



Board of Public Works MEETING AGENDA

May 20, 2024 - 4:30 PM
Council Chambers
3805 S. Casper Dr.

Published: May 16, 2024

AGENDA

1. **PRIVILEGE OF THE FLOOR**
2. **CALL TO ORDER**
3. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
4. **APPROVAL OF MINUTES**
 - A. April 15, 2024 Meeting Minutes
5. **OLD BUSINESS**
6. **NEW BUSINESS**
 - A. ITEM 09-24 Discussion and possible action to recommend to Common Council approval of the Development Agreement for the property located at 5715 S. Sunny Slope Road (Tax Key NBC 1289.994.002) as Theofila Estates Subdivision.
7. **UPDATES**
 - A. RD-24-01 Roadway Rehabilitation
 - B. RD-24-02 Roadway Maintenance
8. **ADJOURN**

Supplemental Information:

- The meeting agenda and agenda packet are available online at www.NewBerlinWI.gov
- The minutes are published online and are approved at the next regularly scheduled meeting.
- Action may be taken on any of the agenda items and the agenda may be discussed in any order.
- You may email comments to the City Clerk at CitizenComments@NewBerlinWI.gov. The comments will be forwarded to the mayor and governing body members. The emailed comments are not read during the meeting.
- The City of New Berlin is committed to hosting inclusive, accessible meetings. We strive to enable all individuals, regardless of their abilities, to engage and participate fully. If you have a qualifying disability under the Americans with Disabilities Act that requires the meeting to be accessible, please contact the Office of the City Clerk at (262) 786-8610 or via email at ClerksOffice@NewBerlinWI.gov at least 48 hours before the scheduled meeting time. We will make every effort to accommodate your needs through appropriate aids and/or services.
- It is also possible that members of and possibly a quorum of other municipal governmental bodies may attend the above-stated meeting to gather information; any governmental body will take no action at the above-stated meeting other than the governmental body specifically referred to in the above meeting notice.



Board of Public Works MEETING MINUTES

April 15, 2024 - 4:30 PM
Council Chambers
3805 S. Casper Dr.

Please note: Minutes are unofficial until approved at the next regular scheduled meeting.

MINUTES

1. PRIVILEGE OF THE FLOOR

No one from the public was in attendance.

2. CALL TO ORDER

Mayor Ament called the meeting to order at 4:30PM.

3. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Joelle Erickson took the roll call as follows:

Present: Board Member Seidl, Mayor Ament, Alderperson Maxey, Alderperson Horbinski, Alderperson Hopkins

Staff Present: City Engineer Tammy Simonson, Assistant City Engineer Lucas Pichler, Community Relations Specialist Joelle Erickson

4. APPROVAL OF MINUTES

A. March 18, 2024 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Alderman Horbinski
Second by: Alderman Maxey
Motion Passes 5-0

5. OLD BUSINESS

None

6. NEW BUSINESS

A. ITEM 06-24 Discussion and possible action to recommend to Common Council approval of the 2024 Pedestrian Lighting Project contract.

MOTION: Motion to Approve Item 06-24 as Presented

VOTE: Motion by: Alderman Hopkins
Second by: Commissioner Seidl
Motion Passes 5-0

B. ITEM 07-24 Discussion and possible action to recommend to Common Council approval of the 2024 Pedestrian Lighting Purchase contract.

MOTION: Motion to Approve Item 07-24 as Presented

VOTE: Motion by: Alderman Horbinski
Second by: Alderman Hopkins
Motion Passes 5-0

- C. ITEM 08-24 Discussion and possible action to recommend to Common Council approval of Resolution 2024-08 to reallocate funds from the Sidewalk Improvements account to the Lighting-National Avenue account.

MOTION: Motion to Approve Item 08-24 as Presented

VOTE: Motion by: Alderman Maxey
Second by: Alderman Horbinski
Motion Passes 5-0

7. **UPDATES**

City Engineer Tammy Simonson stated that there were no updates at this time as projects are just starting to kick off for the season.

8. **ADJOURN**

MOTION: Motion to Adjourn at 4:39PM

VOTE: Motion by: Commissioner Seidl
Second by: Alderman Horbinski
Motion Passes 5-0

*Respectfully Submitted,
Joelle Erickson, Community Relations Specialist*

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Ryan Janssen / Ryan's Buying, LLC – Theofila Estates Subdivision

LOCATION: 5715 S. Sunny Slope Road (Tax Key NBC 1289.994.002)

REQUEST: Approval of a Development Agreement for the property located at 5715 S. Sunny Slope Road (Tax Key NBC 1289.994.002)

DCD RECOMMENDATION: Approval of the Development Agreement for Ryan Janssen of Ryan's Buying, LLC., for a proposed subdivision development on the property located at 5715 S. Sunny Slope Road subject to final review as to form by the City Attorney and final plans on file.

1. General:
 - a. Applicant shall have an approved Development Agreement prior to issuance of Building Permits. The Development Agreement shall be recorded at the Waukesha County Register of Deeds.
 - b. Public infrastructure improvements include:
 - (1) A new public roadway will be constructed with a permanent cul-du-sac for the development including watermain extension, sanitary sewer extension, curb and gutter, off-road pedestrian trail, and connection to Red Fox Road.
 - (2) Stormwater management includes a wet pond constructed within the development. A Stormwater Management Plan Agreement meeting the requirements of Zoning Code 275-55.1 between the Developer and the City will be recorded.

DETAILS IN ATTACHED STAFF REPORT

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
BOARD OF PUBLIC WORKS STAFF REPORT

Meeting of May 15, 2024

Ryan Janssen/ Ryan's Buying, LLC. – Theofila Estates Subdivision
Tax Key 1289.994.002

DATE STAFF REPORT CREATED: May 15, 2024

DEVELOPER'S NAME: Ryan Janssen/Ryan's Buying, LLC.

NAME OF DEVELOPMENT: Theofila Estates Subdivision

TYPE OF DEVELOPMENT: The Development will have a total of 14-lots.

NUMBER OF ACRES OF DEVELOPMENT: 17.38 Acres

CURRENT ZONING: R-6 (Section 35 Low-Density Single-Family Residential District) (RZ-2301341).

PLAN COMMISSION APPROVAL DATE: Approval of a Preliminary Plat January 8, 2024 (SP-2302092)

SUMMARY OF INFRASTRUCTURE:

Sanitary Sewer:	1,076.0 LF
Water Main:	1,102.5 LF
Storm Sewer:	520.0 LF
Roadways:	525.0 LF
Public Trail:	650.0 LF

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, a small portion of Secondary Environmental Corridor is located in the northwest corner of the parcel within the outlot.

Wetland On Property: Wetlands have been registered on the City's Zoning Map, see file # WD-2301607. Wetlands were field delineated by Heartland Ecological Services on May 11, 2023.

Conservancy Districts (C-1, C-2): No

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site slopes from the northwest to the southeast.

ALTERNATIVE TRANSPORTATION PLAN: A paved trail shall be required to connect these lots to the park to the south. An off road sidepath shall be constructed along Sunny Slope Road to connect to the existing off road sidepath to the north and south of this property.

- The Comprehensive Plan, Chapter 6, Figure 6.16
 - Sunny Slope Road is identified as having on road and off-road pedestrian trail facilities.
- The Comprehensive Plan, Chapter 6, Section "Needs Assessment for Bicycle and Pedestrian Routes"
 - *"Better bicycle and pedestrian trail linkages between residential subdivisions and other subdivisions, parks, schools, libraries and commercial nodes."*
- The Comprehensive Plan, Chapter 6, Section "Policies for multi-modal transportation."
 - *"Construct bicycle and pedestrian facilities as recommended by the Comprehensive Plan."*

ENVIRONMENTAL IMPACT: Wetlands have been registered on the City's Zoning Map, see file # WD-2301607. Wetlands were field delineated by Heartland Ecological Services on May 11, 2023. Existing trees along the west property line will be preserved within the outlot as noted in the conditions.

STORM WATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. A stormwater management plan has been submitted.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Basin Capacity Available: Yes

Adequate Linkage: This development shall connect to City Sewer and Water (currently there is no service provided to this parcel).

Onsite System Required: No

WATER USAGE CALC.: Estimated 250 GPD per new single-family lot.

TRAFFIC IMPACT: TIA is not required since it doesn't meet the threshold. Per §275-58C(2)(a), a TIA is required for any subdivision or multifamily residential development with 40 or more dwelling units. The subdivision plat includes 14 lots.

DCD RECOMMENDATION:

Approval of the Development Agreement for Ryan Janssen of Ryan's Buying, LLC., for a proposed subdivision development on the property located at 5715 S. Sunny Slope Road subject to final review as to form by the City Attorney and final plans on file. SEE EXECUTIVE SUMMARY.

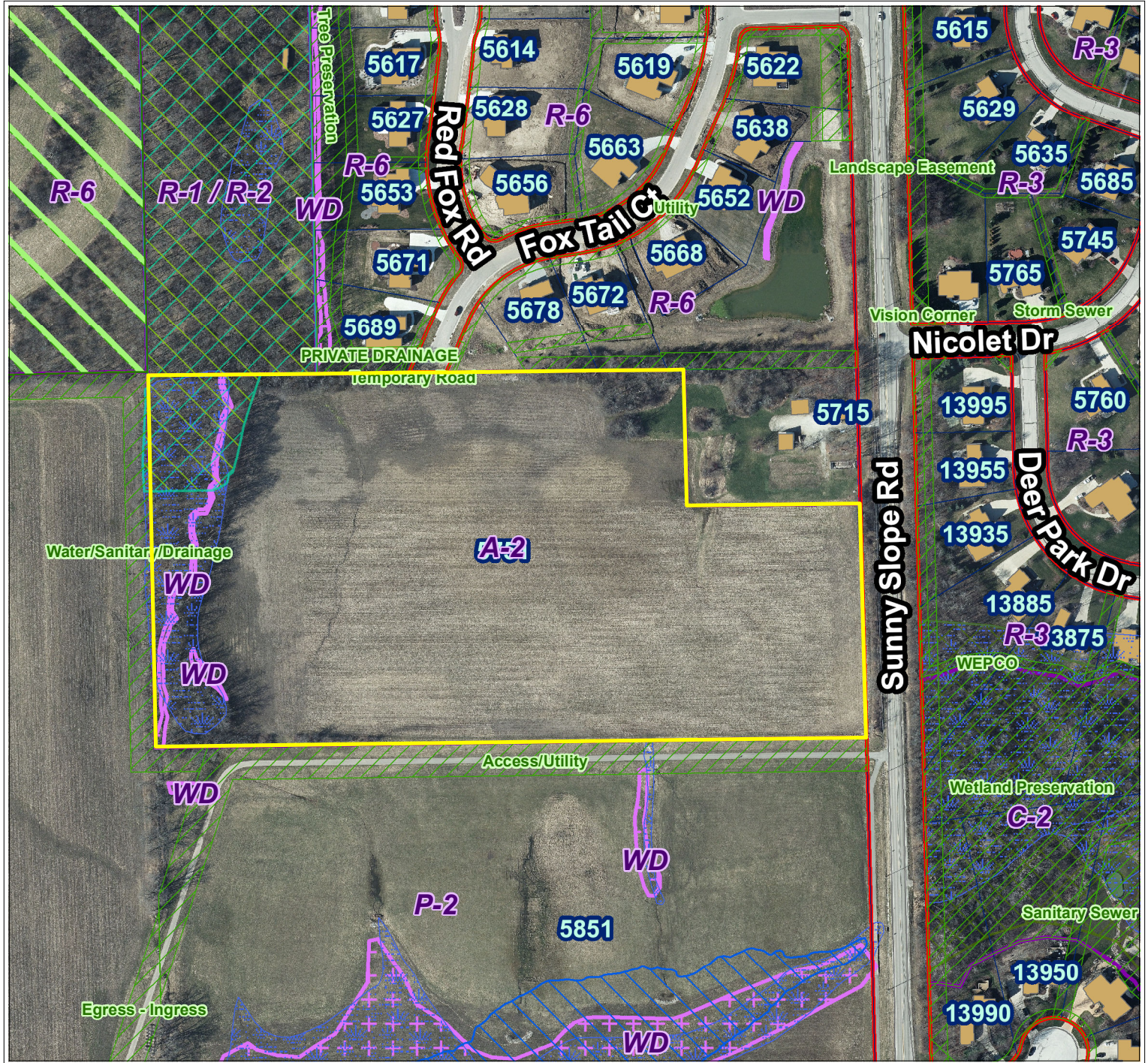
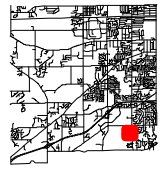
Attachments:

Location Map

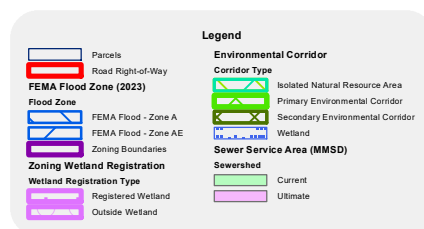
Site Plan

Development Agreement

SP-2302092
Theofila Estates Preliminary Plat
5751 S. Sunny Slope Road



City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



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Development Agreement

This Development Agreement (this "AGREEMENT") is entered into this ____ day of _____, 20__, by and between [Ryan's Buying, LLC](#), its successors, assigns and future owners of the PROPERTY, hereinafter referred to as (the "DEVELOPER") and the CITY OF NEW BERLIN, a Wisconsin municipal corporation (the "CITY").

RECITALS

WHEREAS, DEVELOPER is the owner of approximately [17.38](#) acres of land in the CITY, said land described on [Exhibit A](#) attached hereto (the "PROPERTY");

AND, WHEREAS, DEVELOPER desires to develop the PROPERTY for [residential purposes](#) under the [Theofila Estates](#) (the "DEVELOPMENT"), which includes certain public improvements described on [Exhibit B](#) attached hereto (the "PUBLIC IMPROVEMENTS");

AND, WHEREAS, said land is currently zoned [R-6](#), and the proposed DEVELOPMENT conforms to said zoning classification,

City of New Berlin
Tamara Simonson
3805 S Casper Dr
New Berlin, WI 53151

Tax Key No. NBC1289.994.002

AND, WHEREAS, the CITY Plan Commission on [January 8, 2024](#) recommended approval of the Preliminary Plat and the Common Council on [January 23, 2024](#) approved Resolution #[24-01](#), which approved of the DEVELOPMENT with conditions;

AND, WHEREAS, the CITY Board of Public Works on [May 20, 2024](#) recommended approval of the AGREEMENT and the CITY Common Council on [June 11, 2024](#) approved the AGREEMENT.

AND, WHEREAS, it is now necessary that DEVELOPER and CITY enter into an AGREEMENT relative to the manner and method by which the PUBLIC IMPROVEMENTS will be developed;

NOW, THEREFORE, DEVELOPER and CITY agree as follows:

I. GENERAL

- A. DEVELOPER has prepared plans for the PUBLIC IMPROVEMENTS, which plans have been presented to and approved by the CITY.
- B. [A Subdivision Plat substantially conforming to the criteria of State Statutes and CITY Ordinances](#), constituting the DEVELOPMENT, has been or shall be recorded at DEVELOPER's sole expense.

- C. Prior to start of construction of the PUBLIC IMPROVEMENTS, DEVELOPER shall provide insurance policy endorsements to the CITY naming the CITY as additional insured on a primary and noncontributory basis with respect to Comprehensive General Liability coverage for the PUBLIC IMPROVEMENTS work performed by DEVELOPER. The comprehensive general liability coverage will carry limits of not less than \$1M per occurrence and \$2M in the aggregate. The coverage shall be issued on an occurrence basis for this project. In addition, the DEVELOPER shall carry liability coverage for all vehicles and hired and non-owned vehicles with limits acceptable to the CITY. The DEVELOPER shall all carry Workers Compensation coverage with statutory limits. The policies shall be written by an insurance company licensed to do business in Wisconsin and which has at least an "A" rating from A.M. Best. DEVELOPER shall provide not less than 30 days written notice to the CITY prior to change, modification or termination of said policy. Such notice provisions shall be in the unconditional affirmative, phrases such as "shall endeavor to notify" are unacceptable and shall be rejected. Evidence of such coverages shall be supplied in form acceptable to the CITY and shall include a policy endorsement evidencing the additional insured coverage.

II. **SEQUENCE OF DEVELOPMENT**

- A. CONSTRUCTION PLAN APPROVALS
- B. DEVELOPMENT AGREEMENT APPROVALS AND SURETIES
- C. PRE-CONSTRUCTION MEETING
- D. EROSION CONTROL AND STORMWATER BEST MANAGEMENT PRACTICES
- E. GRADING
- F. SANITARY SYSTEM
- G. WATER SYSTEM
- H. STORM DRAINAGE SYSTEM
- I. ROADWAY BASE COURSE
- J. PRIVATE UTILITIES (Electric, Gas, Telephone, CATV, etc.)
- K. RESTORATION
- L. ROADWAY BINDER & SURFACE COURSE
- M. RECORD DRAWINGS AND CERTIFICATIONS
- N. EASEMENT RECORDING
- O. FINAL PLAT APPROVAL (Per Wisconsin State Statute 236.13)

III. **GRADING AND EROSION CONTROL**

- A. COMPLIANCE
 - 1. DEVELOPER shall secure proper Erosion Control Permits to implement the approved Erosion Control Plan.
 - 2. Erosion Control Methods shall be those required by the erosion control ordinances as adopted by the CITY, County, or State. The Primary Contractor shall be responsible for maintaining erosion control in accordance with the

Erosion Control Permit during construction.

3. DEVELOPER shall be responsible for pre-grading and maintaining grades within the DEVELOPMENT in accordance with the approved DEVELOPER's Grading Plan until the CITY approves the Final Plat at which time this responsibility shall pass to the individual property owners and/or the homeowner's association as applicable.
4. DEVELOPER shall be responsible for implementing the approved Master Grading Plan by using a combination of construction to the Interim Grading Plan by the DEVELOPER and providing the approved Master Grading Plan to the lot buyers for finish grading as part of the Building Permit process of individual lots.

B. INSPECTION and MAINTENANCE

1. Oversight of all construction and maintenance shall be performed under the direction of the Department of Community Development (DCD), at the DEVELOPER's sole expense.
2. All erosion control measures shall be maintained in accordance with the Erosion Control Permits and applicable State Statutes, administrative codes and CITY ordinances.
3. DEVELOPER, at his/her sole expense, shall be responsible for removing erosion control measures as directed by the DCD.

IV. **SANITARY SYSTEM**

A. AVAILABILITY

1. Each and every building in the DEVELOPMENT shall be served by a sanitary sewer main and lateral at DEVELOPER's sole expense and connected to the CITY Wastewater Utility in accordance with plans and specifications approved by the City Engineer, the Utility Department and all other regulatory agencies.
2. In Subdivisions, the sanitary sewer lateral shall be installed to the lot line at the DEVELOPER's sole expense. As individual buildings are being constructed, the property owner shall extend the sanitary sewer lateral from the lot line to the building.
3. All buildings or units in the DEVELOPMENT will be individually served with private laterals. In the event it is later determined that the locations or size of such laterals are insufficient to service certain parcels or units of land within the project, the owner(s) of such parcel(s) may install laterals subject to CITY approval which will be paid for by the property owner.
4. DEVELOPER shall provide for the extension of the sanitary sewer system in accordance with the Site Development Plan approved by the DCD and the Utility Department by laying sanitary sewer mains in public right-of-way and/or public easement as directed by the City Engineer and the Utility Department.

B. CAPACITY OF THE SYSTEM

1. The system shall conform to the Sanitary Sewer Plan of the CITY and have a capacity sufficient to meet the needs of the DEVELOPMENT and each building therein, and as directed by the City Engineer and the Utility Department.

C. INSPECTION OF THE SYSTEM

1. Oversight of all construction shall be performed under the direction of the DCD, at the DEVELOPER's sole expense.

D. OWNERSHIP OF SANITARY SEWER SYSTEM

1. Upon CITY's final acceptance of the sanitary sewer system, those portions of the sanitary sewer system located in the public right-of-way and/or public easement shall be dedicated by the DEVELOPER to the CITY and shall thereafter be maintained and serviced by the CITY.

E. SANITARY SEWER SERVICE CHARGES

1. Upon issuance of the Occupancy Permit by the CITY, all building sites, and all buildings in the DEVELOPMENT shall be subject to all sanitary sewer service charges and/or assessments in the same amount and collected in the same manner as are sanitary sewer service charges and/or assessments for all other parts of the CITY served by the same wastewater treatment facilities.

V. WATER SYSTEM

A. AVAILABILITY

1. Each and every building in the DEVELOPMENT shall be served by water main and a lateral installed at DEVELOPER's sole expense and connected to the New Berlin Water Utility in accordance with plans and specifications approved by the DCD, the Utility Department and all other agencies.
2. In Subdivisions, the water lateral shall be installed to the lot line at the DEVELOPER's sole expense. As individual buildings are being constructed, the property owner shall extend the water lateral from the lot line to the building.
3. All buildings or units in the DEVELOPMENT will be individually served with private laterals. In the event it is later determined that the locations, pressure or size of such laterals are insufficient to service certain parcels or units of land within the project, the owner(s) of such parcel(s) may install laterals subject to CITY approval which will be paid for by the property owner.
4. DEVELOPER shall provide for the extension of the water system in accordance with the Site Development Plan approved by the DCD and the Utility Department by laying water mains in public right-of-way and/or public easement as directed by the City Engineer and the Utility Department and shown on the plans.

B. CAPACITY OF THE SYSTEM

1. The water system shall conform to the Water Plan of the CITY and have a capacity sufficient to meet the needs of the DEVELOPMENT and each building therein and as directed by the City Engineer and the Utility Department. This includes but is not limited to chlorinating and pressure testing the mains prior to their use.

C. INSPECTION

1. Oversight of all construction shall be performed under the direction of the DCD and the Utility Department, at the DEVELOPER's sole expense.

D. OWNERSHIP

1. Upon CITY's final acceptance of the water system, those portions of the water system located in the public right-of-way and/or public easement shall be dedicated by the DEVELOPER to the CITY and shall thereafter be maintained and serviced by the CITY.

E. WATER UTILITY CHARGES

1. Upon issuance of the Occupancy Permit by the CITY, all buildings, or building sites in the DEVELOPMENT shall be subject to all water service charges and/or assessments in the same amount and collected in the same manner as are water service charges and/or assessments for all other parts of the CITY served by CITY water.

VI. STORM DRAINAGE SYSTEM

A. COMPONENTS

1. Storm drainage shall be provided by means of storm sewers, culverts, ditches, Stormwater Best Management Practices (BMP's), and appurtenances in the public right-of-way and/or in drainage easements where required and/or within natural areas (where applicable and permitted), all in accordance with storm drainage plans prepared by DEVELOPER and approved by the DCD and entirely at the DEVELOPER's sole expense. All storm drainage shall be in conformance with the approved Stormwater Management Plan.

B. CONSTRUCTION

1. The DEVELOPER shall be responsible for the planning, design and construction of facilities for storm drainage (the Storm Drainage System) until such stormwater exits the exterior perimeter line of the DEVELOPMENT or until it reaches a point, outside of and adjacent to the PROPERTY from which point such stormwater passes into, or through specified conduits or channels. Such design shall be reviewed and approved by the DCD prior to construction.
2. The design and construction plan for the Storm Drainage System shall be reviewed and approved by DCD prior to construction.
3. Nothing in this paragraph shall be deemed to limit the DEVELOPER's responsibility to adjacent owners for discharged water. Should any claim be made against the CITY for increased water discharge or altered drainage patterns from the project, DEVELOPER shall indemnify, defend and hold harmless the CITY paying all costs thereof (including but not limited to actual attorney fees) and further indemnify the CITY from any loss or damage based upon a claim arising from water allegedly discharged within or from the site, except if the loss or damage was caused by the negligence or willful misconduct of the CITY.
4. Major drainage improvements shall be constructed during the first phase of the DEVELOPMENT including, but not limited to the BMP's and necessary downstream improvements.
5. All normal maintenance and/or repair of the Storm Drainage System shall be the obligation of the DEVELOPER. The DCD, at its sole discretion, may require the DEVELOPER to restore the Storm Drainage System to its original condition should its function diminish through disrepair or other causes.
6. The DCD may periodically inspect the Storm Drainage System upon

reasonable notice. Should maintenance and/or repair work not be completed in a timely manner to the CITY's reasonable satisfaction, the CITY shall have the authority to complete said work and charge all reasonable costs, including but not limited to engineering, administration costs and legal costs, to the DEVELOPER of the land set forth in the legal description on Exhibit A with each owner assessed an undivided fractional ownership of the expense as a lien against their property.

