



KENOSHA

CONSTRUCTION PLANS

for

ASHBURY EAST SUBDIVISION

SITE GRADING, DRAINAGE, UTILITY AND PAVEMENT IMPROVEMENTS

for

ASHBURY EAST, LLC

PLEASANT PRAIRIE, WISCONSIN

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OWNER

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 8501 75TH STREET, SUITE H
 KENOSHA, WI 53142
 OFFICE: 262-694-1677
 EMAIL: sales@harpedevelopment.com

GOVERNING AGENCY CONTACTS

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 CRAIG ROEPKE
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 - ASSISTANT FIRE CHIEF
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PLEASANT PRAIRIE PUBLIC WORKS
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 - DIRECTOR OF PUBLIC WORKS
 - CONSTRUCTION MANAGER
 ROGER PRANGE MUNICIPAL BUILDING
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PUBLIC UTILITY CONTACTS

AMERICAN TRANSMISSION COMPANY
 BRIAN MCGEE
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- WE-ENERGIES
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 EMAIL: michael.baker@we-energies.com

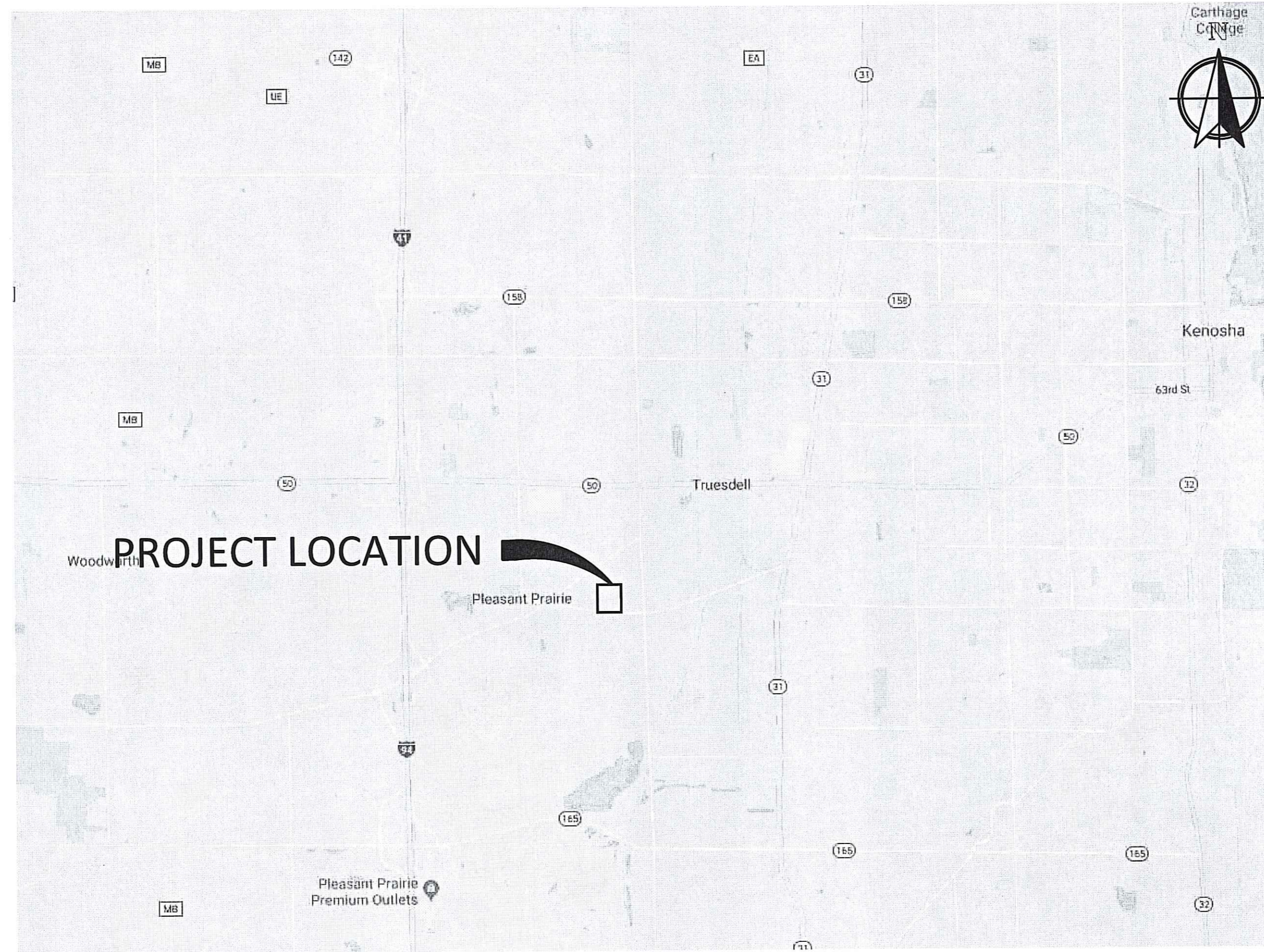
HUSSAIN BIYAWERWALA
 - SENIOR ENGINEER
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 OFFICE: (414) 221-3654
 EMAIL: brandon.erts@we-energies.com

NATURAL GAS EMERGENCY: (800) 261-5325
 ELECTRICAL EMERGENCY: (800) 662-4797

- WI DEPARTMENT OF NATURAL RESOURCES
 TRAVIS SCHROEDER
 - WATER MANAGEMENT SPECIALIST
 OFFICE: (262) 574-1071
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PETER WOOD
 - WATER RESOURCES ENGINEER
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LEGEND

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE		WATER MAIN VALVE		
DECIDUOUS TREE REMOVAL		HYDRANT		
CONIFEROUS TREE		WATER MAIN REDUCER		
CONIFEROUS TREE REMOVAL		SANITARY MANHOLE		
BUSH		SANITARY CLEAN OUT		
SOIL BORING		STORM MANHOLE		
TELEPHONE BOX		CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE		STORM SEWER		
GAS METER		SANITARY SEWER		
SEPTIC VENT		WATERMAIN		
ELECTRIC MANHOLE		CONTOURS		
COMMUNICATION MANHOLE		FIRE PROTECTION		
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT		
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE		
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC		
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN		
ELECTRIC METER		UNDERGROUND COMMUNICATIONS		
PAD MOUNT TRANSFORMER		SILT FENCE		
FOUND IRON PIPE		OVERHEAD ELECTRIC		
SET IRON PIPE		FORCE MAIN		

ABBREVIATIONS

BASE LINE	BL	INVERT ELEVATION	I.E.
LONG CORD OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	CANDG	MANHOLE	MH
CATCH BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
EXISTING	EX	TANGENCY OF CURVE	TAN
FINISHED FIRST FLOOR	FFF	POINT OF VERTICAL INTERSECTION	PVI
FINISHED GRADE	FG	PROPOSED	PROP
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM
		HIGH WATER LEVEL	HWL

PRE-CONSTRUCTION NOTE

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING (OWNER'S ARCHITECT / REPRESENTATIVE, OWNER'S ENGINEER, GENERAL CONTRACTOR, VILLAGE ENGINEER, VILLAGE BUILDING INSPECTOR, FIRE AND RESCUE INSPECTOR, IT/DSIS INSPECTOR AND ZONING ADMINISTRATOR) MUST BE HELD AT THE VILLAGE'S OFFICES. THE PRE-CONSTRUCTION MEETING SHALL BE COORDINATED, SCHEDULED, AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

UTILITY NOTE

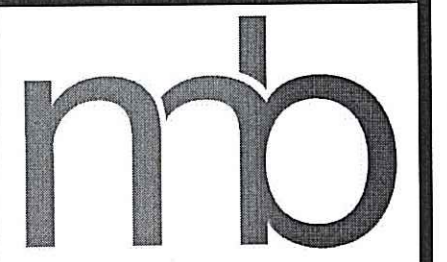
EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

VILLAGE COORDINATION NOTE

EACH CONTRACTOR SHALL HAVE COPY OF THE VILLAGE APPROVED PLANS, PROJECT MANUAL, AND THE VILLAGE CONSTRUCTION SPECIFICATIONS ON-SITE DURING TIMES OF CONSTRUCTION. THE CONSTRUCTION SPECIFICATIONS ARE AN INTEGRAL PART OF THE CIVIL ENGINEERING PLANS.

EROSION CONTROL NOTE

ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE CONSTRUCTION AND SHALL CONFORM TO THESE PLANS AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.



Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd, Suite 200, Racine, WI. 53406
 Tele: (262)634-5588 Website: www.nmbasc.net

ASHBURY EAST SUBDIVISION
 SITE GRADING, DRAINAGE, UTILITY AND
 PAVEMENT IMPROVEMENTS
 FOR
 ASHBURY EAST, LLC
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	DATE
1	CONSTRUCTION BULLETIN #1	APK 5-14-20

PROJ. MGR: MDE
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2018.0365.01
 SHEET
 1 OF 27

ISSUE FOR CONSTRUCTION- 6-5-2020

ASHBURY EAST SUBDIVISION
EXISTING CONDITIONS

FOR
ASHBURY EAST, LLC.
VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN

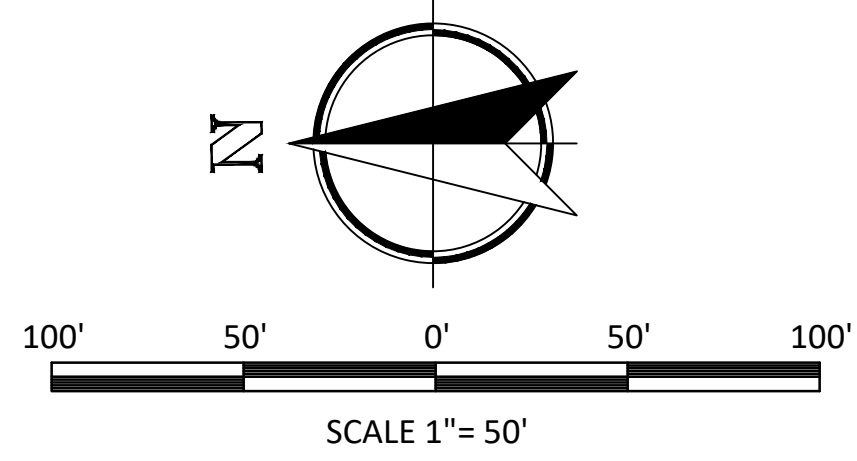
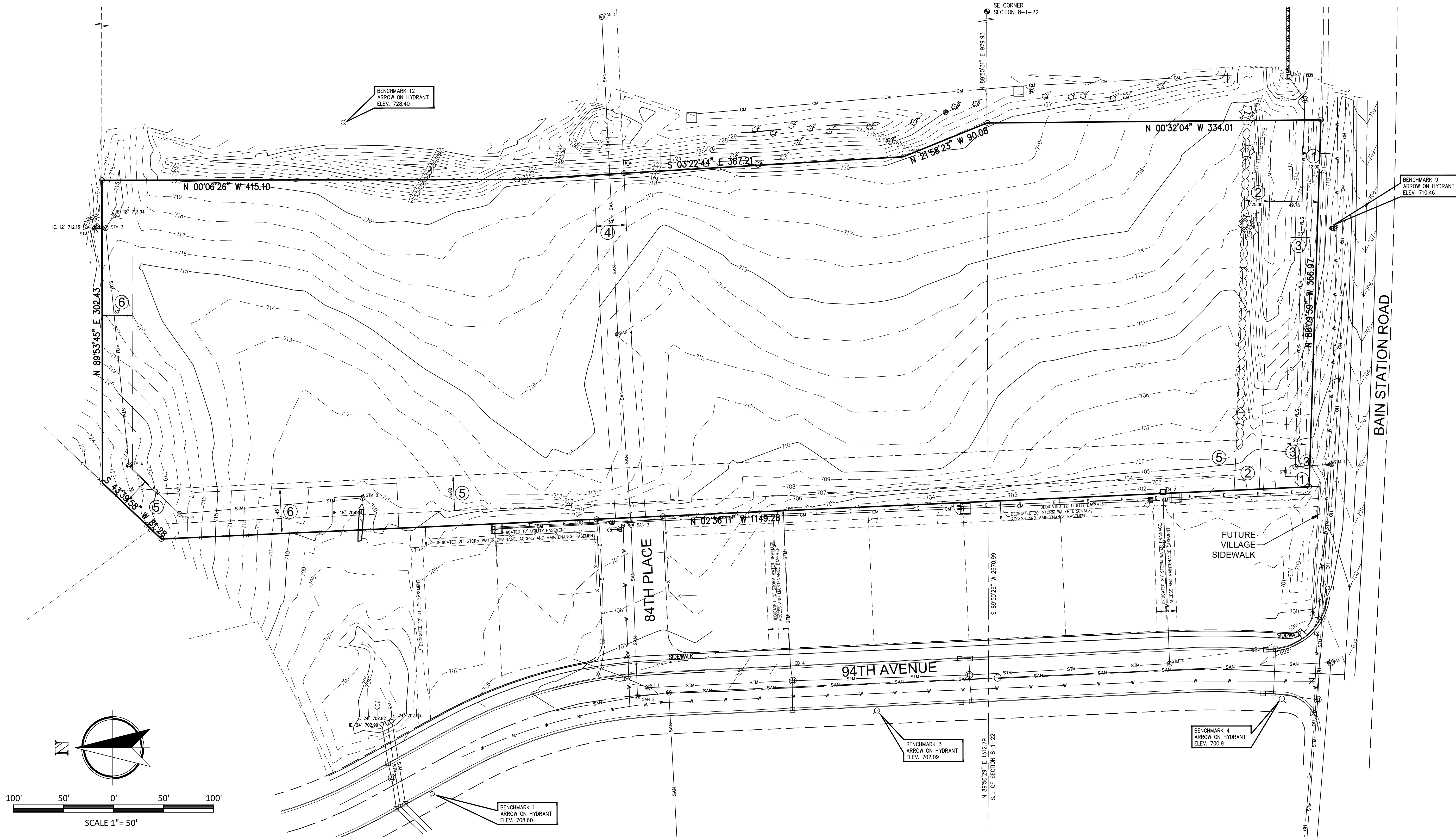
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BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

FIELD WORK: 01-11-2019 BY: WJB / BME

UTILITY NOTE

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LEGEND:

- STORM MANHOLE ○ SANITARY MANHOLE ■ PAD MOUNT TRANSFORMER
- CATCH BASIN - SAN - SANITARY SEWER - OH - OVERHEAD WIRES
- STM - STORM SEWER ○ HYDRANT □ COMMUNICATION BOX
- E - ELECTRIC LINE ○ WATER VALVE - CM - COMMUNICATION LINE
- X - FENCE - W - WATER MAIN ○ FOUND IRON PIPE
- ⊣ POWER POLE ● SET 5/8" REBAR

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

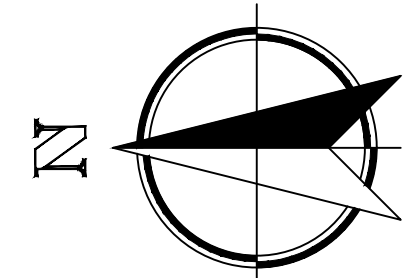
EXISTING UTILITY DATA

STM 3 RIM 716.52 I.E. 18" ESE 711.82 I.E. 12" N 711.17 I.E. 18" W 710.07	STM 6 RIM 721.46 I.E. 18" N 709.36 I.E. 18" SW 709.31	CB 2 RIM 700.99 I.E. 12" W 696.24	SAN 2 RIM 704.19 I.E. 8" N 686.69 I.E. 8" S 686.59 I.E. 8" E 687.79
STM 4 RIM 698.90 I.E. 12" E 695.00 I.E. 12" N 694.90	STM 7 RIM 717.47 I.E. 18" NE 709.27 I.E. 18" S 709.22	CB 3 RIM 704.25 I.E. 18" W 698.75	SAN 3 RIM 708.11 I.E. 8" W 687.31 I.E. 8" E 687.51
STM 5 RIM 717.23 I.E. 12" N 711.93 I.E. 12" S 710.13 I.E. 8" N 712.98	STM 8 RIM 712.80 I.E. 18" N 708.75 I.E. 18" W 708.70	CB 4 RIM 701.51 I.E. 18" E 697.41 I.E. 18" W 696.86	SAN 4 RIM 715.96 I.E. 8" E (DROP) 700.91 I.E. 8" E 695.96 I.E. 8" W 695.71 I.E. 8" N, S 695.71
MH 1 RIM 704.03 I.E. 12" NE 699.78 I.E. 18" S 698.78	CB 5 RIM 714.48 I.E. 12" SW 709.58 I.E. 6 1/2" N 712.63	CB 6 RIM 703.72 I.E. 6" N 700.54 I.E. 12" SW 700.36	SAN 5 RIM 728.29 I.E. 8" E/W 704.69
CB 1 RIM 698.78 I.E. 18" W 693.13 I.E. 15" E 693.88			

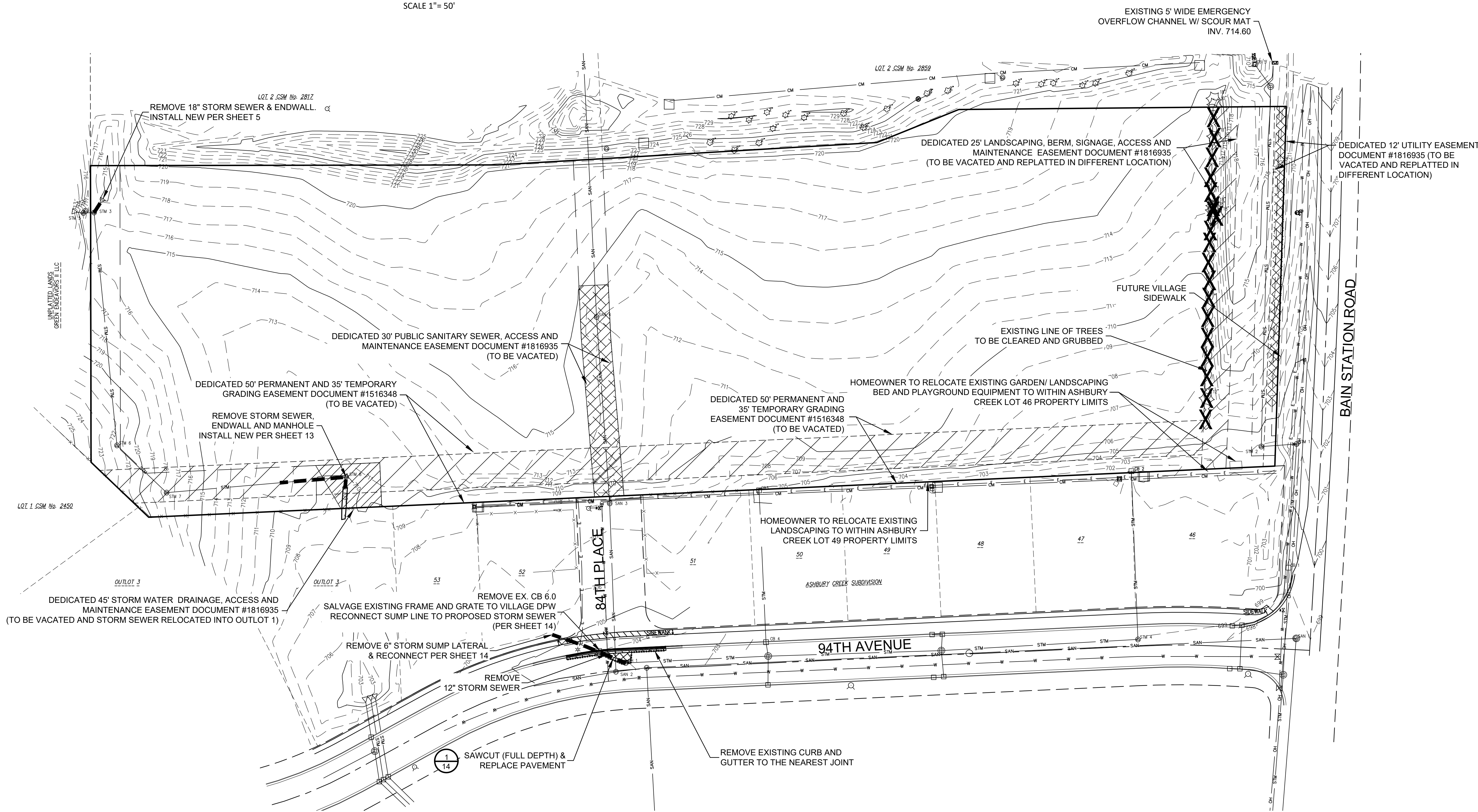
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length	Tangent Bearing
C2	0°49'50"	11483.94	166.46	83.23	N88°40'00"W	166.46	N89°04'55"W N88°15'05"W
C3	0°51'38"	11483.94	172.50	86.25	N87°49'16"W	172.50	N88°15'05"W N87°23'27"W

EXISTING EASEMENT CHART

- ① DEDICATED 12' UTILITY EASEMENT DOCUMENT #1816935
- ② DEDICATED 25' LANDSCAPING BERM, SIGNAGE, ACCESS AND MAINTENANCE EASEMENT DOCUMENT #1816935
- ③ DEDICATED 20' PRIVATE STORMWATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT DOCUMENT #1816935
- ④ DEDICATED 30' PUBLIC SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT DOCUMENT #1816935
- ⑤ DEDICATED 50' PERMANENT SLOPING AND 35' TEMPORARY GRADING EASEMENT DOCUMENT #1516348
- ⑥ DEDICATED 30' AND 45' PRIVATE STORMWATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT DOCUMENT #1816935



100' 50' 0' 50' 100'
SCALE 1" = 50'



UTILITY NOTE

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SITE DEMOLITION LEGEND

- SAW CUT (FULL DEPTH)
- REMOVE STORM SEWER
- REMOVE CONCRETE CURB AND GUTTER (TO THE NEAREST JOINT)
- ▨ REMOVE ASPHALT PAVEMENT
- ▧ REMOVE CONCRETE SIDEWALK
- X CLEAR AND GRUB TREES/BRUSH

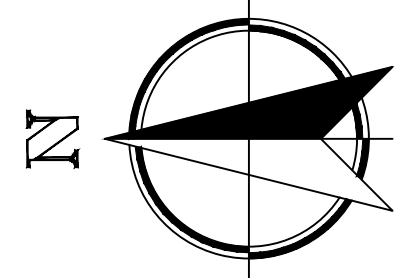
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 Tele: (262)634-5588 Website: www.nmbssc.net

ASHBURY EAST SUBDIVISION
 SITE DEMOLITION &
 EASEMENT VACATION PLAN
 FOR
ASHBURY EAST, LLC.
 VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN

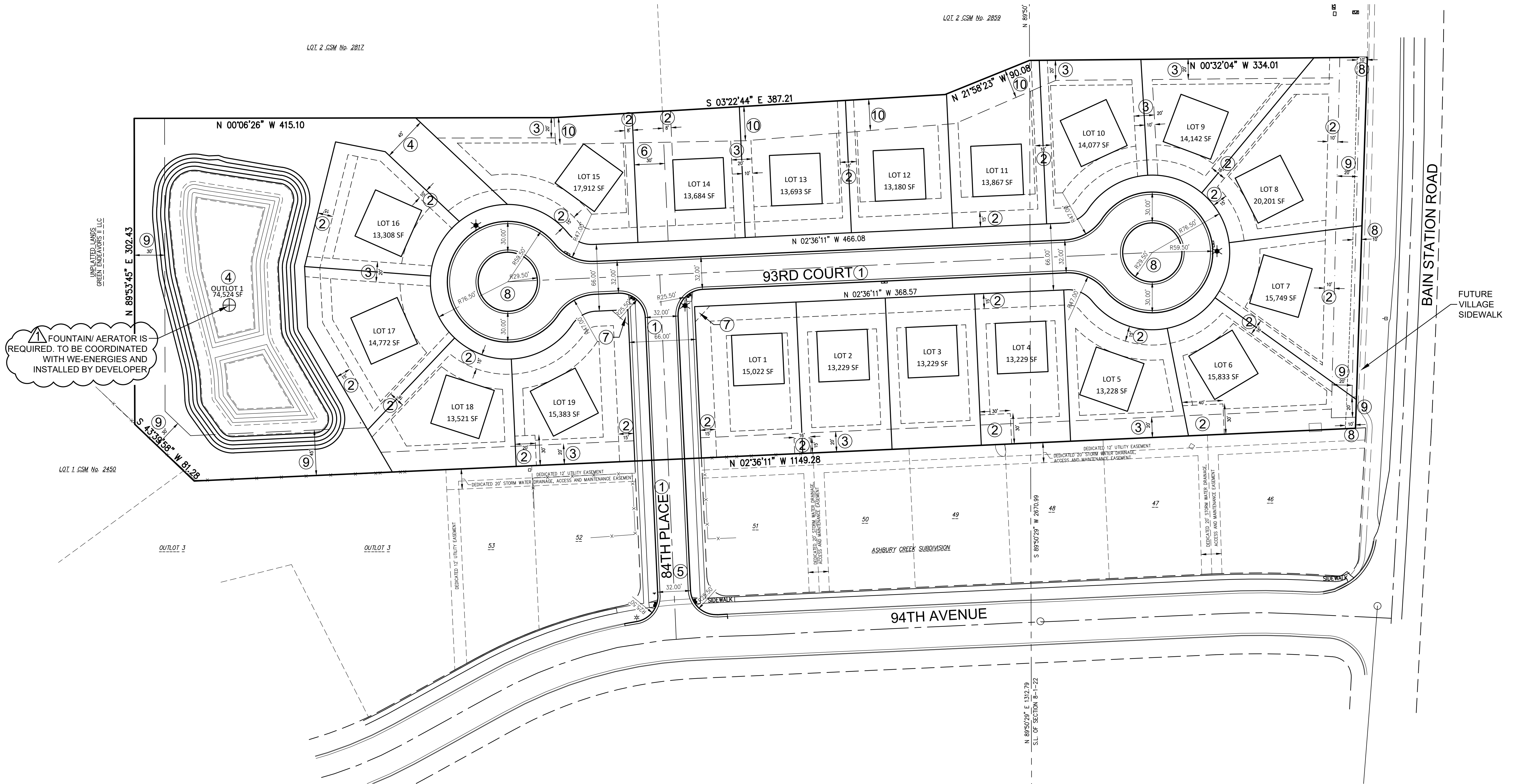
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 2018.0365.01
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ISSUE FOR CONSTRUCTION- 6-5-2020



100' 50' 0' 50' 100'
SCALE 1" = 50'



FOUNTAIN/ AERATOR IS REQUIRED TO BE COORDINATED WITH WE-ENERGIES AND INSTALLED BY DEVELOPER

EASEMENT DEDICATION CHART	
①	DEDICATED PUBLIC STREET
②	DEDICATED UTILITY EASEMENT (EASEMENT WIDTHS AS NOTED)
③	DEDICATED 20' PUBLIC STORMWATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
④	OUTLOT 1, DEDICATED STORMWATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT
⑤	TEMPORARY EASEMENT CO-EXISTING WITH DEDICATED PUBLIC STREET
⑥	DEDICATED 30' PUBLIC SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT
⑦	DEDICATED 15' x 15' VISION TRIANGLE EASEMENT
⑧	DEDICATED 10' LANDSCAPING, ACCESS AND MAINTENANCE EASEMENT AREA
⑨	DEDICATED 20', 30' & 45' PRIVATE STORMWATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
⑩	DEDICATED PUBLIC STORMWATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT (WIDTH VARIES)

MAILBOX NOTE

ASHBURY EAST MAILBOX LOCATIONS WILL MATCH ASHBURY CREEK LAYOUT AND WILL BE GANGED IN GROUPS OF SIX OR SEVEN.

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LEGEND

■ PROPOSED MAILBOX GANG



mb
Nielsen Madsen + Barber
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Tele: (262)634-5588 Website: www.nmbssc.net

**ASHBURY EAST SUBDIVISION
DIMENSIONED SITE PLAN**

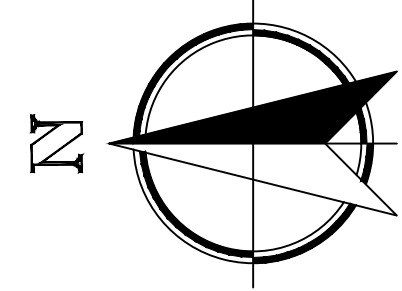
FOR
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VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN

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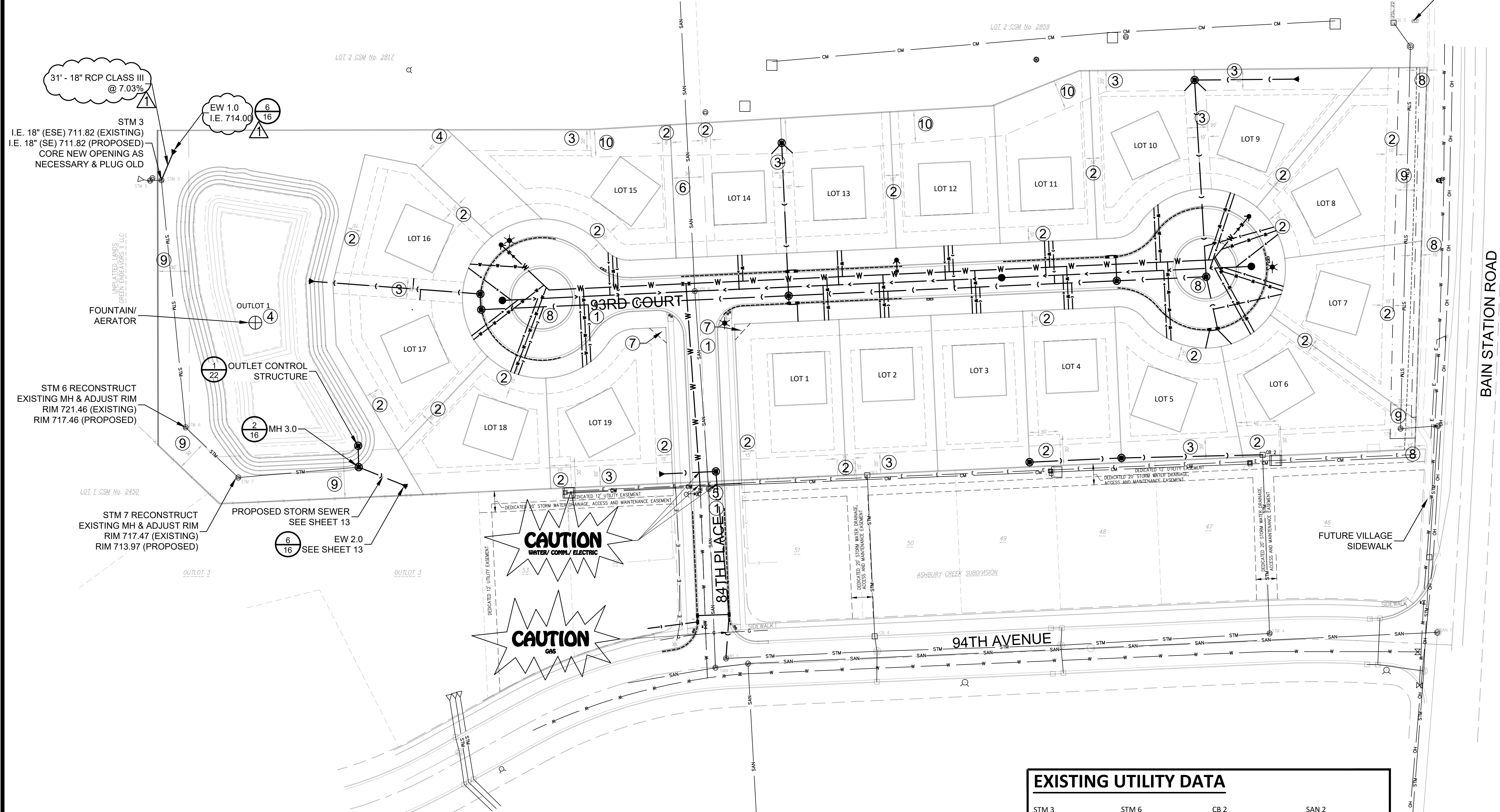
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SHEET
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100' 50' 0' 50' 100'
SCALE 1"= 50'

EXISTING 5' WIDE EMERGENCY
OVERFLOW CHANNEL W/
SCOUR MAT
INV. 714.60



31' - 18" RCP CLASS III
@ 7.03%
STM 3
I.E. 18" (ESE) 711.82 (EXISTING)
I.E. 18" (SE) 711.82 (PROPOSED)
CORE NEW OPENING AS
NECESSARY & PLUG OLD

EW 1.0
I.E. 714.00

STM 6 RECONSTRUCT
EXISTING MH & ADJUST RIM
RIM 721.46 (EXISTING)
RIM 717.46 (PROPOSED)

STM 7 RECONSTRUCT
EXISTING MH & ADJUST RIM
RIM 717.47 (EXISTING)
RIM 713.97 (PROPOSED)

PROPOSED STORM SEWER
SEE SHEET 13
EW 2.0
SEE SHEET 13

CAUTION
WATER/COMM/ELECTRIC

CAUTION
GAS

EASEMENT DEDICATION CHART

SEE SHEET 4 OF 27 FOR EASEMENT DEDICATIONS. (#)

DRAIN TILE NOTE

ALL FOUND DRAIN TILES DISCONNECTED BY PROPOSED IMPROVEMENTS SHALL BE RECONNECTED OR REDIRECTED, SO THAT THE FLOW IS NOT IMPEDED BY THE NEW DEVELOPMENT.

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LEGEND

- PROPOSED STORM SEWER (VARIOUS SIZES)
- PROPOSED 8" SANITARY SEWER
- W — PROPOSED 8" WATERMAIN
- PROPOSED 4" STORM LATERAL
- PROPOSED 4" SANITARY LATERAL
- PROPOSED 1-1/2" WATER SERVICE
- PROPOSED 4" PERFORATED/WRAPPED UNDERDRAIN
- PROPOSED MAILBOX GANG

EXISTING UTILITY DATA

STM 3 RIM 716.52 I.E. 18" ESE 711.82 I.E. 12" N 711.17 I.E. 18" W 710.07	STM 6 RIM 721.46 I.E. 18" N 709.36 I.E. 18" SW 709.31	CB 2 RIM 700.99 I.E. 12" W 696.24	SAN 2 RIM 704.19 I.E. 8" N 686.69 I.E. 8" S 686.59 I.E. 8" E 687.79
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STM 5 RIM 717.23 I.E. 12" N 711.93 I.E. 12" S 710.13 I.E. 8" N 712.98	STM 8 RIM 712.80 I.E. 18" N 708.75 I.E. 18" W 708.70	CB 4 RIM 701.51 I.E. 18" E 697.41 I.E. 18" W 696.86	SAN 4 RIM 715.96 I.E. 8" E (DROP) 700.91 I.E. 8" E 695.96 I.E. 8" W 695.71 I.E. 8" N, S 695.71
MH 1 RIM 704.03 I.E. 12" NE 699.78 I.E. 18" S 698.78	CB 5 RIM 714.48 I.E. 12" SW 709.58 I.E. 6 1/2" N 712.63	CB 6 RIM 703.72 I.E. 6" N 700.54 I.E. 12" SW 700.36	SAN 5 RIM 728.29 I.E. 8" E/W 704.69
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BEARING BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1927.

ALL ELEVATIONS REFER TO NATIONAL
GEODETIC DATUM OF 1929.

FIELD WORK: 01-11-2019 BY: WJB/BME

- LEGEND:**
- ⊙ STORM MANHOLE
 - ⊙ SANITARY MANHOLE
 - PAD MOUNT TRANSFORMER
 - CATCH BASIN
 - SAN — SANITARY SEWER
 - OH — OVERHEAD WIRES
 - STM — STORM SEWER
 - HYDRANT
 - COMMUNICATION BOX
 - E — ELECTRIC LINE
 - W — WATER VALVE
 - CM — COMMUNICATION LINE
 - X — FENCE
 - W — WATER MAIN
 - FOUND IRON PIPE
 - POWER POLE
 - SET 5/8" REBAR

DIGGERS HOTLINE
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CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd., Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

ASHBURY EAST SUBDIVISION
MASTER SITE UTILITY PLAN
FOR
ASHBURY EAST, LLC.
VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE
1	CONSTRUCTION BULLETIN #1	APK	5-14-20

PROJ. MGR: _____ MDE
DRAFTED: _____ APK
DATE: 1-15-2020
CHECKED: _____ MDE
DATE: 1-23-2020

2018.0365.01

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5 OF **27**

ISSUE FOR CONSTRUCTION- 6-5-2020



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ASHBURY EAST SUBDIVISION
SITE GRADING, DRAINAGE &
EROSION CONTROL PLAN (NORTH)

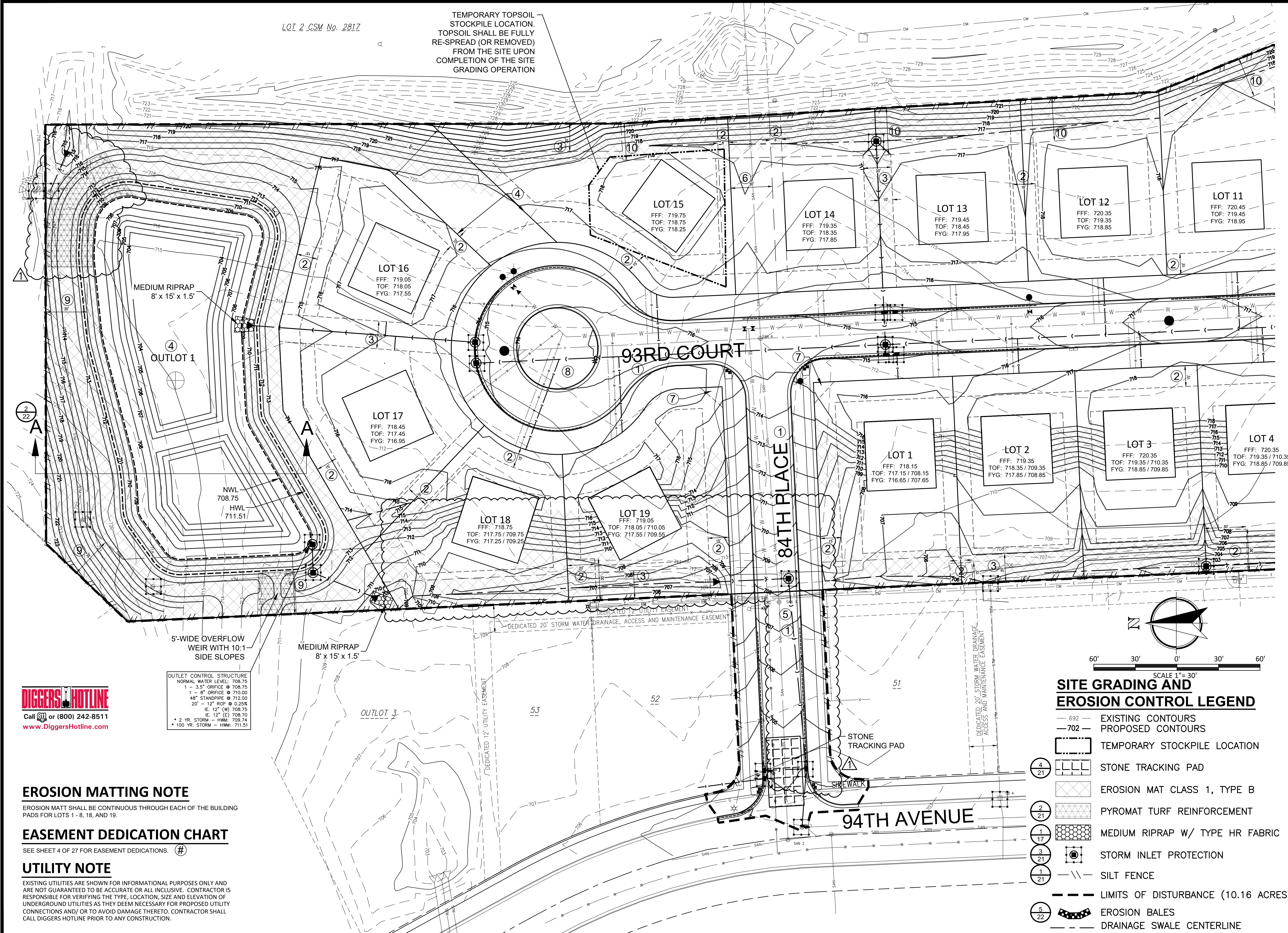
FOR
ASHBURY EAST, LLC.

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN

ISSUE FOR CONSTRUCTION- 6-5-2020

LOT 2 CSM No. 2817

TEMPORARY TOPSOIL STOCKPILE LOCATION. TOPSOIL SHALL BE FULLY RE-SPREAD (OR REMOVED) FROM THE SITE UPON COMPLETION OF THE SITE GRADING OPERATION



MEDIUM RIPRAP
8' x 15' x 1.5'

5'-WIDE OVERFLOW WEIR WITH 10:1 SIDE SLOPES

MEDIUM RIPRAP
8' x 15' x 1.5'

OUTLET CONTROL STRUCTURE
NORMAL WATER LEVEL: 708.75
1 - 3.5" ORIFICE @ 708.75
1 - 8" ORIFICE @ 710.00
48" STANDPIPE @ 712.00
20' - 12" RCP @ 0.25%
IE. 12" (W) 708.75
IE. 12" (E) 708.70
* 2 YR. STORM - HWL: 709.74
* 100 YR. STORM - HWL: 711.51

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EROSION MATTING NOTE

EROSION MATT SHALL BE CONTINUOUS THROUGH EACH OF THE BUILDING PADS FOR LOTS 1 - 8, 18, AND 19.

