

EXHIBIT 6

Civil Plans & Specifications

PLAN OF PROPOSED IMPROVEMENTS

FOR

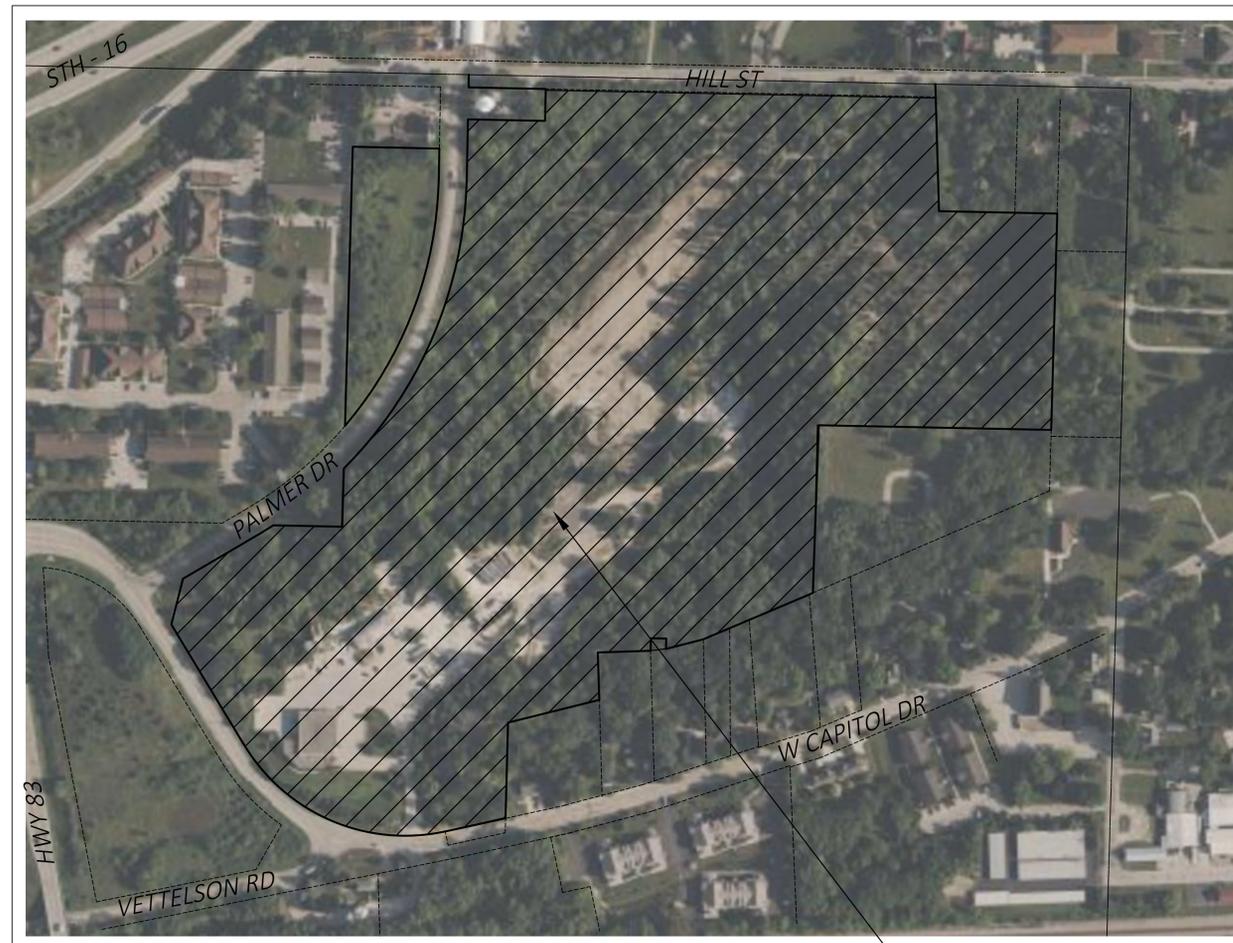
THREE LEAF PARTNERS

HARTLAND APARTMENTS

VILLAGE OF HARTLAND, WI

WAUKESHA COUNTY

LOCATION MAP
1" = 200'



PROJECT LOCATION
701 W. CAPITOL DRIVE

NOTES TO CONTRACTOR:
PRIOR TO CONSTRUCTION, A PRECONSTRUCTION CONFERENCE MUST BE HELD AT THE VILLAGE OFFICES. THE PRECONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

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

COORDINATES ON THIS PLAN ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM, WAUKESHA COUNTY COORDINATE SYSTEM. ELEVATIONS SHOWN ON THIS PLAN ARE REFERENCED TO THE NORTH AMERICA VERTICAL DATUM, NGVD 88 (2012), GEOID 18.

DIGGERS HOTLINE MUST BE CONTACTED TO LOCATE UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.

REFER TO WISDOT STANDARD SPECIFICATIONS, VILLAGE OF HARTLAND STANDARD SPECIFICATIONS AND DETAIL DRAWINGS (CURRENT EDITION), AND STATE SEWER AND WATER SPECIFICATIONS (CURRENT EDITION).



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C1.0 - 1.1	TYPICAL SECTIONS
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C5.0	OVERALL UTILITY PLAN
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EXISTING LEGEND

- ⊕ BENCHMARK
- ⊕ FOUND, IRON PIPE
- ⊕ FIRE HYDRANT
- ENDWALL
- INLET
- MH MANHOLE
- GUY GUY WIRE
- ⊕ SIGN
- ⊕ GV GAS VALVE
- ⊕ WV WATER VALVE
- ⊕ POST
- ⊕ UTILITY METER
- ⊕ UTILITY PEDESTAL
- ⊕ TREE
- ⊕ POWER POLE
- ⊕ DOWNSPOUT
- BOLLARD
- OH EXISTING OVERHEAD UTILITY
- E EXISTING UNDERGROUND ELECTRIC
- G EXISTING UNDERGROUND GAS
- FO EXISTING UNDERGROUND FIBER OPTIC
- W EXISTING WATER
- SS EXISTING STORM SEWER
- SAN EXISTING SANITARY SEWER
- T EXISTING UNDERGROUND TELEPHONE
- EXISTING FENCE
- EXISTING TREE LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE

PROPOSED LEGEND

- ⊕ SIGN
- ♿ HANDICAP PARKING
- ▨ ASPHALT PAVEMENT
- ▨ CONCRETE/ASPHALT COMPOSITE PAVEMENT
- ▨ CONCRETE SIDEWALK
- ▨ PAVEMENT REMOVAL
- SWALE
- STORM MH
- STORM CLEANOUT
- ▶ PIPE END SECTION
- EXTERIOR DOWNSPOUT
- SAN SANITARY LATERAL
- STO STORM SEWER PIPE
- XXXX SAWCUT PAVEMENT
- CHAIN LINK FENCE

OWNER/DEVELOPER:
THREE LEAF PARTNERS
504 W. JUNEAU AVE.
MILWAUKEE, WI 53203
JORDAN MICHALKIEWICZ
PHONE: (414) 775-0857
EMAIL: JMICHALKIEWICZ@THREELEAFDEVELOPMENT.COM

ENGINEER:
PAYNE & DOLAN, INC.
N6W23673 BLUEMOUND ROAD
WAUKESHA, WI 53188
CRAIG DONZE, P.E., P.L.S.
PHONE: (920) 366-5086
EMAIL: CDONZE@WALBECGROUP.COM

VILLAGE OF HARTLAND
210 COTTONWOOD AVE.
HARTLAND, WI 53029
(262) 367-2714

BUILDING INSPECTION
SCOTT HUSSINGER
(262) 490-8222

PUBLIC WORKS DIRECTOR
DAVE FELKNER
(262) 367-2714

FIRE CHIEF
DAVE JAMBRETZ
(262) 367-6878

POLICE CHIEF
TORIN MISKO
(262) 367-2323

RYAN AMTMANN, PE
VILLAGE ENGINEER
PHONE: (262) 953-3002
EMAIL: RAMTMANN@RUEKERT-MIELKE.COM

UTILITIES:
AT&T
TYLER FLECK
(414) 248-6803
TF@ATT.COM

WE ENERGIES GAS & ELECTRIC:
(262) 968-2575
WE-UTILITY-RELOCATIONS@WE-ENERGIES.COM

TIME WARNER CABLE/SPECTRUM
STEVE CRAMER
UTILITY COORDINATOR
PHONE: (414) 277-4045
EMAIL: STEVE.CRAMER@CHARTER.COM

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

MIDWEST FIBER NETWORK
PHONE: (262) 446-9821

MCI
PHONE: (800) 289-3427

ROGERS COMMUNICATIONS CANADA
(877) 459-2690

WI DEPARTMENT OF NATURAL RESOURCES
ALISON MASEK
WATER MANAGEMENT SPECIALIST
OFFICE: (608) 575-9849
EMAIL: ALISON.MASEK@WISCONSIN.GOV

PETER WOOD, PE
WATER RESOURCES ENGINEER
PHONE: (262) 884-2360
EMAIL: PETER.WOOD@WISCONSIN.GOV

NO.	REVISION DESCRIPTION	DATE
	VILLAGE COMMENTS	3/8/2024



PROJECT: HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

CLIENT: THREE LEAF PARTNERS
504 W. JUNEAU AVE.
MILWAUKEE, WI 53203

SHEET TITLE: TITLE SHEET

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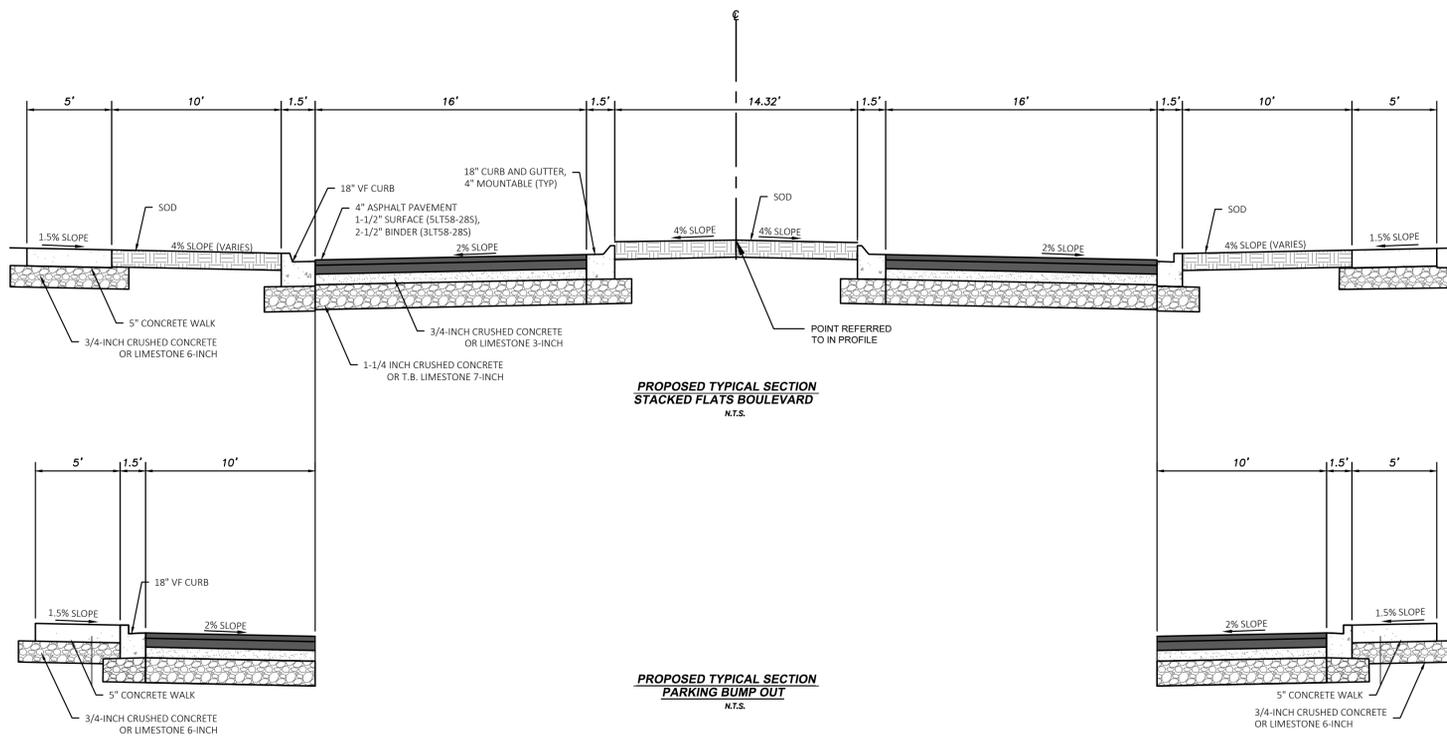
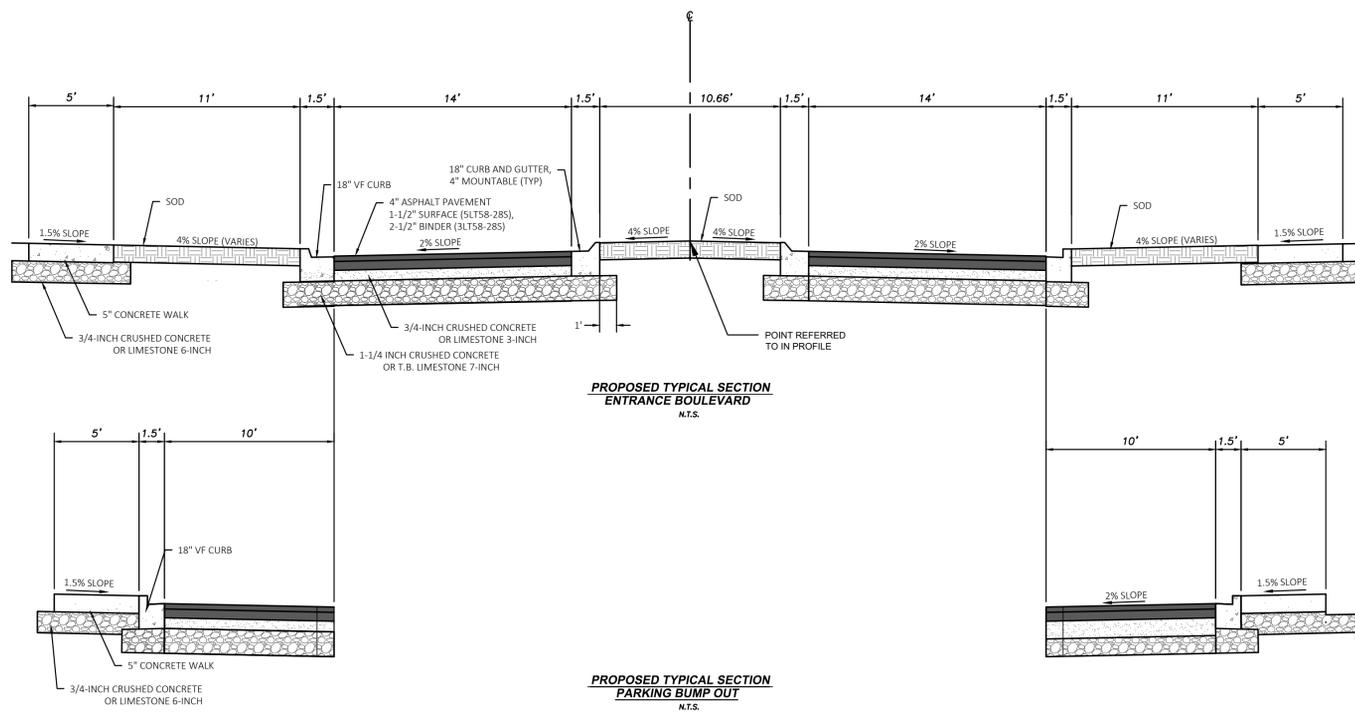
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Sheet No.



