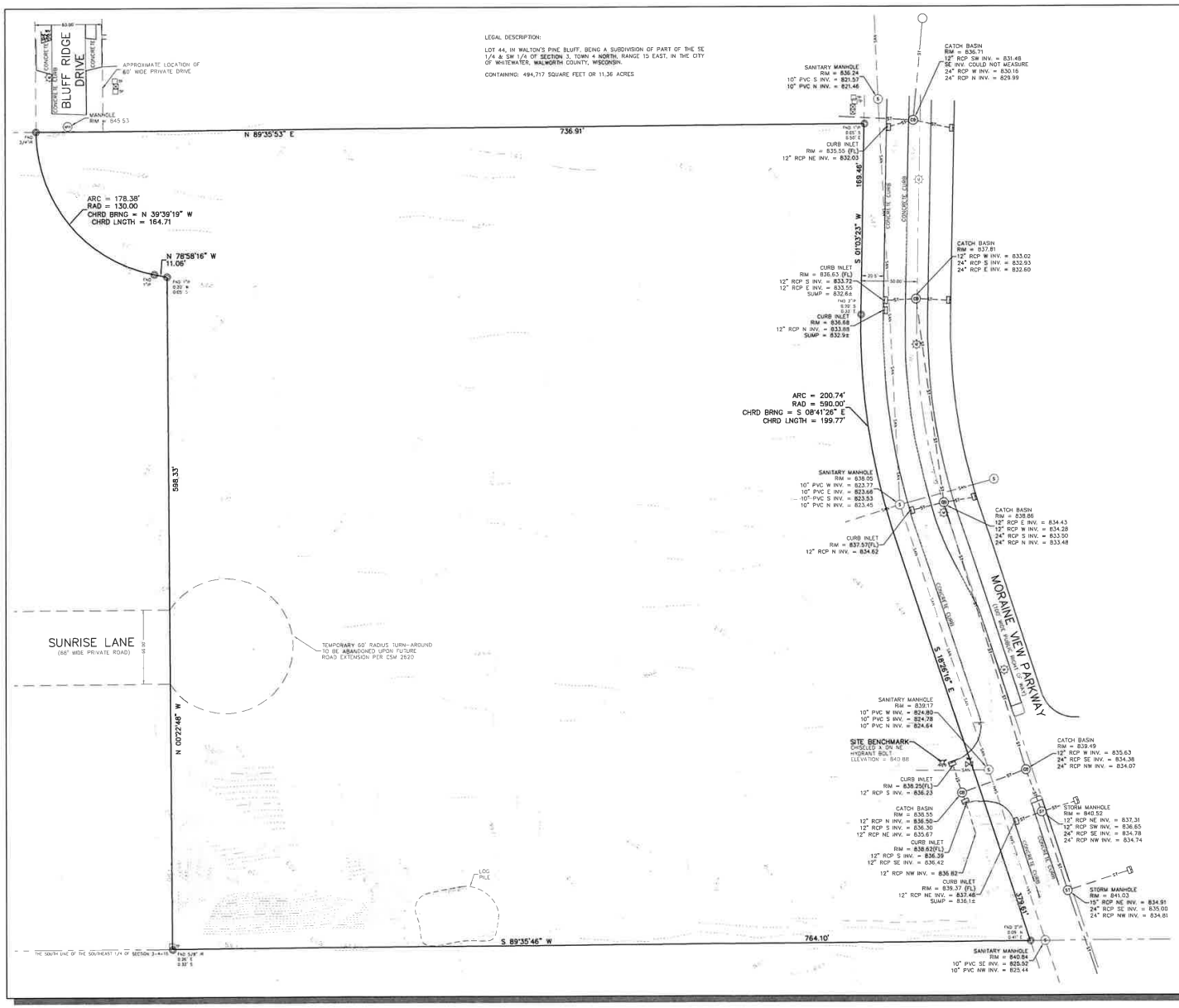

LEGAL DESCRIPTION:

LOT 44, IN WALTON'S PINE BLUFF, BEING A SUBDIVISION OF PART OF THE SE 1/4 & SW 1/4 OF SECTION 3, TOWN 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

CONTAINING: 494,717 SQUARE FEET OR 11.36 ACRES

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220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
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FAX: (414) 786-6608
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NORTH

NOTES

1. SUBJECT PROPERTY ZONED: R-3, MULTI FAMILY RESIDENTIAL.

2. SETBACKS BASED ON THE CITY OF WHITEWATER ZONING CODE AND ARE AS FOLLOWS:

YARD REQUIREMENTS:
A. FRONT, THIRTY FEET FIRST FLOOR.
B. SIDE, FIFTEEN FEET; CORNER LOTS TWENTY-FIVE FEET.
C. REAR, THIRTY FEET.
D. SHORE, SEVENTY-FIVE FEET. ALL SHORELAND SHALL BE IN COMPLIANCE WITH CHAPTER 19.46, AND IN ADDITION MAY REQUIRE DNR APPROVAL.

3. LEGAL DESCRIPTION BASED ON INFORMATION FROM WALWORTH COUNTY TAX RECORDS. LEGAL DESCRIPTION NOT PROVIDED BY CLIENT.

4. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

5. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55127C0025E, WITH A DATE OF IDENTIFICATION OF 9/3/2014, IN COMMUNITY NO. 550200, CITY OF WHITEWATER, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

6. PROJECT BENCHMARK – THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3-4-15, FOUND CONCRETE MONUMENT WITH BRASS CAP WITH AN ELEVATION OF 825.59.

7. SITE BENCHMARK – CHISELED CROSS ON NORTHEAST BOLT ON HYDRANT, AS SHOWN HEREON.

8. ELEVATIONS BASED ON INFORMATION FROM S.E.W.R.P.C. AND ARE AT NAVD OF 1988(12).

9. SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WALWORTH COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)).

LEGEND

— SAN —	SANITARY SEWER		ELECTRIC TRANSFORMER		HYDRANT
— ST —	STORM SEWER		ELECTRIC METER		WATER VALVE
— W —	WATER MAIN		ELECTRIC PEDESTAL		GAS VALVE
— G —	BURIED GAS LINE		ELECTRIC BOX AT GRADE		MANHOLE
— TEL —	BURIED TELEPHONE LINE		TELEPHONE BOX AT GRADE		STORM MANHOLE
— E —	BURIED ELECTRIC LINE		TELEPHONE PEDESTAL		CATCH BASIN
— FO —	BURIED FIBER OPTIC LINE		TV PEDESTAL		CURB INLET
— // —	OVERHEAD UTILITY LINES		GAS METER		METAL LIGHT POLE
— CATV —	BURIED CABLE TELEVISION LINES		AIR CONDITIONER		CONCRETE LIGHT POLE
— COMB —	COMBINATION SEWER		UTILITY POLE		WOOD LIGHT POLE
	WOOD FENCE		WOOD SIGN		STORM MANHOLE
	METAL FENCE		METAL SIGN		FIBER OPTIC MARKER
	EDGE OF TREES AND BRUSH		FLAG POLE		GUY WIRE
RIM 32.05	DOOR SILL ELEVATION		BOLLARD		
FD	FIRE DEPARTMENT CONNECTION		BOLLARD LIGHT		
			YARD LIGHT		