C. OWNERSHIP

1. The components of the Storm Drainage System in public rights of way and public easements shall be dedicated to the CITY. When dedicated to the CITY upon approval and final acceptance by the CITY, system components shall become the property of the CITY and thereafter be maintained by the CITY.
2. The Storm Drainage System and private drainage easements shall remain in the sole ownership and responsibility of DEVELOPER even if they are located within easements for access or maintenance.
3. Development of this parcel is subject to the Stormwater Management Plan established for the DEVELOPMENT. All landowners and/or owners of land within the DEVELOPMENT are and shall be jointly and severally responsible for the Storm Drainage System within the DEVELOPMENT. In the event the DEVELOPER default(s) in its duty to maintain the Storm Drainage System, as reasonably determined by the CITY, each of the property owners will be responsible for a pro-rata share of the costs of the maintenance and/or repair of the Storm Drainage System. Should the CITY have to perform repairs and/or maintenance, all of the direct and indirect costs thereof shall become a lien against the DEVELOPER with each owner assessed an undivided fractional ownership of the expense.

D. INSPECTION

1. Oversight of all construction shall be performed under the direction of the DCD, at the DEVELOPER's sole expense.

E. STORMWATER CHARGES

1. Upon issuance of the Occupancy Permit by the CITY, each building site or building in the DEVELOPMENT shall be subject to the Stormwater Utility fee in the same amount and collected in the same manner as are Stormwater Utility fees for all other parts of the CITY.

VII. PUBLIC ROADWAYS

A. LOCATION

1. Roadways shall be constructed in such a manner that the centerline of the roadway improvements shall be centered upon the centerline of the right-of-way.
2. Roadways shall be constructed in each and every road right-of-way platted, shall be built to the exterior lot line of the subdivision and constructed with a permanent cul-de-sac as directed by the City Engineer.

B. CONSTRUCTION

1. DEVELOPER shall provide the geotechnical data compiled during the design

of the roadways to the City Engineer. Should the geotechnical data submitted to the CITY not be sufficient to satisfy the City Engineer, the DEVELOPER shall grant the CITY with a right of entry to obtain the required data. Costs associated with obtaining the required data shall be at the DEVELOPER's sole expense.

2. DEVELOPER shall install and/or improve the roadways per the approved plans.
3. The asphaltic binder and surface course shall be installed in the same calendar year and shall not be installed without prior approval of the City Engineer to confirm the suitability of weather and site conditions for paving.
 - a. All final restoration, as defined in §275-56C. of the Zoning Code and DNR Permitting, shall be completed prior to binder course placement.
 - b. DEVELOPER shall adjust all affected utilities prior to installing the final asphalt surface course at DEVELOPER's sole expense.
 - c. Prior to final asphaltic surface course construction, all repairs and restoration of damaged, broken or otherwise deficient asphaltic concrete base course, curb and gutter sections, side path, water system, sanitary system, and storm drainage system shall be completed at DEVELOPER's sole expense.
 - d. Material storage or stockpiling shall not be allowed on road surface after final surface course is installed.
 - e. DEVELOPER shall be responsible for any damage to the road system until final acceptance.
 - f. The WisDOT Specification, section 450.3.2.1.1, shall be followed for temperature and pavement preparation on asphalt placement.

C. INSPECTION

1. Oversight of all construction and maintenance shall be performed under the direction of the DCD, at the DEVELOPER's sole expense. All of DEVELOPER's construction and maintenance activities as provided for hereunder shall be performed in accordance with the standards set forth in CITY's Development Handbook.

D. STREET SIGNS

1. Street Names shall be in conformance with the CITY's policies.
2. Street signs shall be installed by the DEVELOPER prior to placement of the binder course or the streets being opened to the public.

E. RELOCATION OF PRIVATE UTILITIES

1. To the extent the CITY incurs any expense for private utilities to move their private infrastructure in the public right-of-way necessitated by the DEVELOPMENT, the DEVELOPER shall be responsible for those costs.

VIII. SURETY INSTRUMENTS

- A. Prior to signing of this AGREEMENT by the CITY, DEVELOPER shall deposit with the CITY a surety instrument in accordance with §235-22 of the Municipal Code and

section 236.13(2)(am)1m. of the Wisconsin Statutes in the amount of 120% of the estimated cost of all the PUBLIC IMPROVEMENTS as approved by the CITY in a form approved by the City Attorney.

1. Public Road System
2. Public Sanitary System
3. Public Water System
4. Public Storm Drainage System
5. Other Special Conditions

B. FORFEITURE OF SURETY

1. Interim Reduction (Utilities)
 - a. Upon request, an interim surety reduction to 50% per Utility may be made once the utility is fully installed and operable.
2. Substantial Completion Reduction (Subdivisions)
 - a. Per Wisconsin §236.13 Substantial Completion is “the installation of the asphalt or concrete binder course on roads to be dedicated or, if the required public improvements do not include a road to be dedicated, at the time that 90 percent of the public improvements by cost are completed”
 - b. Upon substantial completion, the surety for the PUBLIC IMPROVEMENTS shall be reduced to “an amount equal to the total cost to complete any uncompleted public improvements plus 10% of the total cost of the completed public improvements”. This shall serve as a maintenance surety to guarantee workmanship and materials of construction of the Public Road System for a period of 14-months after substantial completion.
 - c. Substantial Completion shall not be considered preliminary acceptance.
3. Return of Surety (Subdivisions).
 - a. 12-months after substantial completion, the CITY will conduct an inspection. The DEVELOPER shall make all necessary repairs. After repairs are made and approved, the CITY will return the surety to the DEVELOPER’S financial institution.
 - b. Return of Surety shall not be considered final acceptance.

C. CASH PAYMENTS FOR:

1. Reasonable administrative fees including but not limited to engineering, inspection, and legal fees incurred to date of approval as billed by an itemized statement and to be paid within fourteen (14) days of receipt of invoice.
2. Street signs.

D. PUBLIC SITES AND OPEN SPACES

1. In order to conform to the provisions of Section 235-34 C (3) of the Municipal Code, DEVELOPER agrees to pay \$25,188.80 (\$1,937.60/lot x 13 new lots = \$25,188.80) Public Site and Open Space Fees, required prior to the CITY signing the Final Plat. These fees are in addition to any connection fees required by the CITY prior to individual building permits being granted.

E. MISCELLANEOUS

1. DEVELOPER shall be responsible for providing documents to the prospective buyers outlining the responsibilities of any Homeowner's Association, and any and all associated costs, at the time of closing on the individual units within the DEVELOPMENT.
2. DEVELOPER shall be responsible for any other items, as reasonably required in writing by the CITY, necessary to accomplish the intent of this AGREEMENT.

IX. **DEED RESTRICTIONS**

- A. This AGREEMENT shall be recorded in the office of the Registrar of Deeds of Waukesha County, Wisconsin by the DEVELOPER at the expense of the DEVELOPER and the use and occupancy of all lots therein shall be subject to the terms and provisions of this AGREEMENT. A copy of the recorded AGREEMENT shall be provided to the CITY.
- B. Any other restrictions desired by the DEVELOPER, but not required by the CITY may be recorded at the DEVELOPER's option. The CITY will not be responsible for the enforcement of those restrictions.

X. **ACCEPTANCE OF PUBLIC IMPROVEMENTS**

- A. All PUBLIC IMPROVEMENTS required by the CITY within the DEVELOPMENT are the DEVELOPER's sole responsibility.
- B. The DEVELOPER shall take all necessary action so as to have all PUBLIC IMPROVEMENTS of the DEVELOPMENT specified in the AGREEMENT installed and approved within two years following the date of commencing construction for each of the PUBLIC IMPROVEMENTS.
- C. After completing the required PUBLIC IMPROVEMENTS, the DEVELOPER shall provide a complete itemized accounting of expenditures to the CITY.
- D. PUBLIC IMPROVEMENTS shall be accepted by the CITY when the DEVELOPER has met and satisfied each of the terms and conditions of this AGREEMENT, permits, applicable ordinances of the CITY, and the requirements of the CITY's Development Handbook.
- E. Preliminary Acceptance:
 1. When all systems (Utility and Road) have been installed per the CITY's Development Handbook to finish grade, tested to meet the requirements of the CITY, all punch list items have been corrected and all requirements have been satisfied by the DEVELOPER and approved by the CITY.
 2. Required Documentation: The following list shall not be considered all-

inclusive, but rather a guide to what is typically required.

- a. As-builts for Stormwater Best Management Practices
- b. As-built for Road Centerline
- c. Itemized as-built construction cost list for Public Infrastructure
- d. Easement Documents recorded
- e. All Inspection invoices are paid to date

F. Final Acceptance:

1. 12-months after preliminary acceptance, the CITY will conduct an inspection of the systems and prepare a punch list of items that need correction.
2. Final Acceptance will be granted after all punch list items have been corrected by the DEVELOPER and approved by the CITY, and paragraph D above has been satisfied.
3. Required Documentation: The following list shall not be considered all-inclusive, but rather a guide to what is typically required.
 - a. Erosion Control Removed
 - b. As-builts for Utilities
 - c. All Inspection invoices are paid
 - d. Full, unconditional, Lien waivers submitted

XI. GENERAL CONDITIONS

- A. DEVELOPER further agrees to abide by such further orders or directions as may be reasonably given by the CITY and/or its Boards and Commissions, as may be necessary to implement and carry out the terms and intent of this AGREEMENT, provided such further orders or directions are usually and customarily required of like developments similarly stated.
- B. It is expressly understood and agreed that the terms of this AGREEMENT are covenants running with the land and binding on DEVELOPER and CITY. The terms of the AGREEMENT regarding insurance, indemnity, warranty and surety obligations shall survive the expiration of this AGREEMENT.
- C. The signatory DEVELOPER shall not dissolve its Corporation, LLC, or other business group designation, without written notification to the CITY, more specifically the CITY Engineer, a minimum of 60 days prior to the dissolution. The written notification shall include a plan for meeting the requirements of the AGREEMENT and the identity and contact information for the person(s)/entity that will be the subsequent responsible party.
- D. DEVELOPER shall be responsible for the repair to existing roadways and infrastructure, connecting to the proposed development, for damage caused as a result of the DEVELOPERs construction activities.
- E. DEVELOPER is required to have the public utilities (sanitary system, water system, & storm drainage system) located and marked in the field until the final as-built drawings for the utilities are approved by the CITY. As a courtesy, the New Berlin Utility Department will forward by FAX or email any locates requests that are received for the

DEVELOPMENT. DEVELOPER shall provide the New Berlin Utility Department with a regular business hours phone number, FAX number, email address, and an after business hours phone or pager number, so Emergency Locate requests can be forwarded, as necessary.

- F. DEVELOPER and subsequent owners of lots shall promptly remove all construction debris including, but not limited to, paper, plastic, insulation, packaging, etc. and will take adequate measures to keep all debris on the site to prevent littering adjoining properties [and the public right-of-way](#).
- G. Streets shall be swept daily as needed to remove silt, stone, ground or other materials which have been tracked or eroded onto the streets. The DCD may periodically inspect the streets for debris and determine if street sweeping is required. Reasonable efforts will be made to contact the responsible party to get the impacted streets swept. Should street sweeping not be completed in a timely manner to the DCD's reasonable satisfaction, the CITY shall have the authority to complete said work and charge all reasonable costs for the street sweeping to the responsible party. In the event that said costs are not promptly paid, the CITY may assess those charges against the property within this DEVELOPMENT as a special charge for current services pursuant to Wis Stat Sec. 66.0627.
- H. DEVELOPER agrees, to the fullest extent permitted by law, to indemnify and hold the CITY harmless from any damage, liability or cost (including [actual](#) attorney's fees and costs of defense) to the extent caused by the DEVELOPER's negligent or intentional acts, errors or omissions in the performance of its obligations under this AGREEMENT and those of its contractors/subcontractors or anyone for whom the DEVELOPER is legally liable. Neither party will be responsible to the other for consequential damages including, but not limited to, loss of profit, loss of investment or business interruption.
- I. DEVELOPER or its successor or assignee shall be responsible for maintenance of rights-of-way up to the edge of the roadways adjoining the DEVELOPMENT to include grass cutting and any litter removal consistent with the landscaping of the DEVELOPMENT. Failure to maintain this area shall subject the DEVELOPMENT to charges by the CITY.
- J. [Land use](#), Setbacks, height restrictions, and locations of all structures shall be regulated by the zoning ordinances [and comprehensive plan](#) of the CITY.
- K. All conditions of approval for the DEVELOPMENT by the [Plan Commission, BPW](#), and/or Common Council shall be followed.
- L. Except for the specific responsibilities and obligations retained by the DEVELOPMENT hereunder, CITY shall provide to the DEVELOPMENT and its occupants the same governmental services, as are generally provided to other residents, residences, and citizens of the CITY.
- M. Neither the CITY's own inspection nor the CITY's acceptance of DEVELOPER's dedication to the CITY shall be deemed a waiver of the DEVELOPER's obligation to construct the Water, Sanitary, Storm Drainage, and Road Systems according to the CITY's Development Handbook.

XII. SPECIAL CONDITIONS

- A. Fire or emergency protection services are available to the DEVELOPMENT.

- B. Snow and ice removal from private roadways, drives or parking lots shall not be placed in public roadways or rights-of-way.
- C. Snow and ice removal on the multi-use trail located in the right-of-way of Sunny Slope Road, adjacent to the DEVELOPMENT, and the Utility Access path to the park shall be the responsibility of the Homeowners Association or the owner's of the lots within the subdivision on a pro-rata basis, based upon lot size.
- D. DEVELOPER shall be responsible for submitting a Stormwater Management Practice Maintenance Agreement in accordance with the requirements of the CITY Zoning Code. DEVELOPER shall also be responsible for recording the document, in a form that is acceptable to the CITY, at the Waukesha County Register of Deeds so that the Agreement is binding upon all subsequent owners of lands within the DEVELOPMENT.
- E. The Stormwater Management BMP's are to be maintained per the approved Stormwater Management Practice Maintenance Agreement referred to above.
- F. Developer shall install and landscape the 50-foot wide perimeter screening area as required in Section 275-41B(6) and on the approved landscaping plan on file. Maintenance of the required plantings shall be the responsibility of the Homeowners Association.
- G. The DEVELOPER shall provide an open space maintenance plan satisfactory to the CITY as required under the Municipal Code Chapter 235-41. The DEVELOPER and ultimately the Homeowners Association shall be responsible for implementing said plan and maintaining said areas according to that plan. The DEVELOPER shall landscape and provide access to the open space as may be required by and in accordance with applicable CITY ordinance(s).
- H. DEVELOPER shall install a temporary access road to the site to facilitate as much of the construction of the subdivision as possible. "Construction Entrance" advance warning signs shall be used on Sunny Slope Road. The temporary access road must be removed completely prior to the binder course of asphalt being placed on the permanent roadways.
- I. Permanent access to the subdivision is via connection to Red Fox Road, which is a public road. Red Fox Road and Fox Tail Ct. will be videoed prior to the start of construction. Any construction related damage to the roadway will be the responsibility of the DEVELOPER to repair.
- J. A fee-in-lieu shall be submitted in the amount of \$25,797.80 to cover the 0.6% proportionate cost of constructing the intersection and roadway improvements in the Section 34/35 Development Area. DEVELOPER shall submit the fee-in-lieu prior to the City signing the final plat.
 - 1. The fee-in-lieu applies to all CITY development projects located within the Section 34/35 Development Area and covers the necessary CITY

improvements to:

- a. Grange/Moorland Intersection
 - b. Grange/Sunny Slope Intersection
 - c. College/Moorland Intersection
 - d. College/Sunny Slope Intersection
 - e. Moorland Road Improvements
2. Support documentation is on file with the CITY. The fee-in-lieu is calculated based on the Section 34/35 Development Area Traffic Impact Analysis, dated July 19, 2016 and adjusted for inflation based on the Consumer Price Index as reported by the Federal Reserve Economic Data website through 2023.

[signature page(s) follow]

ACKNOWLEDGMENT

IN WITNESS WHEREOF, the said DEVELOPER has caused this AGREEMENT to be signed.

In the presence of:

(DEVELOPER's Name)

(Authorized Signature)

DEVELOPER acknowledges that the person signing this AGREEMENT has the authority of Ryan's Buying, LLC to do so and that the document has been approved by official action of the DEVELOPER.

(STATE OF WISCONSIN)
(COUNTY OF WAUKESHA) SS.
(CITY OF _____)

Personally came before me this __ day of _____, 20__, the above named DEVELOPER's Name to me known to be the person who executed the foregoing instrument.

Notary Public Waukesha County Wisconsin
My commission expires:

Approved as to form:

City Attorney

Accepted pursuant to the Authority of the Common Council:

CITY OF NEW BERLIN

Mayor

City Clerk

Drafted by: Tamara M. Simonson, City Engineer

CERTIFICATION

I, Rubina Medina, duly appointed as City Clerk for the City of New Berlin, do hereby certify that the attached plans and maps are true and correct copy of the original and if they are not legible or readable, a copy of the original is available at the City of New Berlin Engineering Department.

Document: _____

File Number: _____

Date: _____

Name: Rubina Medina

Signature: _____

Title: City Clerk

EXHIBIT A

LEGAL DESCRIPTION

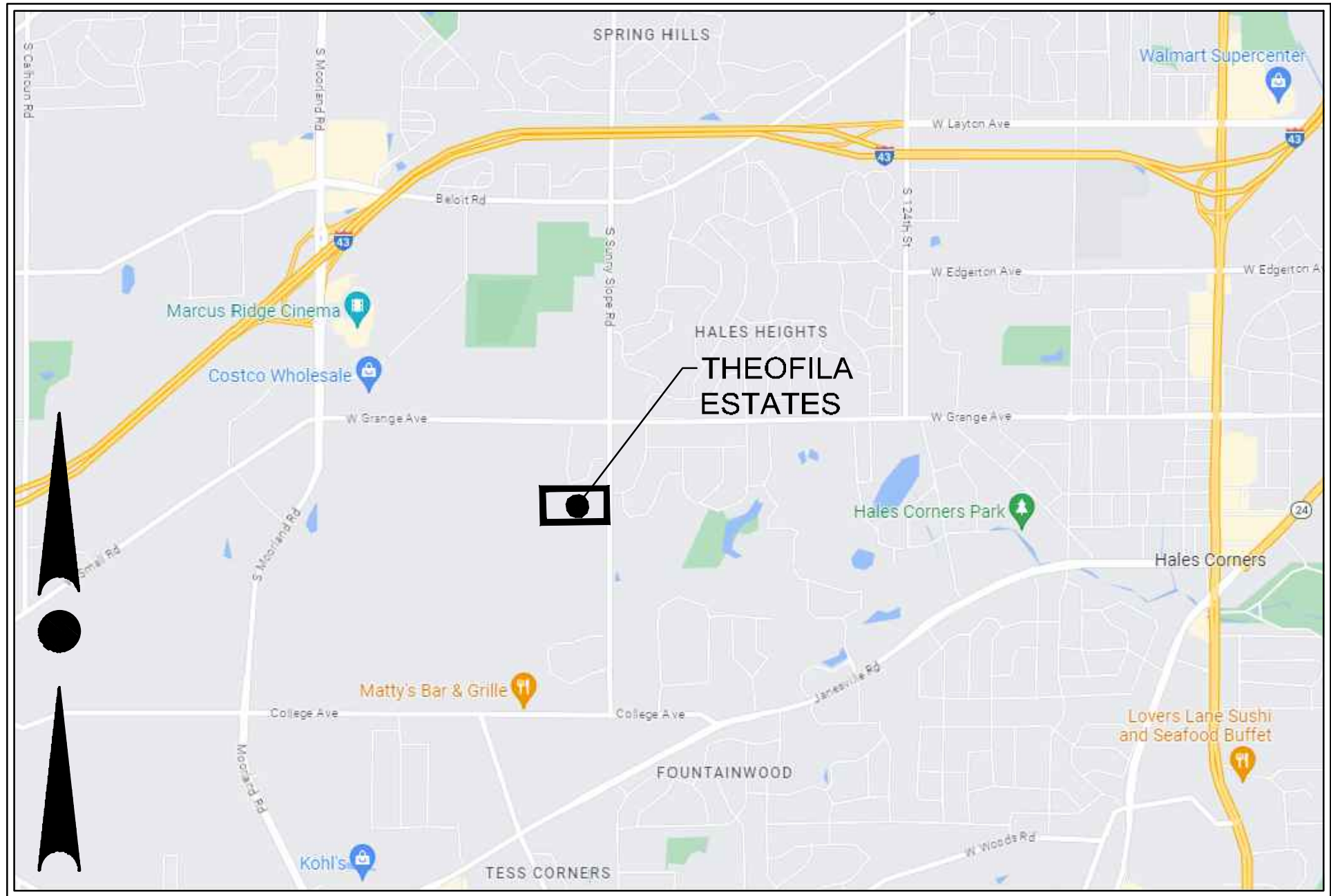
LOT 2 OF CSM 12457 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS IN BOOK 129 PAGE 105-109 IN DOCUMENT NO 4724853, BEING PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

EXHIBIT B
DESCRIPTION OF PUBLIC IMPROVEMENTS

X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_COVER AND DETAILS_22X34.DWG

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
-STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
-THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
-WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
-WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
-CITY OF NEW BERLIN TECHNICAL STANDARDS.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE CITY OF NEW BERLIN.
12. THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE CITY OF NEW BERLIN SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.



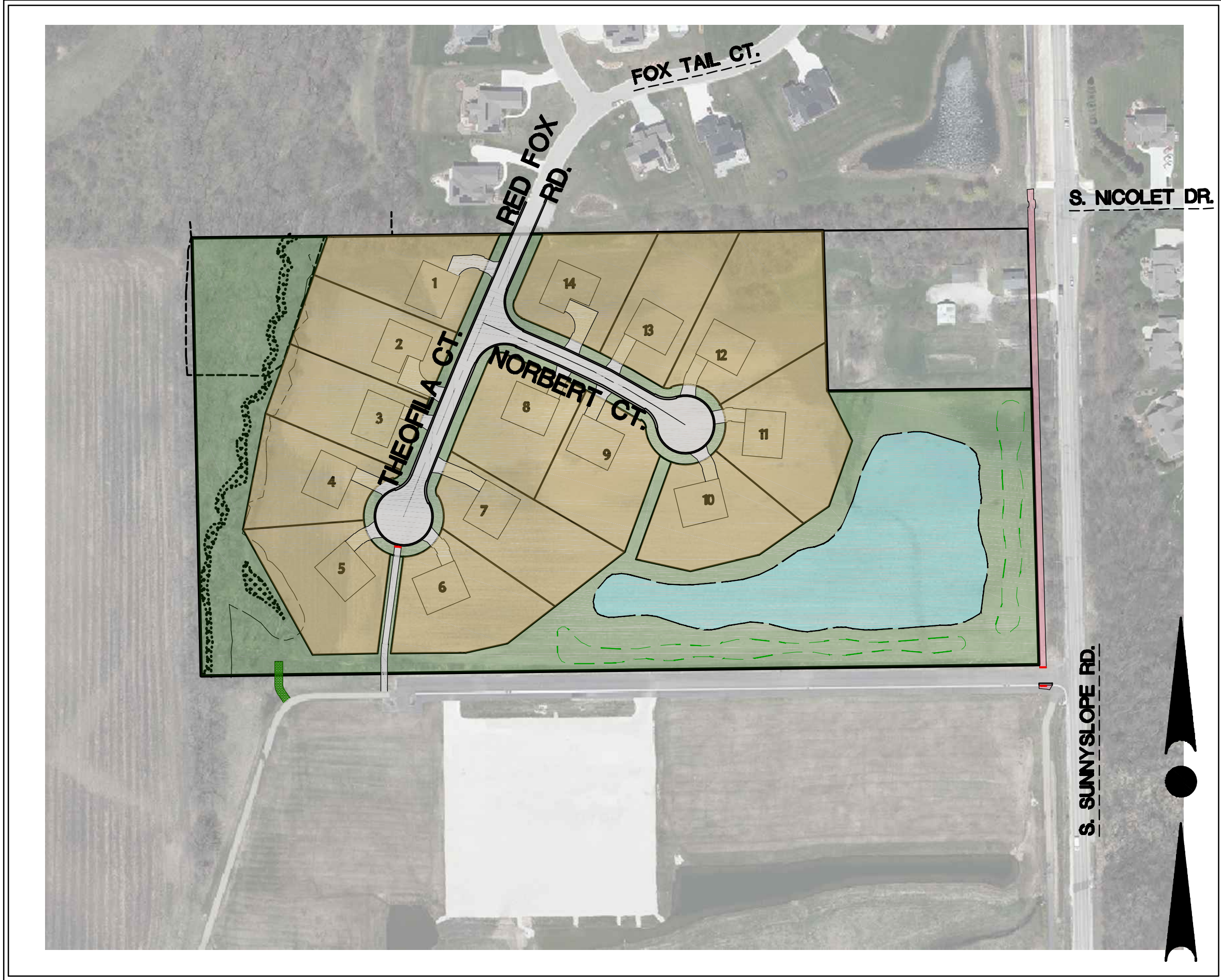
LOCATION MAP
NOT TO SCALE

THEOFILA ESTATES

SINGLE FAMILY RESIDENTIAL SUBDIVISION

SITE DEVELOPMENT PLANS

CITY OF NEW BERLIN, WISCONSIN



SITE PLAN
SCALE: 1" = 150'