EASEMENT DEDICATION CHART

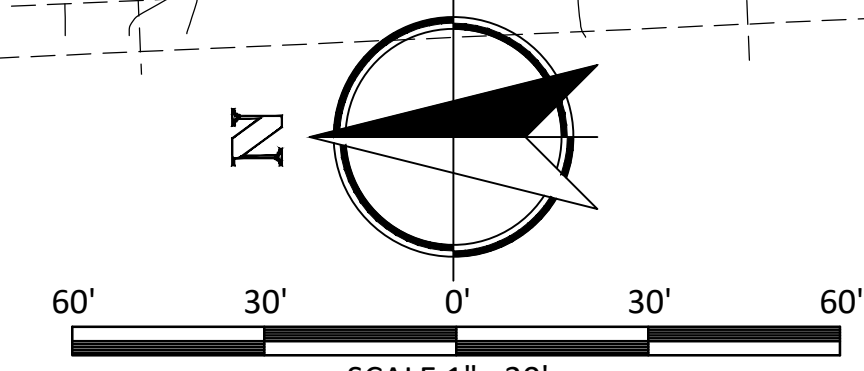
SEE SHEET 4 OF 27 FOR EASEMENT DEDICATIONS. (#)

UTILITY NOTE

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SITE GRADING AND EROSION CONTROL LEGEND

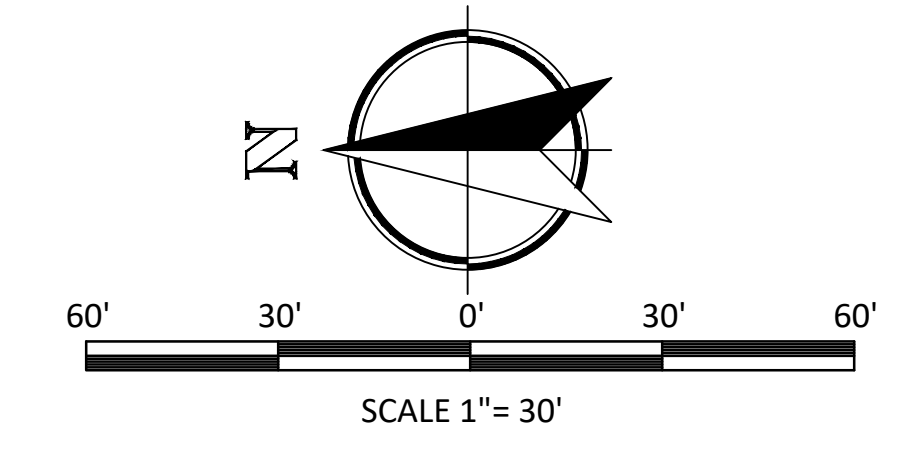
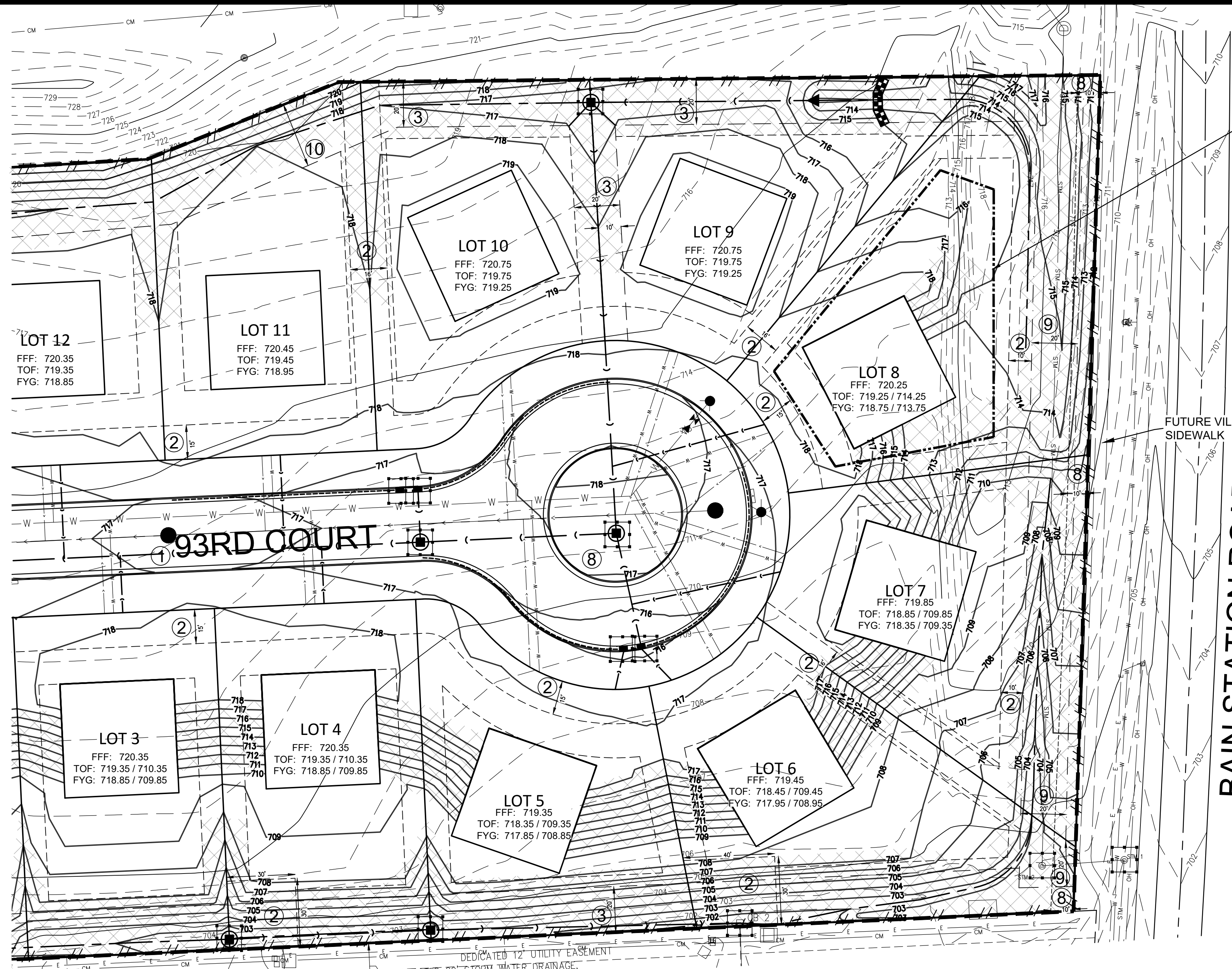
- 692 — EXISTING CONTOURS
- 702 — PROPOSED CONTOURS
- [] TEMPORARY STOCKPILE LOCATION
- [L L L L] STONE TRACKING PAD
- [X X X X] EROSION MAT CLASS 1, TYPE B
- [Y Y Y Y] PYROMAT TURF REINFORCEMENT
- [Z Z Z Z] MEDIUM RIPRAP W/ TYPE HR FABRIC
- [S] STORM INLET PROTECTION
- [- - -] SILT FENCE
- [- - -] LIMITS OF DISTURBANCE (10.16 ACRES)
- [E] EROSION BALES
- [- - -] DRAINAGE SWALE CENTERLINE



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SITE GRADING AND EROSION CONTROL LEGEND

- 692 — EXISTING CONTOURS
- 702 — PROPOSED CONTOURS
- [Dashed Box] TEMPORARY STOCKPILE LOCATION
- [Cross-hatch] EROSION MAT CLASS 1, TYPE B
- [Diagonal-hatch] PYROMAT TURF REINFORCEMENT
- [Circle with dot] STORM INLET PROTECTION
- [Wavy line] SILT FENCE
- LIMITS OF DISTURBANCE (10.16 ACRES)
- [Dashed line] DRAINAGE SWALE CENTERLINE
- [Circle with 2/21] [Circle with 3/21] [Circle with 1/21] [Circle with 5/22]

CONSTRUCTION SEQUENCING

1. OBTAIN ALL APPLICABLE PERMITS.
2. ATTEND PRE-CONSTRUCTION CONFERENCE AT VILLAGE HALL.
3. NOTIFY WDNR OF PROJECT START DATE.
4. INSTALL SILT FENCE, TEMPORARY STONE TRACKING PAD, INLET PROTECTION AND CONSTRUCTION STAGING AREA.
5. STRIP AND STOCKPILE TOPSOIL. STABILIZE TOPSOIL STOCKPILE PER WDNR TECHNICAL STANDARDS.
6. CONSTRUCT RETENTION BASIN AND OUTLET CONTROL STRUCTURE.
7. ROUGH GRADE SITE. ROUGH GRADE SHALL BE WITHIN 0.3 TO 0.5 FEET OF DESIGN ELEVATIONS ALLOWING FOR TOPSOIL OR LAWN PLACEMENT TO FINAL ELEVATIONS. 6" TOPSOIL THICKNESS.
8. INSTALL UTILITIES.
9. GRADE ROADWAYS TO SUBGRADE ELEVATION.
10. CONDUCT PROOF ROLL.
11. CORRECT DEFICIENT SUBGRADE AND RETEST
12. INSTALL AGGREGATE BASE COURSE, CURBS AND GUTTER, AND CONCRETE PAVEMENT.
13. FINISH GRADE BUILDING PADS AND RESTORE DISTURBED AREAS.
14. REINFORCE ALL PERIMETER EROSION CONTROL DEVICES.
15. FINISH GRADE TURF AREAS AND RESTORE WITH 6" TOPSOIL, SEED, FERTILIZER, & EROSION MAT.
16. INSTALL ASPHALT PAVEMENT, STREET SIGNS, AND STREET TREES.
17. FINAL ELEVATIONS SHALL BE WITHIN 0.10 FEET OF DESIGN GRADES AS IDENTIFIED ON THE VILLAGE APPROVED GRADING PLANS, UNLESS OTHERWISE APPROVED BY THE VILLAGE.
17. REMOVE EROSION CONTROL DEVICES UPON VILLAGE APPROVAL.

EROSION MATTING NOTE

EROSION MATT SHALL BE CONTINUOUS THROUGH THE BUILDING PADS FOR LOTS 1 - 8, 18, AND 19.

EASEMENT DEDICATION CHART

SEE SHEET 4 OF 27 FOR EASEMENT DEDICATIONS. (#)

UTILITY NOTE

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EROSION & SEDIMENT CONTROL NOTES

THE EROSION AND SEDIMENT CONTROL PROVISIONS DETAILED ON THE DRAWINGS AND SPECIFIED HEREIN ARE THE MINIMUM REQUIREMENTS FOR EROSION CONTROL, ALL EROSION CONTROL, EARTHWORK, SITE GRADING, BASES, PAVEMENTS AND INCIDENTAL CONSTRUCTION ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE "STATE SPECIFICATIONS."

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE ANY REVISIONS, ADJUSTMENTS, OR PROPOSED ALTERATIONS TO THE CONSTRUCTION SEQUENCING AND/OR EROSION CONTROL PLAN. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER OF RECORD AND REGULATORY OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN, IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS, ARE ALLOWED IF MODIFICATIONS CONFORM TO BEST MANAGEMENT PRACTICES (BMP'S). ALL SIGNIFICANT DEVIATIONS FROM THE PLANS MUST BE SUBMITTED AND APPROVED BY THE VILLAGE OF PLEASANT PRAIRIE.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF ALL EROSION CONTROL DEVICES REQUIRED FOR THE PROJECT WHICH SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND VILLAGE OF PLEASANT PRAIRIE ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS. SEE VILLAGE OF PLEASANT PRAIRIE AND WDNR EROSION CONTROL PERMITS FOR ADDITIONAL DETAILS OR REQUIREMENTS.

ALL EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AS REQUIRED IN THE WISCONSIN ADMINISTRATIVE CODE (SPS 360.21) AND MAINTAINED PER SPS 360.22.

INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL CHECK THE EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS, AND IMMEDIATELY REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION, AT THE FOLLOWING INTERVALS UNTIL THE SITE IS STABILIZED.

A. AT LEAST WEEKLY.
B. WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD.

THE CONTRACTOR SHALL MAINTAIN A MONITORING RECORD WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITY INVOLVES ONE OR MORE ACRES. THE MONITORING RECORD SHALL CONTAIN AT LEAST THE FOLLOWING INFORMATION:

A. THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PRACTICES AT THE INTERVALS SPECIFIED ABOVE.
B. A DESCRIPTION OF THE MAINTENANCE CONDUCTED TO REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL PRACTICES.

EROSION AND SEDIMENT CONTROL INSPECTIONS AND ENFORCEMENT ACTIONS MAY BE CONDUCTED BY WDNR, THE VILLAGE OF PLEASANT PRAIRIE, OR THEIR AUTHORIZED AGENTS, DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE OWNER, ENGINEER, OR MUNICIPALITY TO MEET FIELD CONDITIONS AND/OR TO PREVENT SEDIMENT AND UNCONTROLLED RUNOFF FROM LEAVING THE SITE AND AFFECTING ADJACENT PROPERTIES, OR AS REQUESTED BY STATE OR LOCAL INSPECTORS AND/OR THE ENGINEER OF RECORD, AND SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

ALL SEDIMENT AND EROSION CONTROL DEVICES, INCLUDING PERIMETER EROSION CONTROL MEASURES SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, EXISTING CURB AND GUTTER PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCING ANY DISTURBING ACTIVITIES. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES UNTIL THE SITE HAS ESTABLISHED A VEGETATIVE COVER AND IS STABILIZED.

A MINIMUM 20' WIDE X 50' LONG TRACKING PAD (3/4" INCH STONE) SHALL BE INSTALLED AT THE ENTRANCE TO THE SITE (AS SHOWN) TO PREVENT SOIL FROM BEING TRACKED ONTO ADJACENT PAVEMENTS AND PUBLIC ROADWAYS. INSTALLATION AND MAINTENANCE OF THE TRACKING PAD SHALL BE PERFORMED ACCORDING TO WDNR TECHNICAL STANDARD 1057. ALL TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM PAVED STREETS AT THE END OF EACH WORKING DAY. PERIODIC STREET SWEEPING SHALL BE CONDUCTED BY THE CONTRACTOR TO KEEP THE PUBLIC ROADWAYS FREE OF DUST AND DIRT.

INSTALL SILT FENCE PER SECTION 628 OF THE "STATE SPECIFICATIONS" AND WDNR TECHNICAL STANDARD 1056 AT THE LOCATIONS SHOWN ON THE PLAN. ERECT SILT FENCE PRIOR TO STARTING A CONSTRUCTION OPERATION THAT MIGHT CAUSE SEDIMENTATION OR SILTATION AT THE SITE OF THE PROPOSED SILT FENCE. CONTRACTOR SHALL INSTALL SILT FENCING AT DOWNSLOPE SIDE OF STOCKPILES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL REQUIRED SILT FENCE MATERIAL.

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE (WHEN NECESSARY OR AS REQUIRED BY LOCAL INSPECTORS). PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AT THE END OF EACH WORK DAY AND AS REQUESTED BY THE VILLAGE OF PLEASANT PRAIRIE.

DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.

ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND VILLAGE OF PLEASANT PRAIRIE ORDINANCES. TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS AFTER NOVEMBER 15TH AND BEFORE MAY 15TH, TYPE A SOIL STABILIZER SHALL BE USED.

ANY WATER PUMPED FROM PITS, TRENCHES, WELLS OR PONDS SHALL BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGE OFF-SITE. PUMPING OPERATIONS SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061. PUMPED WATER CAN BE TREATED IN RETENTION BASINS, FILTER BAGS, STONE FILTERS OR BY OTHER WDNR APPROVED METHODS. QUALITY OF PUMPED WATER SHALL BE CONTINUOUSLY MONITORED DURING PUMPING OPERATIONS.

ALL DISTURBED SWALES AND DITCHES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED (POLYMER) SOIL STABILIZATION TREATMENT. SOIL EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1053.

ALL PROPOSED STORM SEWER STRUCTURES AND ADJACENT EXISTING STORM INLETS SHALL HAVE A LAYER OF GEOTEXTILE FABRIC (TYPE "FF") INSTALLED BETWEEN THE FRAME & GRATE TO PREVENT SEDIMENT OR SILT FROM ENTERING THE SYSTEM. THE FILTER FABRIC SHALL BE INSPECTED BY THE CONTRACTOR AND REPLACED IF NECESSARY EVERY 15 DAYS AND AFTER EACH RAINFALL.

EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

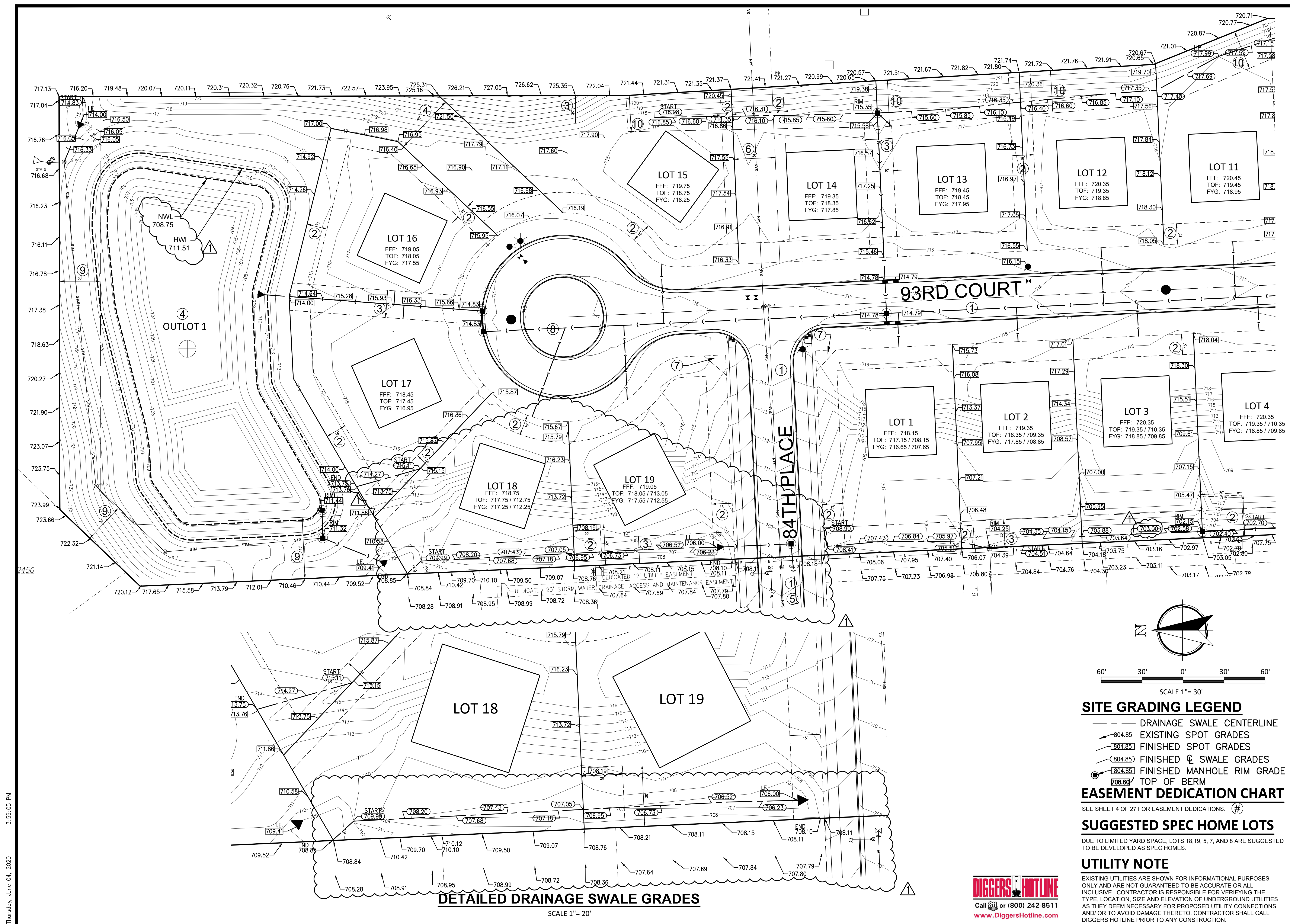
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ASHBURY EAST SUBDIVISION
SITE GRADING, DRAINAGE &
EROSION CONTROL PLAN (SOUTH)
FOR
ASHBURY EAST, LLC.
VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN

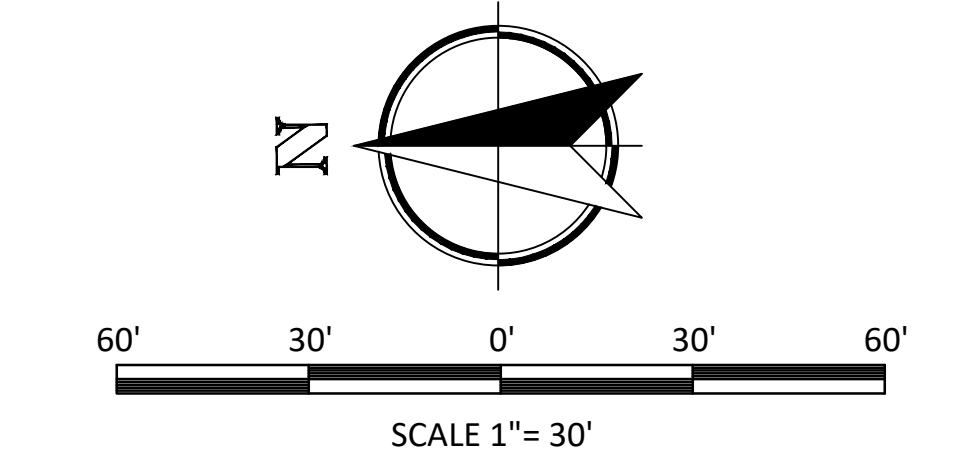
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DETAILED DRAINAGE SWALE GRADES
SCALE 1"= 20'



- SITE GRADING LEGEND**
- DRAINAGE SWALE CENTERLINE
 - 804.85 EXISTING SPOT GRADES
 - 804.85 FINISHED SPOT GRADES
 - 804.85 FINISHED ϕ SWALE GRADES
 - 804.85 FINISHED MANHOLE RIM GRADE
 - 808.64 TOP OF BERM

EASEMENT DEDICATION CHART
SEE SHEET 4 OF 27 FOR EASEMENT DEDICATIONS. (#)

SUGGESTED SPEC HOME LOTS
DUE TO LIMITED YARD SPACE, LOTS 18, 19, 5, 7, AND 8 ARE SUGGESTED TO BE DEVELOPED AS SPEC HOMES.

UTILITY NOTE
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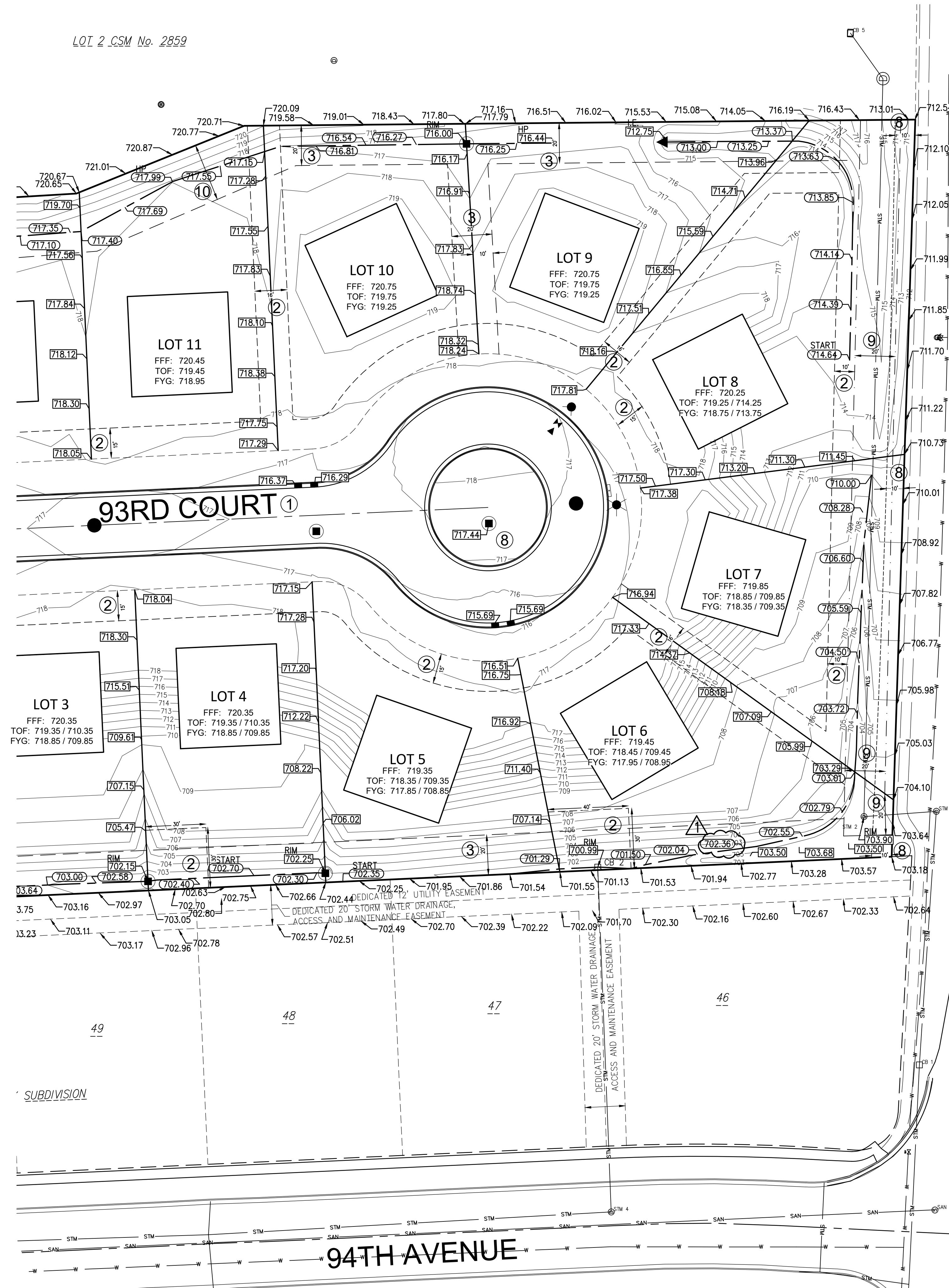
ASHBURY EAST SUBDIVISION
MASTER GRADING PLAN (NORTH)
FOR
ASHBURY EAST, LLC.
VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN

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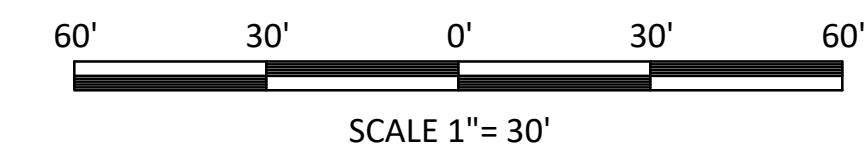
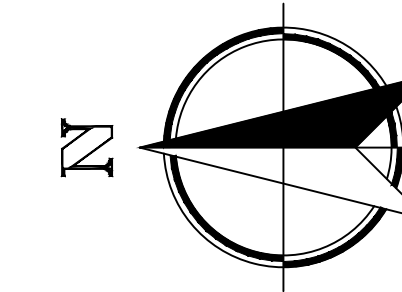
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LOT 2 CSM No. 2859



BAIN STATION ROAD



SITE GRADING LEGEND

- DRAINAGE SWALE CENTERLINE
- 804.85 EXISTING SPOT GRADES
- 804.85 FINISHED SPOT GRADES
- 804.85 FINISHED ϕ SWALE GRADES
- 804.85 FINISHED MANHOLE RIM GRADE

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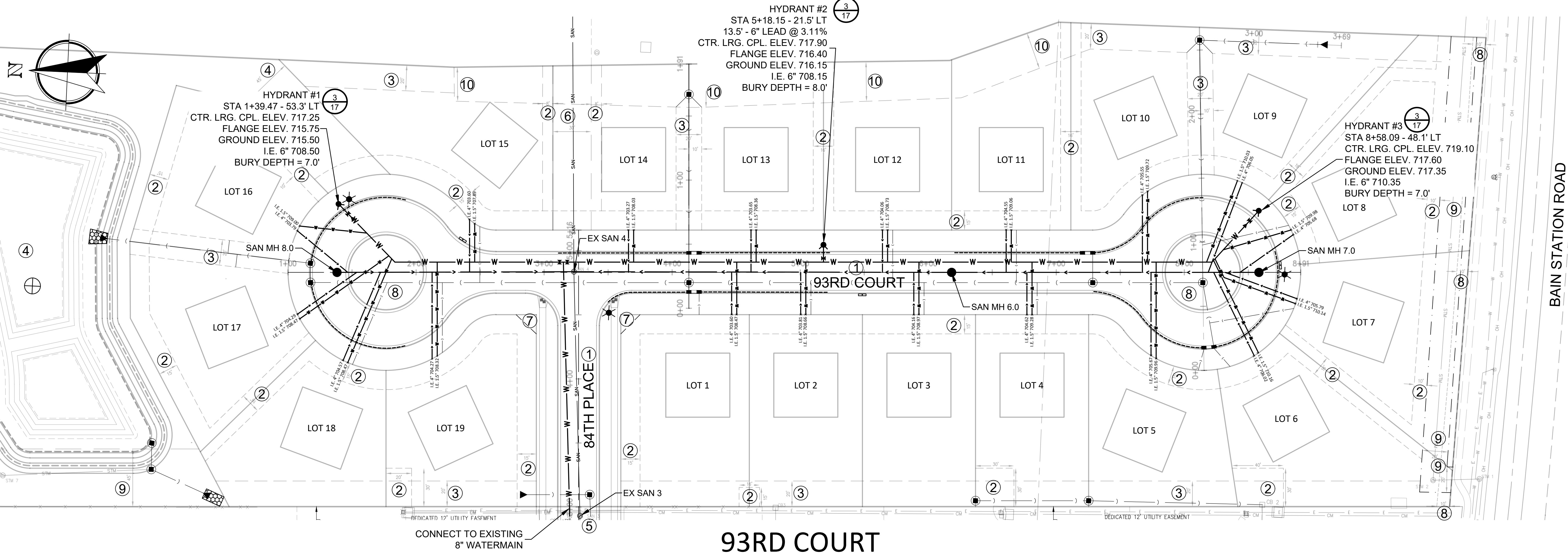
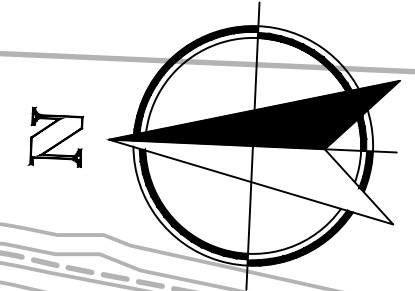
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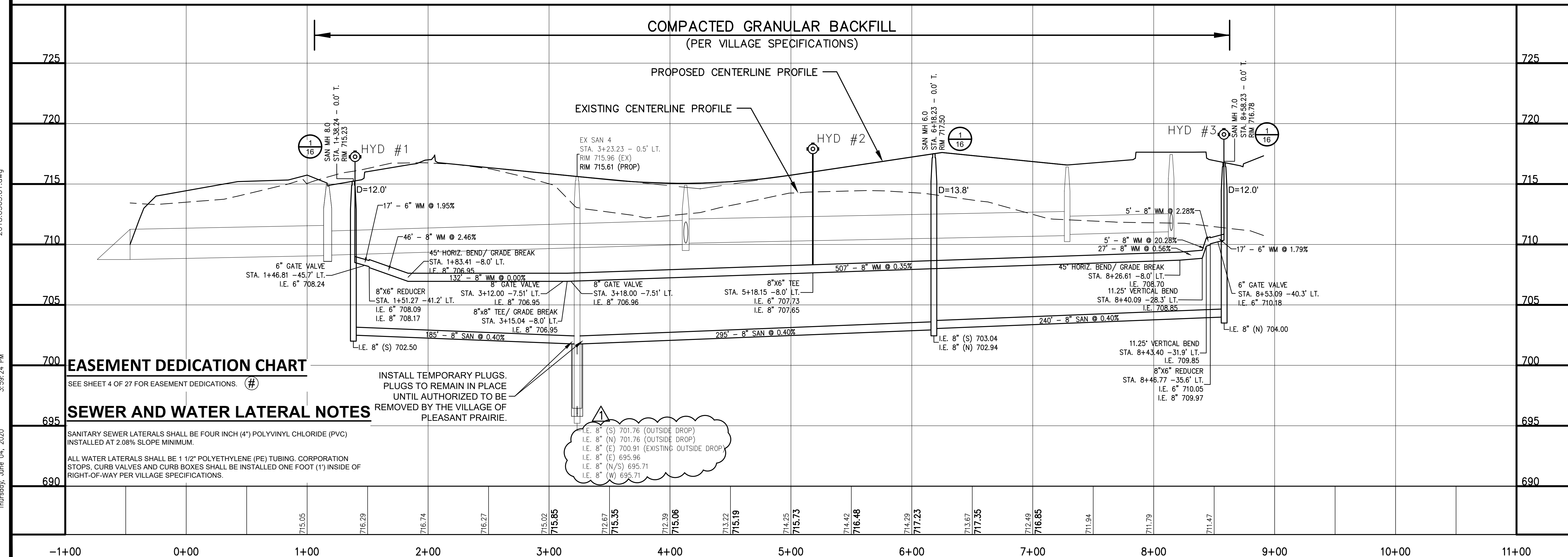
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93RD COURT

SCALES:
1" = 40' HOR
1" = 4' VER

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EASEMENT DEDICATION CHART

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SEWER AND WATER LATERAL NOTES

SANITARY SEWER LATERALS SHALL BE FOUR INCH (4") POLYVINYL CHLORIDE (PVC) INSTALLED AT 2.08% SLOPE MINIMUM.
ALL WATER LATERALS SHALL BE 1 1/2" POLYETHYLENE (PE) TUBING. CORPORATION STOPS, CURB VALVES AND CURB BOXES SHALL BE INSTALLED ONE FOOT (1') INSIDE OF RIGHT-OF-WAY PER VILLAGE SPECIFICATIONS.

INSTALL TEMPORARY PLUGS. PLUGS TO REMAIN IN PLACE UNTIL AUTHORIZED TO BE REMOVED BY THE VILLAGE OF PLEASANT PRAIRIE.

I.E. 8" (S) 701.76 (OUTSIDE DROP)
 I.E. 8" (N) 701.76 (OUTSIDE DROP)
 I.E. 8" (E) 700.91 (EXISTING OUTSIDE DROP)
 I.E. 8" (E) 695.96
 I.E. 8" (N/S) 695.71
 I.E. 8" (W) 695.71

mb

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ASHBURY EAST SUBDIVISION
WATER MAIN AND SANITARY SEWER
PLAN AND PROFILE
93RD COURT (STA. 0+00 - 9+00)
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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ASHBURY EAST SUBDIVISION
WATER MAIN AND SANITARY SEWER
PLAN AND PROFILE

84TH PLACE (STA. 0+00 - 5+50)
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

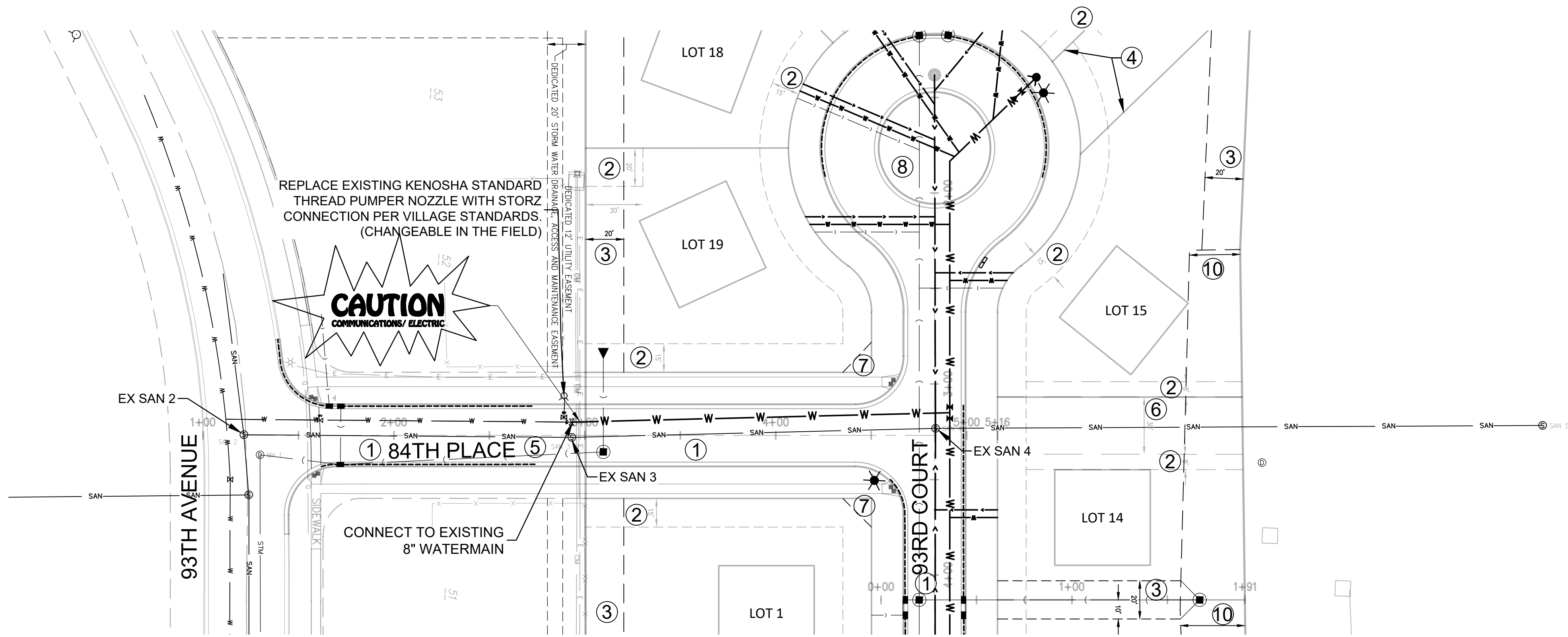
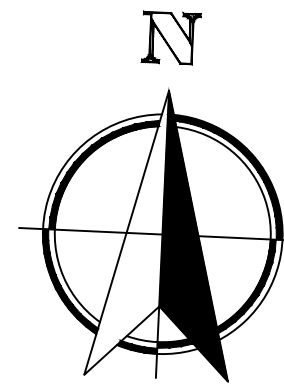
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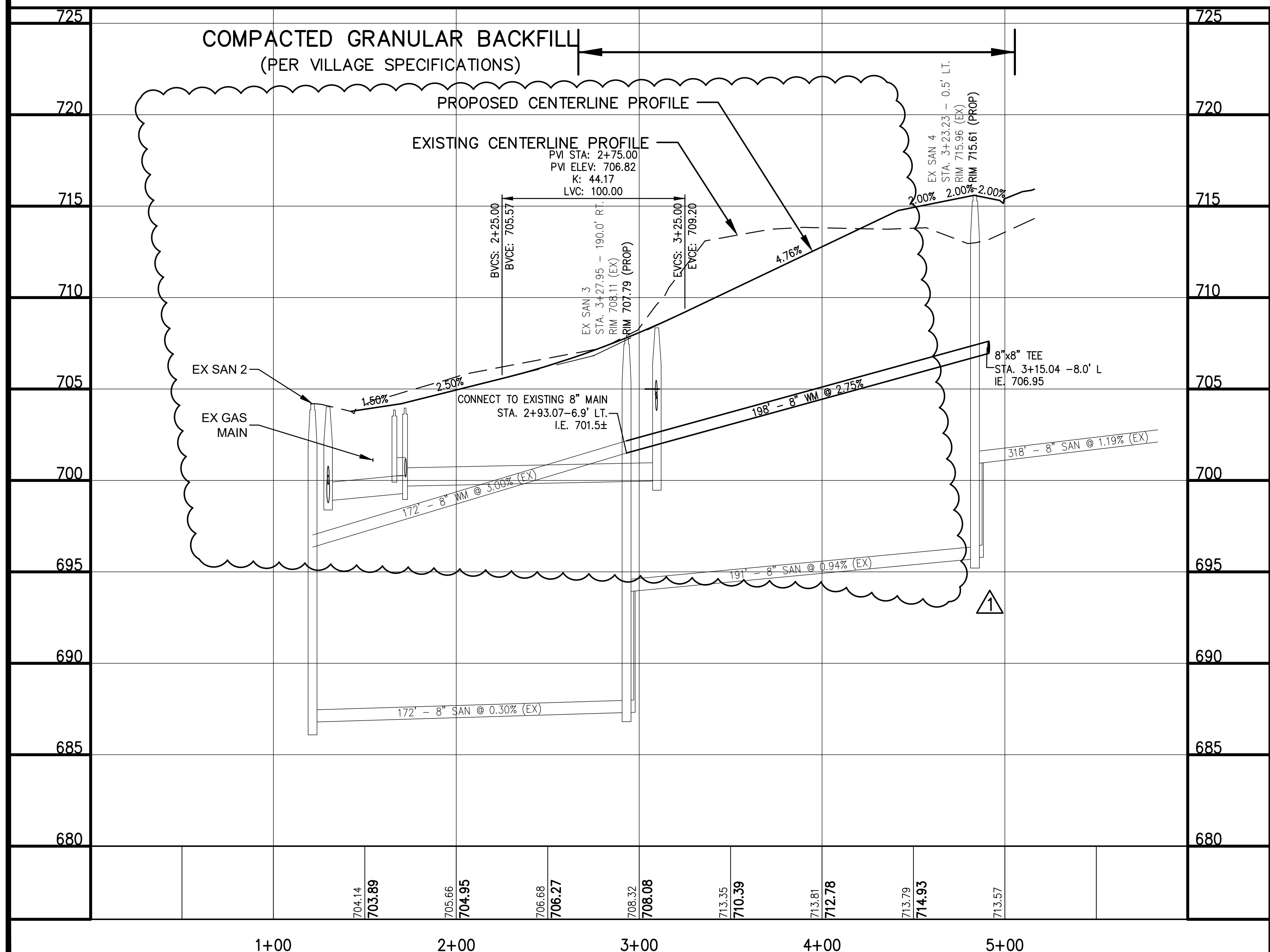
SEWER AND WATER LATERAL NOTES

SANITARY SEWER LATERALS SHALL BE FOUR INCH (4") POLYVINYL CHLORIDE (PVC) INSTALLED AT 2.08% SLOPE MINIMUM.

ALL WATER LATERALS SHALL BE 1 1/2" POLYETHYLENE (PE) TUBING. CORPORATION STOPS, CURB VALVES AND CURB BOXES SHALL BE INSTALLED ONE FOOT (1') INSIDE OF RIGHT-OF-WAY PER VILLAGE SPECIFICATIONS.