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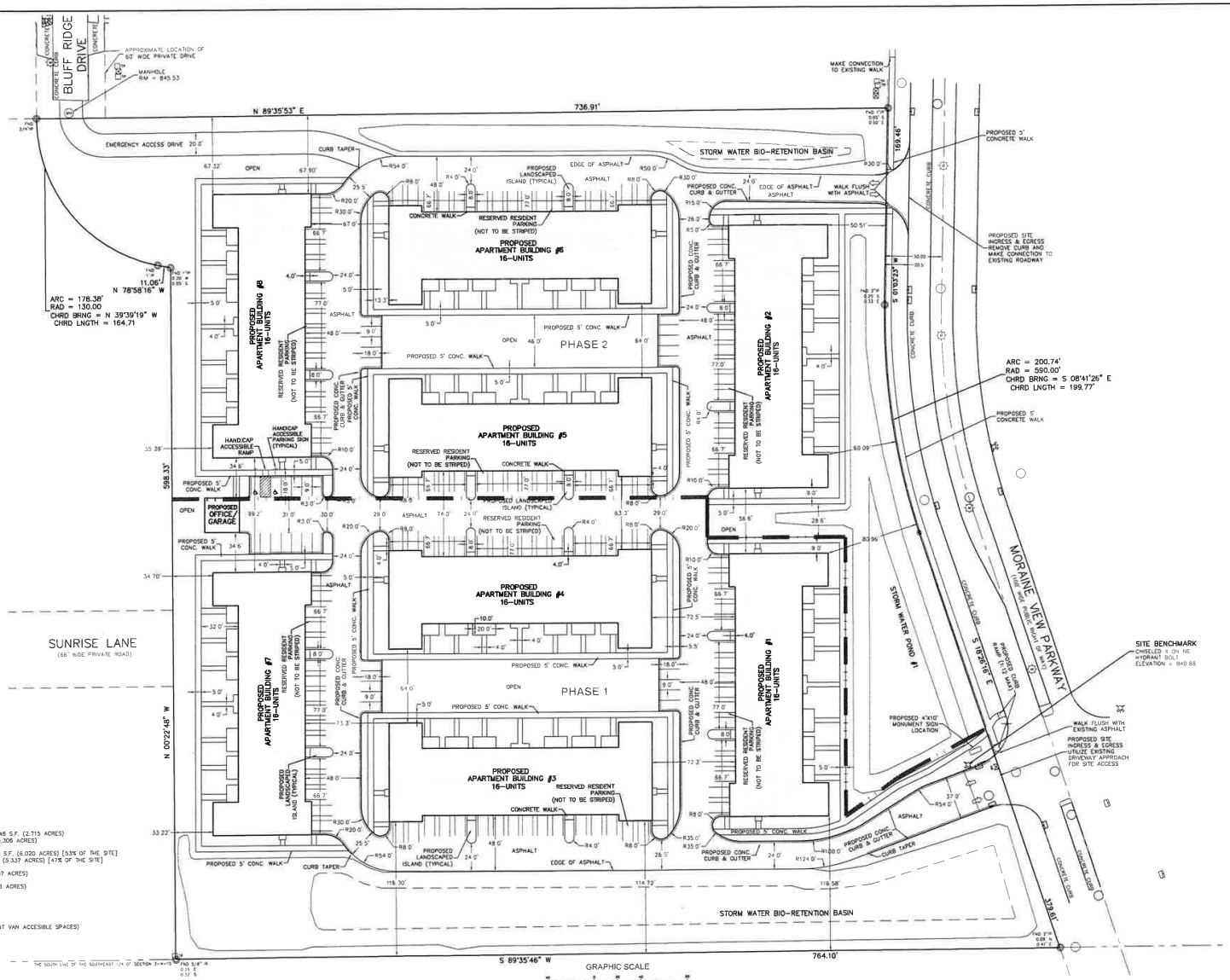
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

EXISTING CONDITIONS SURVEY
FOR
WHITEWATER MULTI-FAMILY
MORAINE VIEW PARKWAY
WHITEWATER, WI

DRAWN BY:	RAP	DATE:	12/01/2023
CHECKED BY:	MJB	DRAWING NO.	EC - 0
CSE JOB NO.:	23 - 116	SHEET	1 OF 1



NOTES:

1. DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF ASPHALT

SITE AREAS

PROPOSED BUILDING FOOTPRINT = 118,248 S.F. (2.715 ACRES)
PROPOSED PAVEMENT = 143,995 S.F. (3.306 ACRES)

PROPOSED IMPERVIOUS AREA = 262,243 S.F. (6.020 ACRES) [53% OF THE SITE]
PROPOSED OPEN SPACE = 232,464 S.F. (5.337 ACRES) [47% OF THE SITE]

TOTAL SITE AREA = 494,707 S.F. (11.357 ACRES)

DISTURBED AREA = 482,890 S.F. (11.086 ACRES)

PROPOSED SURFACE PARKING

31 REGULAR CUSTOMER SPACES
128 RESERVED RESIDENT SPACES
2 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESIBLE SPACES)

161 TOTAL SPACES

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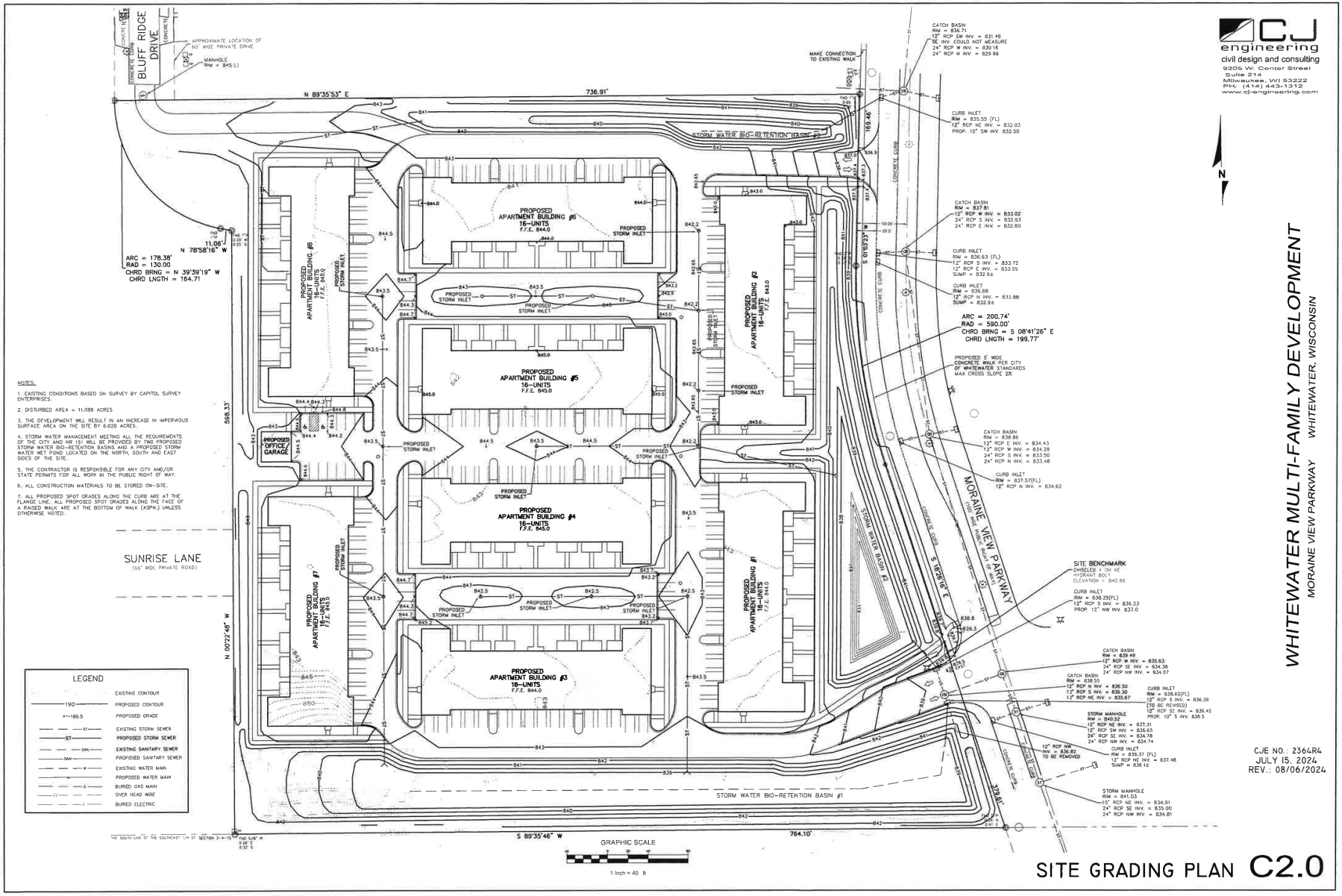
WHITEWATER MULTI-FAMILY DEVELOPMENT