OWNER:
JANSSEN - BRUCKNER
PO BOX 277
EAGLE, WI 53119
CONTACT: RYAN JANSSEN

ENGINEER:
TRIO ENGINEERING, LLC
4100 N CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
CONTACT: MR. JOSHUA PUDELKO, P.E., M.S.
PHONE: 262-790-1480
FAX: 262-790-1481
EMAIL: jpudelko@trioeng.com

SURVEYOR:
LANDTECH SURVEYING
111 W. 2ND ST.
OCONOMOWOC, WI 53066
PHONE: (262) 367-7599

SHEET INDEX

CIVIL	
T1	- COVER SHEET
C1.0	- EXISTING SITE AND DEMOLITION PLAN
C1.1	- PROPOSED SITE PLAN
C2.0	- MASTER GRADING PLAN
C2.0A	- INTERIM GRADING PLAN
C3.0	- EROSION CONTROL PLANS
C4.0	- SANITARY AND WATER SYSTEM PLAN
C4.1-4.3	- SANITARY AND WATER PLANS
C5.0	- OVERALL STORM SEWER PLAN
C5.1-5.2	- ROADWAY AND STORM SEWER PLAN & PROFILE
C5.3	- SUNNY SLOPE TRAIL PLAN & PROFILE
C5.4-5.6	- STORM SEWER PLAN & PROFILE
C6.0-6.2	- CONSTRUCTION NOTES & DETAILS



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
THEOFILA ESTATES
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/08/23	QTY COMMENTS
01/31/24	QTY COMMENTS
03/18/24	QTY COMMENTS
04/12/24	QTY COMMENTS
06/13/24	QTY COMMENTS

DATE:
MAY 13, 2024

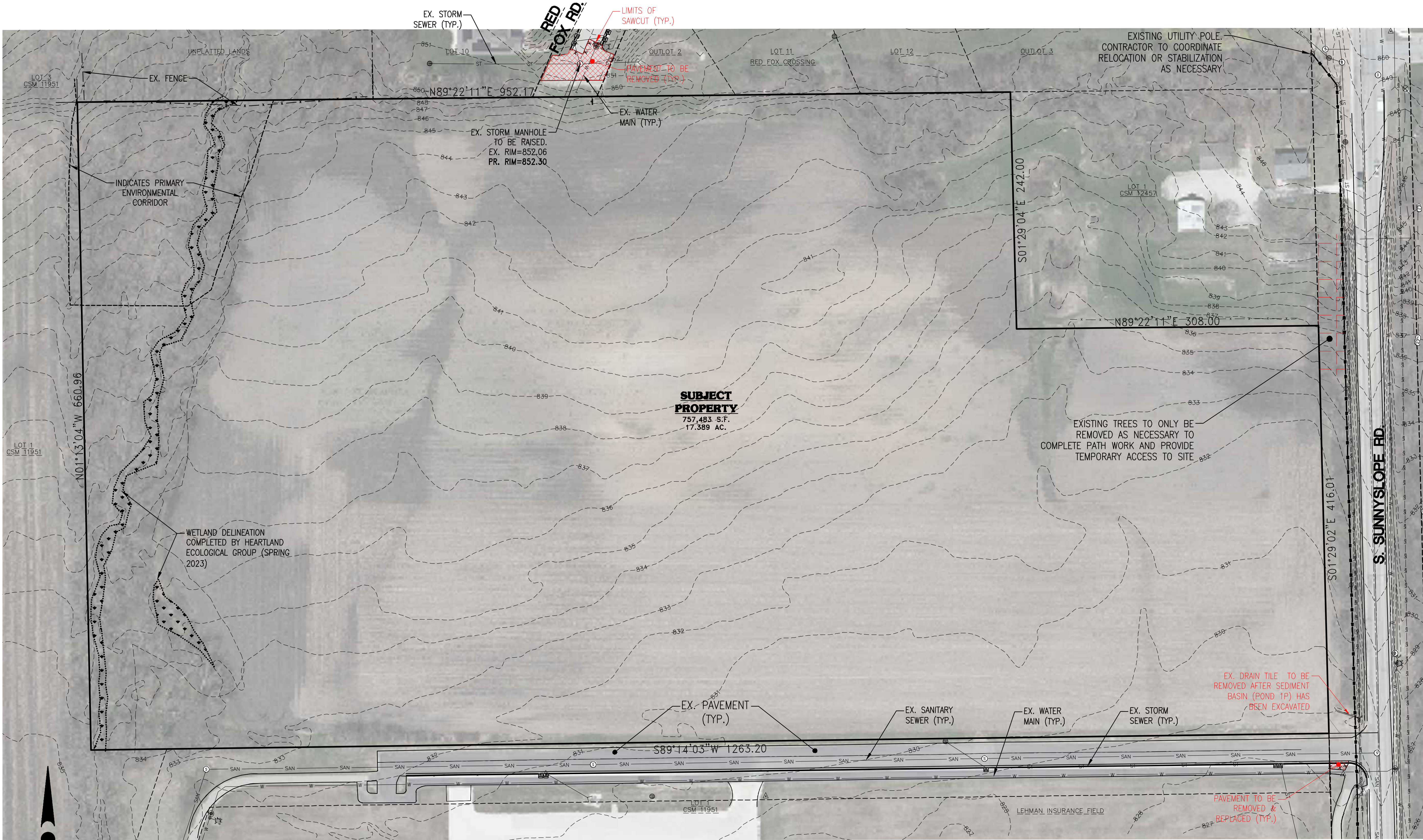
JOB NUMBER:
23-041-1124

DESCRIPTION:
COVER SHEET

SHEET

T1

X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_SITE PLANS_22X34.DWG



0 25 50 100
SCALE: 1" = 50' (22"x34")
SCALE: 1" = 100' (11"x17")



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

LEGEND:	
--- 955 ---	EXISTING CONTOUR
SAN	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
Y	EXISTING HYDRANT
ST	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
□	EXISTING STORM INLET
■	EXISTING TRANSFORMER
■	EXISTING ELECTRIC PEDESTAL
■	EXISTING TELEPHONE PEDESTAL
■	EXISTING CATV PEDESTAL
■	EXISTING POWER POLE



PROJECT:
THEOFILA ESTATES
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY	
DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/08/23	QTY COMMENTS
01/31/24	QTY COMMENTS
08/18/24	QTY COMMENTS
04/12/24	QTY COMMENTS
06/18/24	QTY COMMENTS

DATE:
MAY 13, 2024

JOB NUMBER:
23-041-1124

DESCRIPTION:
**EXISTING SITE
AND DEMOLITION
PLAN**

SHEET

C1.0

DEVELOPMENT SUMMARY

- Total Gross Area:

17.39 ac
- Developable Area:

17.24 ac (excluding wetlands)
- Proposed Zoning:

R-6
- Proposed Development:

14 lots
- Density:

14 lots/17.24 ac = 0.81 lots/ac
- Road Length:

790' (56.42'/lot)
- Design Criteria

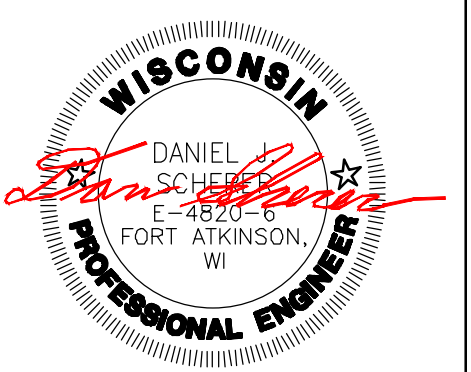
Lot Area: 25,000 S.F. (Min.)
- Lot Width: 110' (TYP.)

130' (Corner)
- Setbacks:

30' Street

10' Side

25' Rear



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpaulesko@trioeng.com

PROJECT:
THEOFILA ESTATES
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
PO BOX 277
EAGLE, WI 53119

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DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/08/23	QTY COMMENTS
01/31/24	QTY COMMENTS
03/18/24	QTY COMMENTS
04/12/24	QTY COMMENTS
06/13/24	QTY COMMENTS

DATE:
MAY 13, 2024

JOB NUMBER:
23-041-1124

DESCRIPTION:
PROPOSED SITE PLAN

SHEET
C1.1

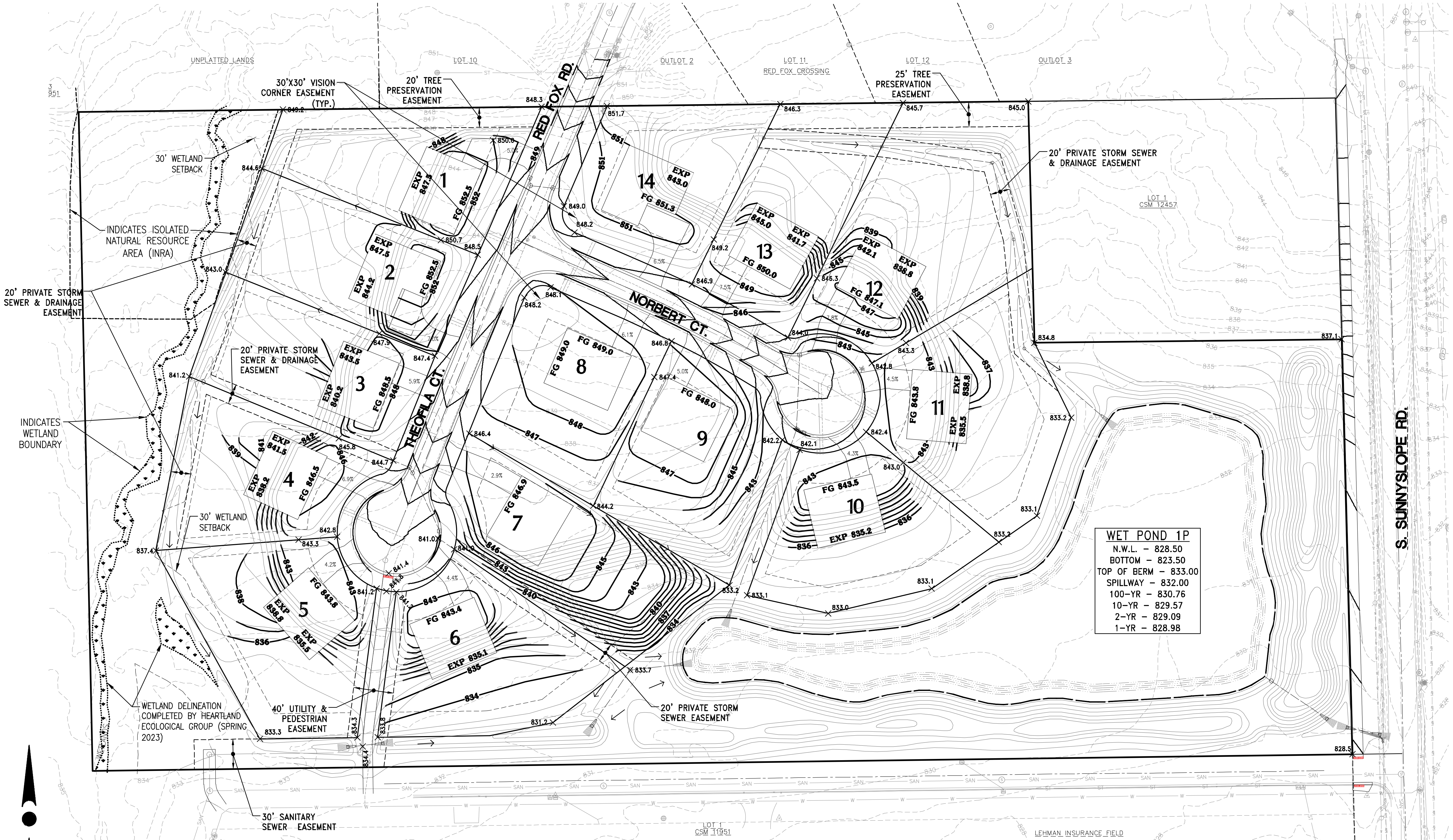
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SCALE: 1" = 50' (22"x34")
SCALE: 1" = 100' (11"x17")



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



LEGEND:

- 995 --- - EXISTING CONTOUR
- 995 — - PROPOSED CONTOUR
- × 995.0 - PROPOSED SPOT ELEVATION
- ← - PROPOSED FLOW ARROW
- FG 995.0 - PROPOSED YARD GRADE
- EXP 996.0 - PROPOSED EXPOSURE GRADE
- - SOIL BORING LOCATION

NOTE:
EXISTING SITE SURVEY AND TOPOGRAPHICAL INFORMATION PROVIDED BY LANDTECH SURVEYING



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudefko@trioeng.com

PROJECT:
THEOFILA ESTATES
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/08/23	QTY COMMENTS
01/31/24	QTY COMMENTS
03/18/24	QTY COMMENTS
04/12/24	QTY COMMENTS
06/13/24	QTY COMMENTS

DATE:

MAY 13, 2024

JOB NUMBER:

23-041-1124

DESCRIPTION:

**MASTER GRADING
PLAN**

SHEET

C2.0

PROJECT:
THEOFILA ESTATES
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	QTY COMMENTS
01/31/24	QTY COMMENTS
03/18/24	QTY COMMENTS
04/12/24	QTY COMMENTS
05/13/24	QTY COMMENTS

DATE:

MAY 13, 2024

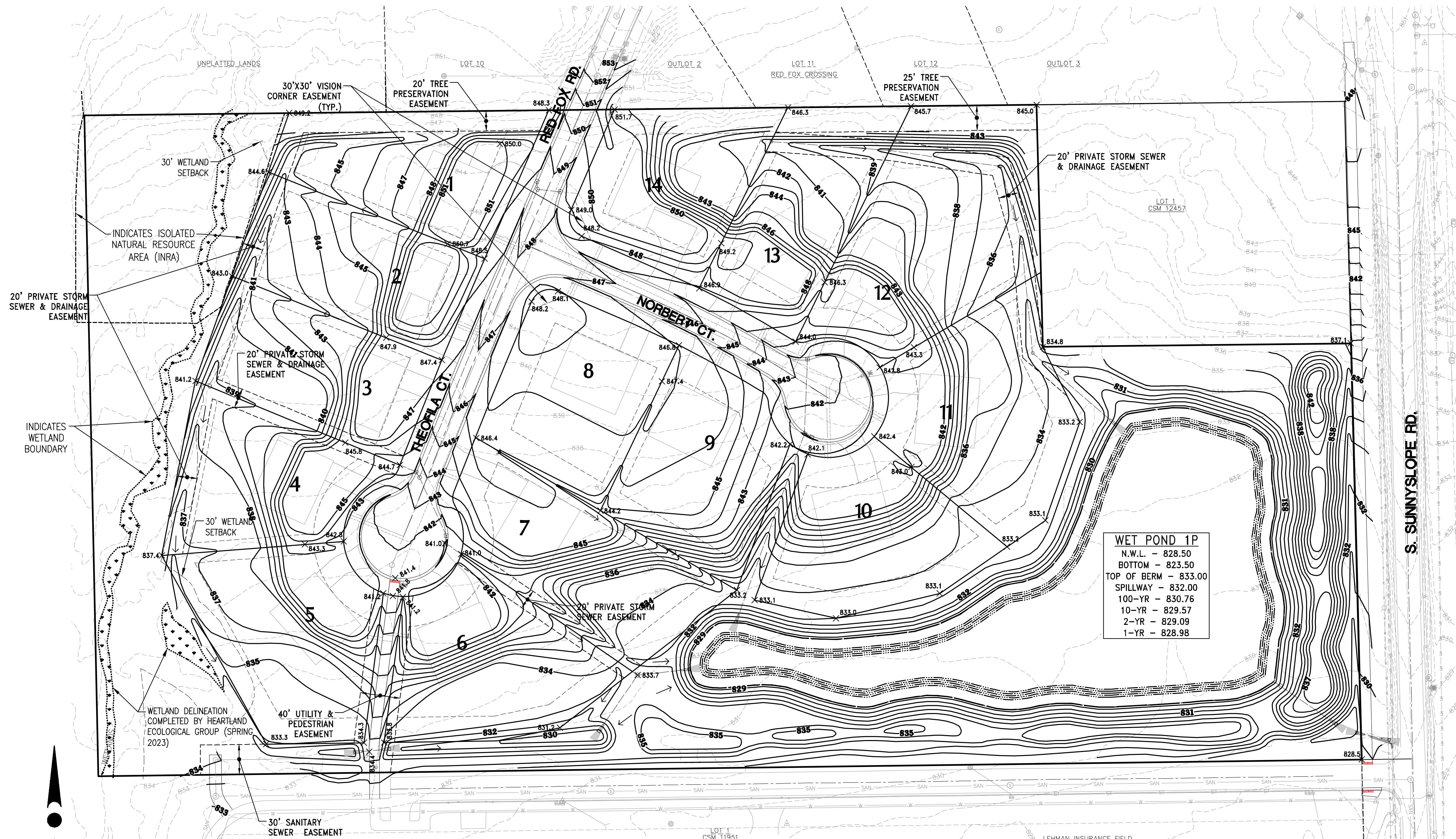
JOB NUMBER:
23-041-112

DESCRIPTION:

INTERIM GRADING PLAN

SHEET

C2.0A



LEGEND:

- 
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED FLOW ARROW
 - PROPOSED YARD GRADE
 - PROPOSED EXPOSURE GRADE
 - SOIL BORING LOCATION
- FG 995.0**
EXP 986.0

NOTE:
EXISTING SITE SURVEY AND TOPOGRAPHICAL INFORMATION PROVIDED BY LANDTECH SURVEYING

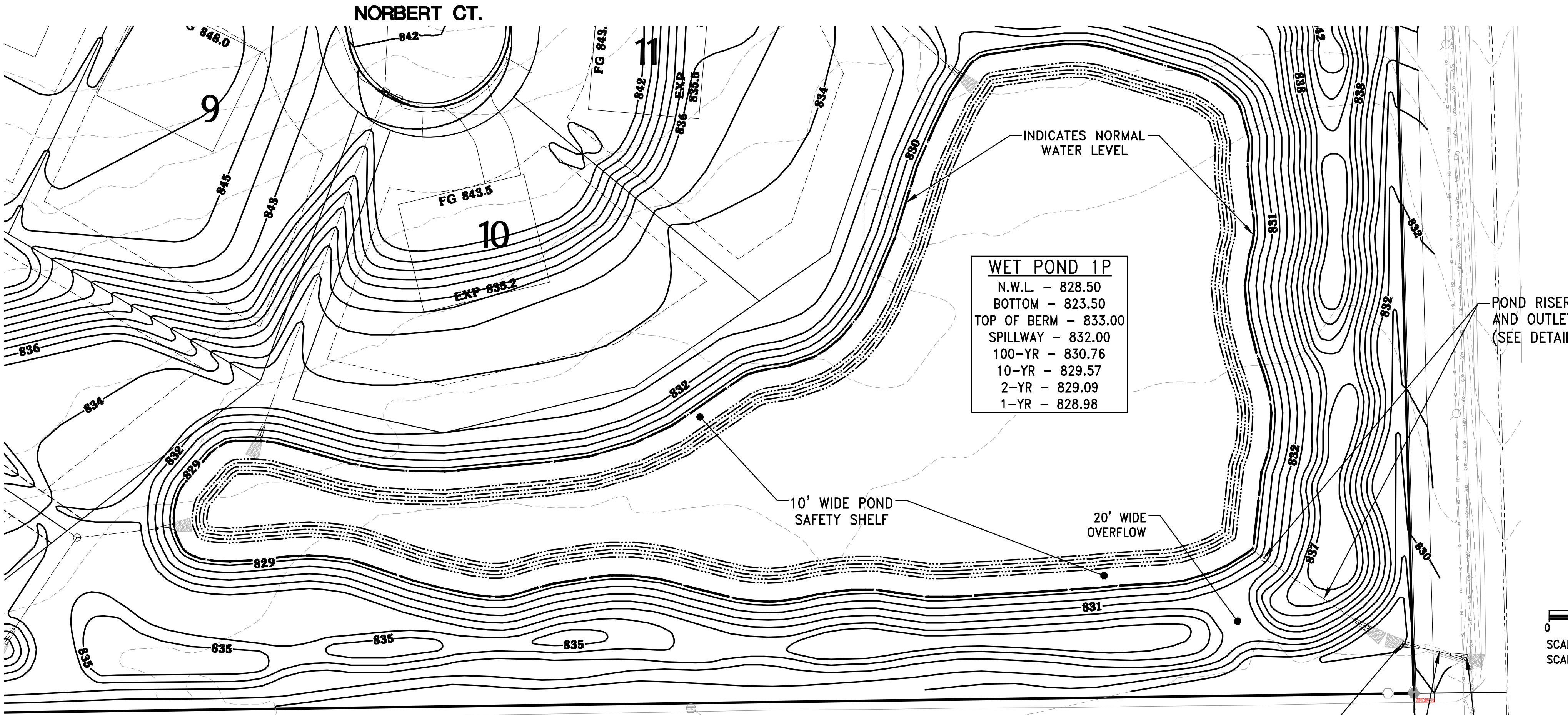
X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_POND_22X34.DWG



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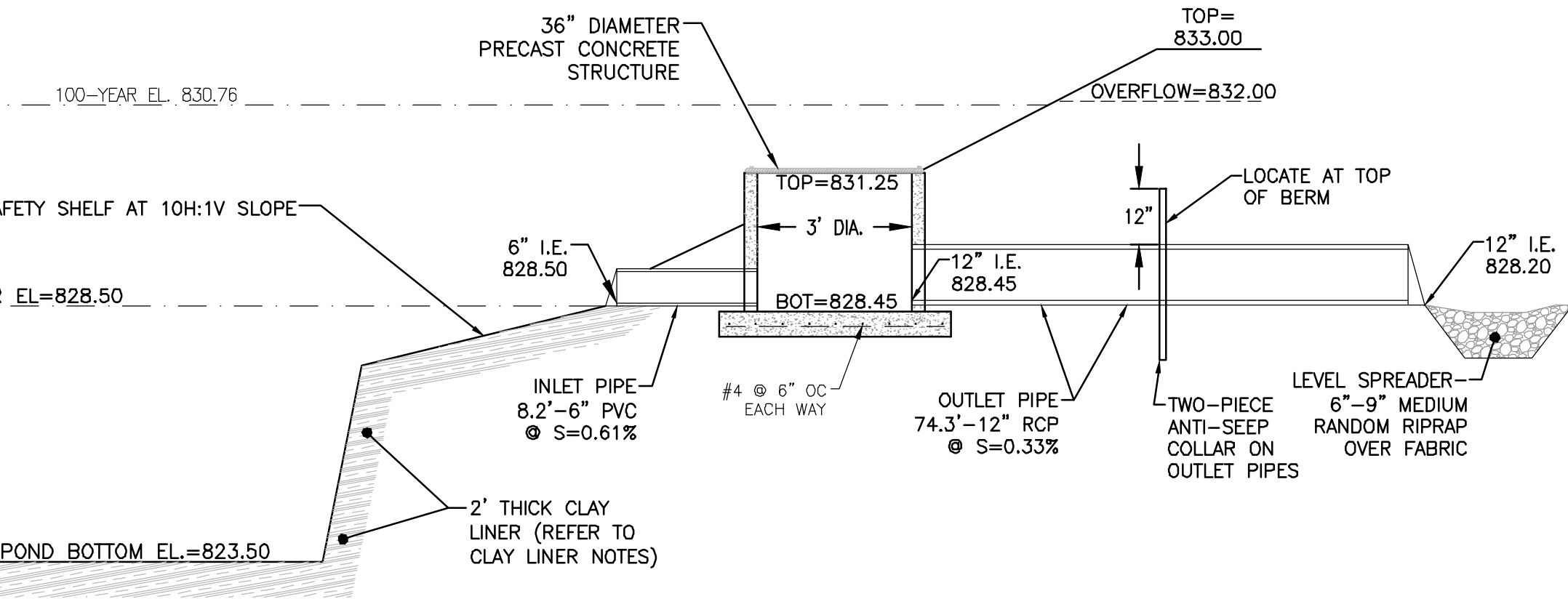
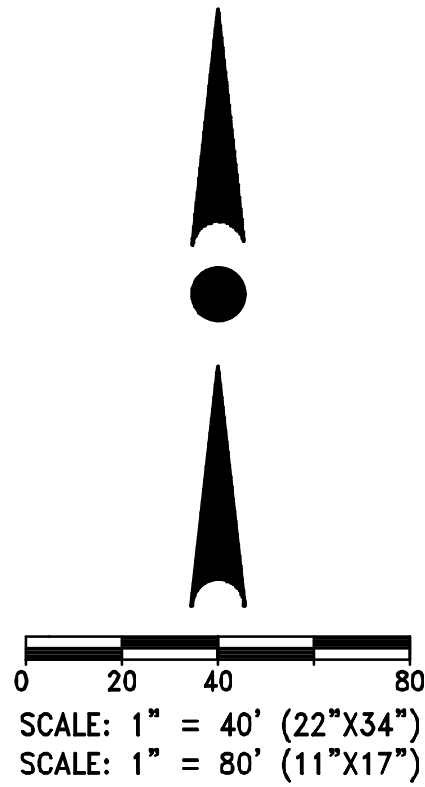
CALL DIGGERS HOTLINE 1-800-242-8511

