569-9331

FOX HOLLW CUL-DE-SAC DETAIL

OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, V/O SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

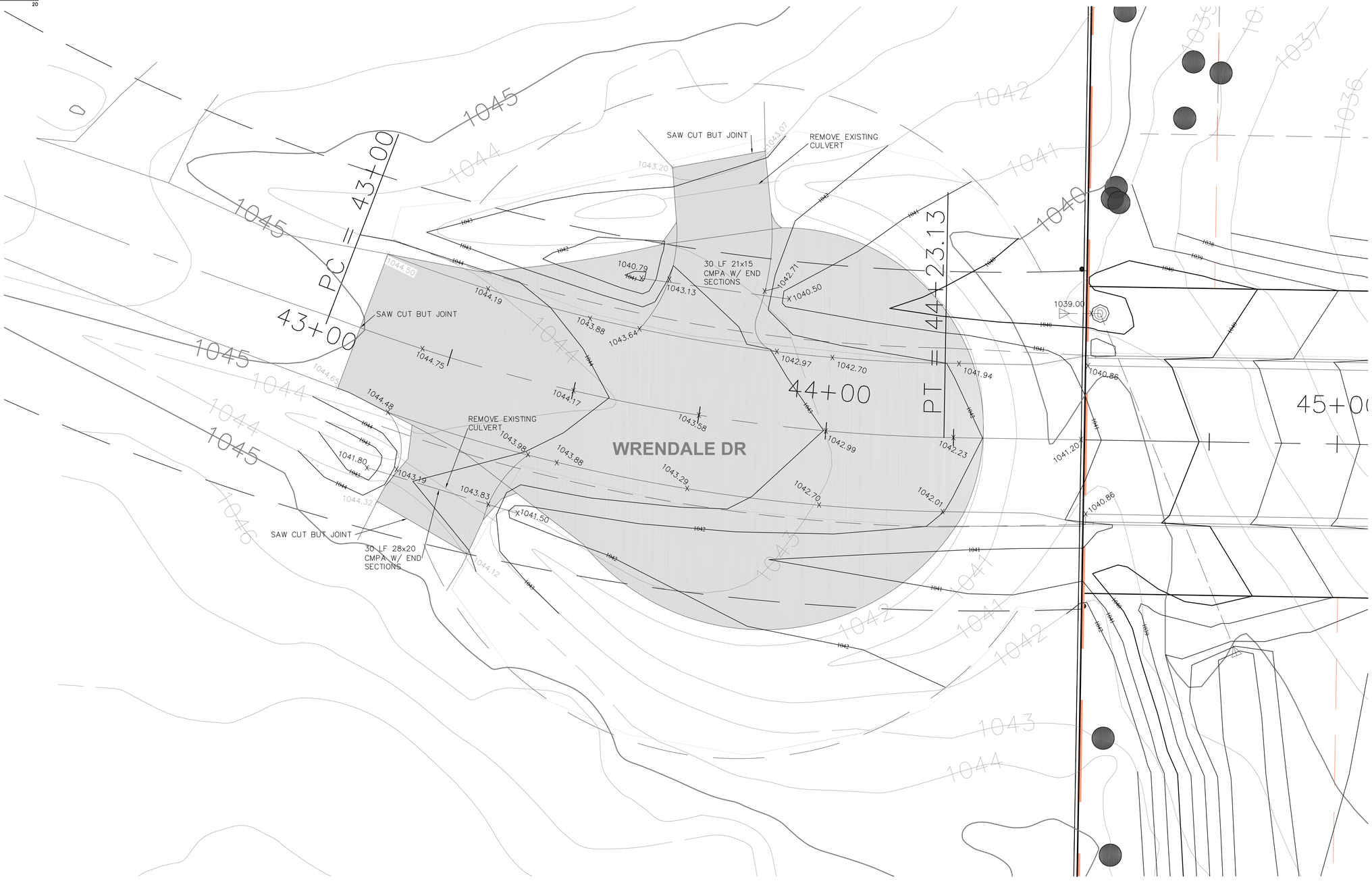
SHEET # 20 OF 37

OAKRIDGE HEIGHTS

SCALE 1" = 20' (11x17)
SCALE 1" = 10' (22x34)
0 5 10 20
FEET

NOTE:
SHADED AREA TO BE SAW CUT WERE INDICATED AND PAVEMENT BE REMOVED. REGADE BASE AND MAKE SURE THERE IS 10" OF CRUSHED AGGREGATE ABOVE SUB GRADE.

THIS CUL-DE-SAC SHOULD NOT BE REMOVED UNTIL PAVING IS ABOUT TO BE DONE, AND THE DRIVES NEED TO BE ACCESSIBLE AT ALL TIMES



REVISION	DATE	REMARKS

SCALE: 1" = 10'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

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Consulting Engineers - Surveyors
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Phone (262) 569-9331

WRENDALE CUL-DE-SAC DETAIL

OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E. V/O SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 21 OF 37

OAKRIDGE HEIGHTS

SCALE 1" = 80' (22"x34")
SCALE 1" = 160' (11"x17")
0 40 80 160 FEET

N

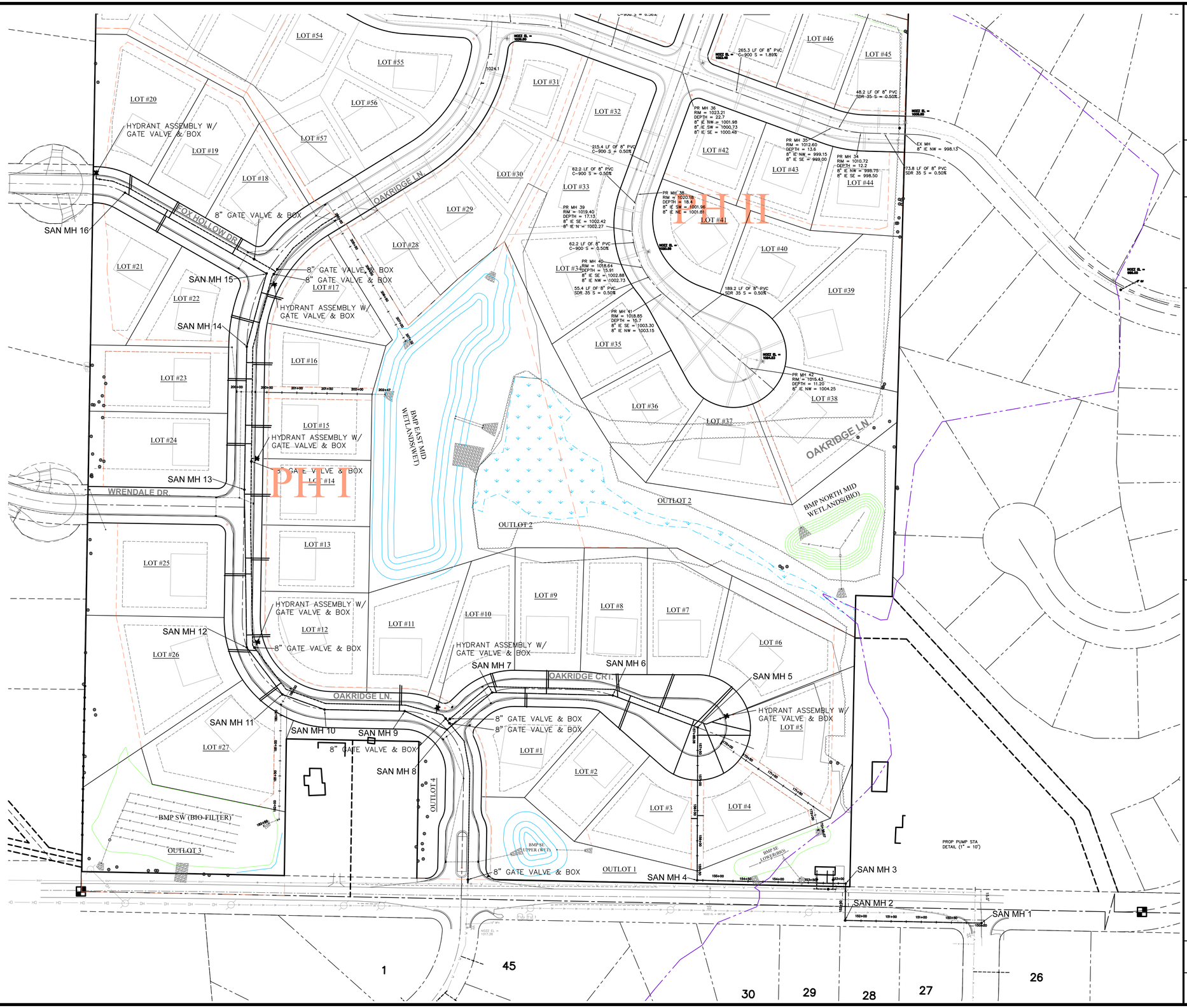
SANITARY SEWER LATERAL TABLE

LOT #	PIPE SLOPE	LENGTH	INVERT AT END
1	3.0%	23'	1006.69
2	3.25%	50'	998.20
3	2.0%	10'	989.58
4	2.0%	10'	988.71
5	2.0%	88'	989.54
6	2.0%	91'	990.36
7	3.5%	68'	995.49
8	4.0%	39'	999.78
9	3.5%	39'	1005.04
10	3.0%	34'	1009.50
11	5.0%	43'	1014.54
12	3.0%	39'	1022.56
13	3.0%	40'	1021.23
14	3.0%	43'	1020.84
15	5.0%	43'	1018.87
16	6.0%	43'	1019.82
17	6.0%	38'	1020.36
18	3.0%	31'	1022.38
19	4.0%	31'	1028.23
20	2.0%	34'	1031.12
21	5.0%	31'	1028.77
22	7.0%	38'	1020.51
23	3.0%	31'	1020.68
24	3.0%	31'	1021.94
25	3.0%	31'	1023.46
26	3.0%	37'	1023.09
27	3.0%	36'	1022.70
PUMP STA	10.0%	10.5'	965.71

ALL WATER SERVICES SHALL BE 1 1/4" HDPE CURB STOPS TO BE INSTALLED AT ROW LINE AND EXTENDED 5' PAST THE SIDEWALK
MAINTAIN 7 FEET OF COVER OVER WATER LATERALS
GRANULAR BACKFILL REQUIRED WITH IN AND OUTSIDE PAVEMENT LIMITS. GRANULAR BACFILL REQUIRED FOR ALL UTILITY TRENCHES

WATER LATERAL TABLE

LOT 1	– 32'
LOT 2	– 57'
LOT 3	– 97'
LOT 4	– 90'
LOT 5	– 66'
LOT 6	– 77'
LOT 7	– 58'
LOT 8	– 29'
LOT 9	– 28'
LOT 10	– 23'
LOT 11	– 32'
LOT 12	– 29'
LOT 13	– 29'
LOT 14	– 31'
LOT 15	– 31'
LOT 16	– 32'
LOT 17	– 25'
LOT 18	– 20'
LOT 19	– 20'
LOT 20	– 22'
LOT 21	– 40'
LOT 22	– 48'
LOT 23	– 40'
LOT 24	– 31'
LOT 25	– 44'
LOT 26	– 47'
LOT 27	– 45'



REMARKS | REVISION | DATE

SCALE: 1" = 80'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

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Phone (262) 569-9331

SANITATY SEWER SYSTEM PLAN

OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E VO SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 22 OF 37

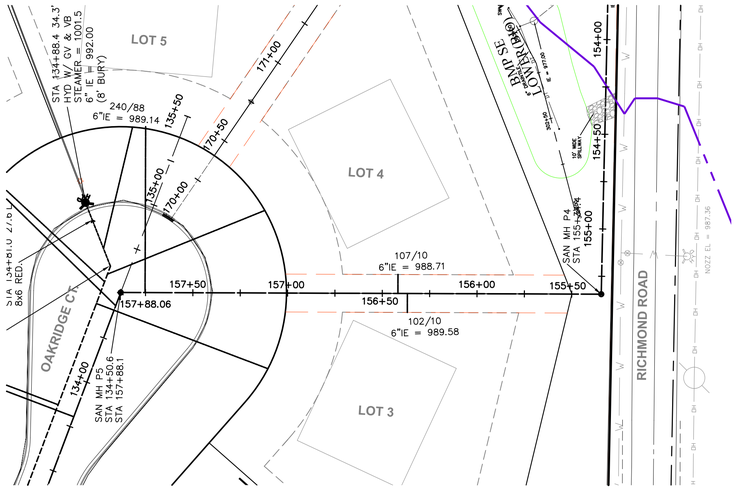
OAKRIDGE HEIGHTS

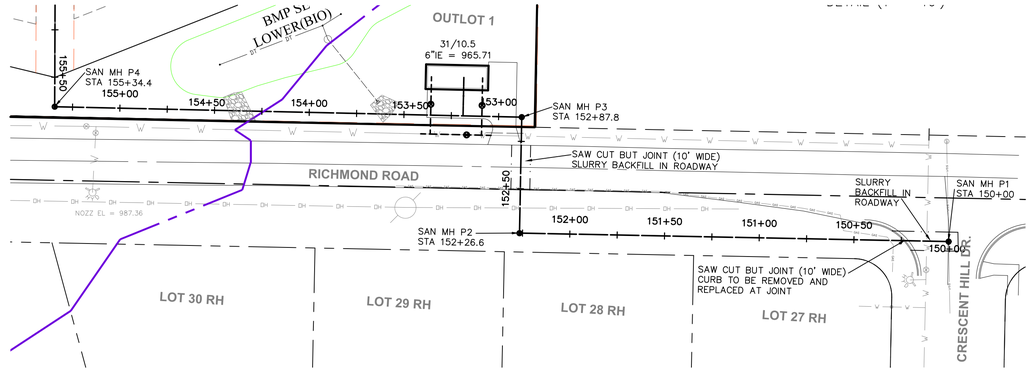
SCALE 1" = 40' (22"x34")
SCALE 1" = 80' (11"x17")

