

PABST FARMS JOINT STORMWATER DISTRICT

C/O 174 East Wisconsin Avenue, Oconomowoc, Wisconsin 53066
(262) 569-2175 (262) 569-3238 Fax

REGULAR COMMISSION MEETING

August 26, 2020 @ 5:00 p.m.

**At the Summit Village Hall
37100 Delafield Road**

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Clerk's office, (262) 569-2175, at least 48 hours in advance to request adequate accommodations.

Agenda:

1. Call to order, confirmation of meeting notification and roll call
2. Minutes of May 13, 2020 regular meeting
3. Comments from Audience
4. Discussion and action on stormwater plans for Derby Court development
5. Reports of Staff
6. Discussion and Action on 2021 Utility District budget preparation
7. Set public hearing date for 2021 budget public hearing
8. Comments from Commissioners
9. Set agenda/time for budget hearing and September meeting at City Hall
10. Adjourn

Diane Coenen, City Clerk
City of Oconomowoc

"Members of other City or Village governmental bodies (boards, commissions, committees, council, etc) may attend the above noticed meeting of the Pabst Farms Joint Stormwater District in order to gather information. The only action to be taken at the above noticed meeting will be action by the Pabst Farms Joint Stormwater District."

Pabst Farms Joint Stormwater District Meeting Minutes
May 13, 2020

President Elling called the meeting to order at 5:00 pm.

Members Present: Commissioner Magnus, Commissioner Riley (remote), President Elling, Vice President Frye and Commissioner Niemann (remote)

Others Present: Stan Sugden (remote) and Chris Dehnert (City of Oconomowoc)

2. Approve Minutes of March 2, 2020 Meeting: Motion by Frye to approve the minutes from the 3/2/20 meeting; second by Niemann. Motion carried unanimously.

3. Comments from Audience: None.

4. Discussion and action on Final Stormwater Management Plans for Pabst Farms Apartments Project: Emily Cialdini from Mandel Group explained there are no major changes to the proposed stormwater management plans for the Pabst Farms apartments, just more detailed information. They provided a copy of the draft certified survey map to give a clearer view of the proposed outlots which will be donated to the District after construction is complete. They have included a 20' path around the ponds so that maintenance vehicles have access to them, and the Mandel Group will be requesting an access easement from their site to the Lake Country Bike Trail. Cialdini added when the property to the west develops the stormwater basin will be able to expand to handle runoff from both areas. Sugden said the stormwater management plans meet all technical requirements, and Niemann was very pleased with how it is all coming together.

Motion by Niemann to approve the final stormwater management plans as presented for the Pabst Farms Apartments project; second by Frye. Motion carried 5-0.

5. Reports of Staff: None.

6. Comments from Commissioners: Members congratulated Commissioner Magnus for being elected Mayor and welcomed him aboard.

7. Set Meeting Date: The next meeting of the Pabst Farms Joint Stormwater District will be held on Wednesday, July 8, 2020 at 5:00 pm at Summit Village Hall.

Motion by Frye to adjourn at 5:13 pm; second by Magnus. Motion carried unanimously.

Chris Dehnert
City of Oconomowoc Deputy Clerk

August 18, 2020

Mr. Mark R. Frye
Director of Public Works
City of Oconomowoc
174 East Wisconsin Avenue
Oconomowoc, WI 53066

RE: Pabst Farms Storm Water District Recommendation for Approval
Derby Court – Village Crossing

Dear Mr. Frye:

The civil plans prepared by Pinnacle Engineering Group for the Derby Court development in Village Crossing at Pabst Farms have been reviewed for conformance with the Pabst Farms Joint Storm Water District's (PFJSD) Stormwater Management Facilities Technical Standards. The civil plans are dated July 30, 2020 and the Storm Water Management Narrative dated June 3, 2020.

The plans and stormwater management for the site appear to be consistent with the adopted PFJSD Stormwater Management Facilities Technical Standards as well as the City of Oconomowoc Site Erosion Control and Storm Water Management Ordinance. The proposed development is part of a future phase of the previously approved Village Crossing development. Derby Lane is located in Region 2B in the PFJSD technical standards, with 100% of the runoff from this area being treated for water quantity and quality by the existing regional storm water facility to the southwest of the development. The proposed development has an equivalent runoff curve number (RCN) of 77, while the maximum RCN for residential development in Region 2B is 90.

Therefore, we recommend that the City of Oconomowoc approve the storm water management plan for the development for compliance with the PFJSD standards.

Please contact our office with any questions regarding this matter.

Respectfully,

RUEKERT & MIELKE, INC.



Terrence R. Tavera, P.E. (WI, IL)
CPESC, CFM
Senior Project Manager
ttavera@ruekert-mielke.com

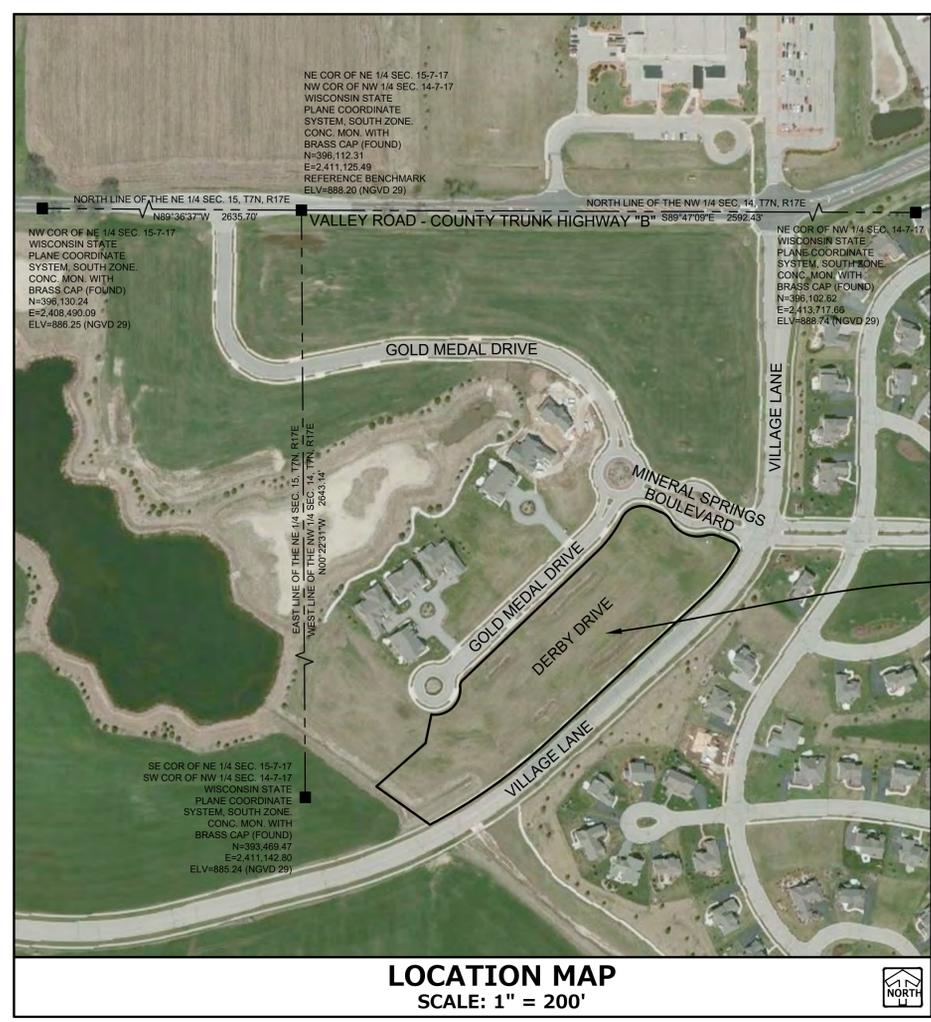
TRT:sjs

cc: David (Dave) Stoiser, P.E., CFM, CPESC, City of Oconomowoc
Anthony S. Zanon, P.E., Pinnacle Engineering Group

DESIGNED: ASZ
REVIEWED: ASZ
DRAFTED: BR
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COVER SHEET
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LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER CATCH BASIN (ROUND CASTING)	○	●
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	□	■
PRECAST FLARED END SECTION	△	▲
VALVE BOX	⊕	⊕
FIRE HYDRANT	⊕	⊕
CLEANOUT	⊕	⊕
SANITARY SEWER	—	—
STORM SEWER	—	—
WATER MAIN	—	—
ELECTRICAL CABLE	—	—
GAS MAIN	—	—
TELEPHONE LINE	—	—
UTILITY CROSSING	—	—
LIGHTING	☀	☀
ELECTRICAL TRANSFORMER OR PEDESTAL	⊕	⊕
POWER POLE	⊕	⊕
POWER POLE WITH LIGHT	⊕	⊕
GUY WIRE	⊕	⊕
STREET SIGN	⊕	⊕
CONTOUR	749	749
SPOT ELEVATION	x750.00	+750.00
WETLANDS	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	→	→
DITCH OR SWALE	—	—
DIVERSION SWALE	→	→
OVERFLOW RELIEF ROUTING	→	→
TREE WITH TRUNK SIZE	☀	☀
SOIL BORING	⊕	⊕
TOPSOIL PROBE	⊕	⊕
FENCE LINE, TEMPORARY SILT	—	—
FENCE LINE, WIRE	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—



ENGINEERING IMPROVEMENT PLANS FOR VILLAGE CROSSING AT PABST FARMS CONDOMINIUM ADDENDUM No. 11 CITY OF OCONOMOWOC, WI PLANS PREPARED FOR WYNDALE INVESTMENTS, LLC