SCALES:
1" = 40' HOR
1" = 4' VER

84TH PLACE



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Thursday, June 04, 2020

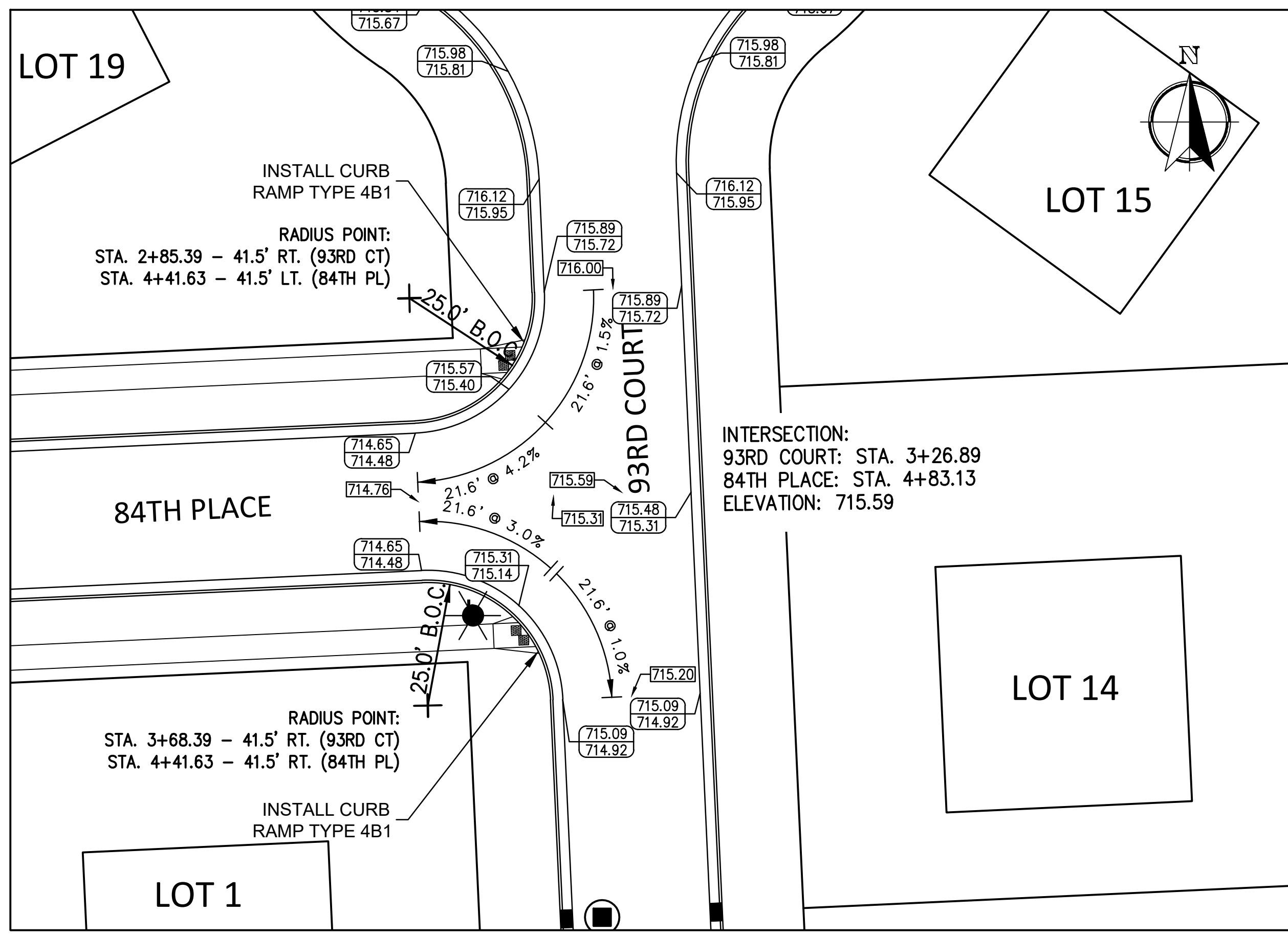
ASHBURY EAST SUBDIVISION

INTERSECTION DETAILS

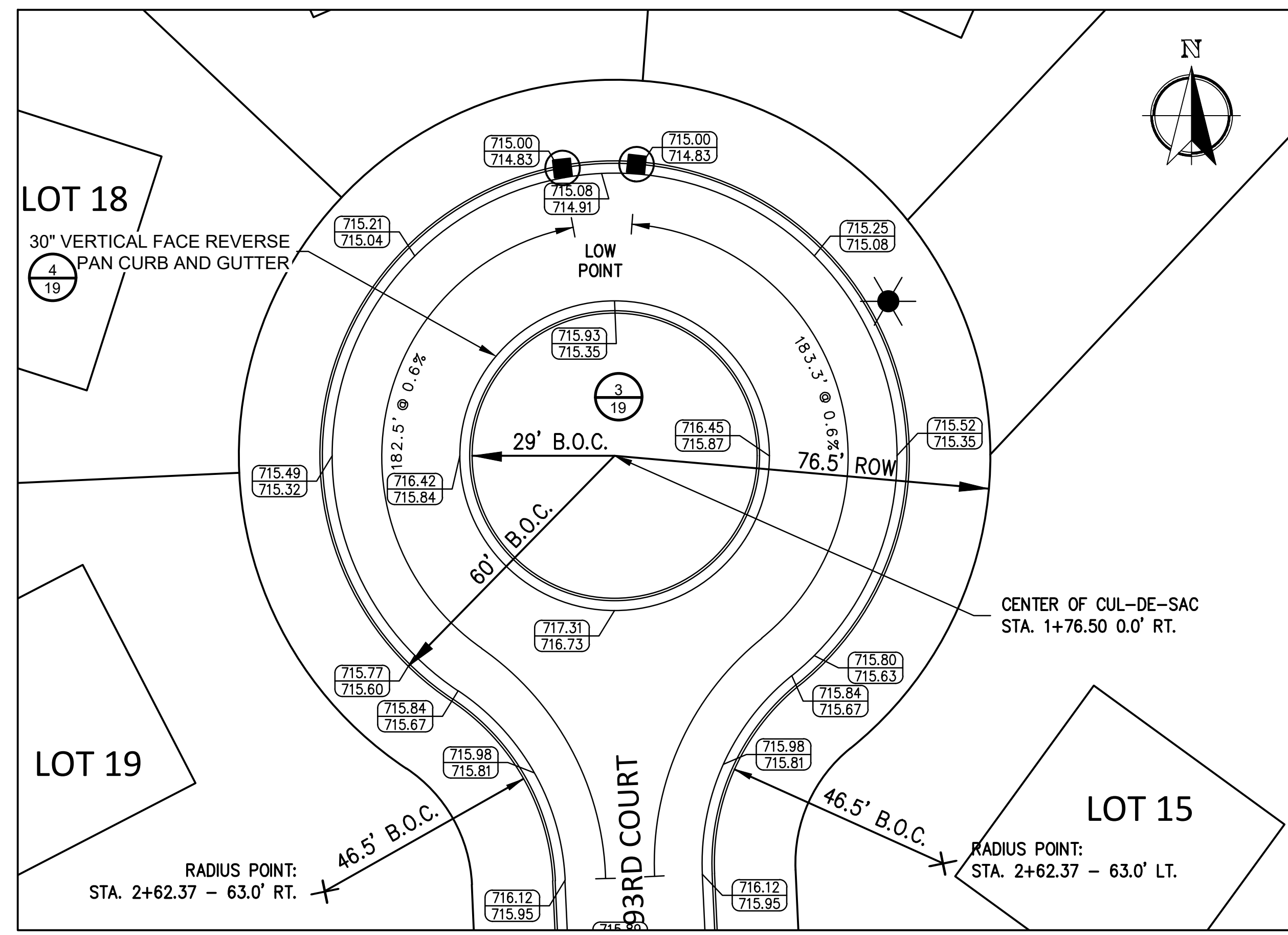
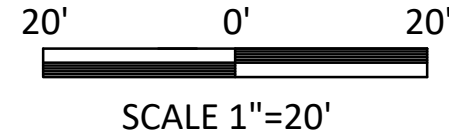
FOR

ASHBURY EAST, LLC

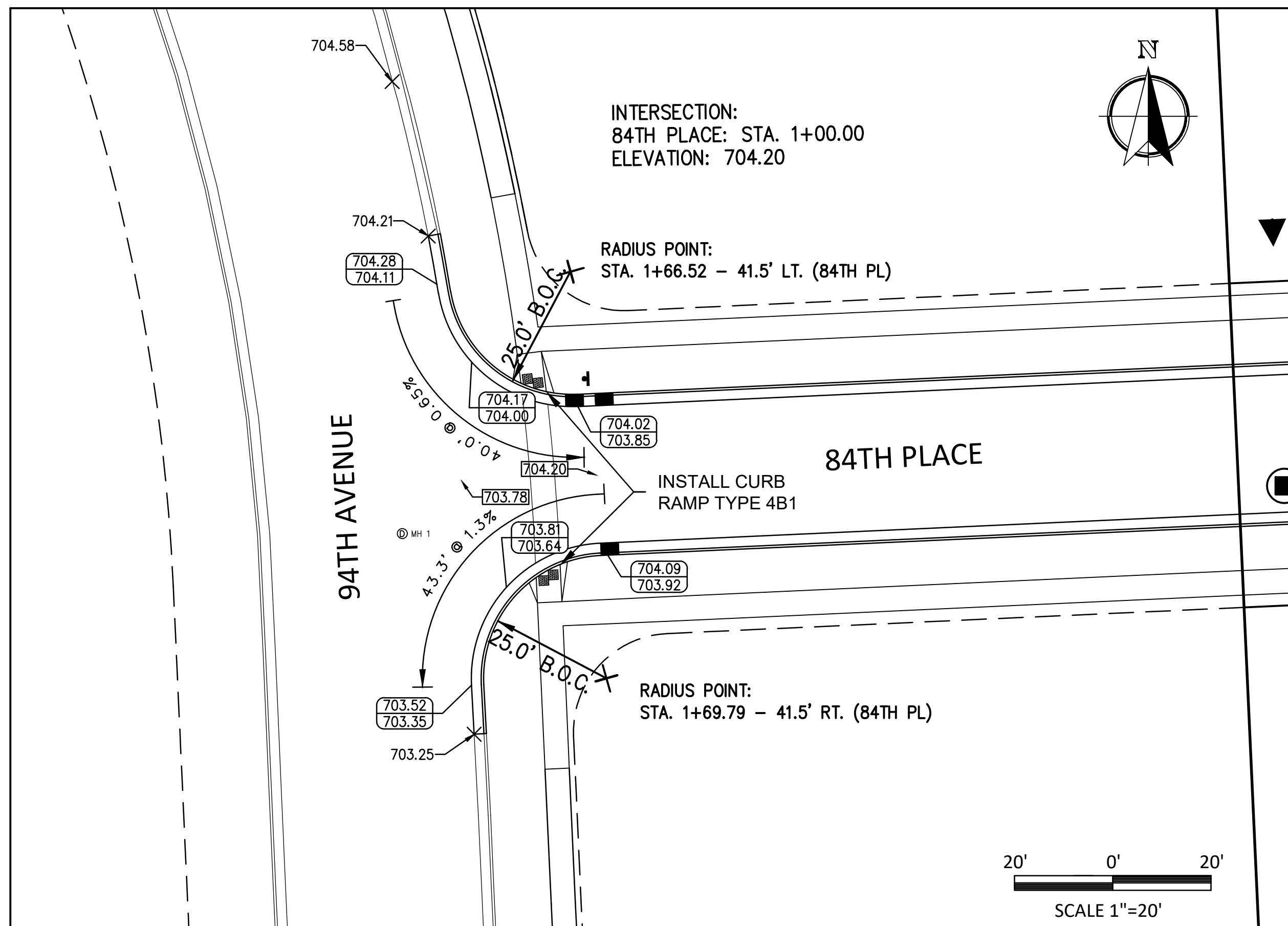
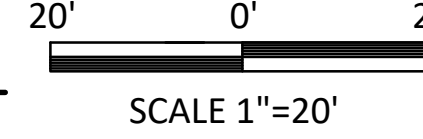
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN



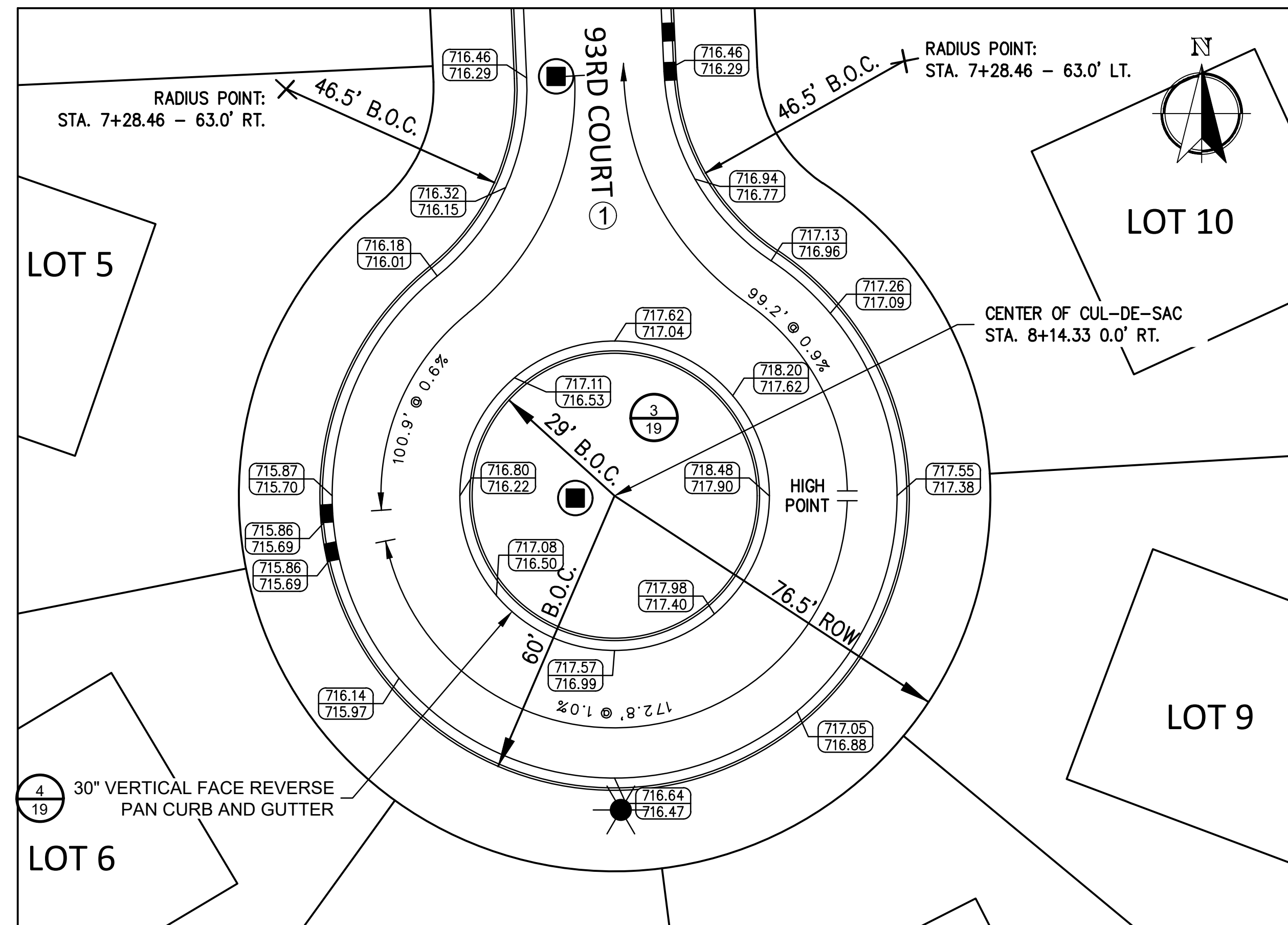
93RD COURT AND 84TH PLACE



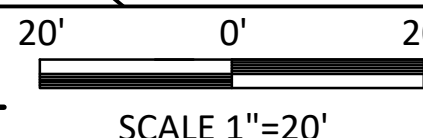
93RD COURT CUL-DE-SAC (NORTH)



94TH AVENUE AND 84TH PLACE



93RD COURT CUL-DE-SAC (SOUTH)



PAVEMENT GRADING LEGEND

- FINISHED PAVEMENT GRADE
- TOP OF CURB GRADE
- CURB FLANGE GRADE
- EXISTING PAVEMENT GRADE

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.



Call 811 or (800) 242-8511
www.DiggersHotline.com

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: APK
DATE: 1-15-2020
CHECKED: MDE
DATE: 1-23-2020

2018.0365.01

SHEET
12 OF 27

ISSUE FOR CONSTRUCTION- 6-5-2020

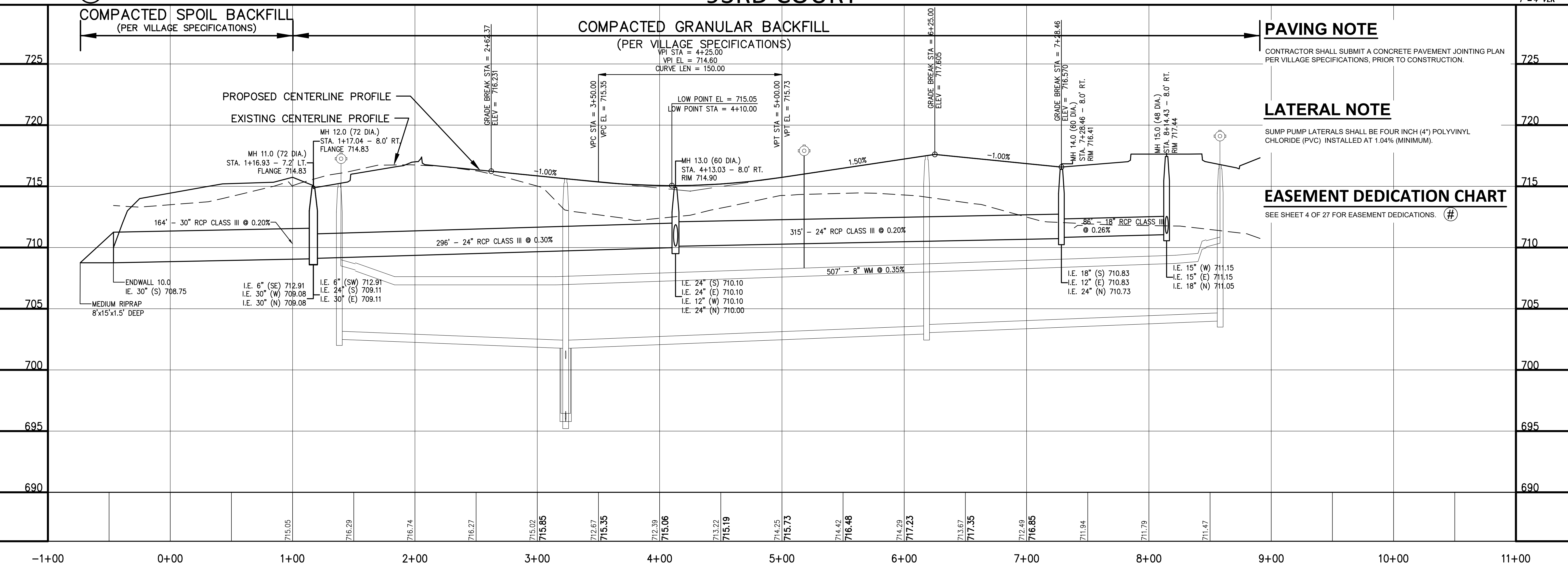
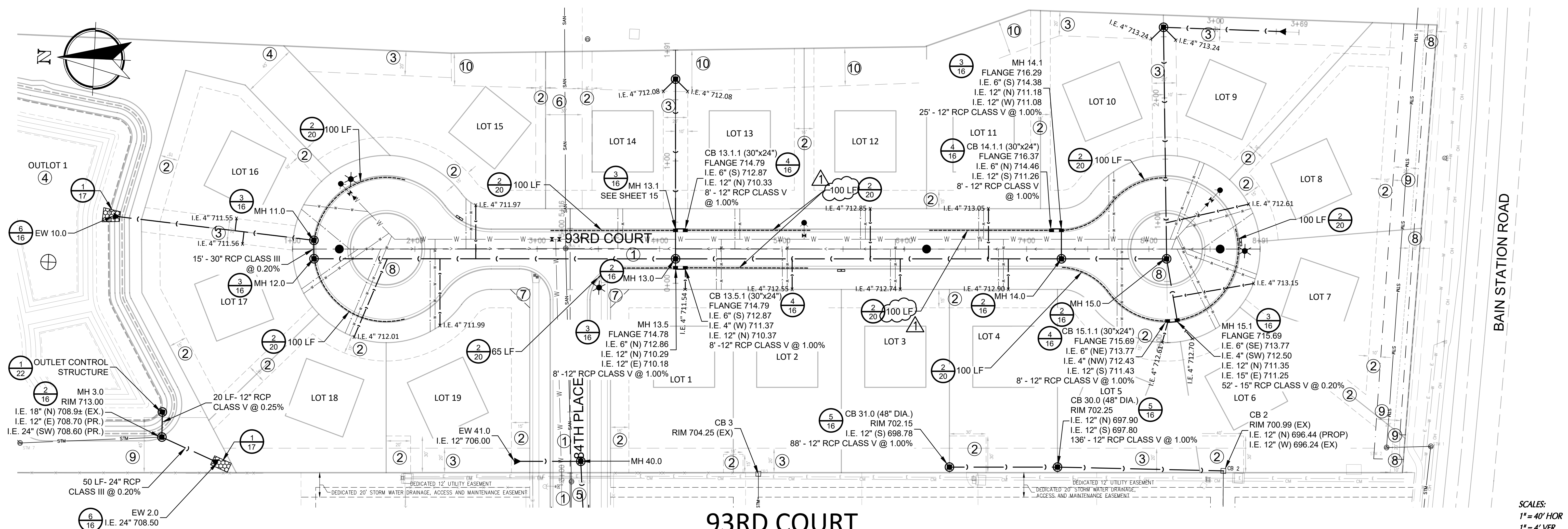
ASHBURY EAST SUBDIVISION
 ROADWAY AND STORM SEWER
 PLAN AND PROFILE
 93RD COURT (STA. 0+00 - 9+00)
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	DATE
1	CONSTRUCTION BULLETIN #1	APK 5-24-20

PROJ. MGR:	MDE
DRAFTED:	APK
DATE:	1-15-2020
CHECKED:	MDE
DATE:	1-23-2020

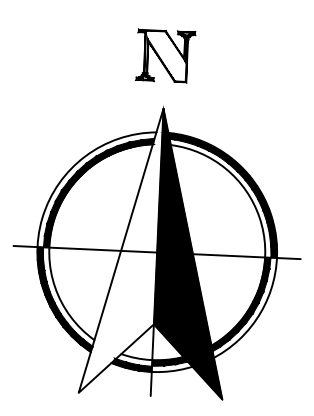
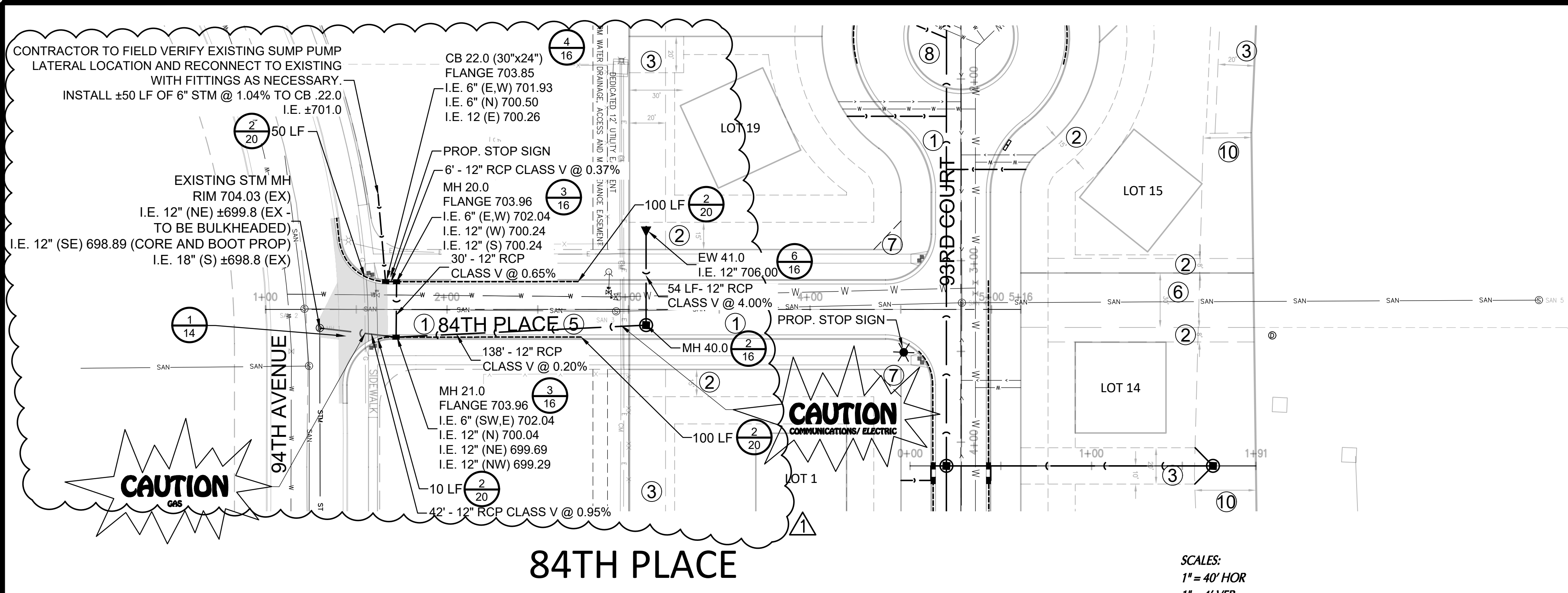
2018.0365.01
 SHEET
13 OF 27

ISSUE FOR CONSTRUCTION- 6-5-2020

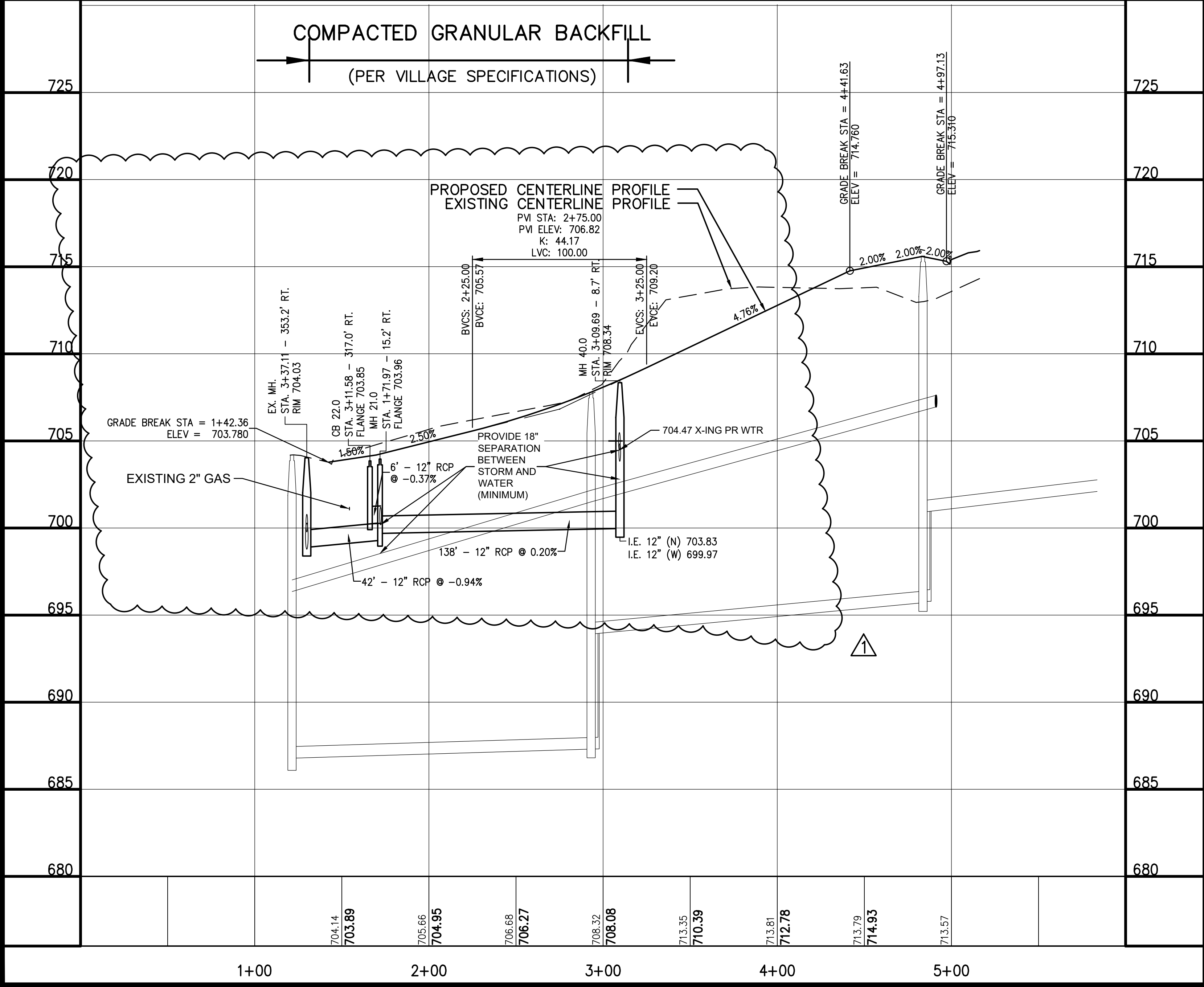


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SCALES:
 1" = 40' HOR
 1" = 4' VER



SCALES:
1" = 40' HOR
1" = 4' VER



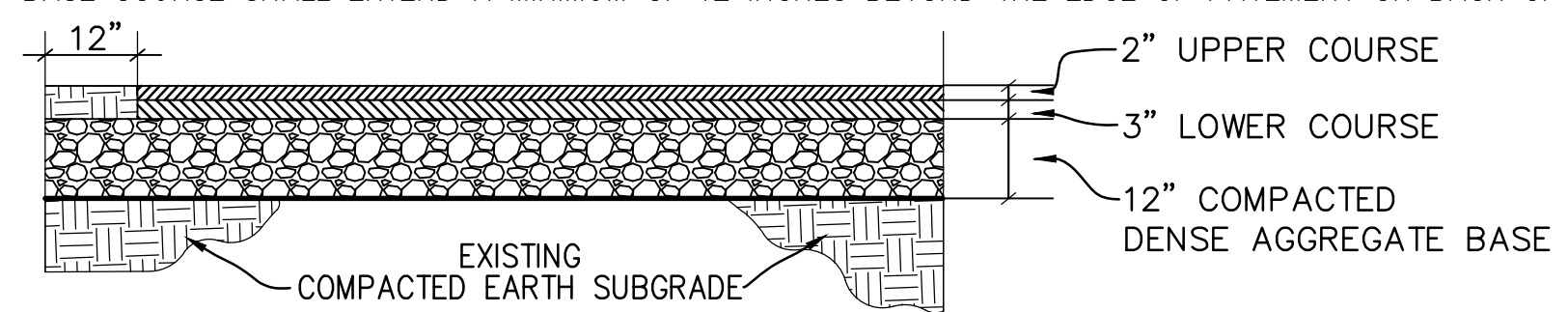
LATERAL NOTE

SUMP PUMP LATERALS SHALL BE FOUR INCH (4") POLYVINYL CHLORIDE (PVC) INSTALLED AT 1.04% (MINIMUM).

EASEMENT DEDICATION CHART

SEE SHEET 4 OF 27 FOR EASEMENT DEDICATIONS. (#)

- 17" ASPHALT PAVEMENT APPROACH SECTION
- 5" HMA PAVEMENT, LT 58-28 S
 - * 2" THICK UPPER COURSE (4 LT 58-28 S)
 - * 3" THICK LOWER COURSE (3 LT 58-28 S)
- 12" COMPACTED DENSE AGGREGATE BASE
 - * 1 1/4" GRADATION (PER SECTION 305.2.2.1 OF THE "STATE SPECIFICATIONS")
 - * BASE COURSE SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB



1 MEDIUM DUTY ASPHALT PAVEMENT APPROACH - TYPICAL SECTION
NOT TO SCALE

UTILITY NOTE

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Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbasc.net

ASHBURY EAST SUBDIVISION
ROADWAY AND STORM SEWER
PLAN AND PROFILE
84TH PLACE (STA. 0+00 - 5+50)
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

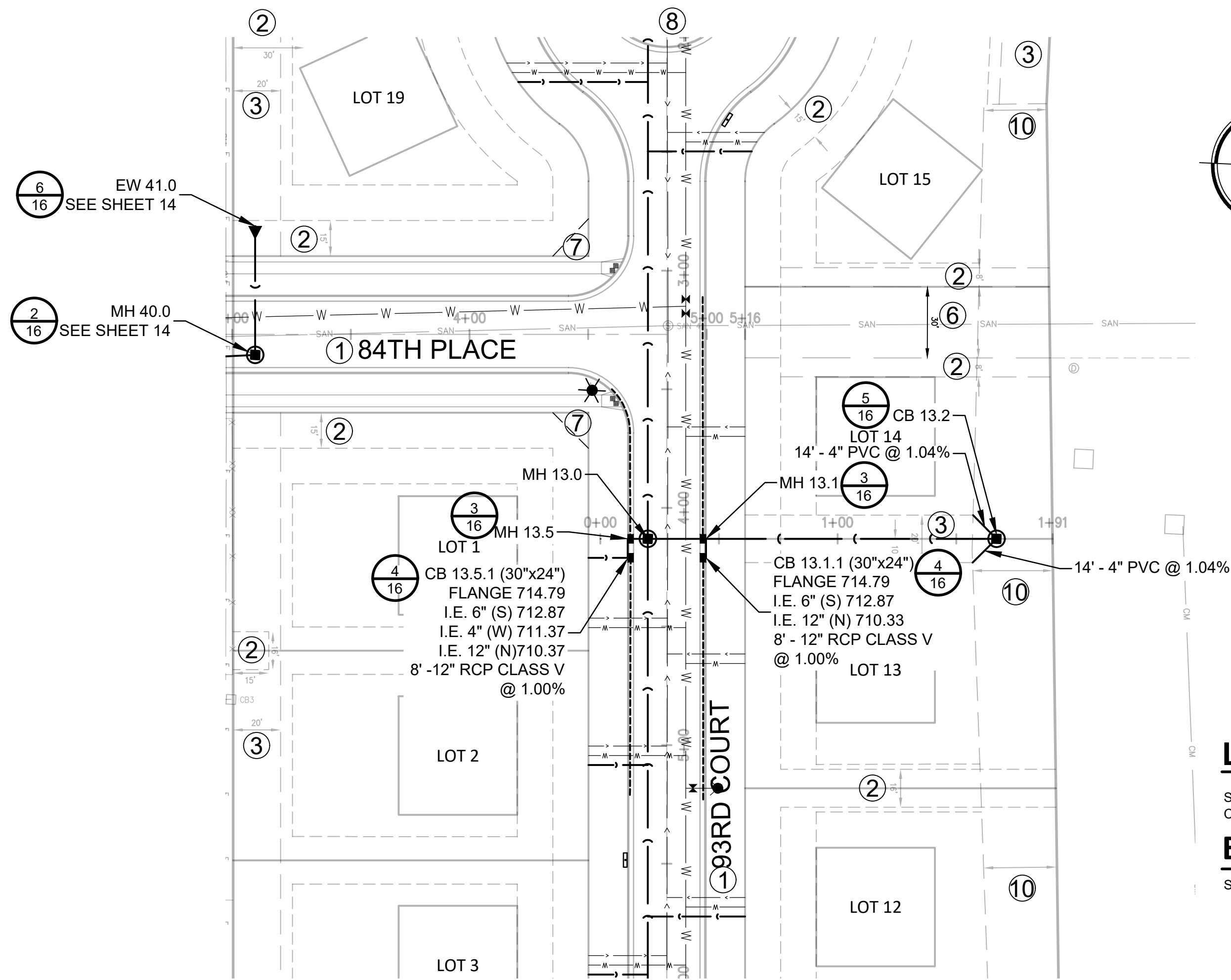
NO.	REVISION	BY	DATE
1	CONSTRUCTION BULLETIN #1	APK	5-14-20

PROJ. MGR: _____ MDE
DRAFTED: _____ APK
DATE: 1-15-2020
CHECKED: _____ MDE
DATE: 1-23-2020

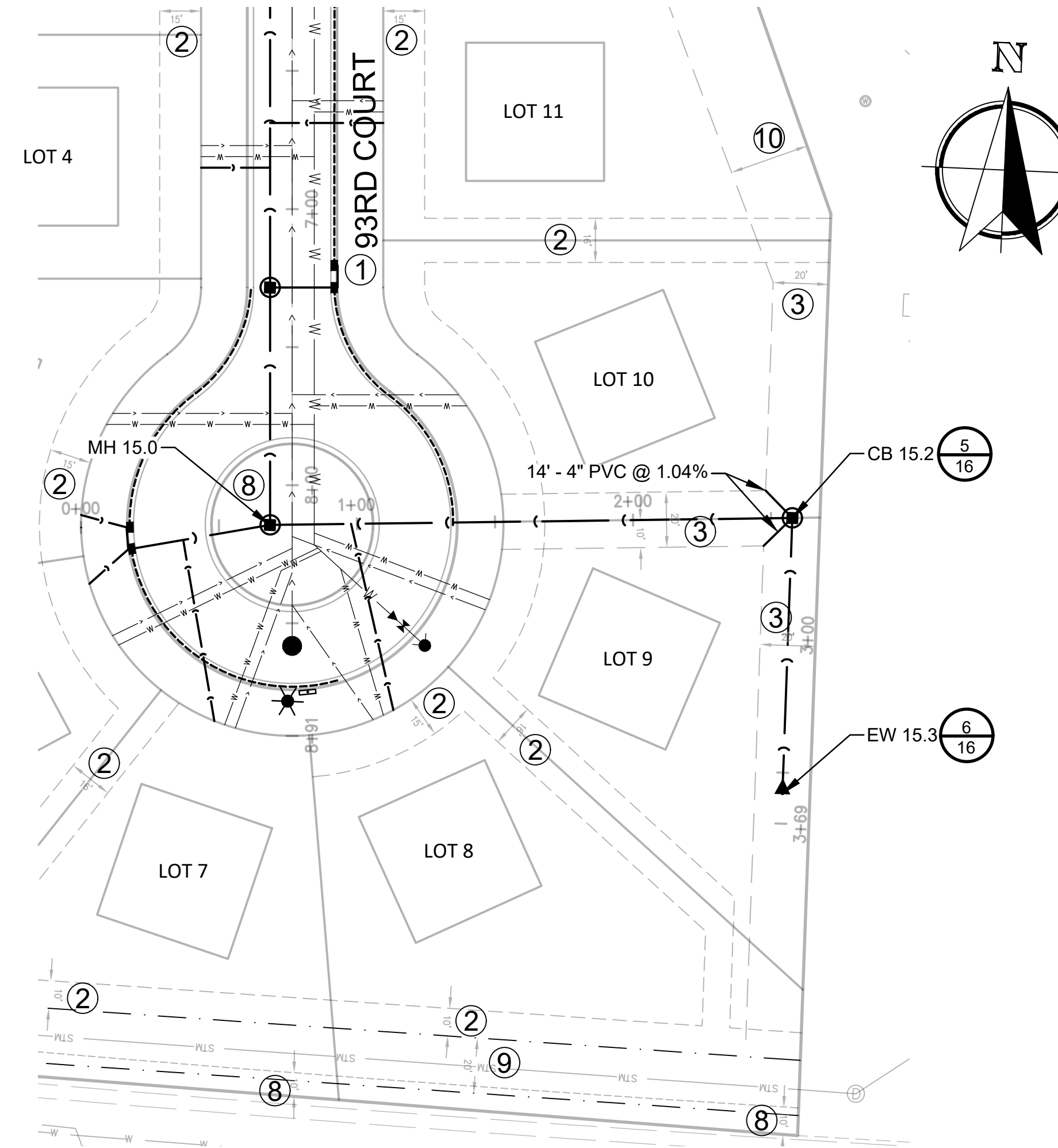
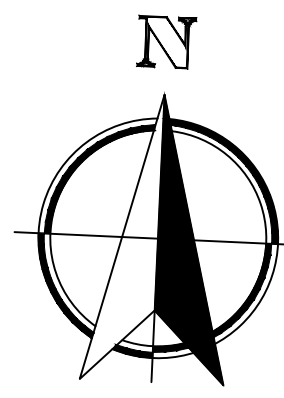
2018.0365.01
SHEET
14 OF **27**

ISSUE FOR CONSTRUCTION- 6-5-2020

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Thursday, June 04, 2020



SCALES:
1" = 40' HOR
1" = 4' VER



SCALES:
1" = 40' HOR
1" = 4' VER

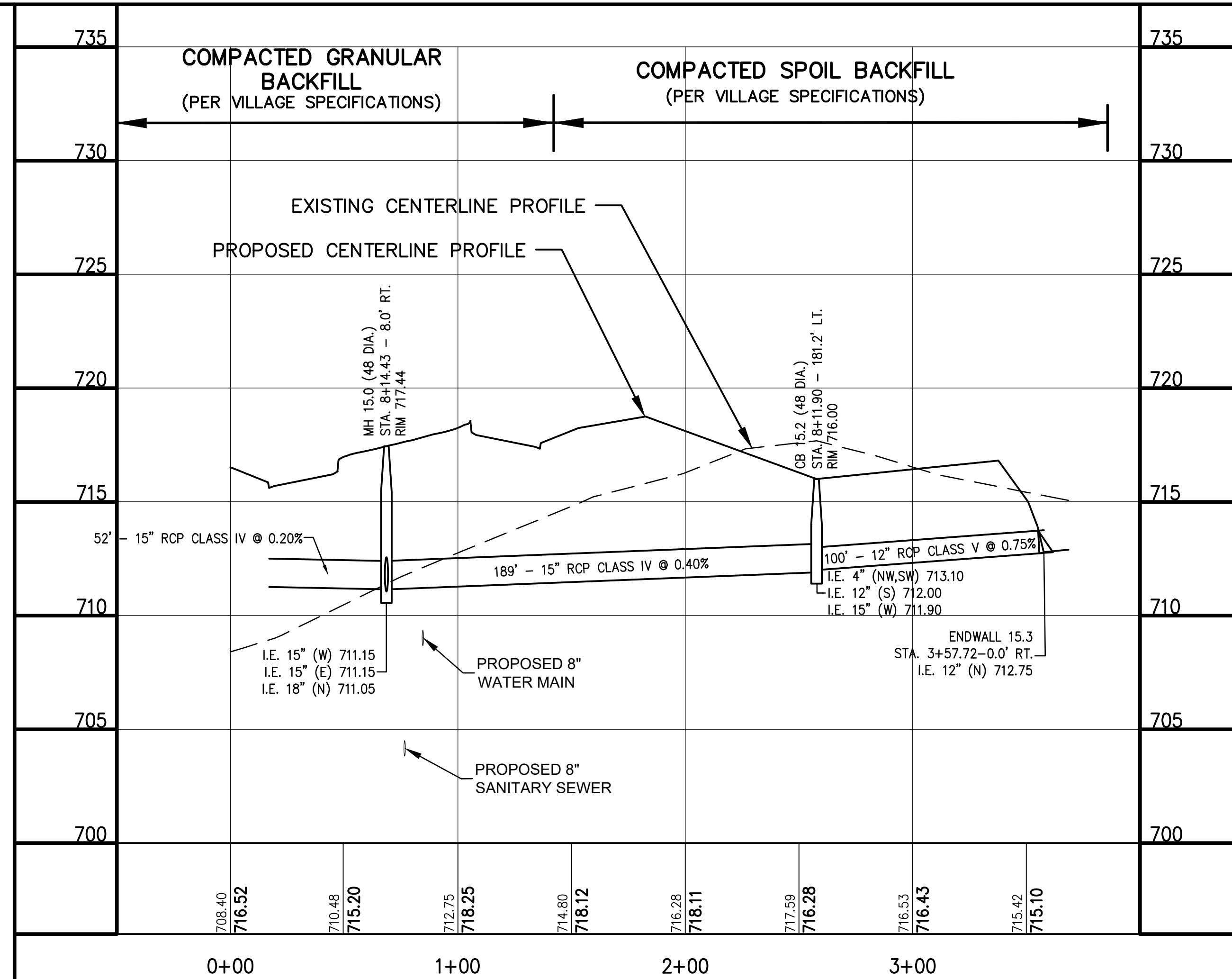
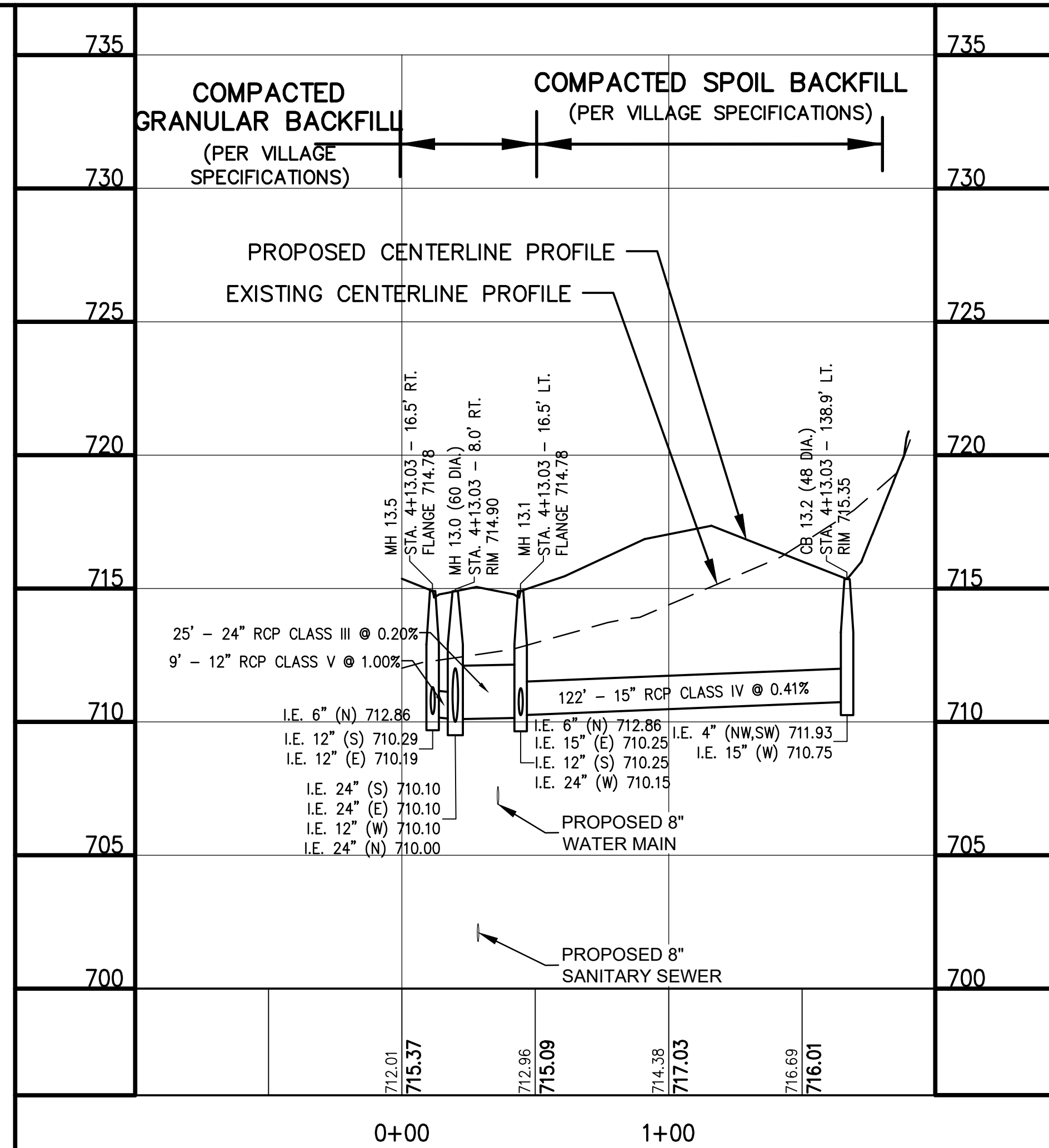
LATERAL NOTE

SUMP PUMP LATERALS SHALL BE FOUR INCH (4") POLYVINYL CHLORIDE (PVC) INSTALLED AT 1.04% (MINIMUM).