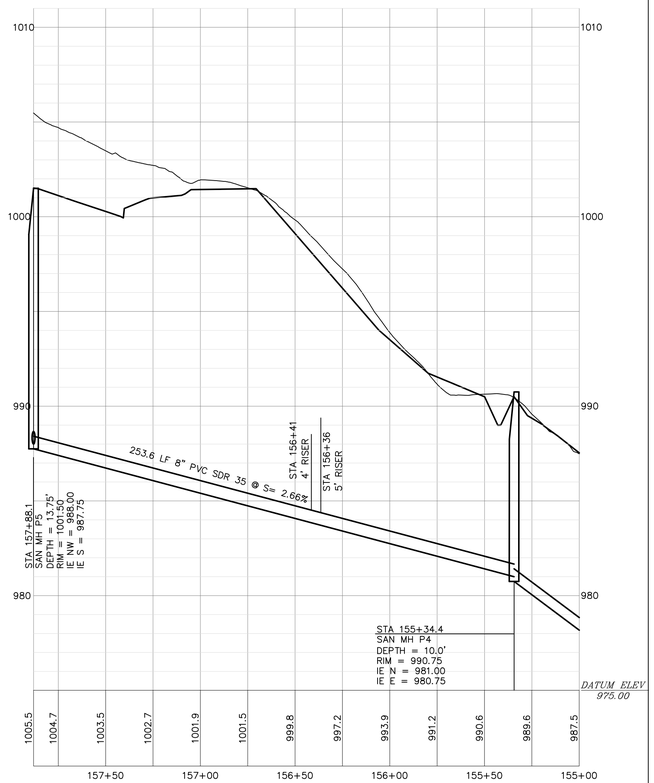
0 20 40 80
FEET

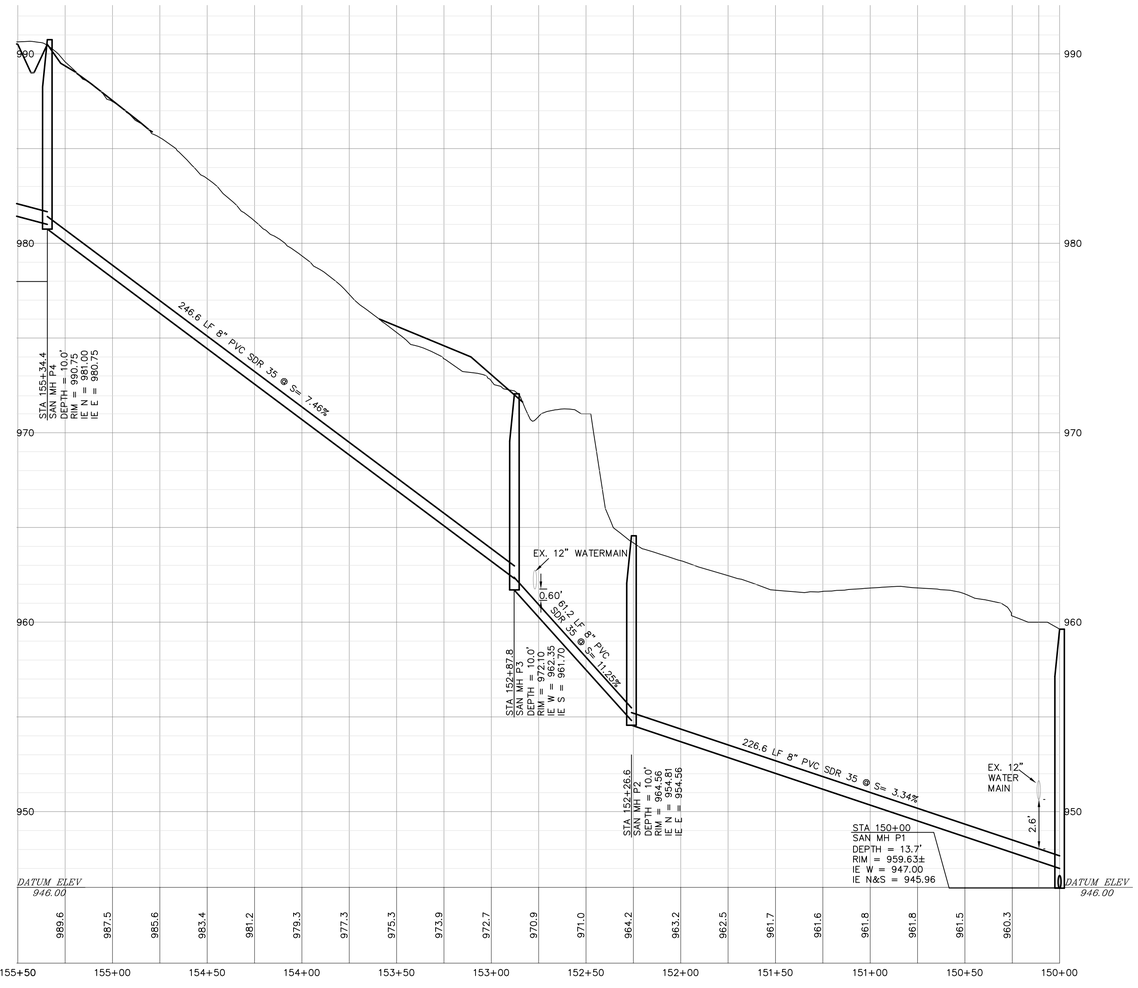
LEGEND

- ST — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER MAIN
- PROPOSED WATER MAIN
- san — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER









REMARKS	REVISION	DATE

SCALE: 1" = 40'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
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Phone (262) 569-9331

SANITARY SEWER DESIGN

STA 150+00 TO 157+88 EASEMENT
OAKRIDGE HEIGHTS, SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E. VO SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 23 OF 37

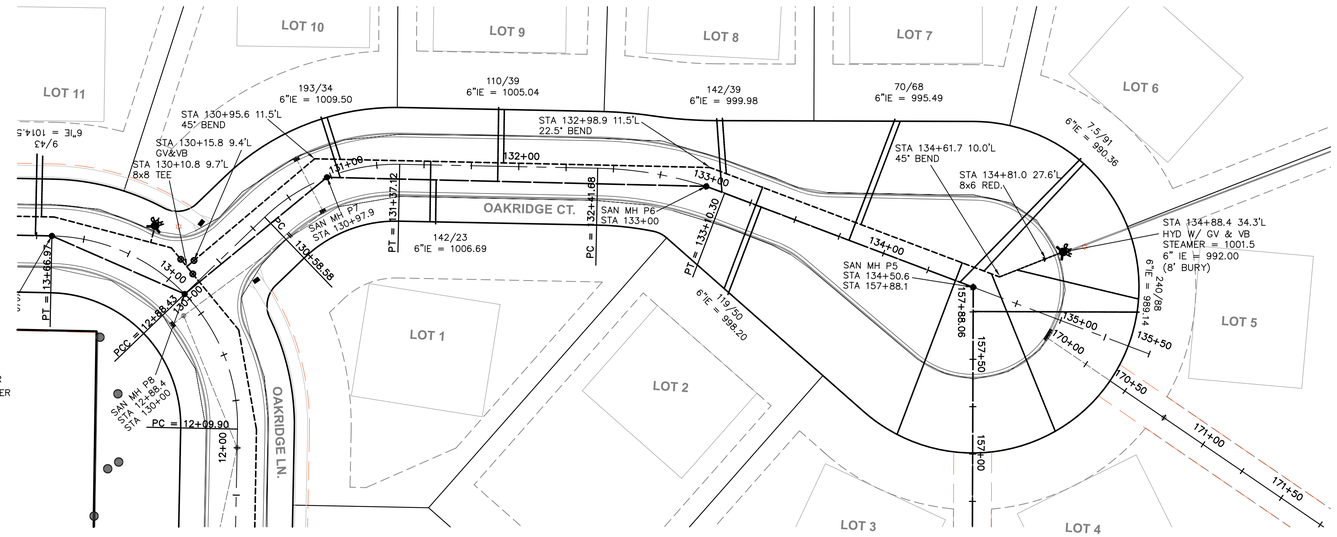
OAKRIDGE HEIGHTS

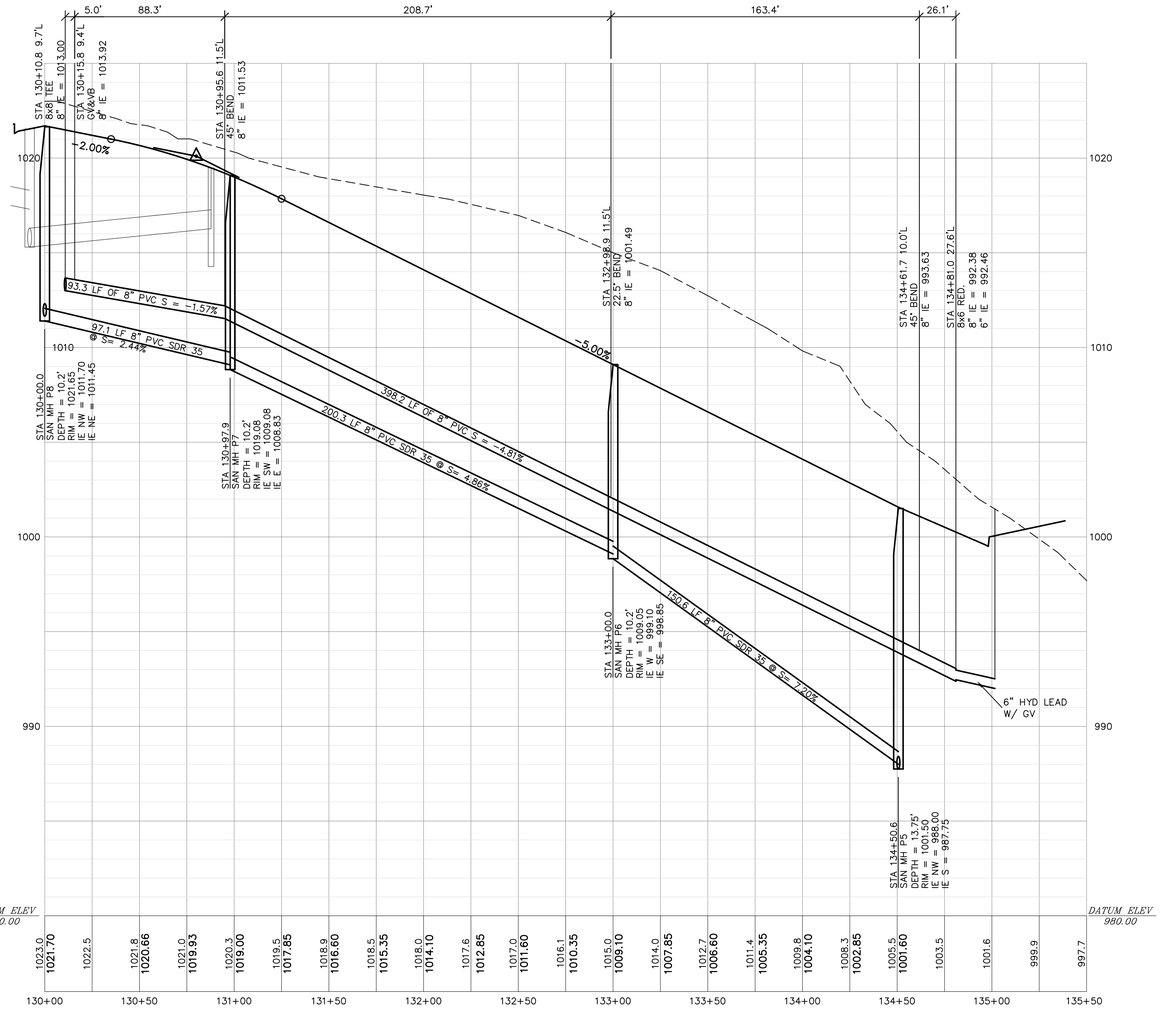
SCALE 1" = 40' (22"x34")
SCALE 1" = 80' (11"x17")
0 20 40 80
FEET