MORAINE VIEW PARKWAY WHITEWATER, WISCONSIN

CJE NO.: 2364R4
JULY 15, 2024
REV.: 08/06/2024

SITE PLAN

C1.0



NOTES:

1. EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES.
2. DISTURBED AREA = 11.086 ACRES
3. THE DEVELOPMENT WILL RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE BY 6.020 ACRES.
4. STORM WATER MANAGEMENT MEETING ALL THE REQUIREMENTS OF THE CITY AND NR 151 WILL BE PROVIDED BY TWO PROPOSED STORM WATER BIO-RETENTION BASINS AND A PROPOSED STORM WATER WET POND LOCATED ON THE NORTH, SOUTH AND EAST SIDES OF THE SITE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY CITY AND/OR STATE PERMITS FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.
6. ALL CONSTRUCTION MATERIALS TO BE STORED ON-SITE.
7. ALL PROPOSED SPOT GRADES ALONG THE CURB ARE AT THE FLANGE LINE. ALL PROPOSED SPOT GRADES ALONG THE FACE OF A RAISED WALK ARE AT THE BOTTOM OF WALK (ASPH.) UNLESS OTHERWISE NOTED.

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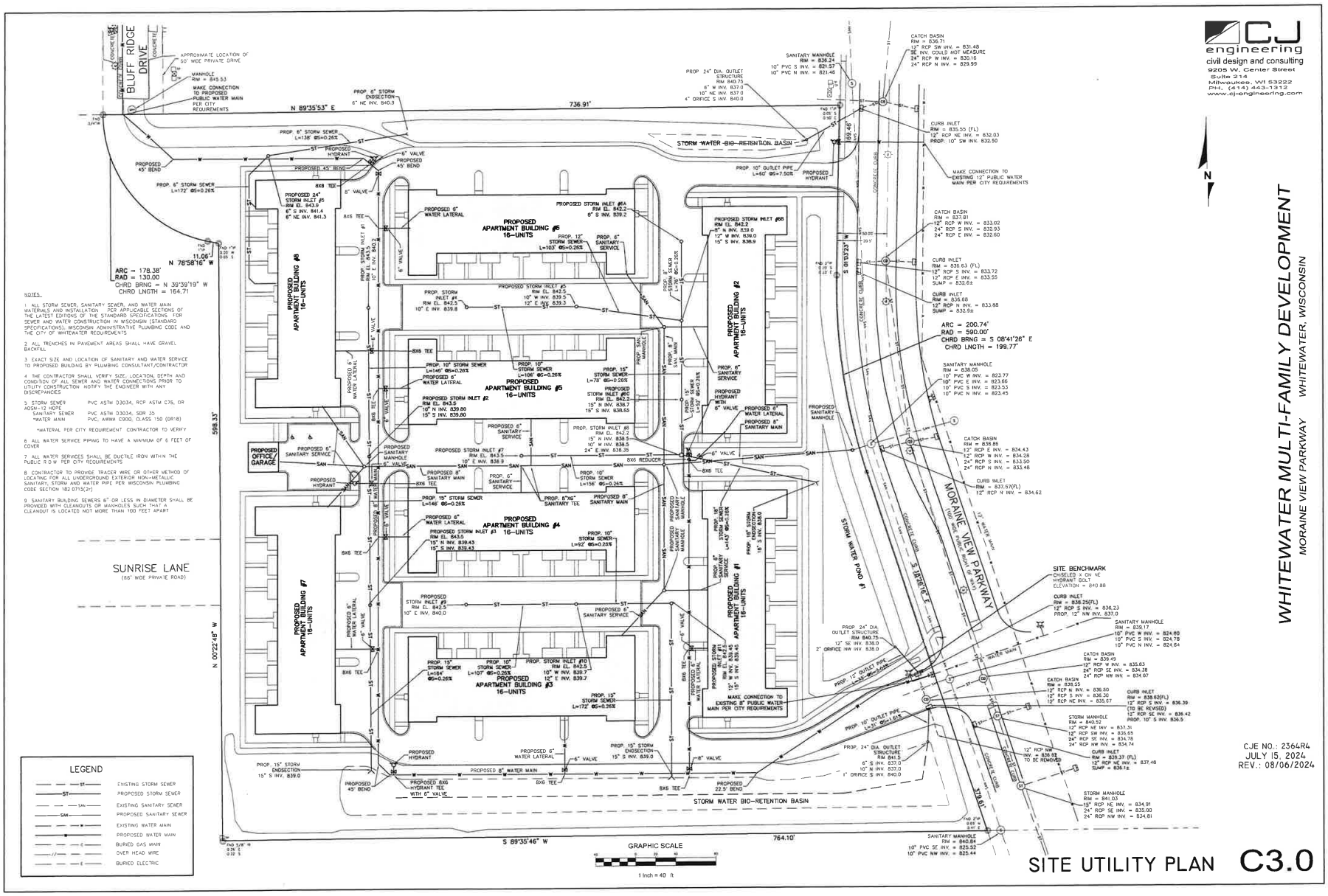
SITE GRADING PLAN C2.0



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MORAINE VIEW PARKWAY WHITEWATER, WISCONSIN

CJE NO.: 2364R4
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SITE UTILITY PLAN C3.0

WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER, POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) ON ALL DISTURBED AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER WDNR TECHNICAL STANDARD 1050 AND THE MANUFACTURERS SPECIFICATIONS.

PRESCRIPTIVE COMPLIANCE AREAS:
PER WDNR NR151.11 WE ADM. CODE
MAXIMUM PERIOD OF BARE SOIL EXPOSURE FOR SLOPES EXCEEDING 20%

SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDER DAYS)	
	LAND DISTURBANCE BETWEEN SEPT 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPT 15TH

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 – OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* Fall Seeding

LAND APPLICATION OF ADDITIVES:
DURING NONGROWING SEASON (NOVEMBER 1 – MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) – SEE WDNR TECHNICAL STANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION EXIT.
3. INSTALL SILT FENCE AND CONSTRUCTION FENCE
4. STRIP AND STOCK PILE TOP SOIL. SURROUND TOP SOIL STOCK PILE WITH SILT FENCE AND TEMP. STABILIZE LOCATION OF STOCK PILE TO BE DETERMINED BY CONTRACTOR.
5. INSTALL SEDIMENT BASINS (FUTURE BIORETENTION BASINS & WET POND)
   A. THE AREA OF THE BIO-RETENTION BASINS WILL BE USED AS A SEDIMENTATION BASIN DURING CONSTRUCTION. DO NOT INSTALL DRAINTILE, AGGREGATE OR ENGINEERED SOIL AT THIS STAGE.
   B. ROUGH GRADE BASINS AND INSTALL BASINS STANDPIPE AND 24" OUTLET PIPE AND RIP RAP
6. ROUGH GRADE SITE
7. UTILIZE DEWATERING BAG AS NECESSARY DURING EXCAVATION FOR BUILDING CONSTRUCTION. DIRECT RUNOFF FROM BAG TO EXISTING STORM WATER FACILITIES.
8. INSTALL PROPOSED UTILITIES
9. INSTALL OUTLET PROTECTION
10. INSTALL BASE COURSE OF PAVEMENT.
11. INSTALL BIORETENTION BASINS: INSTALL AGGREGATE, 6" DRAIN TILE, ENGINEERED SOIL AND PLANTINGS. PROVIDE FINAL STABILIZATION OF BASIN SIDE SLOPES THAT INCLUDE SEEDING AND MATTING.
12. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES. VEGETATE AND MAT ALL DISTURBED AREAS.
13. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
14. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY ½" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.