PROJECT LOCATION

**ATTN: CRAIG CALIENDO
700 PILGRIM PARKWAY
ELM GROVE, WI 53122
PHONE: 262-402-6220**

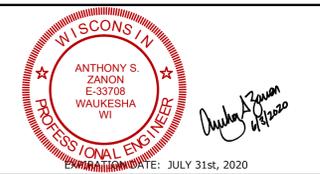
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C-1	COVER SHEET
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C-9	INTERIM GRADING PLAN
C-10	CONSTRUCTION DETAILS

ABBREVIATIONS			
BL	BASE LINE	MH	MANHOLE
BP	BOTTOM OF PIPE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
FYG	FINISHED YARD GRADE	TS	TOP OF SIDEWALK
HWL	HIGH WATER LEVEL	TW	TOP OF FOUNDATION WALL
INV	INVERT	WM	WATER MAIN
L	LENGTH OF CURVE	Δ	INTERSECTION ANGLE

- ### GENERAL NOTES
- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
 - THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
 - THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
 - QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
 - PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
 - COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
 - SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
 - THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
 - THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
 - SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
 - CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
 - THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

CIVIL ENGINEERING CONTACTS

ANTHONY S. ZANON, P.E.
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888



DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

**PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION**

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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PINNACLE ENGINEERING GROUP
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WISCONSIN OFFICE:
20725 W. BLUEMOUND ROAD
BROOKFIELD, WI 53186
(262) 754-8888
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VILLAGE CROSSING AT PABST FARMS CONDOMINIUM-ADDENDUM NO. 11 CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN

COVER SHEET

REVISIONS		SHEET C-1 C-10
NO.	DESCRIPTION	

PEG JOB No. 1955.00-WI
 PEG PM ASZ
 START DATE 06-03-20
 SCALE 1" = 200'

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LEGEND OF SYMBOLS & ABBREVIATIONS

Table with 4 columns listing symbols for various features like manholes, valves, trees, and utility lines.

LEGAL DESCRIPTION:

Village Crossing at Pabst Farms Condominium-Addendum 10, being part of Lot 2 of Certified Survey Map No. 10551 as recorded in Volume 101, on pages 68-82 as Document No. 3575473 and being a part of the Northwest Quarter (NW 1/4) and Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 14, Town 7 North, Range 17 East, in the City of Oconomowoc, Waukesha County, Wisconsin, bounded and described as follows:

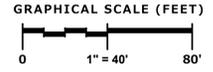
Containing 215,950 square feet (4.9575 acres) of land.

Tax Key No. OCOC 06309980047 and 0630998080-0630998107

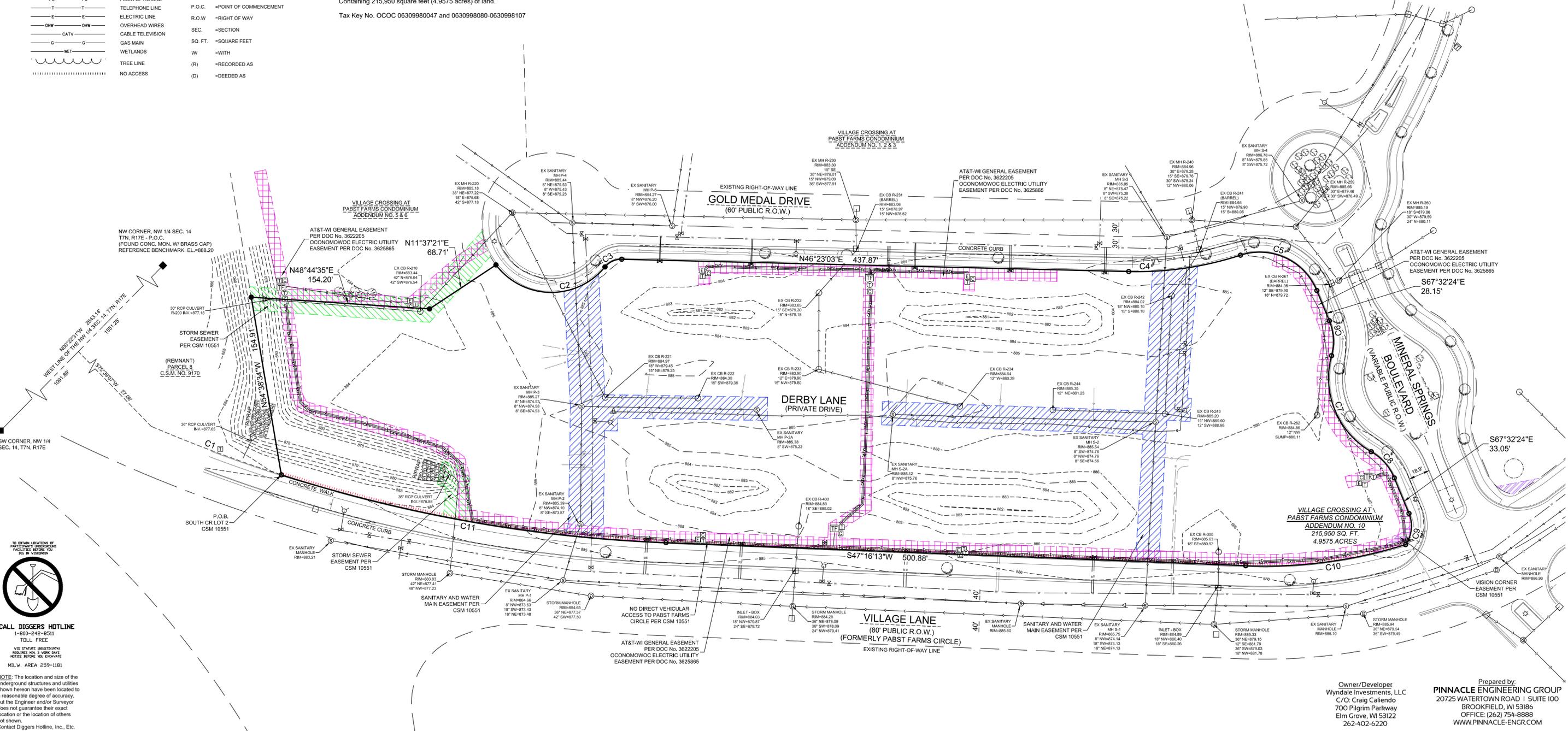
CURVE TABLE with columns: CURVE NO., LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C11.

GENERAL NOTES

- 1. Survey prepared for: Wyndale Investments, LLC
2. Field work completed on MARCH 5, 2020.
3. At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
4. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 15, Town 7 North, Range 17 East, Elevation = 888.20.
5. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20200905059 with a clear date of MARCH 3, 2020. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity. Underground utilities shown in gray are based upon plans and information furnished by the municipality and utility companies. While this information is believed to be reliable, its accuracy and completeness cannot be guaranteed nor certified to.



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 15, Township 7 North, Range 17 East has a bearing of N89°36'37"W.



CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE. WE STATUTE 184.02(10) REQUIRES YOU TO WORK SITES NOTICE BEFORE YOU EXCAVATE. M.L.W. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

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VILLAGE CROSSING AT PABST FARMS CONDOMINIUM-ADDENDUM NO. 11 CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN

EXISTING SITE PLAN

REVISIONS table with columns for description, date, and scale.

Owner/Developer: Wyndale Investments, LLC. Prepared by: PINNACLE ENGINEERING GROUP. SHEET C-2 C-10

www.pinnacle-engr.com EXISTING SITE PLAN

LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SANITARY MANHOLE	⊙	FIBER OPTIC MARKER	—	—	—	—
⊙	STORM MANHOLE	⊙	FIBER OPTIC MANHOLE/VAULT	⊙	MAIL BOX	—	—
⊙	STORM INLET	⊙	TELEPHONE PEDESTAL	—	FLAG POLE	—	—
⊙	CLEANOUT	⊙	TELEPHONE MANHOLE/VAULT	⊙	BASKETBALL HOOP	—	—
⊙	CATCH BASIN	⊙	TELEPHONE MARKER	⊙	BOLLARD	—	—
⊙	LATERAL	⊙	TRANSFORMER	⊙	CROSS CUT	—	—
⊙	UNKNOWN MANHOLE	⊙	ELECTRIC METER/PEDESTAL	⊙	IRON PIPE	—	—
⊙	WELL	⊙	ELECTRIC MANHOLE/VAULT	⊙	IRON REBAR/ROD	—	—
⊙	HYDRANT	⊙	CABLE TV RISER/BOX	⊙	MAG NAIL	—	—
⊙	WATER VALVE	⊙	CABLE TV MANHOLE/VAULT	⊙	SECTION MONUMENT	—	—
⊙	DOWN SPOUT	⊙	GAS VALVE	⊙	BENCH MARK	—	—
⊙	SPRINKLER VALVE	⊙	GAS METER	⊙	CONIFER TREE	—	—
⊙	WATER SHUT OFF	⊙	GAS MARKER	⊙	DECIDUOUS TREE	—	—
⊙	STANDPIPE	⊙	AIR CONDITIONING UNIT	⊙	BUSH	—	—
⊙	WATER MANHOLE	⊙	VENT	⊙	WETLAND SYMBOL	—	—
⊙	FLOOD LIGHT	⊙	DIRECTIONAL ARROW	CL	-CENTERLINE	—	—
⊙	LIGHT POLE	⊙	DUMPSTER	CONC.	-CONCRETE	—	—
⊙	TRAFFIC SIGNAL	⊙	HANDICAP STALL	EL.	-ELEVATION	—	—
⊙	UTILITY POLE	⊙	CROSS WALK POLE	EXT.	-EXISTING	—	—
⊙	GUY WIRE	⊙	SANITARY SEWER	INV.	-INVERT	—	—
—	—	—	STORM SEWER	MON.	-MONUMENT	—	—
—	—	—	WATER MAIN	P.O.B.	-POINT OF BEGINNING	—	—
—	—	—	FIBER OPTIC LINE	P.O.C.	-POINT OF COMMENCEMENT	—	—
—	—	—	TELEPHONE LINE	R.O.W.	-RIGHT OF WAY	—	—
—	—	—	ELECTRIC LINE	SEC.	-SECTION	—	—
—	—	—	OVERHEAD WIRES	SQ. FT.	-SQUARE FEET	—	—
—	—	—	CABLE TELEVISION	W	-WITH	—	—
—	—	—	GAS MAIN	(R)	-RECORDED AS	—	—
—	—	—	WETLANDS	(D)	-DEEDED AS	—	—
—	—	—	TREE LINE	—	—	—	—
—	—	—	NO ACCESS	—	—	—	—