N

LEGEND

- ST — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER MAIN
- PROPOSED WATER MAIN
- san — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER





REVISION	DATE	REMARKS

SCALE: 1" = 40'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

SANITARY SEWER AND WATER MAIN DESIGN

STA 130+00 TO 135+50 OAKRIDGE CRT.
OAKRIDGE HEIGHTS, SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E. V/O SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 24 OF 37

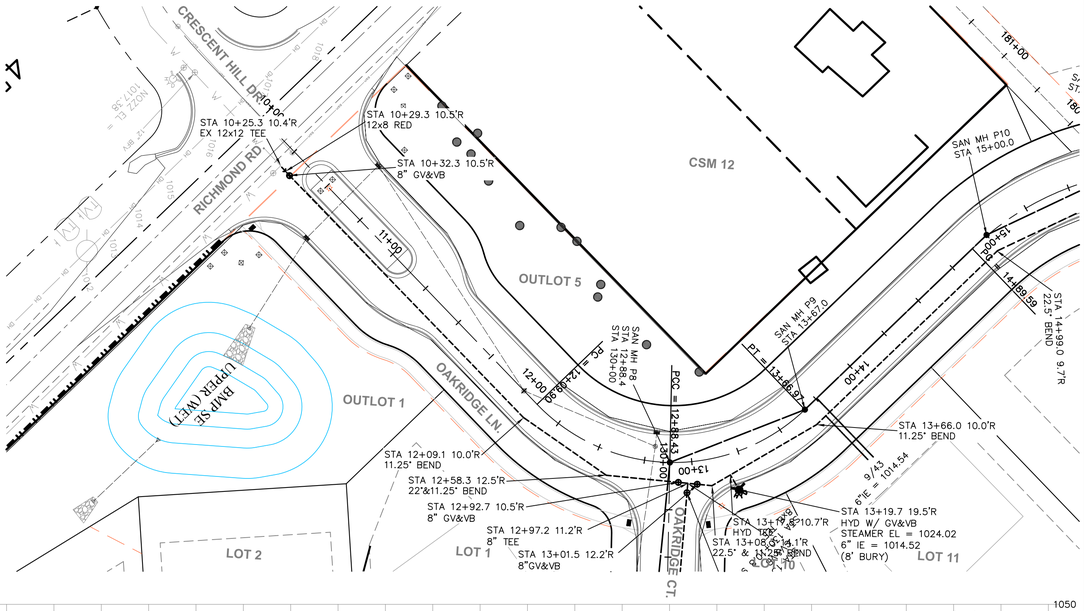
OAKRIDGE HEIGHTS

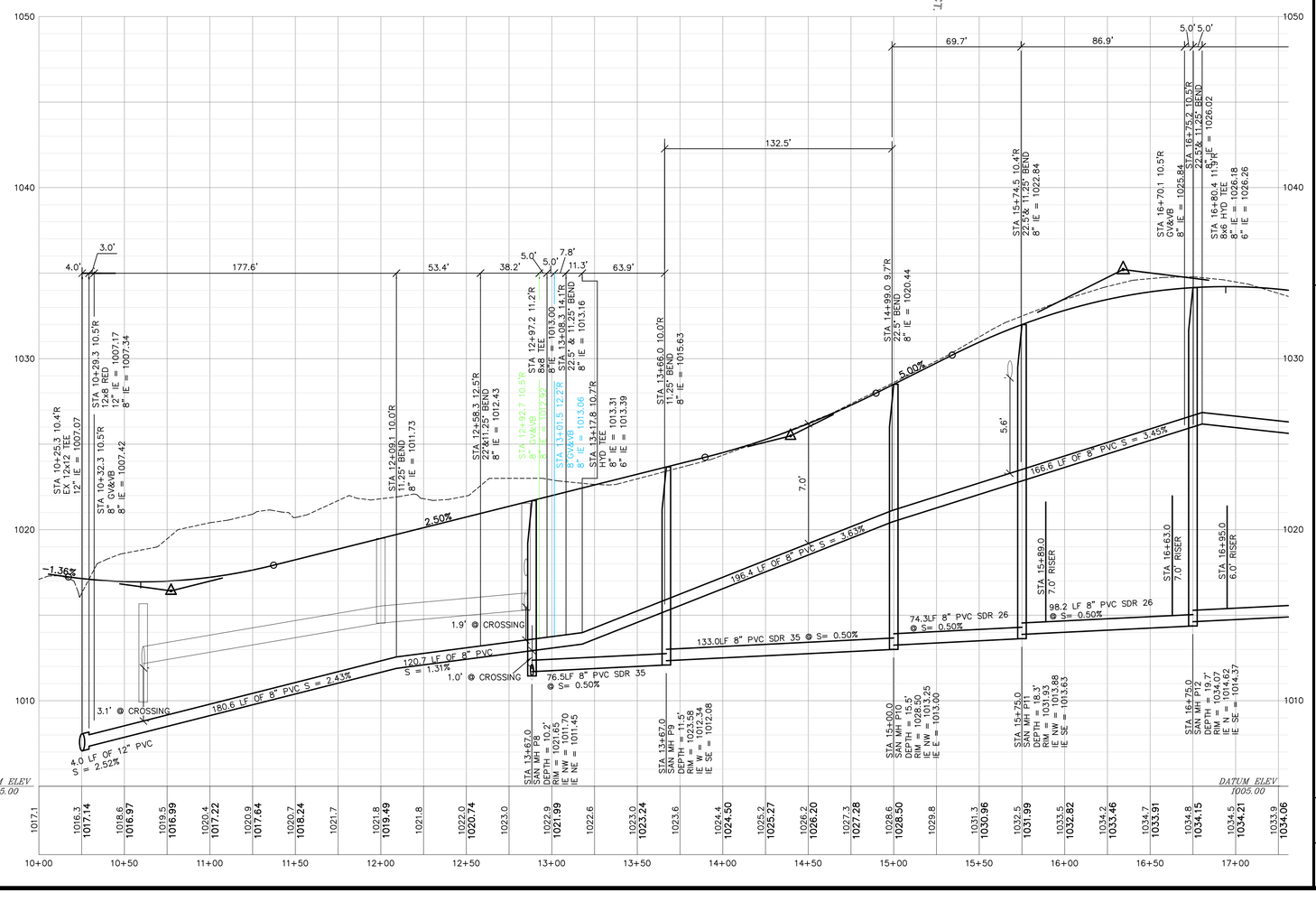
SCALE 1" = 40' (22"x34")
SCALE 1" = 80' (11"x17")

0 20 40 80
FEET

LEGEND

- ST — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER MAIN
- PROPOSED WATER MAIN
- san — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER





REVISION	DATE	REMARKS

SCALE: 1" = 40'
DRAFTED BY: RJD
CHECKED BY: R.DAVY
DATE: SEPTEMBER 21, 2026

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Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

SANITARY SEWER AND WATER MAIN DESIGN

STA 10+00 TO 15+00 OAKRIDGE LN.
OAKRIDGE HEIGHTS, SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, V/O SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 25 OF 37

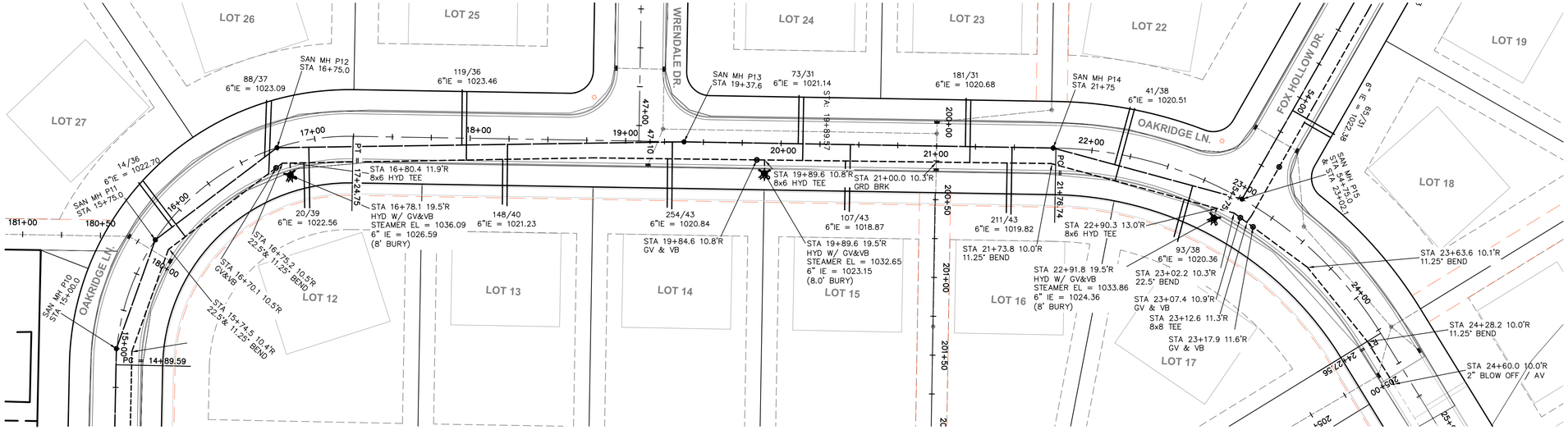
OAKRIDGE HEIGHTS

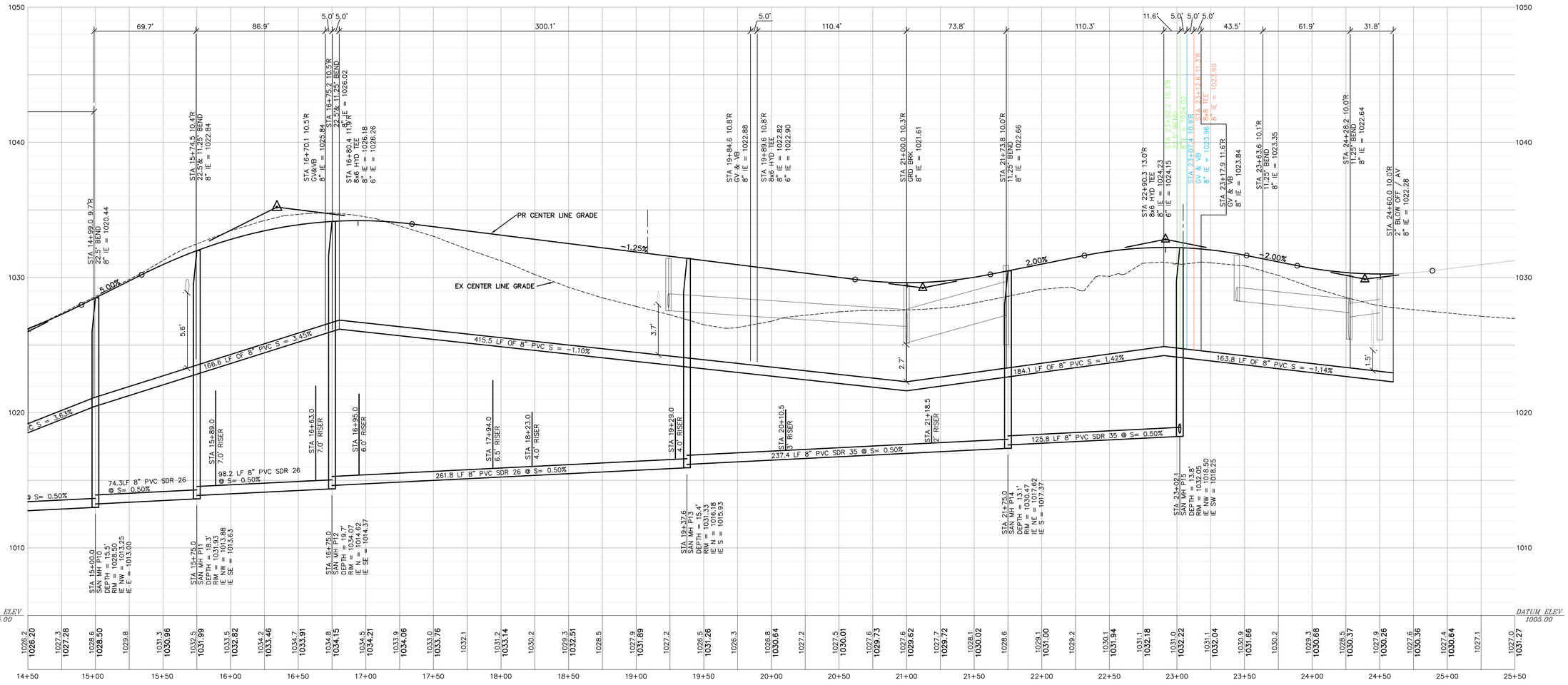
SCALE 1" = 40' (22"x34")
SCALE 1" = 80' (11"x17")