2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.

3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

EROSION CONTROL PRACTICES

1. SILT FENCE
2. CONSTRUCTION EXIT
3. INLET PROTECTION
4. OUTLET PROTECTION
5. EROSION MATTING
6. SEDIMENT BASIN
7. HAY BALE SEDIMENT DEWATERING PIT

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER "WISDOT EROSION CONTROL PAL" (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

LEGEND

	EXISTING CONTOUR
190	PROPOSED CONTOUR
189.5	PROPOSED GRADE
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
G	BURIED GAS MAIN
//	OVER HEAD WIRE
E	BURIED ELECTRIC
	SILT FENCE

NOTES:

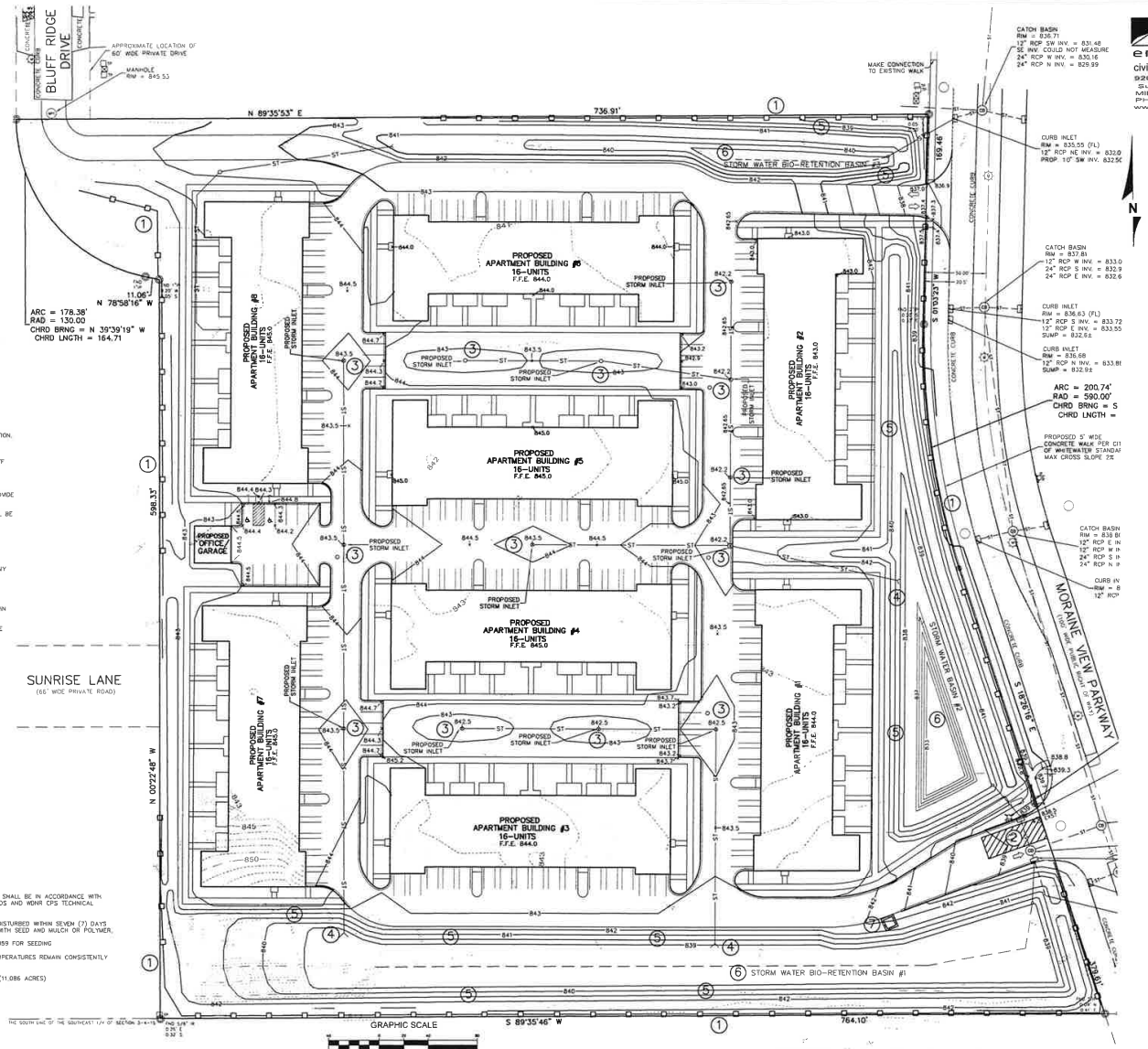
1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF WHITEWATER STANDARDS AND WDNR CPS TECHNICAL STANDARDS.

2. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.

SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING

DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°).

3. DISTURBED AREA: 482,890 S.F. (11.086 ACRES)



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WHITEWATER MULTI-FAMILY DEVELOPMENT

MORAINE VIEW PARKWAY WHITEWATER, WISCONSIN

CJE NO.: 2364R4
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SITE EROSION CONTROL PLAN C4.0

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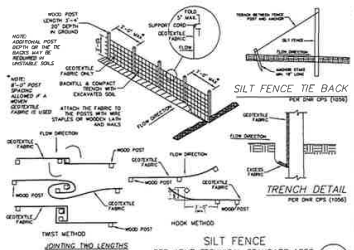
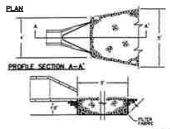


CONSTRUCTION SPECIFICATIONS

1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM
2. LOCATE POSTS PER DNR CPS (1056)
3. WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)
4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH – 50 LB/LIN. IN. (MIN.) – AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH
6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.
7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.
8. USE WIRE REINFORCEMENT IN UNSTABILIZED MINOR SWALES, DITCHES AND DIVERSIONS
9. USE WISDOT APPROVED SILT FENCE

SILT FENCE
PER WDNR TECHNICAL STANDARD 1056
NOT TO SCALE
1



CONSTRUCTION SPECIFICATIONS

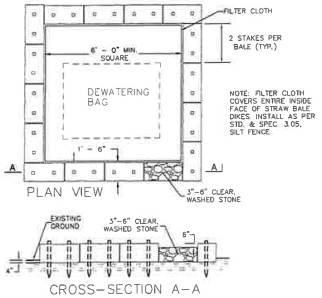
1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP RAP ON ZERO GRADE – TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET – NO OVERFALL AT ENDS
5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

OUTLET PROTECTION FOR ENDSECTION
NOT TO SCALE
4

SITE DEWATERING

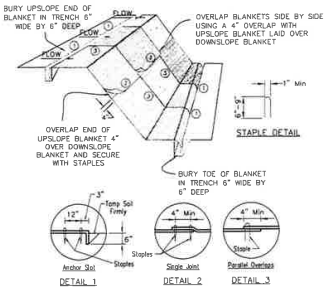
DEWATERING TO CONFORM WITH WDNR CONSERVATION PRACTICE STANDARD 1061. THE SITE HAS HIGH GROUND WATER SO DEWATERING IS ANTICIPATED. ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE BAG SHALL BE PLACED ON A VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1055. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.