FINAL IMPROVEMENT PLANS

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- NOTES:
1. FINISHED ASPHALT SURFACE SHALL BE 1/4" ABOVE CURB & GUTTER FLANGE
 2. MANHOLE FRAMES AND VALVE BOXES TO 1/4-INCH BELOW FINISHED GRADE.
 3. CONCRETE SIDEWALK THROUGH DRIVEWAY APPROACHES TO BE 6", ALL OTHER SIDEWALKS - SEE TYPICAL SECTIONS FOR THICKNESS
 4. BASE SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR.



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TYPICAL SECTIONS

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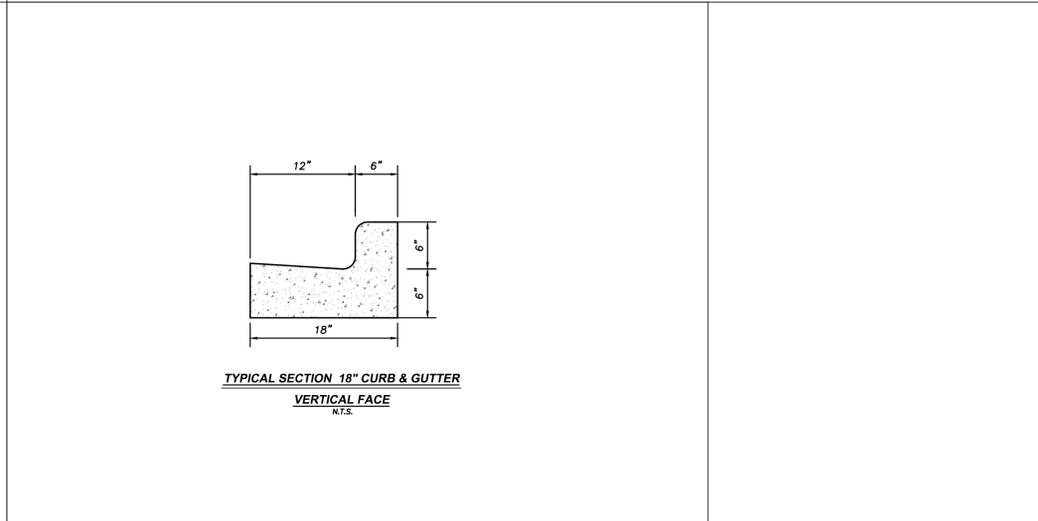
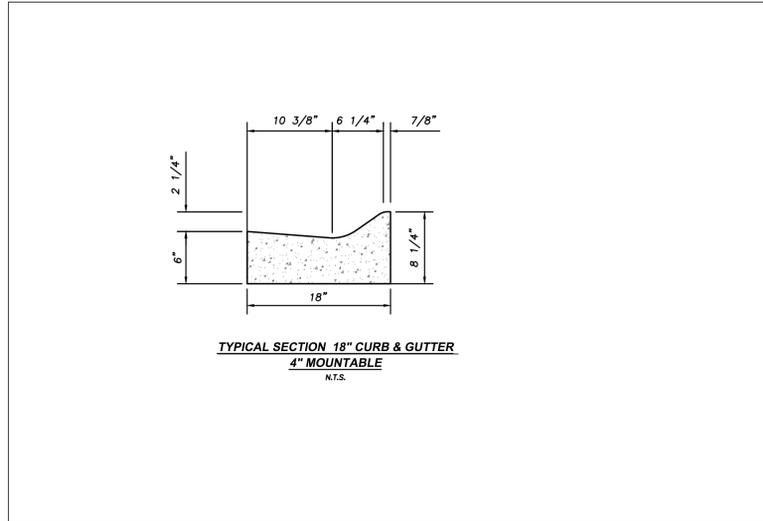
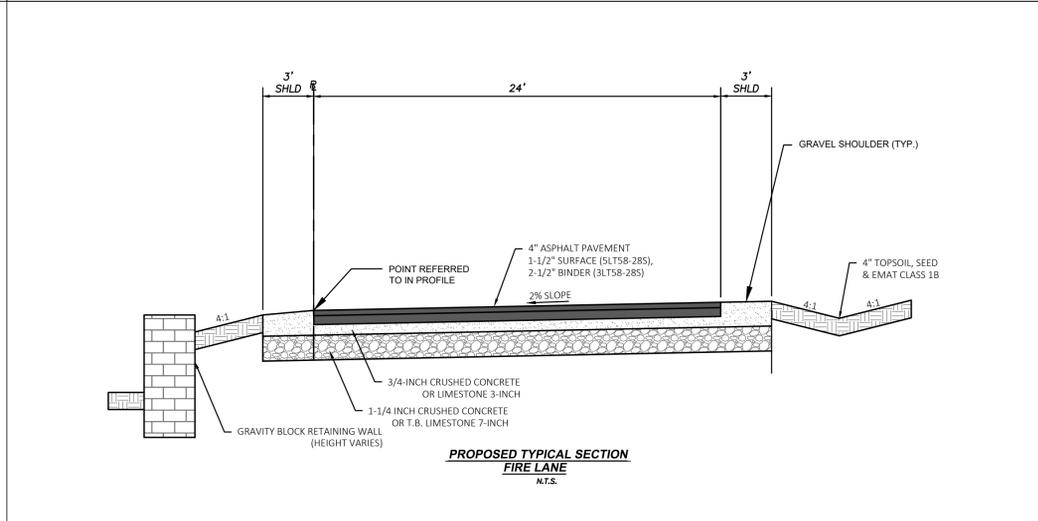
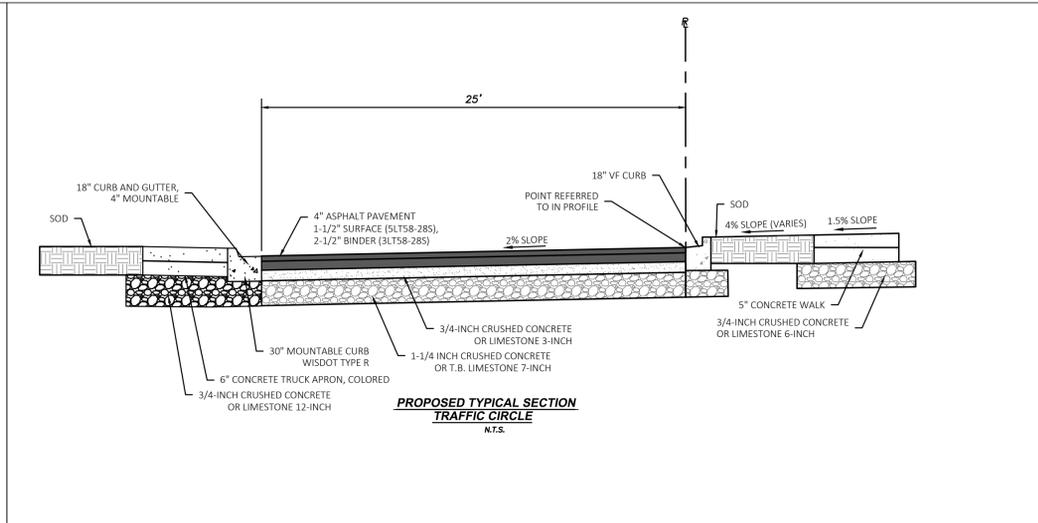
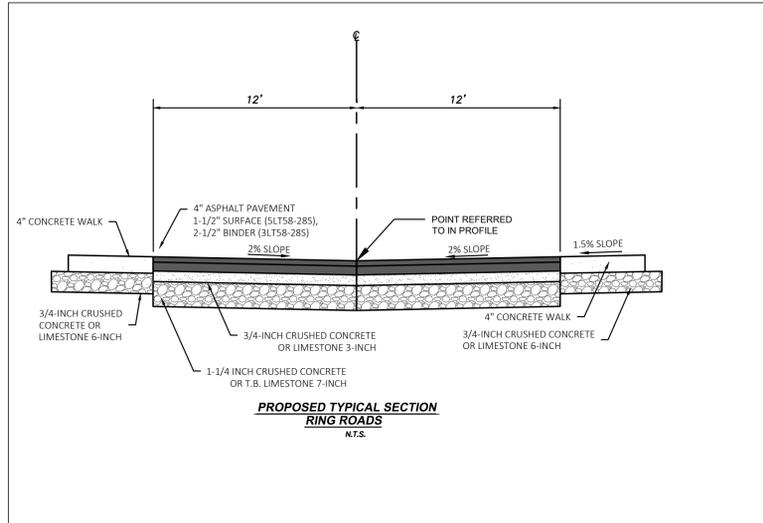
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	VILLAGE COMMENTS	3/8/2024