0 20 40 80
FEET

LEGEND

- ST — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER MAIN
- PROPOSED WATER MAIN
- san — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER





LAKE COUNTRY ENGINEERING, INC.
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Phone (262) 569-9331

REMARKS	REVISION DATE

SCALE: 1" = 40'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

SANITARY SEWER AND WATER MAIN DESIGN

STA 15+00 TO 24+75 OAKRIDGE LN.
OAKRIDGE HEIGHTS, SPHEERIS AND COMPANY, LLC
SE1/4 S28, T8N, R19E, VO SUSSEX, WAUKESHA CO, WI

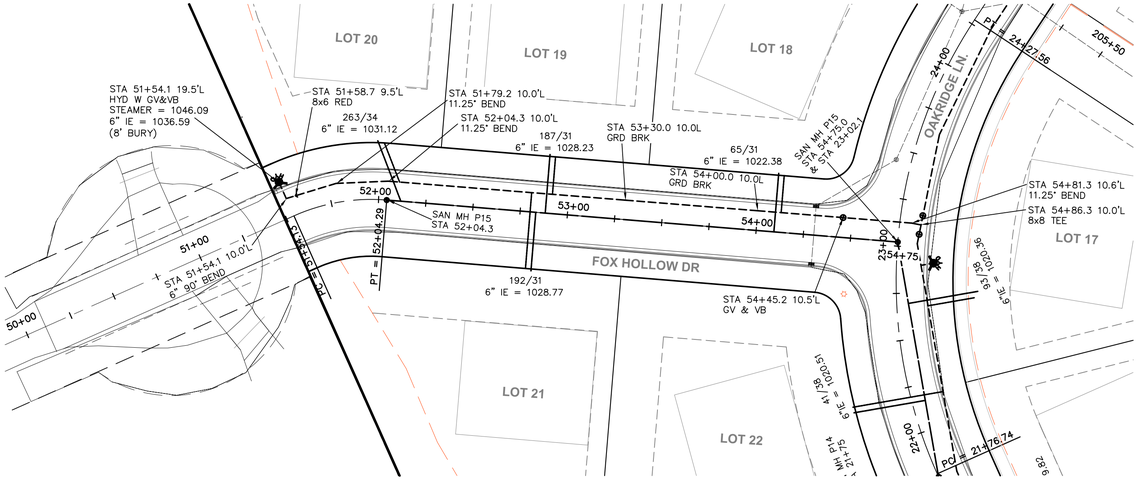
PROJ. # 25-3548

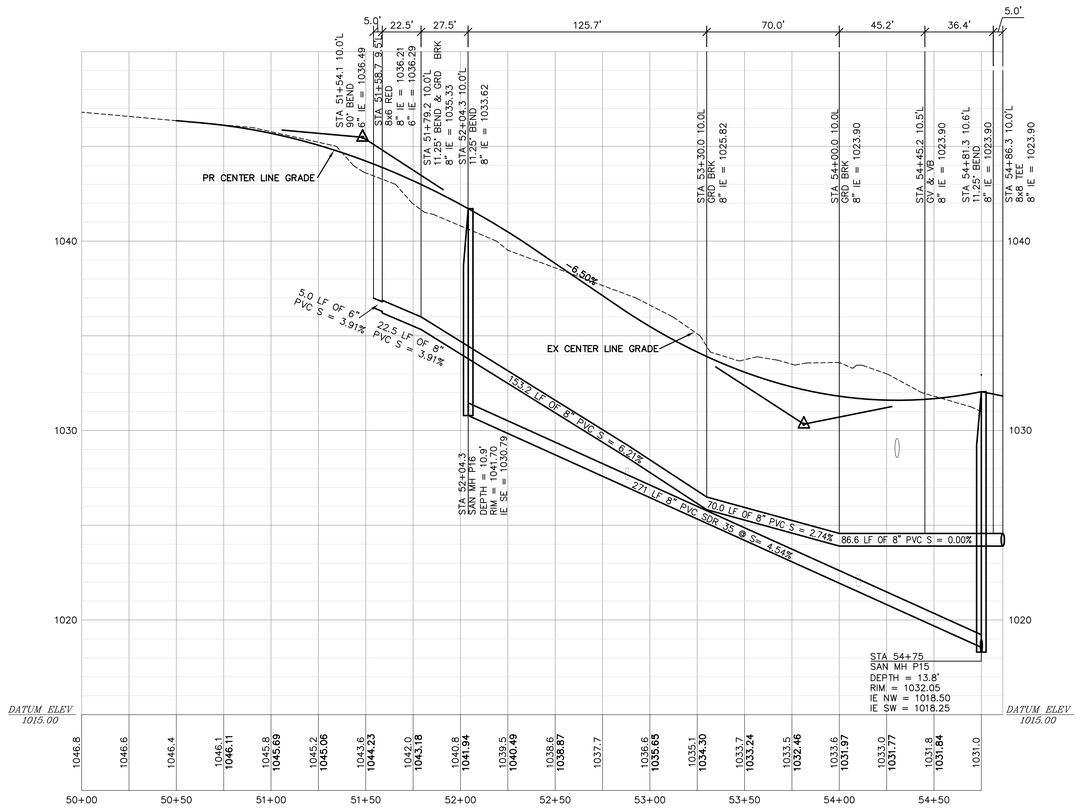
SHEET # 26 OF 37

OAKRIDGE HEIGHTS

SCALE 1" = 40' (22"x34")
SCALE 1" = 80' (11"x17")
0 20 40 80 FEET

LEGEND
- ST — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER MAIN
- PROPOSED WATER MAIN
- san — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER





REVISION	DATE	REMARKS

SCALE: 1" = 40'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

SANITARY SEWER AND WATER MAIN DESIGN

STA 50+00 TO 54+75 FOX HOLLOOW DRIVE
OAKRIDGE HEIGHTS, SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E. VO SUSSEX, WAUKESHA CO, WI

PROJ. # 25-3548

SHEET # 27 OF 37

SCALE 1" = 5'
0 7.5 5 10
FEET

#10

PR 4' TALL
RETAINING WALLS

6" CLEANOUT W/ 3" STUB
FOR FLOOR DRAIN
(STUB TO BE BROUGHT UP
PAS FF GRADE AND CAPPED

8.0'

15.0'

10.0'

33.0'

13.0'

13'x 33' CONC
PAD ELEV =
973.55

13X33 CONC. PAD
W/ FOOTING

10'7"X 31' PUMP
BUILDING

8.0'

PR STORM
SEWER OUTFALL

6" DI LEAD TO
PUMP STATION

15.0'

6" GV & VB

PR SAN SEW

6" GV & VB

6" PVC LEAD TO
PUMP STATION

CUT IN 12x6
TEE

CUT IN 12x6
TEE

PR 12" PVC
WATERMAIN

PR 21x15" CMPA
W/ ES 20 LF

13.7'

970.03

970.50

12" BUTTERFLY
VALVE

EX 12" PVC
WATERMAIN

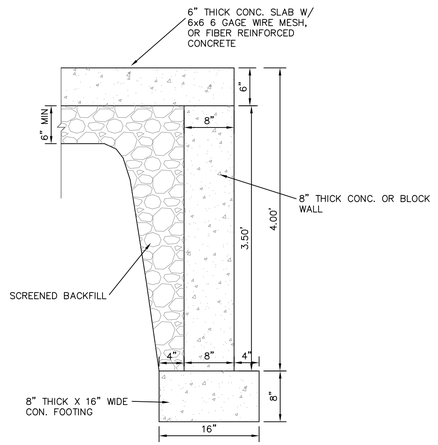
RICHMOND RD.

PUM
STA
PAR

5.5" – ASPHALT
(PG-58-28 S AC)
1.5"-4LT SURFACE
2-2"-5LT BINDER

N.T.S.

10" CRUSHED AGGREGATE BASE
TOP – 5" OF 3/4" TB CRUSHED
LIMESTONE (TB)
BOT – 5" OF 1 1/4" CRUSHED
LIMESTONE (TB)



FOOTING DETAIL
FOR CONC PAD

OAKRIDGE HEIGHTS

REVISION	DATE	REMARKS

SCALE: 1" = 5'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

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Consulting Engineers - Surveyors
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Phone (262) 569-9331

PUMP STATION DETAIL
OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, VO SUSSEX, WAUKESHA CO, WI

PROJ. # 25-3548

SHEET # 28 OF 37

OAKRIDGE HEIGHTS

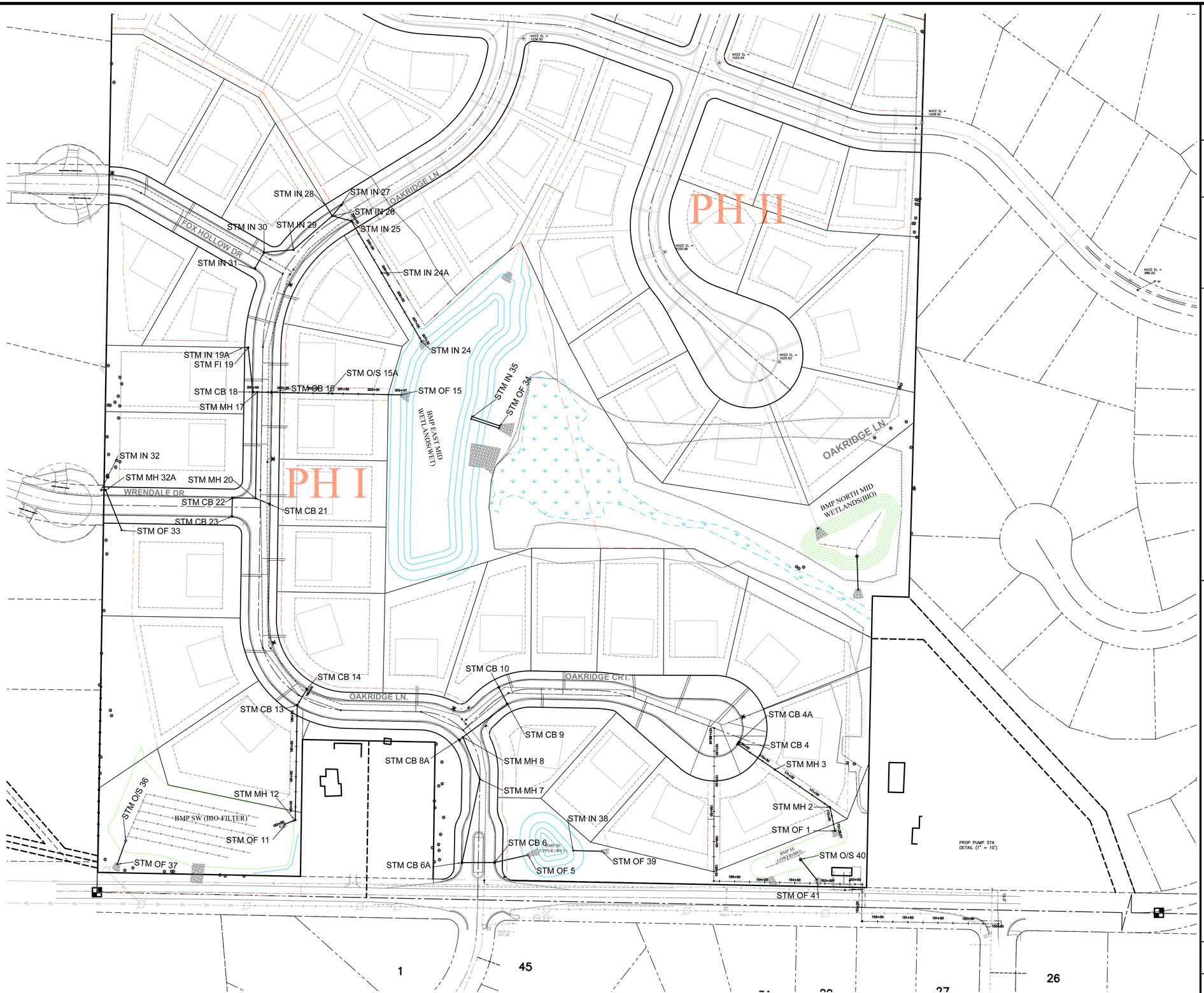
SCALE 1" = 80' (22"x34")
SCALE 1" = 160' (11"x17")