EASEMENT DEDICATION CHART

SEE SHEET 4 OF 27 FOR EASEMENT DEDICATIONS. (#)

STORMWATER DRAINAGE EASEMENTS



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Tele: (262)634-5588 Website: www.nmbasc.net

ASHBURY EAST SUBDIVISION
ROADWAY AND STORM SEWER
PLAN AND PROFILE
REAR YARD SWALES
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

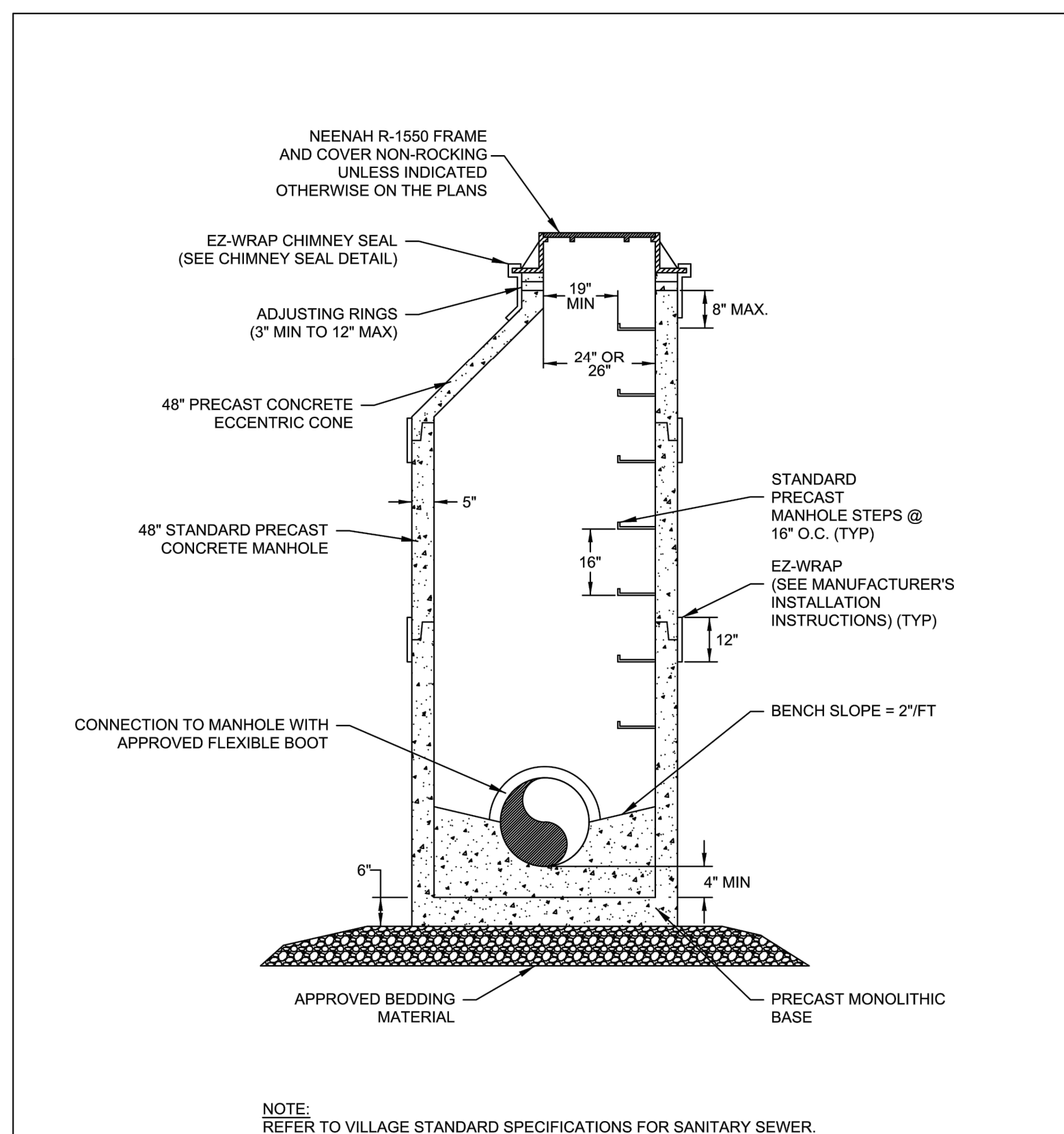
NO.	REVISION	DATE
1	CONSTRUCTION BULLETIN #1	APK 5-14-20

PROJ. MGR: _____ MDE
DRAFTED: _____ APK
DATE: 1-15-2020
CHECKED: _____ MDE
DATE: 1-23-2020

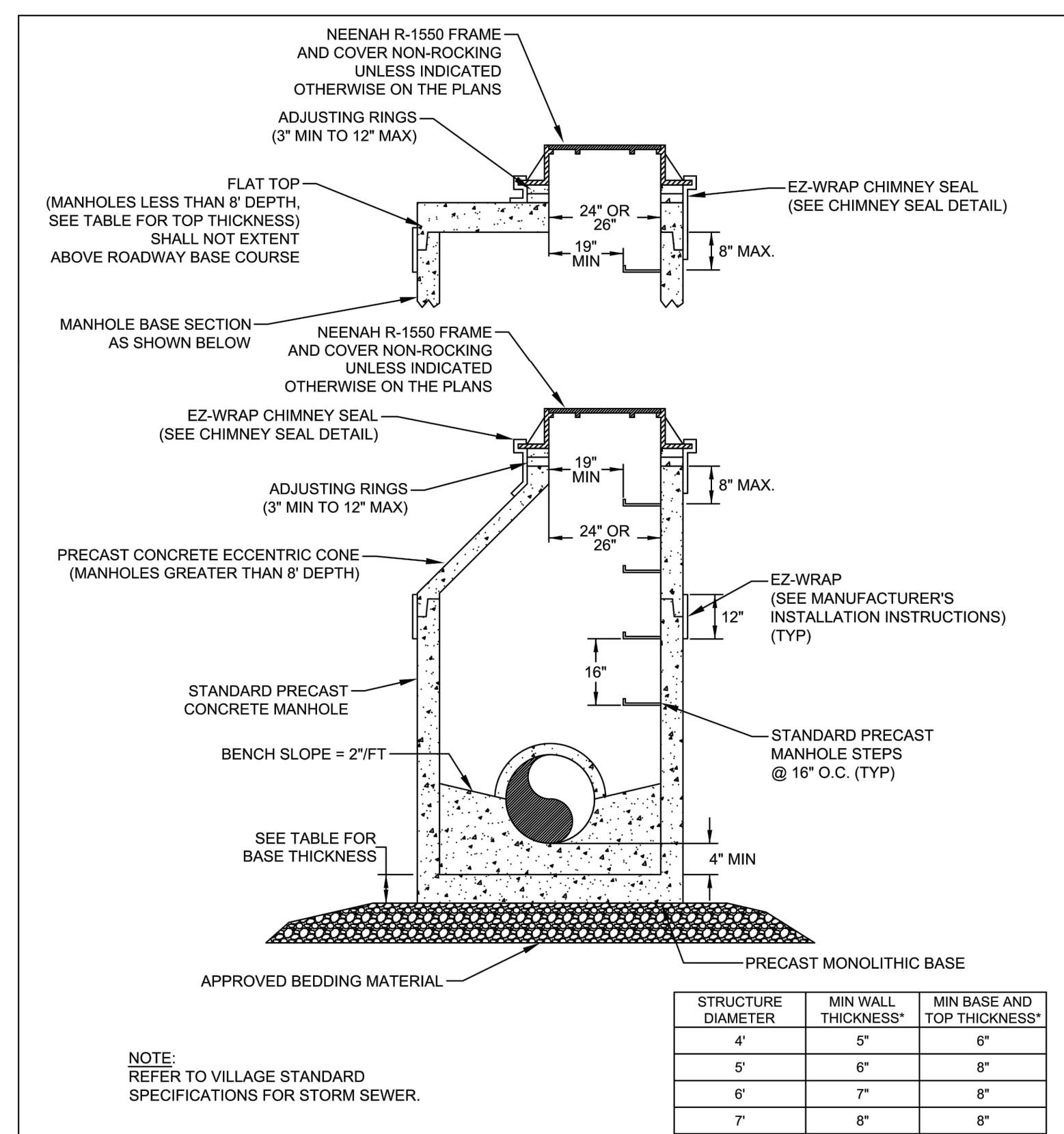
2018.0365.01
SHEET
15 OF 27

ISSUE FOR CONSTRUCTION- 6-5-2020

Thursday, June 04, 2020 4:00:24 PM 2018.0365.01.dwg



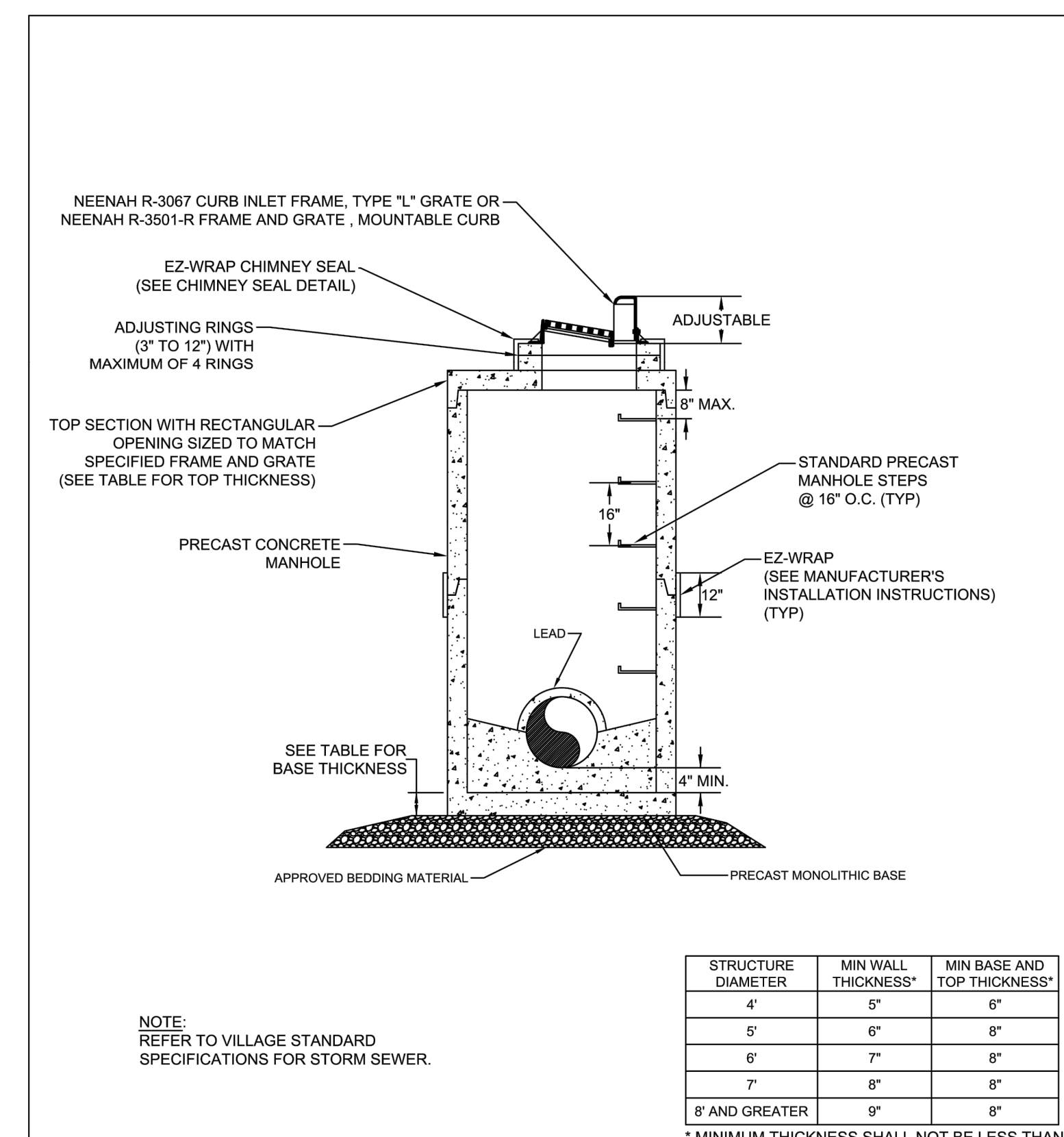
SCALE: NTS
1 STANDARD SANITARY MANHOLE
DETAIL: SAN - 1
DATE: 1-23-20
APPROVED BY: MATT FINEOUR
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN



SCALE: NTS
2 STANDARD STORM MANHOLE
DETAIL: STM - 1
DATE: 1-23-20
APPROVED BY: MATT FINEOUR
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

STRUCTURE DIAMETER	MIN WALL THICKNESS*	MIN BASE AND TOP THICKNESS*
4"	5"	6"
5"	6"	8"
6"	7"	8"
7"	8"	8"
8" AND GREATER	9"	8"

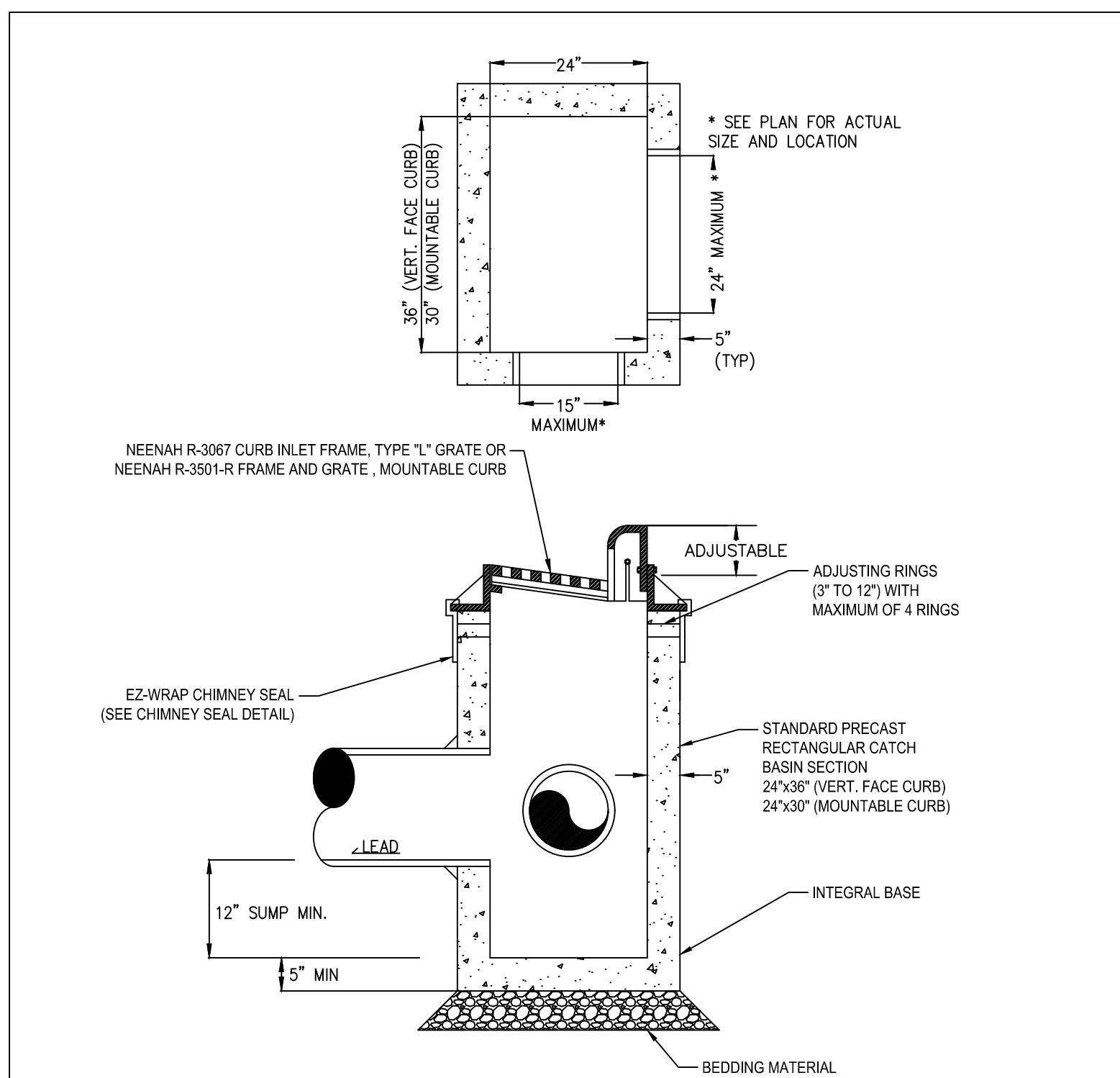
*MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS



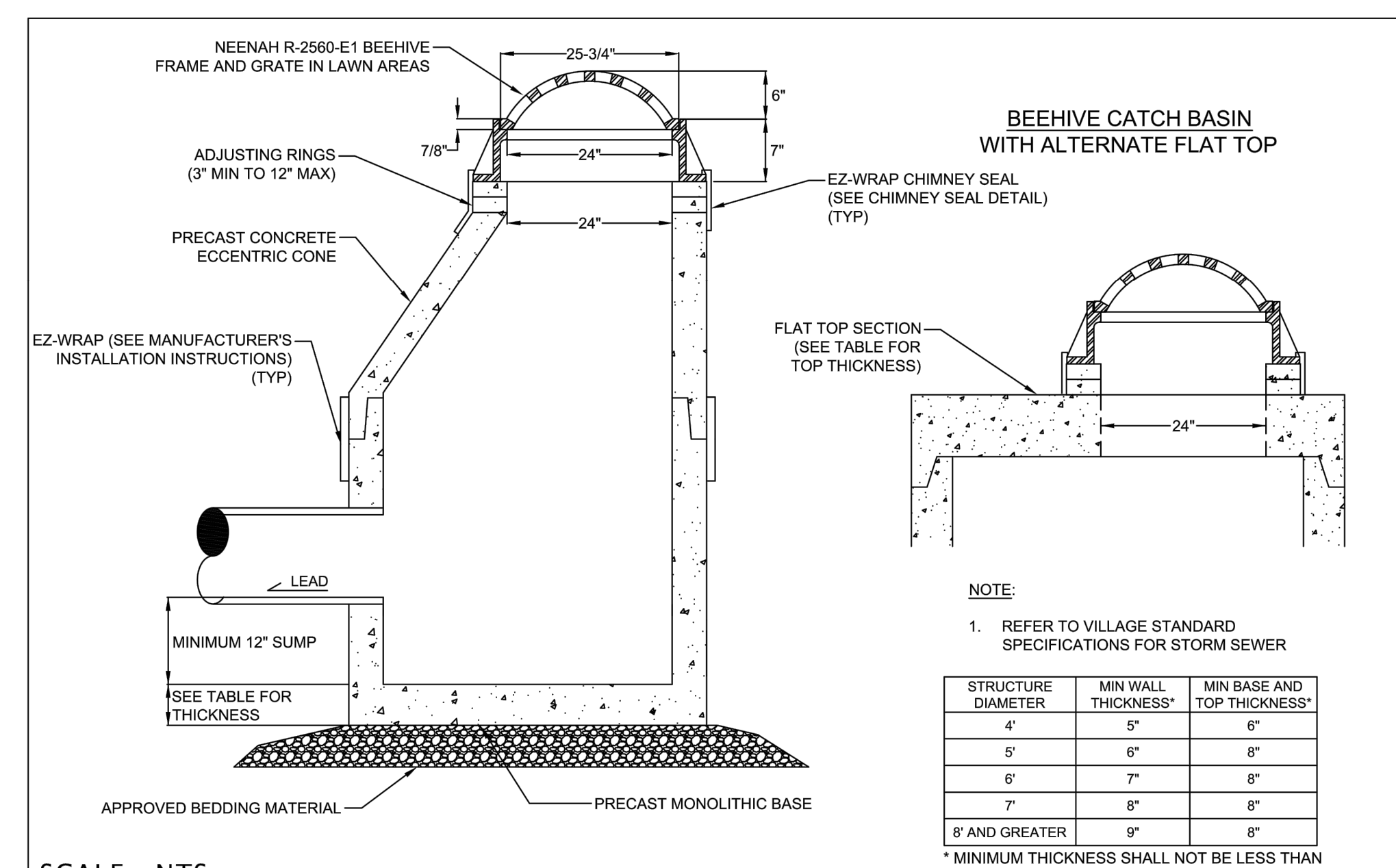
SCALE: NTS
3 STANDARD STORM MANHOLE WITH CURB INLET
DETAIL: STM - 2
DATE: 1-23-20
APPROVED BY: MATT FINEOUR
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

STRUCTURE DIAMETER	MIN WALL THICKNESS*	MIN BASE AND TOP THICKNESS*
4"	5"	6"
5"	6"	8"
6"	7"	8"
7"	8"	8"
8" AND GREATER	9"	8"

*MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS



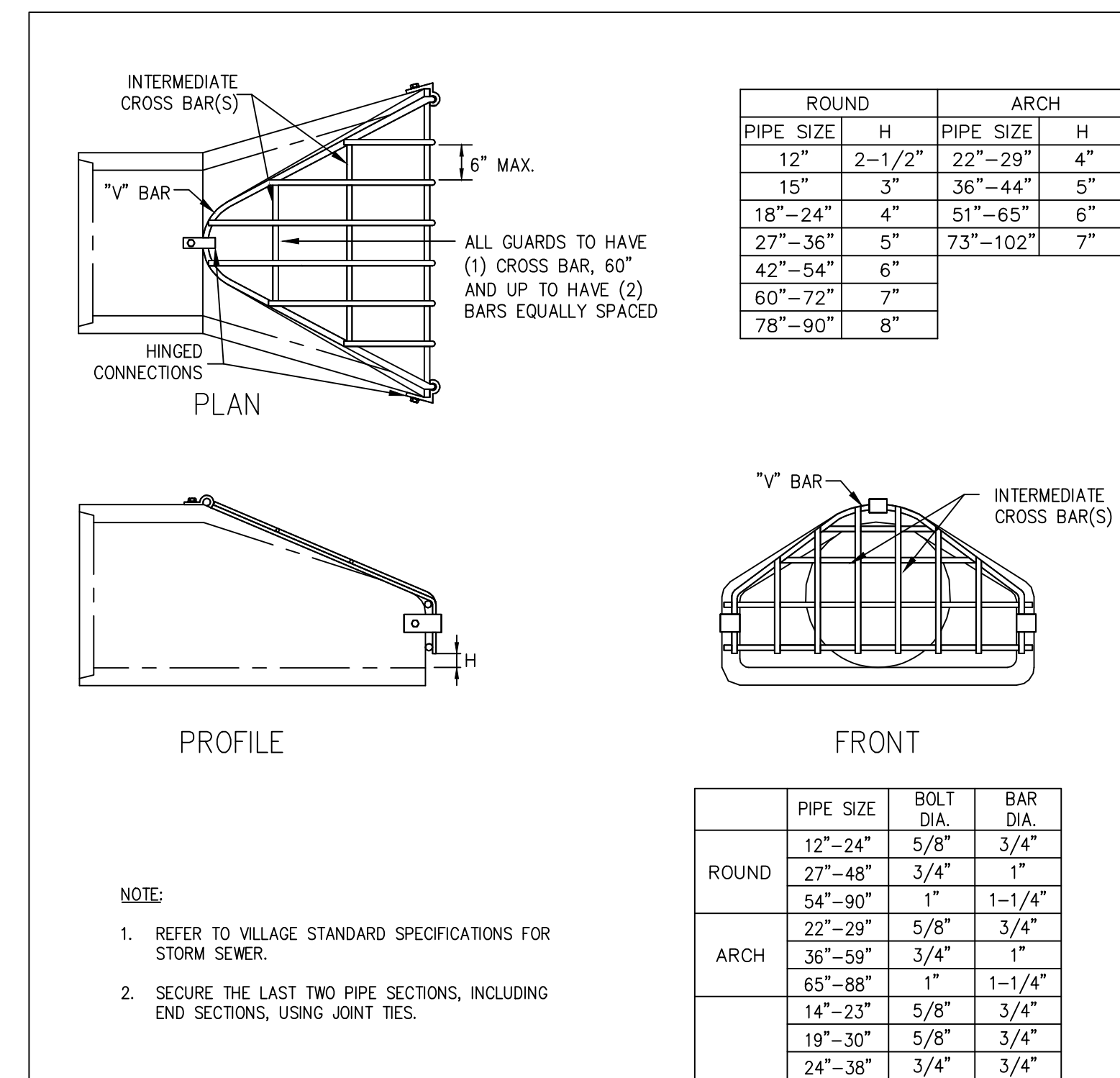
SCALE: NTS
4 PRECAST RECTANGULAR CATCH BASIN
DETAIL: STM - 3
DATE: 12-17-18
APPROVED BY: MATT FINEOUR
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN



SCALE: NTS
5 STANDARD BEEHIVE CATCH BASIN
DETAIL: STM - 4
DATE: 1-23-20
APPROVED BY: MATT FINEOUR
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

STRUCTURE DIAMETER	MIN WALL THICKNESS*	MIN BASE AND TOP THICKNESS*
4"	5"	6"
5"	6"	8"
6"	7"	8"
7"	8"	8"
8" AND GREATER	9"	8"

*MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS



SCALE: NTS
6 STANDARD ENDWALL GRATE
DETAIL: STM - 5
DATE: 12-17-18
APPROVED BY: MATT FINEOUR
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

PIPE SIZE	ROUND		ARCH	
	H	PIPE SIZE	H	PIPE SIZE
12"	2'-1/2"	22"-29"	4"	
15"	3"	36"-44"	5"	
18"-24"	4"	51"-65"	6"	
27"-36"	5"	73"-102"	7"	
42"-54"	6"			
60"-72"	7"			
78"-90"	8"			

ROUND	PIPE SIZE	BOLT DIA.	BAR DIA.
27"-48"	3/4"	1"	
54"-90"	1"	1-1/4"	
22"-29"	5/8"	3/4"	
36"-59"	3/4"	1"	
65"-88"	1"	1-1/4"	
14"-23"	5/8"	3/4"	
19"-30"	5/8"	3/4"	
24"-38"	3/4"	3/4"	
29"-45"	3/4"	3/4"	
34"-53"	3/4"	3/4"	
38"-60"	3/4"	3/4"	
43"-68"	1"	1"	
48"-76"	1"	1"	
53"-83"	1"	1"	

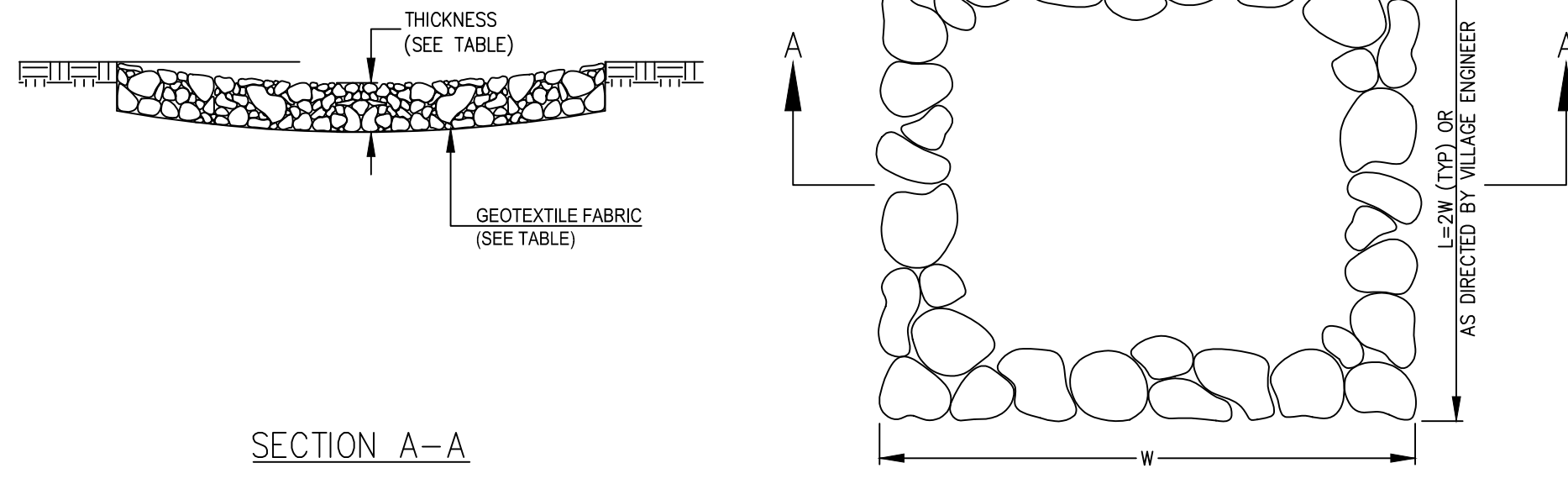
NO.	REVISION	DATE

PROJ. MGR: MDE
DRAFTED: APK
DATE: 1-15-2020
CHECKED: MDE
DATE: 1-23-2020

2018.0365.01
SHEET
16 OF **27**

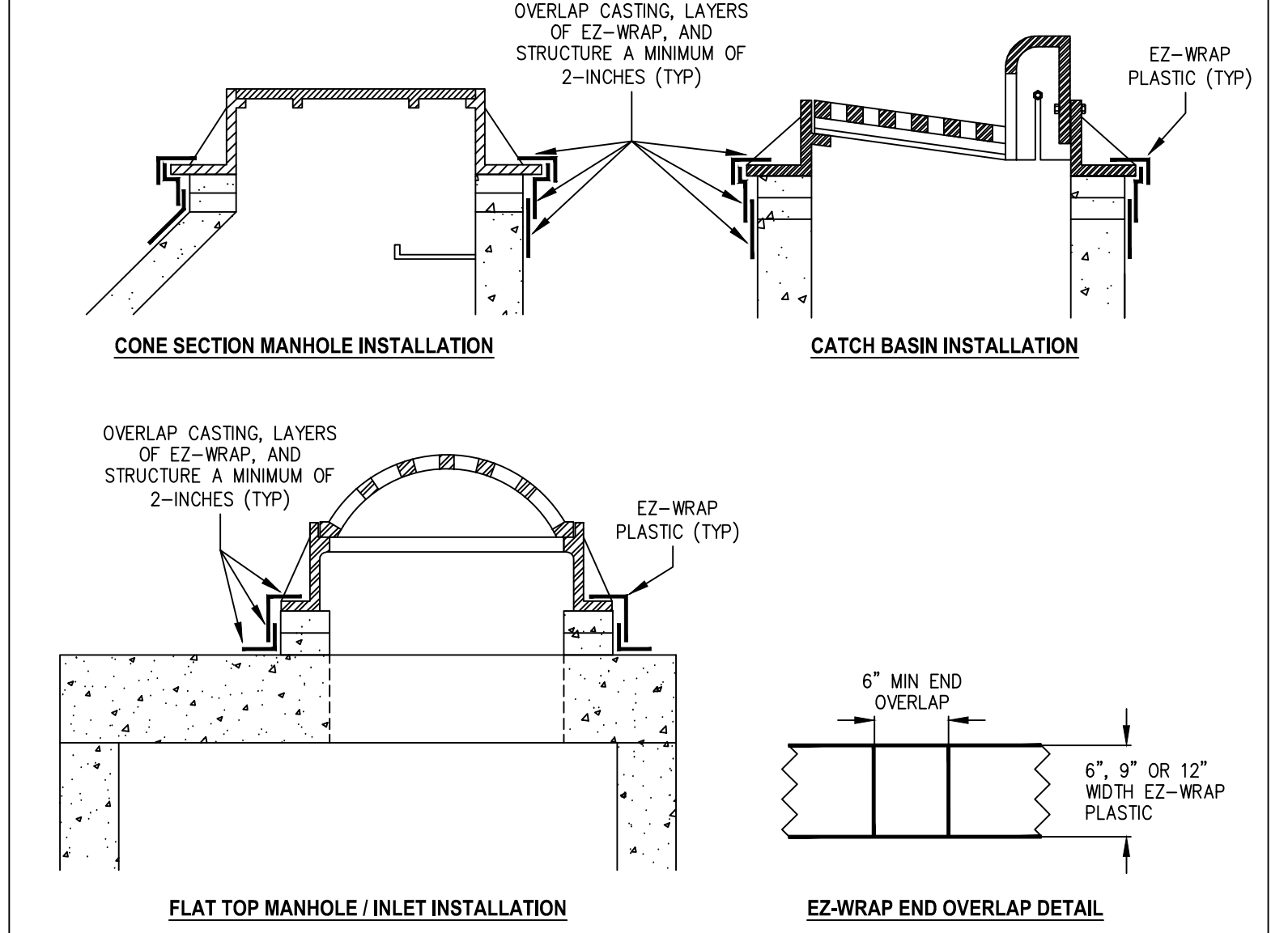
NOTE:
1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWERS

RIPRAP	RIPRAP THICKNESS	GEOTEXTILE FABRIC TYPE
LIGHT	12"	R
MEDIUM	18"	HR
HEAVY	24"	HR
EXTRA HEAVY	30"	HR



SCALE: NTS

RIPRAP TREATMENT AT ENDWALLS		DETAIL: STM - 6
DATE: 12-2-15	VILLAGE OF PLEASANT PRAIRIE	
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN	



SCALE: NTS

INSTALLATION INSTRUCTIONS:

- CLEAN AND DRY THE EXTERIOR SURFACES OF THE CASTING, ADJUSTING RINGS, AND STRUCTURE TO BE WRAPPED. SURFACES AND MATERIALS SHALL BE ABOVE 32 DEGREES.
- APPLY MANUFACTURER RECOMMENDED AEROSOL ADHESIVE OR EZ-PRIMER #4 TO ALL SURFACES TO BE WRAPPED. EZ-PRIMER SHALL BE APPLIED USING A CLEAN PAINT BRUSH OR ROLLER.
- WAIT FOR SOLVENTS TO DISPENSE FROM THE TREATED SURFACE. EZ-PRIMER TREATED SURFACE SHALL BE DRY AND APPEAR SMOOTH AND CLEAN. AEROSOL ADHESIVE SHALL BE TACKY, DEPENDING ON THE TEMPERATURE THIS MAY TAKE 10-30 MINUTES FOR EZ-PRIMER OR 1-3 MINUTES FOR AEROSOL ADHESIVE.
- CUT EZ-WRAP TO LENGTH. CUT ENDS SHALL OVERLAP A MINIMUM OF 6".
- BEGINNING AT THE BOTTOM OF THE STRUCTURE CAREFULLY INSTALL THE EZ-WRAP TO THE DRY, TREATED SURFACES. REMOVING THE RELEASE PAPER AS YOU APPLY THE EZ-WRAP. DO NOT STRETCH THE EZ-WRAP. PRESS THE EZ-WRAP DOWN FIRMLY AND EVENLY AS YOU COVER THE SURFACES.
- INSTALL EZ-PRIMER OR AEROSOL ADHESIVE OVER TOP 2-INCHES OF EZ-WRAP AND CUT END TO BE OVERLAID. ALLOW SURFACE TO DRY AS STATED IN STEP 3.
- INSTALL NEXT SECTION OF EZ-WRAP. OVERLAP THE EZ-WRAP VERTICALLY A MINIMUM OF 2-INCHES. DO NOT STRETCH THE EZ-WRAP. PRESS THE EZ-WRAP DOWN FIRMLY AND EVENLY AS YOU COVER THE SURFACES.
- REPEAT STEPS 6 AND 7 UNTIL THE ENTIRE CHIMNEY SECTION IS WRAPPED.

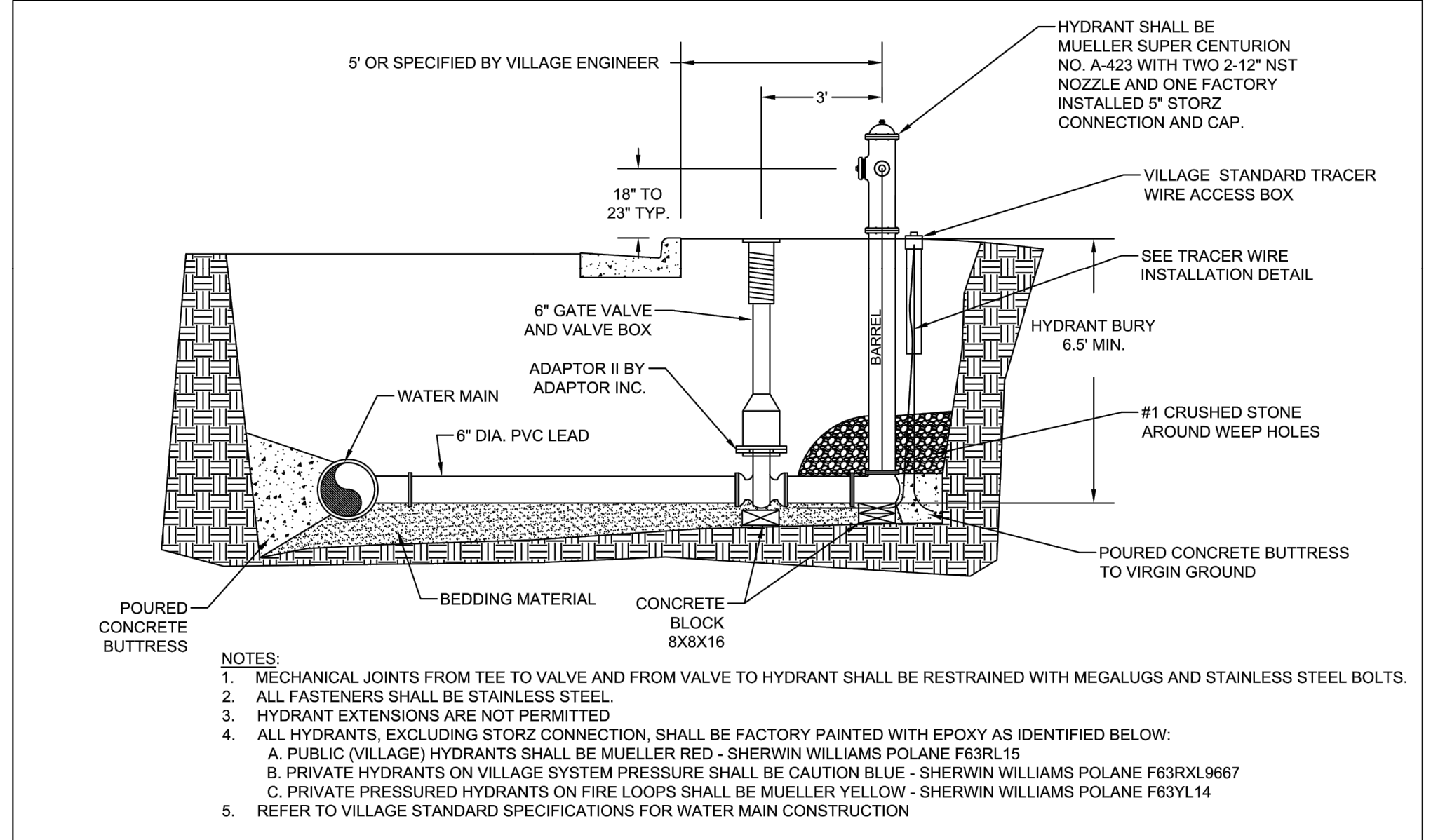
CHIMNEY SEAL DETAIL

SCALE: NTS

DATE: 7-11-17

APPROVED BY: MATT FINEOUR

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN



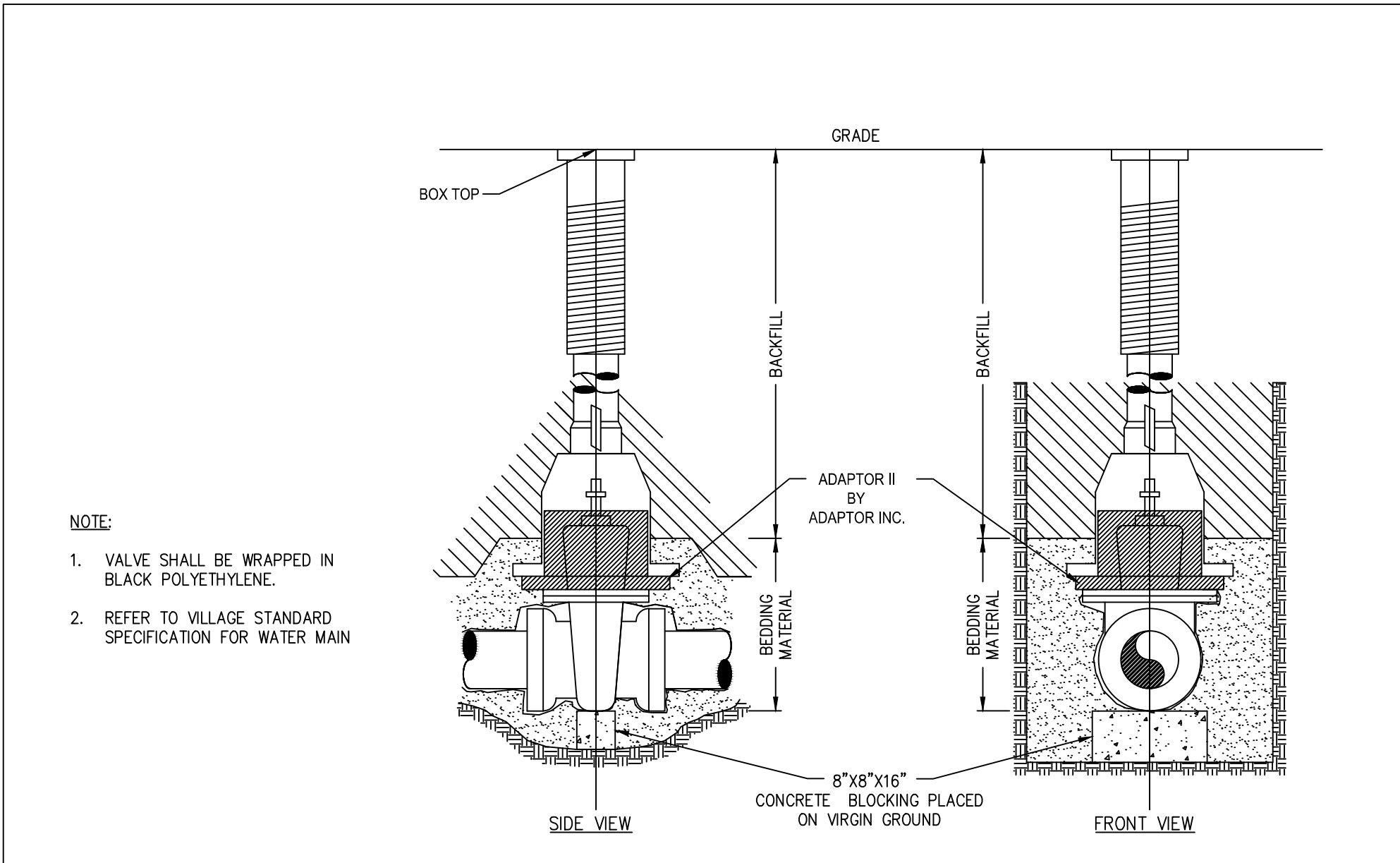
SCALE: NTS

STANDARD HYDRANT ASSEMBLY

DATE: 8-19-19

APPROVED BY: MATT FINEOUR

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN



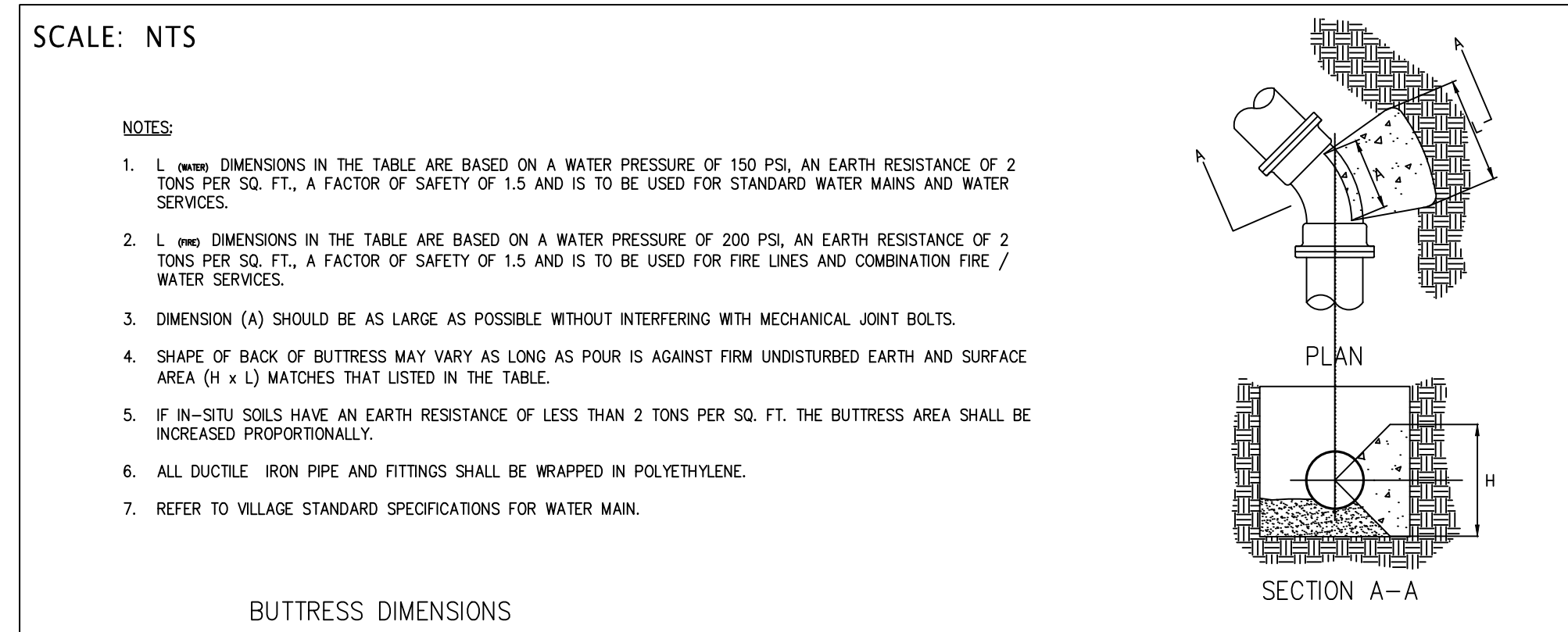
SCALE: NTS

STANDARD GATE VALVE BOX SETTING

DATE: 11-16-15

APPROVED BY: MATT FINEOUR

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN



SCALE: NTS

BUTTRISS DIMENSIONS

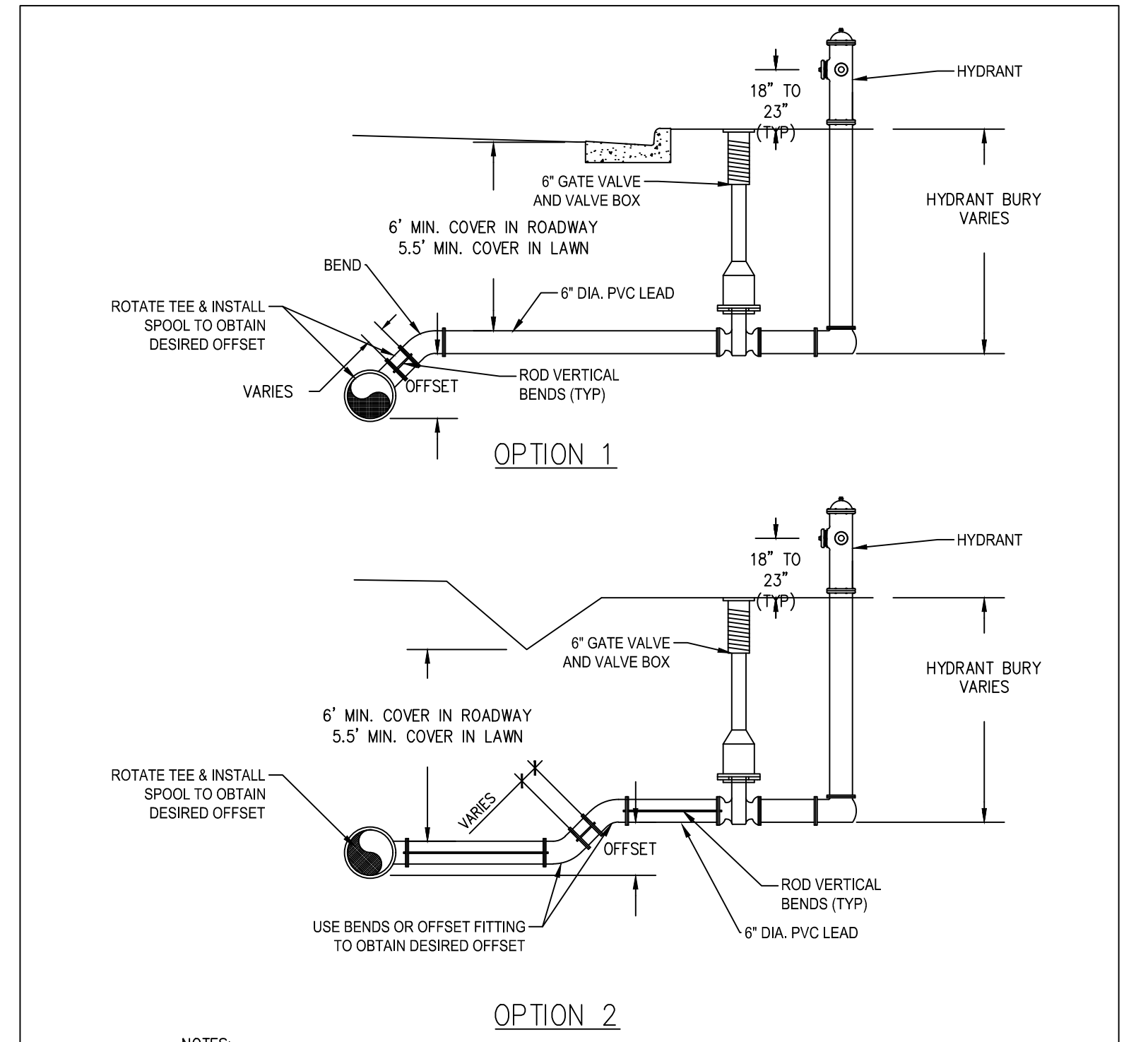
PIPE SIZE	11 1/4 DEG. BEND			22 1/2 DEG. BEND			45 DEG. BEND			90 DEG. BEND		
	H	L (min)	L (max)	H	L (min)	L (max)	H	L (min)	L (max)	H	L (min)	L (max)
4"	0'-8"	0'-5"	1'-1"	0'-6"	0'-6"	1'-3"	0'-6"	0'-10"	0'-10"	1'-4"	1'-6"	1'-6"
6"	1'-2"	0'-6"	1'-6"	0'-9"	0'-9"	1'-8"	1'-4"	1'-4"	1'-10"	2'-2"	2'-2"	2'-2"
8"	1'-3"	0'-9"	2'-0"	1'-0"	1'-0"	1'-11"	1'-11"	1'-11"	2'-4"	3'-0"	3'-0"	3'-0"
10"	1'-3"	0'-10"	2'-0"	1'-1"	1'-5"	2'-0"	2'-1"	2'-9"	2'-4"	3'-4"	4'-5"	4'-5"
12"	1'-4"	1'-2"	2'-6"	1'-2"	1'-7"	2'-6"	2'-4"	3'-2"	2'-8"	4'-1"	5'-5"	5'-5"
14"	1'-6"	1'-4"	3'-0"	1'-4"	1'-10"	3'-0"	2'-8"	3'-6"	3'-0"	4'-11"	6'-6"	6'-6"
16"	2'-0"	1'-4"	3'-0"	1'-9"	2'-4"	3'-0"	3'-5"	4'-7"	3'-0"	6'-4"	8'-5"	8'-5"
18"	2'-6"	1'-4"	3'-6"	1'-10"	2'-6"	3'-6"	3'-8"	4'-11"	3'-6"	6'-9"	9'-1"	9'-1"
20"	2'-9"	1'-6"	3'-9"	2'-2"	2'-10"	3'-9"	4'-2"	5'-7"	3'-9"	7'-9"	10'-4"	10'-4"
24"	3'-0"	1'-11"	4'-3"	2'-8"	3'-7"	4'-3"	5'-4"	7'-1"	4'-4"	9'-7"	12'-10"	12'-10"