PER WDNR WPDES GENERAL PERMIT: CONSTRUCTION SITE STORM WATER RUNOFF (WDNR) TRENCH DEWATERING MAY NOT EXCEED 70 GPM.

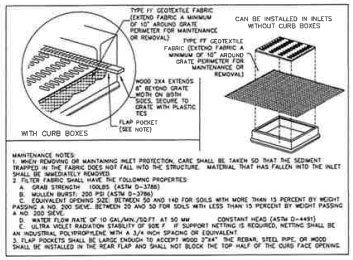


7 HAY BALE SEDIMENT DEWATERING PIT
NOT TO SCALE

CONSTRUCTION EXIT
PER WDNR TECHNICAL STANDARD 1057
NOT TO SCALE
2



EROSION MATTING TYPICAL INSTALLATION
PER WDNR TECHNICAL STANDARD 1053
FOR CLASS 1, TYPE B EROSION MAT
INSTALL PER MANUFACTURERS SPECIFICATIONS
NOT TO SCALE
5



MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE TOTALLY REMOVED.
2. FILTER FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
A. GRAB STRENGTH 100LBS (ASTM D-3786)
B. MULLEN BURST: 200 PSI (ASTM D-3786)
C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE. BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
D. WATER FLOW RATE OF 10 GAL/MIN./SQ.FT. AT 50 MM CONSTANT HEAD (ASTM D-4491)
E. ULTRA VIOLET RADIATION STABILITY OF 90% F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING

INLET PROTECTION TYPE D & C
PER WDNR TECHNICAL STANDARD 1060
NOT TO SCALE
3

WHITEWATER MULTI-FAMILY DEVELOPMENT
MORAINE VIEW PARKWAY WHITEWATER, WISCONSIN

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EROSION CONTROL DETAILS C4.1

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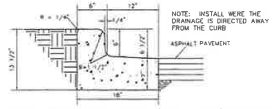
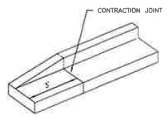
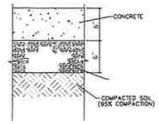


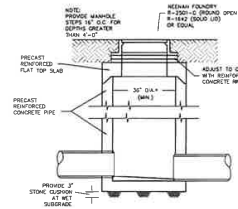
HIGH SIDE CONCRETE CURB (H.S. C&G) DETAIL
NOT TO SCALE



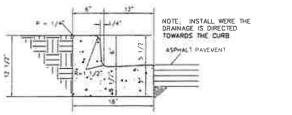
END SECTION CURB TAPER
NOT TO SCALE



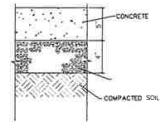
CONCRETE PAVEMENT (PADS)
NOT TO SCALE



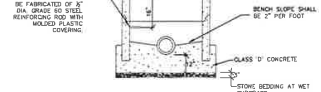
PRECAST STORM INLET/MH
NOT TO SCALE



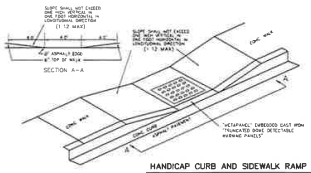
LOW SIDE CONCRETE CURB (L.S. C&G) DETAIL
NOT TO SCALE



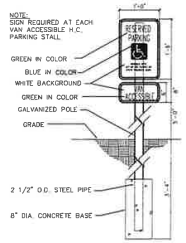
CONCRETE SIDEWALK
NOT TO SCALE



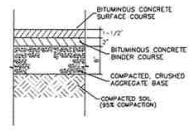
SANITARY MANHOLE
NOT TO SCALE



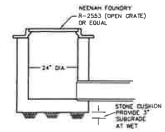
HANDICAP CURB AND SIDEWALK RAMP
NOT TO SCALE



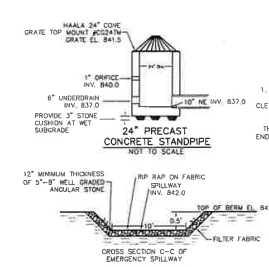
HANDICAPPED PARKING SIGN DETAIL (VAN ACCESSIBLE)
NOT TO SCALE



ASPHALT PAVEMENT
NOT TO SCALE

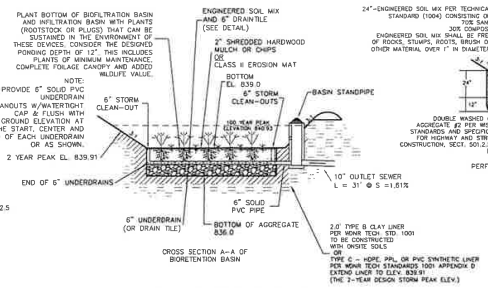


PRECAST 24" DIA. STORM INLET
NOT TO SCALE

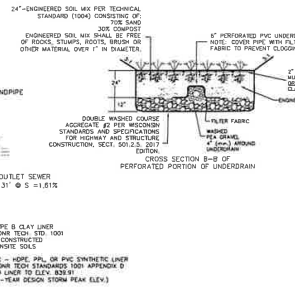


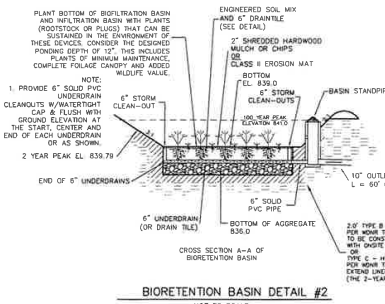
24" PRECAST CONCRETE STANDPIPE
NOT TO SCALE