0 40 80 160
FEET

STORM SEWER STRUCTURE TABLE

(CB=CATCH BASIN, CB / MH=CATCH BASIN MANHOLE, MH= MANHOLE, FI = FIELD INLET, O/S = OUTLET STRUCTURE, OF = OUTFALL IN = INLET)

STR #	STRUCTURE TYPE	CASTING	PIPE ELEV.	SUMP ELEV
2	FI (48")	R-2560-EA	984.51	NO SUMP
5	FI (48")	R-2560-EA	994.19	NO SUMP
4	CB	R-3067-DR/DL	995.69	993.69
4A	CB	R-3067-DR/DL	995.69	995.69
6	CB	R-3067-DR/DL	1011.38	1009.38
6A	CB	R-3067-DR/DL	1011.92	1011.92
7	MH (48")	R-1661-009	1014.54	NO SUMP
8	MH (48")	R-1661-009	1015.30	NO SUMP
8A	CB	R-3067-DR/DL	1017.46	1015.46
9	CB	R-3067-DR/DL	1016.27	1014.27
10	CB	R-3067-DR/DL	1016.58	1014.58
12	FI (48")	R-2560-EA	1025.80	NO SUMP
13	CB	R-3067-DR/DL	1028.70	1026.70
14	CB	R-3067-DR/DL	1029.01	1027.01
15A	FI (60")	R-2560-EA	1019.00	NO SUMP
16	CB / MH (60")	R-3067-DR/DL	1025.01	1023.01
17	MH (72")	R-1661-009	1025.13	NO SUMP
18	CB / MH (72")	R-3067-DR/DL	1025.17	1023.17
19	FI (72")	R-2560-EA	1027.21	1025.21
20	FI (48")	R-2560-EA	1027.80	NO SUMP
21	CB	R-3067-DR/DL	1028.84	1026.84
22	CB	R-3067-DR/DL	1028.18	1026.18
23	CB	R-3067-DR/DL	1028.49	1026.49
24A	MH (60")	R-1661-009	1020.75	NO SUMP
25	CB / MH (72")	R-3067-DR/DL	10224.39	1022.39
26	MH (72")	R-1661-009	1025.44	NO SUMP
27	CB	R-3067-DR/DL	1027.39	1025.39
29	MH (48")	R-1661-009	1028.27	NO SUMP
30	CB	R-3067-DR/DL	1028.58	1026.58
31	CB	R-3067-DR/DL	1028.89	1026.86
32	MH (48")	R-1661-009	1037.66	1035.66



REVISION	DATE	REMARKS

SCALE: 1" = 80'
DRAFTED BY: RJD
CHECKED BY: R.DAVY
DATE: SEPTEMBER 21, 2026

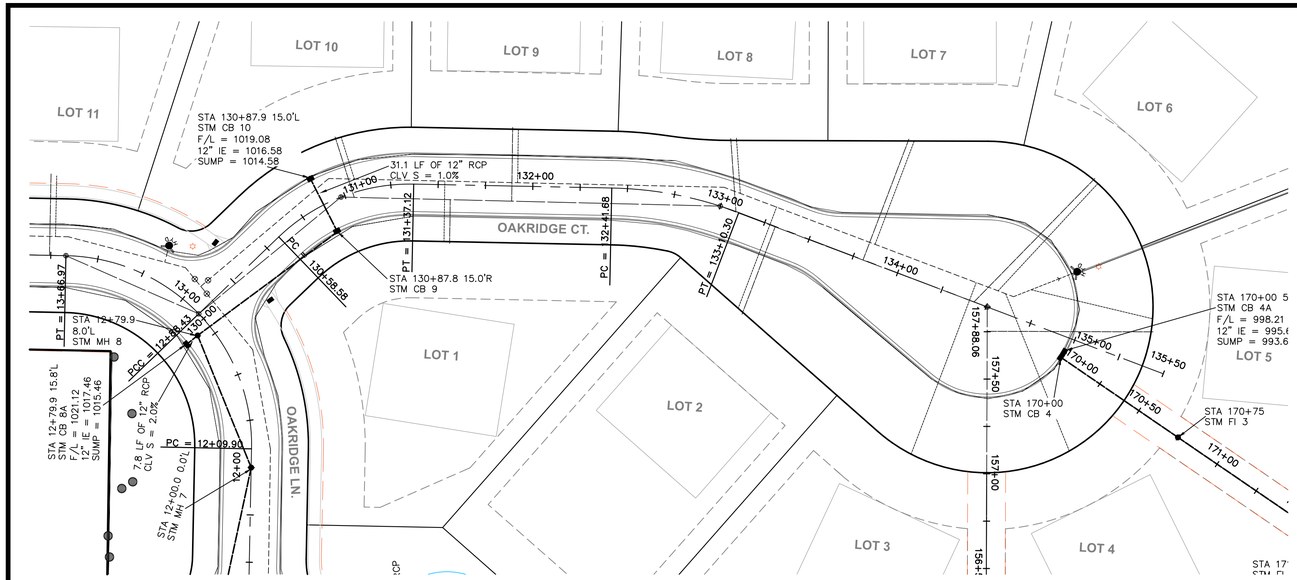
LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

STORM SEWER SYSTEM PLAN

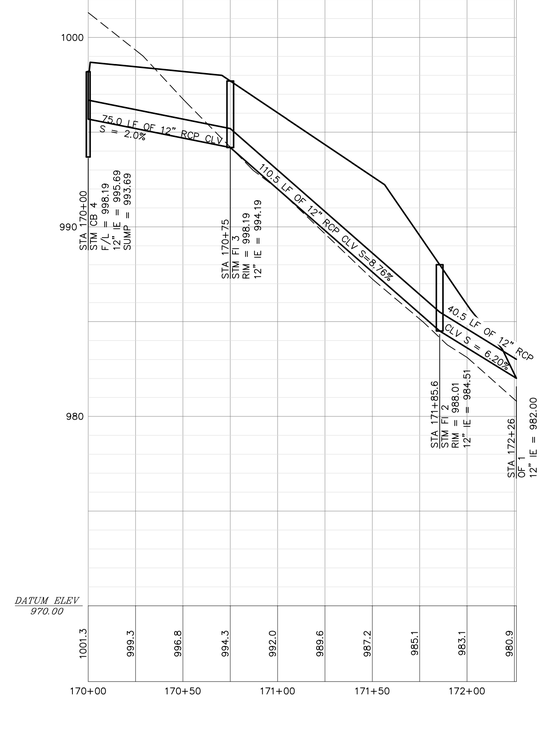
OAKRIDGE HEIGHTS
SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, V/O SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 29 OF 37







OAKRIDGE HEIGHTS

SCALE 1" = 40' (22"x34")
SCALE 1" = 80' (11"x17")
0 20 40 80
FEET

LEGEND

- ST — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER MAIN
- PROPOSED WATER MAIN
- san — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

REMARKS	REVISION	DATE

SCALE: 1" = 40'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

STORM SEWER AND RAOD PLAN

STA 130+00 TO 135+50 OAKRIDGE CRT.
OAKRIDGE HEIGHTS, SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, V/O SUSSEX, WAUKESHA CO. WI