Payne + Dolan
 A WALBECK COMPANY
 www.walbecgroup.com
 (800) 757-7556

PROJECT:
HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

CLIENT:
THREE LEAF PARTNERS
 504 W. JUNEAU AVE.
 MILWAUKEE, WI 53203

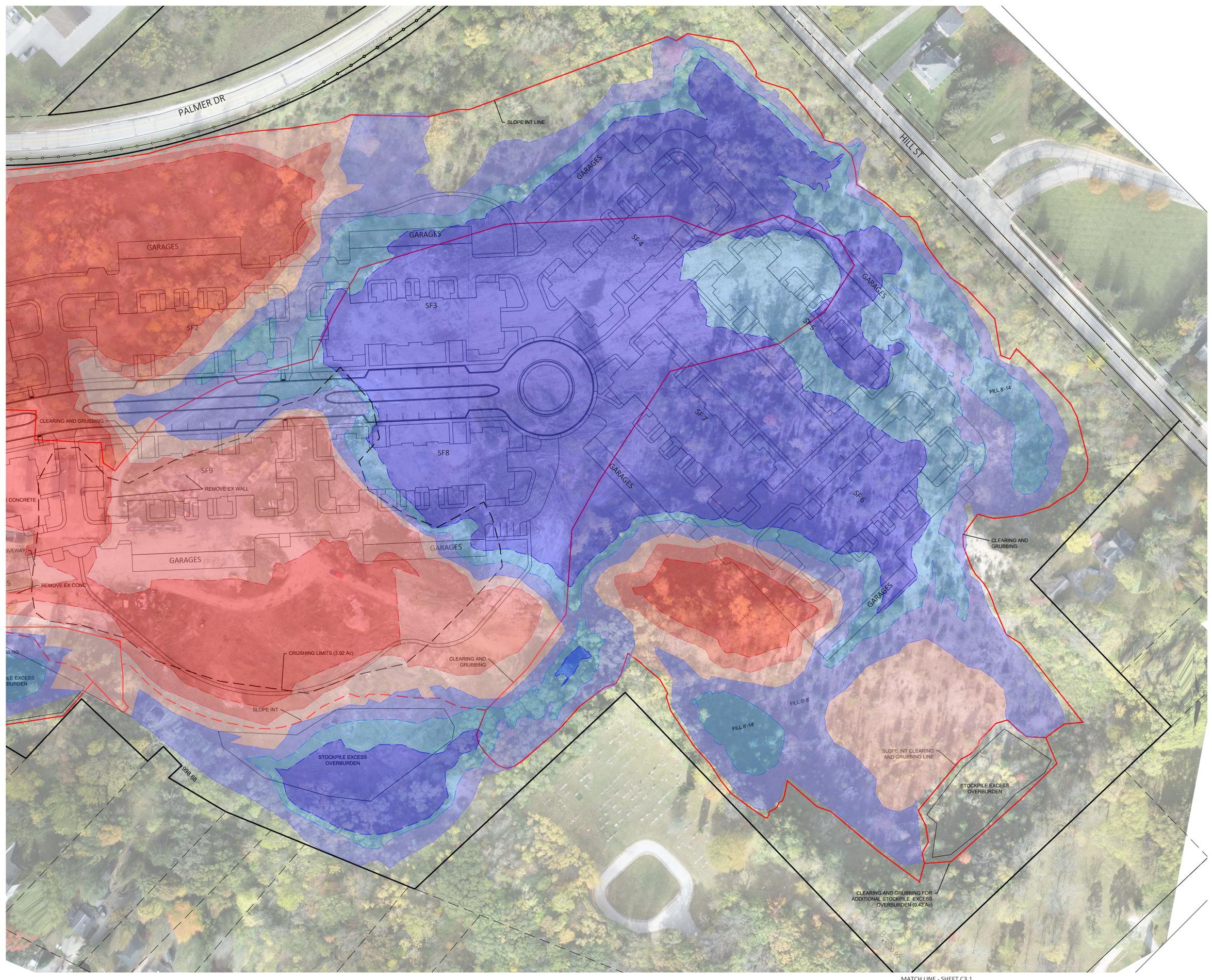
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C1.1



- SLOPE INTERCEPT
- CLEARING & GRUBBING
- FILL 14 TO 25-FT
- FILL 7 TO 14-FT
- FILL 0 TO 7-FT
- CUT 14 TO 25-FT
- CUT 7 TO 14-FT
- CUT 0 TO 7-FT

CONSTRUCTION ACTIVITY AND SEQUENCE
 PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SEQUENCE SHOWING A WEEKLY SCHEDULE OF OPERATIONS FOR REVIEW AND ACCEPTANCE BY THE VILLAGE ENGINEER. THE WEEKLY SCHEDULE SHALL INCLUDE SPECIFIC SEQUENCES FOR INSTALLATION OF TEMPORARY SEDIMENT TRAPS, INCREMENTAL GRADING AND RESTORATION OF PERIMETER SLOPE SEGMENTS, AND CONSTRUCTION OF PERMANENT INFILTRATION BASINS.

- ANTICIPATED DISTURBANCE: 35.68Ac
 SITE CONSTRUCTION: DURATION 4 MONTHS
1. REMOVE ALL BUILDINGS, BUILDING FOUNDATIONS AND RETAINING WALLS.
 2. REMOVE CONTAMINATED SOILS.
 3. CRUSH AND STOCKPILE ALL CONCRETE AND ROCK RUBBLE THROUGHOUT THE WORK AREA, CRUSHING TO BEGIN MARCH 2024
 4. CLEARING & GRUBBING
 5. PALMER OVERBURDEN TO BE MOVED TO NORTH END
 6. CRUSH AND MOVE STOCKPILES TO PADS 4-7
 7. CUT EAST SLOPE BEHIND STACKED FLATS SF7 AND SF8 AND WEST SLOPE BEHIND TH1 AND SF1
 8. INSTALL RETAINING WALLS 1-6
 9. CRUSH AND MOVE STOCKPILES TO PADS 8-10
 10. ROADS TO BE BUILT TO SUBGRADE PRIOR TO UTILITY INSTALLATION
 11. SITE CONCRETE AND PAVING
 12. RESTORATION OF DISTURBED AREA

NOTES: CLUB HOUSE CONSTRUCTION TO BEGIN MAY 2024
 STACKED FLATS SF 1-10 2 BUILDINGS TO BEGIN EVERY 2 MONTHS

- STOCKPILE NOTES**
1. GRANULAR STOCKPILES ON EACH BUILDING PAD
 2. MINIMAL TOPSOIL TO BE STOCKPILED ON TOWN HOUSE 2 BUILDING PAD

- DENSITY TESTING**
1. MINIMUM DENSITY TESTING FREQUENCIES:
 EMBANKMENT/SLOPE AREAS
 - * ONE TEST PER 2,500 SF, PER LIFT, UPON PROVEN AND CONSISTENT ACHIEVEMENT OF MEETING REQUIRED DENSITIES. THE FREQUENCY MAY BE MODIFIED TO ONE TEST PER 10,000 SF, PER LIFT.
 SUBGRADE AREAS
 - * ONE TEST FOR EACH 250 FEET OF SUBGRADE (FULL WIDTH) ALONG WITH PROOF ROLL.
 2. THE ON-SITE SOIL AND MATERIALS (IF PROCESSED PROPERLY) CAN BE REUSED AS ENGINEERED FILL. ALL ENGINEERED FILL WALL AND UTILITY TRENCH BACKFILL SHOULD CONSIST OF INORGANIC MATERIALS, FREE OF DEBRIS, NOT EXCEED 3 INCHES IN SIZE, AND SHOULD BE PLACED IN 8 TO 10-INCH LOOSE LIFTS COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR).
 3. IF THE ENGINEERED FILLS ARE LESS THAN 7 FEET IN THICKNESS, THEY SHOULD BE MOISTURE CONDITIONED TO BE WITHIN +/- 3% OF THE OPTIMUM MOISTURE CONTENT. WHEN ENGINEERED FILLS EXCEED 7 FEET, THEY SHOULD BE MOISTURE CONDITIONED TO BE AT THE OPTIMUM MOISTURE TO + 3% ABOVE.

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 www.paynetdolan.com
 (800) 787-7598

PROJECT: HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

CLIENT: THREE LEAF PARTNERS
 504 W. JUNEAU AVE.
 MILWAUKEE, WI 53203

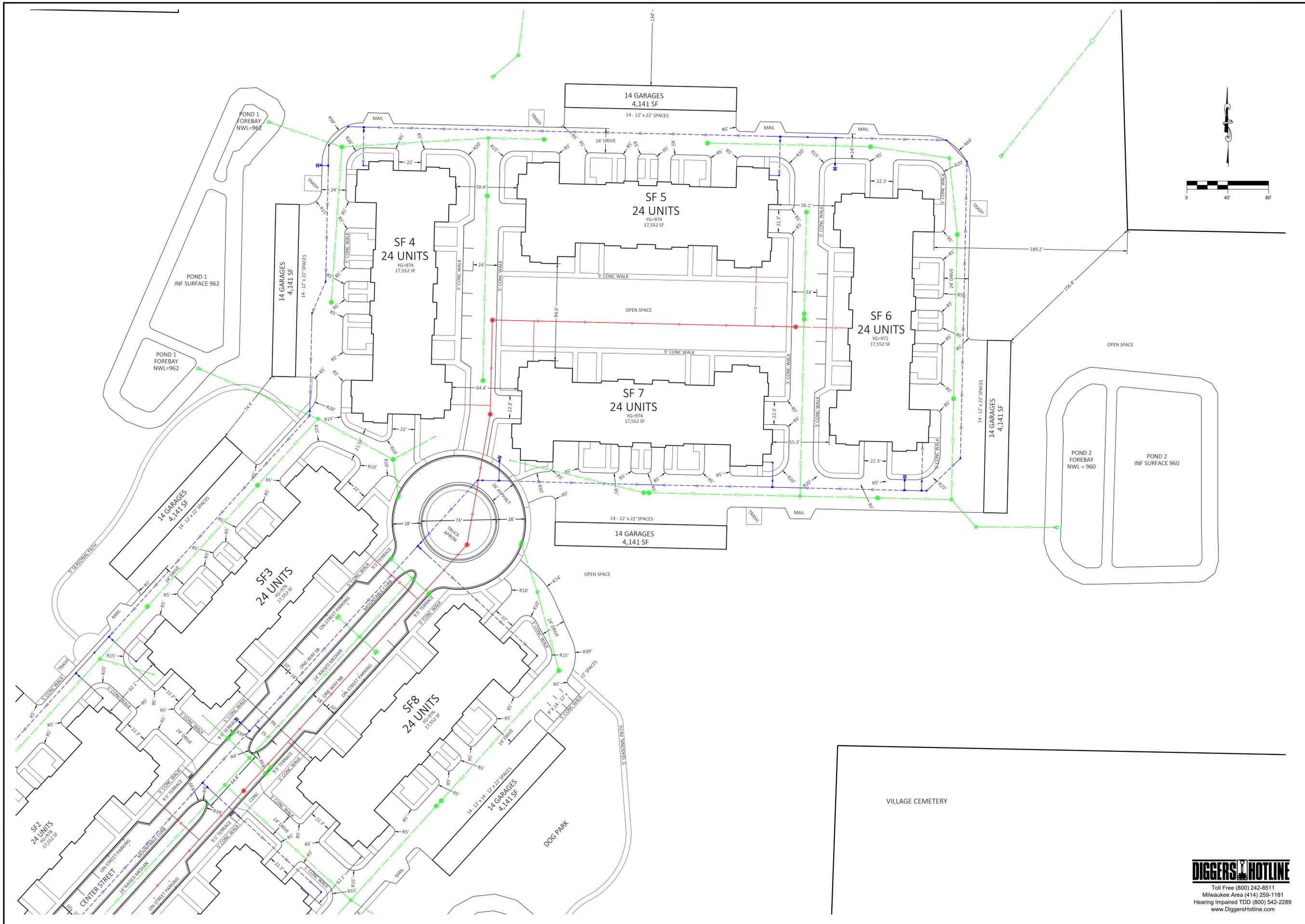
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PROJECT TITLE: SITE PREPARATION & MASS GRADING PLAN

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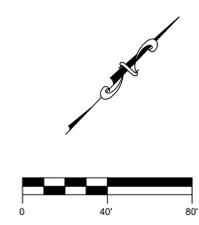
PROJECT OVERVIEW

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HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

CLIENT:
THREE LEAF PARTNERS
504 W. JUNEAU AVE.
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PROJECT TITLE:
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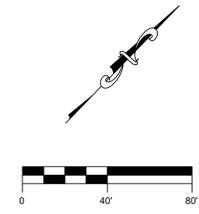
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HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