BUTTRISS FOR BENDS

DATE: 8-4-16

APPROVED BY: MATT FINEOUR

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN



SCALE: NTS

HYDRANT OFFSETS

DATE: 8-4-16

APPROVED BY: MATT FINEOUR

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

ASHBURY EAST SUBDIVISION
TYPICAL SECTIONS &
CONSTRUCTION DETAILS
FOR
ASHBURY EAST, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: APK
DATE: 1-15-2020
CHECKED: MDE
DATE: 1-23-2020

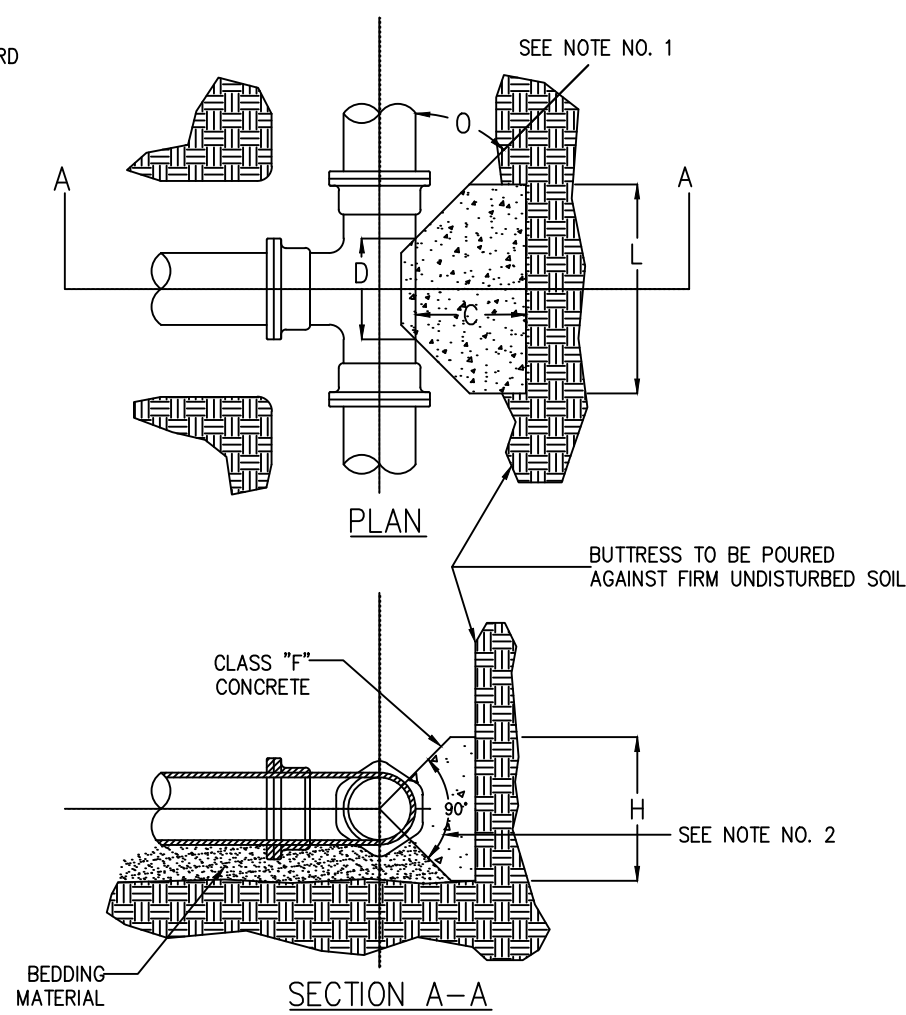
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SHEET
17 OF 27

ISSUE FOR CONSTRUCTION- 6-5-2020

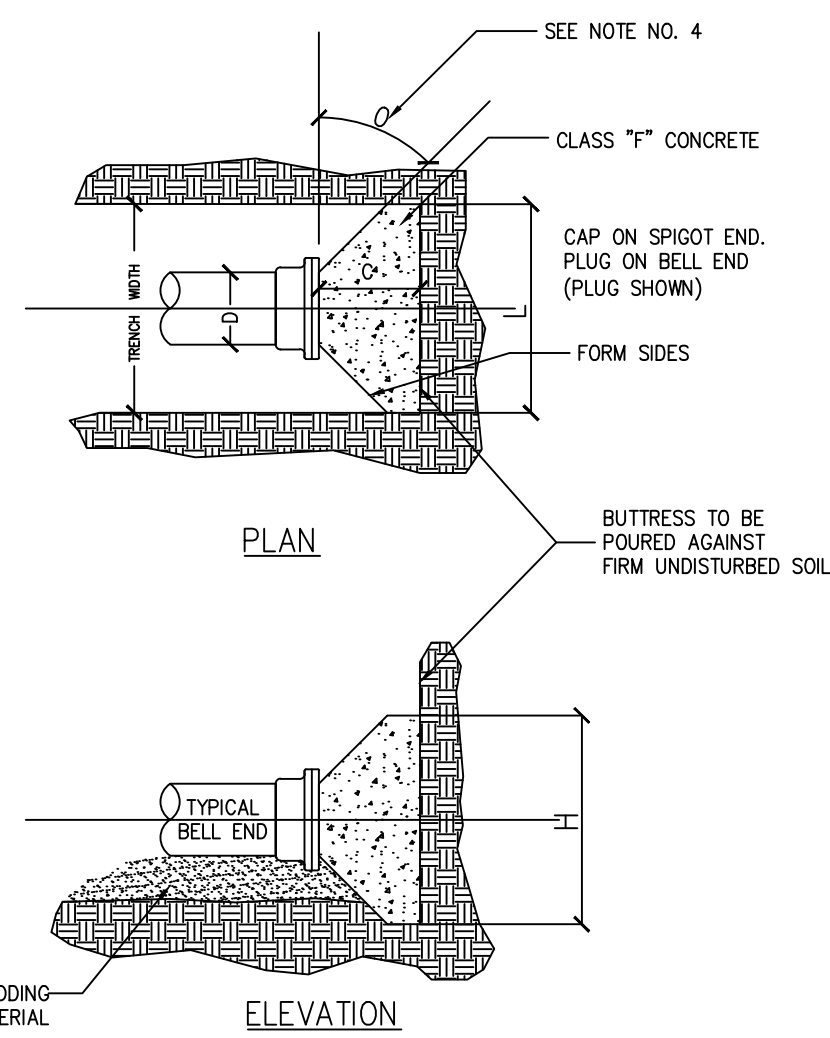
- NOTES:**
1. L_{min} DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR STANDARD WATER MAINS AND WATER SERVICES.
 2. L_{max} DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 200 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR FIRE LINES AND COMBINATION FIRE / WATER SERVICES.
 3. SHAPE OF BACK OF BUTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH AND SURFACE AREA (H x L) MATCHES THAT LISTED IN THE TABLE. CONCRETE SHALL BEAR ON FITTINGS AS SHOWN.
 4. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE "O" EQUAL TO OR LARGER THAN 45 DEG.
 5. DIMENSION "D" EQUALS APPROX. I.D. OF PIPE LESS 2". AN EFFORT SHOULD BE MADE TO PREVENT CONCRETE FROM COVERING THE MECHANICAL JOINT BOLTS.
 6. WHERE BUTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED IF APPROVED BY THE VILLAGE.
 7. IF IN-SITU SOILS HAVE AN EARTH RESISTANCE OF LESS THAN 2 TONS PER SQ. FT. THE BUTRESS AREA SHALL BE INCREASED PROPORTIONALLY.
 8. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.
 9. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN.

PIPE SIZE	H	TEE L _{min}	TEE L _{max}
4"	1'-6"	1'-0"	1'-0"
6"	1'-8"	1'-9"	1'-9"
8"	2'-4"	2'-0"	2'-1"
10"	2'-4"	2'-4"	3'-1"
12"	2'-7"	3'-0"	4'-0"
14"	2'-10"	3'-8"	4'-10"
16"	2'-10"	4'-9"	6'-4"
18"	3'-6"	4'-10"	6'-5"
20"	3'-10"	5'-5"	7'-2"
24"	4'-8"	6'-2"	8'-3"



BUTRESS DIMENSIONS

PIPE SIZE	H	DEAD ENDS L _{min}	DEAD ENDS L _{max}
4"	1'-6"	1'-0"	1'-0"
6"	1'-8"	1'-9"	1'-9"
8"	2'-4"	2'-0"	2'-1"
10"	2'-4"	2'-4"	3'-1"
12"	2'-7"	3'-0"	4'-0"
14"	2'-10"	3'-8"	4'-10"
16"	2'-10"	4'-9"	6'-4"
18"	3'-6"	4'-10"	6'-5"
20"	3'-10"	5'-5"	7'-2"
24"	4'-8"	6'-2"	8'-3"



BUTRESS FOR TEES

DETAIL: W - 5A

BUTRESS FOR DEAD ENDS

DETAIL: W - 5B

DATE: 8-4-16

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

1

APPROVED BY: MATT FINEOUR

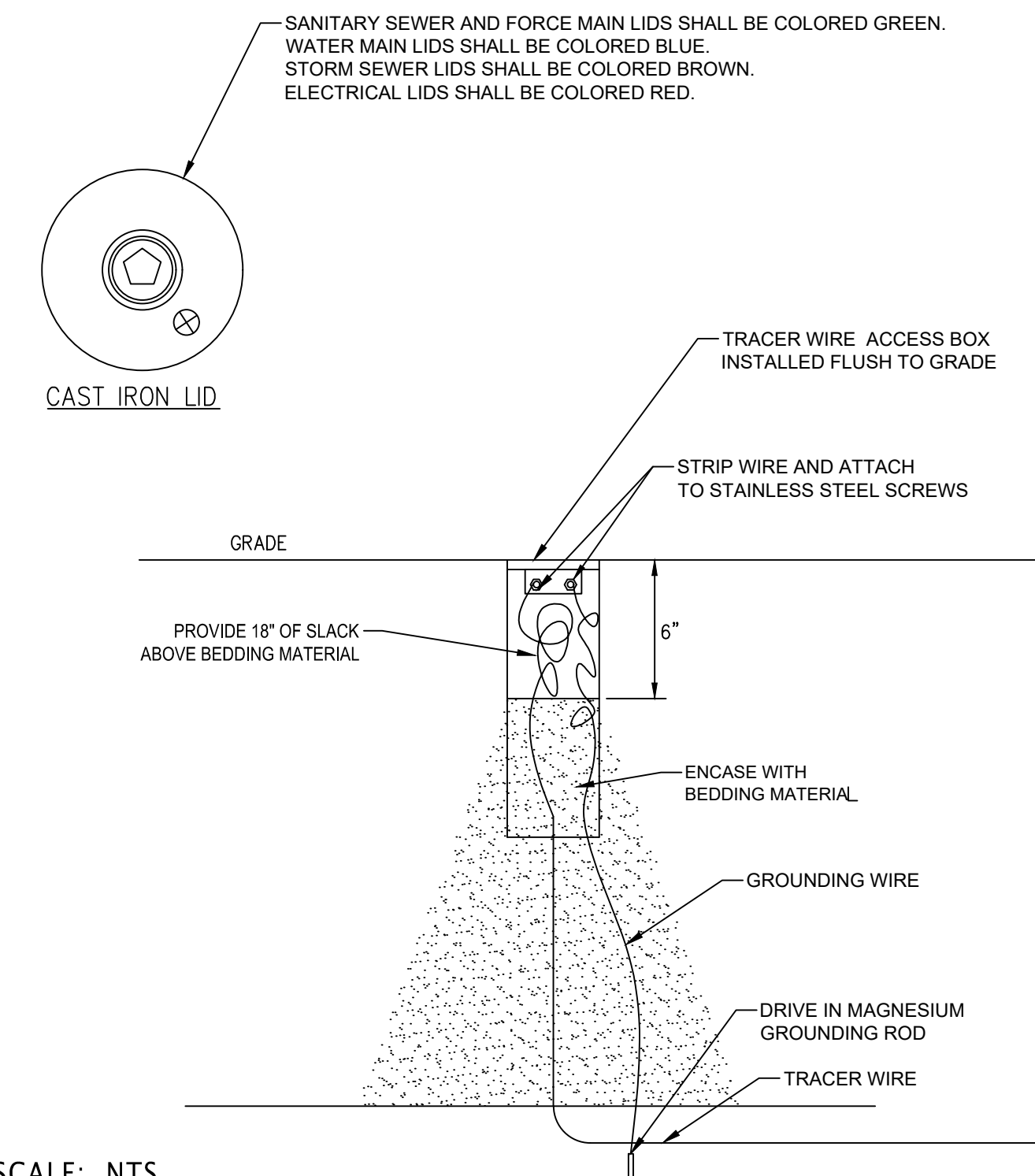
DATE: 8-4-16

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

2

APPROVED BY: MATT FINEOUR

- NOTES:**
1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR TRACER WIRE.



SCALE: NTS

TRACER WIRE ACCESS BOX

DETAIL: TW - 1

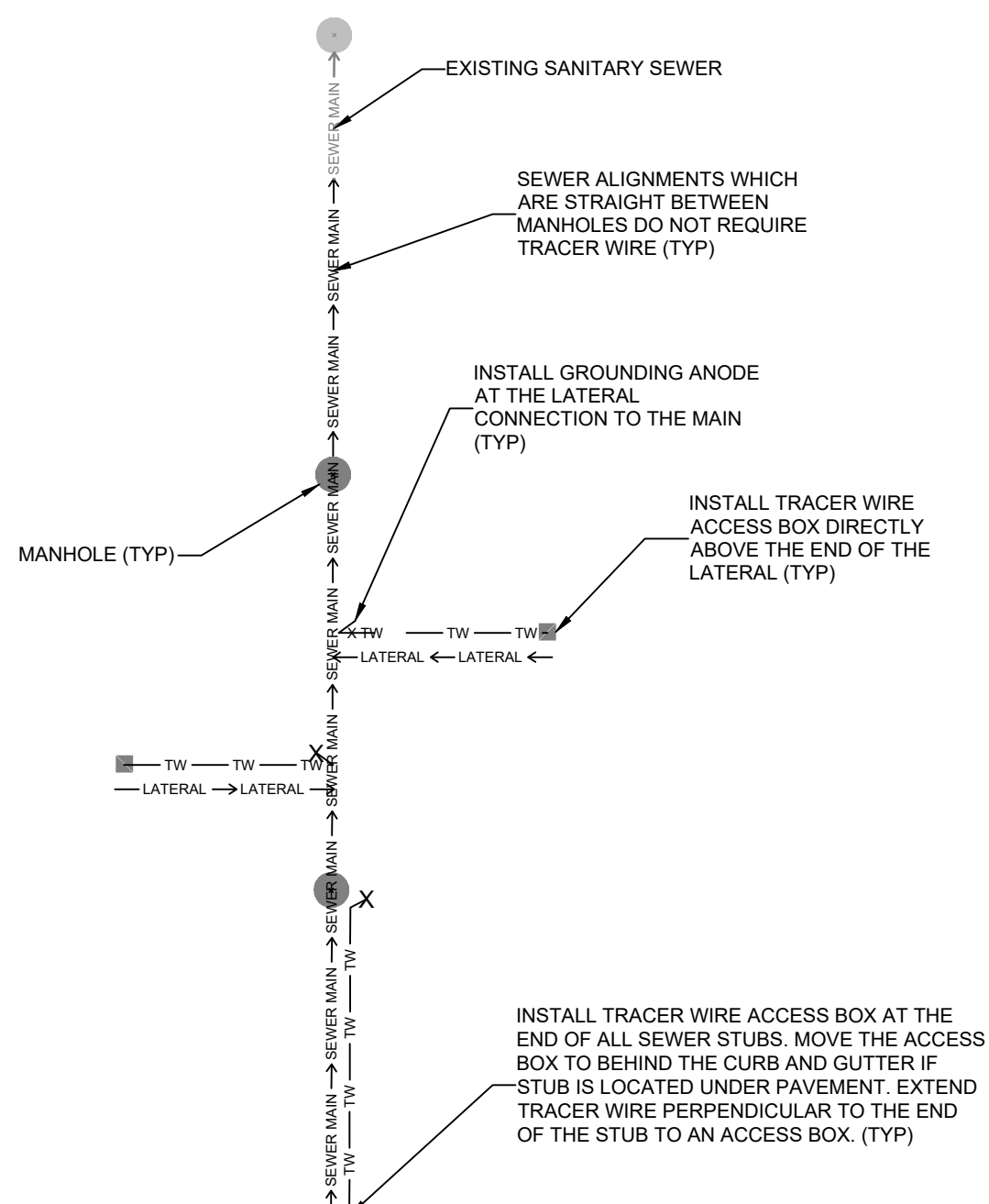
DATE: 12-17-18

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

3

APPROVED BY: MATT FINEOUR

SCALE: NTS



NOTES:

1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. TRACER WIRE SHALL BE TAPED TO MAIN AND LATERALS. WIRE IS SHOWN OFF MAIN AND LATERALS FOR CLARITY.
3. INSTALL GROUNDING ANODE BY DRIVING INTO VIRGIN GROUND AT THE MAIN CONNECTION. RUN GROUND WIRE DOWN RISER IF APPLICABLE.
4. TRACER WIRE ACCESS BOX SHALL BE INSTALLED DIRECTLY ABOVE THE END OF LATERALS / STUBS UNLESS THE END IS UNDER PAVEMENT. IF THE END IS UNDER PAVEMENT EXTEND THE TRACER WIRE PERPENDICULAR TO THE UTILITY AT A MINIMUM DEPTH OF 30" TO AN ACCESS BOX LOCATED JUST BEYOND THE CURB AND GUTTER.

TRACER WIRE INSTALLATION ON SANITARY & STORM SEWERS

DETAIL: TW - 2

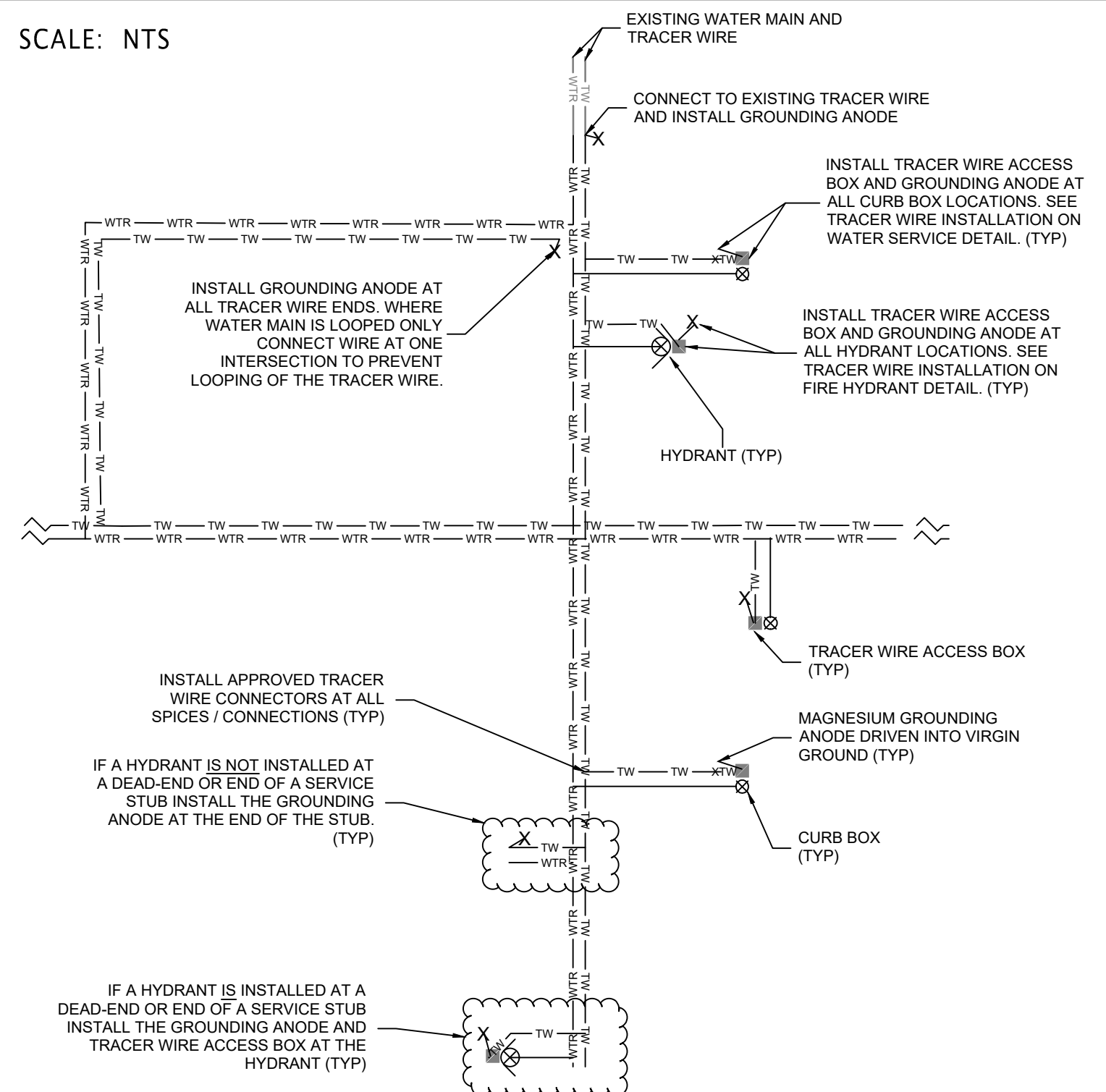
DATE: 12-17-18

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

4

APPROVED BY: MATT FINEOUR

SCALE: NTS



NOTES:

1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. CONNECT TO EXISTING TRACER WIRE AT ONLY ONE LOCATION UNLESS OTHERWISE DIRECTED BY THE VILLAGE.
3. TRACER WIRE SHALL BE TAPED TO MAIN AND SERVICES. WIRE IS SHOWN OFF PIPES FOR CLARITY.
4. TAKE CARE TO PREVENT LOOPS IN TRACER WIRE. LOOPING OF WIRE CAN MAKE THE WIRE DIFFICULT TO TRACE.

TRACER WIRE INSTALLATION ON WATER MAIN

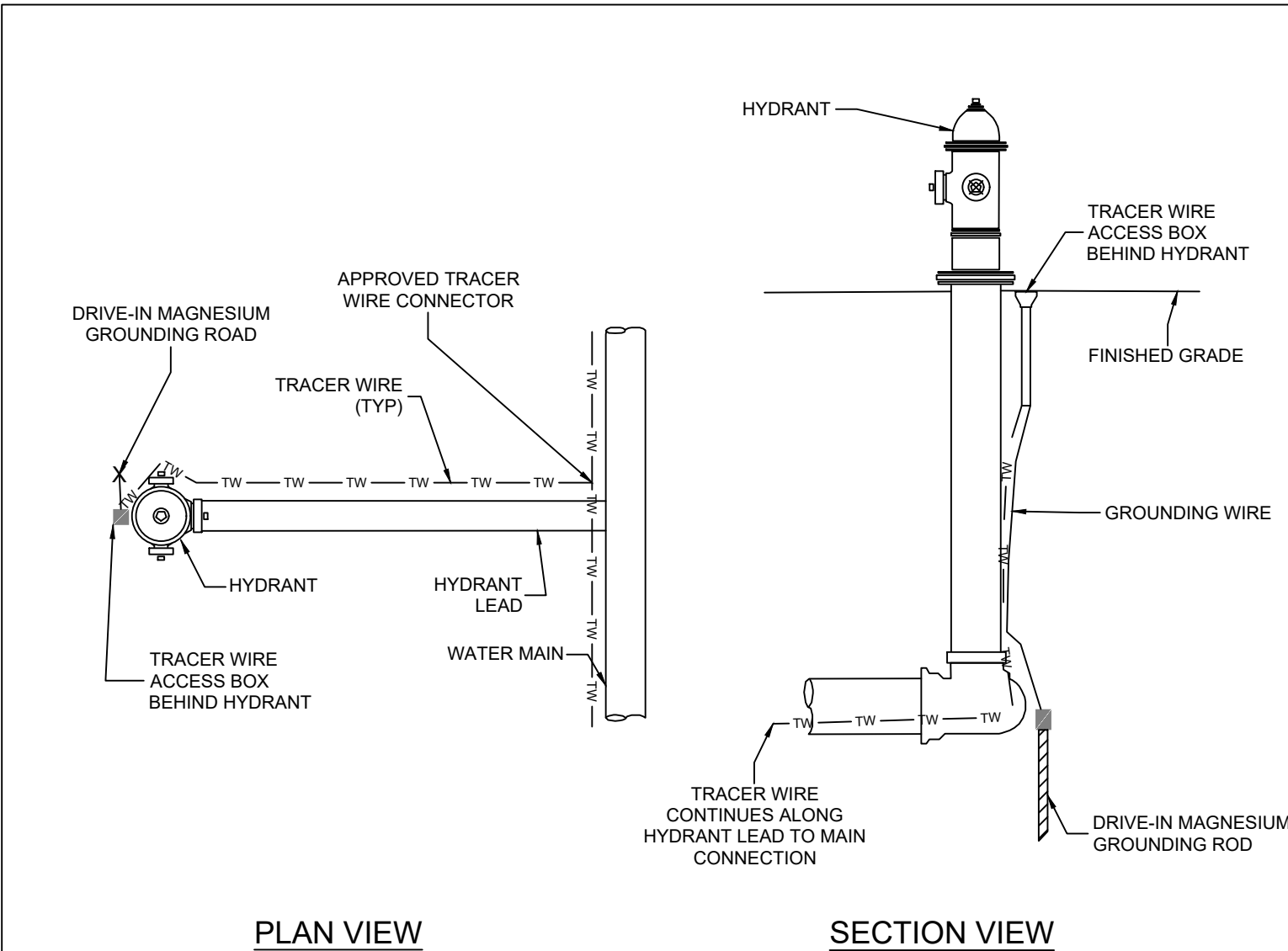
DETAIL: TW - 3

DATE: 12-17-18

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

5

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NOTES:

1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. TRACER WIRE SHALL BE TAPED TO MAIN, LEAD AND HYDRANT. WIRE IS SHOWN OFF PIPES FOR CLARITY.
3. INSTALL GROUNDING ANODE BY DRIVING INTO VIRGIN GROUND AT THE HYDRANT SHOE.
4. TRACER WIRE ACCESS BOX SHALL BE INSTALLED DIRECTLY BEHIND ALL FIRE HYDRANTS.

SCALE: NTS

TRACER WIRE INSTALLATION ON FIRE HYDRANT

DETAIL: TW - 4

DATE: 12-17-18

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

6

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ASHBURY EAST SUBDIVISION
TYPICAL SECTIONS & CONSTRUCTION DETAILS
FOR
ASHBURY EAST, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

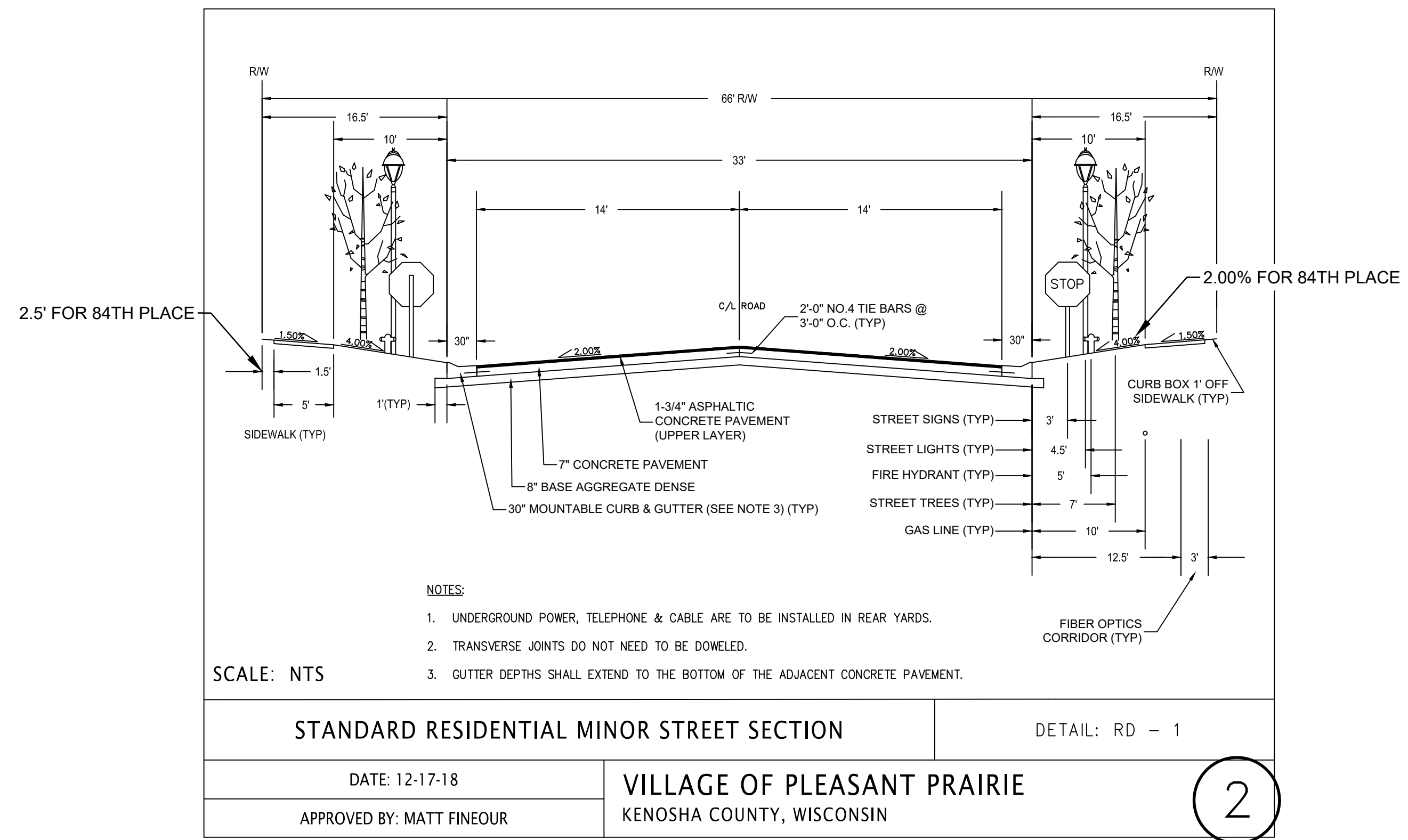
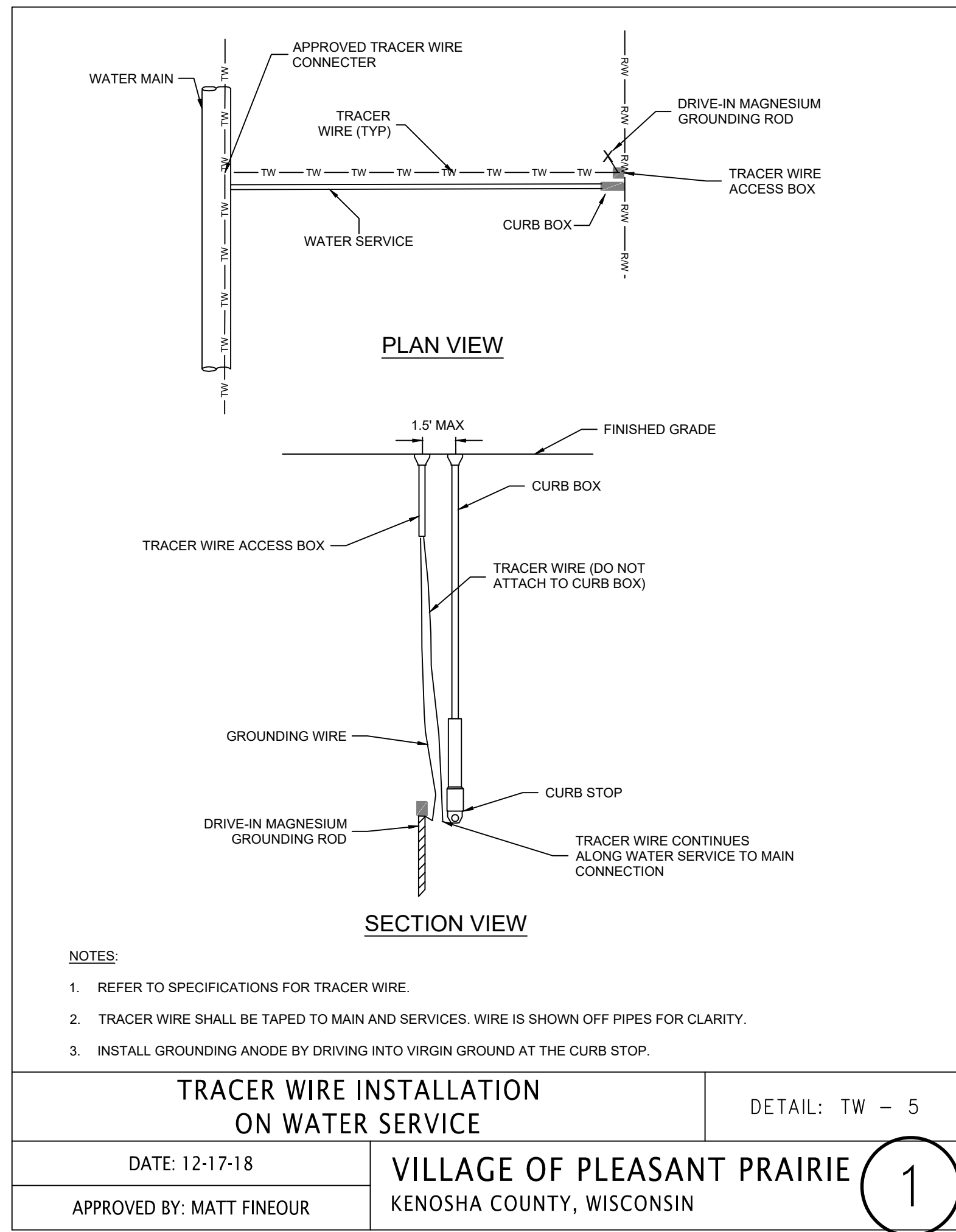
NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: APK
DATE: 1-15-2020
CHECKED: MDE
DATE: 1-23-2020

2018.0365.01

SHEET
18 OF 27

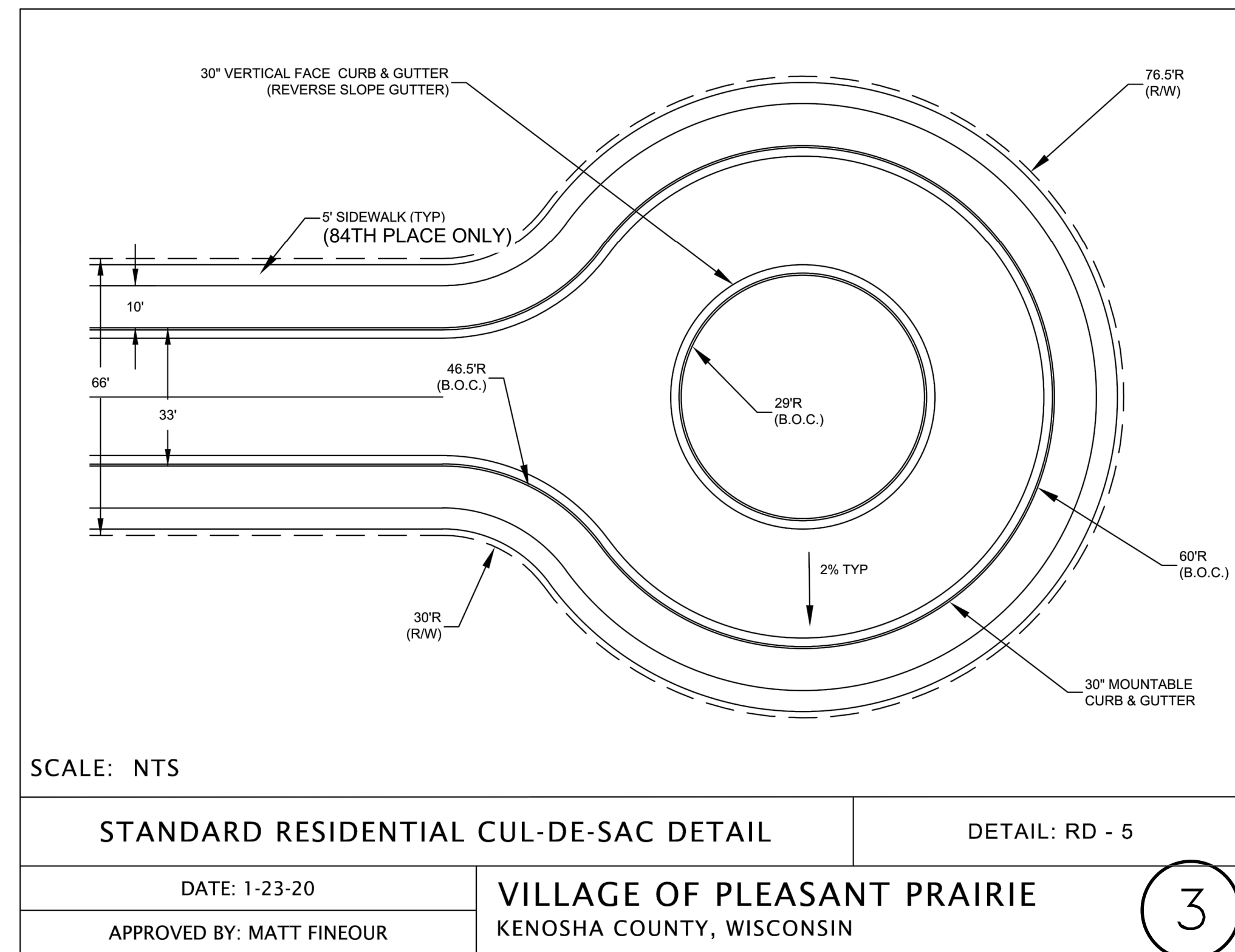
ISSUE FOR CONSTRUCTION- 6-5-2020



NOTE:

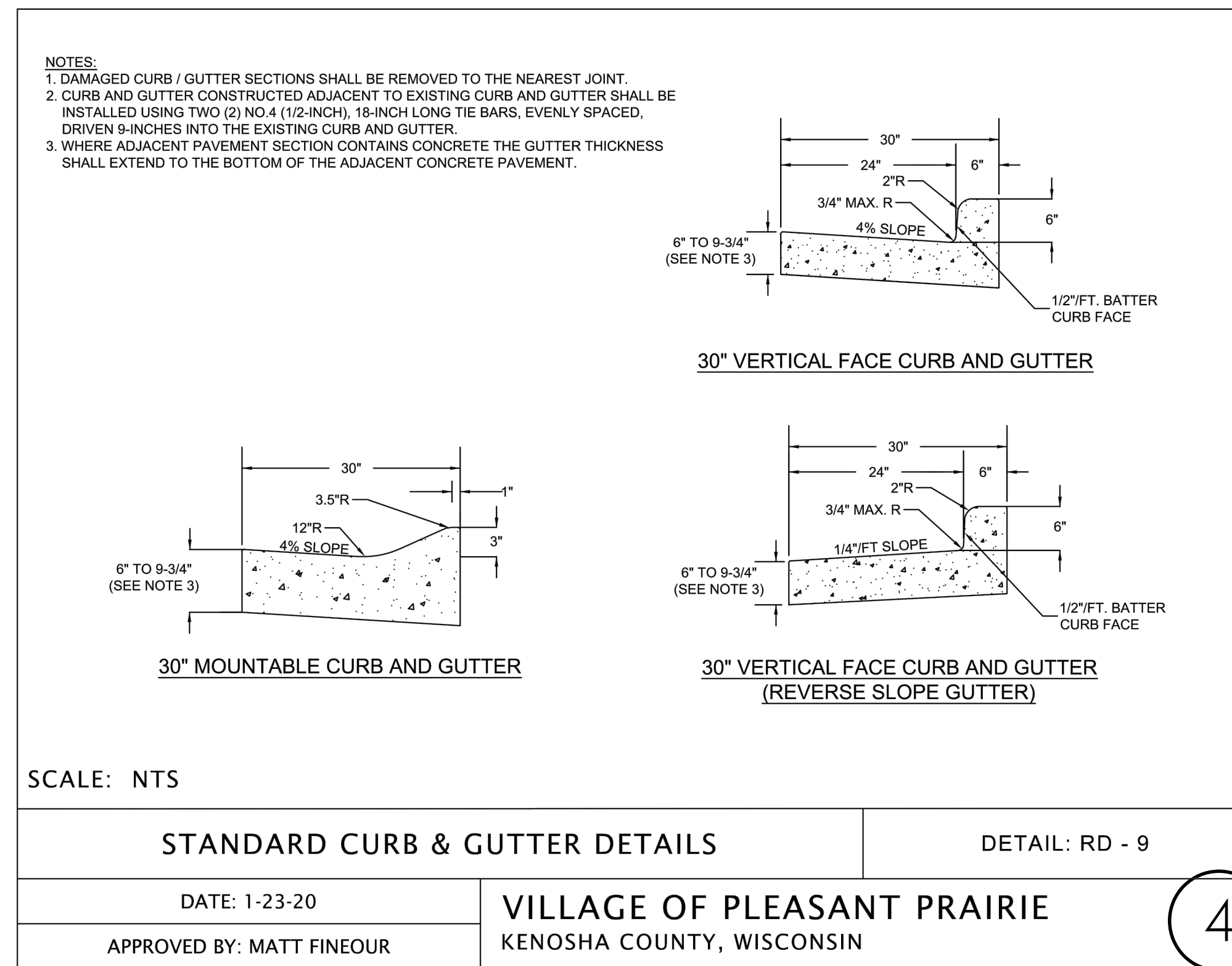
SIDEWALKS ON 84TH PLACE TO BE INSTALLED 2.5' INSIDE OF RIGHT-OF-WAY IN LIEU OF 1.5', AS SHOWN ON DETAIL ABOVE, TO FACILITATE SILT FENCE INSTALLATION AND GRADING TO EXISTING RIGHT-OF-WAY ELEVATIONS.

SIMILARLY, A 2% PARKWAY SLOPE IS ALLOWED WITHIN 84TH STREET RIGHT-OF-WAY.



NOTE:

SIDEWALKS ONLY REQUIRED WITHIN 84TH PLACE RIGHT OF WAY.