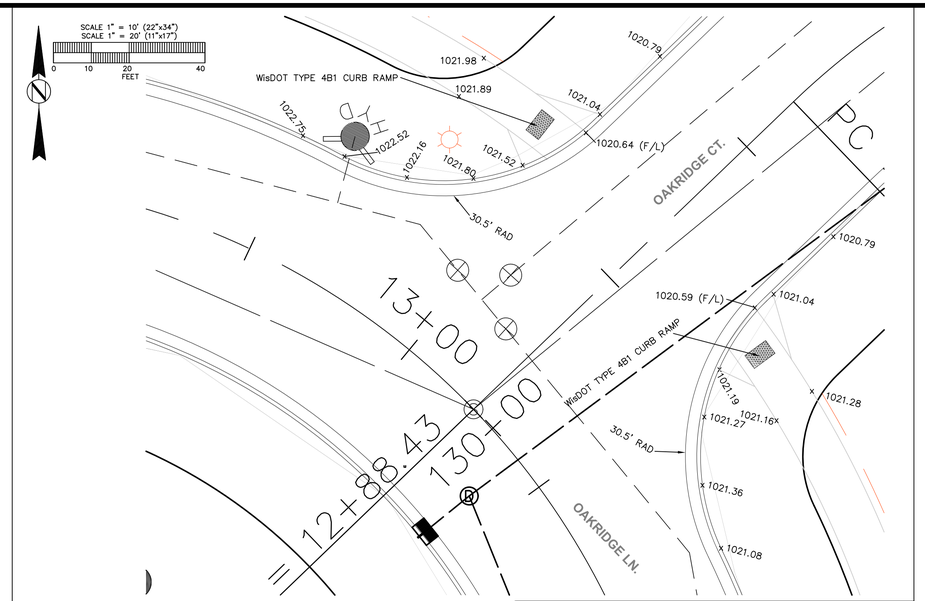
PROJ. # 25-3548

SHEET # 30 OF 37

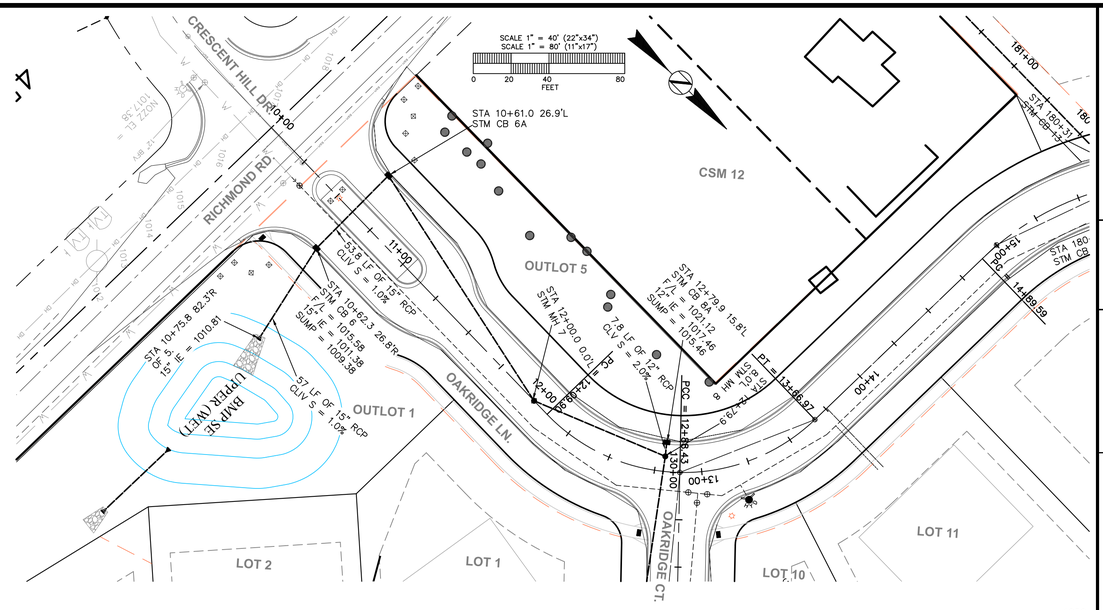
OAKRIDGE HEIGHTS

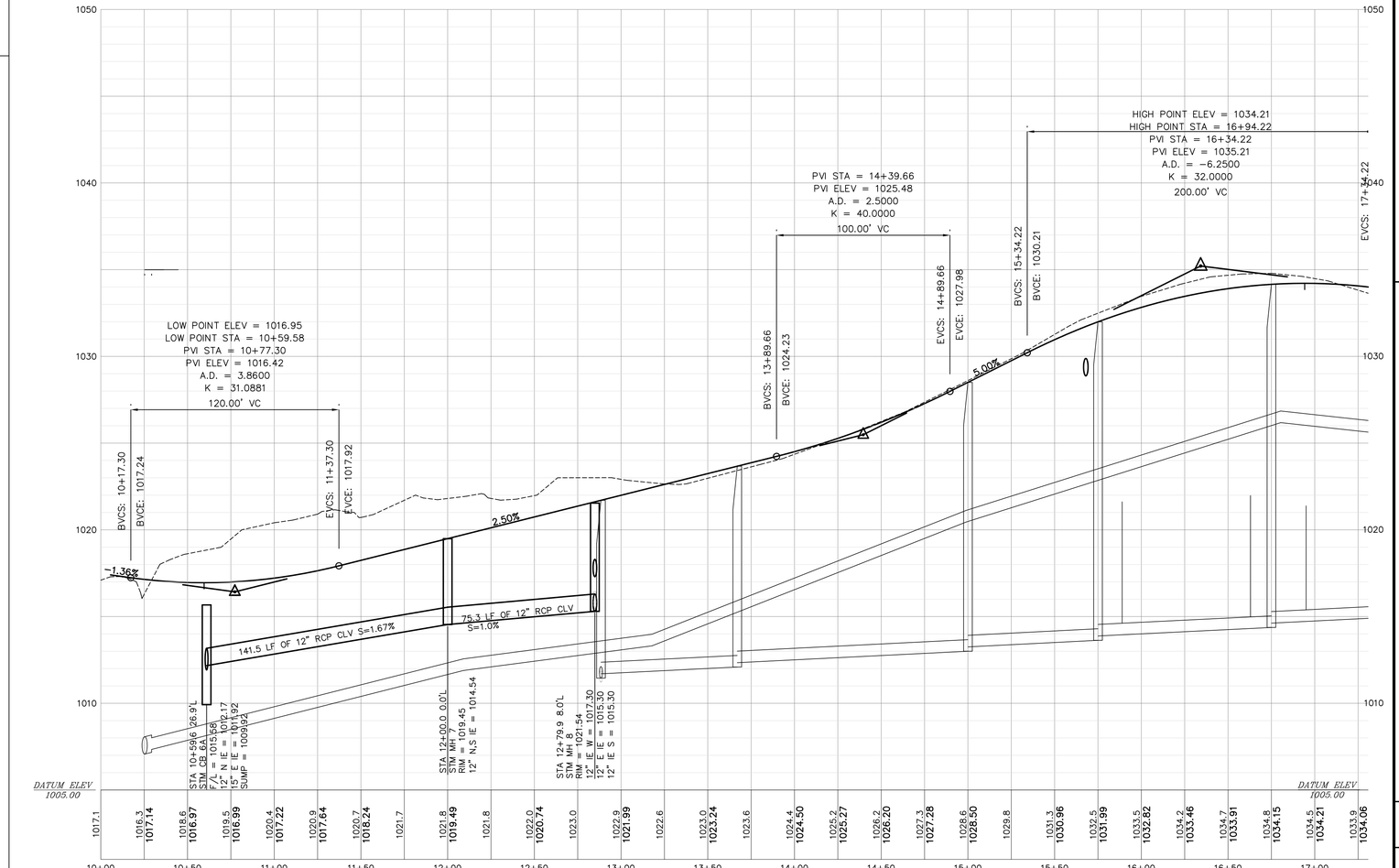
LEGEND

- ST — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER MAIN
- PROPOSED WATER MAIN
- san — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER



INTERSECTION DETAIL
OAKRIDGE CT. & OAKRIDGE LN.





REMARKS	REVISION	DATE

SCALE: 1" = 40'
DRAFTED BY: RJD
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DATE: SEPTEMBER 21, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

STORM SEWER AND ROAD PLAN

STA 10+00 TO 15+00 OAKRIDGE LN.
OAKRIDGE HEIGHTS, SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, VO SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

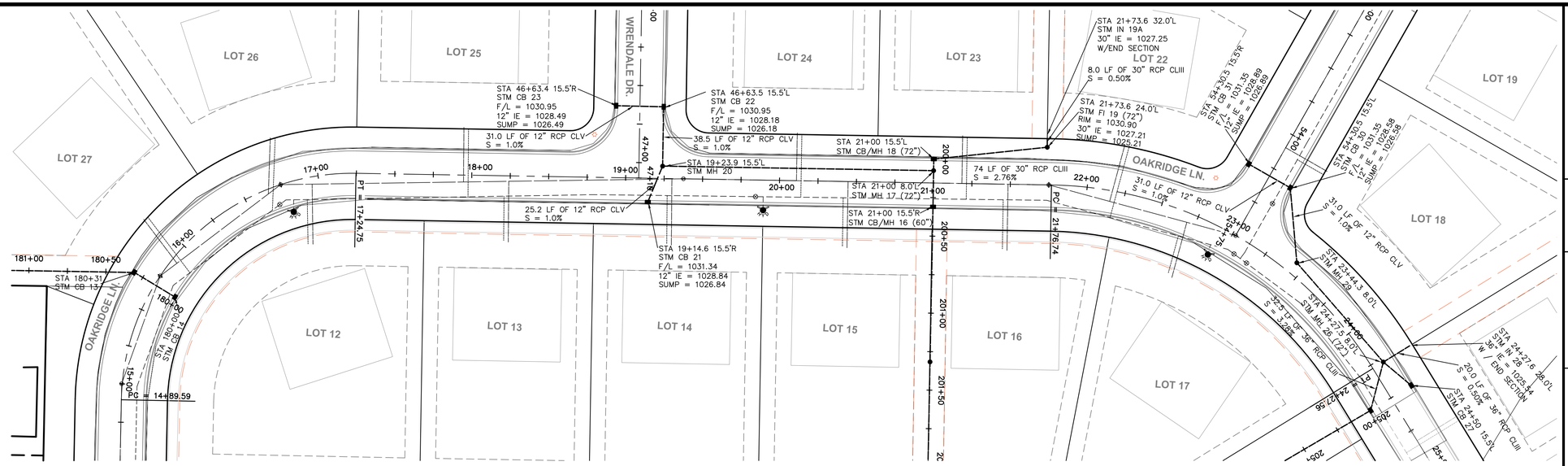
SHEET # 31 OF 37

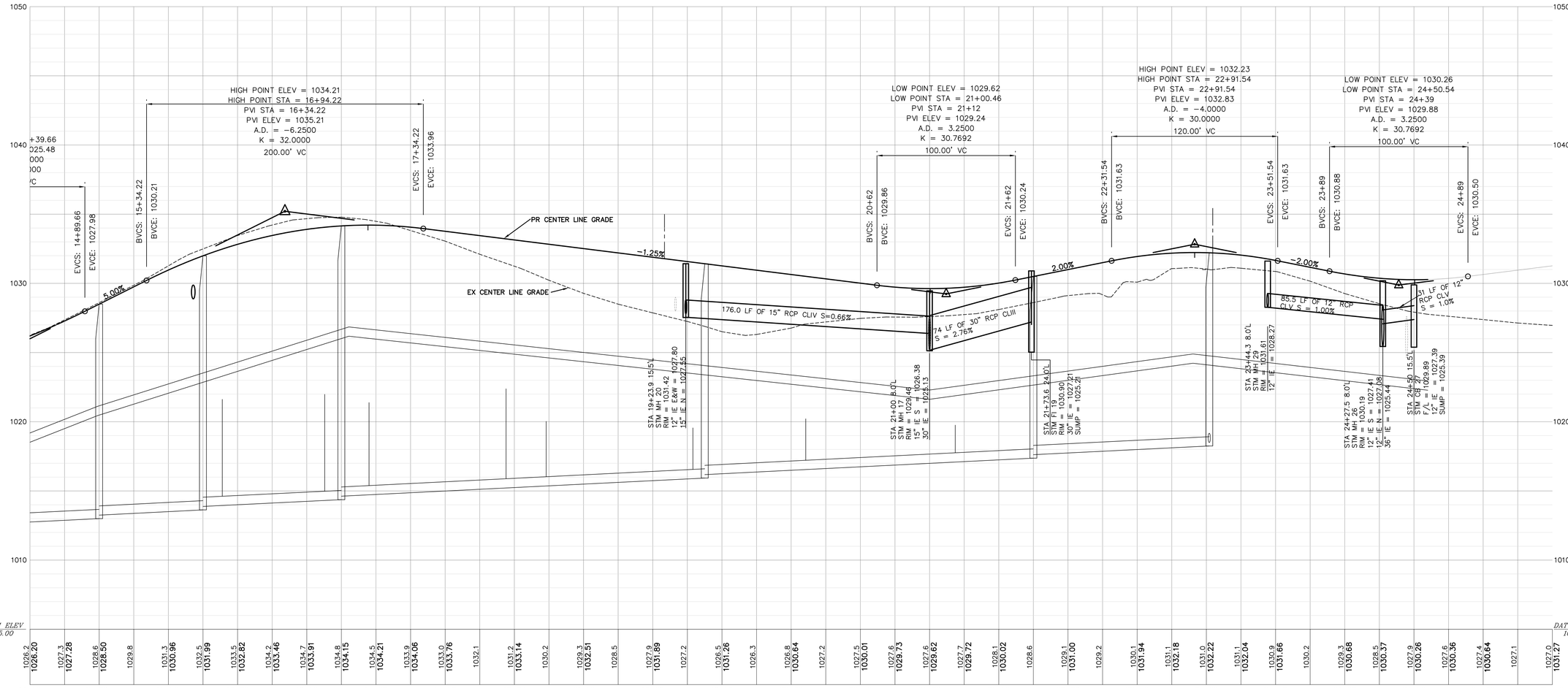
OAKRIDGE HEIGHTS

SCALE 1" = 40' (22"x34")
SCALE 1" = 80' (11"x17")
0 20 40 80
FEET

LEGEND

- ST — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER MAIN
- PROPOSED WATER MAIN
- SAN — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER





REMARKS	REVISION	DATE

SCALE: 1" = 40'
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Consulting Engineers - Surveyors
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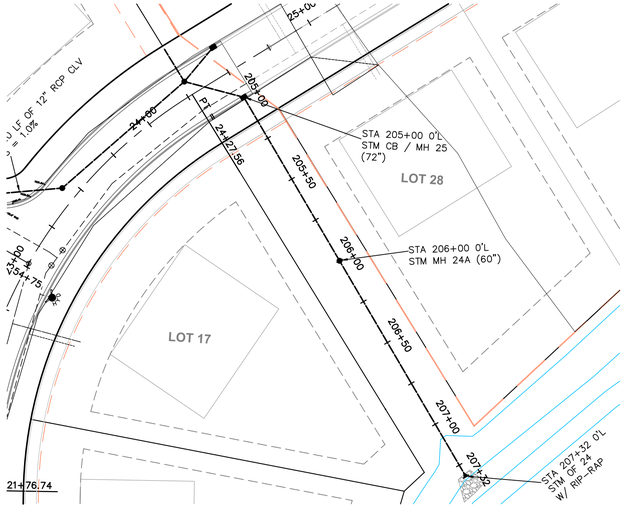
STORM SEWER AND ROAD PLANS

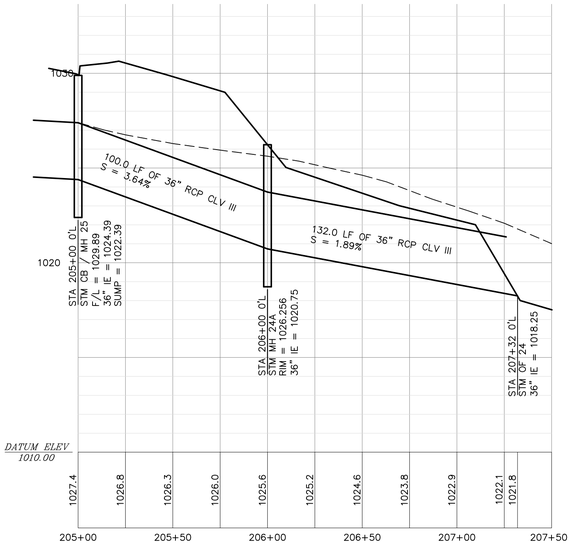
STA 15+00 TO 24+75 OAKRIDGE LN.
OAKRIDGE HEIGHTS, SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, VO SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