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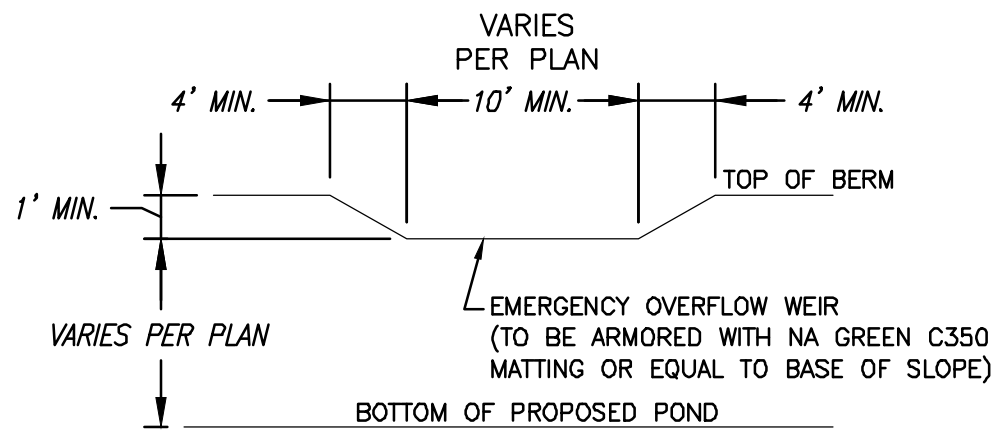


LEGEND:	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x 895.0	PROPOSED SPOT ELEVATION
←	PROPOSED FLOW ARROW
FG 995.0	PROPOSED YARD GRADE
EXP 986.0	PROPOSED EXPOSURE GRADE
⊕	SOIL BORING LOCATION

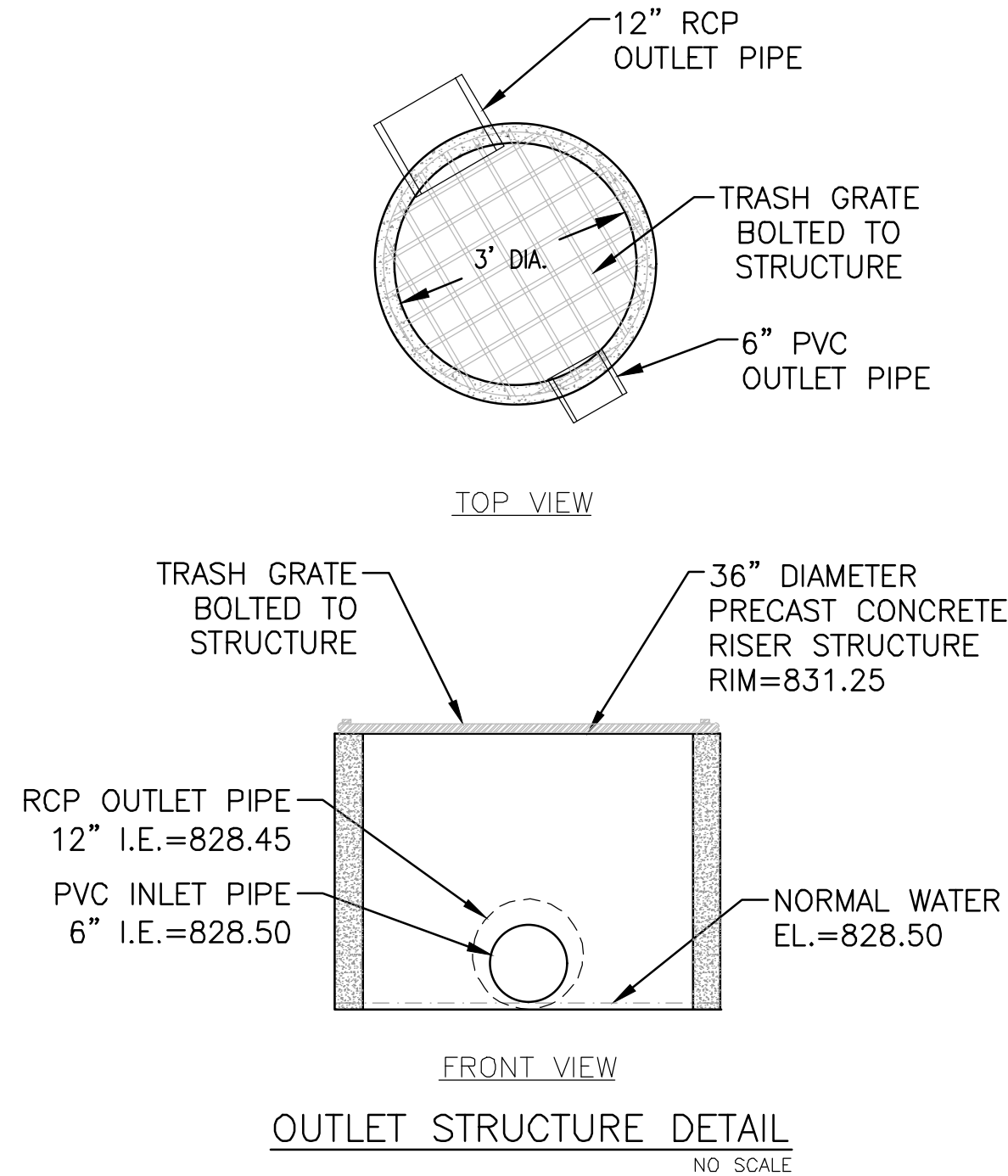
- CLAY LINER NOTE:**
- 2" THICK CLAY LINER IN ACCORDANCE WITH WDNR TECH. STD. 1001 TYPE B, AND SOILS REPORT.
 - CLAY LINER MATERIALS SHOULD BE COMPACTED TO A MINIMUM OF 90 TO 92% DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D1557)
 - IF PREDOMINANTLY GRANULAR TEXTURE SOILS AND/OR GROUNDWATER INFLOW 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 SIDEWALLS AND BASE PRIOR TO COMMENCING WITH ACTUAL LINER
 - PLACEMENT/CONSTRUCTION TO AID IN ATTAINING A SATISFACTORILY COMPACTED LINER SECTION. THE PLACEMENT OF A "SACRIFICIAL" LAYER IS PARTICULARLY BENEFICIAL IN CREATING A STABLE SUBBASE IN THE EVENT SLIGHT GROUNDWATER SEEPAGE OCCURS.
 - GEOTECHNICAL TESTING SHALL BE PERFORMED ON POTENTIAL CLAY LINER MATERIAL TO CONFIRM THAT SPECIFICATIONS ARE MET.
 - CLAY LINER SHALL EXTEND UP TO 2-YEAR WATER SURFACE ELEVATION. (EL. 857.03(1P)) (EL. 848.61(3P))
- TWO-PIECE ANTI-SEEP COLLAR NOTES:**
- ANTI-SEEP COLLARS SHALL BE 1/4" POLYETHYLENE SHEETS WITH COLLAR FOR PIPE; DIMENSIONS SHALL BE AS NOTED ON THE DETAIL.
 - INSTALL ANTI-SEEP COLLARS PER MANUFACTURER SPECIFICATIONS.



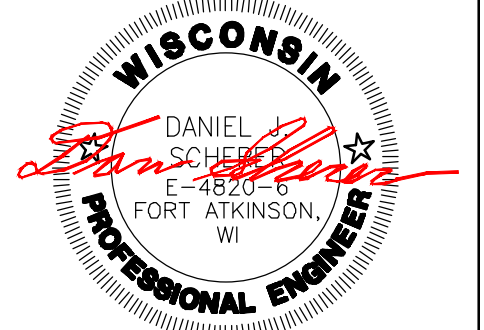
WET POND 1P & OUTLET STRUCTURE DETAIL
NO SCALE



TYPICAL EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE
NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND BOTTOM OF POND SHALL BE PER PLAN.



OUTLET STRUCTURE DETAIL
NO SCALE



PROJECT:
THEOFILA ESTATES
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY	
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03/18/24	QTY COMMENTS
04/12/24	QTY COMMENTS
06/13/24	QTY COMMENTS

DATE:
MAY 13, 2024

JOB NUMBER:
23-041-1124

DESCRIPTION:
POND DETAIL

SHEET

C2.1

PROJECT:
THEOFILA ESTATES
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CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
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EAGLE, WI 53119

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JOB NUMBER:

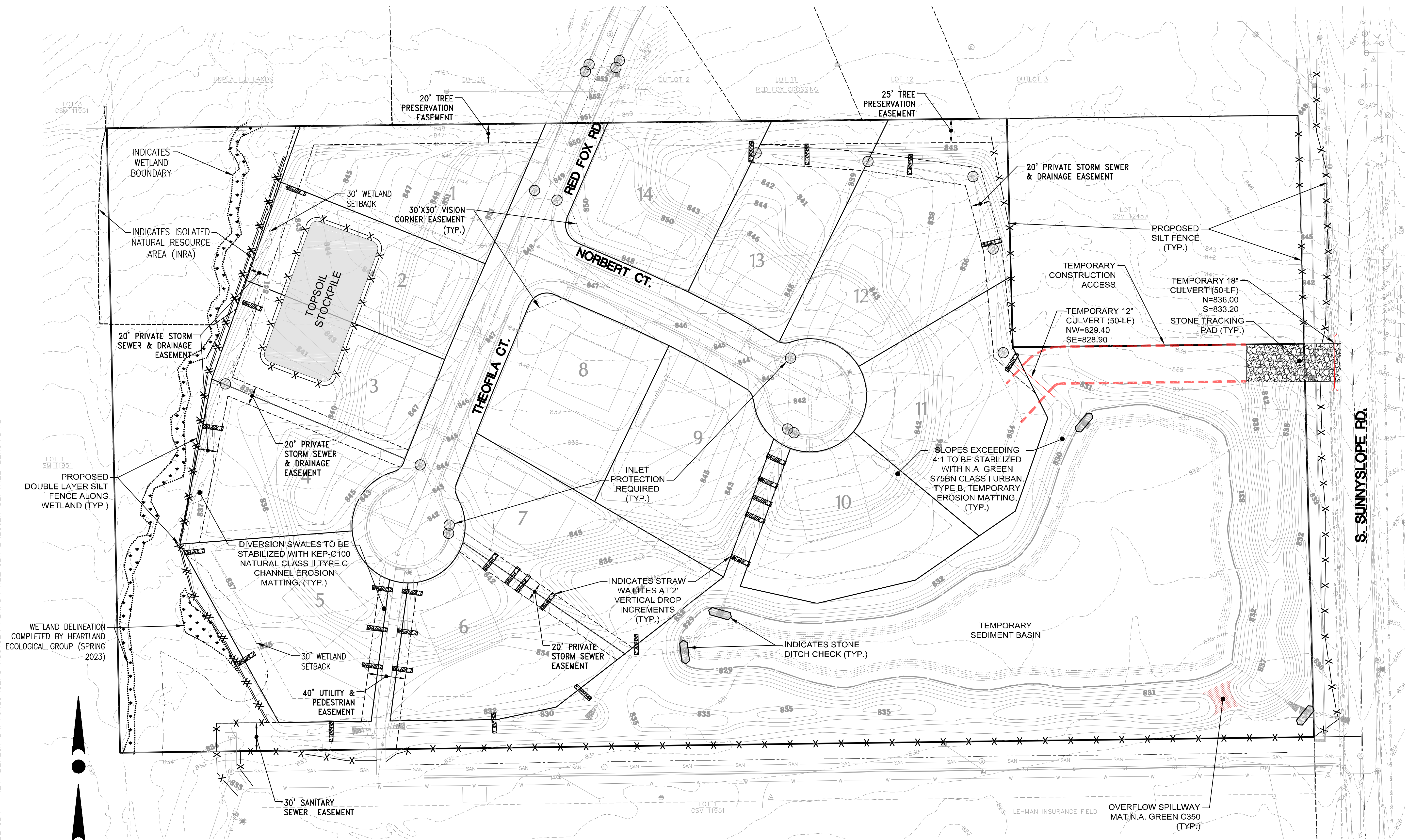
23-041-1124

DESCRIPTION:

EROSION CONTROL PLAN

SHEET

C3.0



NOTE:

- ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE FROM SUNNY SLOPE ROAD.
- TEMPORARY ACCESS SHALL BE COMPLETELY REMOVED FOLLOWING ROADWAY BASE COURSE PLACEMENT AND PRIOR TO THE ISSUING OF THE FINAL PLAT

0 25 50 100
SCALE: 1" = 50' (22"X34")
SCALE: 1" = 100' (11"X17")



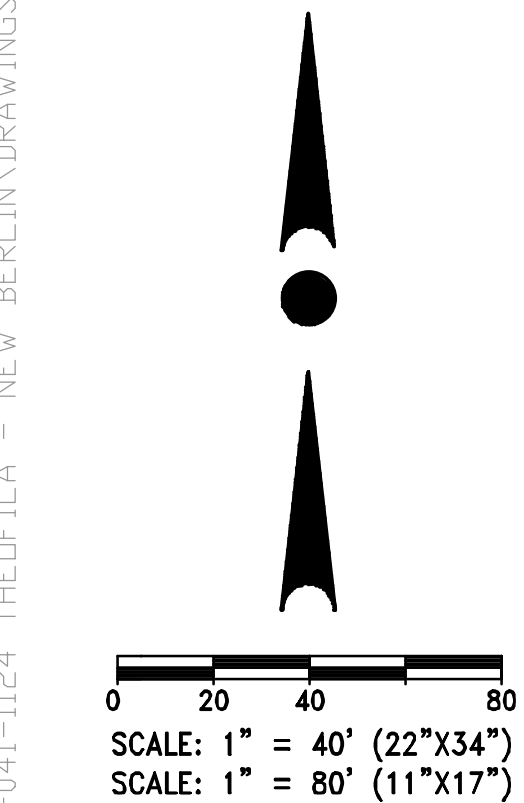
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CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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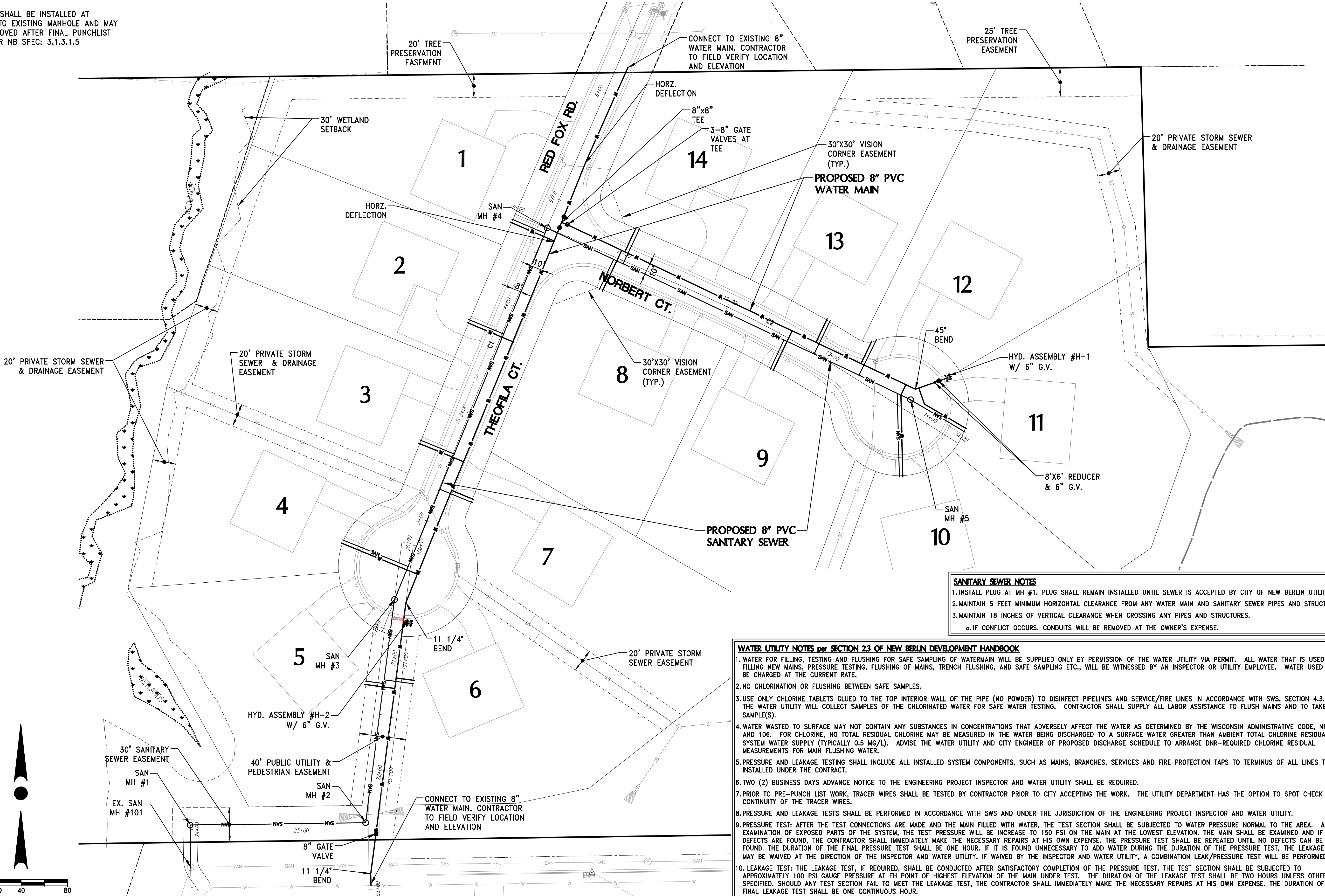
NOTE:
SEWER PLUG SHALL BE INSTALLED AT
CONNECTION TO EXISTING MANHOLE AND MAY
ONLY BE REMOVED AFTER FINAL PUNCHLIST
APPROVAL PER NB SPEC: 3.1.3.1.5

X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_SAN&WM_22X34.DWG



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SANITARY SEWER NOTES
1. INSTALL PLUG AT MH #1. PLUG SHALL REMAIN INSTALLED UNTIL SEWER IS ACCEPTED BY CITY OF NEW BERLIN UTILITY.
2. MAINTAIN 5 FEET MINIMUM HORIZONTAL CLEARANCE FROM ANY WATER MAIN AND SANITARY SEWER PIPES AND STRUCTURES
3. MAINTAIN 18 INCHES OF VERTICAL CLEARANCE WHEN CROSSING ANY PIPES AND STRUCTURES.
a. IF CONFLICT OCCURS, CONDUITS WILL BE REMOVED AT THE OWNER'S EXPENSE.

WATER UTILITY NOTES per SECTION 23 OF NEW BERLIN DEVELOPMENT HANDBOOK
1. WATER FOR FILLING, TESTING AND FLUSHING FOR SAFE SAMPLING OF WATERMAIN WILL BE SUPPLIED ONLY BY PERMISSION OF THE WATER UTILITY VIA PERMIT. ALL WATER THAT IS USED FOR FILLING NEW MAINS, PRESSURE TESTING, FLUSHING OF MAINS, TRENCH FLUSHING, AND SAFE SAMPLING ETC., WILL BE WITNESSED BY AN INSPECTOR OR UTILITY EMPLOYEE. WATER USED WILL BE CHARGED AT THE CURRENT RATE.
2. NO CHLORINATION OR FLUSHING BETWEEN SAFE SAMPLES.
3. USE ONLY CHLORINE TABLETS GLUED TO THE TOP INTERIOR WALL OF THE PIPE (NO POWDER) TO DISINFECT PIPELINES AND SERVICE/FIRE LINES IN ACCORDANCE WITH SWS, SECTION 4.3.12. THE WATER UTILITY WILL COLLECT SAMPLES OF THE CHLORINATED WATER FOR SAFE WATER TESTING. CONTRACTOR SHALL SUPPLY ALL LABOR ASSISTANCE TO FLUSH MAINS AND TO TAKE SAMPLE(S).
4. WATER WASTED TO SURFACE MAY NOT CONTAIN ANY SUBSTANCES IN CONCENTRATIONS THAT ADVERSELY AFFECT THE WATER AS DETERMINED BY THE WISCONSIN ADMINISTRATIVE CODE, NR 105 AND 106. FOR CHLORINE, NO TOTAL RESIDUAL CHLORINE MAY BE MEASURED IN THE WATER BEING DISCHARGED TO A SURFACE WATER GREATER THAN AMBIENT TOTAL CHLORINE RESIDUAL IN SYSTEM WATER SUPPLY (TYPICALLY 0.5 MG/L). ADVISE THE WATER UTILITY AND CITY ENGINEER OF PROPOSED DISCHARGE SCHEDULE TO ARRANGE DNR-REQUIRED CHLORINE RESIDUAL MEASUREMENTS FOR MAIN FLUSHING WATER.
5. PRESSURE AND LEAKAGE TESTING SHALL INCLUDE ALL INSTALLED SYSTEM COMPONENTS, SUCH AS MAINS, BRANCHES, SERVICES AND FIRE PROTECTION TAPS TO TERMINUS OF ALL LINES TO BE INSTALLED UNDER THE CONTRACT.
6. TWO (2) BUSINESS DAYS ADVANCE NOTICE TO THE ENGINEERING PROJECT INSPECTOR AND WATER UTILITY SHALL BE REQUIRED.
7. PRIOR TO PRE-PUNCH LIST WORK, TRACER WIRES SHALL BE TESTED BY CONTRACTOR PRIOR TO CITY ACCEPTING THE WORK. THE UTILITY DEPARTMENT HAS THE OPTION TO SPOT CHECK THE CONTINUITY OF THE TRACER WIRES.
8. PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED IN ACCORDANCE WITH SWS AND UNDER THE JURISDICTION OF THE ENGINEERING PROJECT INSPECTOR AND WATER UTILITY.
9. PRESSURE TEST: AFTER THE TEST CONNECTIONS ARE MADE AND THE MAIN FILLED WITH WATER, THE TEST SECTION SHALL BE SUBJECTED TO WATER PRESSURE NORMAL TO THE AREA. AFTER EXAMINATION OF EXPOSED PARTS OF THE SYSTEM, THE TEST PRESSURE WILL BE INCREASED TO 150 PSI ON THE MAIN AT THE LOWEST ELEVATION. THE MAIN SHALL BE EXAMINED AND IF ANY DEFECTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY MAKE THE NECESSARY REPAIRS AT HIS OWN EXPENSE. THE PRESSURE TEST SHALL BE REPEATED UNTIL NO DEFECTS CAN BE FOUND. THE DURATION OF THE FINAL PRESSURE TEST SHALL BE ONE HOUR. IF IT IS FOUND UNNECESSARY TO ADD WATER DURING THE DURATION OF THE PRESSURE TEST, THE LEAKAGE TEST MAY BE WAIVED AT THE DIRECTION OF THE INSPECTOR AND WATER UTILITY. IF WAIVED BY THE INSPECTOR AND WATER UTILITY, A COMBINATION LEAK/PRESSURE TEST WILL BE PERFORMED.
10. LEAKAGE TEST: THE LEAKAGE TEST, IF REQUIRED, SHALL BE CONDUCTED AFTER SATISFACTORY COMPLETION OF THE PRESSURE TEST. THE TEST SECTION SHALL BE SUBJECTED TO APPROXIMATELY 100 PSI GAUGE PRESSURE AT EH POINT OF HIGHEST ELEVATION OF THE MAIN UNDER TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS UNLESS OTHERWISE SPECIFIED. SHOULD ANY TEST SECTION FAIL TO MEET THE LEAKAGE TEST, THE CONTRACTOR SHALL IMMEDIATELY MAKE THE NECESSARY REPAIRS AT HIS OWN EXPENSE. THE DURATION OF THE FINAL LEAKAGE TEST SHALL BE ONE CONTINUOUS HOUR.
11. FIRE AND COMBINATION WATER/FIRE SERVICE LINES SHALL BE TESTED AT 200 PSI FOR 2.0 HOURS.
12. THE WATER UTILITY SHALL TAKE THE WATER SAMPLES. THE FIRST 2 WATER SAMPLES ARE AT THE UTILITIES EXPENSE. AFTER THE INITIAL 2 SAMPLES ARE TAKEN, THE DEVELOPER/CONTRACTOR SHALL PAY ALL UTILITY EXPENSES UNTIL THE SYSTEM IS CONSIDERED SAFE.
a. - APPROXIMATE COST PER SAMPLE TRIP IS \$250
b. - NO FIRST SAMPLE WILL BE TAKEN ON A FRIDAY, WEEKEND, OR ADJACENT TO A HOLIDAY.
c. - NOTE: IN ORDER FOR ACCEPTANCE, 2 CONSECUTIVE SAMPLES MUST PASS IN A 24 HOUR PERIOD.