CLIENT:
THREE LEAF PARTNERS
504 W. JUNEAU AVE.
MILWAUKEE, WI 53203

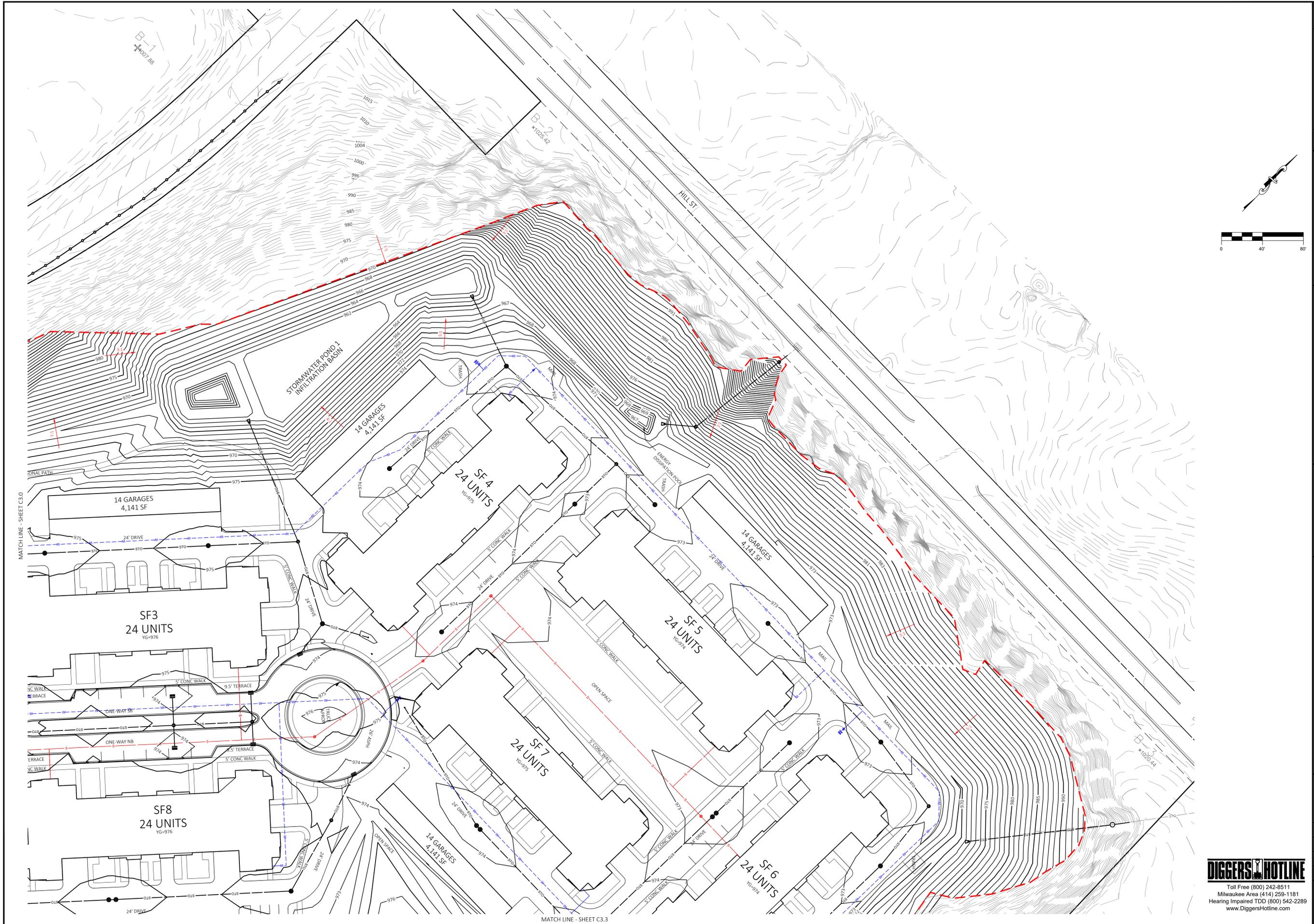
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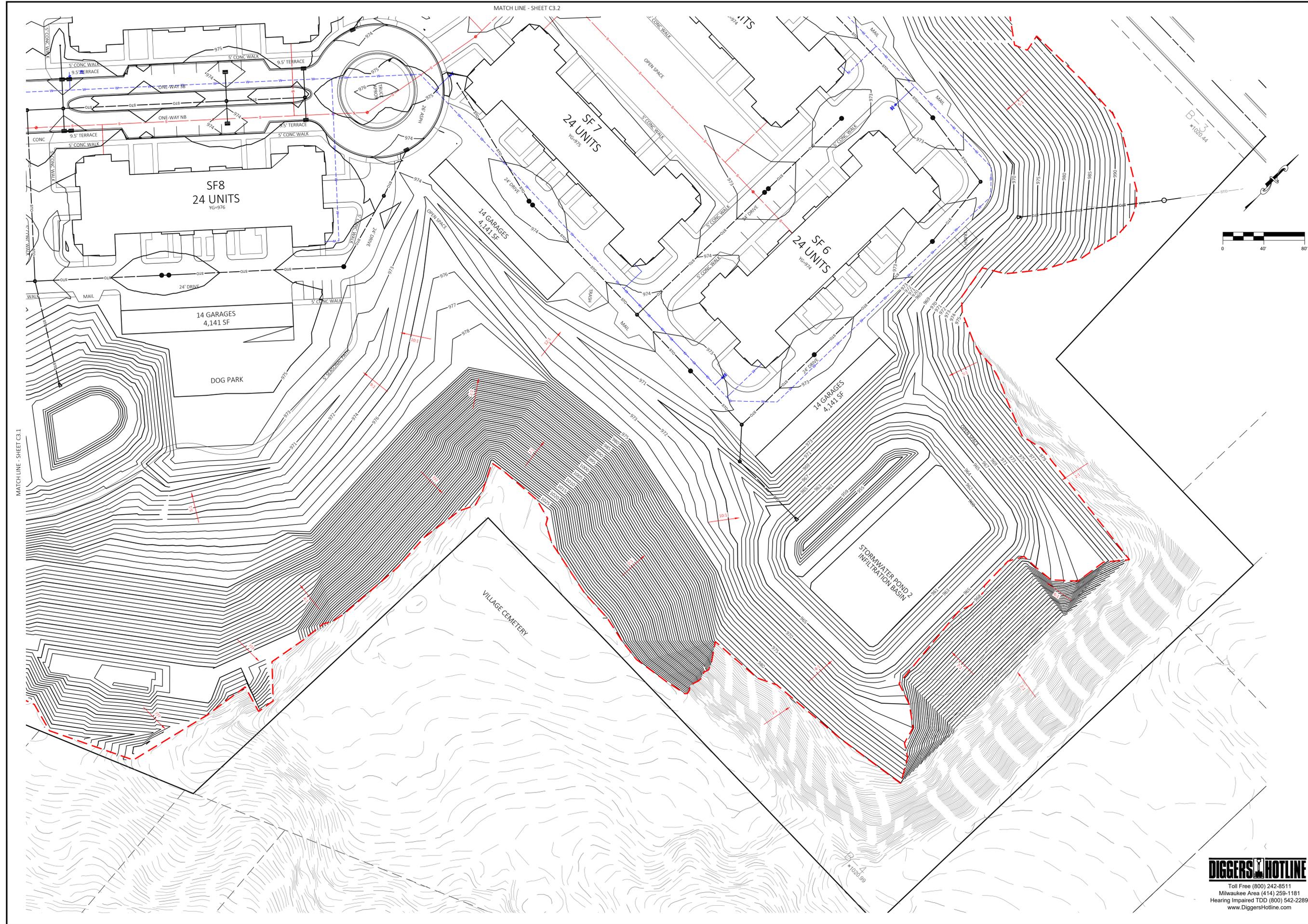
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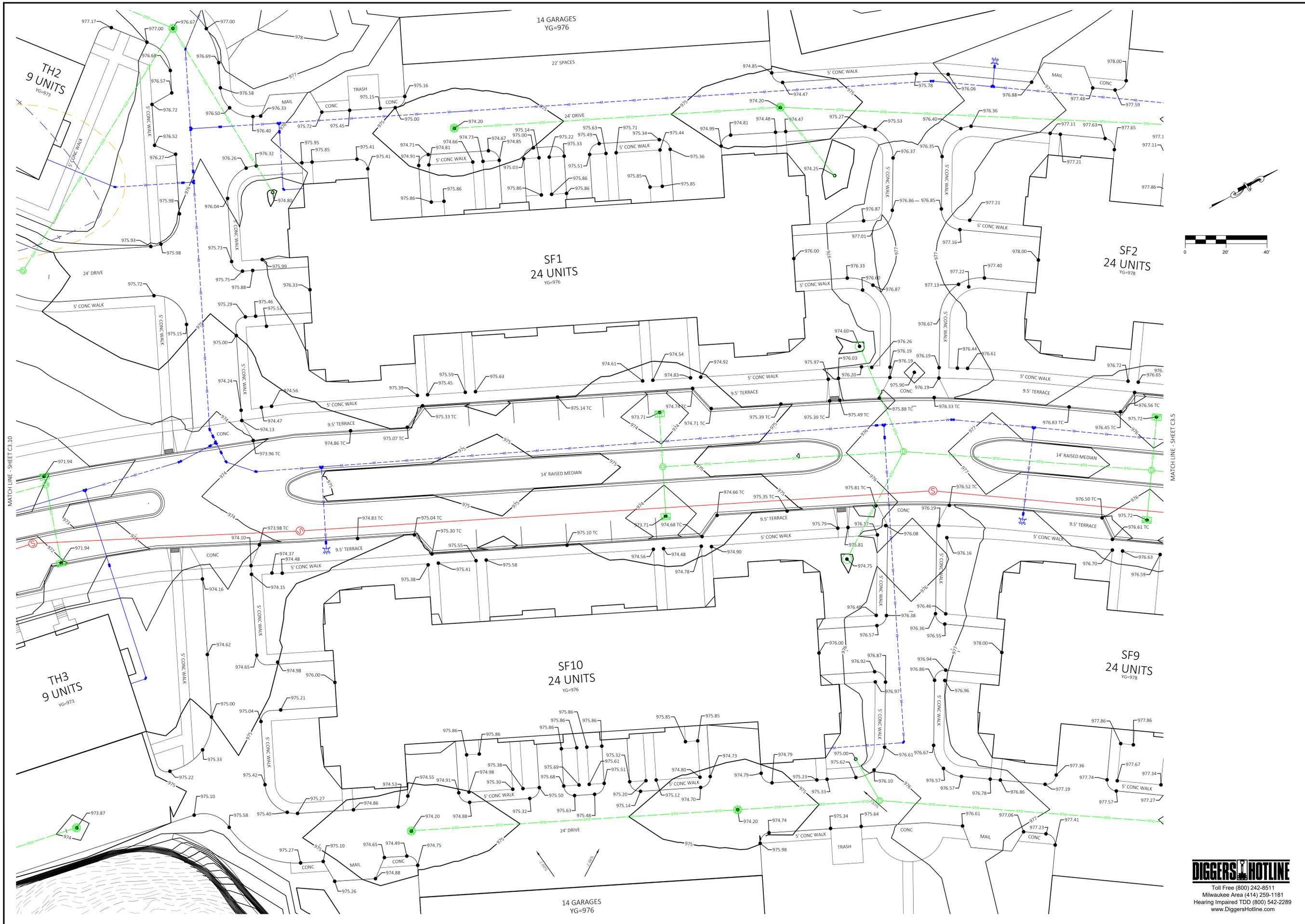
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DATE	3/6/2024
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HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