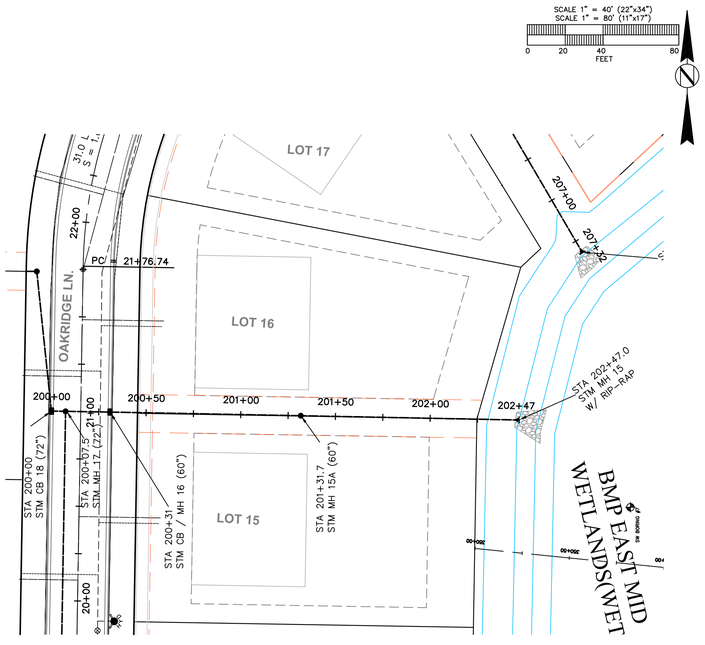
SHEET # 32 OF 37

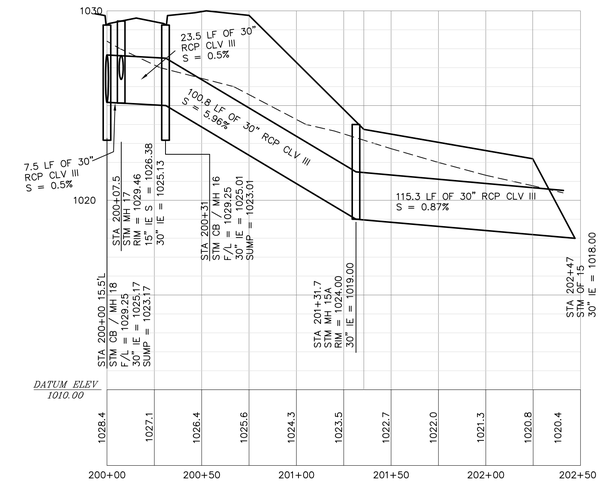
OAKRIDGE HEIGHTS



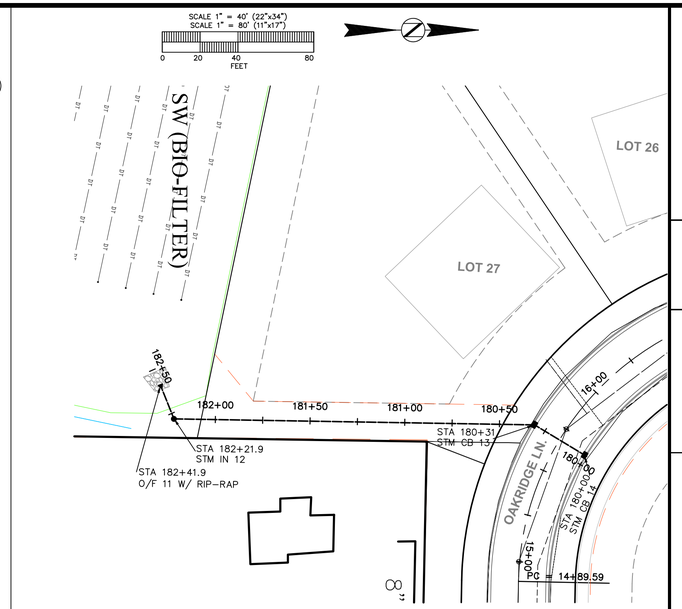


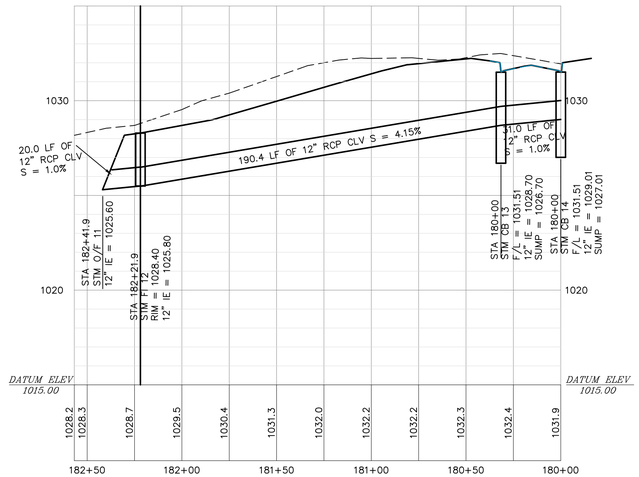
LOT 17 & 28 STORM SEWER
STA 205+00 TO 207+50





LOT 15 & 16 STORM SEWER
STA 200+00 TO 202+50





LOT 27 STORM SEWER
STA 180+00 TO 182+57

LEGEND

- ST — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER MAIN
- PROPOSED WATER MAIN
- san — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

REMARKS	REVISION	DATE

SCALE: 1" = 40'
DRAFTED BY: RJD
CHECKED BY: R.DAVY
DATE: SEPTEMBER 21, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
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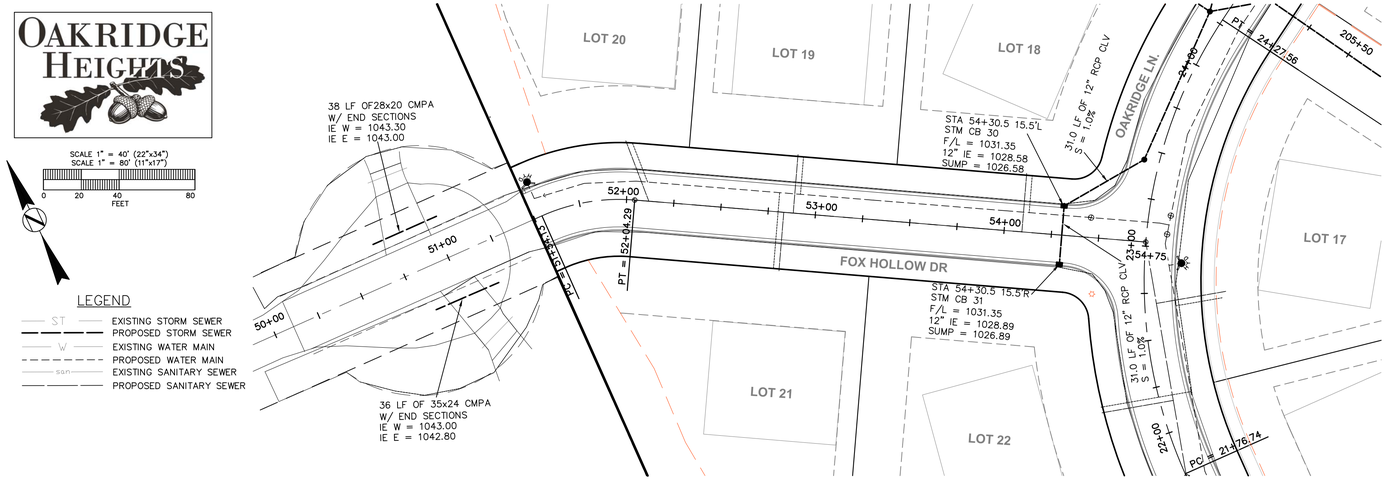
STORM SEWER PLAN DOWN LOT LINES

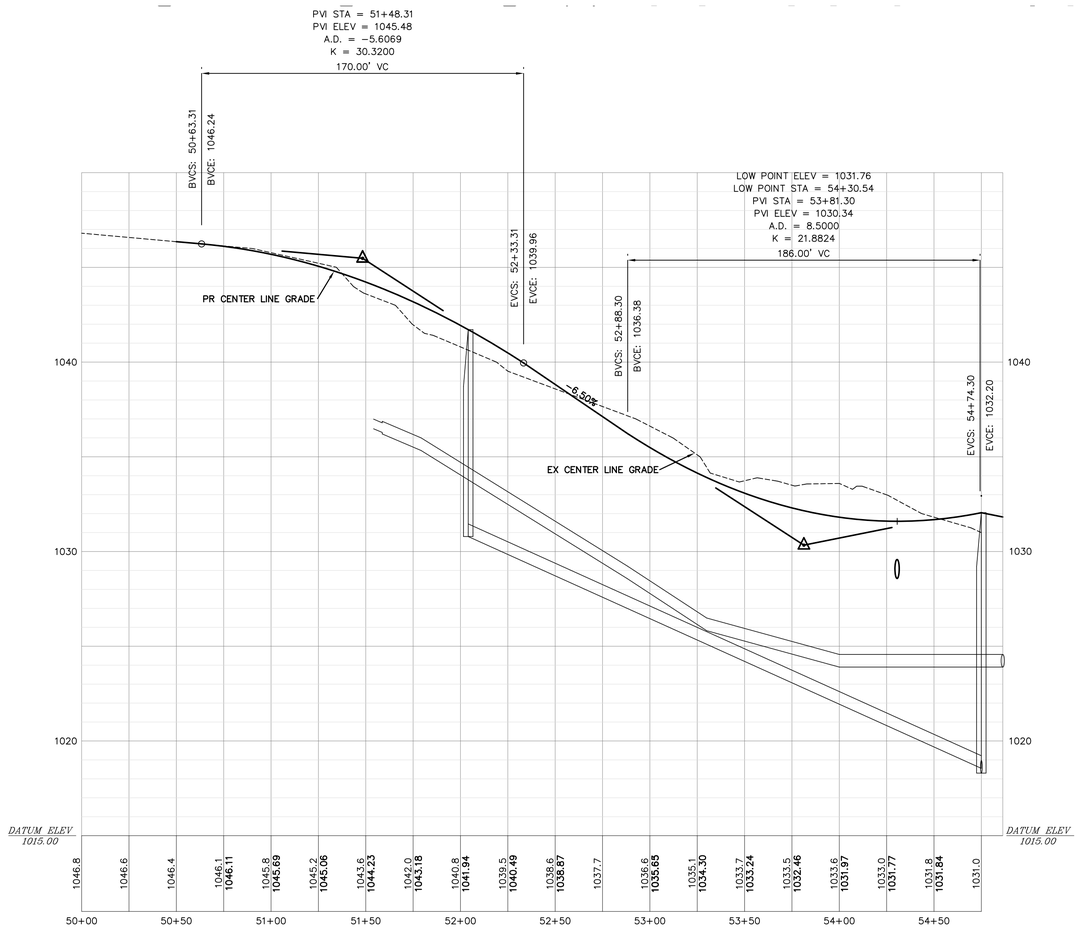
STA 180, 200, 205 OFF OF OAKRIDGE LANE
OAKRIDGE HEIGHTS, SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, VO SUSSEX, WAUKESHA CO, WI

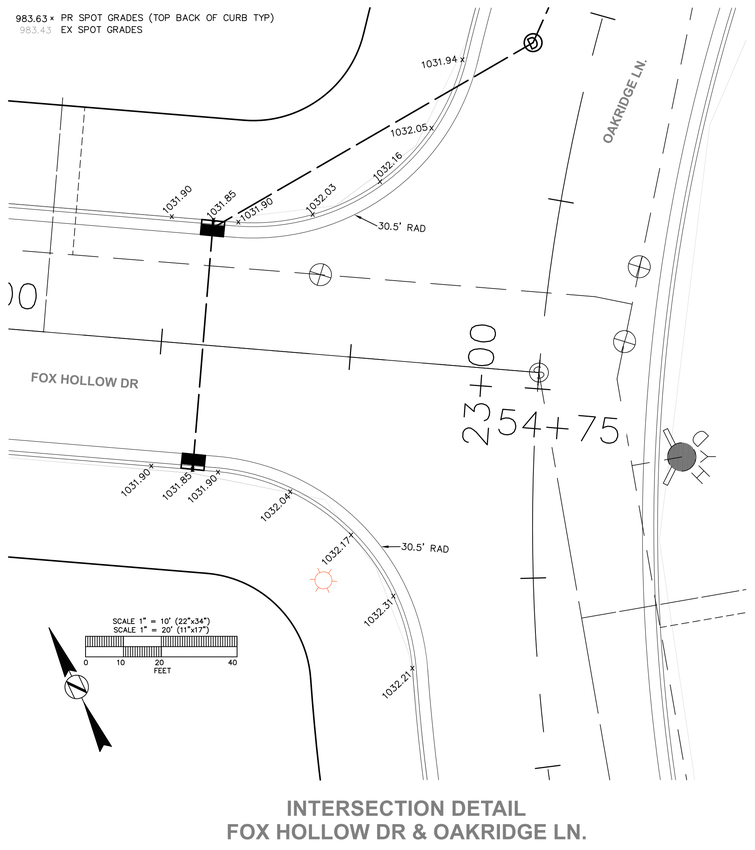
PROJ. # 25-3548

SHEET # 33 OF 37

OAKRIDGE HEIGHTS







INTERSECTION DETAIL
FOX HOLLOW DR & OAKRIDGE LN.