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06/13/24	QTY COMMENTS

DATE:
MAY 13, 2024

JOB NUMBER:
23-041-1124

DESCRIPTION:
**SANITARY AND
WATER MAIN
SYSTEM PLAN**

SHEET

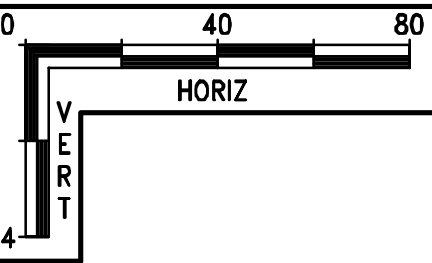
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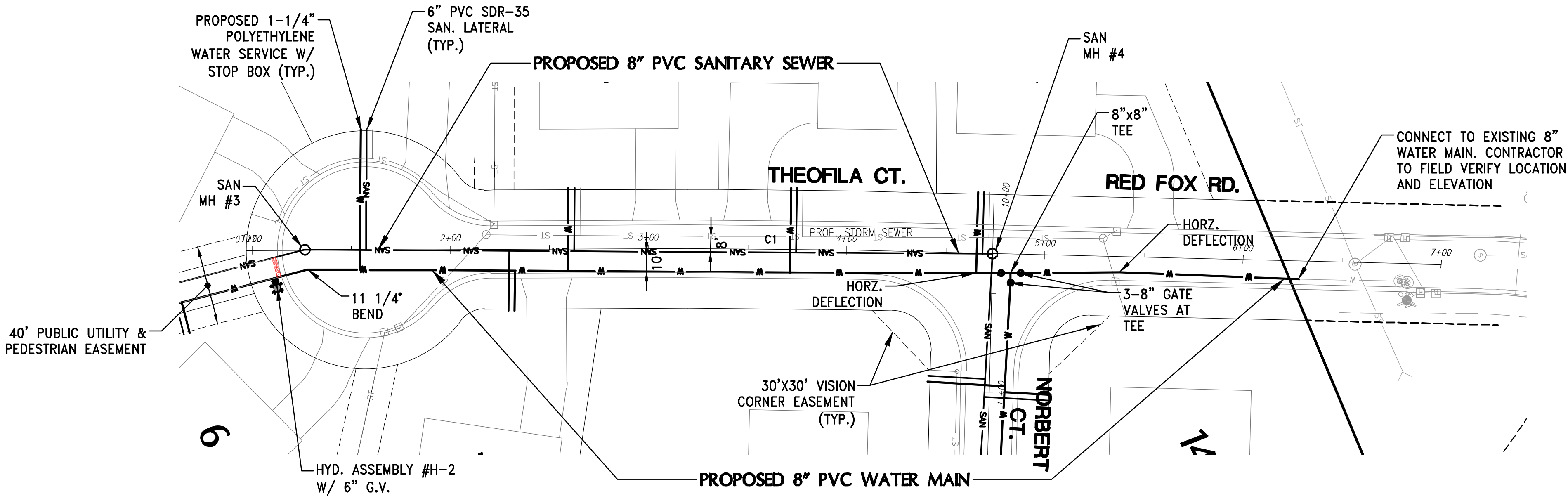


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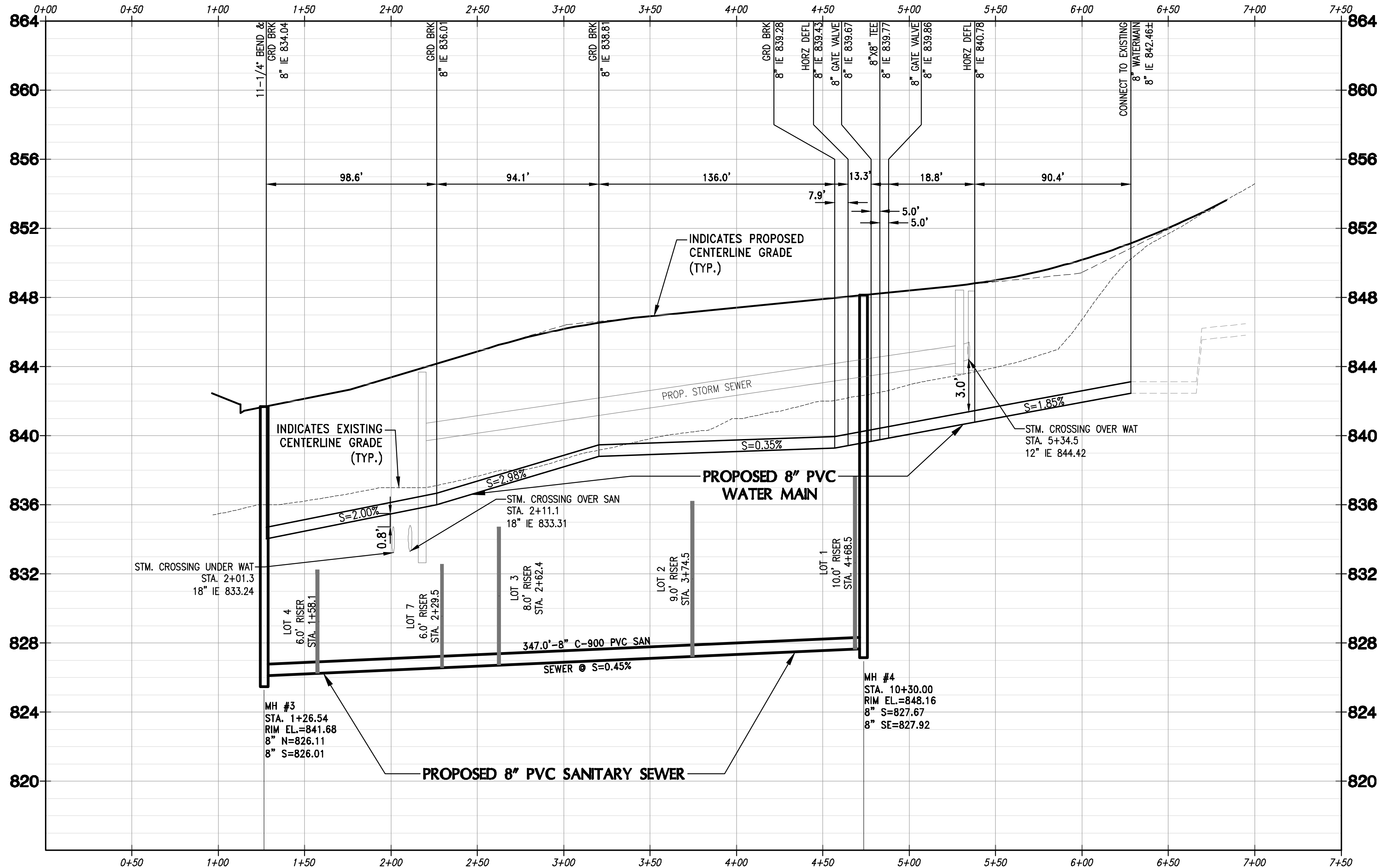


0 20 40 80
SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")



SANITARY SEWER AND WATER MAIN

FROM: STA: 1+00 TO: STA: 7+00



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpsdella@trioeng.com

PROJECT:
THEOFILA ESTATES
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
PO BOX 277
EAGLE, WI 53119

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MAY 13, 2024

JOB NUMBER:

23-041-1124

DESCRIPTION:

**SANITARY SEWER
AND WATER MAIN
PLAN**

SHEET

C4.1

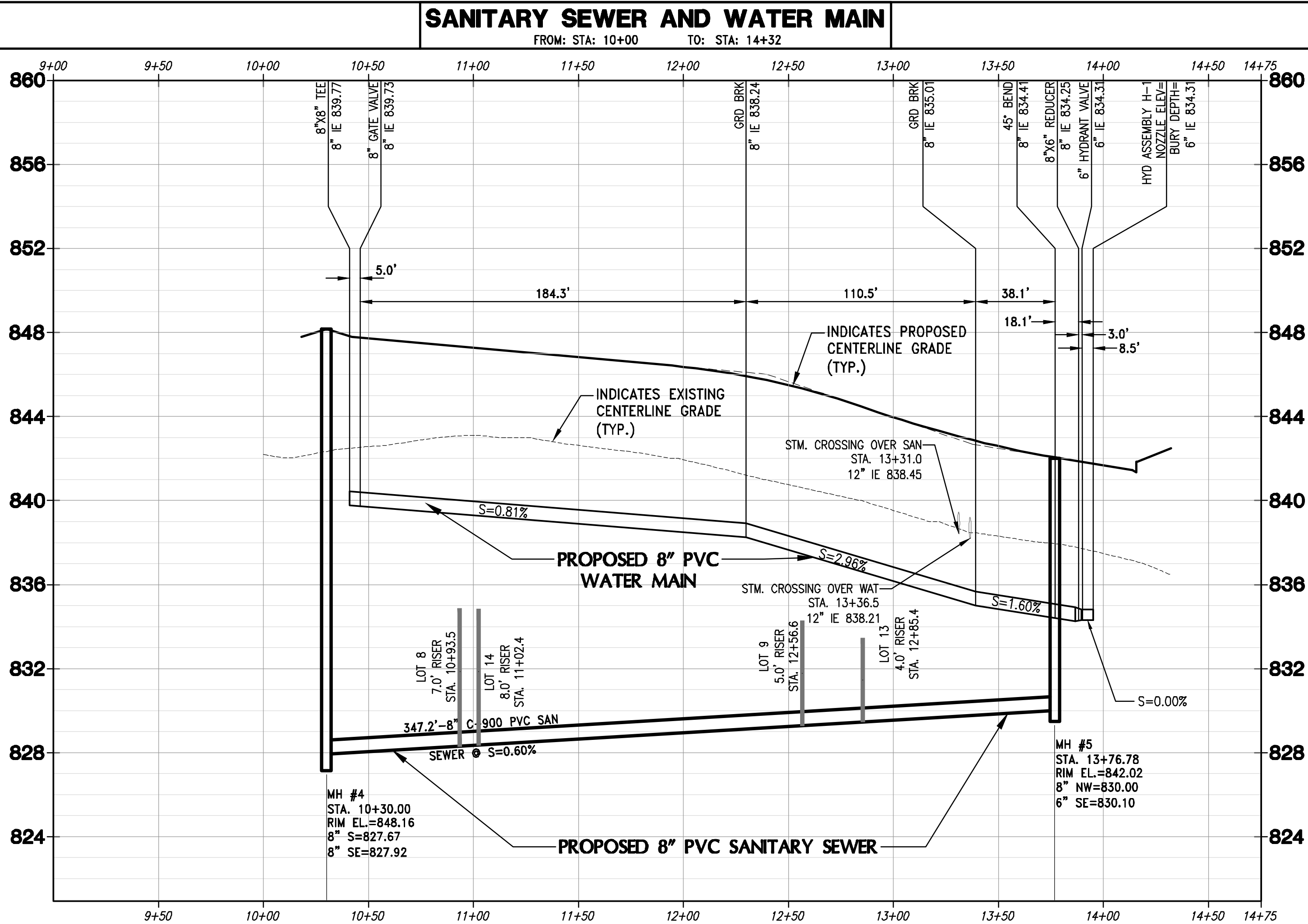
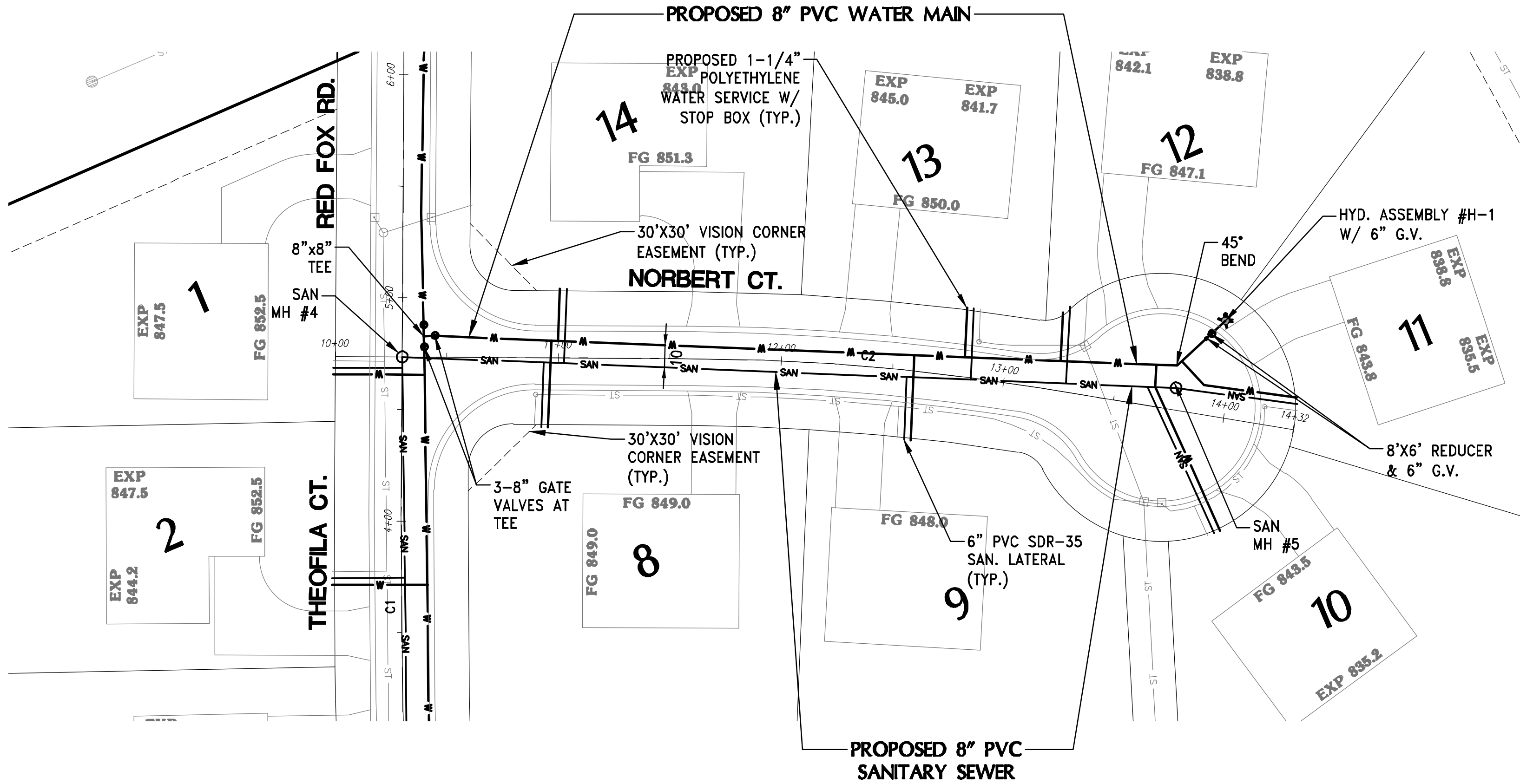
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PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudefko@trioeng.com

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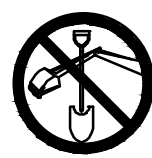
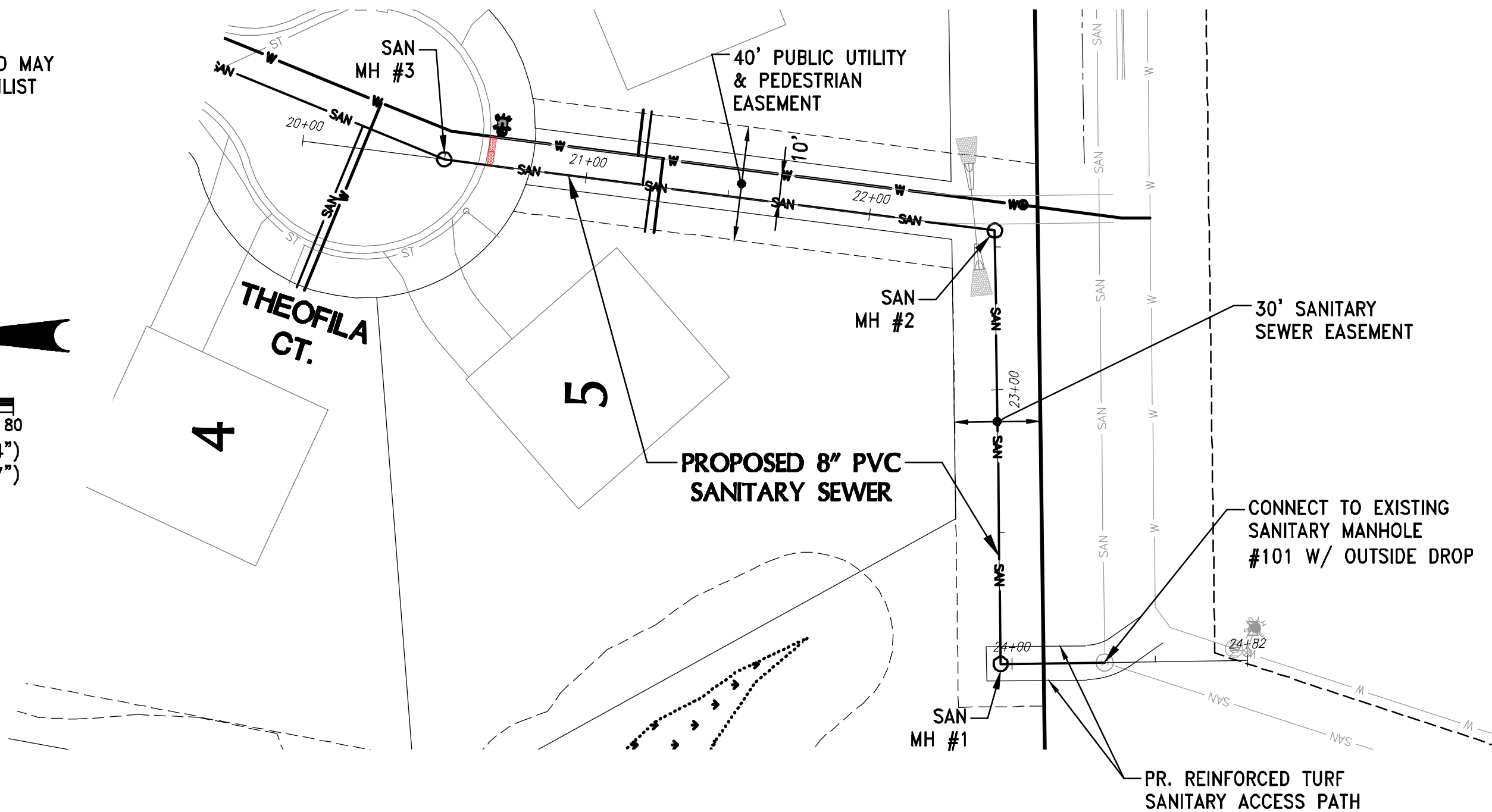
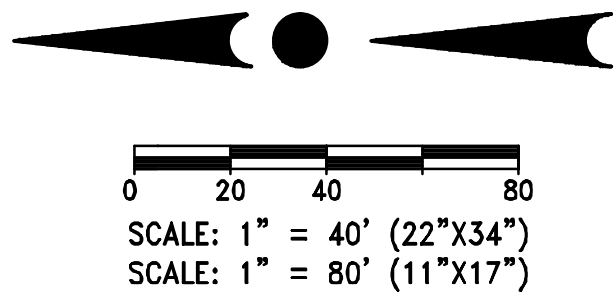
DESCRIPTION:

**SANITARY SEWER
AND WATER MAIN
PLAN**

SHEET

C4.2

NOTE:
SEWER PLUG SHALL BE INSTALLED AT
CONNECTION TO EXISTING MANHOLE AND MAY
ONLY BE REMOVED AFTER FINAL PUNCHLIST
APPROVAL PER NB SPEC: 3.1.3.1.5

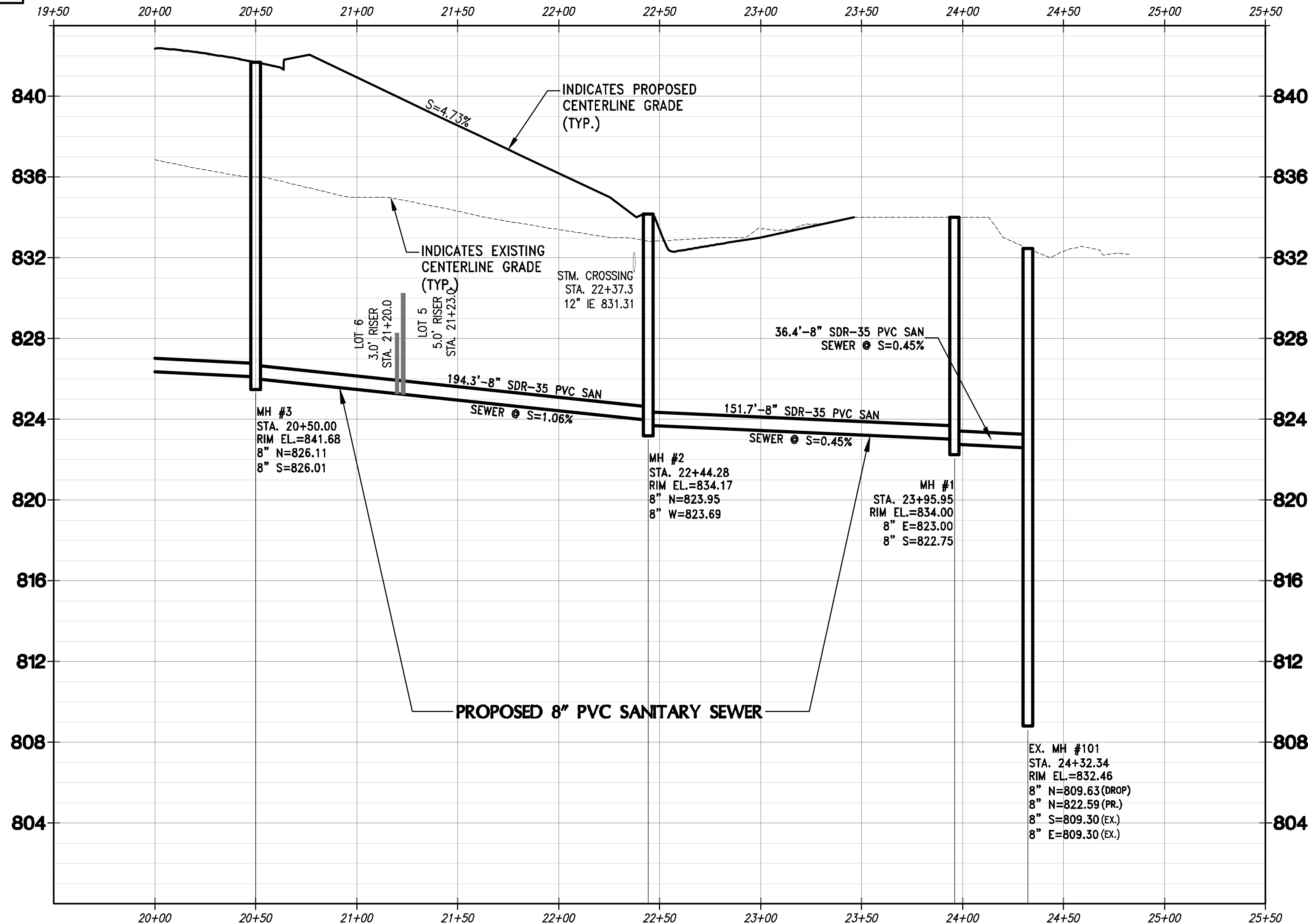


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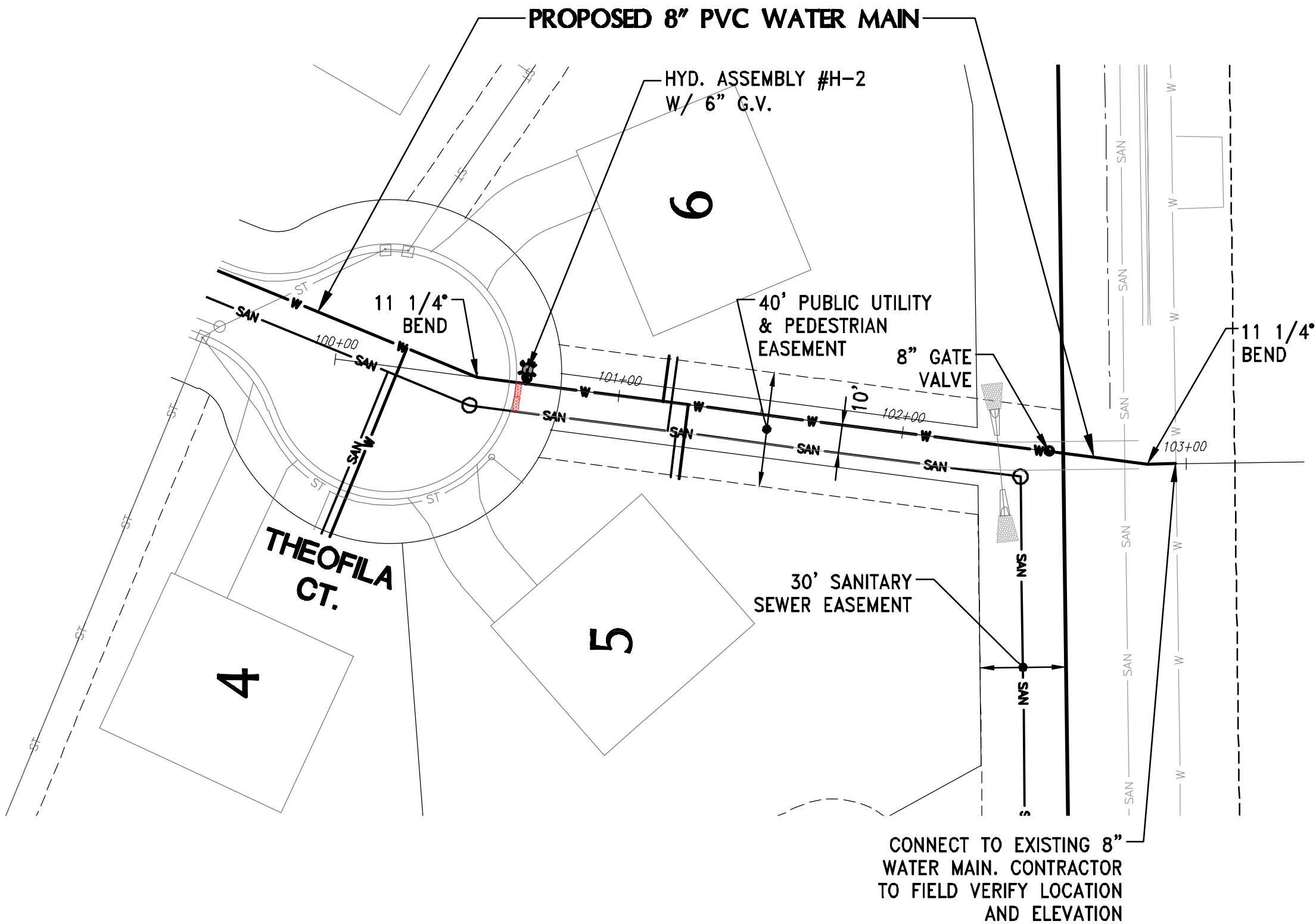
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SANITARY SEWER