THREE LEAF PARTNERS
504 W. JUNEAU AVE
MILWAUKEE, WI 53203

DETAILED GRADING PLAN

PROJECT: HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

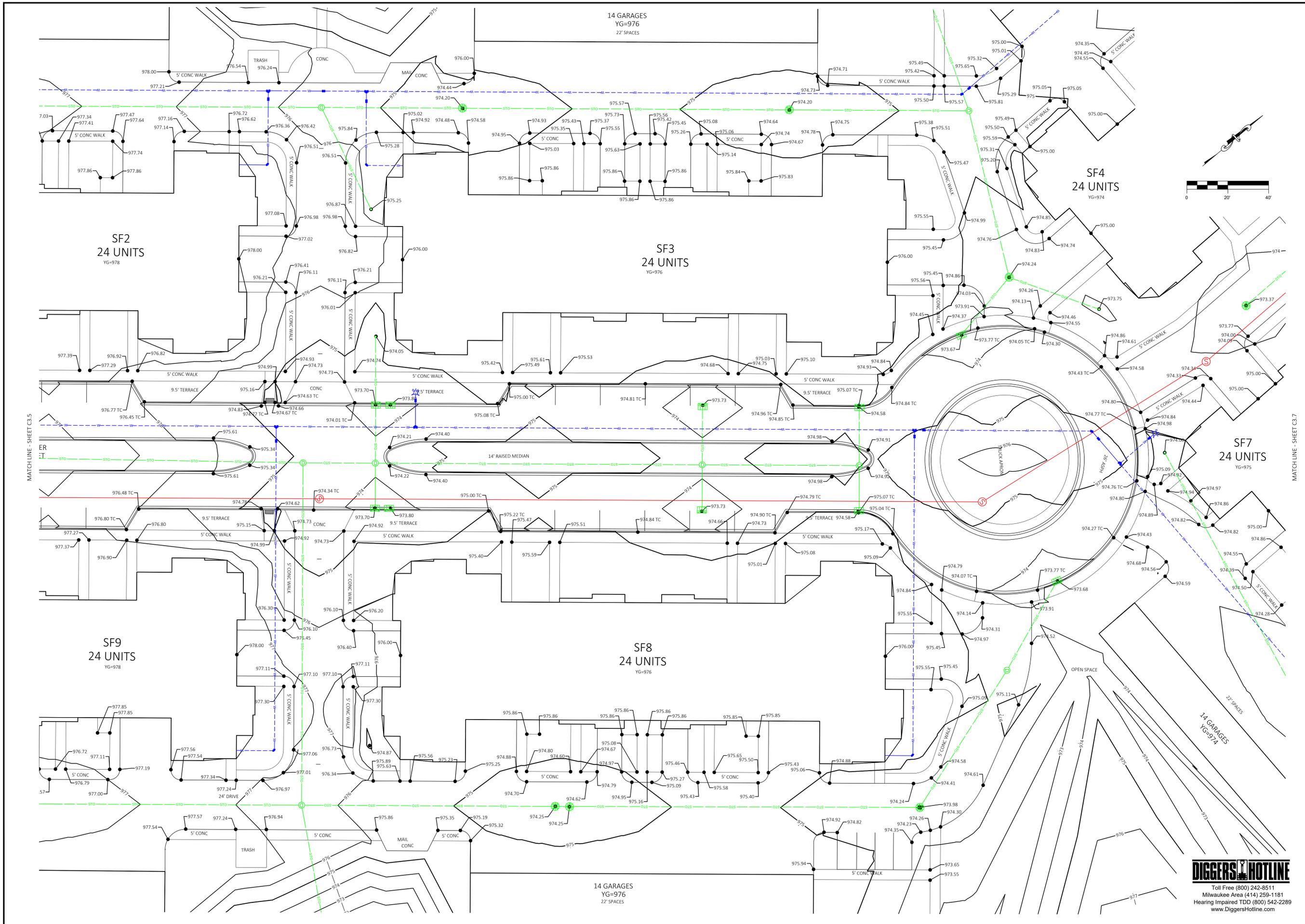
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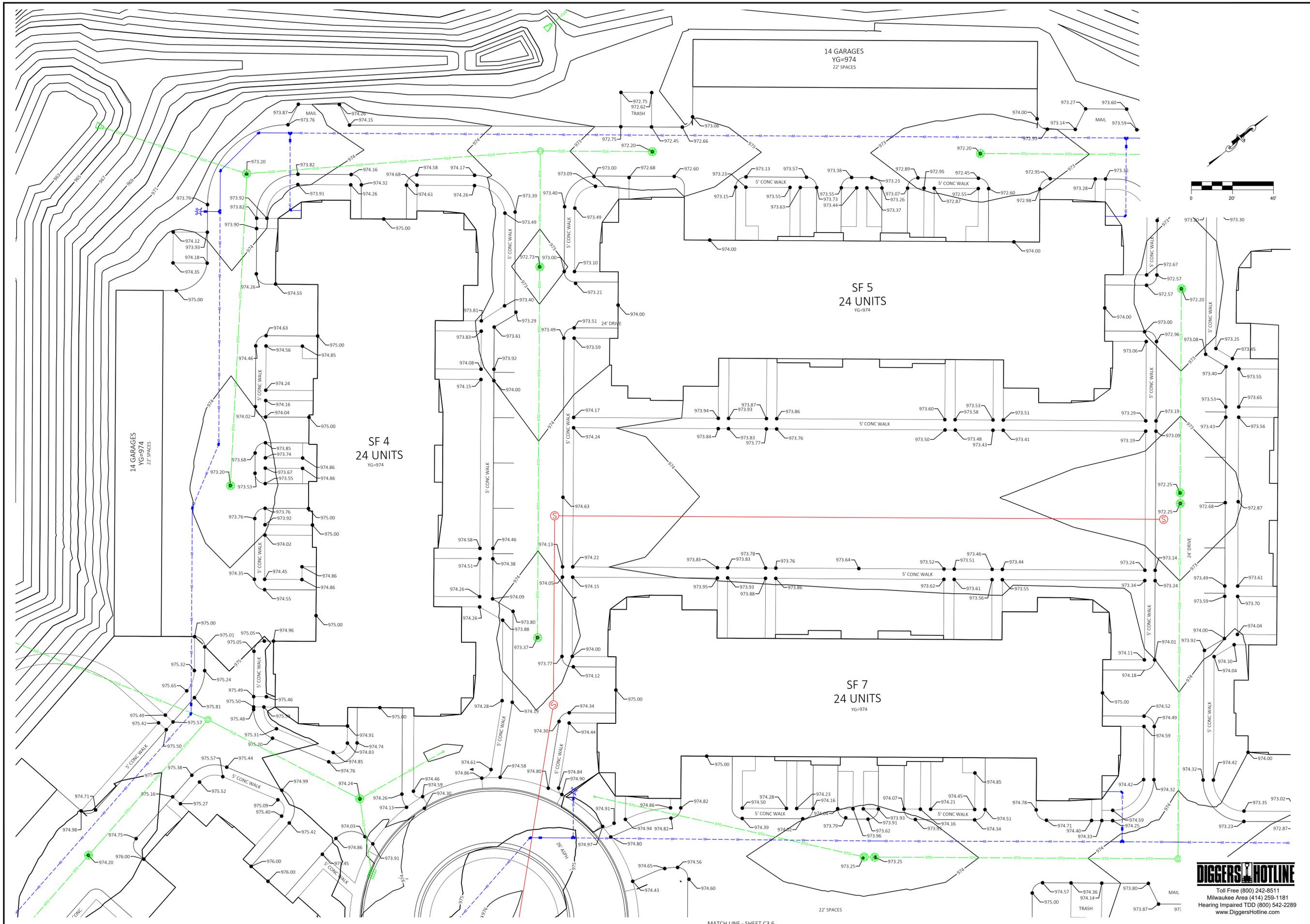
DETAILED GRADING PLAN

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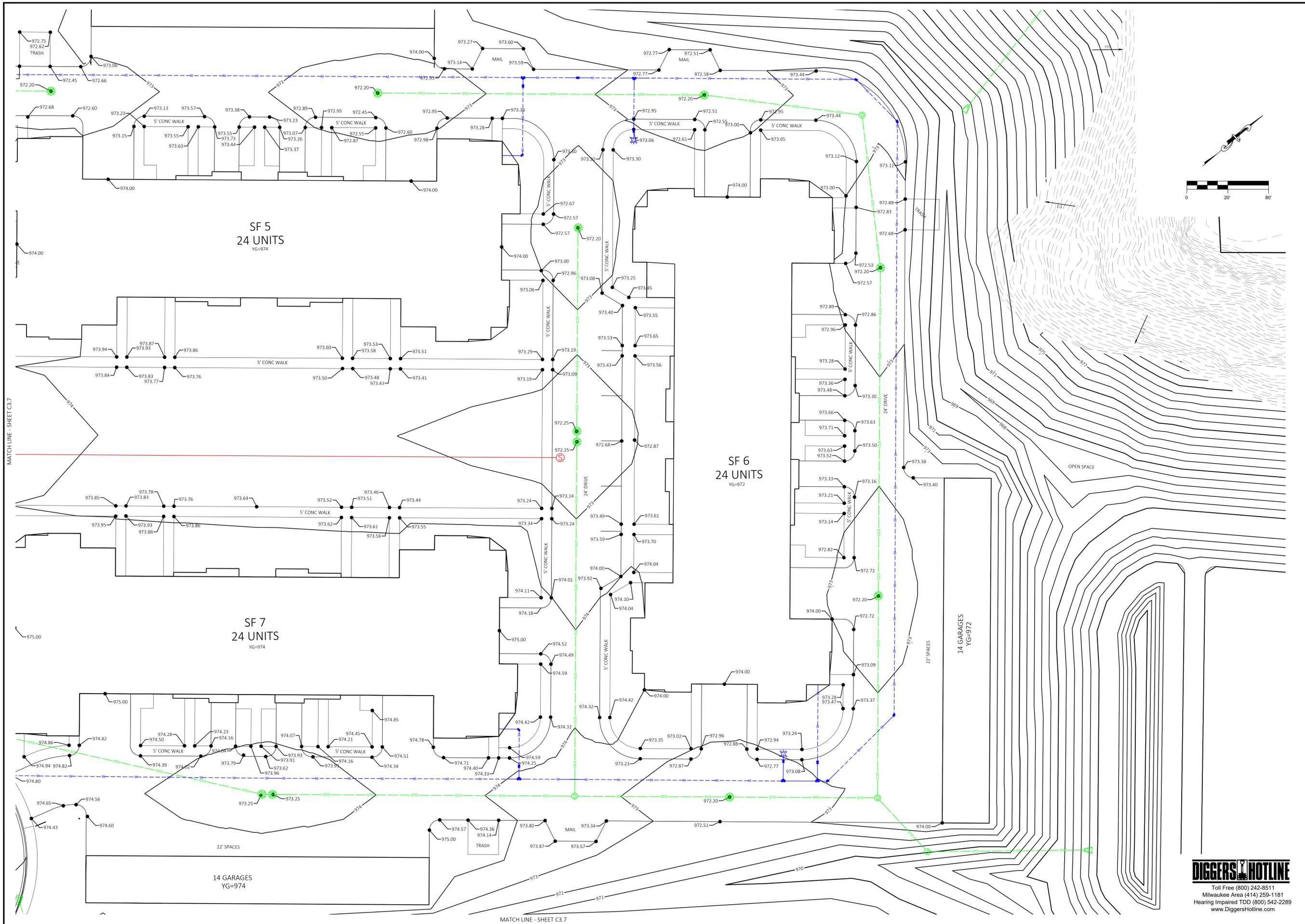
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CLIENT	THREE LEAF PARTNERS 504 W. JUNEAU AVE. MILWAUKEE, WI 53203
Scale	
DETAILED GRADING PLAN	
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HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

THREE LEAF PARTNERS
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MILWAUKEE, WI 53203

DETAILED GRADING PLAN

PROJECT: HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

CLIENT: THREE LEAF PARTNERS
504 W. JUNEAU AVE.
MILWAUKEE, WI 53203

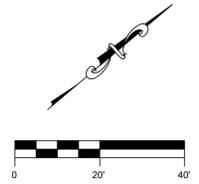
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PUBLIC STREET



NO.	REVISION DESCRIPTION	DATE
	VILLAGE COMMENTS	3/6/2024



PROJECT:
HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

CLIENT:
THREE LEAF PARTNERS
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MILWAUKEE, WI 53203

ARCHITECT:
Seal

ARCHITECT TITLE:
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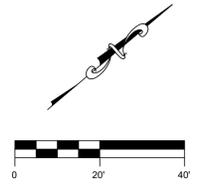
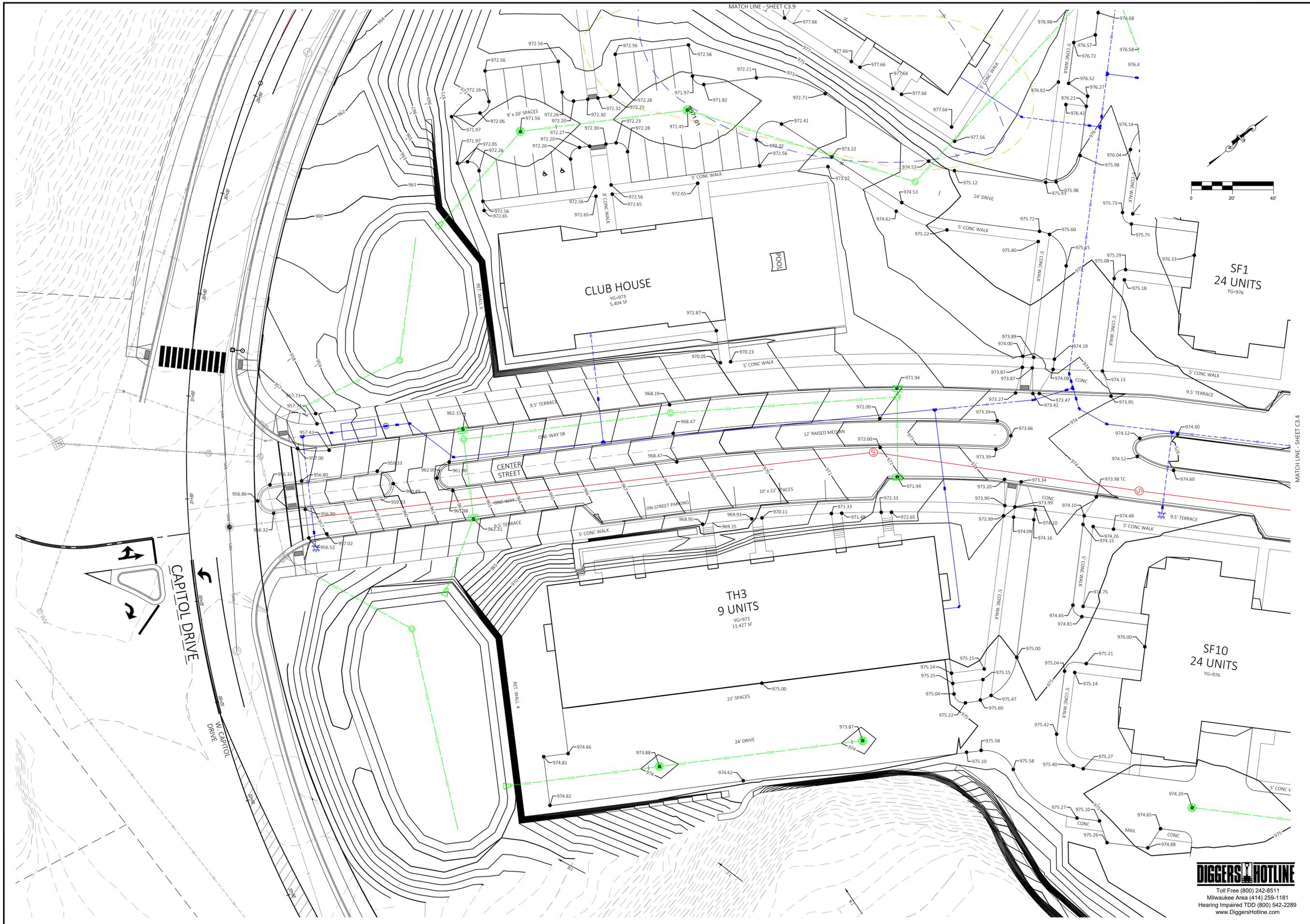
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P&D Project No: 490686