REVISION	DATE	REMARKS

SCALE: 1" = 40'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

STORM SEWER AND ROAD PLAN

STA 50+00 TO 54+75 FOX HOLLOOW DRIVE
OAKRIDGE HEIGHTS, SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E. VO SUSSEX, WAUKESHA CO. WI

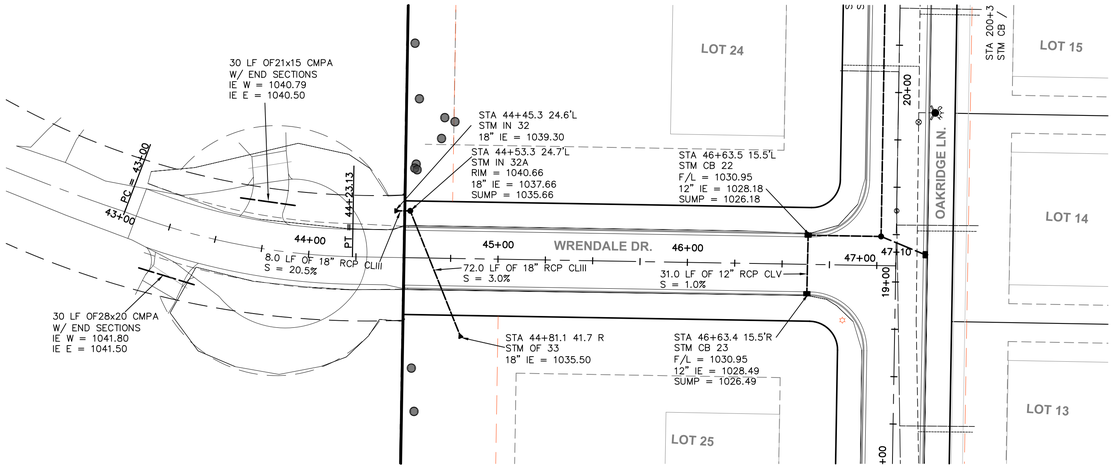
PROJ. # 25-3548

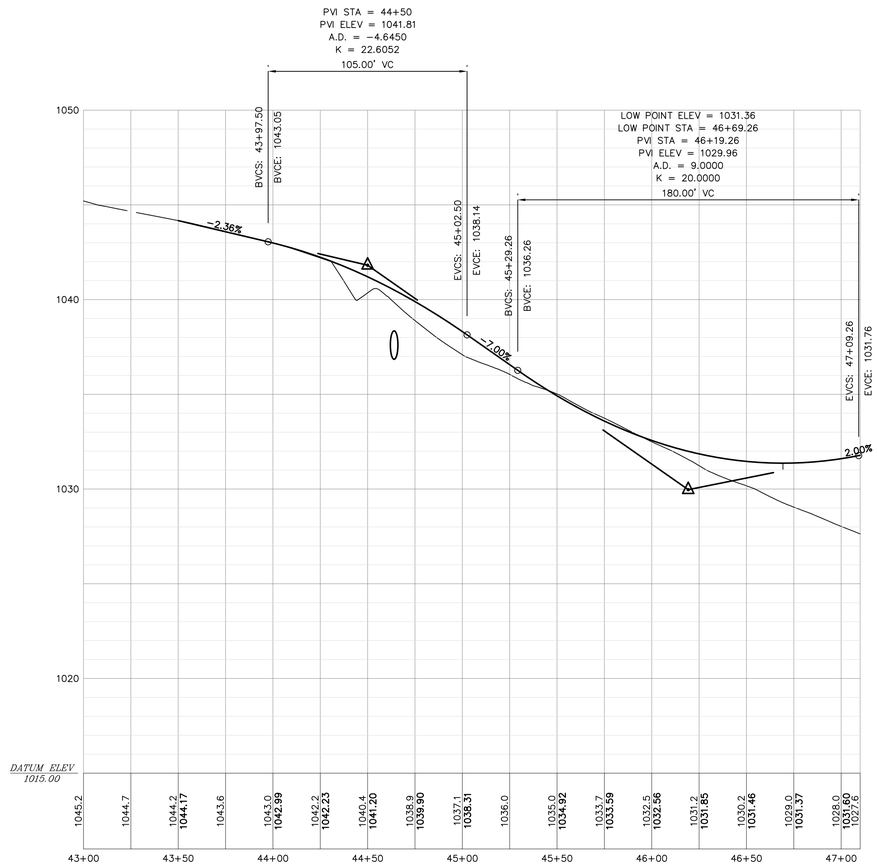
SHEET # 34 OF 37

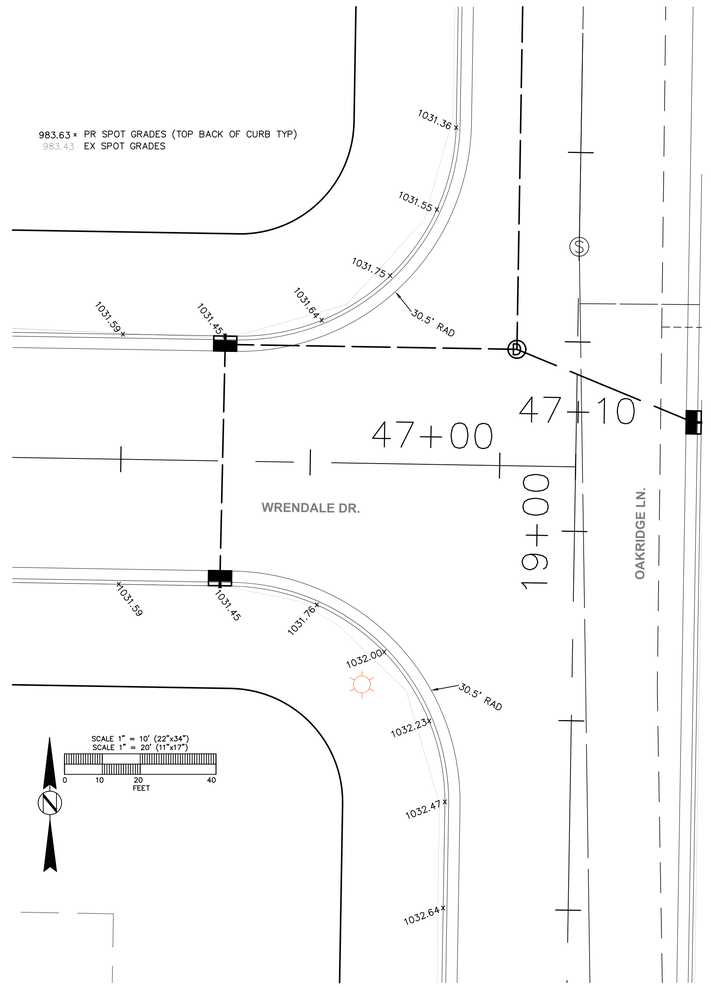
OAKRIDGE HEIGHTS

SCALE 1" = 40' (22"x34")
SCALE 1" = 80' (11"x17")
0 20 40 80
FEET

LEGEND
- ST — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER MAIN
- PROPOSED WATER MAIN
- san — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER







INTERSECTION DETAIL
WRENDALE DR & OAKRIDGE LN.

REVISION	DATE	REMARKS

SCALE: 1" = 40'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

STORM SEWER AND ROAD PLAN

STA 43+00 TO 47+09 WRENDALE DRIVE
OAKRIDGE HEIGHTS, SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, VO SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

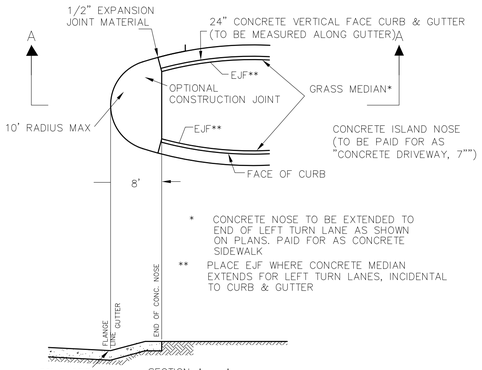
SHEET # 35 OF 37

OAKRIDGE HEIGHTS

SCALE 1" = 10' (22"x34")
SCALE 1" = 20' (11"x17")
0 10 20 40
FEET

LEGEND

- ST — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER MAIN
- PROPOSED WATER MAIN
- san — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER



* CONCRETE NOSE TO BE EXTENDED TO END OF LEFT TURN LANE AS SHOWN ON PLANS. PAID FOR AS CONCRETE SIDEWALK

** PLACE EJF WHERE CONCRETE MEDIAN EXTENDS FOR LEFT TURN LANES, INCIDENTAL TO CURB & GUTTER

DETAIL OF ISLAND NOSE

(TO BE USED FOR ISLAND RADII

NOT TO SCALE

INTERSECTION DETAIL
OAKRIDGE LN. & RICHMOND RD.

REVISION	DATE	REMARKS

SCALE: 1" = 10'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

INTERSECTION DETAIL

RICHMOND RD & OAKRIDGE LN
OAKRIDGE HEIGHTS, SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E VO SUSSEX, WAUKESHA CO. WI

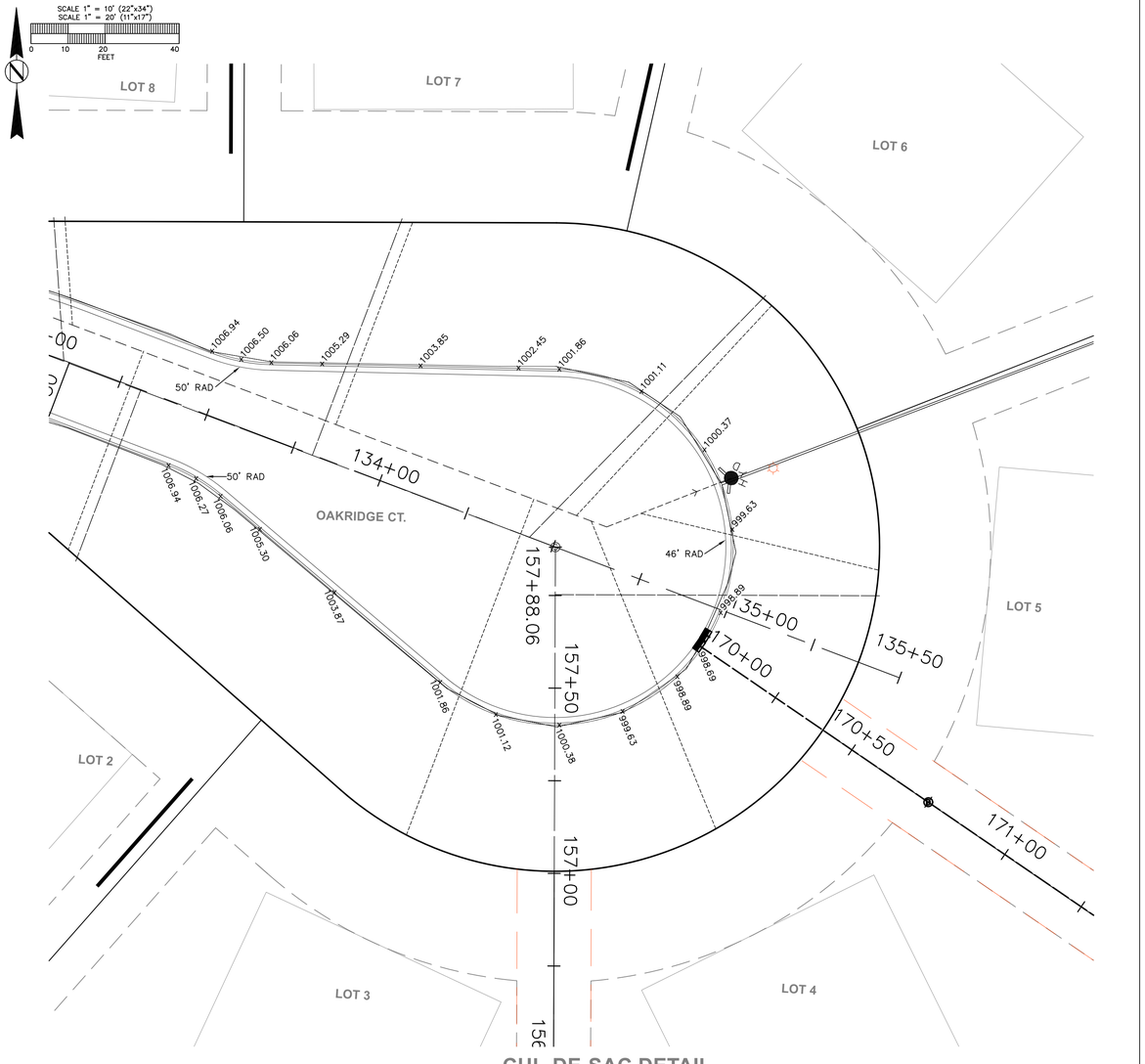
PROJ. # 25-3548

SHEET # 36 OF 37

OAKRIDGE HEIGHTS

LEGEND

- ST — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W — EXISTING WATER MAIN
- PROPOSED WATER MAIN
- san — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER



CUL-DE-SAC DETAIL
OAKRIDGE CT.

TRAFFIC CONTROL LEGEND

TRAFFIC CONTROL DRUM WITH TYPE C STEADY BURN LIGHT



REVISION | DATE | REMARKS

SCALE: 1" = 10'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: SEPTEMBER 21, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

CUL-DE-SAC DETAIL & TRAFFIC CONTROL PLAN
OAKRIDGE CRT
OAKRIDGE HEIGHTS, SPHEERIS AND COMPANY, LLC
SE 1/4 S28, T8N, R19E, V0 SUSSEX, WAUKESHA CO. WI

PROJ. # 25-3548

SHEET # 37 OF 37