FROM: STA: 20+50 TO: STA: 24+50

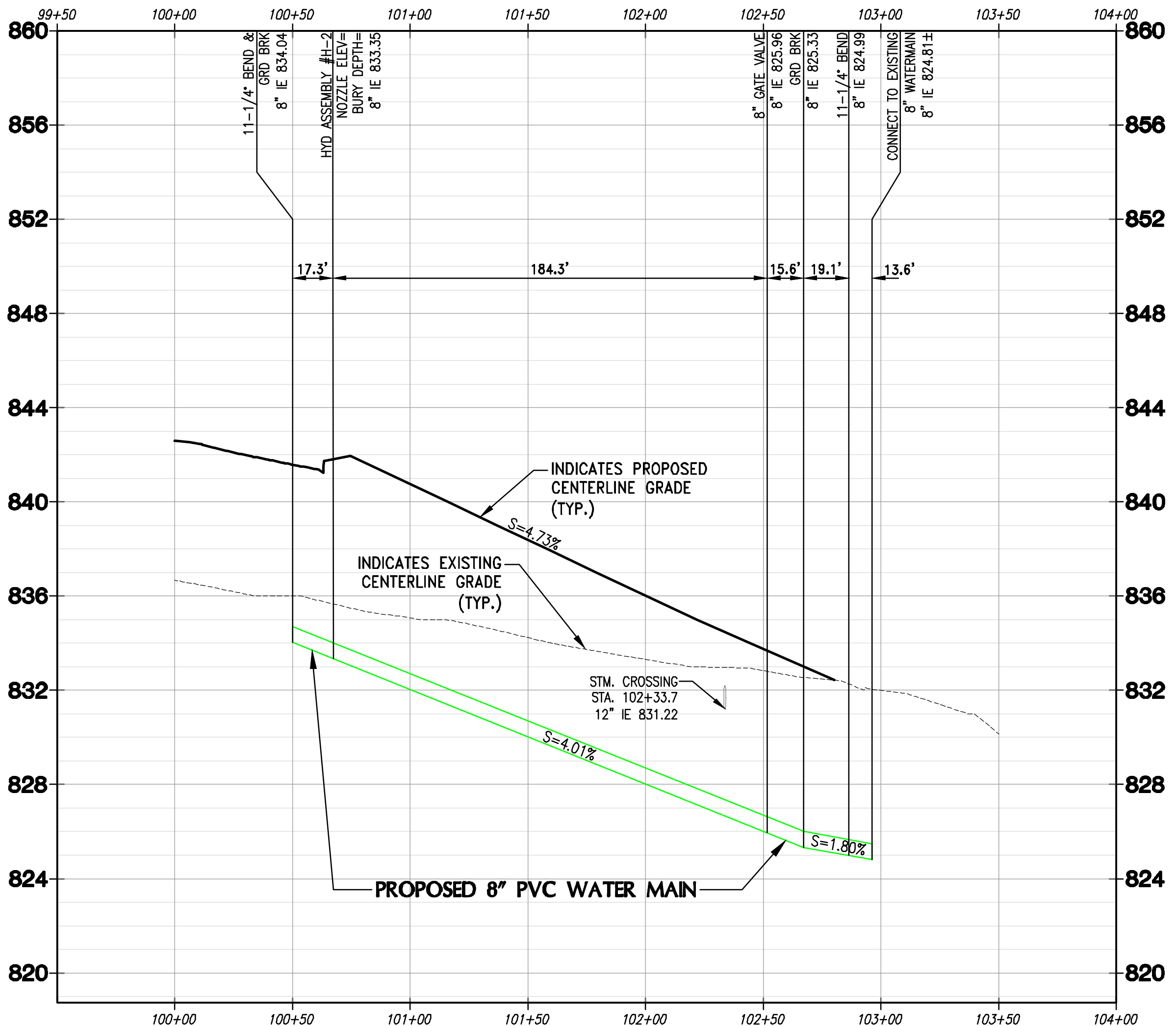


PROPOSED 8" PVC WATER MAIN



WATER MAIN

FROM: STA: 100+50 TO: STA: 103+00



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EMAIL: jpudefko@trioeng.com

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DESCRIPTION:

**SANITARY SEWER
AND WATER MAIN
PLAN**

SHEET

C4.3

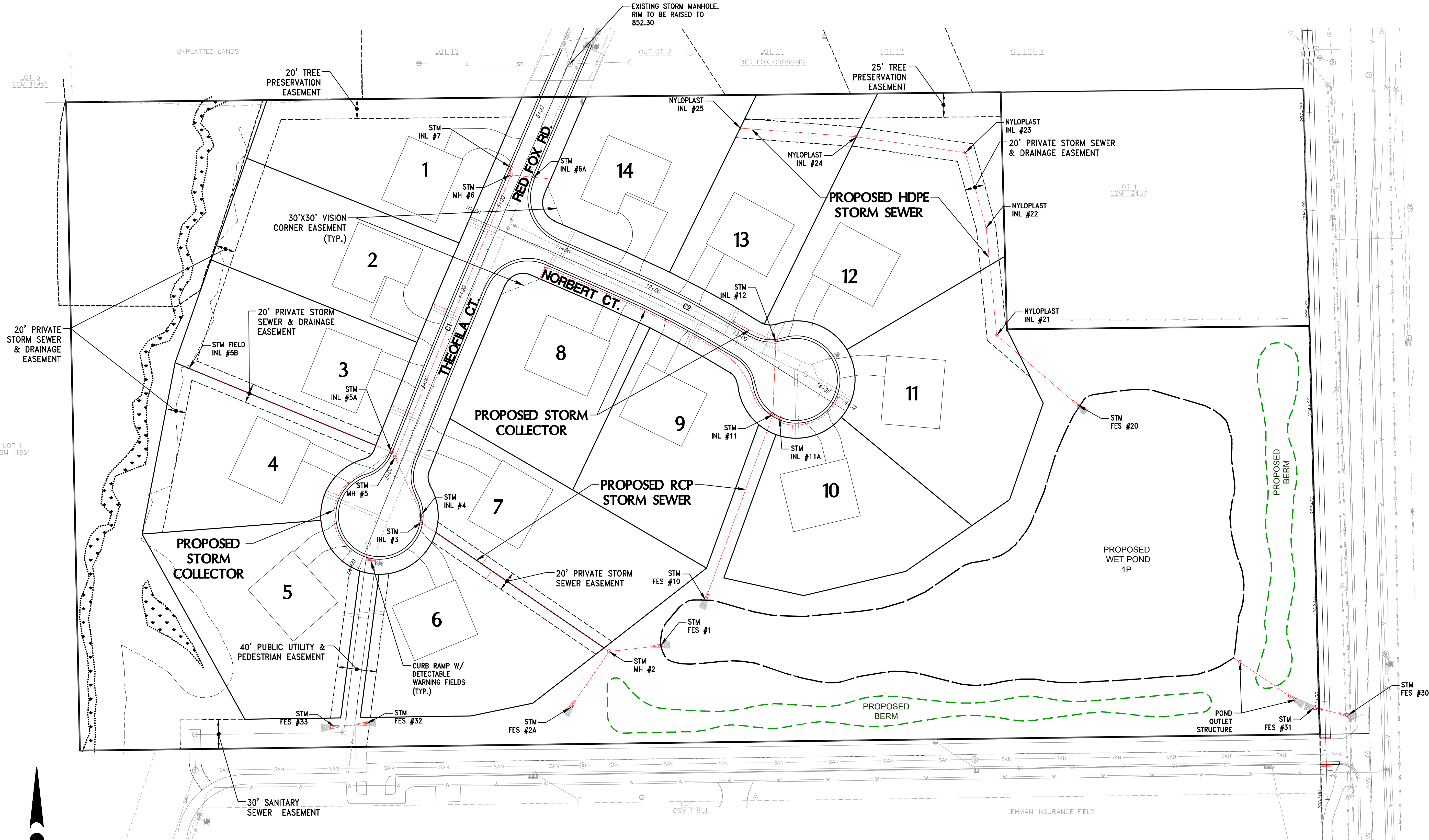
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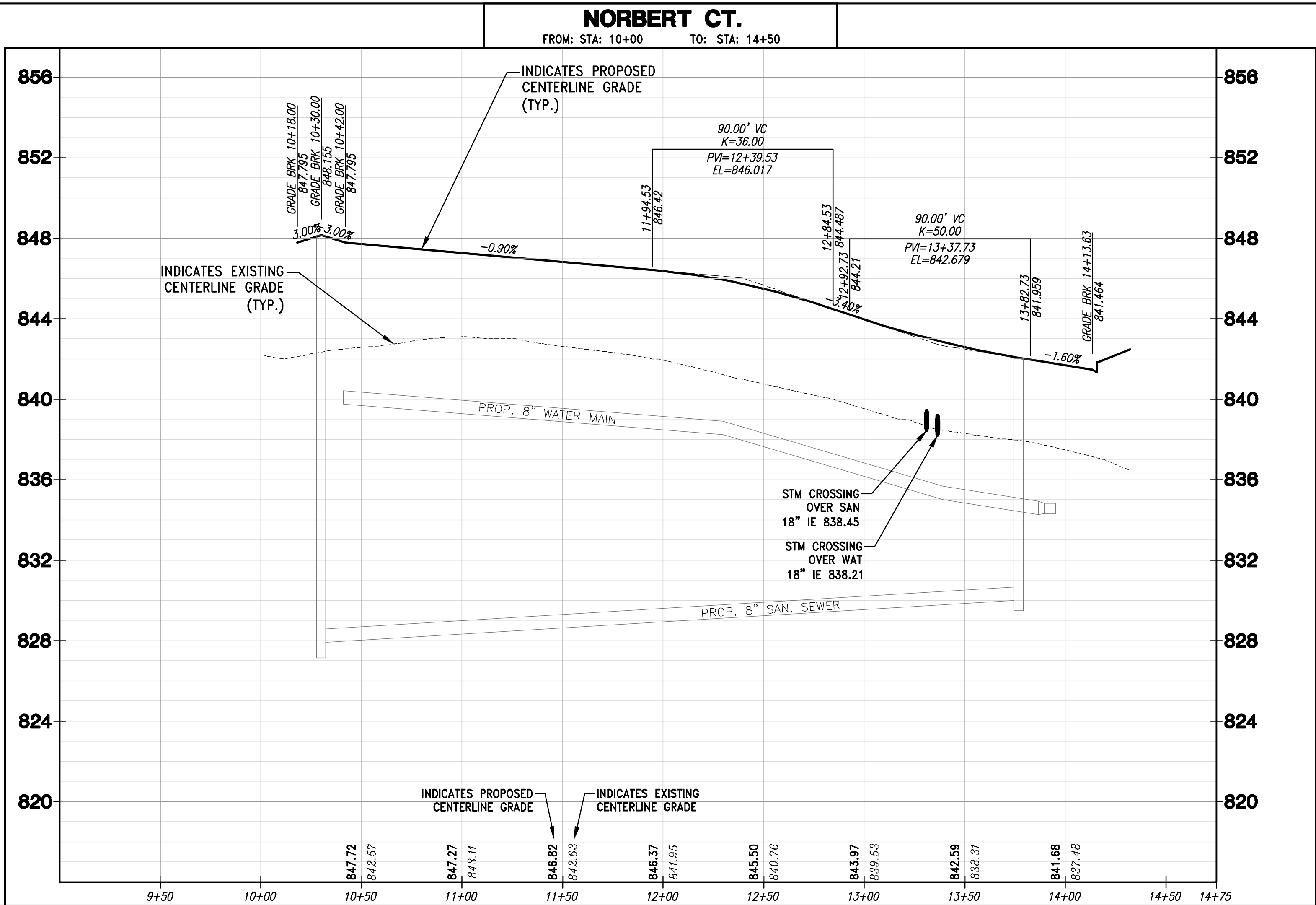
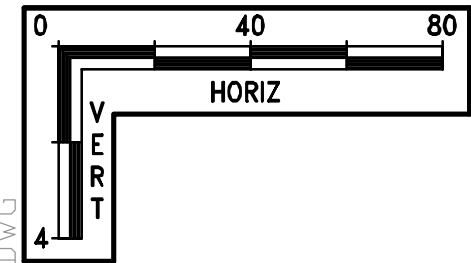
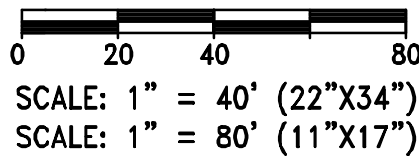
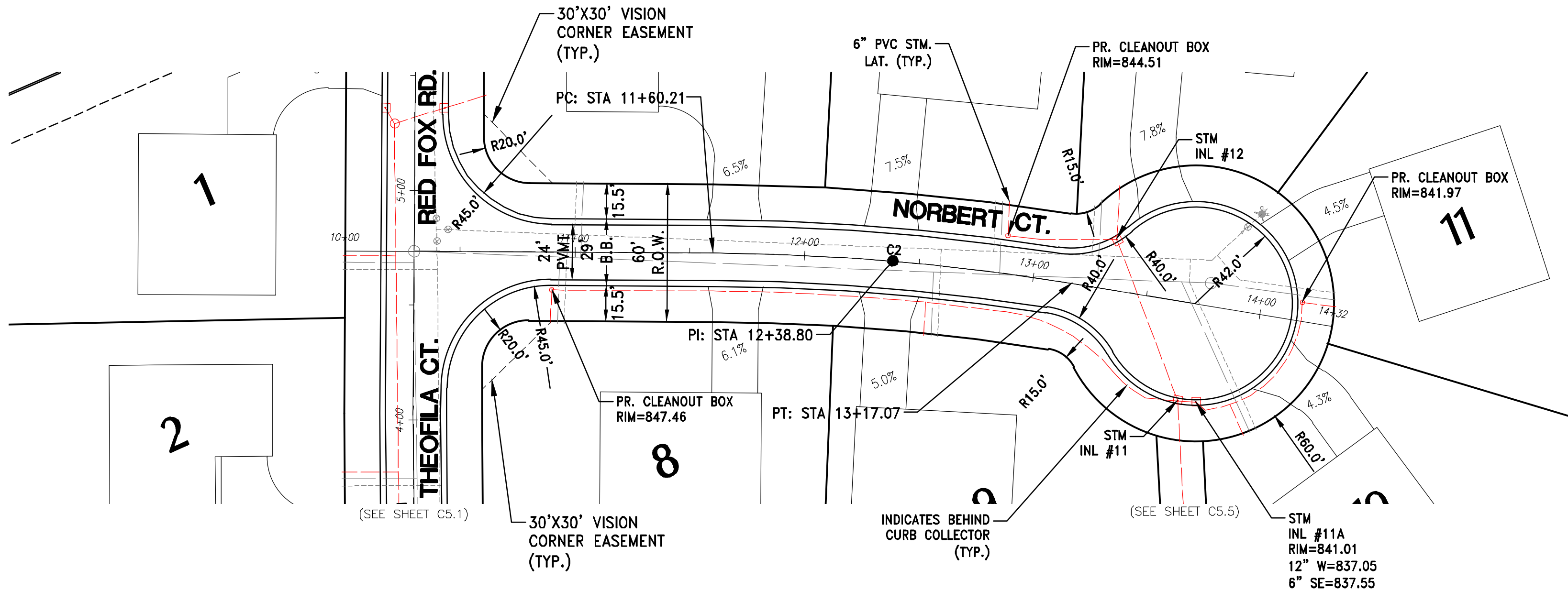
DATE:
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JOB NUMBER:
23-041-1124

DESCRIPTION:
OVERALL STORM
SEWER PLAN

SHEET
C5.0

Curve Table							
Curve #	Radius	Length	Chord Direction	PI Station	Delta	Tangent Length	BK
C1	3000.000	83.158	N22° 33' 15.04"E	3+61.29	1.5882	41.58'	N21° 45' 36.27"E
C2	1000.000	156.857	S62° 09' 29.16"E	12+38.80	8.9872	78.59'	S57° 39' 52.12"E



X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_RD&STM_E22X34.DWG



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JOB NUMBER:

23-041-1124

DESCRIPTION:

**ROADWAY AND
STORM SEWER
PLAN & PROFILE**

SHEET

C5.2



PROJECT:
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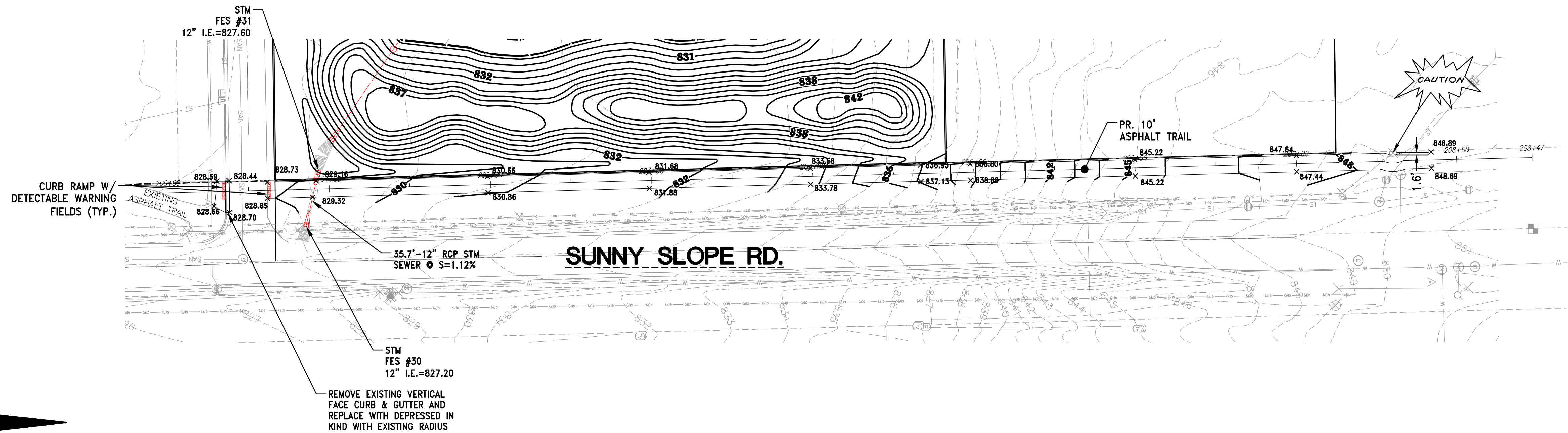
DATE:
MAY 13, 2024

JOB NUMBER:
23-041-1124

DESCRIPTION:
SUNNY SLOPE
TRAIL PLAN &
PROFILE

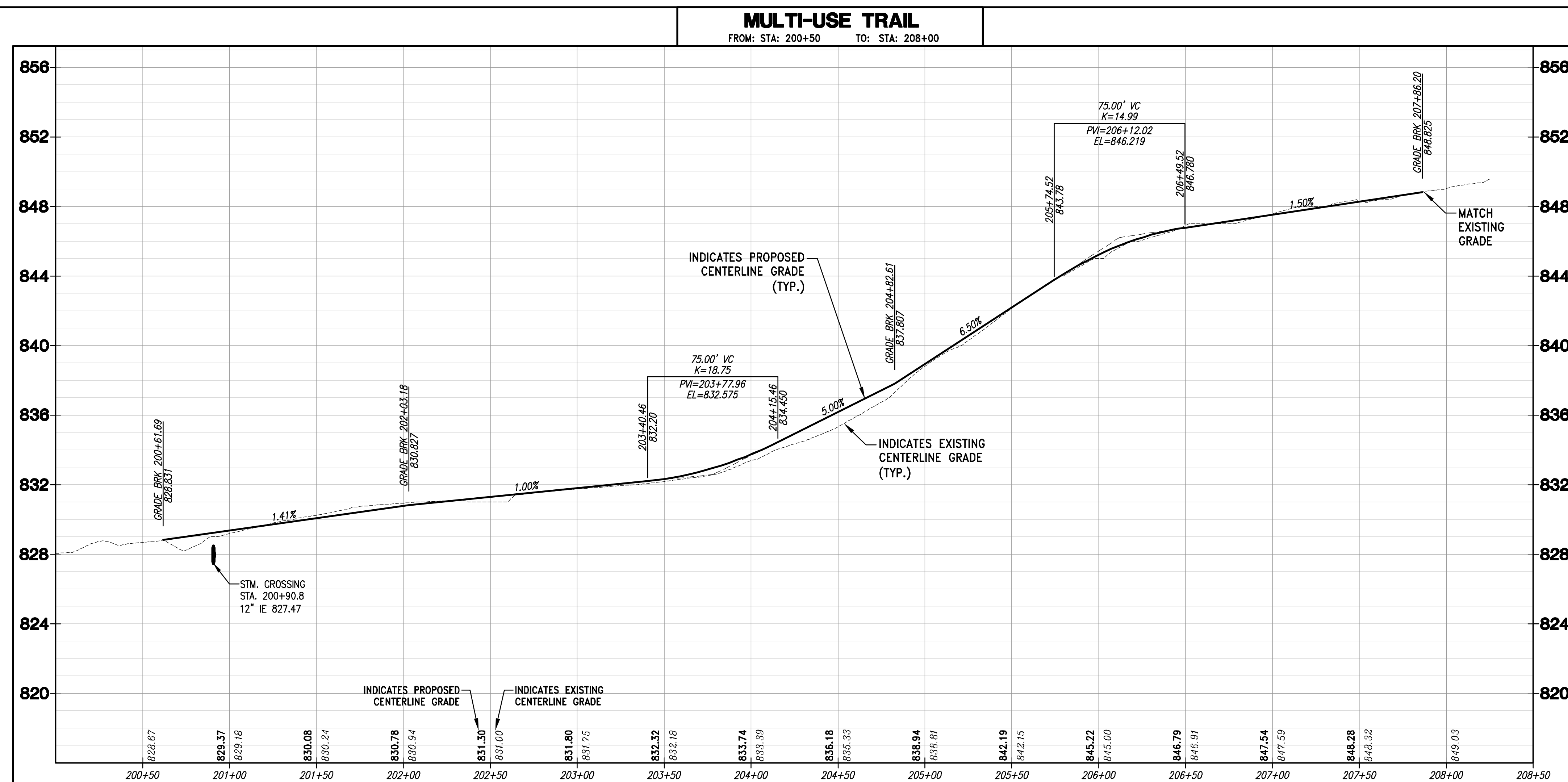
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C5.3