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TYPICAL SECTIONS &
CONSTRUCTION DETAILS

FOR
ASHBURY EAST, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

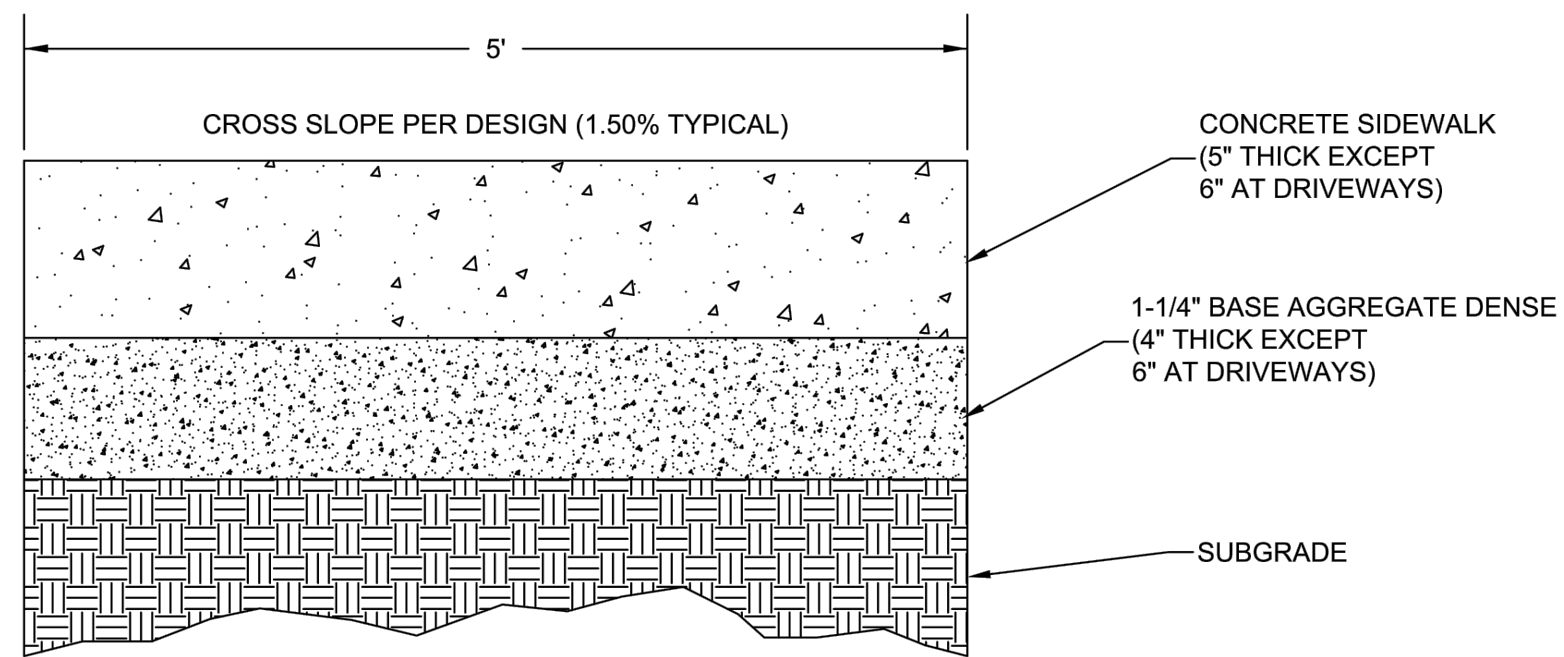
NO.	REVISION	BY	DATE
1	CONSTRUCTION BULLETIN #1	APK	5-14-20

PROJ. MGR: MDE
DRAFTED: APK
DATE: 1-15-2020
CHECKED: MDE
DATE: 1-23-2020

2018.0365.01

SHEET
19 OF **27**

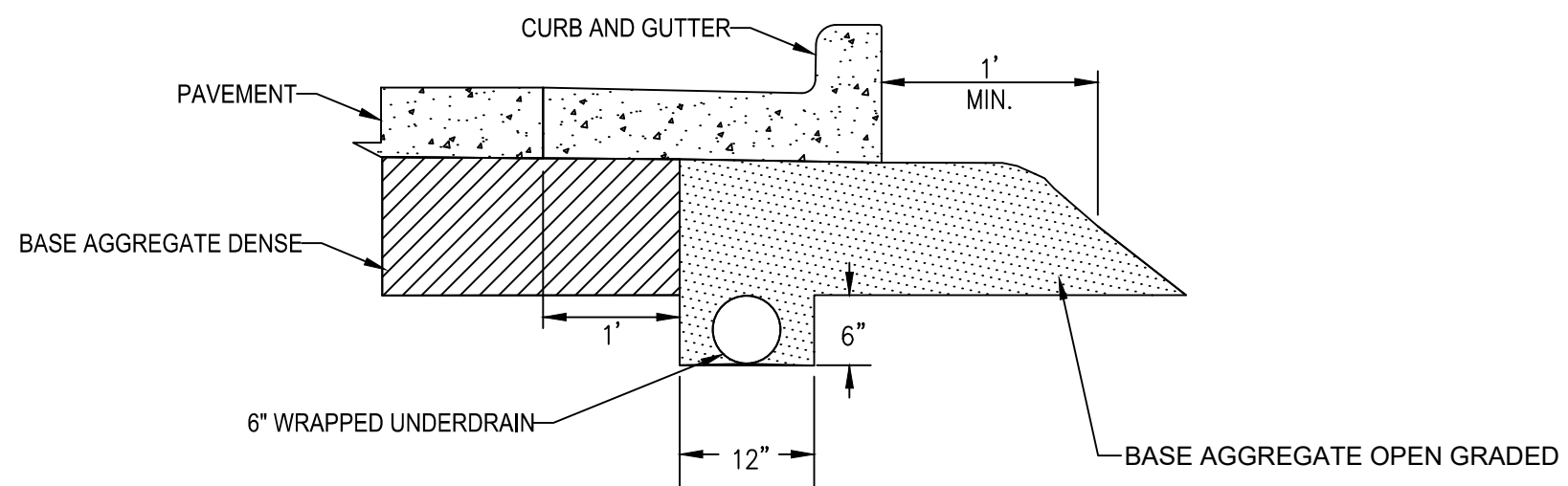
ISSUE FOR CONSTRUCTION- 6-5-2020



SCALE: NTS

STANDARD CONCRETE SIDEWALK DETAIL		DETAIL: RD - 10
DATE: 1-23-20	VILLAGE OF PLEASANT PRAIRIE	
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN	

1

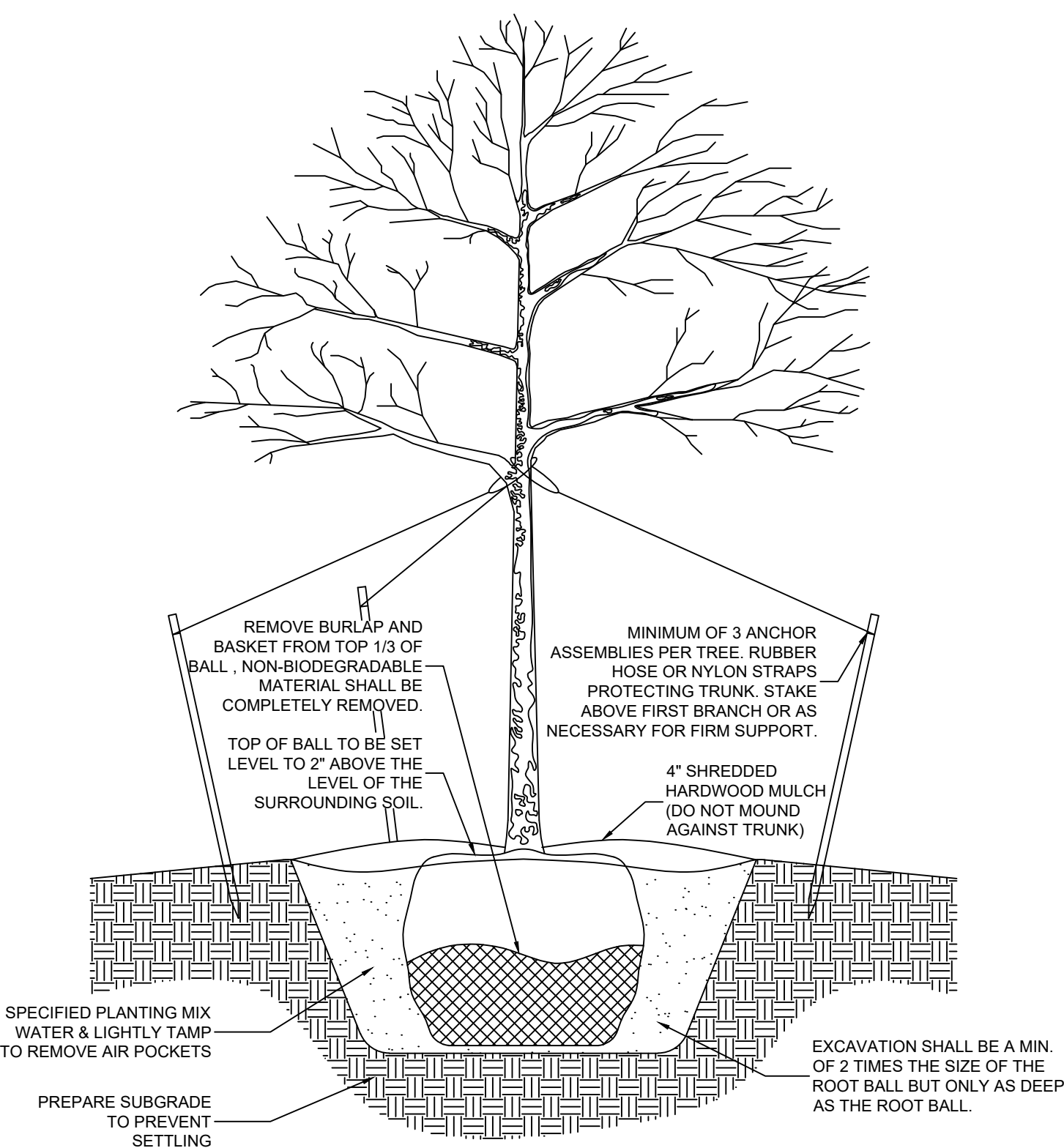


NOTE:
1. PIPE UNDERDRAIN SHALL BE LAID PARALLEL TO THE GRADE OF THE ROADWAY.

SCALE: NTS

EDGEDRAIN IN URBAN ROADWAY		DETAIL: RD - 14
DATE: 12-2-15	VILLAGE OF PLEASANT PRAIRIE	
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN	

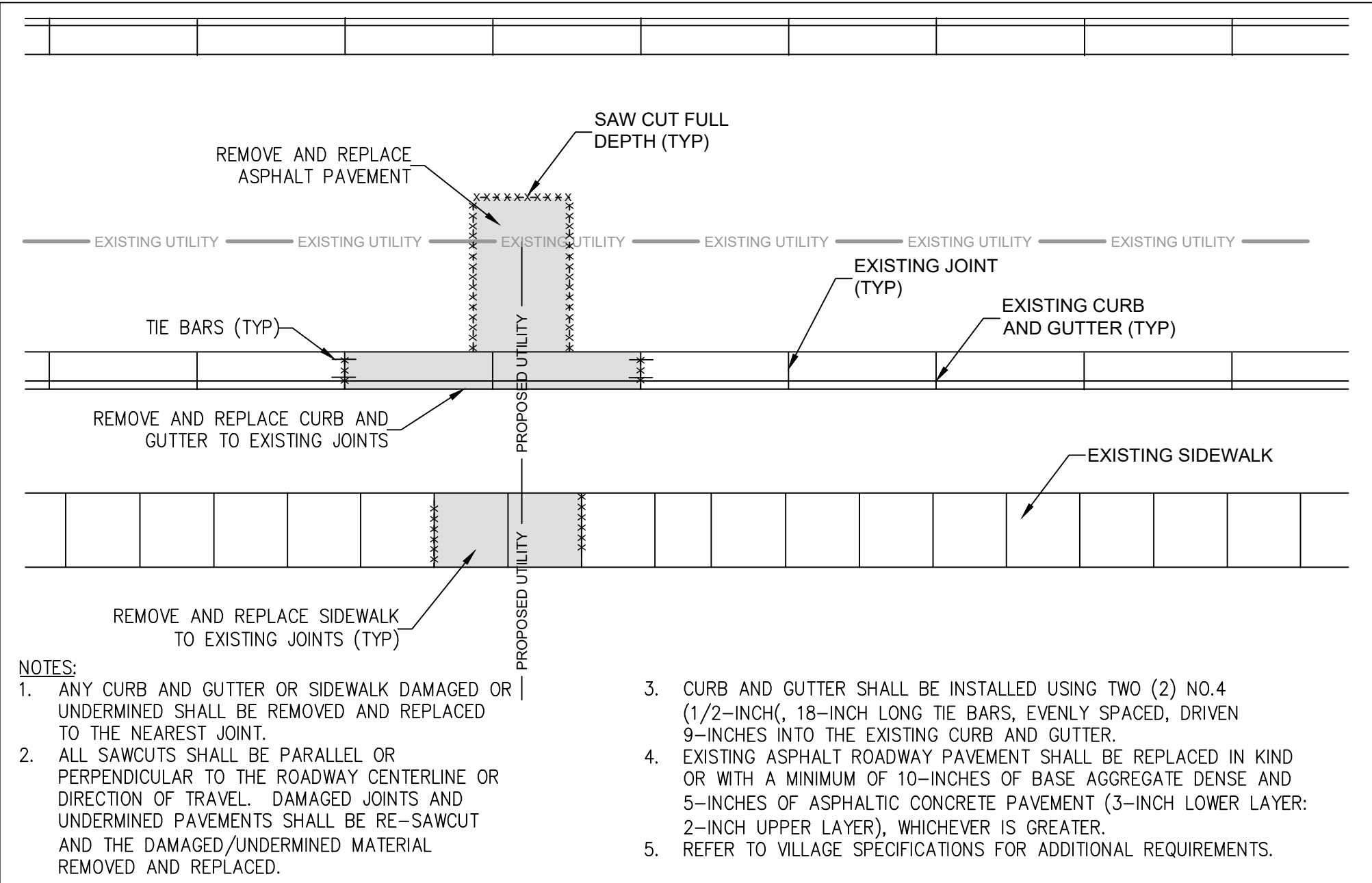
2



SCALE: NTS

STREET TREE PLANTING DETAIL		DETAIL: L - 1
DATE: 11-11-15	VILLAGE OF PLEASANT PRAIRIE	
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN	

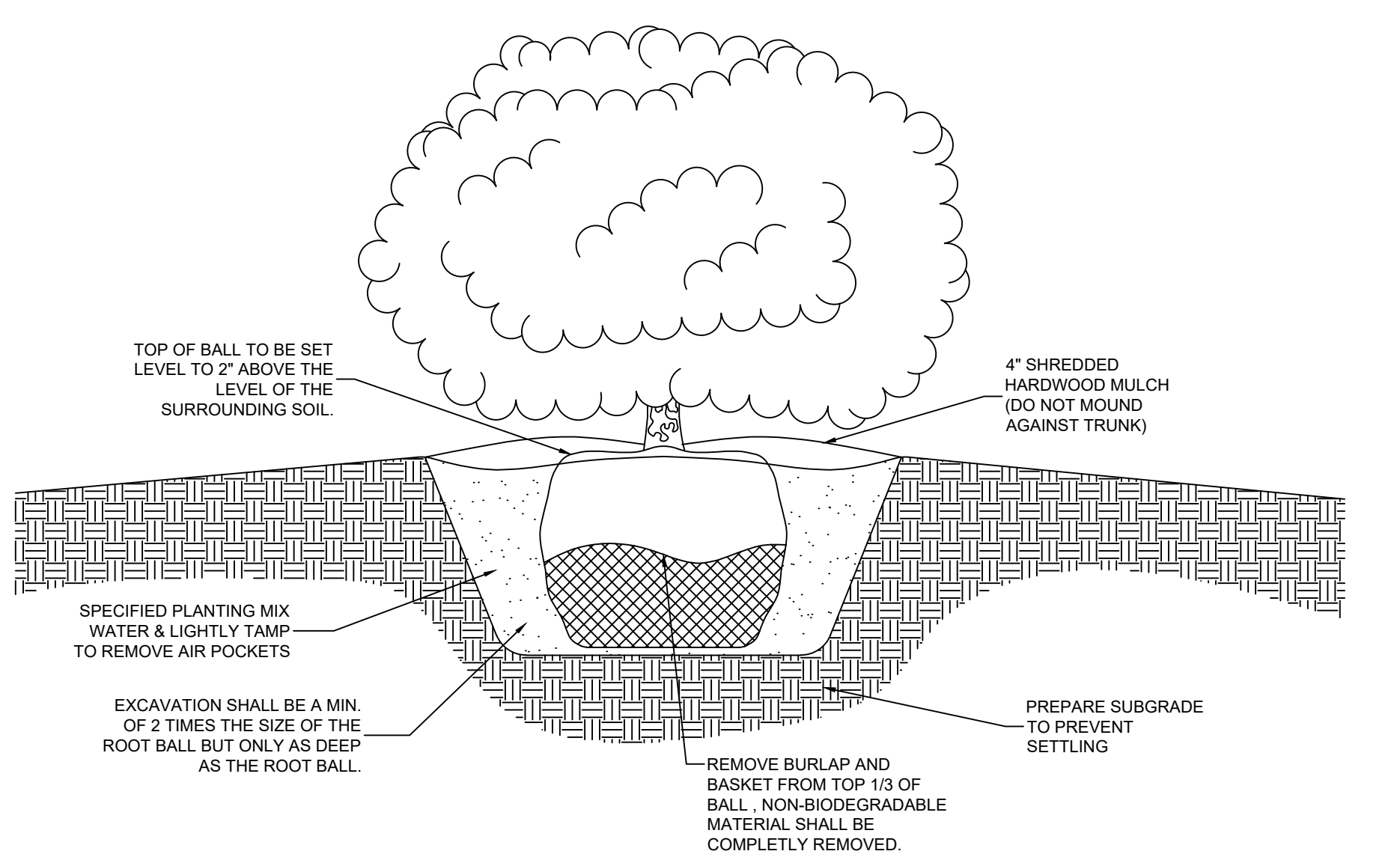
3



- NOTES:
- ANY CURB AND GUTTER OR SIDEWALK DAMAGED OR UNDERMINED SHALL BE REMOVED AND REPLACED TO THE NEAREST JOINT.
 - ALL SAWCUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE ROADWAY CENTERLINE OR DIRECTION OF TRAVEL. DAMAGED JOINTS AND UNDERMINED PAVEMENTS SHALL BE RE-SAWCUT AND THE DAMAGED/UNDERMINED MATERIAL REMOVED AND REPLACED.
 - CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO.4 (1/2-INCH, 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
 - EXISTING ASPHALT ROADWAY PAVEMENT SHALL BE REPLACED IN KIND OR WITH A MINIMUM OF 10-INCHES OF BASE AGGREGATE DENSE AND 5-INCHES OF ASPHALTIC CONCRETE PAVEMENT (3-INCH LOWER LAYER, 2-INCH UPPER LAYER), WHICHEVER IS GREATER.
 - REFER TO VILLAGE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

UTILITY PATCH DETAIL (ASPHALT ROADWAYS)		DETAIL: RD - 16
DATE: 12-17-18	VILLAGE OF PLEASANT PRAIRIE	
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN	

4



SCALE: NTS

SHRUB PLANTING DETAIL		DETAIL: L - 2
DATE: 11-18-15	VILLAGE OF PLEASANT PRAIRIE	
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN	

5



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FOR
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VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

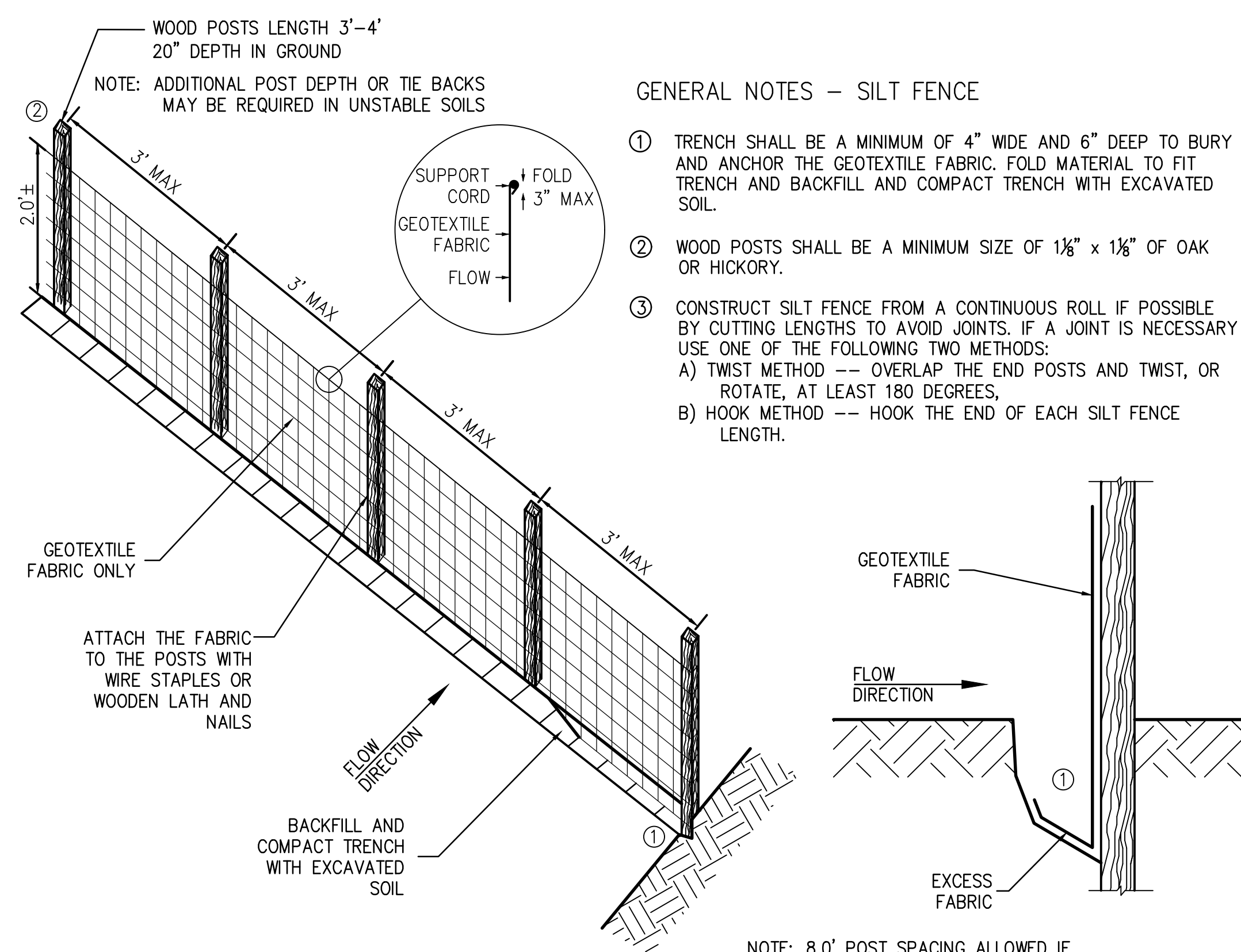
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PROJ. MGR: MDE
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DATE: 1-23-2020

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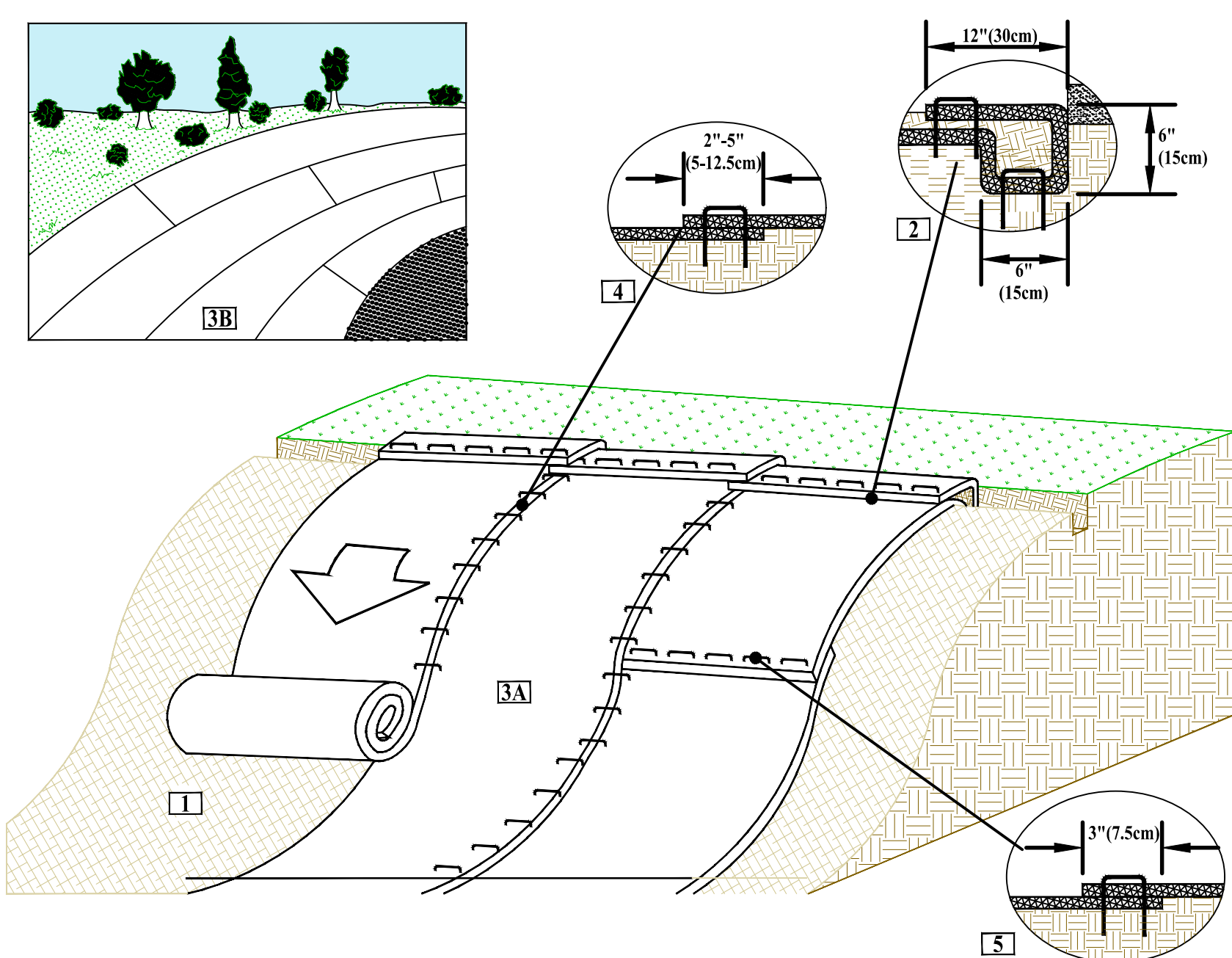


GENERAL NOTES - SILT FENCE

- TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF OAK OR HICKORY.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES,
B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.

NOTE: 8.0' POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

1 TYPICAL SILT FENCE DETAIL
NOT TO SCALE



NOTE: In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECPs.

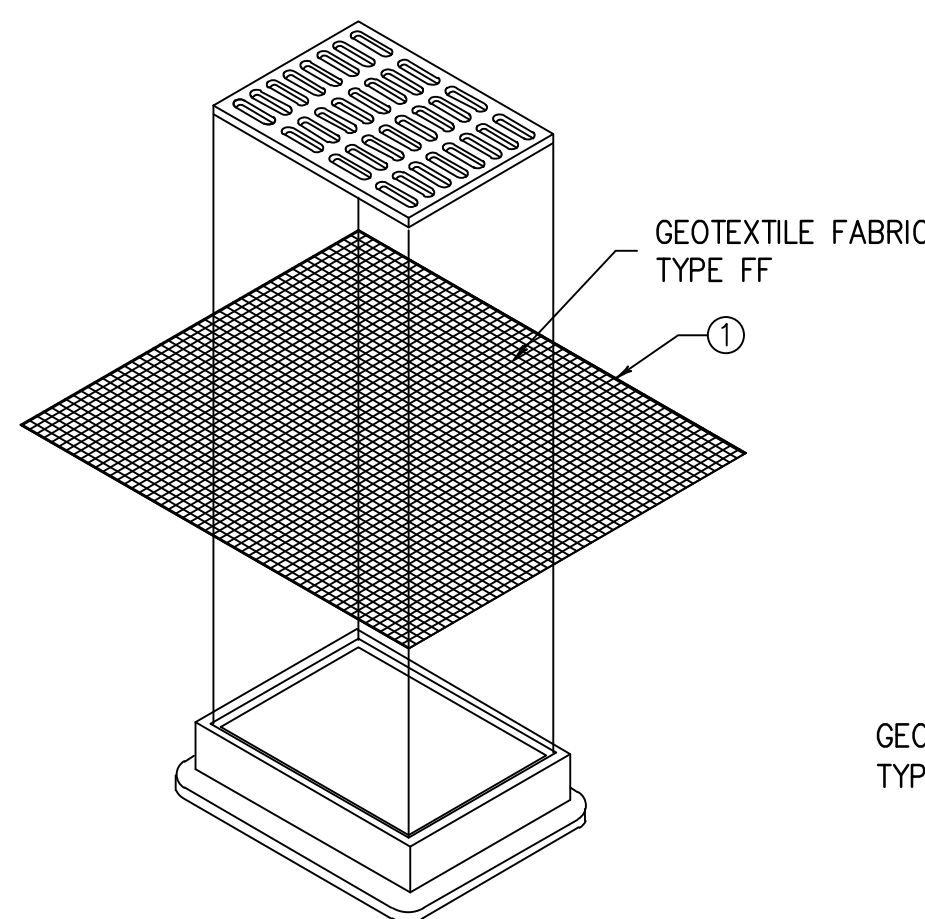
- Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
- Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
- Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
- The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
- Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

2 SLOPE INSTALLATION OF
EROSION MAT DETAIL
NOT TO SCALE

INSTALLATION NOTES

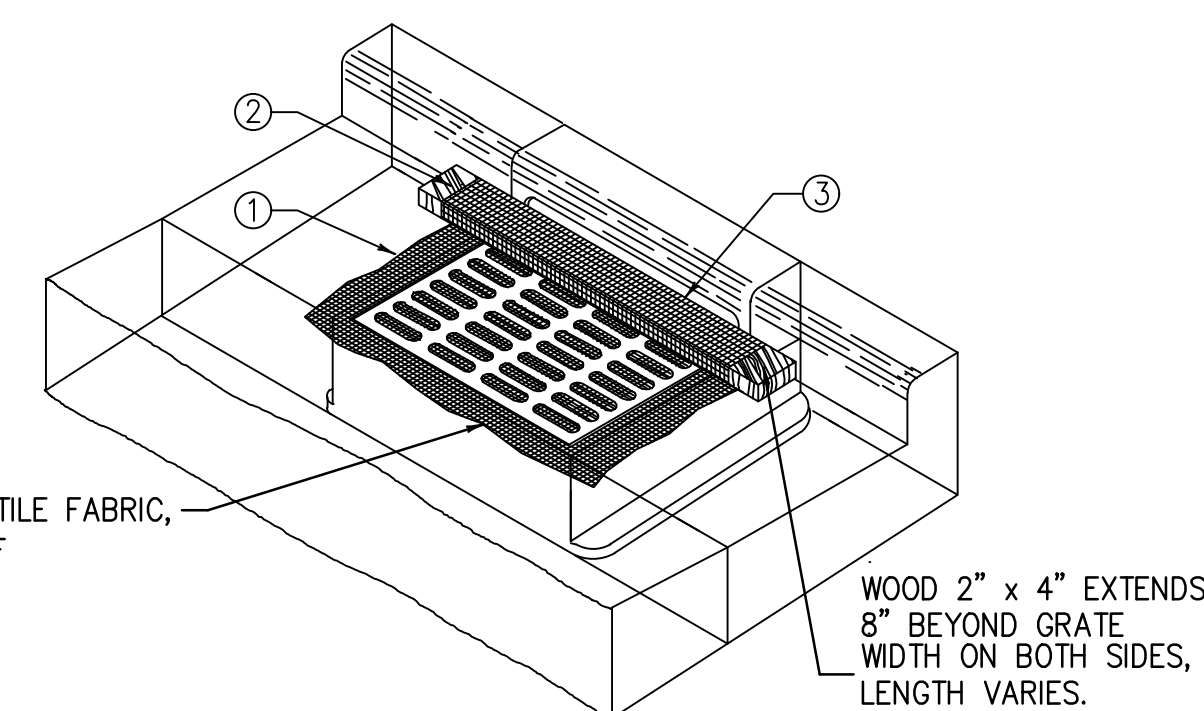
TYPE B AND C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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.



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)

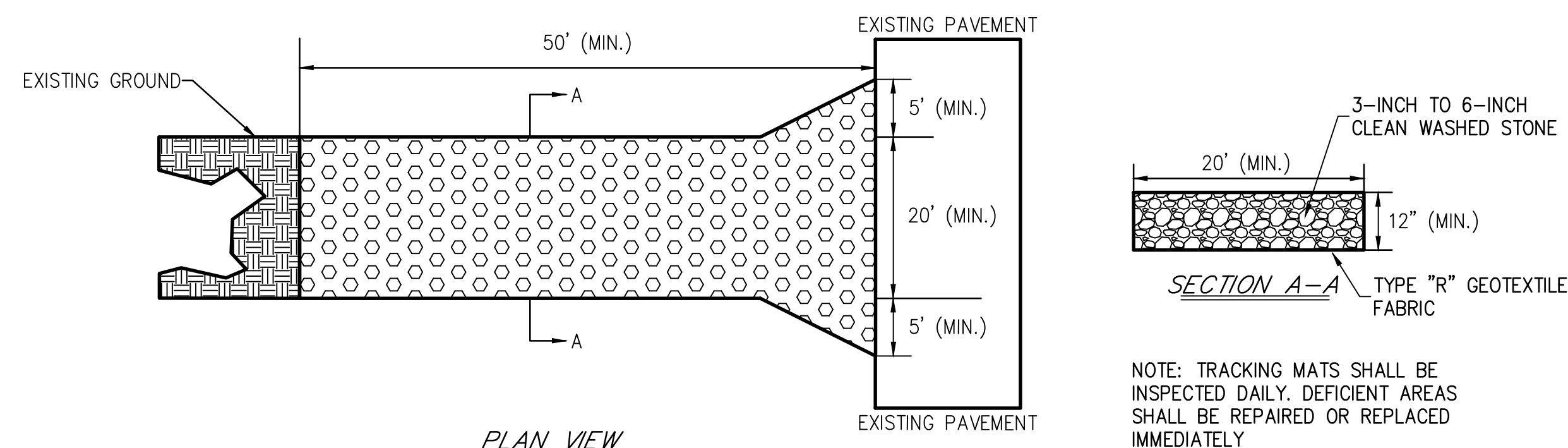
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITH A CURB BOX)

3 TYPICAL STORM WATER INLET PROTECTION DETAIL
NOT TO SCALE



PLAN VIEW

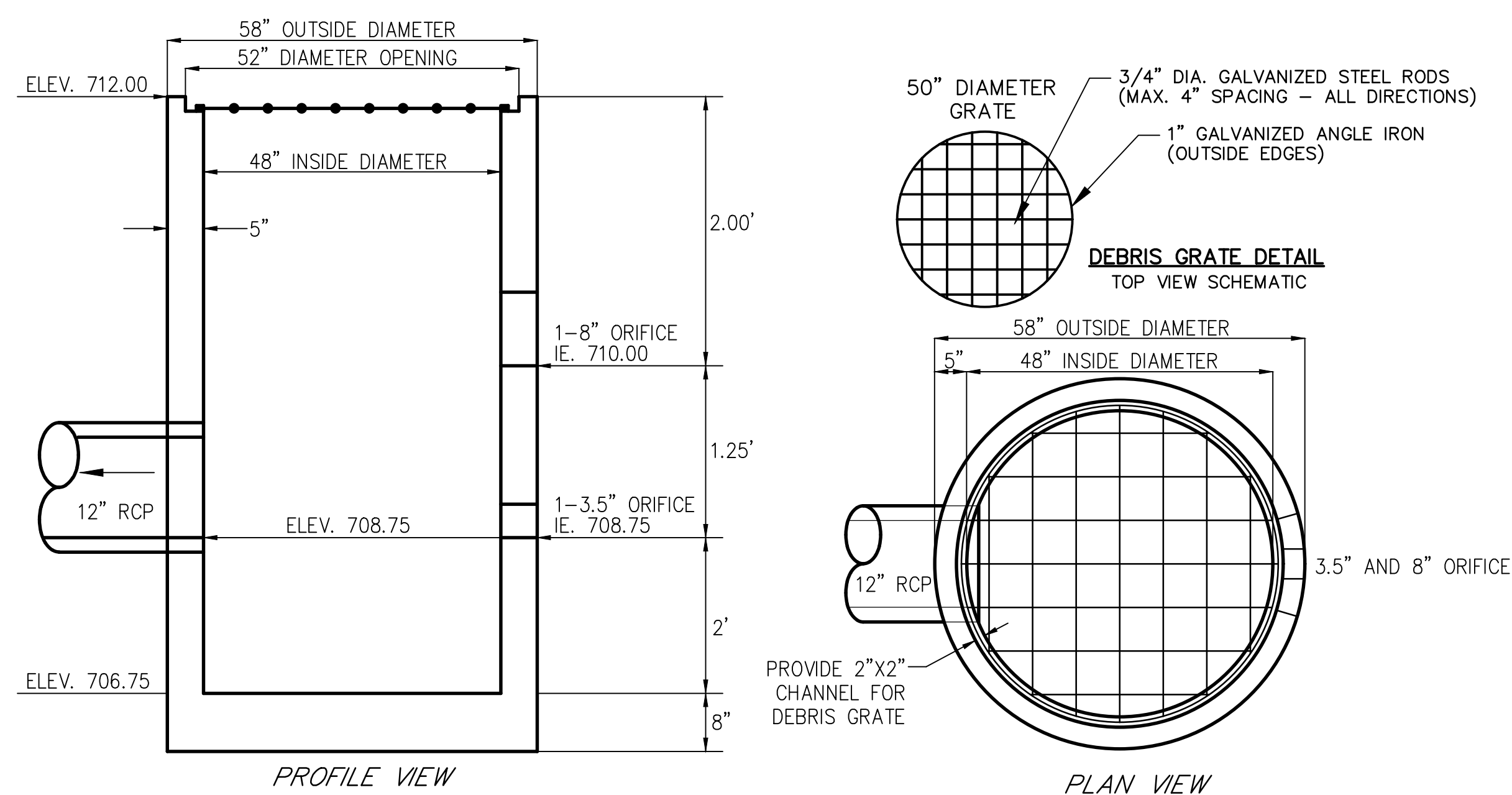
4 TRACKING PAD DETAIL
NOT TO SCALE

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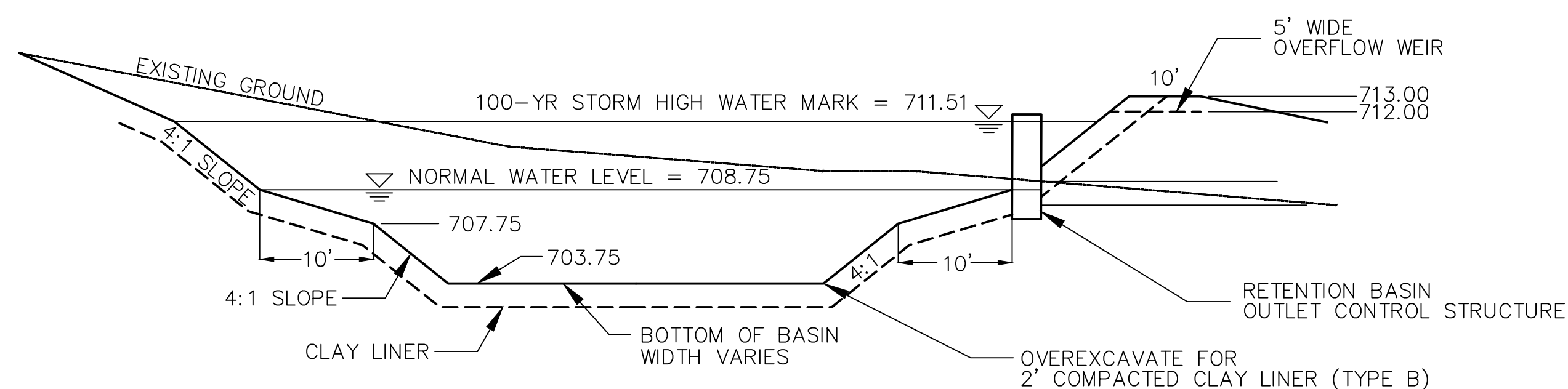
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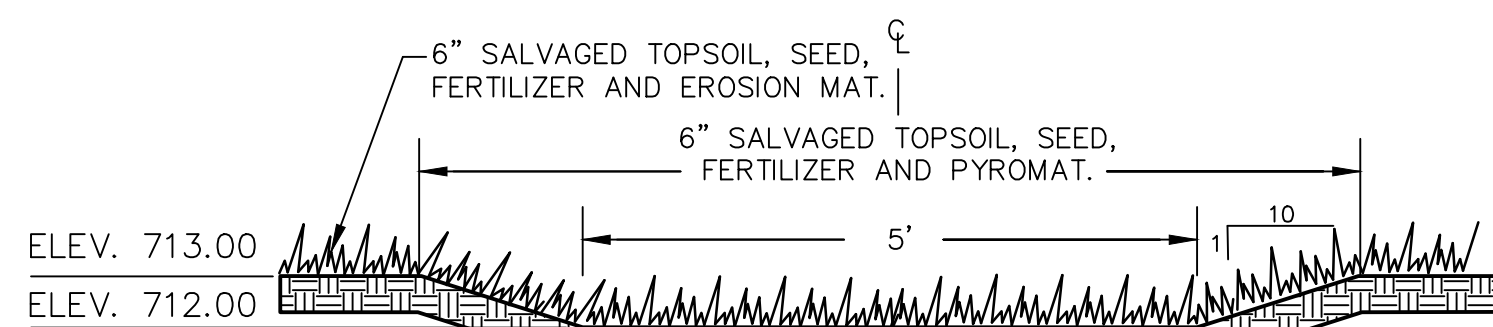


NOTE:
1. DEBRIS GRATE TO BE SECURED WITH STAINLESS STEEL HARDWARE TO STRUCTURE IN FOUR (4) LOCATIONS.

1 RETENTION BASIN
OUTLET STRUCTURE DETAIL
NOT TO SCALE



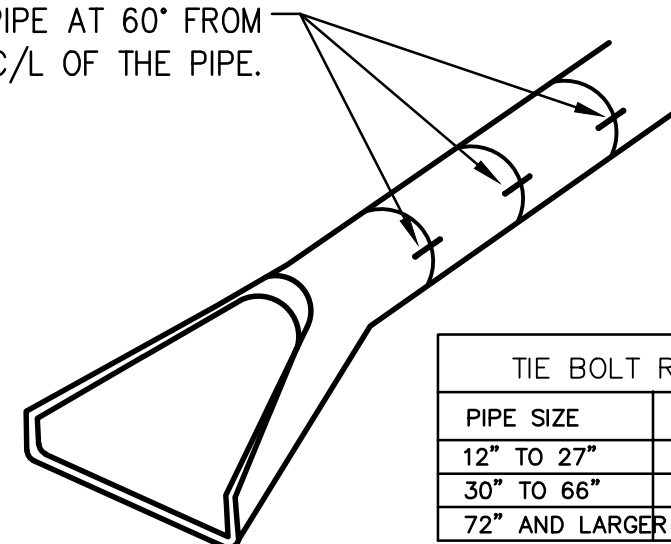
2 SECTION A-A
TYPICAL RETENTION BASIN CROSS SECTION
NOT TO SCALE



NOTE:
1. PYROMAT SHALL EXTEND FROM THE 100-YR STORM HIGH WATER MARK (INSIDE) TO THE TOE OF THE BERM (OUTSIDE).

