CONSTRUCTION PLANS
FOR
MADYSON COURT LAND DEVELOPMENT
CITY OF MUSKEGO, WISCONSIN



LEGEND

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR AS NOTED
- POST
- UTILITY POLE
- GUY POLE
- GUY WIRE
- CULVERT
- UTILITY PEDESTAL
- ELECTRIC PEDESTAL
- SEPTIC FACILITY
- SEPTIC CLEANOUT
- TV MANHOLE
- YARD LIGHT
- INLET
- SOIL TEST LOCATION
- WELL
- FENCE
- (XXXXXX) RECORD DIMENSION
- ST STORM SEWER
- OH OVERHEAD POWER/UTILITY
- G UNDERGROUND GAS
- E UNDERGROUND ELECTRIC
- C UNDERGROUND CABLE
- 1008 EXISTING SPOT ELEVATION
- 1008 EXISTING CONTOUR
- 1008 PROPOSED SPOT ELEVATION
- 1008 PROPOSED CONTOUR
- PROPOSED DRAINAGE DIRECTION
- YG 100.0 PROPOSED YARD GRADE (YG=0.67=TOP OF FOUNDATION WALL)
- EXP 96.0 PROPOSED EXPOSURE GRADE
- PROPOSED SILT FENCE
- 3-6" RIPRAP & FABRIC
- WETLAND LINE
- 10' WETLAND BUFFER LINE
- 100yr WATER SURFACE ELEV

BENCH MARKS:

A) CENTER OF SECTION
SEC 30-5-20
CONC. MON.
W/BRASS CAP
N 320,505.19
E 2,488,162.86
EL = 857.87

B) NE 1/4 CORNER
OF THE SE 1/4 OF
SEC 30-5-20
CONC. MON.
W/BRASS CAP
N 320,596.73
E 2,490,839,31
EL = 814.35

GENERAL NOTES:

1. BEARINGS BASED ON GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE GRID (NAD 27) AND REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SEC. 30-5-20 MEASURED AS N88°02'28"E.

VERTICAL DATUM IS NGVD 29 REFERENCED TO THE CENTER OF SEC. 30-5-20 ELEV: 857.87

2. ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CURRENT CITY OF MUSKEGO DESIGN AND CONSTRUCTION MANUAL. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.