Sheet No: **C3.9**



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MATCH LINE - SHEET C3.4



NO.	REVISION DESCRIPTION	DATE
	VILLAGE COMMENTS	3/6/2024

Payne + Dolan
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PROJECT:
HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

CLIENT:
THREE LEAF PARTNERS
 504 W. JUNEAU AVE.
 MILWAUKEE, WI 53203

DATE:
 09/08/2023

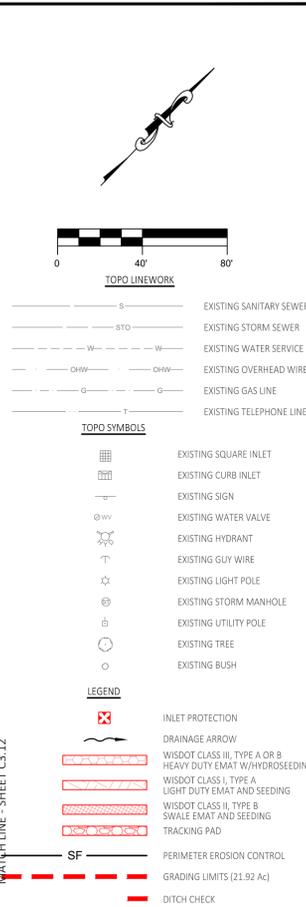
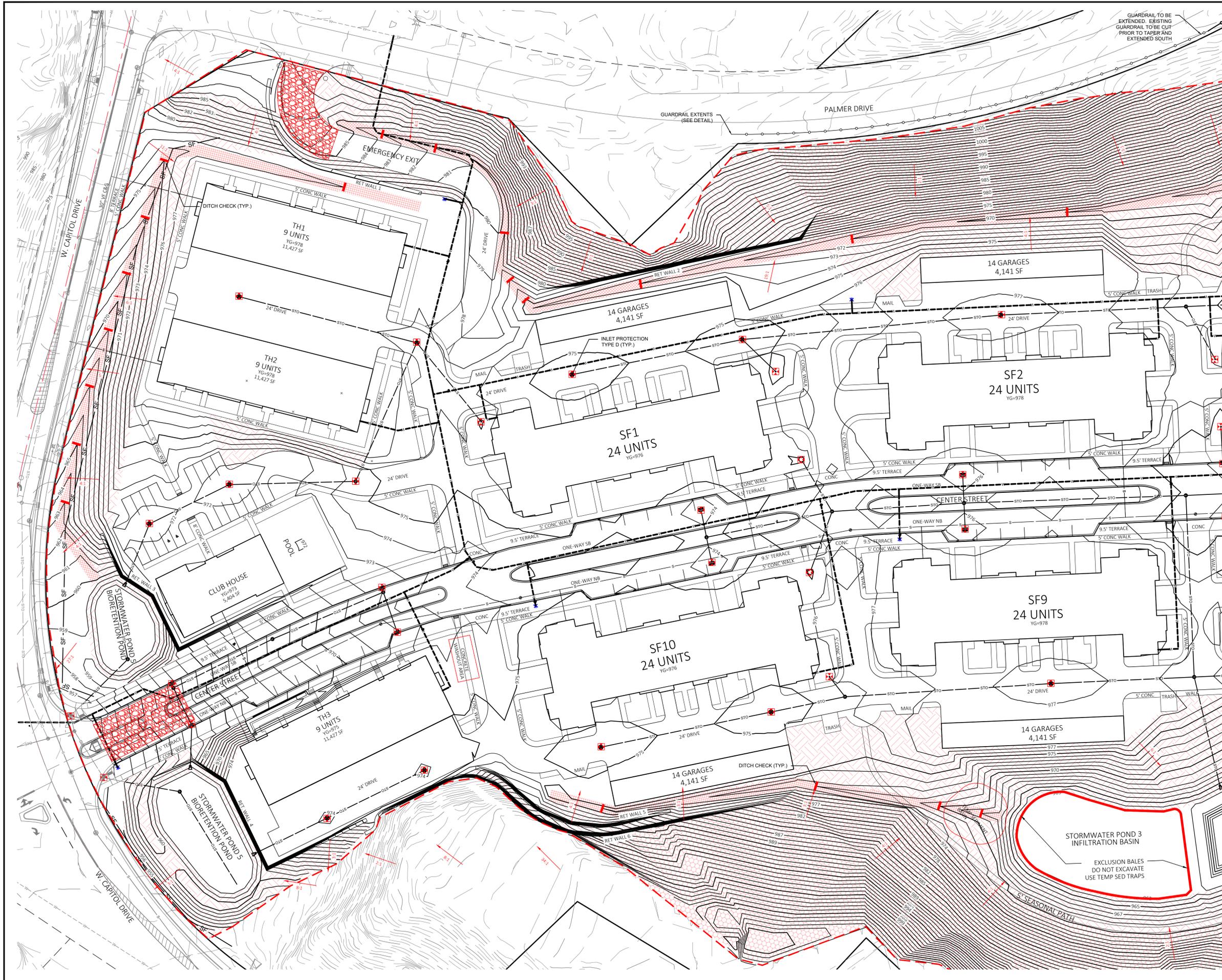
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DETAILED GRADING PLAN

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 P&D Project No: 490686

Sheet No:
C3.10

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NOTE: ALL LANDSCAPE AREAS BETWEEN BUILDINGS AND HARDSCAPE AND ALL OTHER LANDSCAPE AREAS WITH A SLOPE OF 10% OR FLATTER SHALL BE TOPSOIL SEEDING AND MULCHED. STEEP SLOPES SHALL BE SEEDING WITH A NO MOY MIX. SEE LANDSCAPE PLANS FOR SEEDING MIXES.

CONSTRUCTION ACTIVITY AND SEQUENCE
 PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SEQUENCE SHOWING A WEEKLY SCHEDULE OF OPERATIONS FOR REVIEW AND ACCEPTANCE BY THE VILLAGE ENGINEER. THE WEEKLY SCHEDULE SHALL INCLUDE SPECIFIC SEQUENCES FOR INSTALLATION OF TEMPORARY SEDIMENT TRAPS, INCREMENTAL GRADING AND RESTORATION OF PERFORATOR SLOPE SEDIMENTS, AND CONSTRUCTION OF PERMANENT INFILTRATION BASINS.

- ANTICIPATED DISTURBANCE: 35.68Ac
 SITE CONSTRUCTION: DURATION 4 MONTHS
1. REMOVE ALL BUILDINGS, BUILDING FOUNDATIONS AND RETAINING WALLS.
 2. REMOVE CONTAMINATED SOILS.
 3. CRUSH AND STOCKPILE ALL CONCRETE AND ROCK RUBBLE THROUGHOUT THE WORK AREA, CRUSHING TO BEGIN MARCH 2024.
 4. CLEARING & GRUBBING.
 5. PALMER OVERBURDEN TO BE MOVED TO NORTH END.
 6. CONSTRUCT RETAINING WALL 7 BEHIND STACKED FLAT SF6.
 7. CRUSH AND MOVE STOCKPILES TO PADS 4+7.
 8. CUT EAST SLOPE BEHIND STACKED FLATS SF7 AND SF8 AND WEST SLOPE BEHIND TH1 AND SF1.
 9. INSTALL RETAINING WALLS 1-6.
 10. CRUSH AND MOVE STOCKPILES TO PADS 8-10.
 11. ROADS TO BE BUILT TO SUBGRADE PRIOR TO UTILITY INSTALLATION.
 12. SITE CONCRETE AND PAVING.
 13. RESTORATION OF DISTURBED AREA.

NOTES: CLUB HOUSE CONSTRUCTION TO BEGIN MAY 2024
 STACKED FLATS SF 1-10 2 BUILDINGS TO BEGIN EVERY 2 MONTHS

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED FOR FUNCTIONAL EFFECTIVENESS FOLLOWING EVERY 1/2-INCH RAIN EVENT AND IN NO CASE LESS THAN ONCE PER WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO ENSURE THE DEVICE FUNCTIONS AS DESIGNED.
2. ALL SEEDING AREAS WILL BE WATERED, FERTILIZED, MULCHED AND RE-SEEDING AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. SEE LANDSCAPE PLANS FOR SEED MIXES.
3. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE STREET SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY OR AS NECESSARY TO PREVENT DEBRIS FROM ENTERING A STORM SEWER, DITCH, OR WATERWAY.
4. IN THE EVENT CONSTRUCTION ACTIVITIES RESULT IN SEVERE DUST CONDITIONS, SEE WDNR TECHNICAL STANDARD 1068.
5. IN THE EVENT OF DEWATERING ACTIVITIES, FOLLOW WDNR TECHNICAL STANDARD 1068. ALL WATER DISCHARGED FROM THE DEWATERING EQUIPMENT MUST BE FILTERED BY A TYPE II GEOTEXTILE BAG SIZED FOR THE PUMP DISCHARGE FLOW RATE.
6. SEDIMENT TRAP DESIGN TO BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
7. DITCH OWNERS TO BE PLACED AT EVERY 2' OF VERTICAL DROP IN ELEVATION OR CLOSURE. DITCH CHECK AND EMAT INSTALLATION SHOULD BE PER WDNR TECHNICAL STANDARD 1062.
8. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY STABILIZED OR PERMANENTLY RESTORED IN ACCORDANCE WITH THE WDNR BMP'S.
9. TEMPORARY STABILIZATION MATERIALS SHALL BE MULCHED AND SHALL BE APPLIED AND ANCHORED AS SPECIFIED IN WDNR TECHNICAL STANDARD 1058. FOR AREAS NOT STABILIZED BY WDNR, APPLY TEMPORARY SEEDING WITH ANONIC POLYACRYLAMIDE AS SPECIFIED IN WDNR TECHNICAL STANDARD 1050 & 1058.
10. ALL SIGNIFICANT CHANGES TO THIS SCHEDULE SHALL BE PROVIDED TO THE WDNR AND LOCAL MUNICIPALITY PRIOR TO DEVIATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN POSITIVE DRAINAGE TO THE SEDIMENT CONTROL DEVICES AT ALL TIMES DURING CONSTRUCTION.
12. ALL EROSION CONTROL BMP DEVICES CAN BE REMOVED ONCE 100% OF THE SITE HAS BEEN VEGETATED TO 70% COVERAGE PER WDNR TECHNICAL STANDARDS.