LEGAL DESCRIPTION:

Village Crossing at Pabst Farms Condominium-Addendum 10, being part of Lot 2 of Certified Survey Map No. 10551 as recorded in Volume 101, on pages 68-82 as Document No. 3575473 and being a part of the Northwest Quarter (NW 1/4) and Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 14, Town 7 North, Range 17 East, in the City of Oconomowoc, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at the most southerly corner of said Lot 2, said point lying on the north line of Village Lane; thence North 54°38'34" West 154.91 feet to a point; thence North 48°44'35" East 154.20 feet to a point; thence North 11°37'21" East 68.71 feet to a point; thence northeasterly 108.24 feet along the arc of a curve whose center lies to the northwest, whose radius is 60.00 feet and whose chord bears North 46°02'36" East 94.15 feet to a point; thence northeasterly 16.34 feet along the arc of a curve whose center lies to the southeast, whose radius is 18.00 feet and whose chord bears North 20°22'27" East 15.79 feet to a point; thence North 46°23'03" East 437.87 feet to a point; thence northeasterly 97.98 feet along the arc of a curve whose center lies to the northwest, whose radius is 290.00 feet and whose chord bears North 36°42'17.5" East 97.52 feet to a point; thence easterly 79.77 feet along the arc of a curve whose center lies to the southeast, whose radius is 46.50 feet and whose chord bears South 67°32'24" East 28.15 feet to a point; thence southeasterly 30.63 feet along the arc of a curve whose center lies to the southwest, whose radius is 46.50 feet and whose chord bears South 48°40'12" East 30.08 feet to a point; thence southeasterly 96.17 feet along the arc of a curve whose center lies to the northeast, whose radius is 73.00 feet and whose chord bears South 67°32'24" East 89.36 feet to a point; thence southeasterly 30.63 feet along the arc of a curve whose center lies to the southeast, whose radius is 46.50 feet and whose chord bears South 86°24'36.5" East 30.08 feet to a point; thence South 67°32'24" East 33.05 feet to a point; thence southeasterly 28.07 feet along the arc of a curve whose center lies to the southwest, whose radius is 28.00 feet and whose chord bears South 38°49'18.5" East 26.91 feet to a point on the north line of Village Lane; thence southeasterly 139.92 feet along said north line and the arc of a curve whose center lies to the northwest, whose radius is 410.00 feet and whose chord bears South 37°29'38" West 139.24 feet to a point; thence South 47°16'13" West along said north line 500.88 feet to a point; thence southeasterly 338.14 feet along said north line and the arc of a curve whose center lies to the northwest, whose radius is 1260.00 feet and whose chord bears South 54°57'30.5" West 337.13 feet to the point of beginning.

Containing 215,950 square feet (4.9575 acres) of land.

Tax Key No. OCOC 06309980047 and 0630998080-0630998107

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	286.01'	1260.00'	N69°08'58"E	285.39'
C2	108.24'	60.00'	N46°02'35"E	94.15'
C3	16.34'	18.00'	N20°22'27"E	15.79'
C4	97.98'	290.00'	N36°42'17"E	97.52'
C5	79.77'	53.50'	N69°44'34"E	72.59'
C6	30.63'	46.50'	S48°40'12"E	30.08'
C7	96.17'	73.00'	S67°32'25"E	89.36'
C8	30.63'	46.50'	S86°24'37"E	30.08'
C9	28.07'	28.00'	S38°49'18"E	26.91'
C10	139.92'	410.00'	S37°29'38"W	139.24'
C11	338.14'	1260.00'	N54°57'31"E	337.13'

GENERAL NOTES

- Per CSM No. 10551:
 - No direct vehicular access to Pabst Farms Circle.
 - City vision corner easement: No vegetation, fencing or other obstruction which exceeds 24 inches in height above either centerline of the two streets shall be permitted within the vision triangle.
- Per CSM No. 9170:

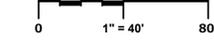
The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04 Table 1. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through lane capacity.
- Proposed Density = 4.8 Units/Acre

AREA CALCULATIONS:

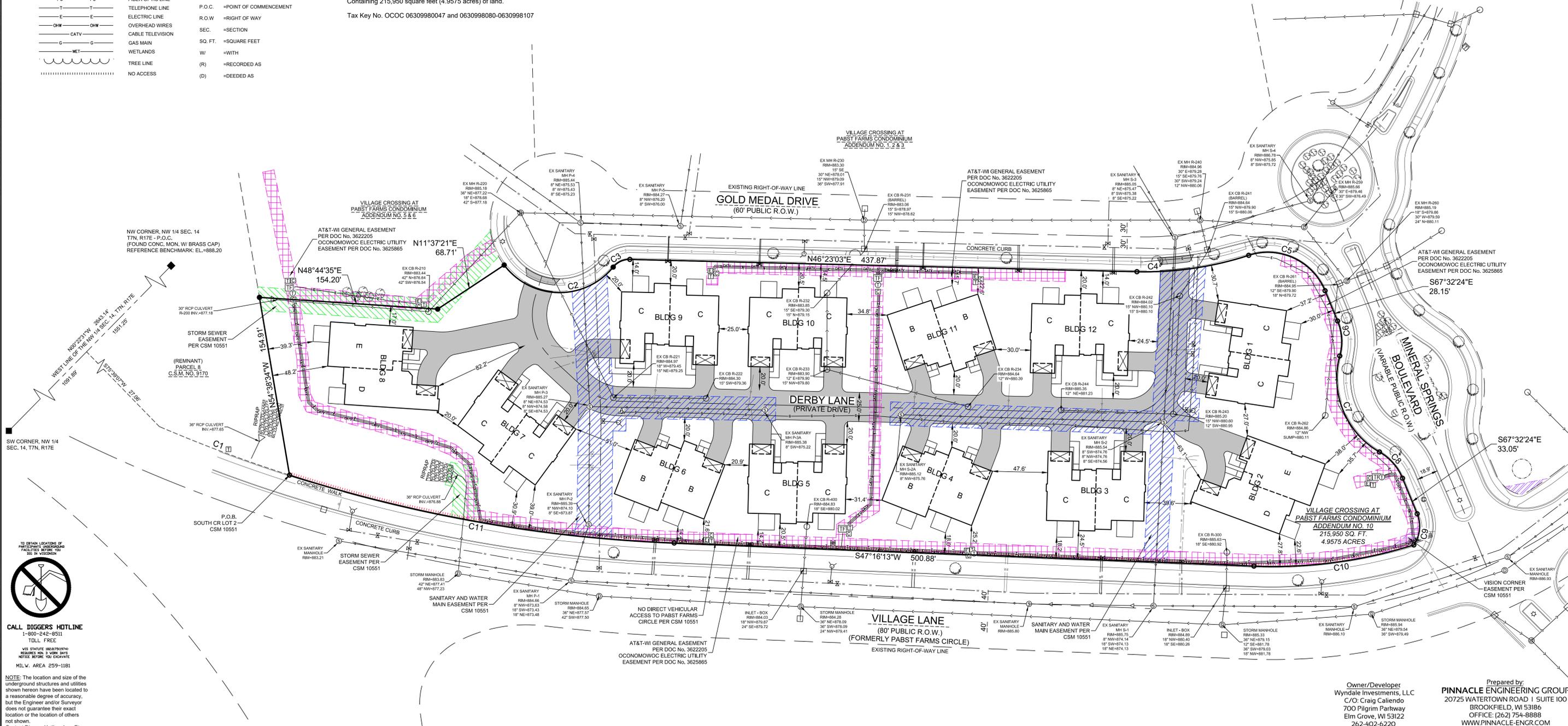
TOTAL SITE AREA = 215,950 SF (4.96 AC)
 IMPERVIOUS AREA = 92,835 SF (2.13 AC) (43.0%)
 OPEN SPACE AREA = 123,115 SF (2.83 AC) (57.0%)
 EQUIVALENT RUNOFF CURVE NUMBER = 77



GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 15, Township 7 North, Range 17 East has a bearing of N89°36'37"W.



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

WE STRONGLY RECOMMEND YOU NOTIFY BEFORE YOU EXCAVATE

M.L.W. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.

Contact Diggers Hotline, Inc., Etc.