GENERAL CONSTRUCTION SPECIFICATIONS:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, STATE OF WISCONSIN, LATEST EDITION; THE CITY OF MUSKEGO ORDINANCES; AND THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. ALL PERMITS MUST BE OBTAIN BY THE CONTRACTOR PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ALL PAVEMENTS, CURB AND GUTTER, UTILITIES, VEGETATION, ABOVE GROUND APPURTENANCES, OR ANY OTHER ITEMS OWNED BY THE CITY OF MUSKEGO SCHEDULED TO REMAIN THAT IS DAMAGED AS A RESULT OR CONSTRUCTION RELATED ACTIVITIES, AS DETERMINED BY THE CITY'S REPRESENTATIVE. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED ITEMS TO THE SATISFACTION OF THE CITY'S REPRESENTATIVE AT THE EXPENSE OF THE CONTRACTOR AND NO COST TO THE CITY.
3. ALL EROSION CONTROL MEASURES SPECIFIED ON THE PROJECT EROSION CONTROL PLAN SHALL MEET THE DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS AS SET FORTH IN THE DEPARTMENT OF NATURAL RESOURCES WISCONSIN TECHNICAL STANDARDS.
4. ALL EROSION CONTROL DEVICES (I.E., SILT FENCE, GRAVEL ENTRANCE, ETC.) SHALL BE INSTALLED PRIOR TO COMMENCING POND AND ROADWAY CONSTRUCTION.
5. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
6. THE GENERAL CONTRACTOR SHALL PROVIDE ALL SURVEYING AND CONSTRUCTION STAKING FOR THIS CONTRACT. ALL CONTRACTORS SHALL EXERCISE CARE AND DILIGENCE IN PROTECTING THE SAME.
7. THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE, THE LOCAL MUNICIPALITY AND ALL GOVERNMENT AGENCIES THAT MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS AT LEAST THREE (3) DAYS BEFORE BREAKING GROUND.
8. PUBLIC ROADS SHALL NOT BE CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SHALL BE LIMITED TO THE GRAVEL ENTRANCE TO THE PROPERTY.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PUBLIC ROADWAYS. THE PUBLIC ROADWAYS ADJACENT TO THIS PROJECT SHALL BE KEPT FREE OF SILT OR DIRT TRACKED FROM AREAS UNDER CONSTRUCTION BY SWEEPING AT THE END OF EACH WORK DAY OR MORE OFTEN, AS REQUIRED. DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CONSTRUCTION SCHEDULING OR OTHER APPROPRIATE METHODS.
10. UPON COMPLETION OF THE WORK AS SPECIFIED, RESPREAD FOUR (4") INCHES OF SALVAGED TOPSOIL OVER ALL DISTURBED OPEN SPACE AREAS. PROVIDE SEED, FERTILIZER AND MULCH PER THE STANDARD SPECIFICATIONS. ALL DITCHES SHALL BE STABILIZED WITH CLASS 1, TYPE B – DOUBLE NETTED EROSION CONTROL MATTING TO PROTECT THE DITCH BOTTOM FROM EROSION AND ESTABLISHMENT GRASS VEGETATION PER WDNR TECHNICAL STANDARD 1053.
11. ALL DISTURBED AREAS SHALL BE REVEGATATED WITHIN 7 DAYS OF NO DISTURBANCE. HIGHWAY MIX #40 SHALL BE USED FOR SEEDING WITH AN APPLICATION RATE OF 4.0 LBS/1000 SF.
12. ALL EROSION CONTROL DEVICES SHALL BE ROUTINELY INSPECTED EVERY SEVEN DAYS OR WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. (BY GENERAL CONTRACTOR).

DEVELOPER:
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Surveying Associates, Inc.
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APPROVAL AGENCY:
City of Muskego
W182 S8200 Racine Avenue
Muskego, WI
Phone: 262-679-5598
Email: ATrzebiatowski@cityofmuskego.org

SCALE: 1"=150'