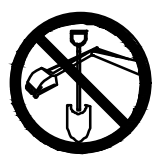
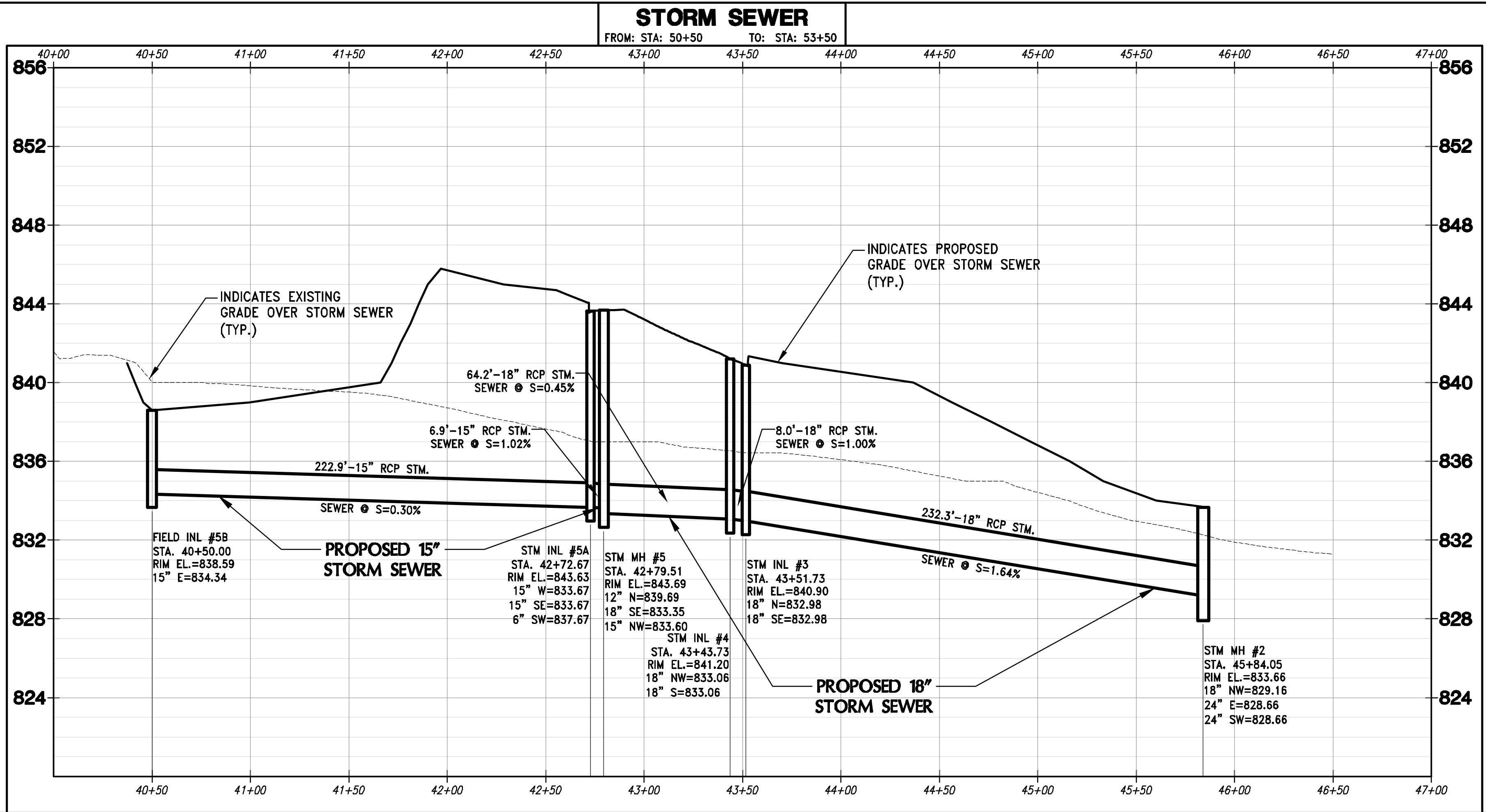
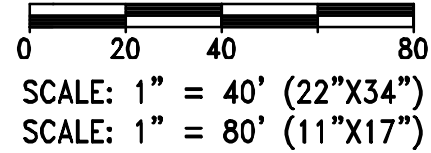
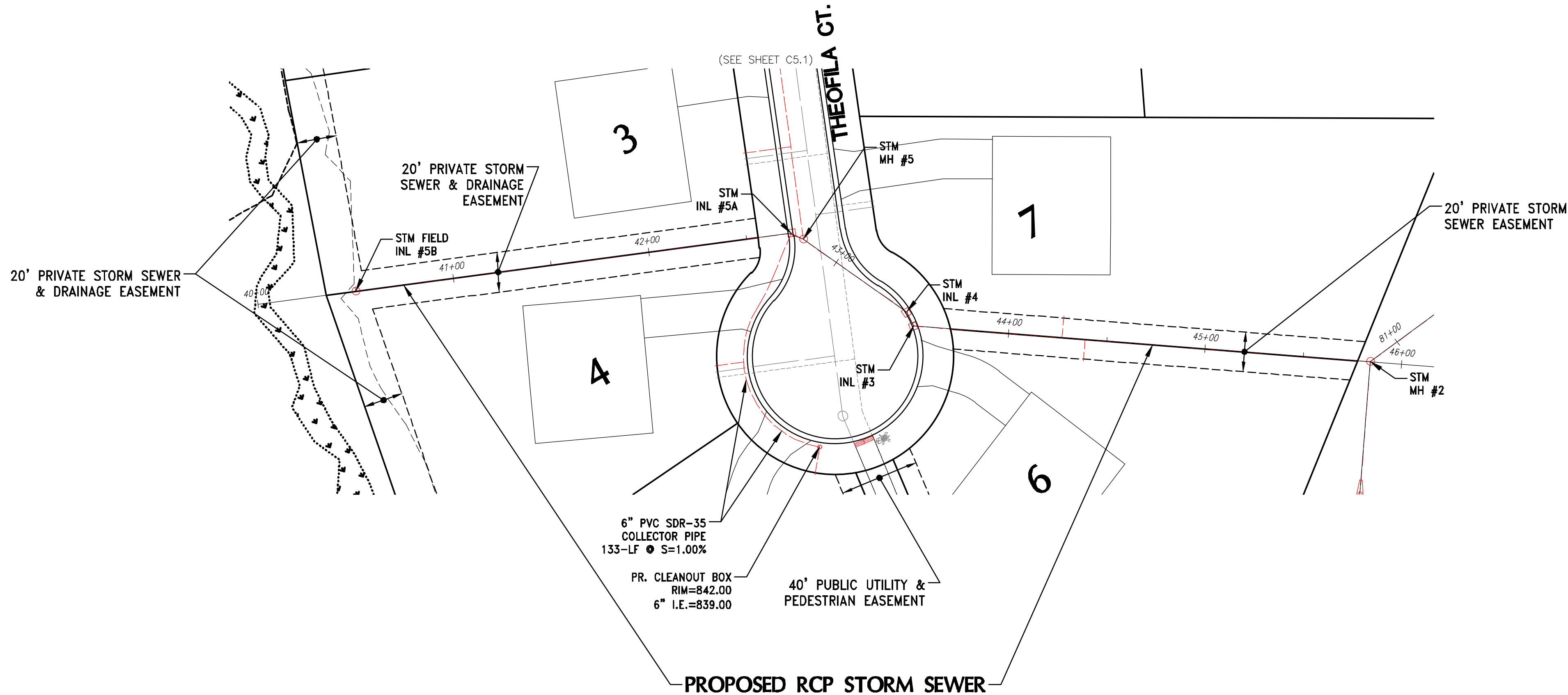


CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_RD&STM_P2X34.DWG



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BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudefko@trioeng.com

PROJECT:
THEOFILA ESTATES
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY	
DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/08/23	QTY COMMENTS
01/31/24	QTY COMMENTS
03/18/24	QTY COMMENTS
04/12/24	QTY COMMENTS
06/13/24	QTY COMMENTS

DATE:
MAY 13, 2024

JOB NUMBER:
23-041-1124

DESCRIPTION:
**STORM SEWER
PLAN & PROFILE**

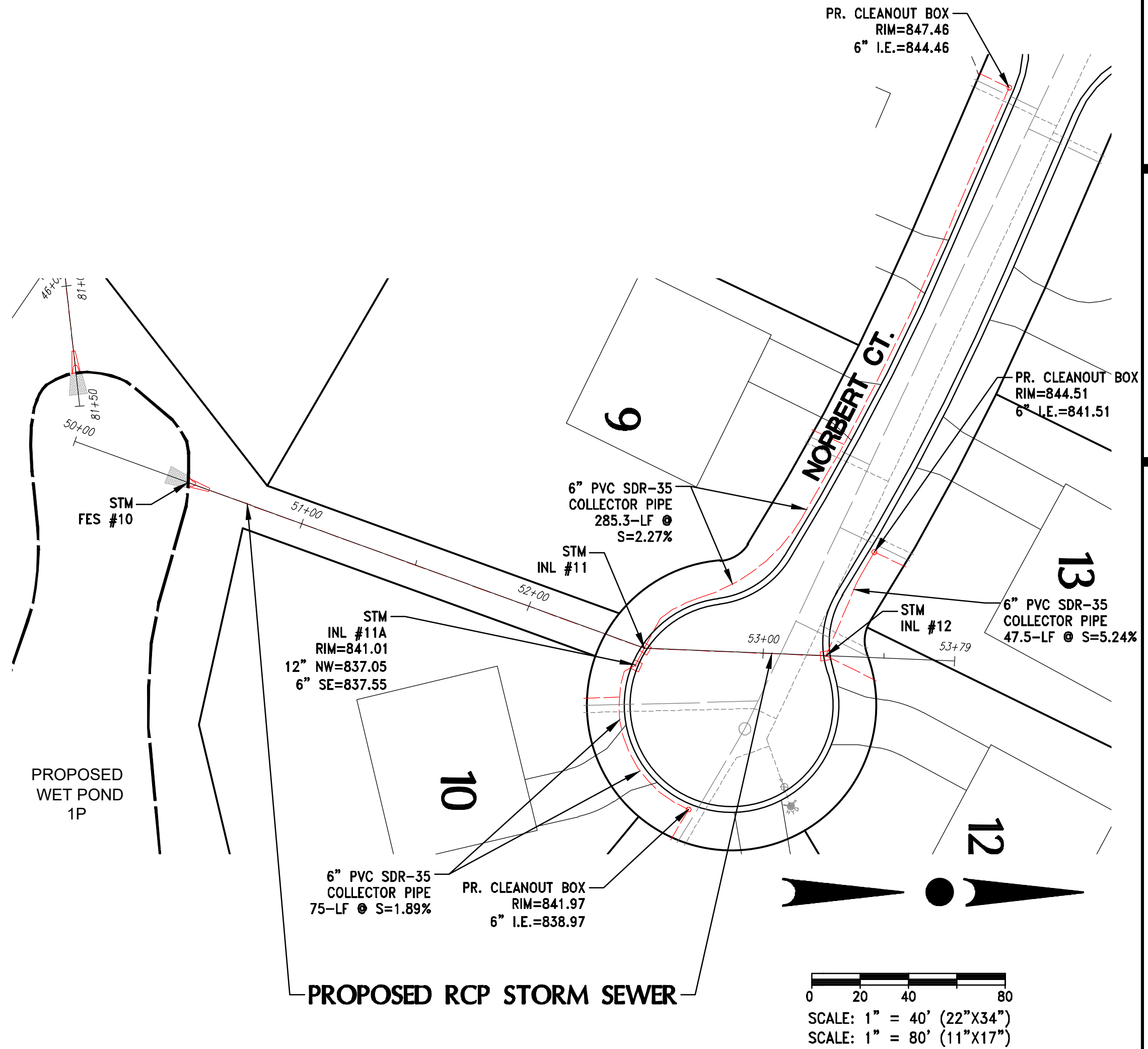
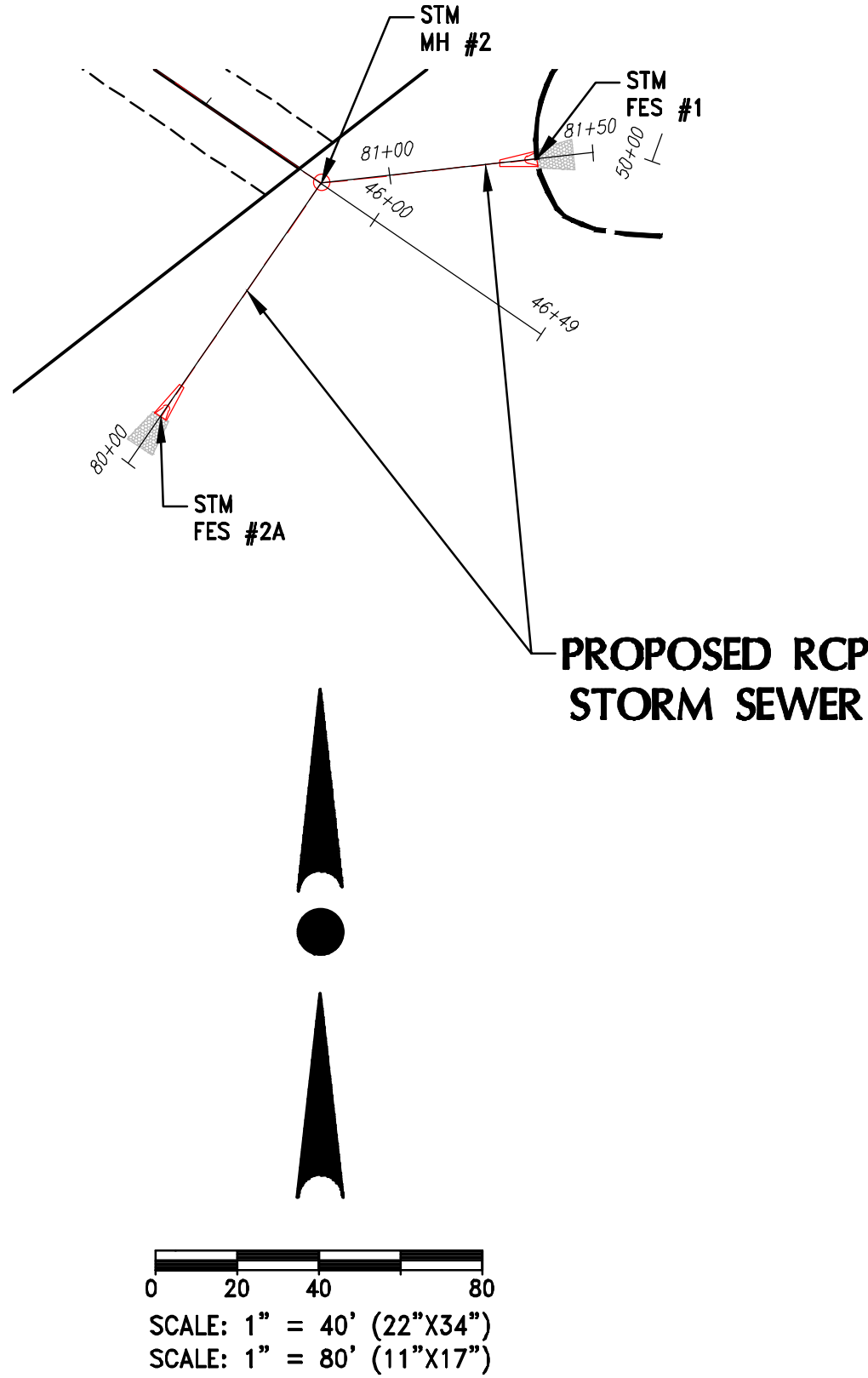
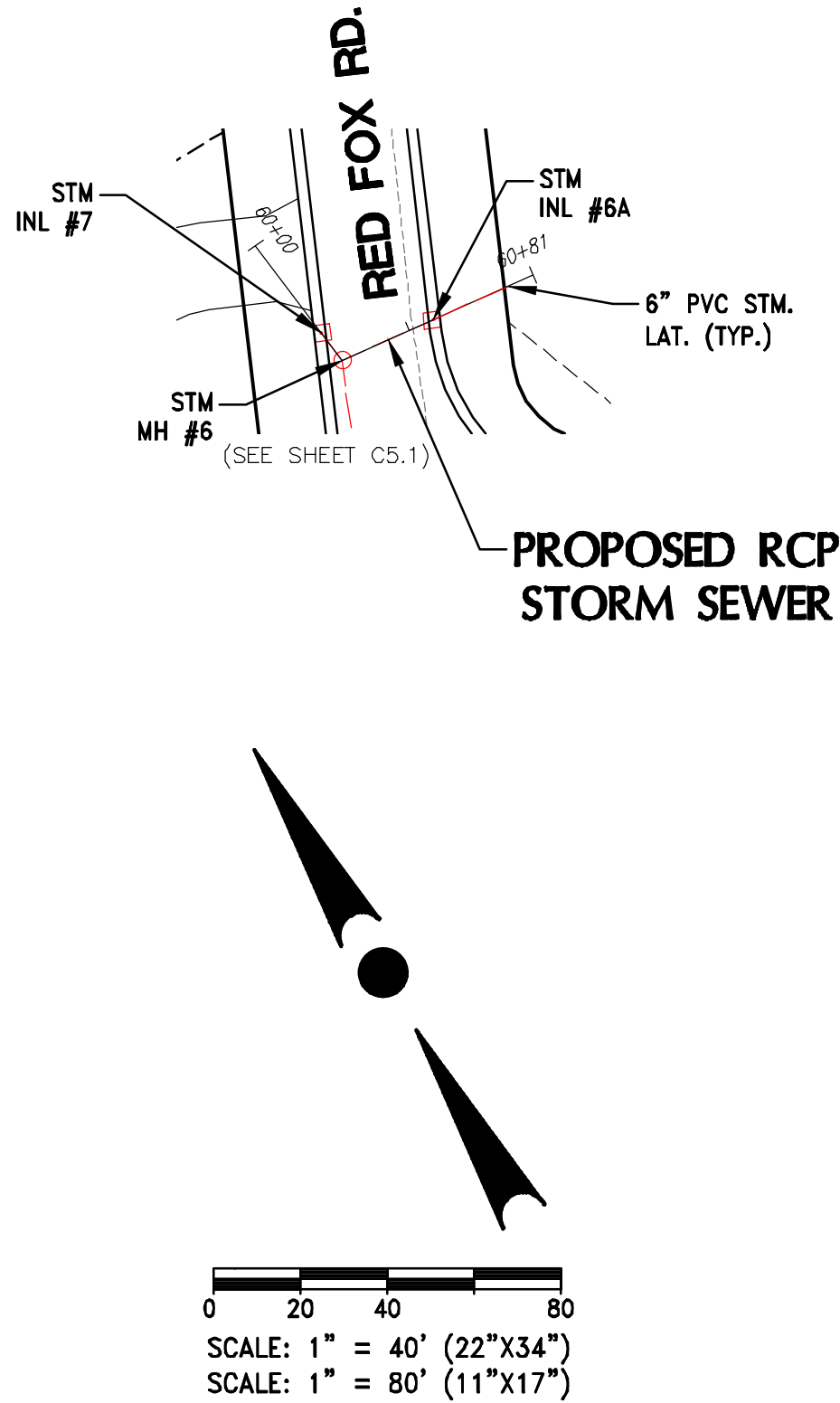
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C5.4



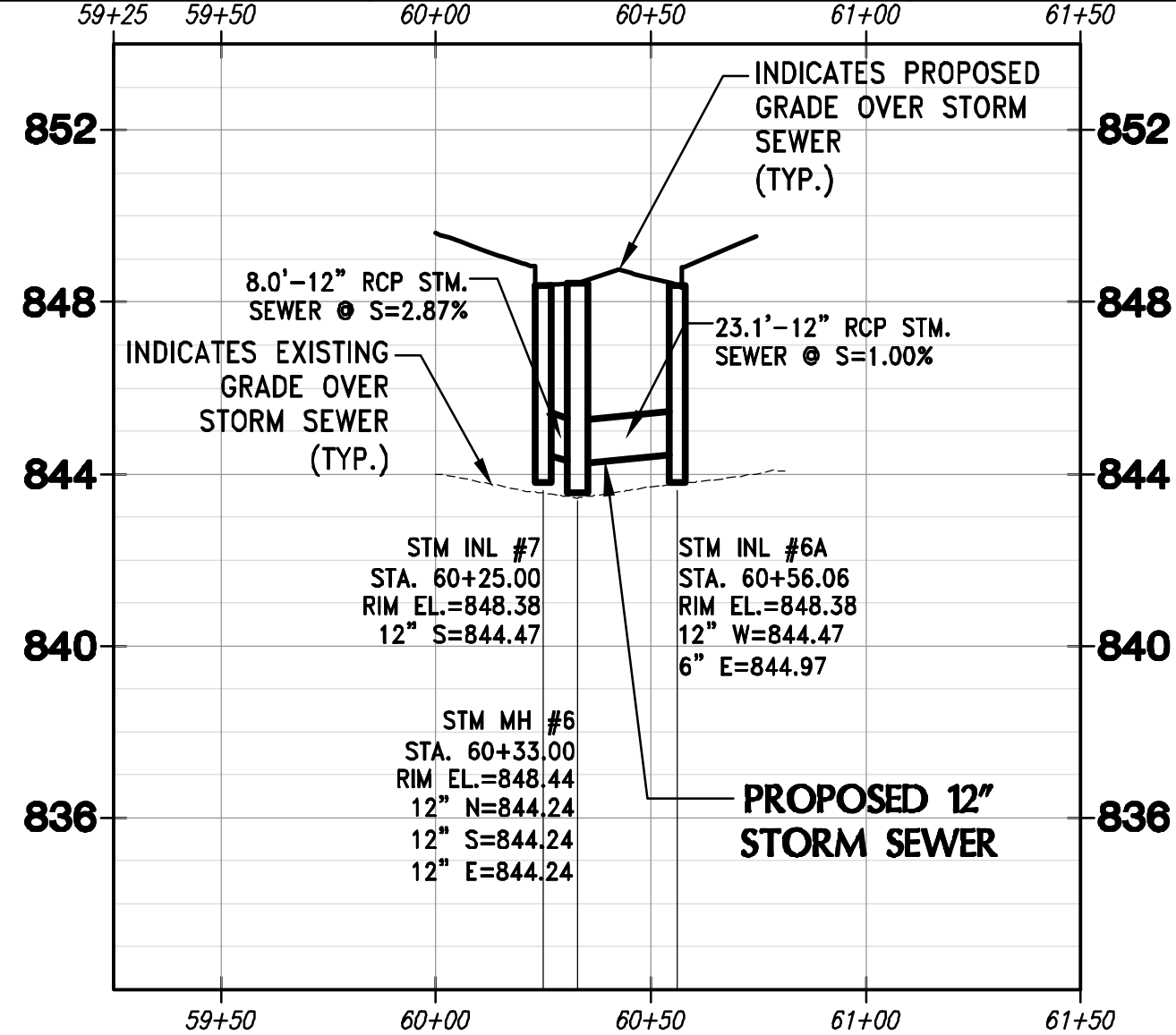
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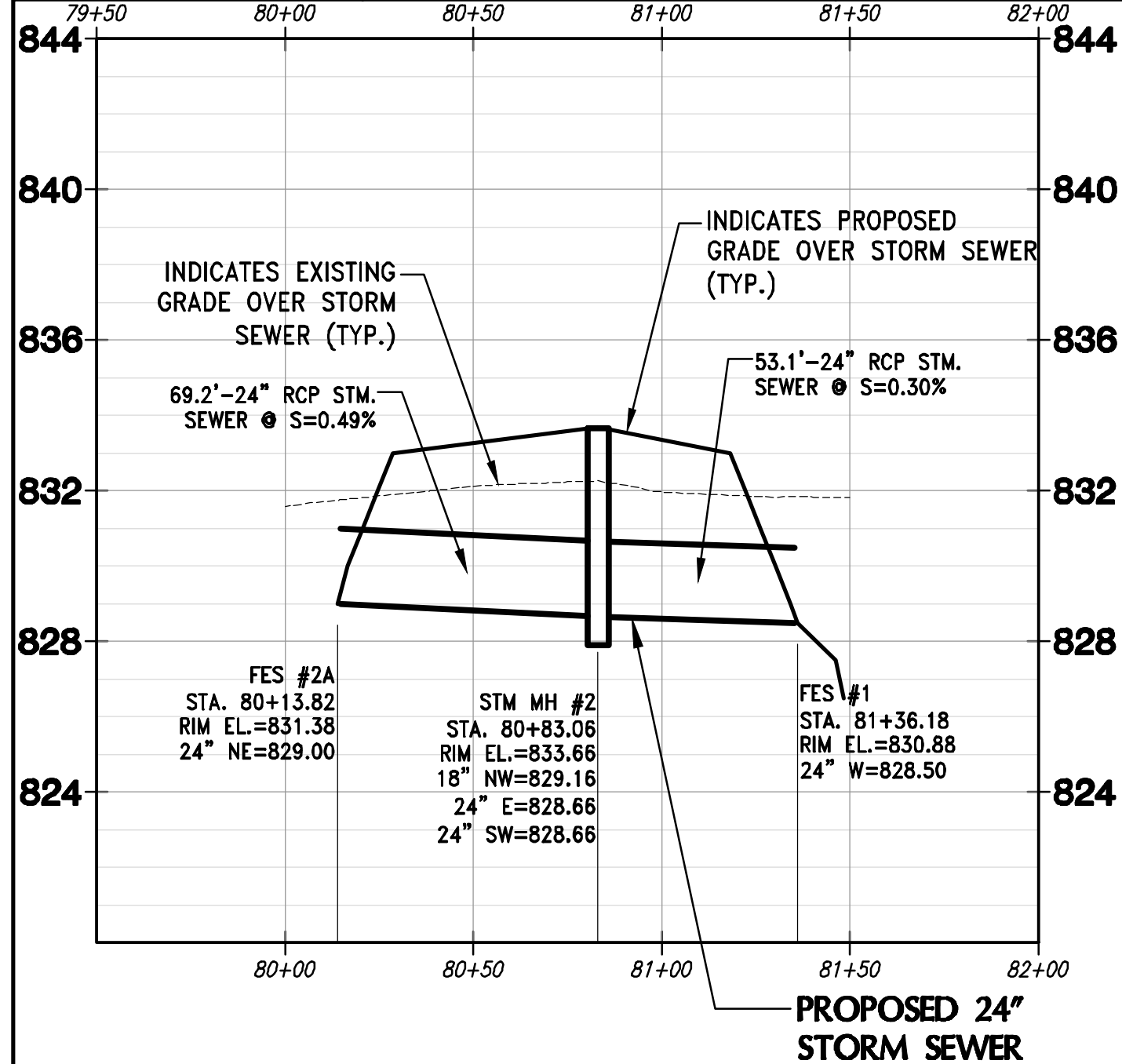
STORM SEWER