Owner/Developer
 Wyndale Investments, LLC
 C/O Craig Callendo
 700 Pilgrim Parkway
 Elm Grove, WI 53122
 262-402-6220

Prepared by
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD SUITE 100
 BROOKFIELD, WI 53186
 OFFICE (262) 754-8888
 WWW.PINNACLE-ENGR.COM

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VILLAGE CROSSING AT PABST FARMS
CONDOMINIUM-ADDENDUM NO. 11
 CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN

PROPOSED SITE PLAN

REVISIONS

PEC JOB No. 1955.00-WI
 REC. PM. ASZ
 START DATE: 06-03-20
 SCALE: 1" = 40'

SHEET C-3
C-10

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PROPOSED SITE PLAN

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LEGEND OF SYMBOLS & ABBREVIATIONS

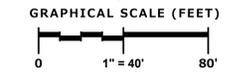
Table with 4 columns listing symbols and abbreviations for various utilities and features like manholes, sewers, and easements.

NOTES:

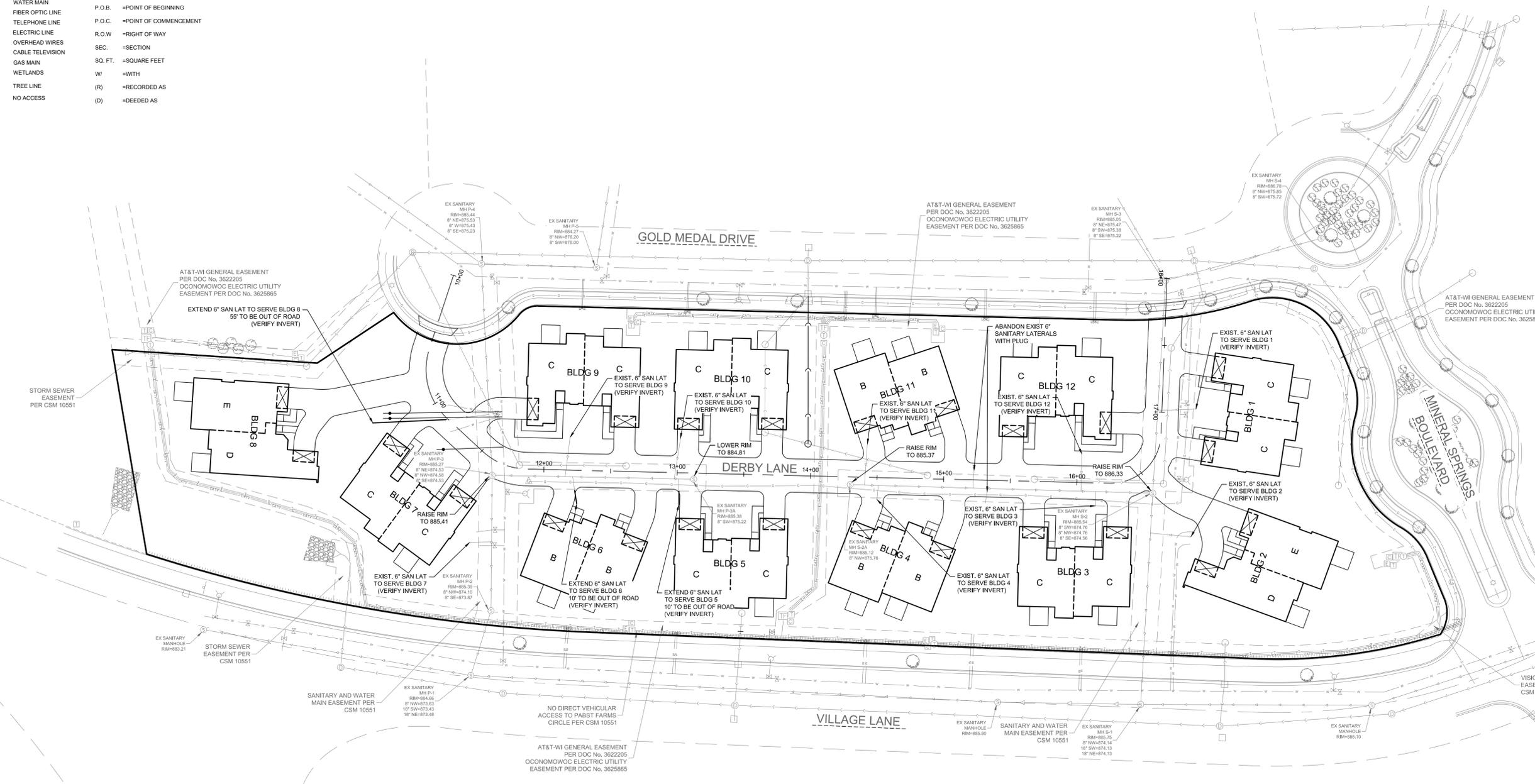
- 1. MAIN LINE AND LATERALS WERE PREVIOUSLY INSTALLED.
2. ALL SANITARY SEWER LATERALS ARE 6" PVC SDR-35.
3. EXISTING SANITARY LATERALS ARE TO BE EXTENDED WHEN BUILDINGS ARE CONSTRUCTED.
4. ALL SANITARY SEWER WILL HAVE TO BE CLEANED AND TELEVIEWED ONCE THE IMPROVEMENTS ARE COMPLETED, PRIOR TO ACCEPTANCE.
5. SEE SHEET C-10 FOR ADDITIONAL DETAILS.

ESTIMATE OF QUANTITIES:

Table with 2 columns: Description (6" PVC ASTM D-3034 SDR-35 SANITARY LATERAL, ADJUST EXISTING SANITARY MANHOLE RIMS) and Quantity (3 EA (75 LF), 4 EA).



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 15, Township 7 North, Range 17 East has a bearing of N89°36'37"W.



CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy...

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VILLAGE CROSSING AT PABST FARMS CONDOMINIUM-ADDENDUM NO. 11 CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN

SANITARY SEWER SYSTEM MAP

Table with 2 columns: REVISIONS and SHEET (C-4, C-10).

Owner/Developer: Wyndale Investments, LLC. Prepared by: PINNACLE ENGINEERING GROUP.

www.pinnacle-engr.com SANITARY SEWER SYSTEM MAP

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LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SANITARY MANHOLE	⊙	FIBER OPTIC MARKER	—	SIGN
⊕	STORM MANHOLE	⊕	FIBER OPTIC MANHOLE/VAULT	⊕	MAIL BOX
□	STORM INLET	⊕	TELEPHONE PEDESTAL	—	FLAG POLE
○	CLEANOUT	⊕	TELEPHONE MANHOLE/VAULT	○	BASKETBALL HOOP
⊕	CATCH BASIN	⊕	TELEPHONE MARKER	⊕	BOLLARD
—	LATERAL	⊕	TRANSFORMER	⊕	CROSS CUT
⊕	UNKNOWN MANHOLE	⊕	ELECTRIC METER/PEDESTAL	—	IRON PIPE
⊕	WELL	⊕	ELECTRIC MANHOLE/VAULT	—	IRON REBAR/ROD
⊕	HYDRANT	⊕	CABLE TV RISER/BOX	—	MAG NAIL
⊕	WATER VALVE	⊕	CABLE TV MANHOLE/VAULT	—	SECTION MONUMENT
⊕	DOWN SPOUT	⊕	GAS VALVE	—	BENCH MARK
⊕	SPRINKLER VALVE	⊕	GAS METER	—	CONIFER TREE
⊕	WATER SHUT OFF	⊕	GAS MARKER	—	DECIDUOUS TREE
⊕	STANDPIPE	⊕	AIR CONDITIONING UNIT	—	BUSH
⊕	WATER MANHOLE	⊕	VENT	—	WETLAND SYMBOL
⊕	FLOOD LIGHT	→	DIRECTIONAL ARROW	CL	=CENTERLINE
⊕	LIGHT POLE	⊕	DUMPSTER	CONC.	=CONCRETE
⊕	TRAFFIC SIGNAL	⊕	HANDICAP STALL	EL	=ELEVATION
⊕	UTILITY POLE	⊕	SPOT ELEVATION	EXT.	=EXISTING
⊕	GUY WIRE	⊕	CROSS WALK POLE	INV.	=INVERT
—	—	—	SANITARY SEWER	MON.	=MONUMENT
—	—	—	STORM SEWER	P.O.B.	=POINT OF BEGINNING
—	—	—	WATER MAIN	P.O.C.	=POINT OF COMMENCEMENT
—	—	—	FIBER OPTIC LINE	R.O.W.	=RIGHT OF WAY
—	—	—	TELEPHONE LINE	SEC.	=SECTION
—	—	—	ELECTRIC LINE	SQ. FT.	=SQUARE FEET
—	—	—	OVERHEAD WIRES	W	=WITH
—	—	—	CABLE TELEVISION	(R)	=RECORDED AS
—	—	—	GAS MAIN	(D)	=DEEDED AS
—	—	—	WETLANDS		
—	—	—	TREE LINE		
—	—	—	NO ACCESS		

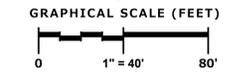
NOTES:

1. MAIN LINE AND LATERALS WERE PREVIOUSLY INSTALLED.
2. ALL PROPOSED WATER LATERALS ARE 1" TYPE K COPPER. EXISTING LATERALS THAT ARE BEING EXTENDED ARE 1 1/4".
3. EXISTING WATER LATERALS ARE TO BE EXTENDED WHEN BUILDINGS ARE CONSTRUCTED.
4. ALL WATER LATERAL CURB STOPS TO BE INSTALLED AT A POINT FIVE FEET FROM THE EDGE OF THE PRIVATE ROAD.
5. SEE SHEET C-10 FOR ADDITIONAL DETAILS.