SPILLWAY DETAIL
NOT TO SCALE

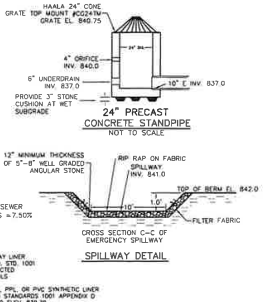


BIORETENTION BASIN DETAIL #1
NOT TO SCALE



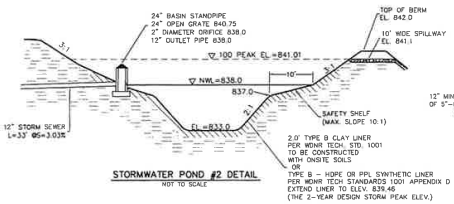


BIORETENTION BASIN DETAIL #2
NOT TO SCALE

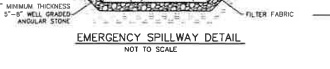


24" PRECAST CONCRETE STANDPIPE
NOT TO SCALE

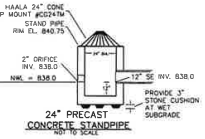
SPILLWAY DETAIL



STORMWATER POND #2 DETAIL
NOT TO SCALE



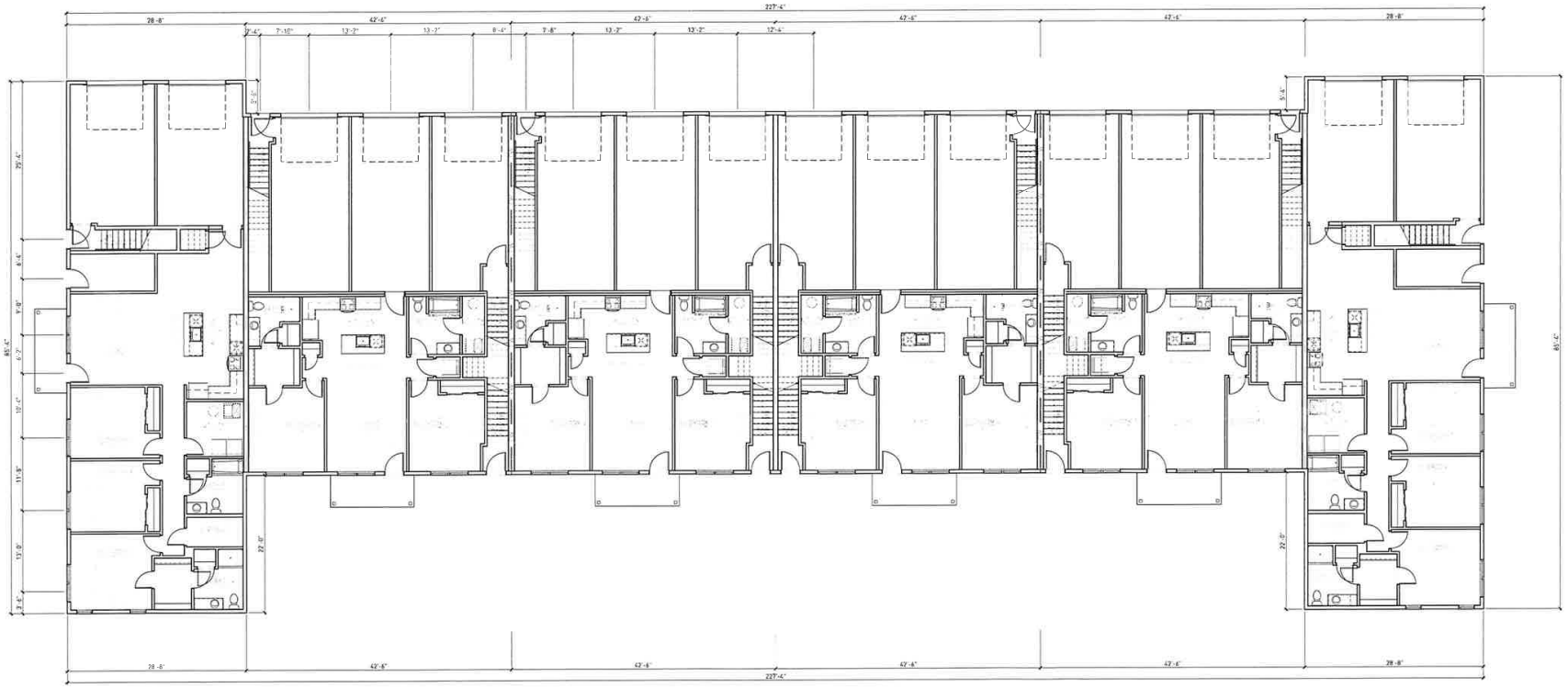
EMERGENCY SPILLWAY DETAIL
NOT TO SCALE



24" PRECAST CONCRETE STANDPIPE
NOT TO SCALE

CJE NO.: 2364R4
JULY 15, 2024
REV.: 08/06/2024

SITE DETAILS C5.0



01 FLOOR PLAN - FIRST FLOOR

FOUNDATION FOOTPRINT (w/o stoops) = 14,752 s.f

SCALE = 1/8" = 1'-0"

Haydin Thacker Architecture

131 W SEEBOTH ST, SUITE 230
MILWAUKEE, WI 53204

HTARC.COM

PROJECT TEAM

PROJECT NAME
WHITEWATER MULTI-FAMILY

WHITEWATER, WISCONSIN

ARCHITECT PROJECT NUMBER
24004

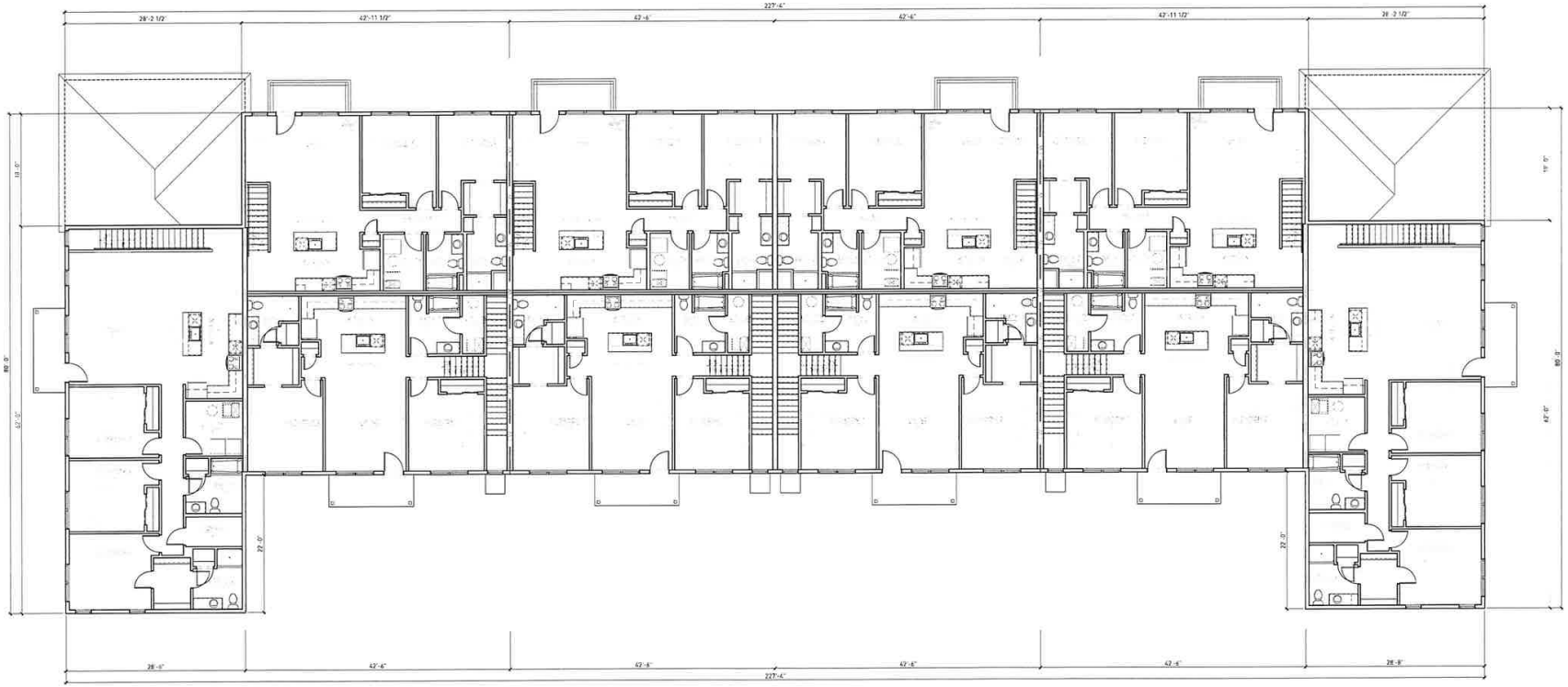
DRAWING REVISIONS

DRAWING DATE
07.12.2024

SET TYPE

SHEET NAME
FLOOR PLAN - FIRST FLOOR

SHEET NUMBER
A200



01 FLOOR PLAN - SECOND FLOOR

GROSS AREA (including stairs) = 13,431 s.f.