3 TYPICAL RETENTION BASIN
OVERFLOW WEIR DETAIL
NOT TO SCALE

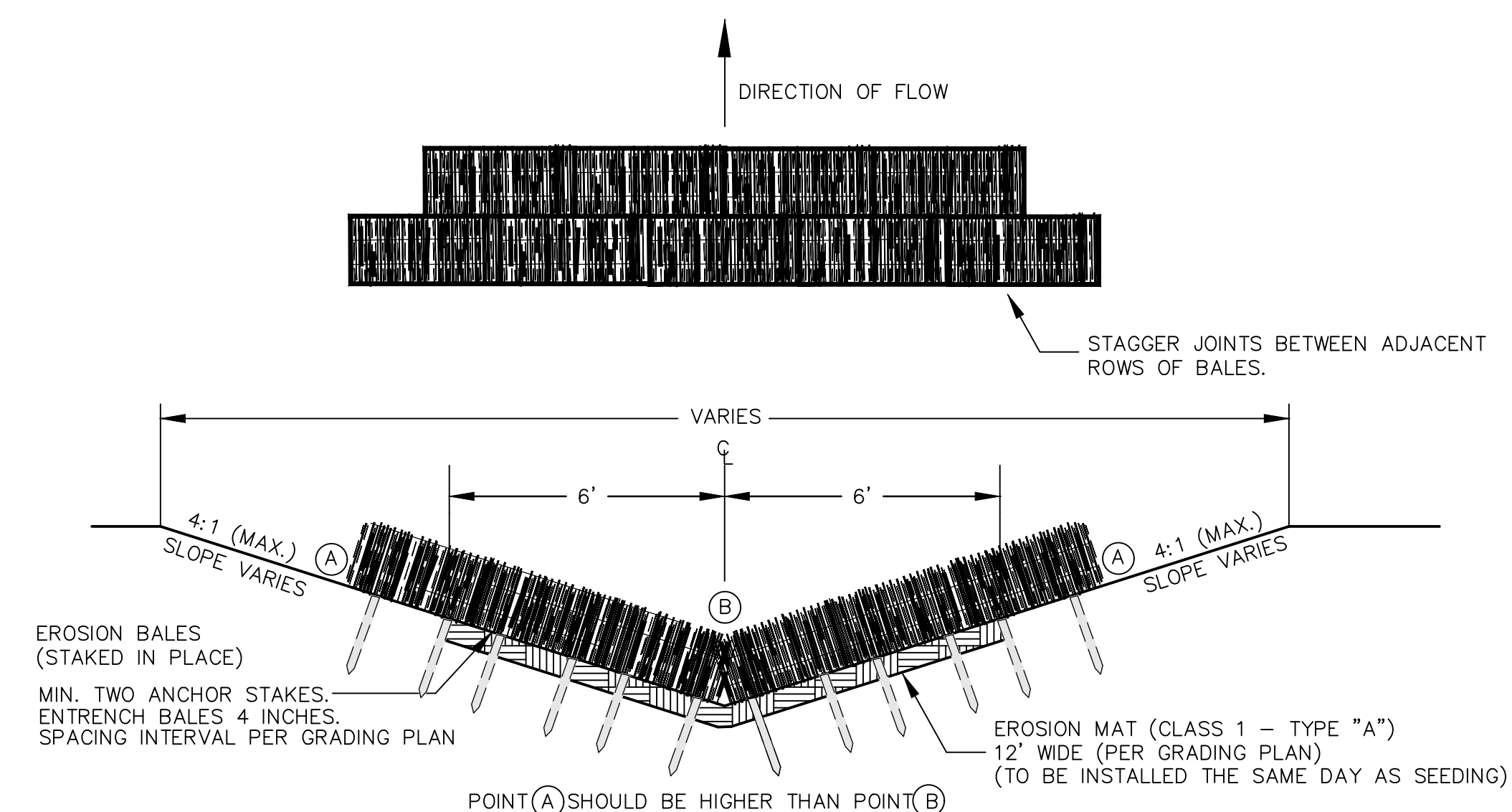
GALVANIZED PIPE JOINT TIES -
2 PER JOINT LOCATED ON EACH
SIDE OF THE PIPE AT 60° FROM
THE TOP C/L OF THE PIPE.



TIE BOLT REQUIREMENTS		
PIPE SIZE	BAR DIA.	BOLTS
12" TO 27"	5/8"	32"
30" TO 66"	3/4"	32"
72" AND LARGER	1"	32"

*LAST 3 PIPE JOINTS ON ALL RCP INLET AND OUTLET PIPES TO RECEIVE "JOINT TIES"

4 REINFORCED CONCRETE PIPE
JOINT TIE DETAIL
NOT TO SCALE



5 TEMPORARY EROSION BALE DITCH CHECK DETAIL
NOT TO SCALE

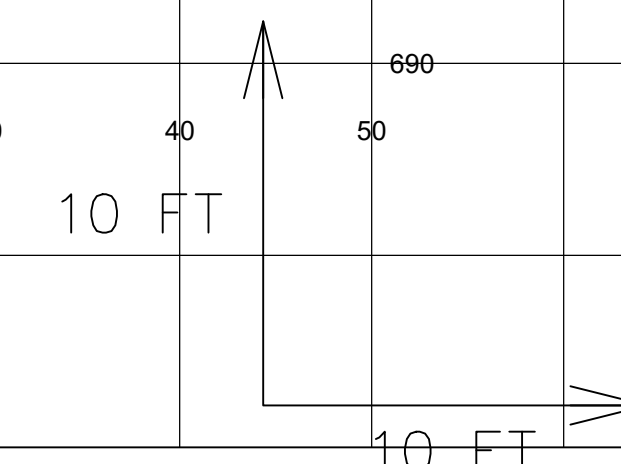
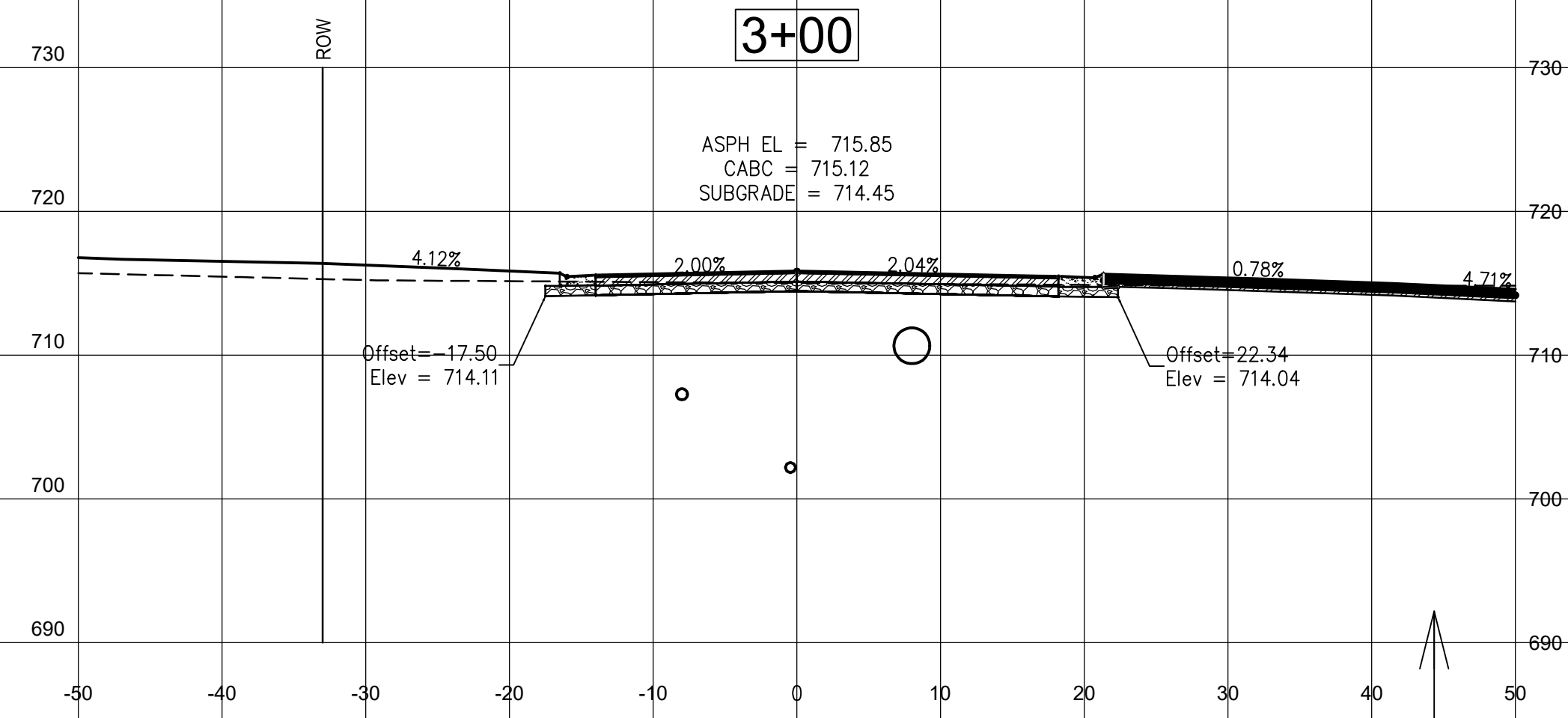
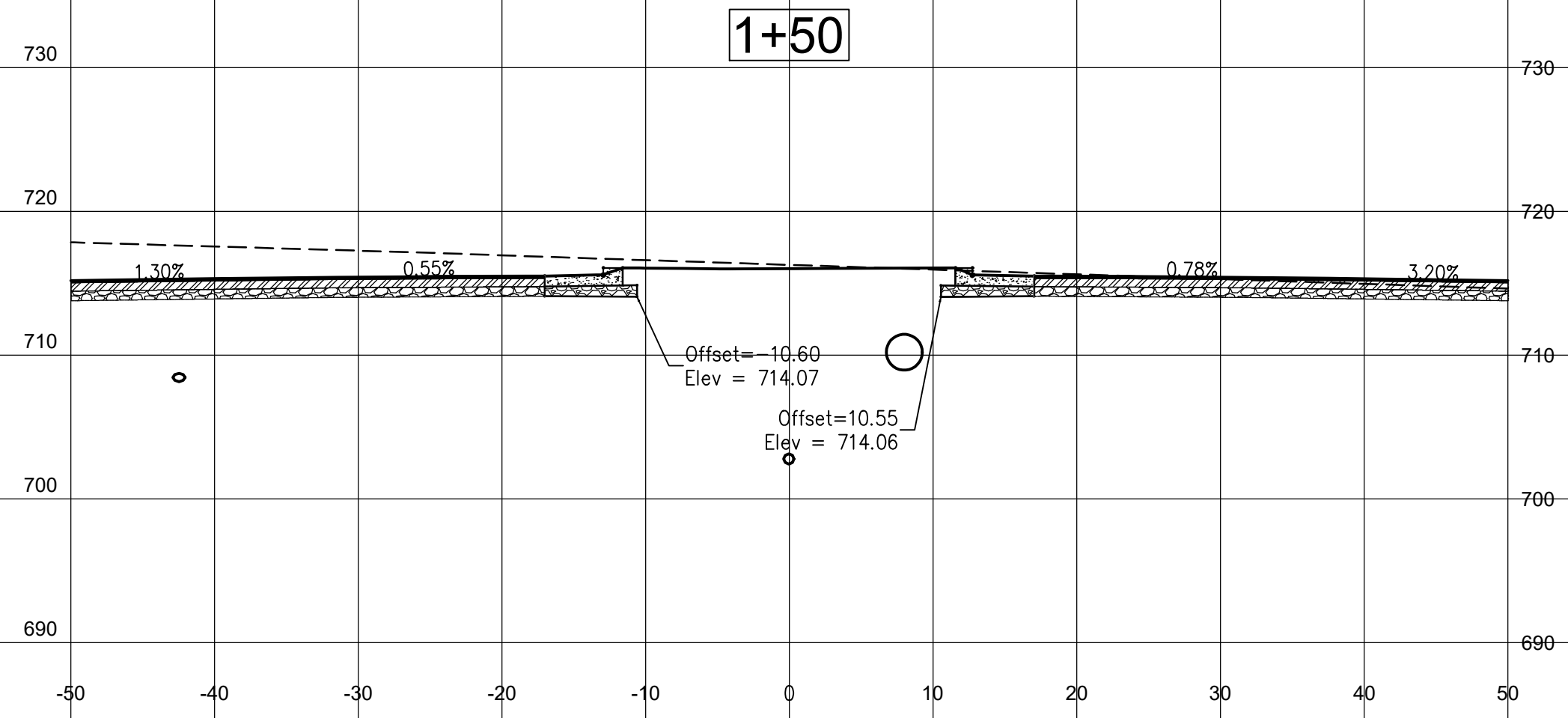
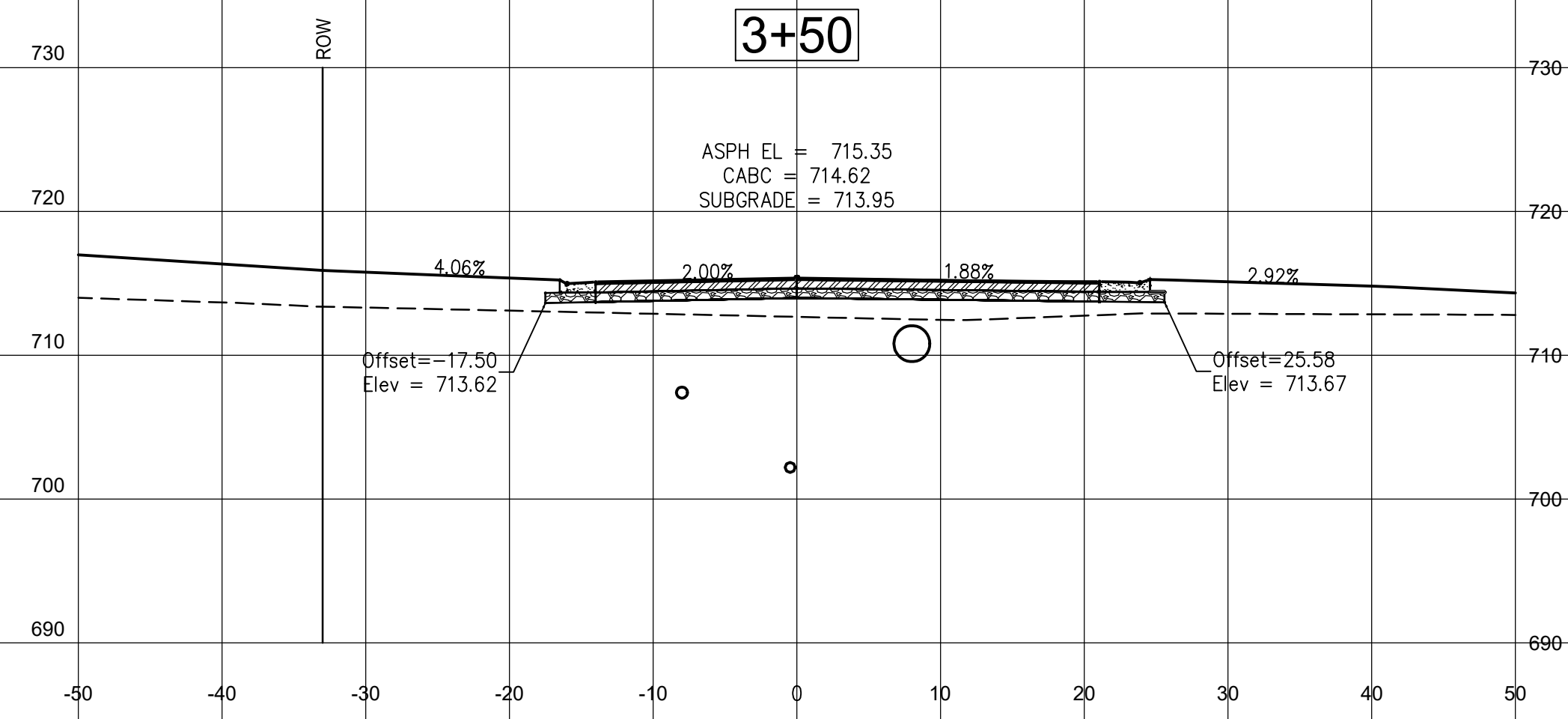
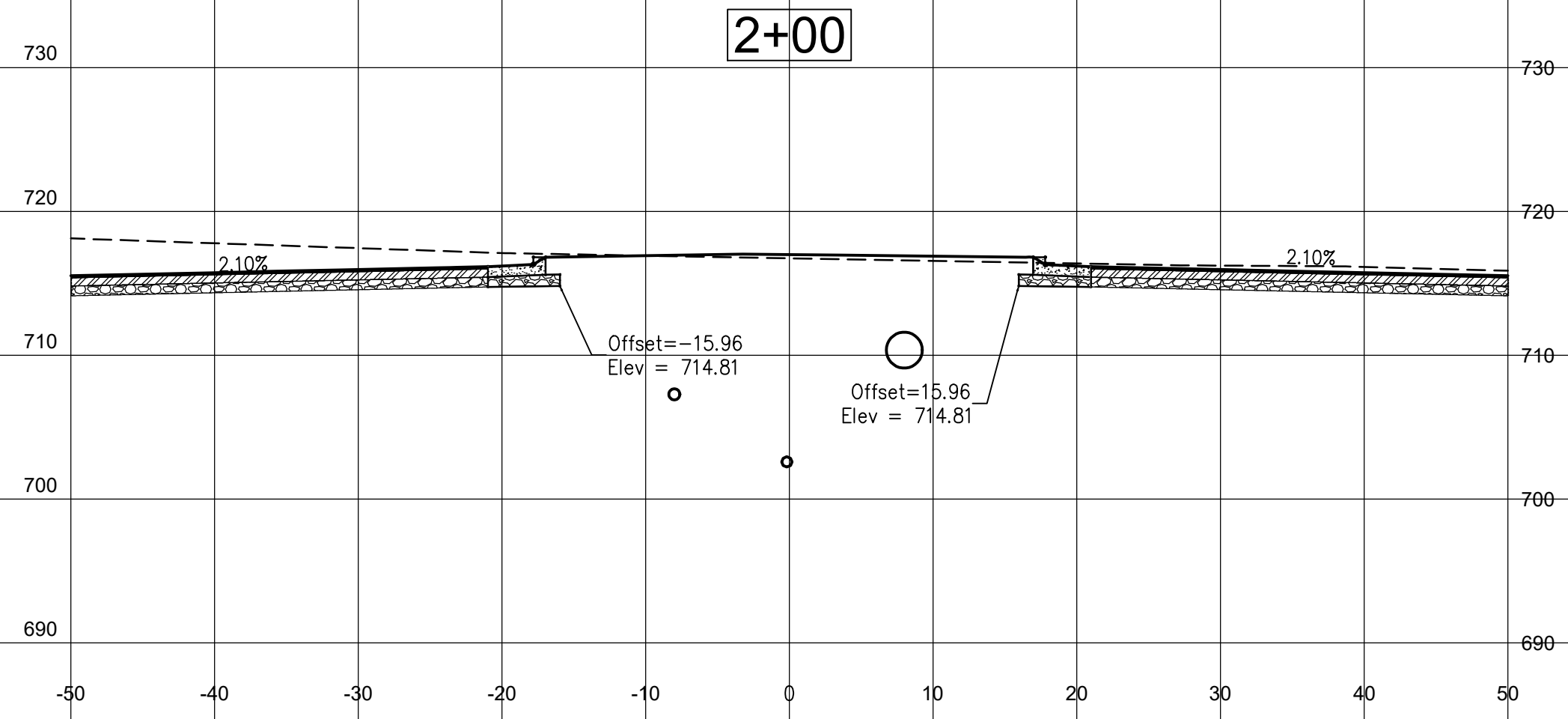
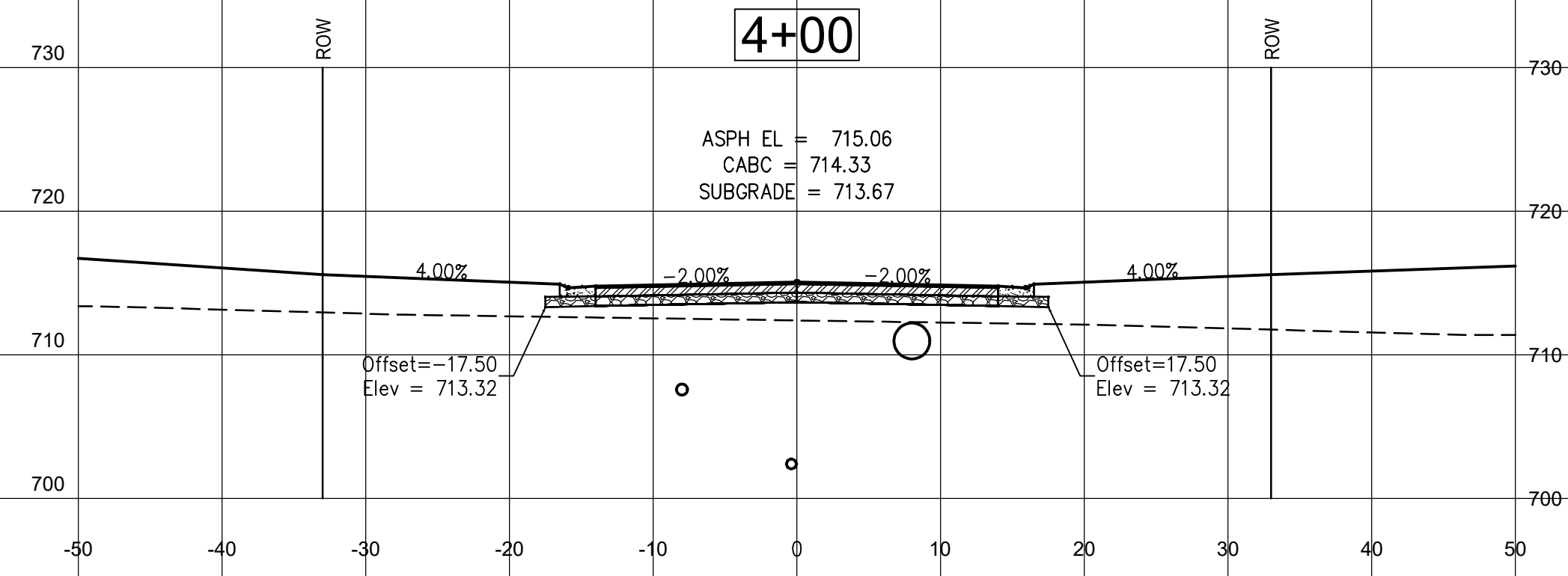
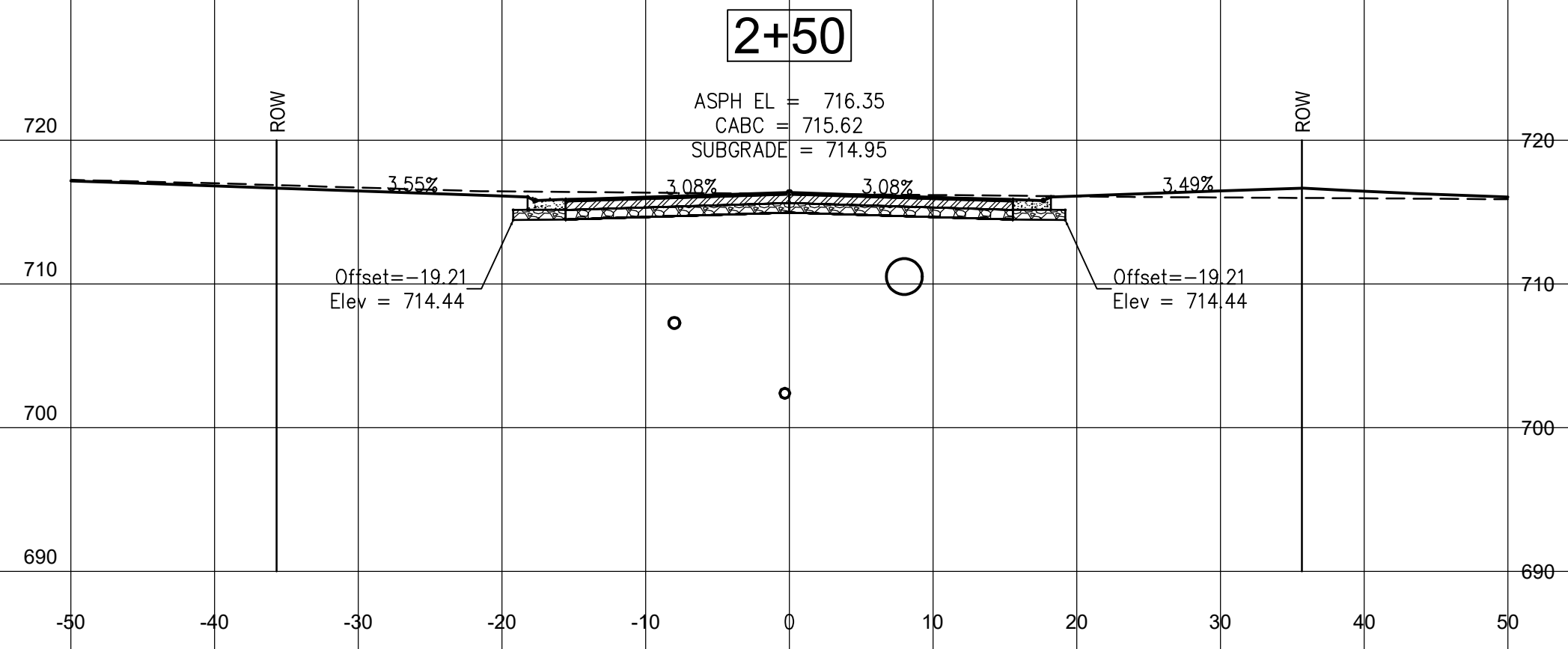
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Thursday, June 04, 2020 4:01:09 PM



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ASHBURY EAST SUBDIVISION
 93RD COURT CROSS SECTIONS
 STA. 1+25 - 2+50

FOR
ASHBURY EAST, LLC
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

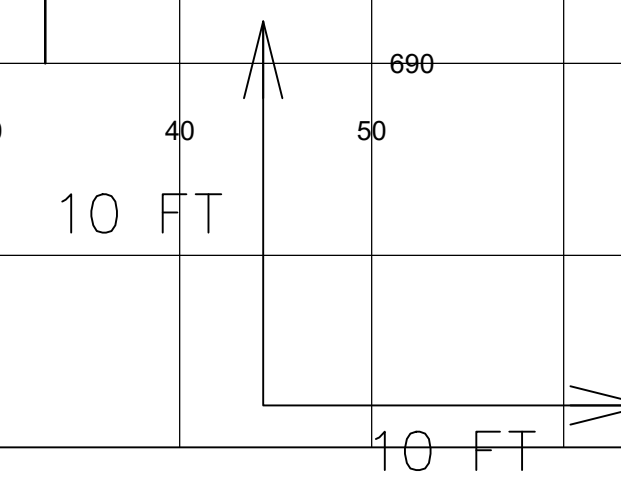
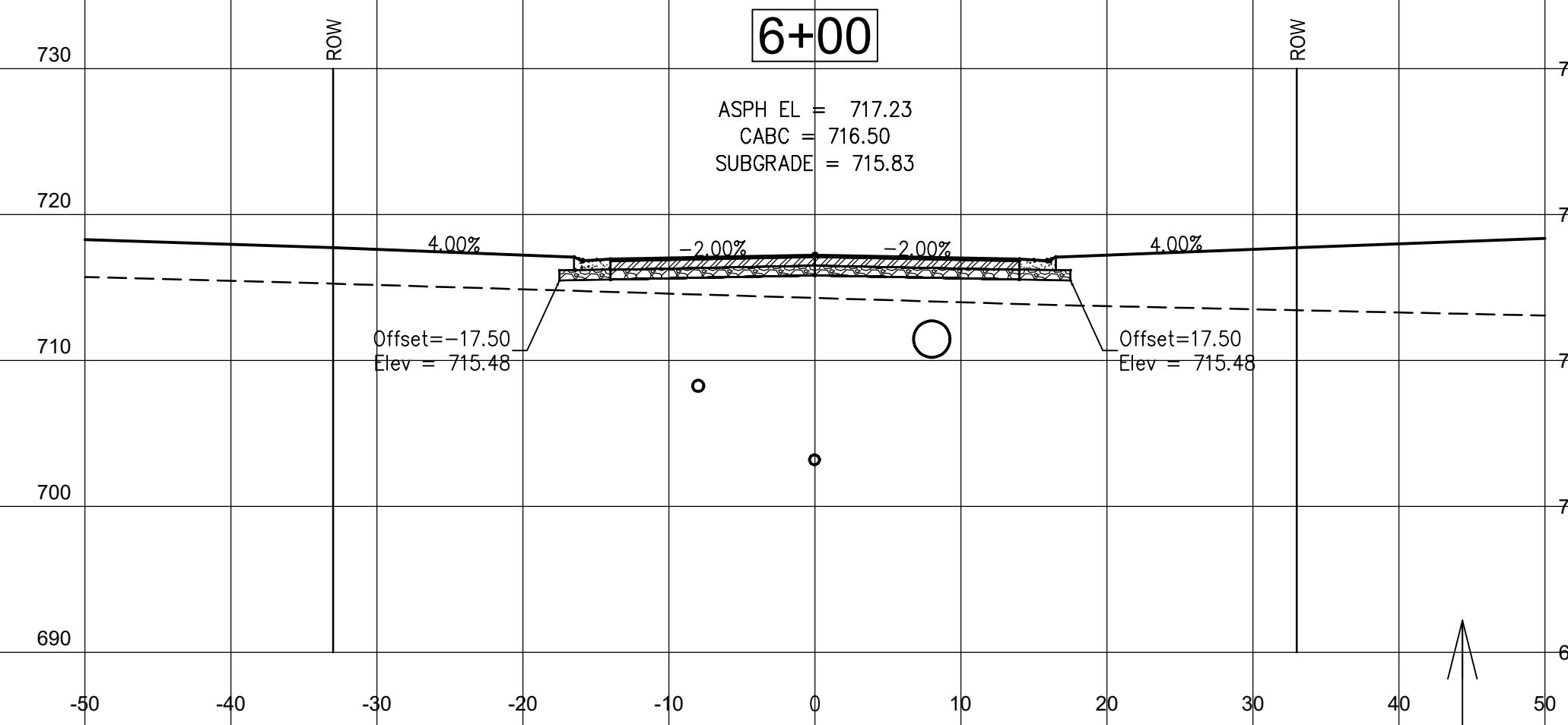
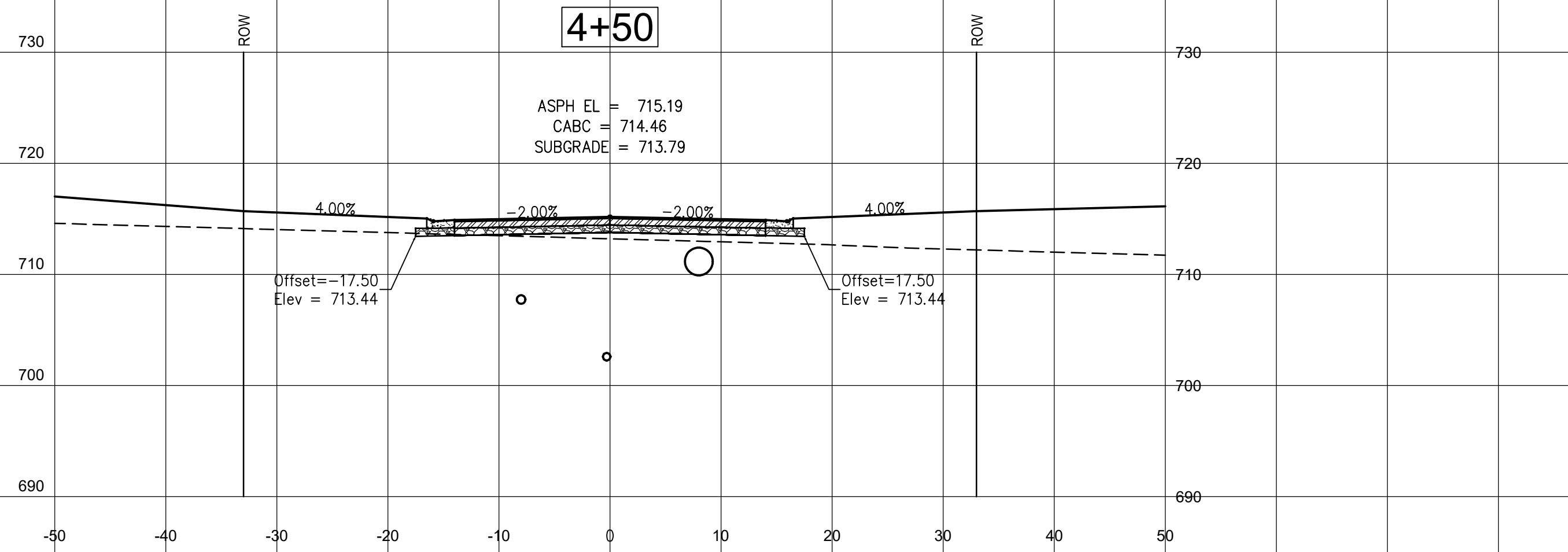
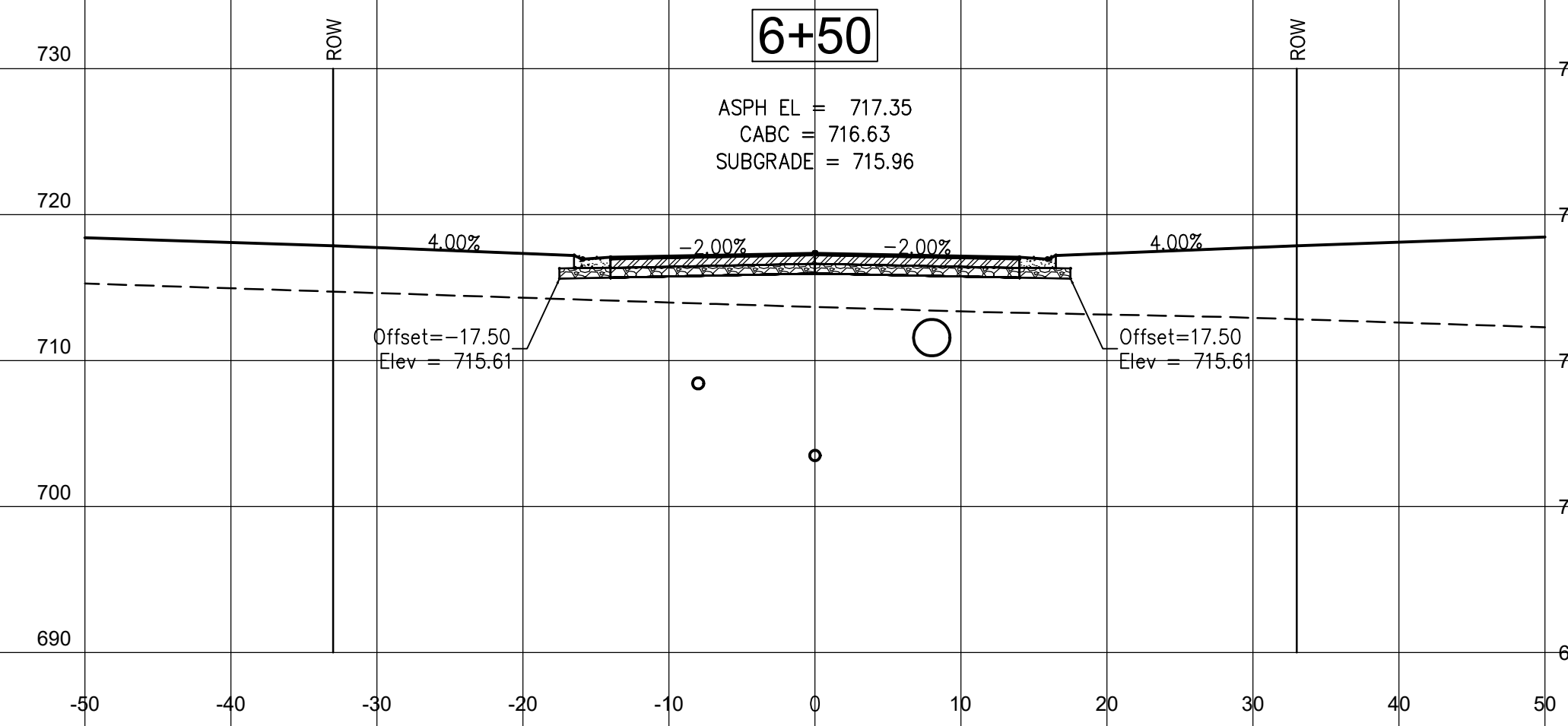
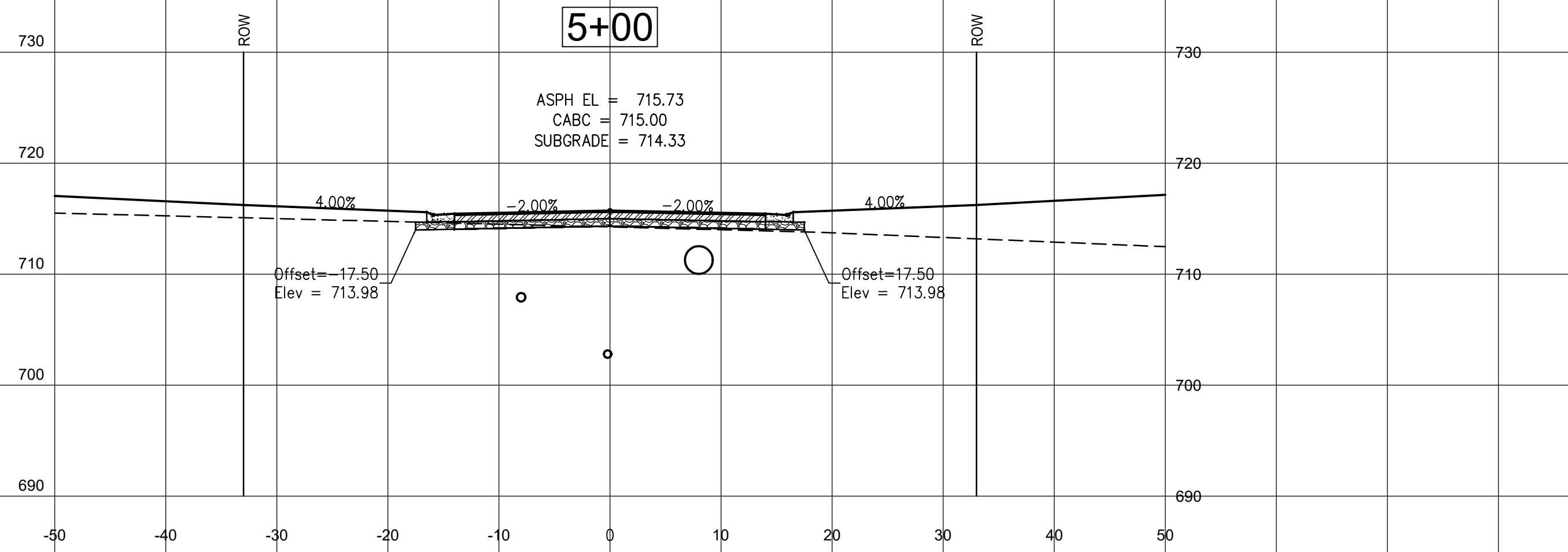
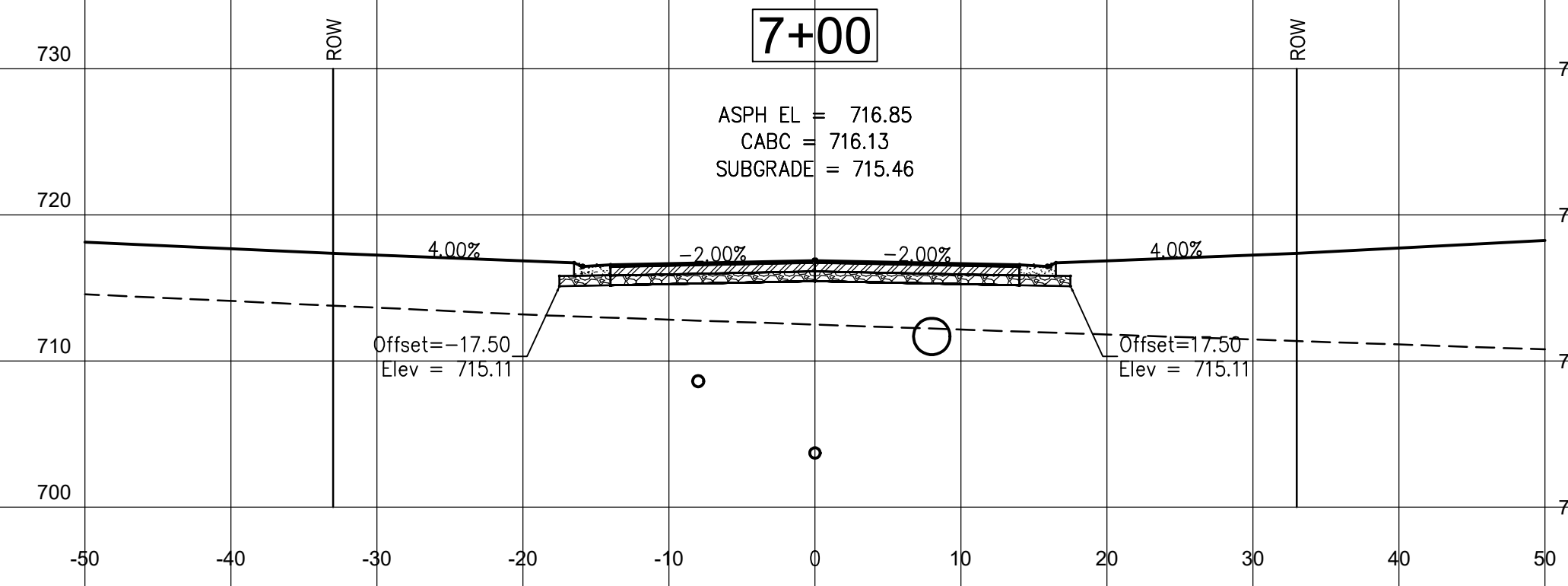
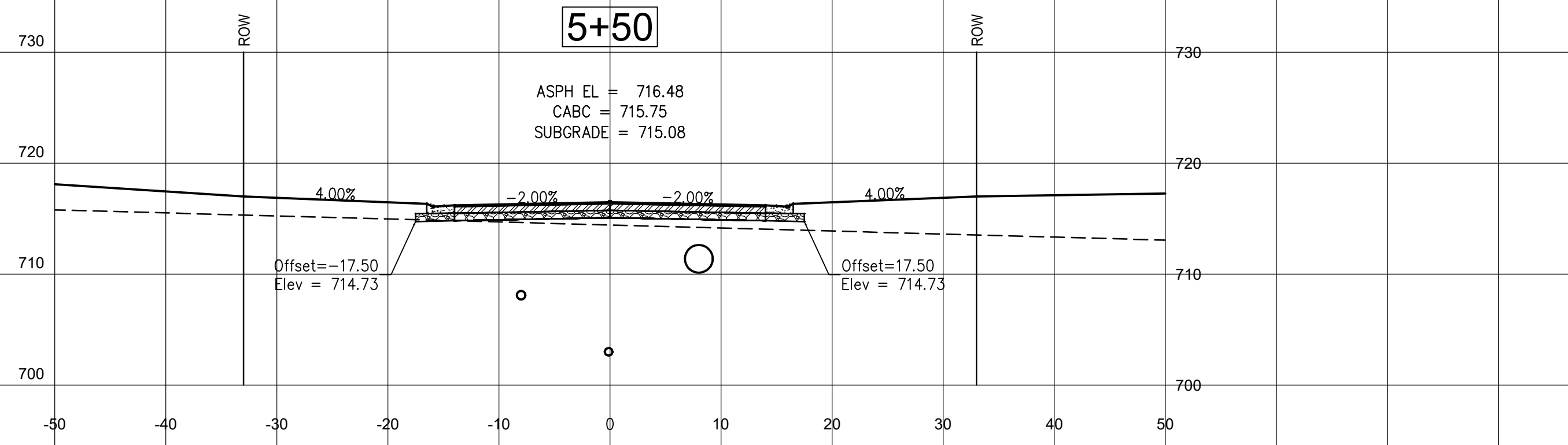
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2018.0365.01

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ISSUE FOR CONSTRUCTION- 6-5-2020

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ASHBURY EAST SUBDIVISION
 93RD COURT CROSS SECTIONS
 STA. 2+75 - 4+00
 FOR
ASHBURY EAST, LLC
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: _____ MDE
 DRAFTED: _____ APK
 DATE: 1-15-2020
 CHECKED: _____ MDE
 DATE: 1-23-2020

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ISSUE FOR CONSTRUCTION- 6-5-2020



Nielsen Madsen + Barber
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Tele: (262)634-5588 Website: www.nmbssc.net

ASHBURY EAST SUBDIVISION
93RD COURT CROSS SECTIONS
STA. 4+25 - 5+50
FOR
ASHBURY EAST, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