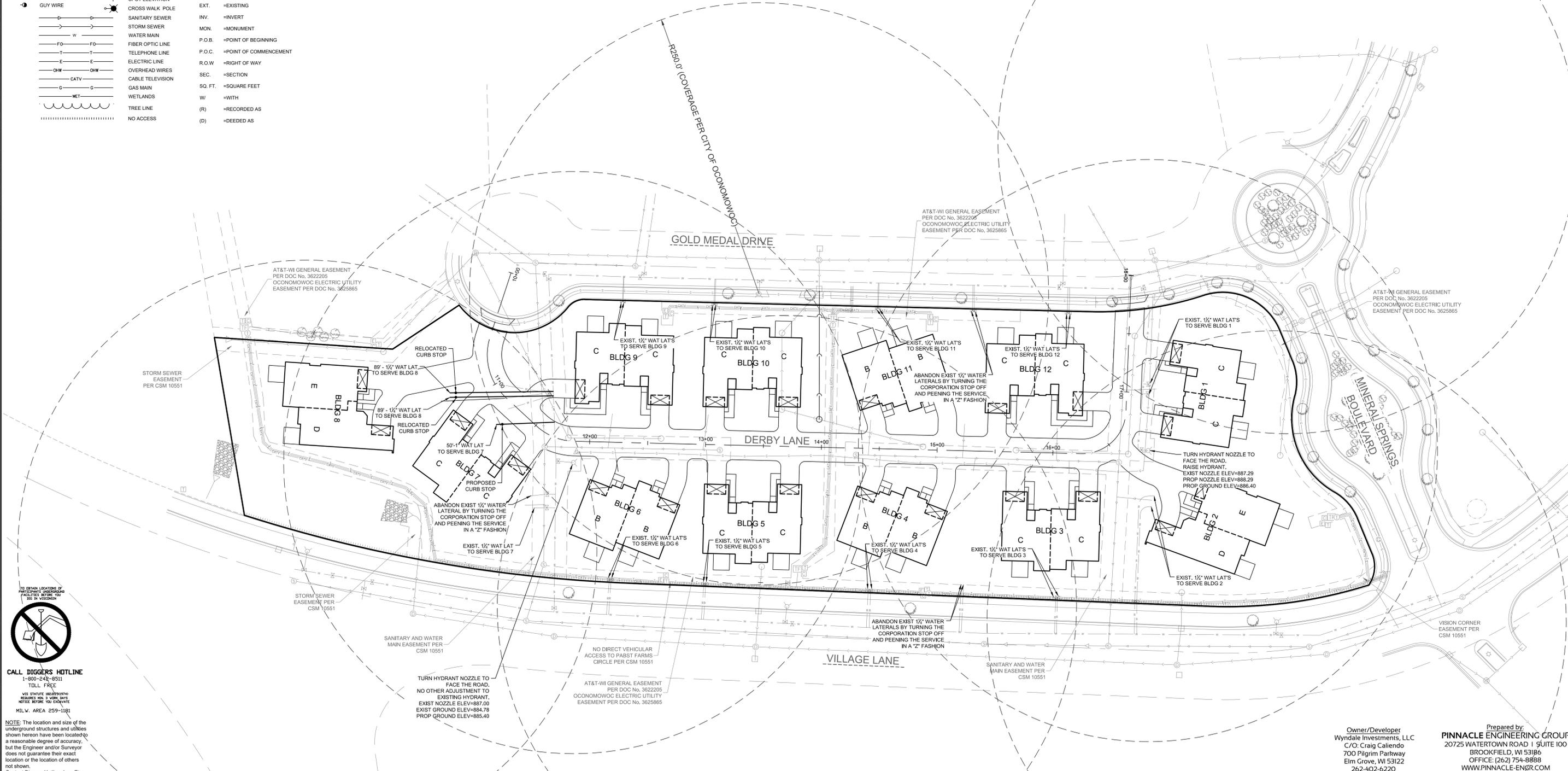
ESTIMATE OF QUANTITIES:

1 1/4" TYPE K COPPER WATER LATERALS	2 EA (178 LF)
1" TYPE K COPPER WATER LATERALS	1 EA (50 LF)
ADJUST EXISTING CURB STOPS	2 EA
PROPOSED CURB STOPS	1 EA
ADJUST HYDRANT	2 EA

NOTE: FOR BUILDING 8, RELAY EXISTING 1 1/4" WATER LATERALS FROM THE MAIN. SET NEW CURB STOPS 5' BEYOND THE EDGE OF PAVEMENT.



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 15, Township 7 North, Range 17 East has a bearing of N89°36'37"W.



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1-800-248-8511
TOLL FREE
MILW. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

Owner/Developer
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262-402-6220

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**VILLAGE CROSSING AT PABST FARMS
CONDOMINIUM-ADDENDUM NO. 11
CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN**

WATER MAIN SYSTEM MAP

REVISIONS	

REG. JOB NO. 1955.00-WI
REG. NO. ASZ
START DATE: 06-03-20
SCALE: 1" = 40'

**SHEET
C-5
C-10**

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WATER MAIN SYSTEM MAP

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LEGEND OF SYMBOLS & ABBREVIATIONS

Table with 4 columns listing symbols and abbreviations for various infrastructure elements like manholes, pipes, and easements.

NOTES:

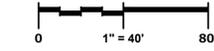
- 1. STORM MANHOLE INLET SHALL BE PRECAST CONCRETE WITH NO SUMPS.
2. THE STORM SEWER SHALL BE INSTALLED WITH A TRACER WIRE CONSISTING OF AN INSULATED AWS #12 COPPER SOLID CORE WIRE TAPED TO THE LATERAL/MAIN. THIS IS IN ACCORDANCE WITH STAT. 1820715(2r).
3. THE STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76.

ESTIMATE OF QUANTITIES:

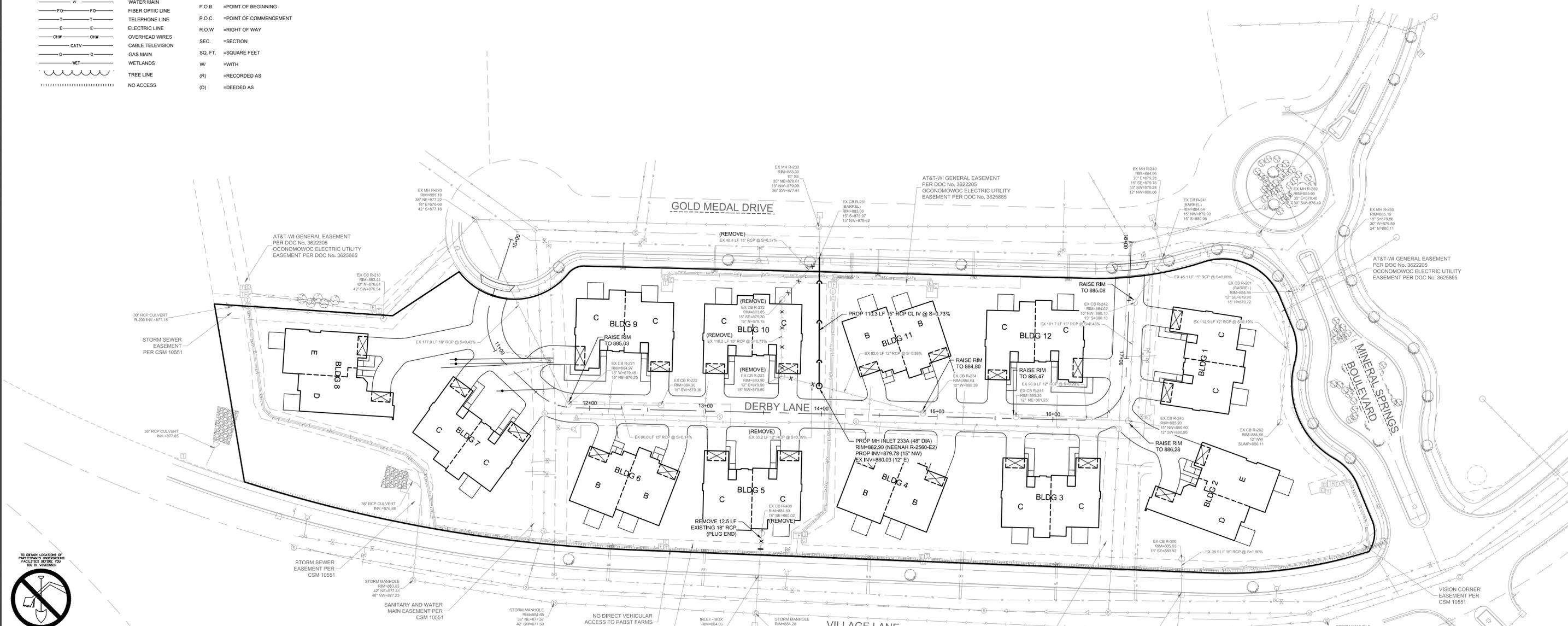
Table listing quantities for 48" DIA STORM MH INLET (1 EA), 15" RCP CL IV STORM SEWER (110.3 LF), ADJUST EXISTING STORM MANHOLES / INLETS (5 EA), STORM STRUCTURE REMOVAL (3 EA), and STORM PIPING REMOVAL (204.4 LF).



GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 15, Township 7 North, Range 17 East has a bearing of N89°36'37"W.



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Owner/Developer: Wyndale Investments, LLC
C/O: Craig Callendo
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Elm Grove, WI 53122
262-402-6220
Prepared by: PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53086
OFFICE: (262) 754-8888
WWW.PINNACLE-ENGR.COM

PINNACLE ENGINEERING GROUP logo and contact information including address and phone numbers.