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DATE	02/23/2023
REVISION DESCRIPTION	VILLAGE COMMENTS
NO.	1
VILLAGE COMMENTS	
VILLAGE COMMENTS	

HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

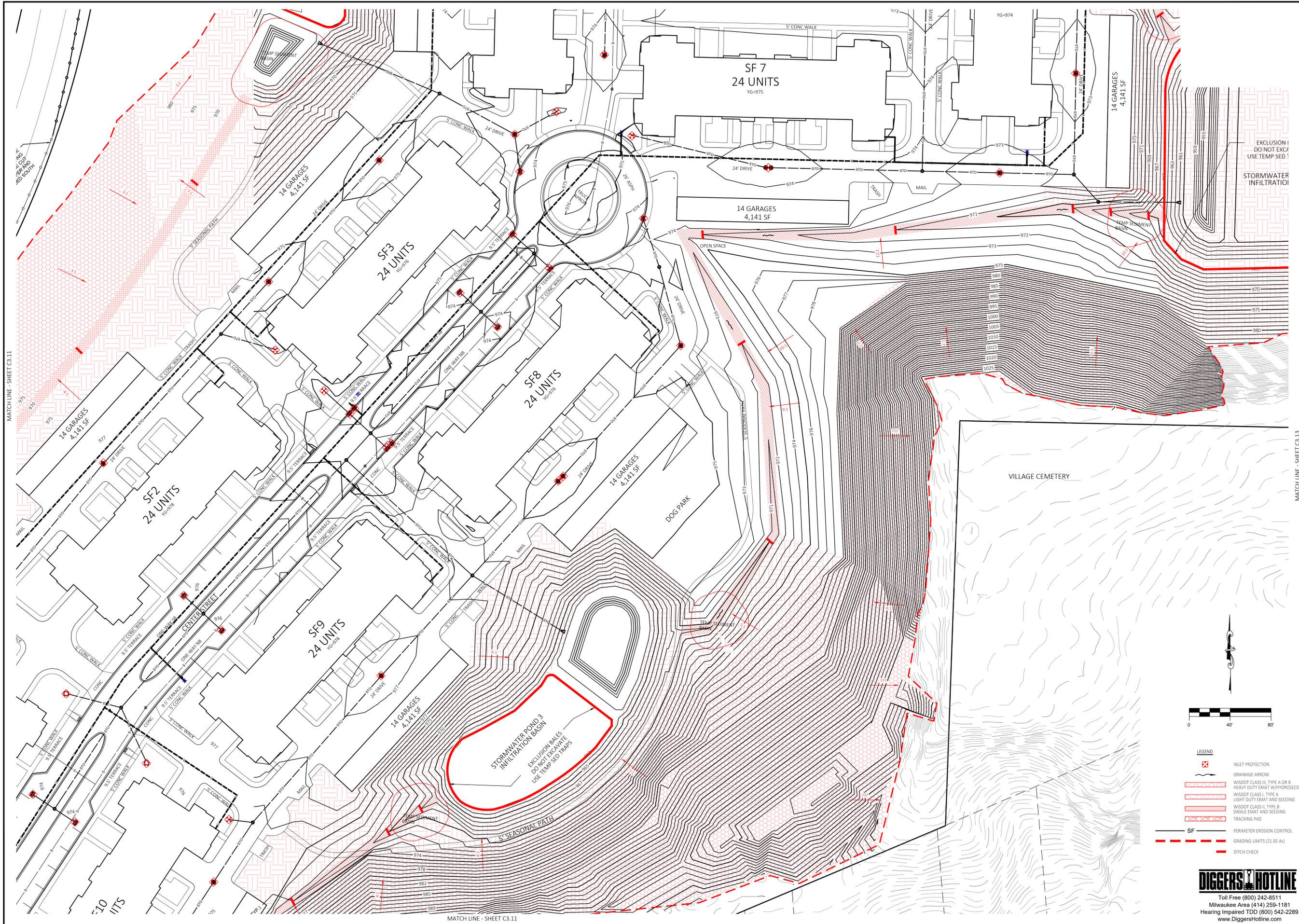
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 MILWAUKEE, WI 53203

EROSION CONTROL PLAN

PROJECT: HARTLAND APARTMENTS
 CLIENT: THREE LEAF PARTNERS
 SHEET TITLE: EROSION CONTROL PLAN
 SHEET NO.: C3.11

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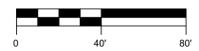
EXCLUSION 1
DO NOT EXCEED
USE TEMP SED 1

STORMWATER
INFILTRATION

VILLAGE CEMETERY

DOG PARK

STORMWATER POND 3
INFILTRATION BASIN
EXCLUSION BAKES
DO NOT SKIDWAVE
USE TEMP SED TRAPS



LEGEND

- INLET PROTECTION
- DRAINAGE ARROW
- WISDOT CLASS III, TYPE A OR B HEAVY DUTY EMAT WITH HYDROSEEDING
- WISDOT CLASS I, TYPE A LIGHT DUTY EMAT AND SEEDING
- WISDOT CLASS II, TYPE B SWALE EMAT AND SEEDING
- TRACKING PAD
- SF PERIMETER EROSION CONTROL
- GRADING LIMITS (21.92 Ac)
- DITCH CHECK

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NO.	REVISION DESCRIPTION	DATE
1	VILLAGE COMMENTS	07/23/2023
2	VILLAGE COMMENTS	8/1/2024



PROJECT
HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

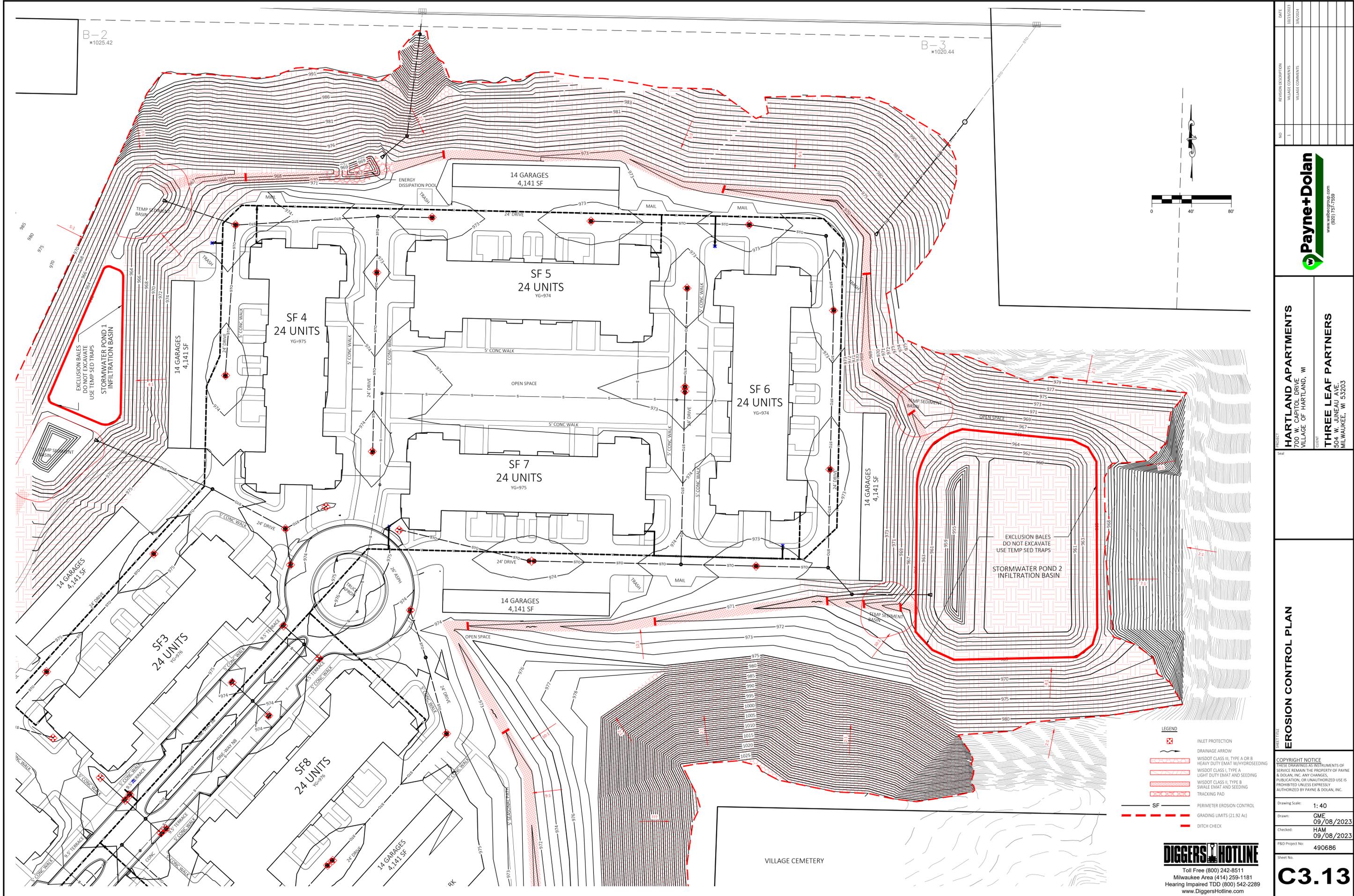
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EROSION CONTROL PLAN

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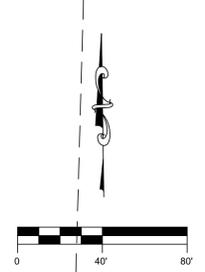
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B-3
#1020.44



NO.	REVISION DESCRIPTION	DATE
1	VILLAGE COMMENTS	10/23/2023
2	VILLAGE COMMENTS	11/01/2024



PROJECT
HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

CLIENT
THREE LEAF PARTNERS
504 W. JUNEAU AVE.
MILWAUKEE, WI 53203

EROSION CONTROL PLAN

LEGEND

- INLET PROTECTION
- DRAINAGE ARROW
- WISDOT CLASS III, TYPE A OR B HEAVY DUTY EMAT WITH HYDROSEEDING
- WISDOT CLASS, TYPE A LIGHT DUTY EMAT AND SEEDING
- WISDOT CLASS II, TYPE B SWALE EMAT AND SEEDING
- TRACKING PAD
- SF PERIMETER EROSION CONTROL
- GRADING LIMITS (21.92 Ac)
- DITCH CHECK

LEGEND

- INLET PROTECTION
- DRAINAGE ARROW
- WISDOT CLASS III, TYPE A OR B HEAVY DUTY EMAT WITH HYDROSEEDING
- WISDOT CLASS, TYPE A LIGHT DUTY EMAT AND SEEDING
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- TRACKING PAD
- SF PERIMETER EROSION CONTROL
- GRADING LIMITS (21.92 Ac)
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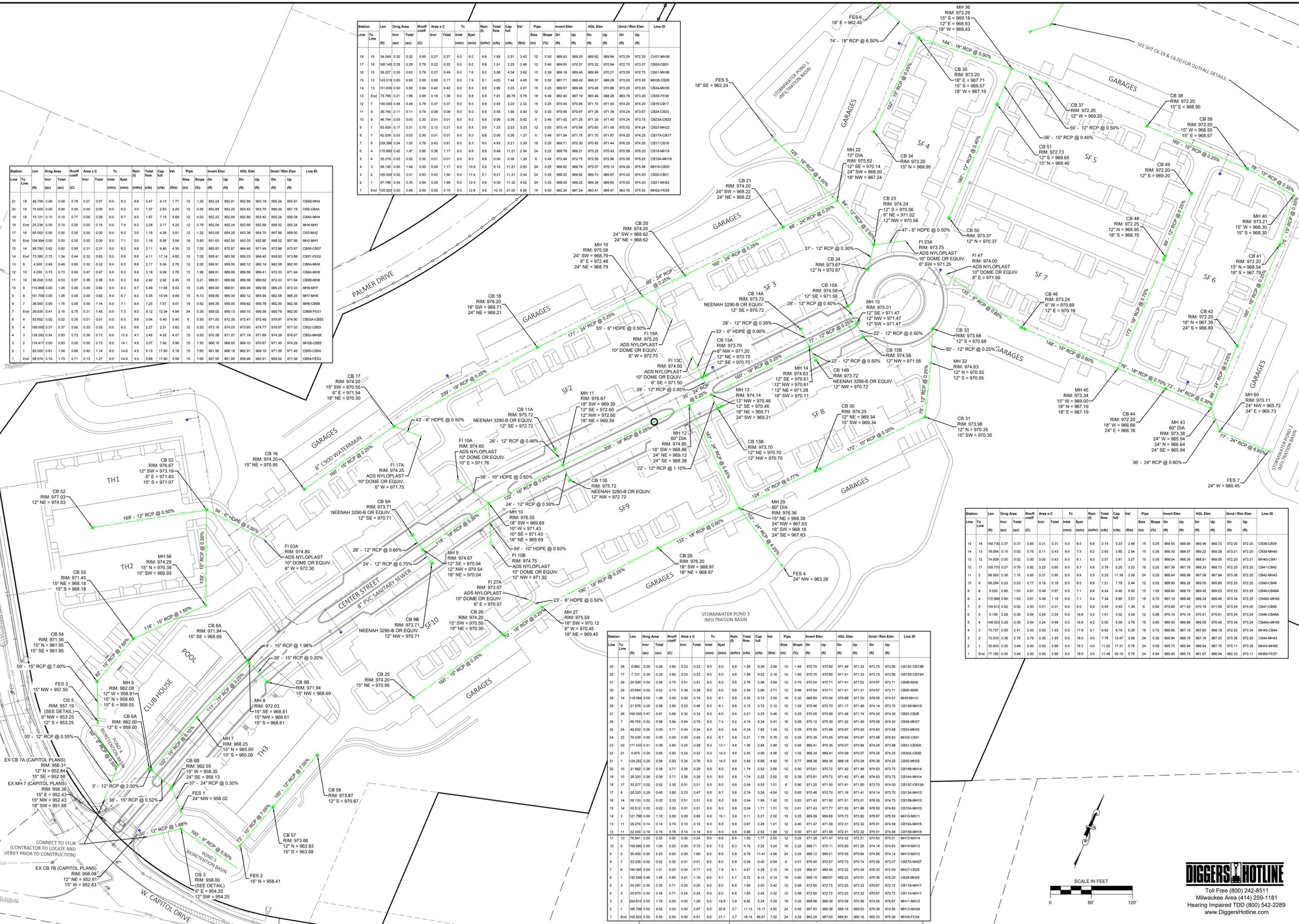
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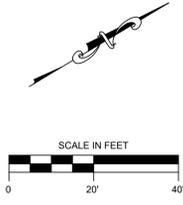
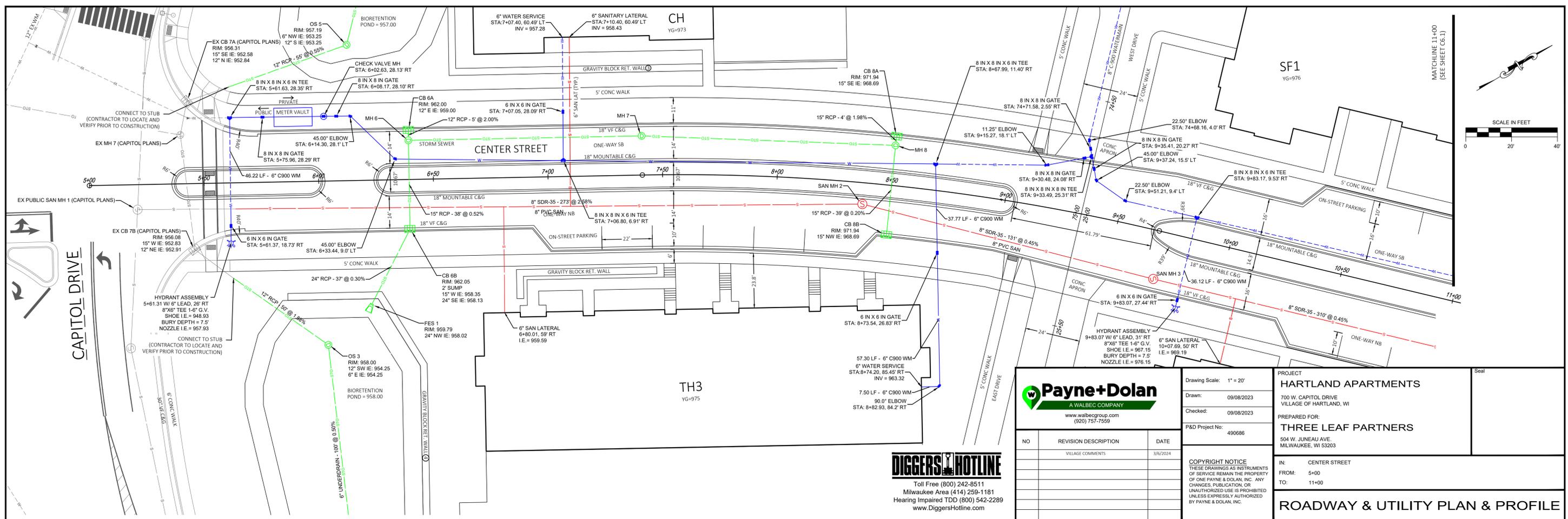