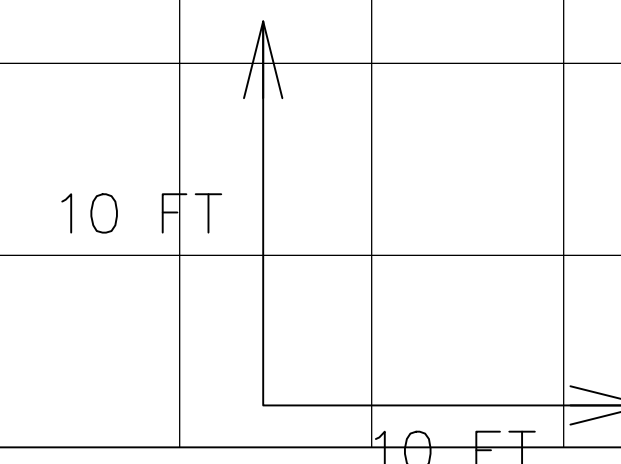
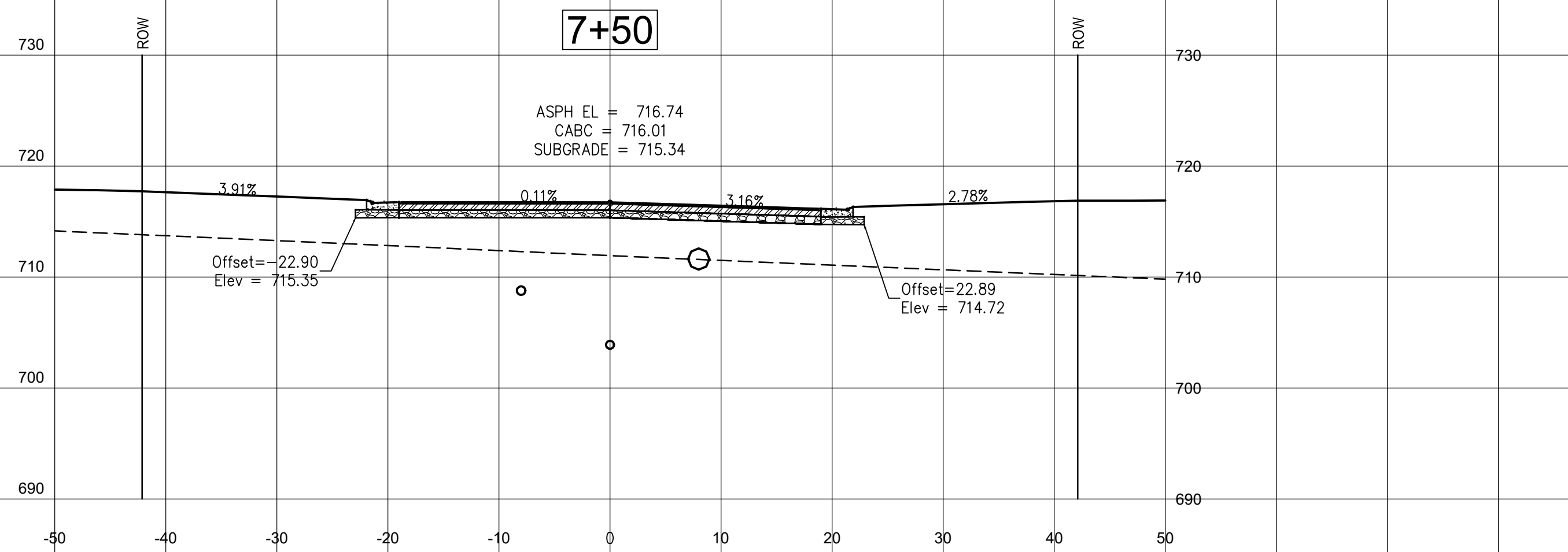
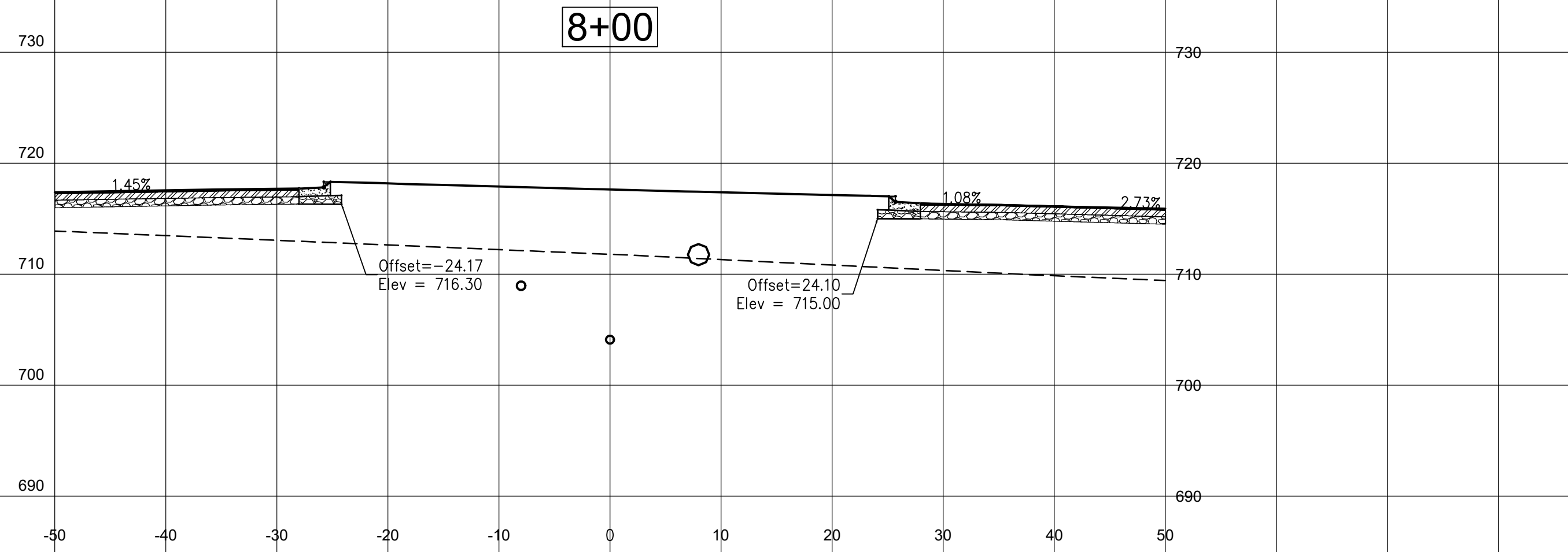
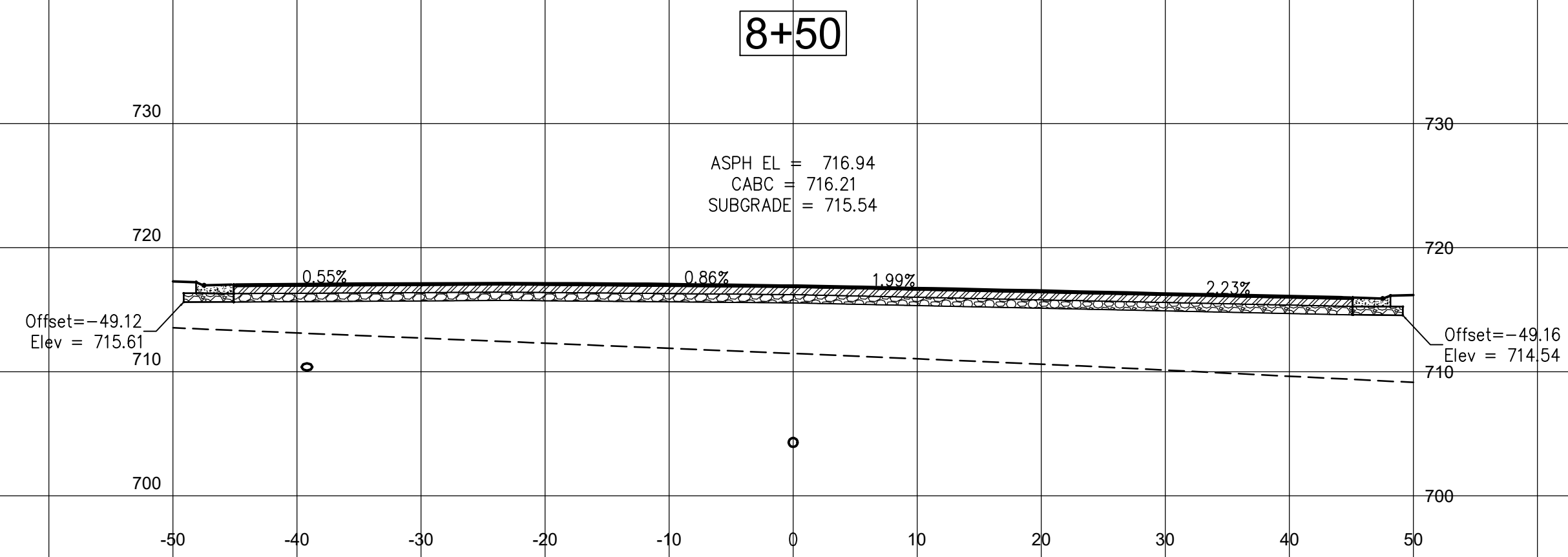
NO.	REVISION	BY	DATE

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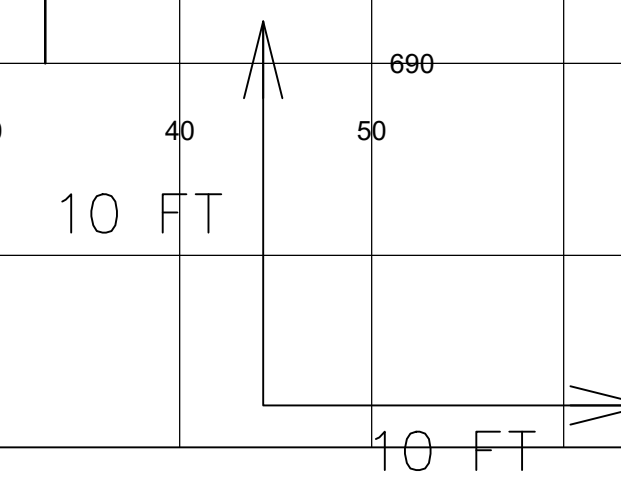
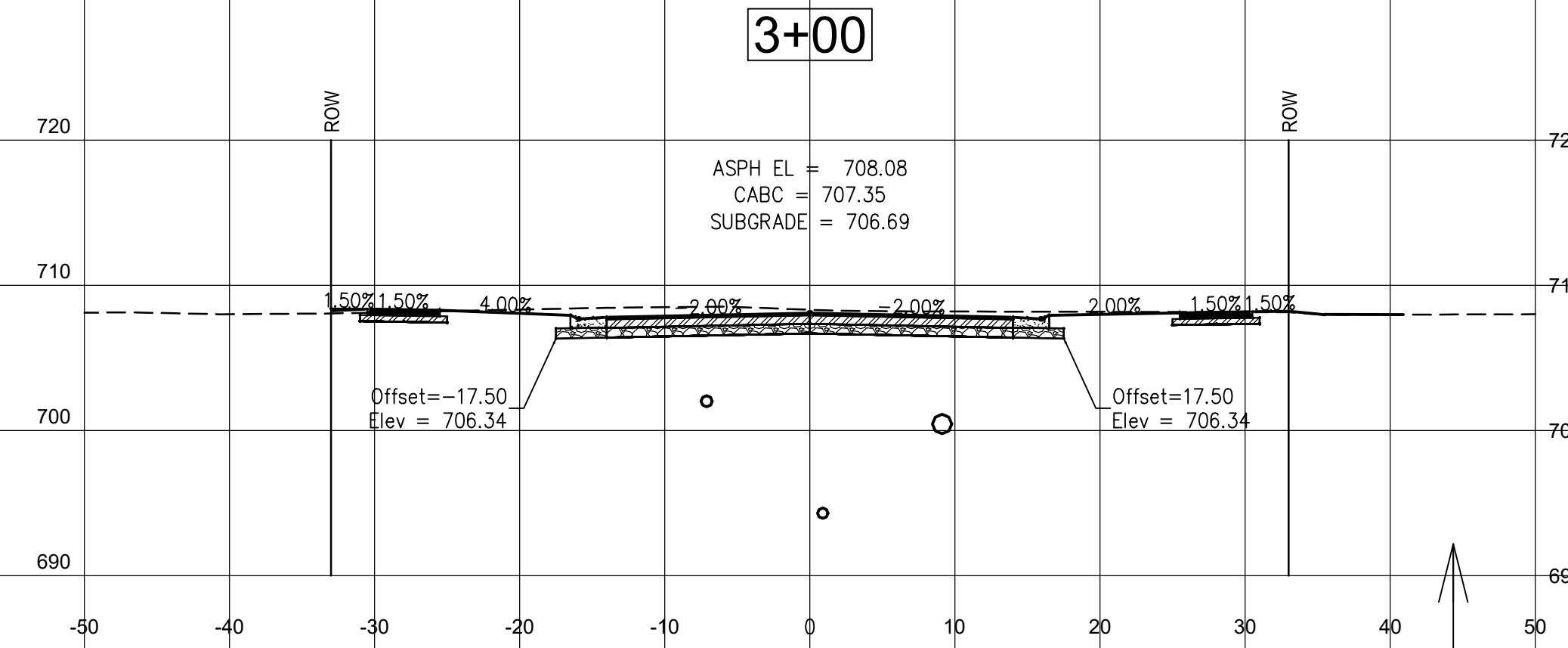
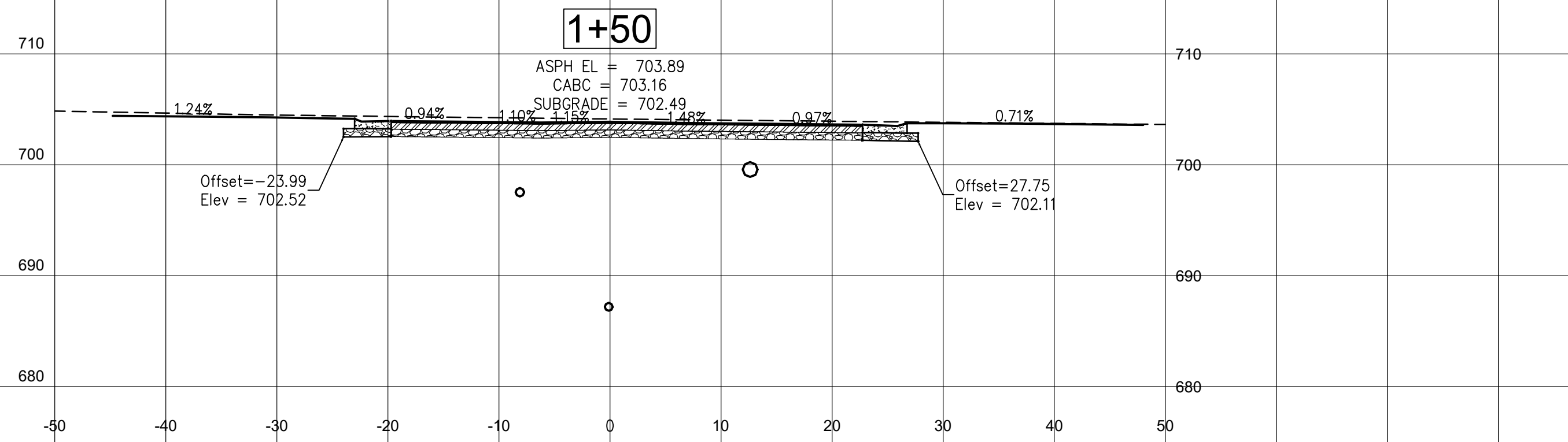
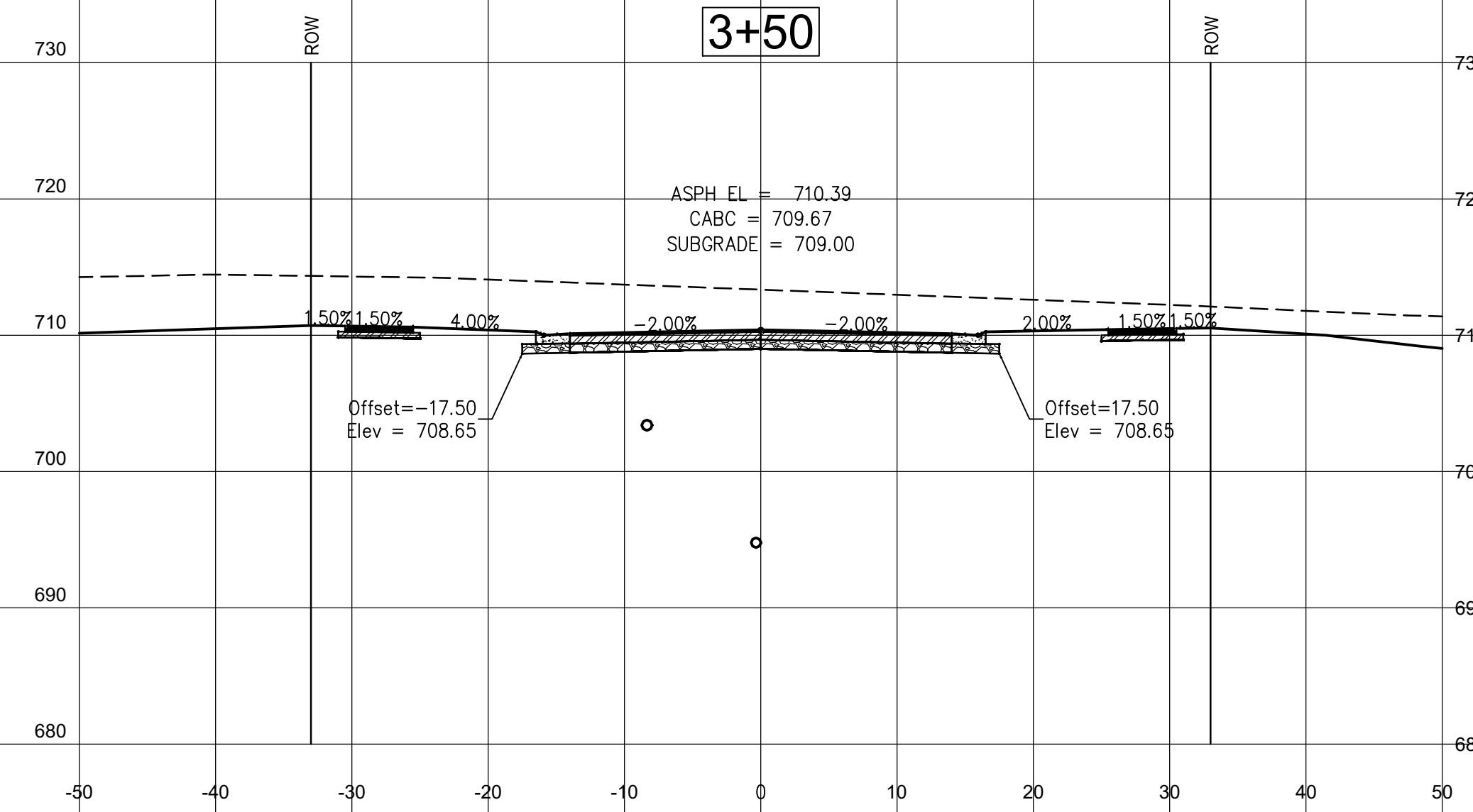
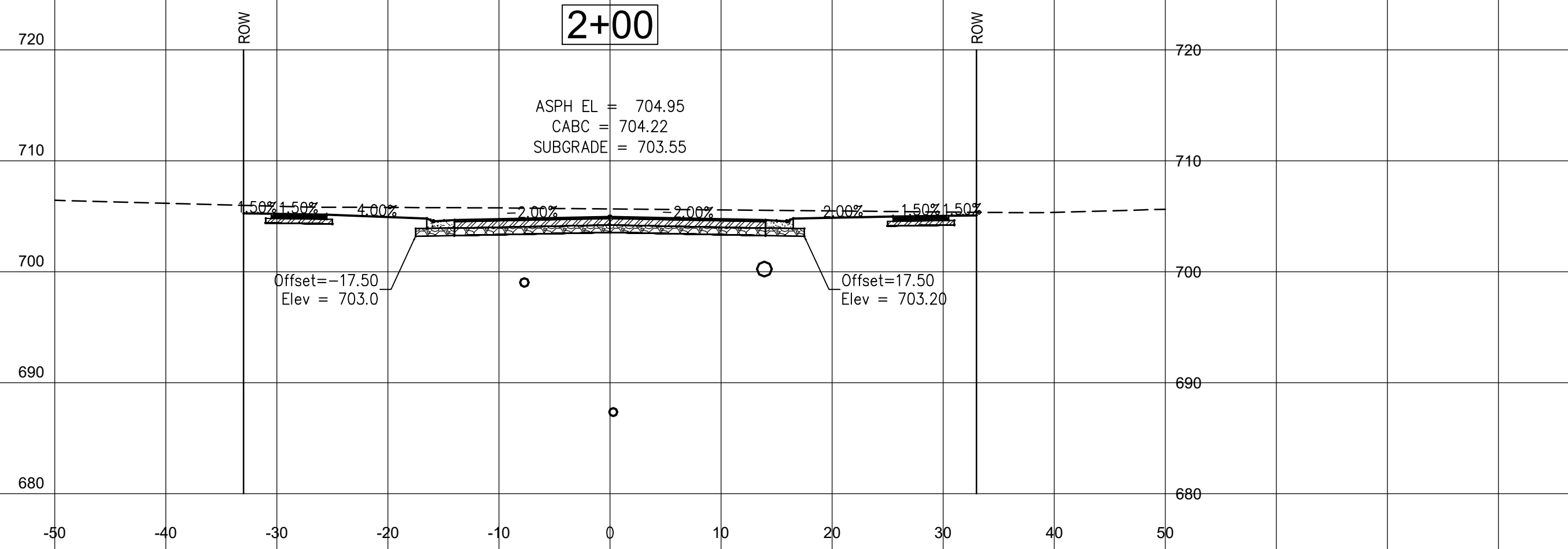
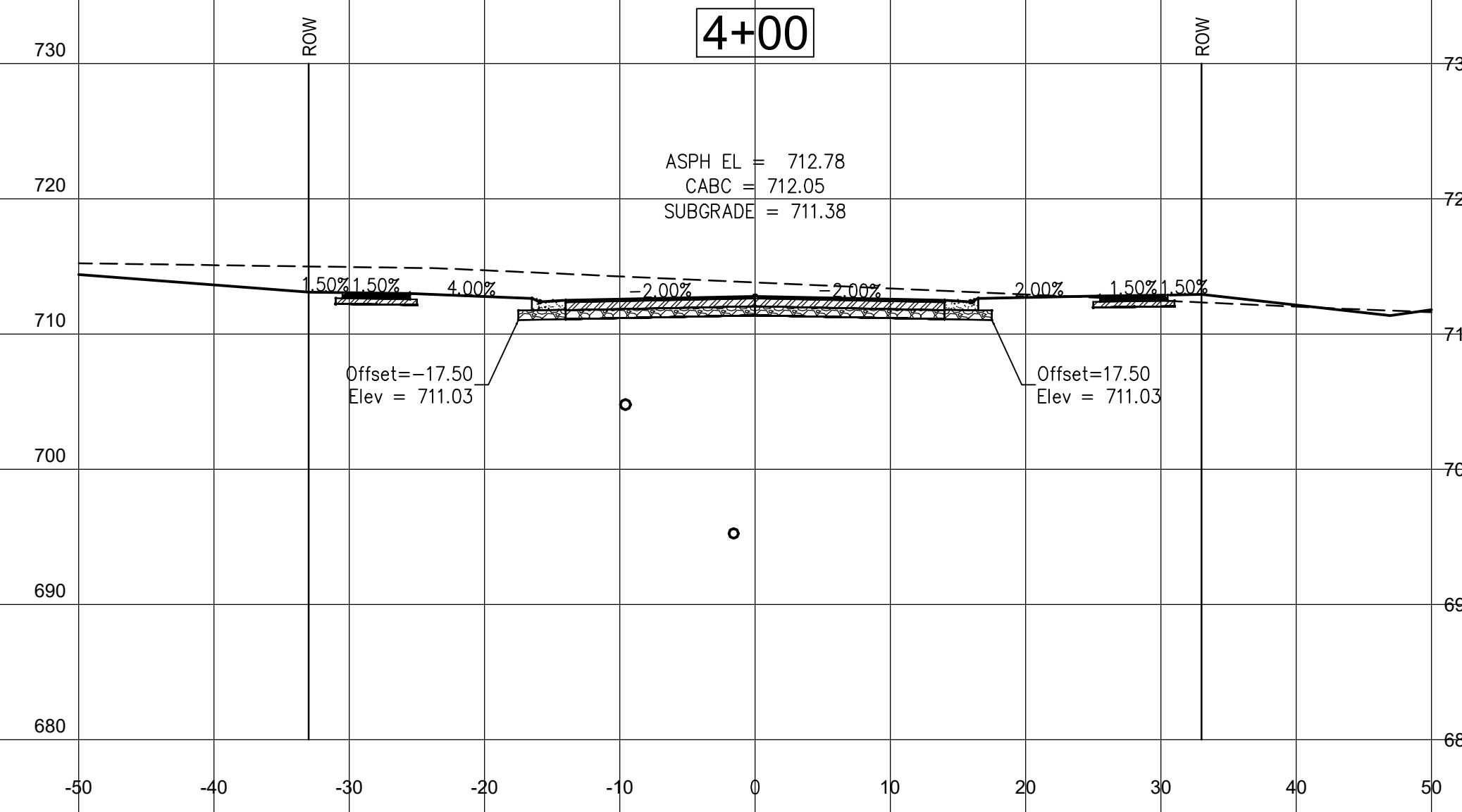
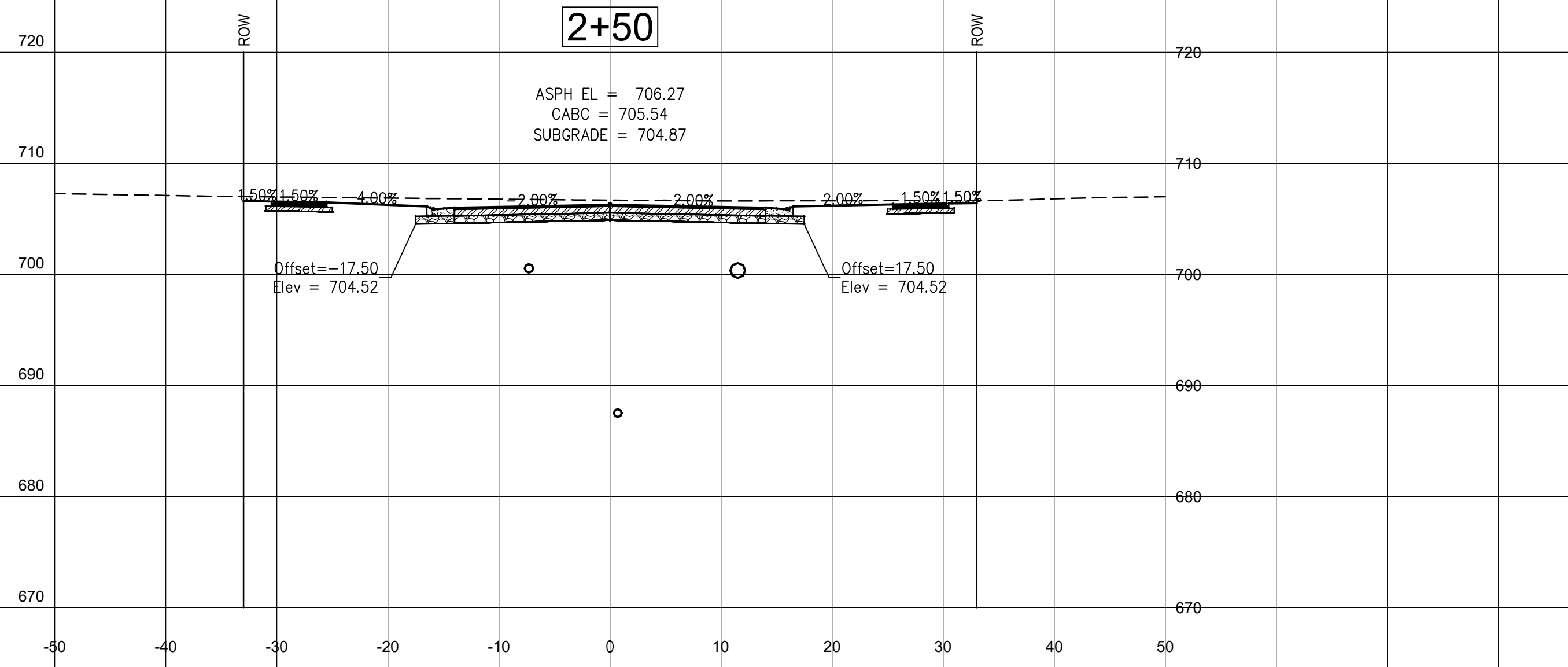
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ISSUE FOR CONSTRUCTION- 6-5-2020

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Thursday, June 04, 2020 4:01:36 PM



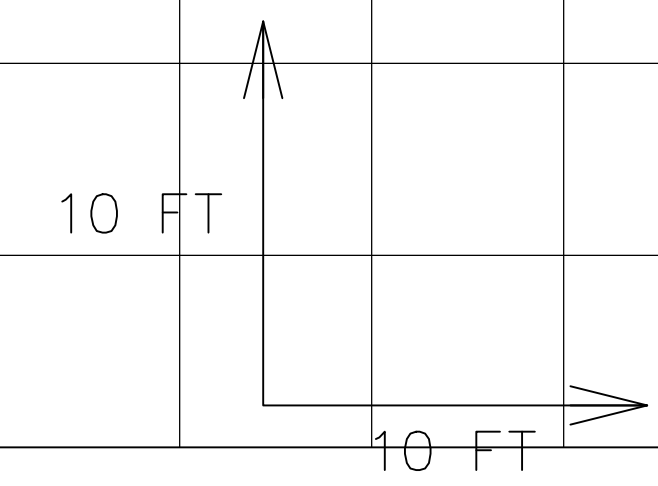
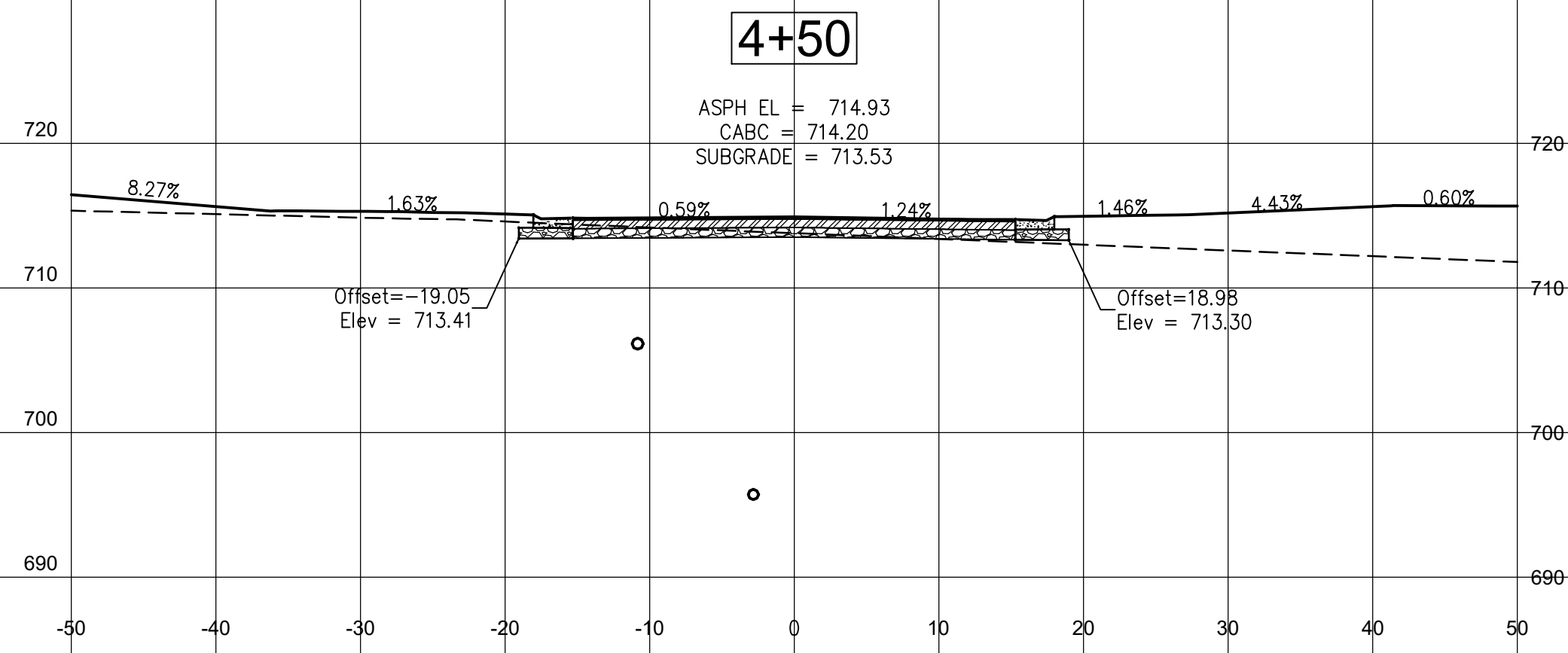
ASHBURY EAST SUBDIVISION
 84TH PLACE CROSS SECTIONS
 STA. 1+00 - 2+25
 FOR
ASHBURY EAST, LLC
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
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ISSUE FOR CONSTRUCTION- 6-5-2020



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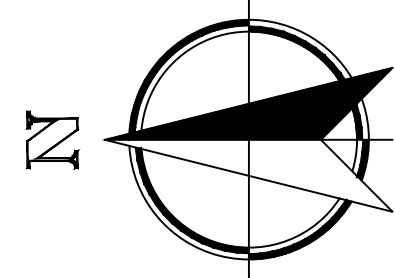
ASHBURY EAST SUBDIVISION
 84TH PLACE CROSS SECTIONS
 STA. 2+50 - 3+75
 FOR
 ASHBURY EAST, LLC
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

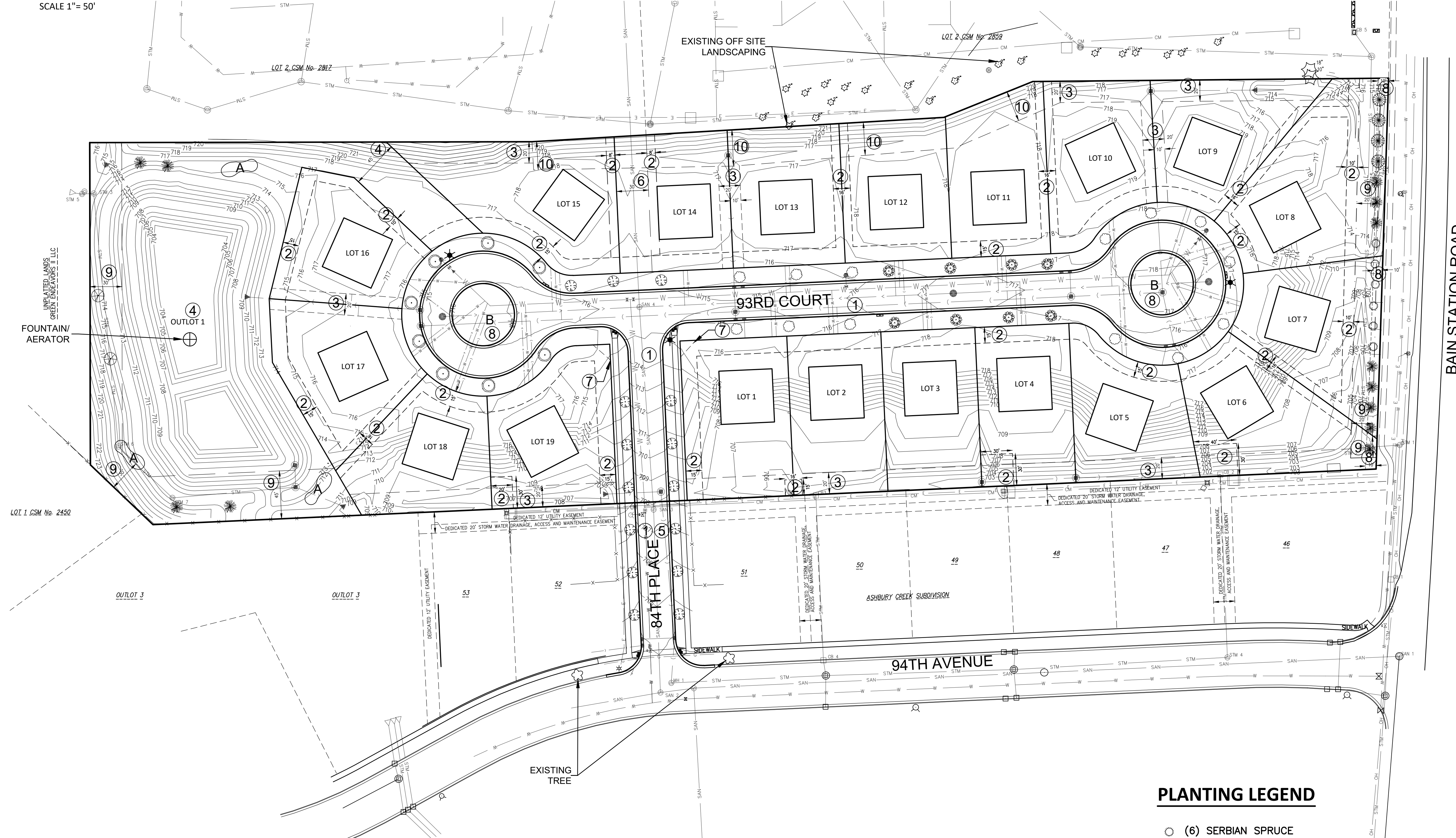
PROJ. MGR: _____ MDE
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 DATE: 1-23-2020

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ISSUE FOR CONSTRUCTION- 6-5-2020



100' 50' 0' 50' 100'
SCALE 1" = 50'



PLANTING LEGEND

- (6) SERBIAN SPRUCE
- (4) NORWAY SPRUCE
- ⊗ (12) BLACK HILLS SPRUCE
- ⊕ (15) ORNAMENTAL PEAR
- ⊗ (8) AUTUMN BLAZE MAPLE
- ⊗ (3) RED OAK
- ⊗ (8) JAPANESE LILAC
- (13) LITTLELEAF LINDEN
- ⊗ (3) LANDSCAPE BEDS - DETAIL A SHEET L-2
- ⊗ (2) CUL-DE-SAC ISLANDS - DETAIL B SHEET L-2



EASEMENT DEDICATION CHART

SEE SHEET 4 OF 27 FOR EASEMENT DEDICATIONS. (#)

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

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ASHBURY EAST SUBDIVISION
FOR
LANDSCAPE PLAN
FOR
ASHBURY EAST, LLC.
VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN

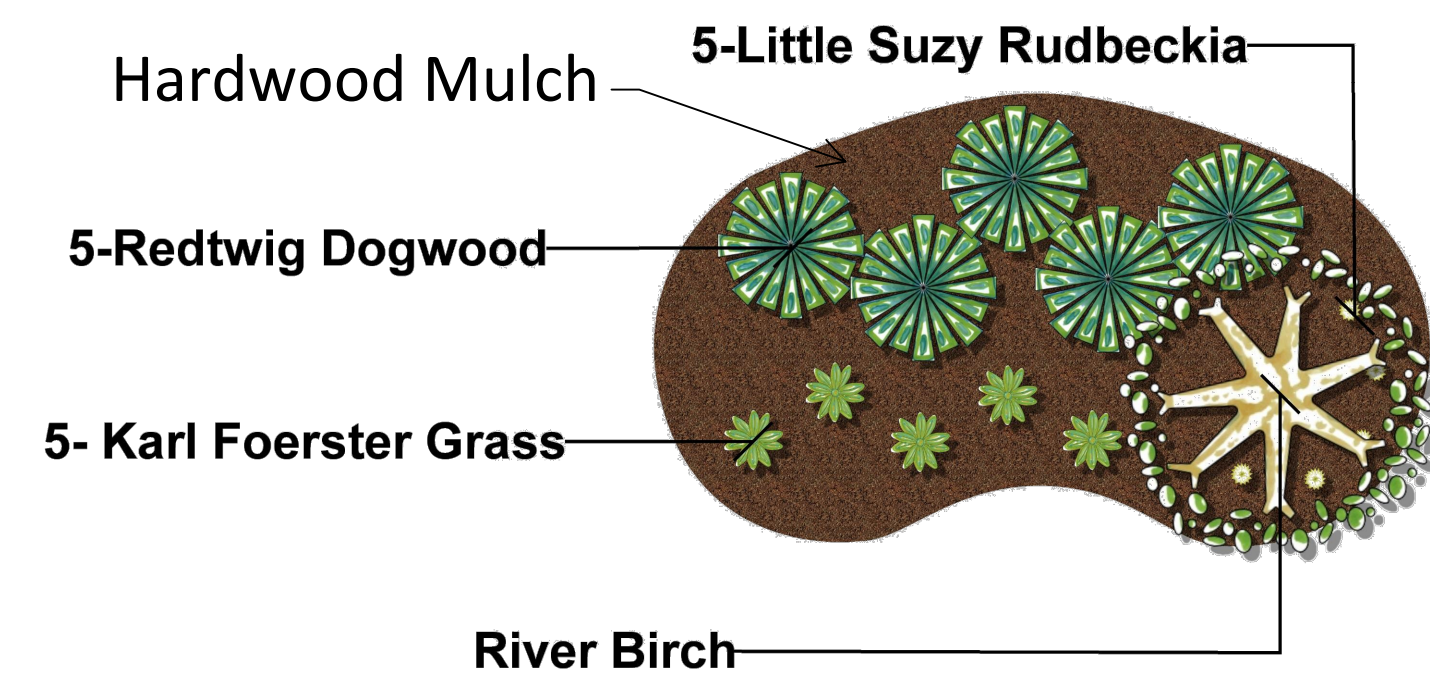
NO.	REVISION	BY	DATE
1	CONSTRUCTION BULLETIN #1	APK	5-14-20

PROJ. MGR: _____ MDE
DRAFTED: _____ APK
DATE: 1-15-2020
CHECKED: _____ MDE
DATE: 1-23-2020

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SHEET
L-1

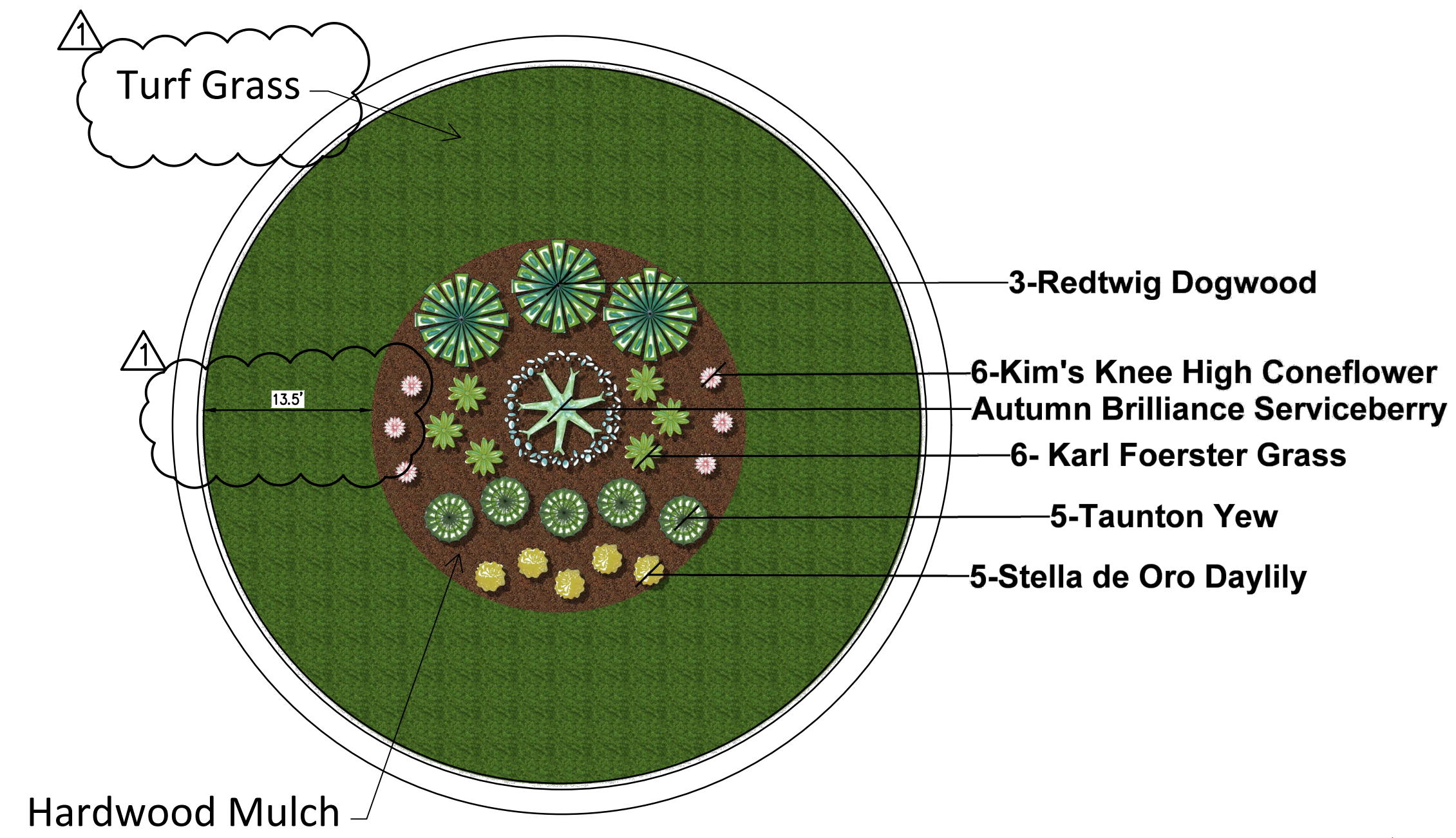
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ISSUE FOR CONSTRUCTION- 6-5-2020

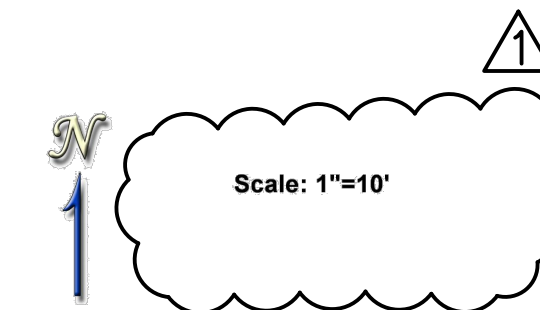


DETAIL A

Scale: 1"=10'



DETAIL B



Call 811 or (800) 242-8511
www.DiggersHotline.com

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ASHBURY EAST SUBDIVISION
LANDSCAPE PLAN

FOR
ASHBURY EAST, LLC.
VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN

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