VILLAGE CROSSING AT PABST FARMS CONDOMINIUM-ADDENDUM NO. 11 CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN

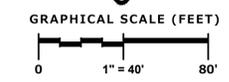
STORM SEWER SYSTEM MAP

Table with columns for REVISIONS, SHEET C-6, and SHEET C-10.

www.pinnacle-engr.com and STORM SEWER SYSTEM MAP

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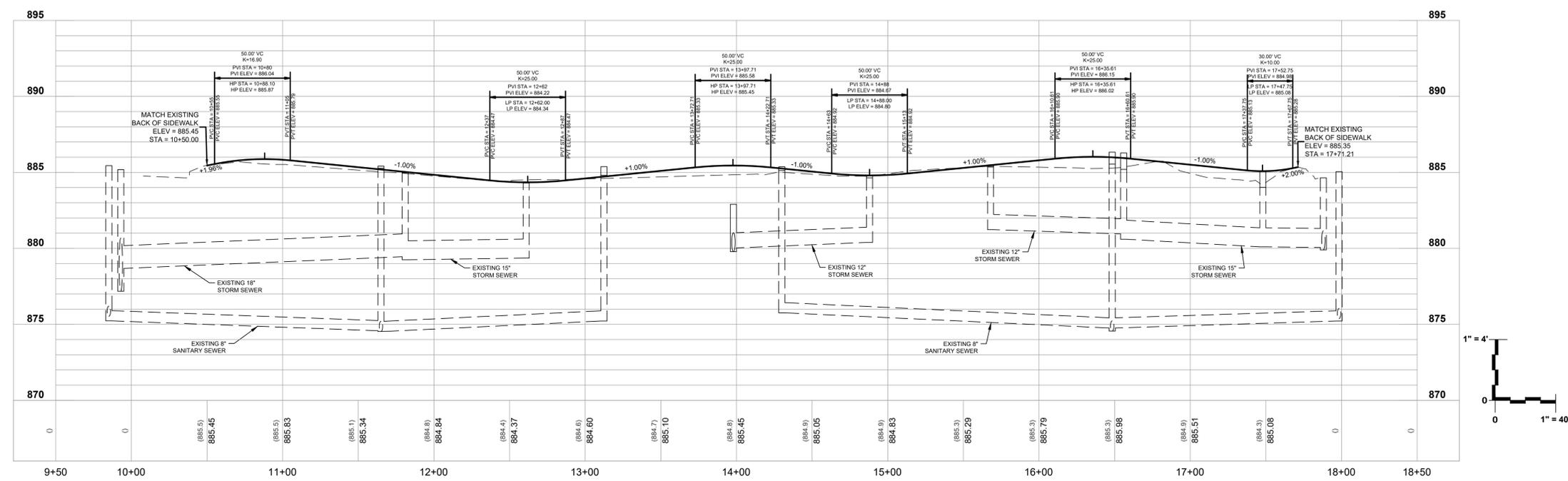
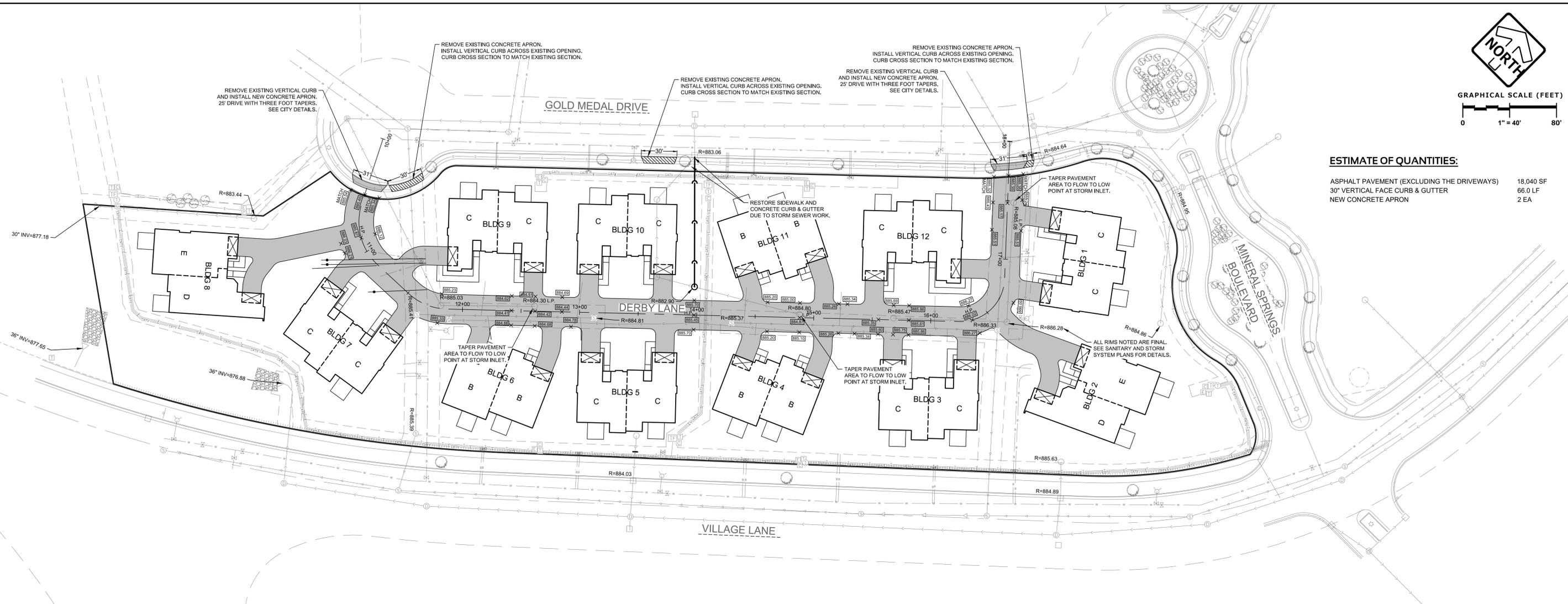
DESIGNED: BR
DRAFTED: BR
REVIEWED: ASZ



ESTIMATE OF QUANTITIES:

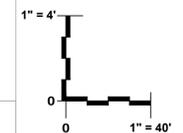
ASPHALT PAVEMENT (EXCLUDING THE DRIVEWAYS)	18,040 SF
30" VERTICAL FACE CURB & GUTTER	66.0 LF
NEW CONCRETE APRON	2 EA

www.pinnacle-engr.com



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 90.02(3) AND 90.02(4)
REQUIRE 30-DAY NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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262-402-6220

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BROOKFIELD, WI 53186
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**VILLAGE CROSSING AT PABST FARMS
CONDOMINIUM-ADDENDUM NO. 11
CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN**

PROP. PAVING PLAN & PROFILE

REVISIONS	

PEC JOB No. 1955.00-WI
ASZ
START DATE: 06-03-20
SCALE: 1" = 40'

SHEET C-7
C-10

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NOTES:

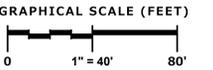
1. NO TREES ARE TO BE PLANTED WITHIN THE SANITARY AND WATER MAIN EASEMENT PER CSM 10551.

NOTE:

THE MASTER GRADING PLAN IS NOT FOR CONSTRUCTION. IT PROVIDES BUILDING ELEVATIONS. USE THE INTERIM GRADING AND EROSION CONTROL PLANS FOR CONSTRUCTION.

LEGEND:

- | | |
|-------------|--|
| YARD=889.00 | PROPOSED YARD GRADE |
| TOF=889.67 | PROPOSED TOP OF FOUNDATION |
| GAR=889.33 | PROPOSED GARAGE FLOOR AT OVERHEAD DOOR |
| 3.1% | PROPOSED DRIVEWAY SLOPE |
| X 888.24 | PROPOSED SPOT GRADE |
| 887 | PROPOSED CONTOUR |
| 887 | EXISTING CONTOUR |



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 19.27(2)(b)
REQUIRES FOR 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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**VILLAGE CROSSING AT PABST FARMS
CONDOMINIUM-ADDENDUM NO. 11
CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN**

MASTER GRADING PLAN

REVISIONS	

REG JOB NO: 1955.00-WI
REG PM: ASZ
START DATE: 06-03-20
SCALE: 1" = 40'

SHEET
C-8
C-10

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DESIGNED: ASZ
CHECKED: BR
DATE: 06-03-20

2:\PROJECTS\2020\1955.00-W\CAD\SHEETS\1955.00_INTERIM GRADING PLAN.DWG

NOTES:

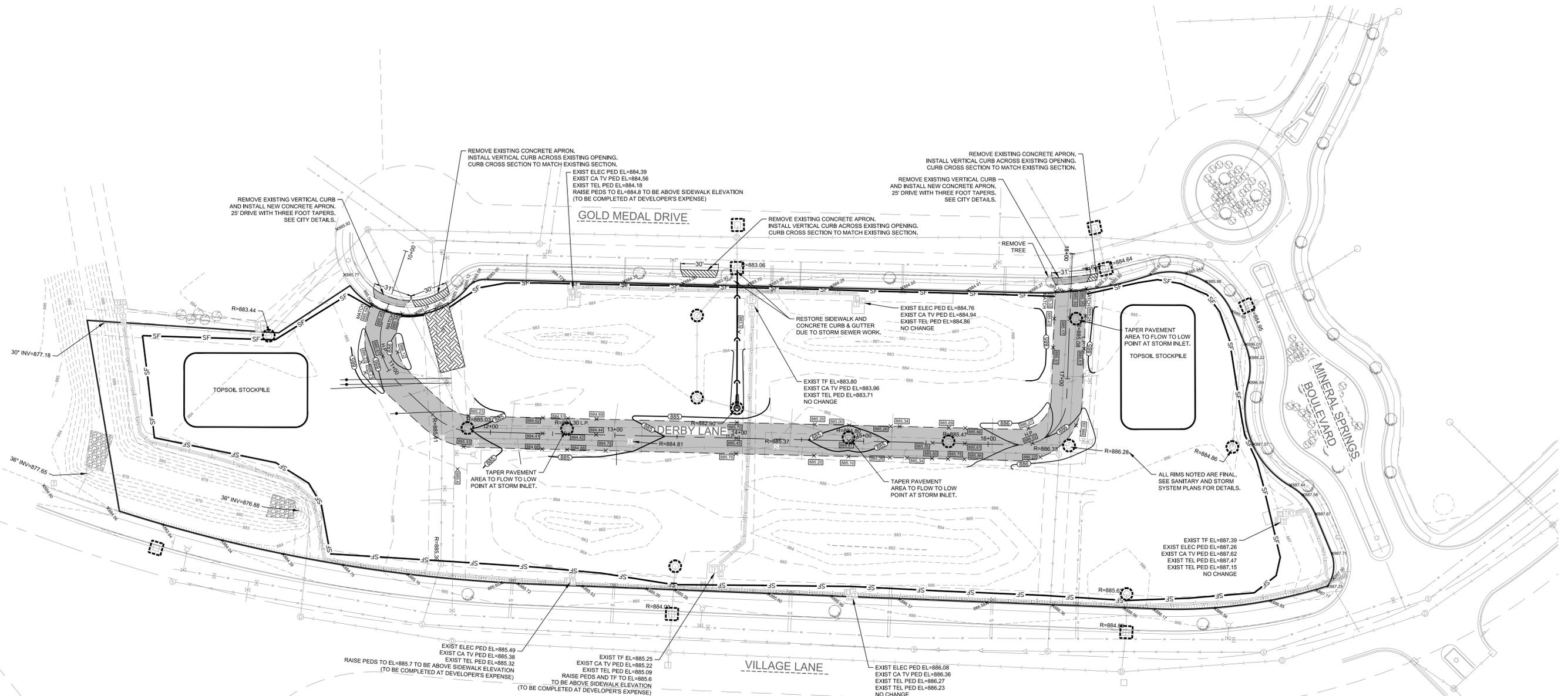
1. NO TREES ARE TO BE PLANTED WITHIN THE SANITARY AND WATER MAIN EASEMENT PER CSM 10551.

LEGEND:

- x 888.24 PROPOSED SPOT GRADE
- 887 PROPOSED CONTOUR
- 887 EXISTING CONTOUR
- SF PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION (TYPE B)
- PROPOSED INLET PROTECTION (TYPE D)
- PROPOSED TRACKING PAD



GRAPHICAL SCALE (FEET)
0 1" = 40' 80'



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 19.09(2)(b) REQUIRES 90% WORK SHOWN NOTICE BEFORE YOU EXCAVATE
M.L.W. AREA 259-1181

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VILLAGE CROSSING AT PABST FARMS
CONDOMINIUM-ADDENDUM NO. 11
CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN

INTERIM GRADING PLAN

REVISIONS

NO.	DATE	DESCRIPTION

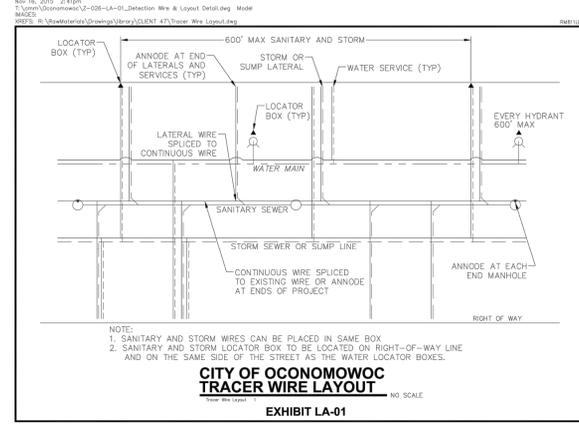
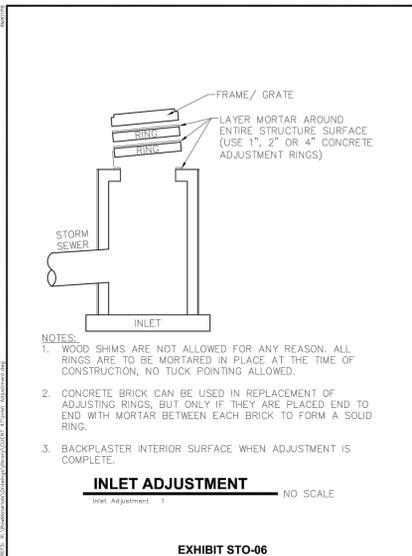
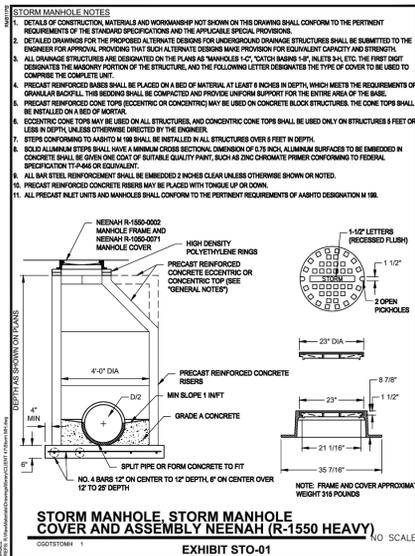
PEC JOB NO. 1955.00-WI
REG. NO. ASZ
START DATE: 06-03-20
SCALE: 1" = 40'

SHEET
C-9
C-10

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INTERIM GRADING PLAN

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CONSTRUCTION SEQUENCE:

1. INSTALL TRACKING PAD, SILT FENCE AND INLET PROTECTION. CONTINUOUS INSPECTION OF EROSION CONTROL MEASURES THROUGHOUT THE PROJECT. THE GRADING CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE IN A 24 HOUR PERIOD. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE MAINTAINED AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION.
2. STRIP TOPSOIL AND ROUGH GRADE ROAD.
3. PERFORM UTILITY WORK.
4. FINISH GRADE ROAD AFTER UTILITY WORK.
5. PLACE AGGREGATE BASE COURSE ON ROAD.
6. REMOVE EXISTING CONCRETE APRONS AND INSTALL VERTICAL CURB ACROSS EXISTING OPENINGS.
7. RESPAID TOPSOIL, SEED, FERTILIZE AND STABILIZE ALL DISTURBED AREAS.
8. BEGIN BUILDING CONSTRUCTION. INSTALL PAVEMENT AS FIRST BUILDING IS BEING COMPLETED.
9. MAINTAIN EROSION CONTROL MEASURES UNTIL THE SITE IS 80% REVEGETATED. UPON RECEIVING APPROVAL FROM THE CITY OF OCONOMOWOC, THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES. RESTORE ANY DISTURBED AREAS DUE TO EROSION CONTROL MEASURE REMOVAL.

ESTIMATED START DATE: JULY 2020
ESTIMATED COMPLETION DATE: OCTOBER 2020
ESTIMATED DISTURBED AREA: 4.5 ACRES

GRADING & EROSION CONTROL NOTES:

- A. ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE CITY OF OCONOMOWOC, WISCONSIN DNR AND THE WISCONSIN DNR TECHNICAL STANDARDS.
- B. ALL DISTURBED AREAS ON SITE SHALL BE TOPSOILED (4" THICK), SEED AND MULCHED. SEPTEMBER 15TH IS THE DEADLINE FOR PERMANENT SEED. ANY AREAS EXPOSED AFTER SEPTEMBER 15TH AND BEFORE OCTOBER 15TH SHALL BE TEMPORARY SEED WITH WINTER WHEAT AT THE RATE OF 3 LBS/1000 S.F. THIS TEMPORARY COVER SHALL BE FERTILIZED AT SAME RATE & MIXTURE AS PERMANENT SEED. ANY DISTURBED AREAS NOT STABILIZED BY OCTOBER 15TH SHOULD BE STABILIZED BY PLACING TOPSOIL, SEED AND TYPE A SOIL STABILIZER BY NOVEMBER 15TH. THE APPROVED SOIL STABILIZERS ARE IDENTIFIED IN THE WISCONSIN DOT PAL LIST. THE PLACEMENT OF THE SOIL STABILIZER SHALL MEET THE REQUIREMENTS IN THE PAL LIST AND PER WISCONSIN DNR TECHNICAL STANDARD 1050.
- C. TEMPORARY STABILIZATION IS REQUIRED FOR ANY AREA LEFT INACTIVE FOR MORE THAN SEVEN DAYS. TOPSOIL AND SPOIL STOCKPILES SHALL BE SEED AND MULCHED WITHIN 7 DAYS OF LAYUP USING AGRICULTURAL RYE WITH A SEEDING RATE OF 3 LBS/1000 SQUARE FEET. INSTALL SILT FENCE ON THE DOWNSLOPE SIDE OF THE PILE TO REDUCE SEDIMENT RUNOFF.
- D. ALL CONSTRUCTION TRAFFIC IS TO ENTER/EXIT THE SITE OVER THE TRACKING PAD FROM GOLD MEDAL DRIVE. THE TRACKING PAD IS PER WISCONSIN DNR TECHNICAL STANDARD 1057. ALL PRIVATE AND PUBLIC STREETS ARE TO BE KEPT CLEAN AT ALL TIMES. NO CONSTRUCTION ACCESS FROM ANY OTHER PUBLIC ROADS.
- E. THE PERMANENT SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIXTURE NO. 40 AND SOWN AT THE RATE OF 4 LBS/1000 SQ. FT. SEED MIXTURE NO. 40 CONSISTS OF 35% KENTUCKY BLUEGRASS, 20% RED FESCUE, 20% HARD FESCUE AND 25% IMPROVED FINE PERENNIAL RYEGRASS. THE TEMPORARY SEED MIX SHALL BE WINTER WHEAT.
- F. FERTILIZE SOIL WITH 10 LBS/1000 SQ. FT. OF 20-0-10 FERTILIZER.
- G. ANY DEWATERING THAT MAY BE REQUIRED DUE TO CONSTRUCTION SHALL BE COMPLETED SO THAT THE WATER IS PUMPED INTO A TYPE II GEOTEXTILE BAG ON THE UPSLOPE SIDE OF THE SILT FENCE. THE GEOTEXTILE BAG SHALL BE PLACED IN A LOCATION THAT ALLOWS THE DISCHARGED WATER TO FLOW OVER A VEGETATIVE COVER. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1061.
- H. ALL BUILDING AND WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE TO PREVENT RUNOFF OF MATERIAL.
- I. DUST CONTROL SHOULD BE ADDRESSED PER WISCONSIN DNR TECHNICAL STANDARD 1068. AT A MINIMUM USE WATER. USE POLYMER, TACKIFIER AND SOIL STABILIZERS IF NEEDED. INSPECT DAILY TO DETERMINE THE NEED TO IMPLEMENT A CONTROL.
- J. CONCRETE TRUCKS, IF NEEDED, ARE TO BE WASHED OUT IN PAVEMENT SUB-BASE AREAS.