SCALE = 1/8" = 1'-0"

Haydin Thacker Architecture

131 W SEEBOTH ST, SUITE 230
MILWAUKEE, WI 53204

HTARC.COM

PROJECT TEAM

PROJECT NAME
WHITEWATER MULTI-FAMILY

WHITEWATER, WISCONSIN

ARCHITECT PROJECT NUMBER
24006

DRAWING REVISIONS

DRAWING DATE
07.12.2024

SET TYPE

SHEET NAME
FLOOR PLAN - SECOND FLOOR

SHEET NUMBER
A201

01 FRONT ELEVATION

SCALE = 1/8" = 1'-0"

02 LEFT SIDE ELEVATION

SCALE = 1/8" = 1'-0"

03 RIGHT SIDE ELEVATION

SCALE = 1/8" = 1'-0"

04 REAR ELEVATION

SCALE = 1/8" = 1'-0"

Haydin
Thacker
Architecture

131 W SEEROTH ST. SUITE 230
MILWAUKEE, WI 53204

HTARC.COM

PROJECT TEAM

PROJECT NAME
WHITEWATER MULTI-FAMILY

WHITEWATER, WISCONSIN

ARCHITECT PROJECT NUMBER
24006

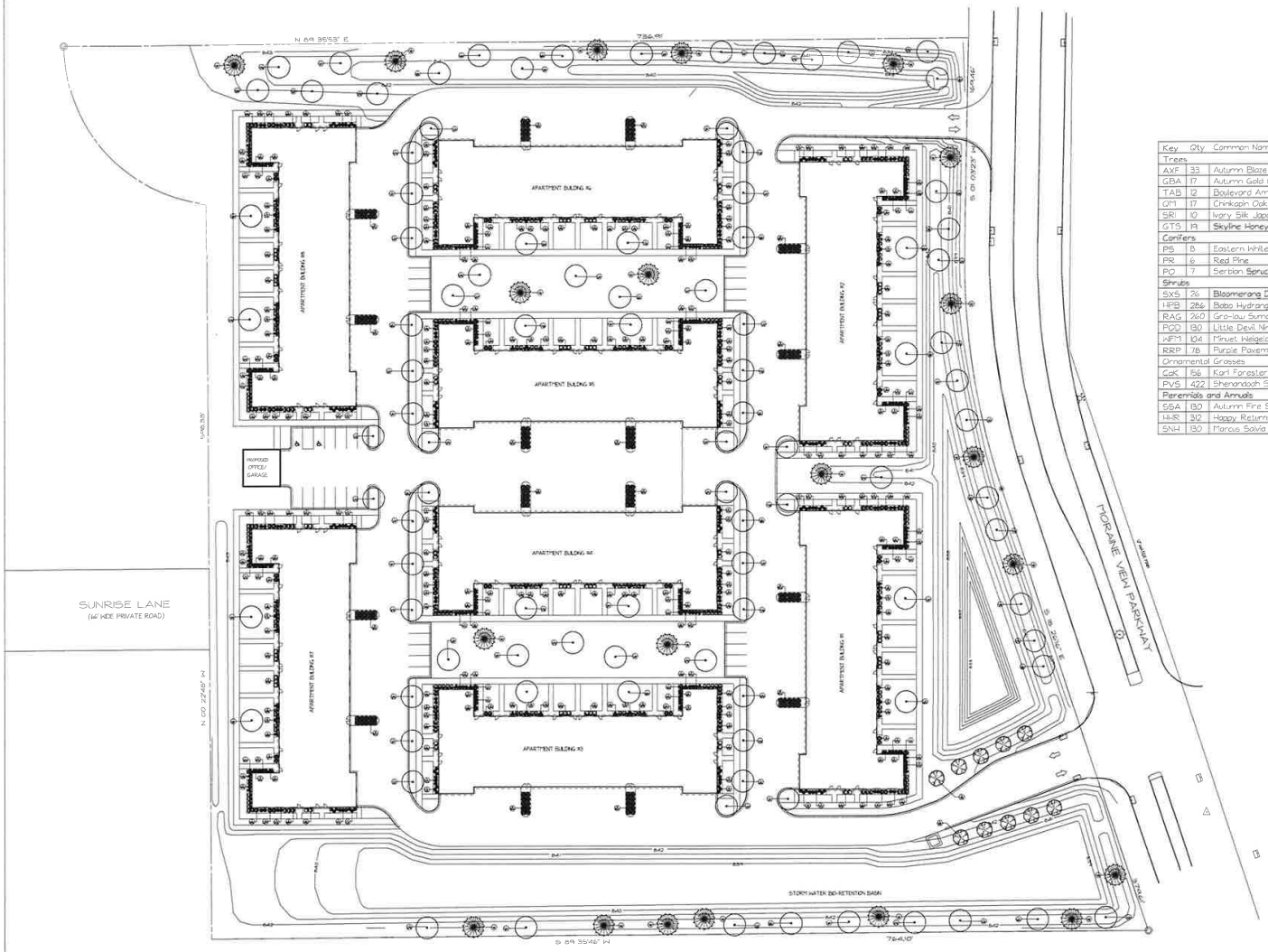
DRAWING REVISIONS

DRAWING DATE
07.12.2024

SET TYPE

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A400



Key	Qty	Common Name
Trees		
AXF	33	Autumn Blaze Maple
GBA	17	Autumn Gold Ginkgo
TAB	12	Boulevard American Linden
QM	17	Chinkapin Oak
SRI	10	Ivory Silk Japanese Tree Lilac
GTS	19	Skyline Honeylocust
Conifers		
PS	8	Eastern White Pine
PR	6	Red Pine
PO	7	Serbian Spruce
Shrubs		
SXS	26	Bloomerang Dark Purple Lilac
HPB	286	Bobo Hydrangea
RAG	260	Gro-low Sumac
POD	130	Little Devil Ninebark
WFM	104	Minuet Weigela
RRP	78	Purple Pavement Rose
Ornamental Grasses		
CaK	56	Karl Forester Grass
PVS	422	Shenandoah Switch Grass
Perennials and Annuals		
SSA	130	Autumn Fire Sedum
HMR	312	Happy Returns Daylily
SNH	130	Marcus Salvia

KUJAWA ENTERPRISES, INC.
624 EAST RAWSON AVE.
OAK CREEK, WI 53154
PH: (414) 766-1900

WWW.KEIORANGE.COM

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REVISIONS:

NO	DATE:	DESCRIPTION:
1	7/17/24	REV 1

CLIENT NAME:
Integris

PROJECT NAME:
Whitewater Multi-Family Development

PROJECT ADDRESS:
Moraine View Parkway
Whitewater, WI

DRAWN BY:
Travis Bischoff

CHECKED BY:
Chris Kujawa

DATE:
7/17/2024

SHEET:
1 of 1

SCALE:
1" = 40'

SHEET NUMBER
L-100

NOTES:

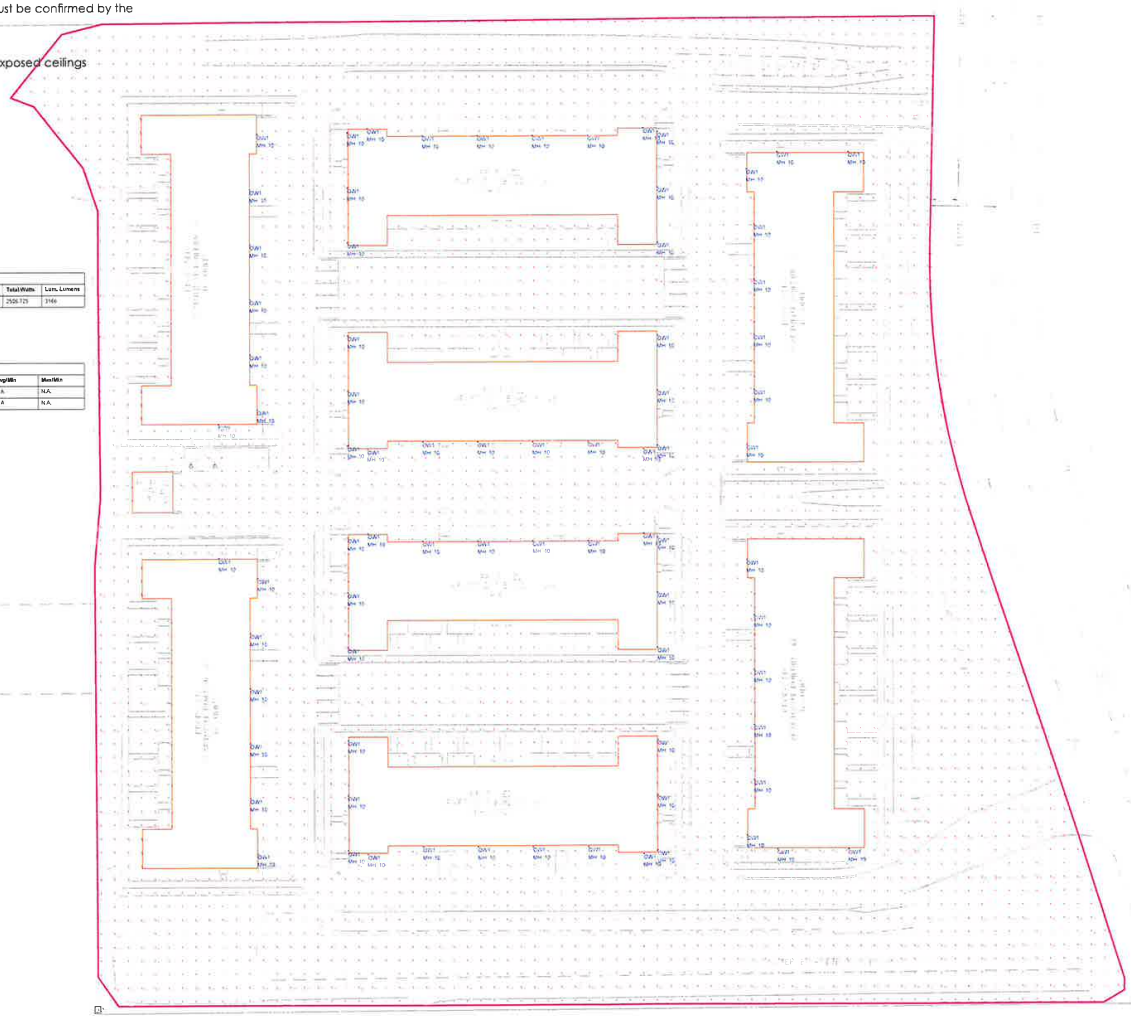
- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Color Temperature is 4000K
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7 feet for calculations.

Luminaire Schedule

Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
78	CW1	SINGLE	0.950	LITHONIA	WDGC2 LED P3 ext 80CRI TFTM	32.1373	2506.725	3166

Calculation Summary

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.54	4.44	0.00	N.A.	N.A.
PARKING + DRIVES	Illuminance	Fc	1.19	4.4	0.0	N.A.	N.A.



ENTERPRISE

#	DATE	COMMENTS

REVISIONS

DRAWN BY : AD

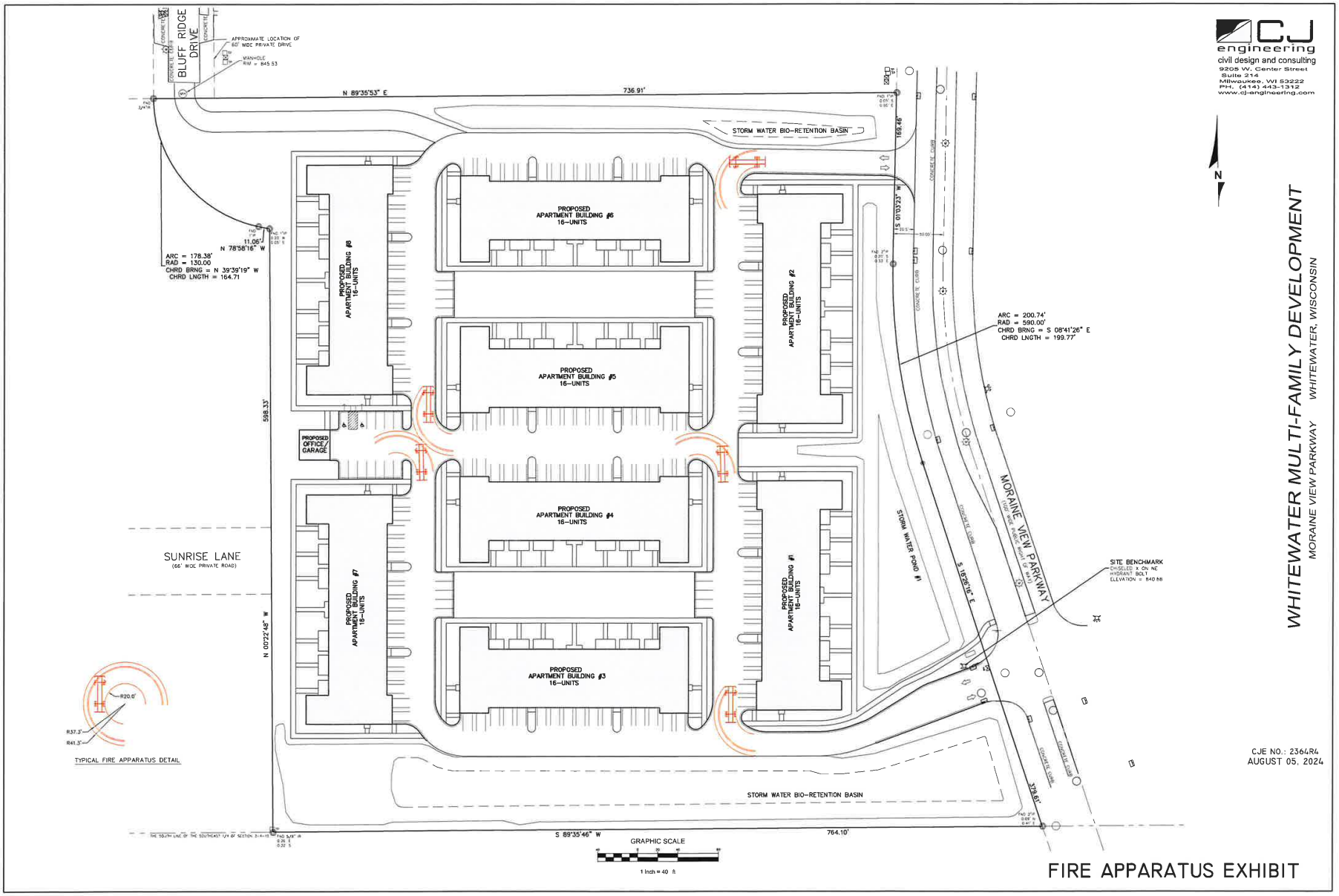
DATE : JULY 16, 2024

SCALE : 1" = 40'- 0"

WHITEWATER MULTI-FAMILY

WHITEWATER, WI

LIGHTING LAYOUT



CJ engineering
civil design and consulting
9205 W. Center Street
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PH. (414) 443-1312
www.cj-engineering.com

WHITEWATER MULTI-FAMILY DEVELOPMENT

MORAINE VIEW PARKWAY WHITEWATER, WISCONSIN

CJE NO.: 2364R4
AUGUST 05, 2024

FIRE APPARATUS EXHIBIT