DESCRIPTION	SHEET NO.
GRADING & DRAINAGE PLAN	C100 - C101
EROSION CONTROL PLAN	C200 - C201
PAVING PLAN	C300
DETAILS	C400

REVISIONS	
DATE	DESC.
04-02-21	REVIEW 2

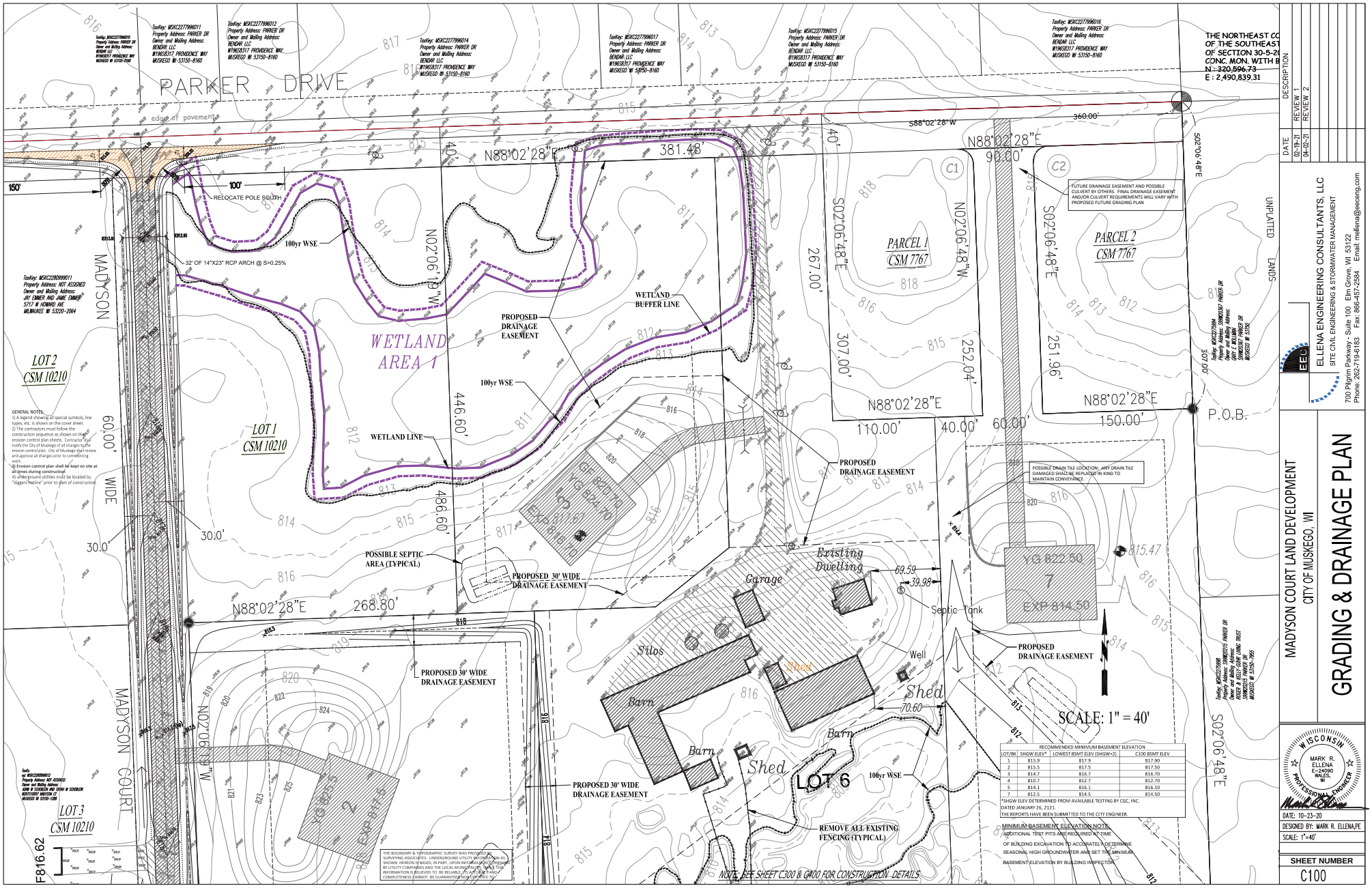
WISCONSIN
MARK R. ELLENA
E-24590
WALES, WI
PROFESSIONAL ENGINEER

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122
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MADYSON COURT LAND DEVELOPMENT City of Muskego, Wisconsin

COVER SHEET

DATE: 10-23-2020



RECOMMENDED MINIMUM BASEMENT ELEVATION			
LOT/BK	SHGW ELEV*	LOWEST BSMT ELEV (SHGW+2)	C100 BSMT ELEV
1	815.9	817.9	817.90
2	815.5	817.5	817.50
3	814.7	816.7	816.70
4	810.7	812.7	812.70
5	814.1	816.1	816.10
7	812.5	814.5	814.50

*SHGW ELEV DETERMINED FROM AVAILABLE TESTING BY CGC, INC. DATED JANUARY 26, 2121.
THE REPORTS HAVE BEEN SUBMITTED TO THE CITY ENGINEER.

MINIMUM BASEMENT ELEVATION NOTE:
ADDITIONAL TEST PITS ARE REQUIRED AT TIME OF BUILDING EXCAVATION TO ACCURATELY DETERMINE SEASONAL HIGH GROUNDWATER AND SET THE MINIMUM BASEMENT ELEVATION BY BUILDING INSPECTOR.

DATE	DESCRIPTION
02-19-21	REVIEW 1
04-02-21	REVIEW 2

ELLENA ENGINEERING CONSULTANTS, LLC
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GRADING & DRAINAGE PLAN

MADYSON COURT LAND DEVELOPMENT
CITY OF MUSKEGO, WI

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 10-23-20
DESIGNED BY: MARK R. ELLENA,PE
SCALE: 1"=40'

SHEET NUMBER
C100