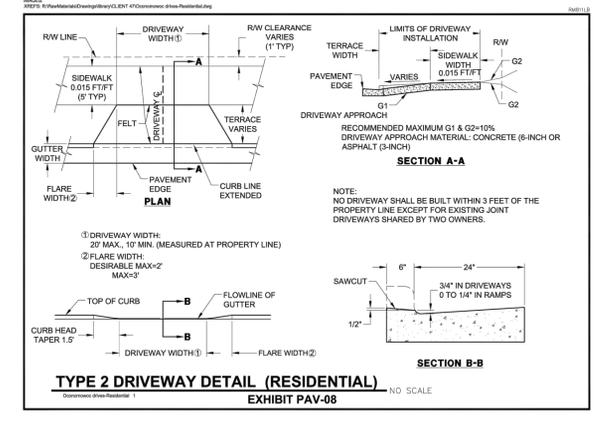
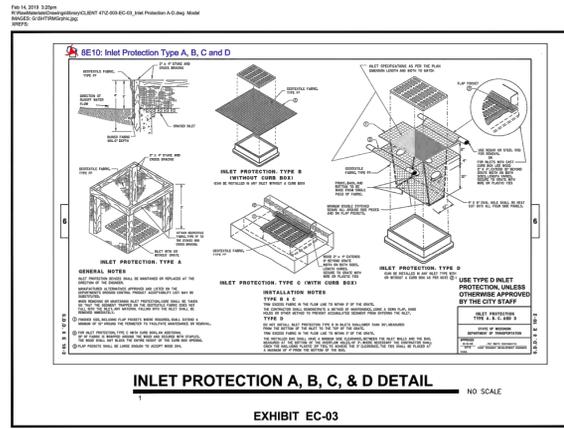
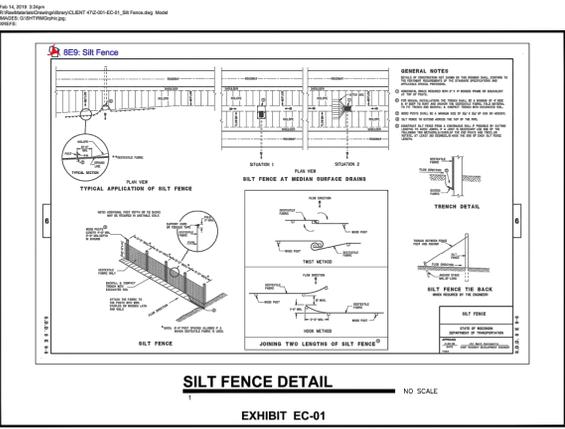
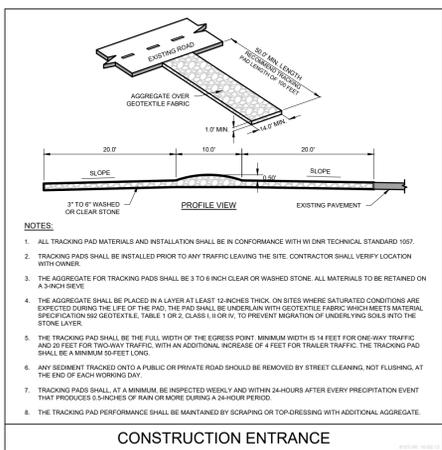
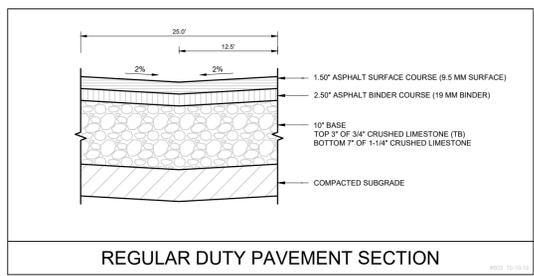
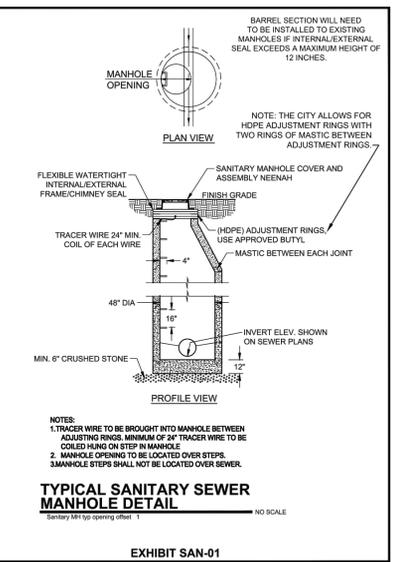
NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHEN PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE. THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.

5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSATURATED SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSATURATED SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
11. THE SITE SHALL BE COMPLETED TO WITHIN 0.10 FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
12. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
13. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL CITY OF FRANKLIN AND MILWAUKEE COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
18. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3% (+) OPTIMUM MOISTURE CONTENT.
19. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PEG. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.



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**Pabst Farms Joint Stormwater Utility District
Financial Statements
Five Year History**

Revenues & Expenditures

	2016		2017		2018		2019		2020 YTD	
	Budget	Actual								
Revenues										
Service Charges	20,850	20,854	18,350	18,350	18,350	18,351	18,350	18,351	13,000	13,000
Interest	50	386	150	746	150	1,519	1,000	2,052	150	599
Miscellaneous	-	-	-	-	-	2	-	-	-	-
Subtotal Revenues	20,900	21,240	18,500	19,096	18,500	19,872	19,350	20,403	13,150	13,599
Deeded Facilities	-	-	-	-	-	-	-	-	-	-
Total Revenues	20,900	21,240	18,500	19,096	18,500	19,872	19,350	20,403	13,150	13,599
Expenditures										
Administrative										
Insurance	6,500	5,607	6,500	6,026	6,500	5,543	6,500	5,636	6,500	6,018
Professional Services	2,000	-	5,000	-	5,000	-	14,000	-	-	-
Other Administrative	500	28	500	19	500	20	5,000	20	150	-
Maintenance										
Landscaping/Mowing/Pond Maintenance	11,900	5,172	6,500	5,761	6,500	4,132	11,200	15,039	6,500	2,971
Total Expenditures	20,900	10,807	18,500	11,806	18,500	9,695	36,700	20,695	13,150	8,989
Surplus/(Deficit)	-	10,433	-	7,290	-	10,177	(17,350)	(292)	-	4,610
Fund Balance										
Fund Balance, Jan 1	1,199,575	1,199,575	1,210,008	1,210,008	1,217,298	1,217,298	1,227,475	1,227,475	1,227,183	1,227,183
Fund Balance, Dec 31	1,199,575	1,210,008	1,210,008	1,217,298	1,217,298	1,227,475	1,210,125	1,227,183	1,227,183	1,231,793

Balance Sheet

	12/31/2016	12/31/2017	12/31/2018	12/31/2019	7/31/2020
Assets					
Cash & Investments	69,108	75,298	85,475	92,008	89,793
Accounts Receivable	-	-	-	-	-
Due from General Fund	15,279	15,354	15,084	9,128	-
Due from Village of Summit	2,668	2,601	2,884	3,649	-
Stormwater Facilities	1,142,000	1,142,000	1,142,000	1,142,000	1,142,000
Total Assets	1,229,055	1,235,253	1,245,443	1,246,785	1,231,793
Liabilities					
Accounts Payable	1,100	-	-	6,825	-
Deferred Inflows	17,947	17,955	17,968	12,777	-
Total Liabilities	19,047	17,955	17,968	19,602	-
Fund Equity					
Undesignated Fund Balance	1,199,575	1,210,008	1,217,298	1,227,475	1,227,183
Revenue over Expenditures	10,433	7,290	10,177	(292)	4,610
Total Liabilities and Fund Equity	1,229,055	1,235,253	1,245,443	1,246,785	1,231,793