FROM: STA: 80+00 TO: STA: 81+50



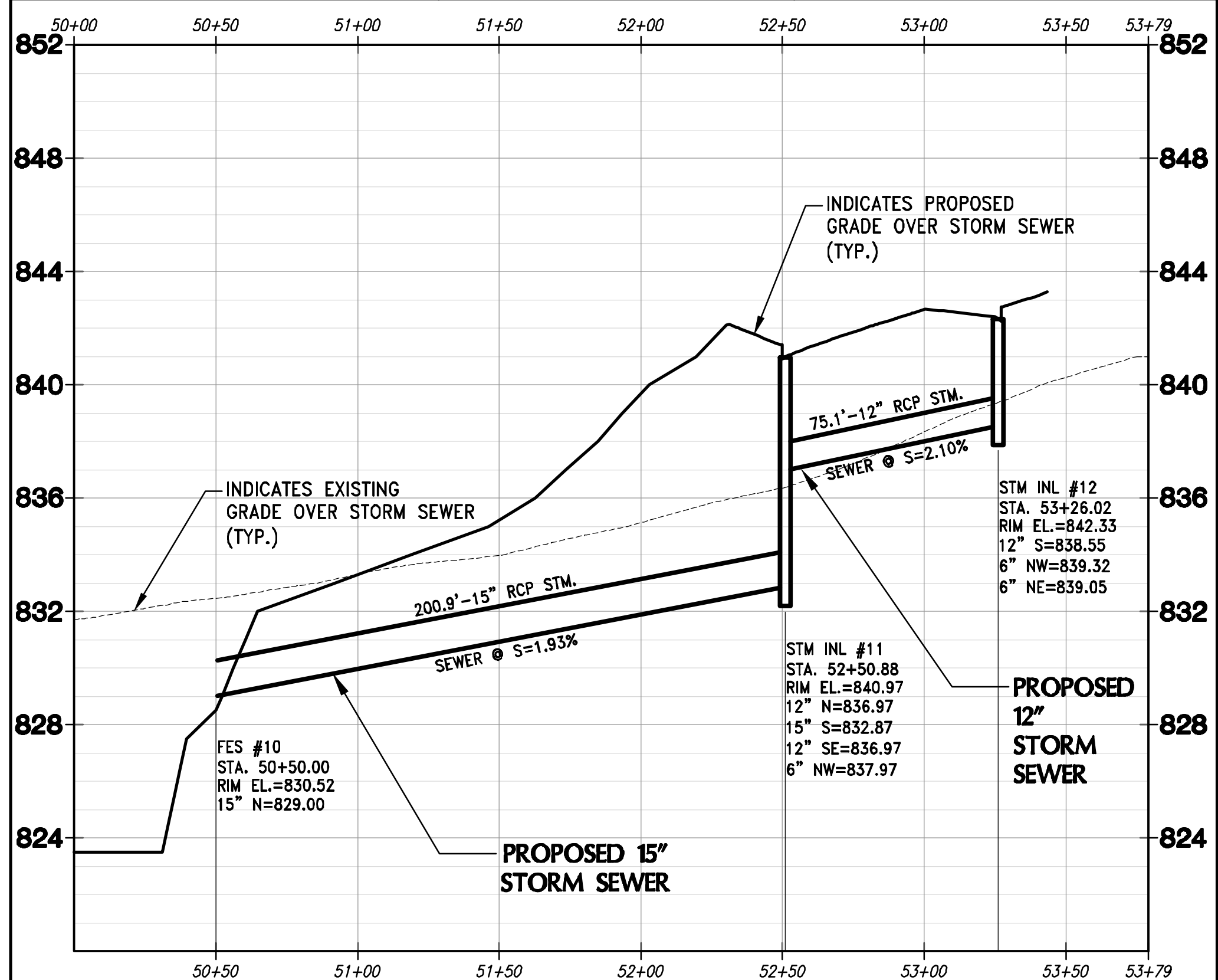
STORM SEWER

FROM: STA: 80+00 TO: STA: 81+50



STORM SEWER

FROM: STA: 50+50 TO: STA: 53+50



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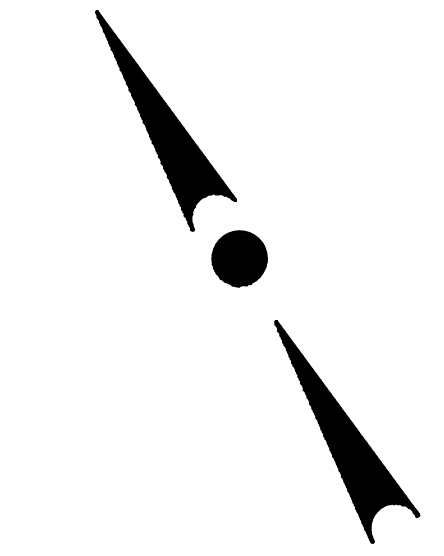
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STORM SEWER
PLAN & PROFILE

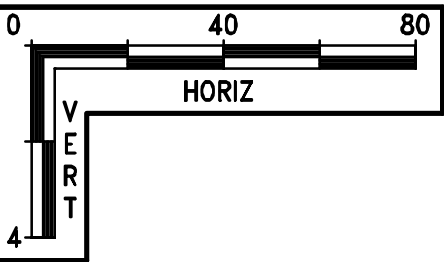
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X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA-RD&STM-E2X34.DWG

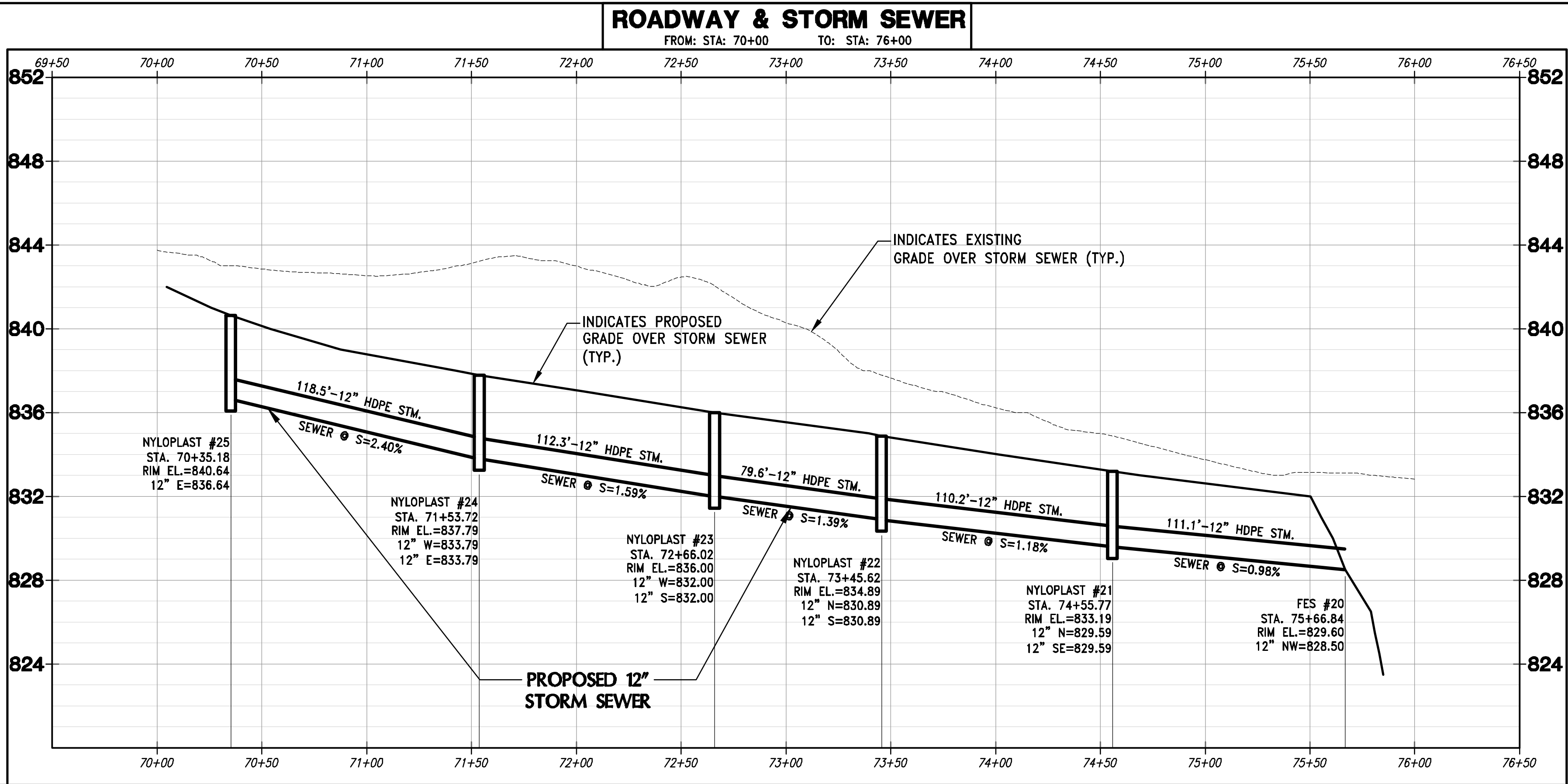
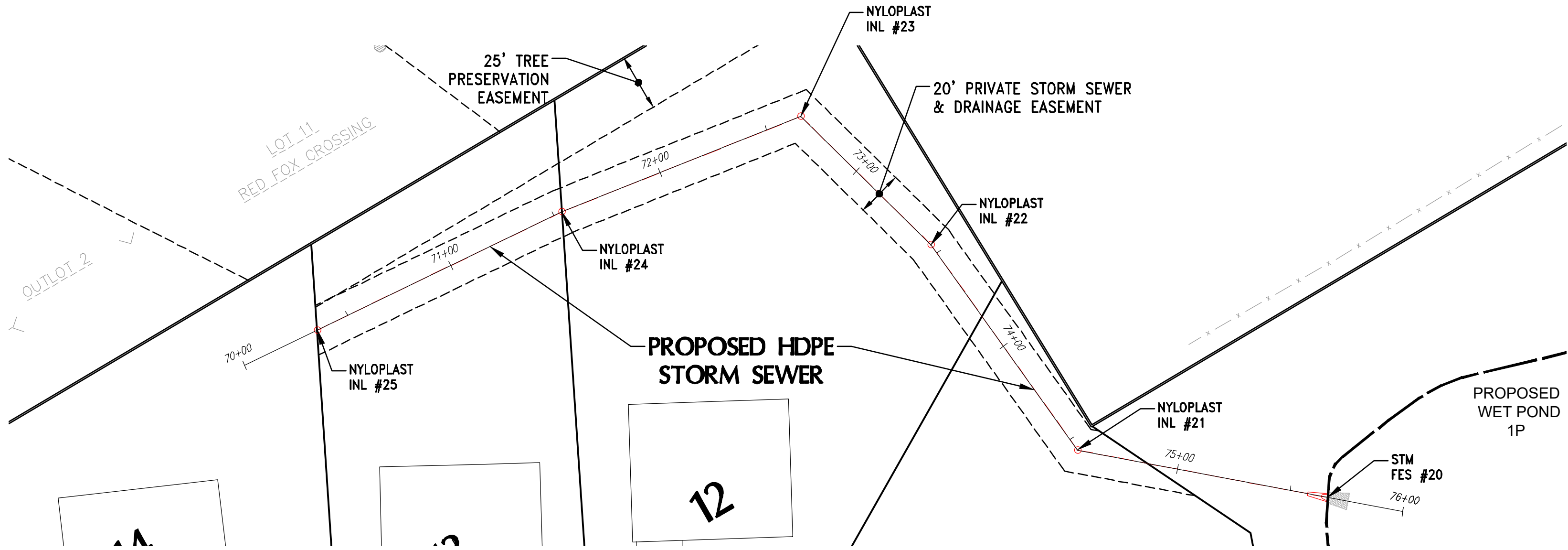


0 20 40 80
SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")



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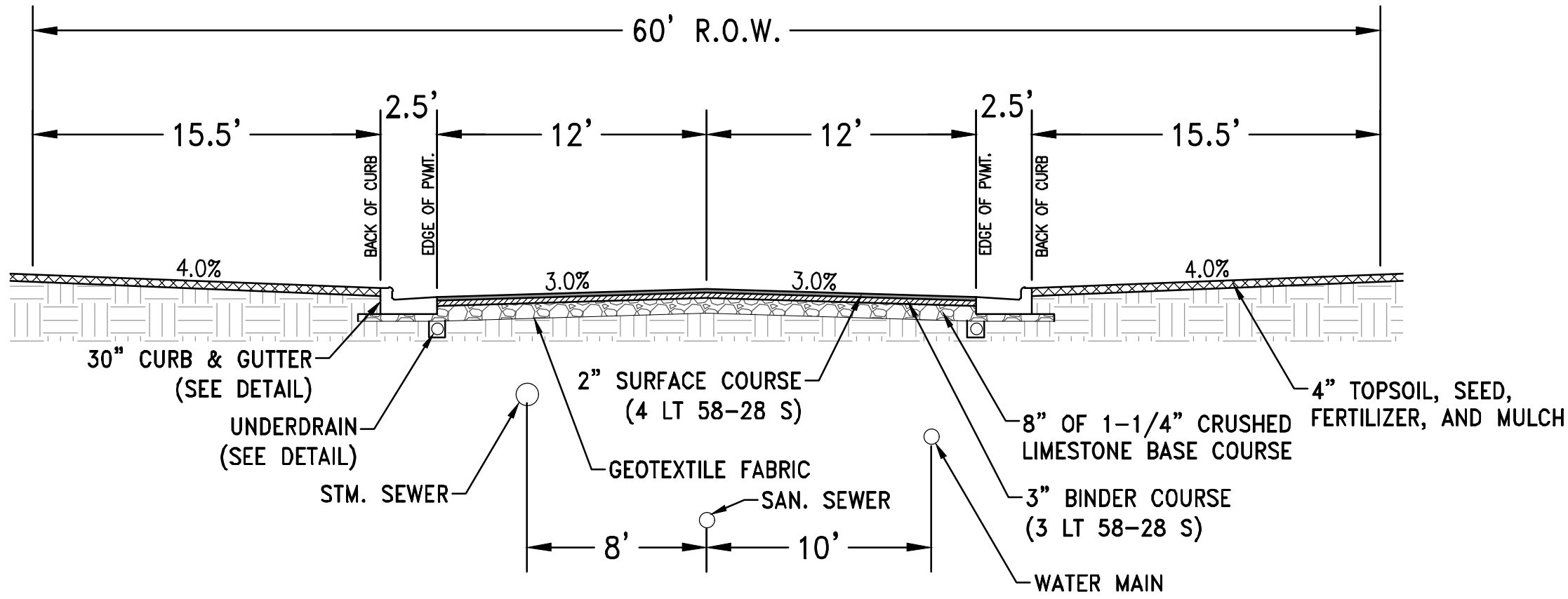
JOB NUMBER:
23-041-1124

DESCRIPTION:
**STORM SEWER
PLAN & PROFILE**

SHEET

C5.6

X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_COVER AND DETAILS_22X34.DWG



TYPICAL ROADWAY CROSS SECTION
NO SCALE

MINIMUM DIMENSIONS				
	R1	R2	R3	R4
RESIDENTIAL	42'	66'	15'	40'
COMMERCIAL	45'	66'	40'	65'
INDUSTRIAL	45'	66'	40'	65'

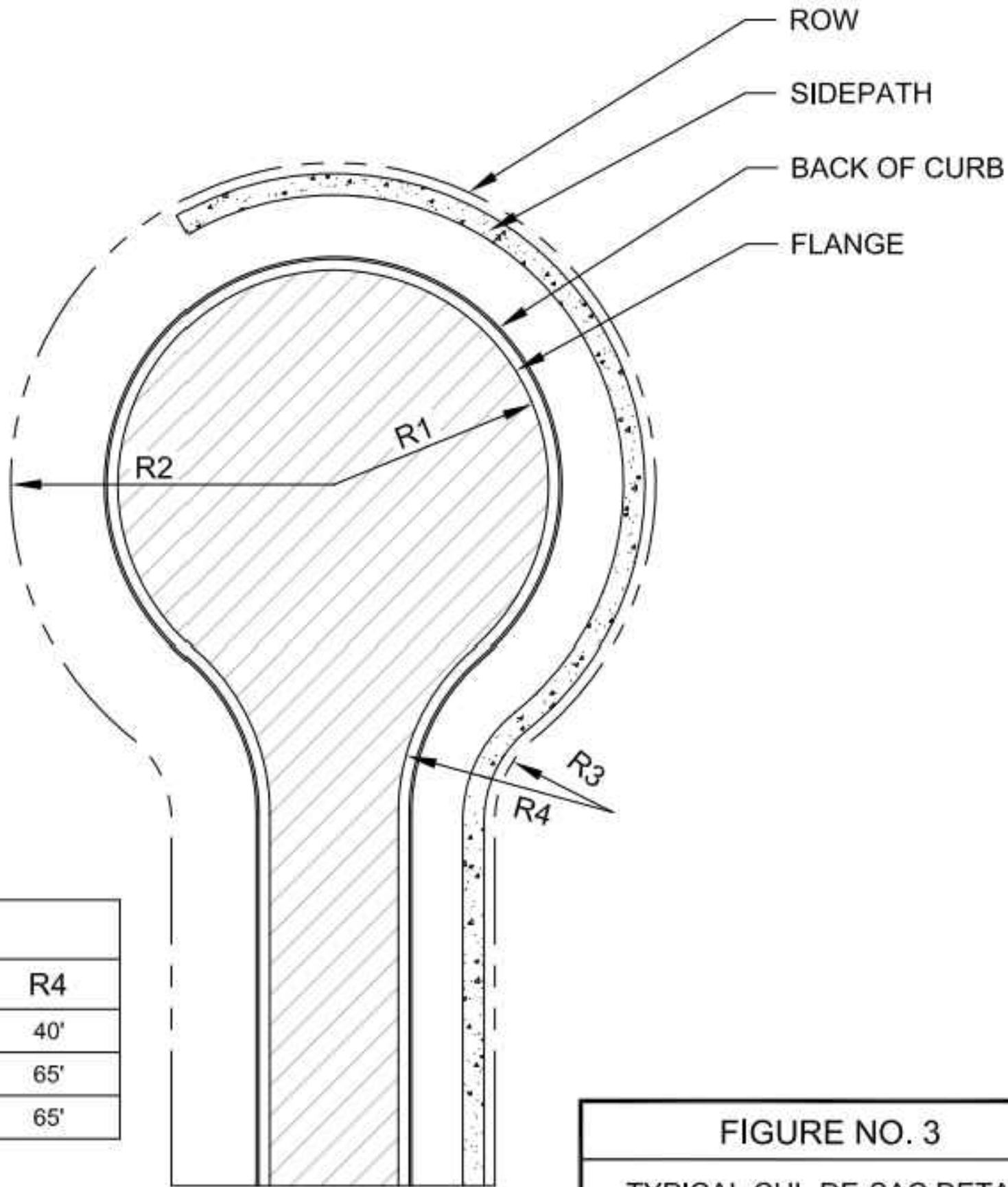


FIGURE NO. 3
TYPICAL CUL-DE-SAC DETAIL
CITY OF NEW BERLIN
ENGINEERING DEPARTMENT
DRAWN BY: JMS/NLH DATE: 2/01, REV 5/16 SCALE: NTS

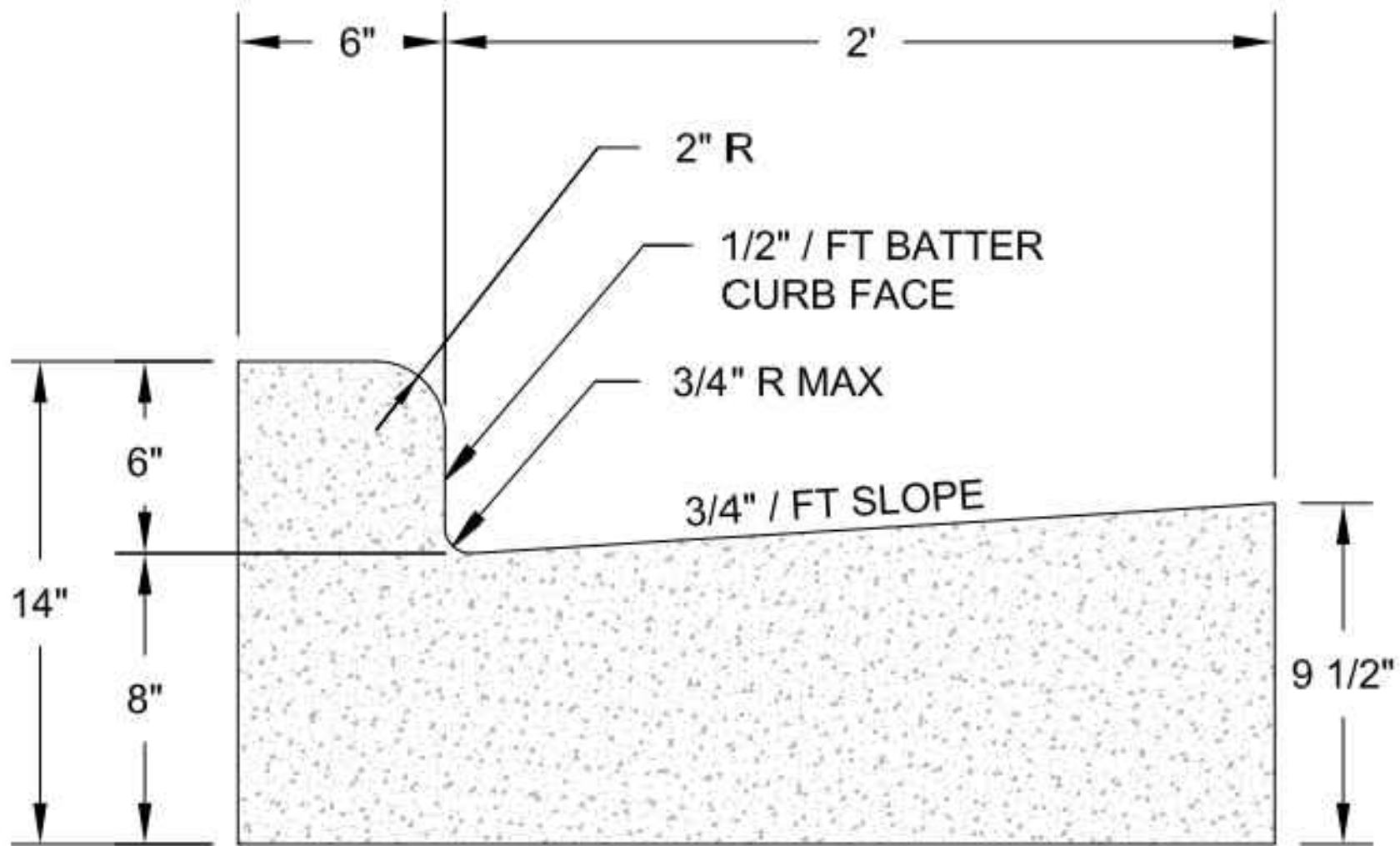


FIGURE NO. 6
CONCRETE CURB AND GUTTER 30-INCH
CITY OF NEW BERLIN
ENGINEERING DEPARTMENT
DRAWN BY: JMS/NLH DATE: 2/01, REV 5/16 SCALE: NTS

WISCONSIN

DANIEL SCHEIDT

E-4820-6

FORT ATKINSON, WI

PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING

TRIO

CIVIL ENGINEERING

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JOB NUMBER:
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DESCRIPTION:
CONSTRUCTION
NOTES & DETAILS

SHEET
C6.0

Page 43 of 45