Station	Line To Line	Len (ft)	Dmg Area (sq ft)	Rooft Coeff	Area x C (sq ft)	Tc (min)	Rain (in/hr)	Total Flow (cfs)	Cap Full (cfs)	Vel (ft/s)	Pipe Size (in)	Slope (%)	Invert Elev (ft)	HGL Elev (ft)	Grnd / Rim Elev (ft)	Line ID				
21	18	49.748	0.09	0.06	0.78	0.07	6.0	0.8	0.47	4.13	1.71	12	1.35	952.24	952.89	953.19	953.24	CB48-MH4		
20	19	75.000	0.00	0.00	0.00	0.00	6.0	0.0	0.00	0.00	0.00	12	0.55	952.44	953.25	953.75	954.04	OS5-CM4		
19	18	15.121	0.10	0.10	0.77	0.08	6.0	0.7	0.17	1.15	3.69	12	4.03	952.23	952.84	953.24	953.44	CB44-MH4		
18	End	25.234	0.00	0.00	0.00	0.00	6.0	0.0	0.00	0.00	0.00	12	0.79	952.04	952.69	952.89	952.92	MH4-MH1		
17	16	35.000	0.00	0.00	0.00	0.00	6.0	0.0	0.00	0.00	0.00	12	1.32	953.00	954.25	953.36	953.40	OS3-MH2		
16	15	14.996	0.00	0.00	0.00	0.00	6.0	0.0	0.00	0.00	0.00	12	0.83	953.03	953.03	952.90	952.92	MH3-MH1		
15	14	39.790	0.82	0.82	0.50	0.31	6.0	0.8	0.11	6.46	4.35	12	7.05	953.83	970.87	964.40	973.88	CB38-CB7		
14	End	33.386	0.72	1.34	0.42	0.63	6.0	0.8	0.11	17.14	4.62	12	7.05	954.41	953.58	953.23	954.40	CB37-FE2		
13	8	4.500	0.40	0.40	0.55	0.32	6.0	0.6	0.08	2.17	1.54	2.76	12	2.00	959.91	959.00	962.14	962.08	CB36-MH5	
12	10	4.035	0.73	0.73	0.64	0.47	6.0	0.8	0.18	9.09	3.78	15	1.98	968.01	968.09	969.56	969.41	CB35-MH6		
11	10	39.004	0.53	0.53	0.67	0.36	6.0	0.8	0.24	2.92	2.45	15	0.21	968.01	968.09	969.56	969.41	CB34-MH6		
10	9	110.888	0.00	1.26	0.00	0.00	6.0	0.3	0.47	11.65	5.53	15	3.38	965.00	965.00	966.56	966.25	MH5-MH7		
9	8	10.700	0.00	1.26	0.00	0.00	6.0	0.3	0.47	6.35	15.94	4.89	15	6.10	958.00	958.00	962.12	962.08	MH7-MH6	
8	7	38.500	0.00	1.75	0.00	0.00	6.0	0.7	0.4	7.25	7.57	6.01	18	0.52	958.35	958.55	960.12	960.08	MH6-CB8	
7	End	38.935	0.41	2.16	0.75	0.31	1.45	6.0	0.3	1.92	13.24	4.84	24	0.30	958.02	958.13	959.10	959.79	CB8-FE1	
6	4	93.652	0.02	0.02	0.30	0.01	0.01	6.0	0.8	0.04	0.40	0.40	6	0.50	971.83	972.30	972.47	972.49	CB33A-CB3	
5	4	169.000	0.37	0.37	0.30	0.33	0.33	6.0	0.8	0.27	2.51	3.02	12	0.50	973.19	974.03	973.93	974.77	CB32-CB3	
4	3	139.093	0.00	0.03	0.70	0.39	0.73	6.0	0.3	4.45	4.07	15	0.50	970.38	971.07	971.19	971.89	CB31-MH6		
3	2	116.417	0.00	0.93	0.00	0.00	0.73	6.0	1.41	4.66	3.37	7.92	3.98	15	1.50	968.18	968.93	969.10	970.67	MH6-CB5
2	1	82.000	0.81	1.54	0.66	0.40	1.14	6.0	1.48	4.55	5.13	17.80	5.18	15	7.80	961.95	962.91	966.10	971.56	CB55-CB4
1	End	98.874	0.19	1.73	0.71	0.13	1.27	6.0	1.48	4.55	5.69	17.80	5.18	15	7.80	961.95	962.91	966.10	971.56	CB54-FE3

Station	Line To Line	Len (ft)	Dmg Area (sq ft)	Rooft Coeff	Area x C (sq ft)	Tc (min)	Rain (in/hr)	Total Flow (cfs)	Cap Full (cfs)	Vel (ft/s)	Pipe Size (in)	Slope (%)	Invert Elev (ft)	HGL Elev (ft)	Grnd / Rim Elev (ft)	Line ID					
18	15	54.049	0.32	0.32	0.85	0.27	0.27	0.0	0.0	6.8	1.85	2.51	3.43	12	0.50	968.93	969.20	969.00	969.84	CH7-MH8	
17	16	80.140	0.28	0.28	0.70	0.22	0.22	0.0	0.0	6.8	1.51	2.25	2.98	12	0.40	969.65	970.37	970.32	970.54	CB50-CB1	
16	15	15.927	0.35	0.35	0.78	0.27	0.49	0.0	0.0	7.6	3.06	4.04	3.62	15	0.39	969.18	969.40	969.99	970.21	CB51-MH6	
15	14	143.519	0.00	0.95	0.00	0.00	0.77	0.0	0.0	7.9	6.11	4.85	7.44	4.45	15	0.50	967.71	968.43	968.57	969.29	MH5-CB3
14	13	151.635	0.50	0.50	0.84	0.42	0.42	0.0	0.0	6.8	2.86	3.23	2.97	15	0.25	969.57	969.95	970.48	970.86	CB34-MH5	
13	End	73.786	0.21	1.66	0.85	0.18	1.36	0.0	0.0	8.8	5.8	7.91	28.76	5.76	18	0.49	962.40	967.19	963.49	968.28	CB35-FE5
12	7	160.000	0.48	0.48	0.78	0.37	0.37	0.0	0.0	6.8	2.55	3.23	2.32	15	0.25	970.55	970.95	971.70	971.93	CB16-CB17	
11	9	38.745	0.11	0.11	0.74	0.08	0.08	0.0	0.0	6.0	0.68	0.55	1.95	0.90	12	0.30	970.56	970.67	971.35	971.36	CB34-CB2
10	9	48.744	0.03	0.03	0.30	0.01	0.01	0.0	0.0	6.0	0.68	0.06	0.39	0.62	6	0.49	971.02	971.25	971.35	971.35	CB33A-CB2
9	1	83.509	0.17	0.31	0.70	0.12	0.21	0.0	0.0	8.5	5.9	1.23	2.53	3.20	12	0.50	970.14	970.56	970.63	971.05	CB32-MH2
8	7	42.539	0.03	0.03	0.30	0.01	0.01	0.0	0.0	6.0	0.68	0.06	0.39	1.37	6	0.49	971.02	971.25	971.35	971.35	CB17A-CB17
7	6	239.396	0.54	1.05	0.79	0.43	0.81	0.0	0.0	8.3	6.0	4.83	5.21	3.35	18	0.25	969.71	970.30	970.85	971.44	CB17-CB18
6	4	170.860	0.42	1.47	0.85	0.36	1.17	0.0	0.0	9.6	5.6	6.49	11.21	2.94	24	0.25	968.79	969.21	970.25	970.43	CB18-MH19
5	4	155.219	0.02	0.02	0.30	0.01	0.01	0.0	0.0	6.0	0.68	0.04	0.39	1.29	6	0.49	971.04	971.75	971.70	971.87	CB17A-CB18
4	3	89.140	0.00	1.49	0.00	0.00	1.17	0.0	0.0	10.9	5.2	6.15	11.21	2.63	24	0.25	968.62	968.79	970.07	970.13	MH18-CB20
3	2	160.000	0.00	2.31	0.83	0.43	1.60	0.0	0.0	11.4	5.1	8.21	11.31	3.44	24	0.25	968.22	968.62	969.73	970.40	CB20-CB21
2	1	87.786	0.34	2.05	0.84	0.29	1.89	0.0	0.0	12.4	4.9	3.30	12.14	4.02	24	0.25	968.00	968.22	969.60	970.40	CB21-MH22
1	End	125.020	0.00	2.66	0.00	0.00	2.10	0.0	0.0	12.8	4.8	10.15	21.00	6.56	18	4.00	962.24	967.24	963.47	963.79	MH22-FE5

Station	Line To Line	Len (ft)	Dmg Area (sq ft)	Rooft Coeff	Area x C (sq ft)	Tc (min)	Rain (in/hr)	Total Flow (cfs)	Cap Full (cfs)	Vel (ft/s)	Pipe Size (in)	Slope (%)	Invert Elev (ft)	HGL Elev (ft)	Grnd / Rim Elev (ft)	Line ID					
33	28	8.880	0.29	0.29	0.80	0.23	0.23	0.0	0.0	6.8	1.58	4.29	3.09	12	1.45	970.70	970.80	971.46	971.33	CB13E-CB13B	
32	17	7.121	0.29	0.29	0.80	0.23	0.23	0.0	0.0	6.8	1.58	4.22	3.12	12	1.40	970.70	970.80	971.41	971.33	CB13D-CB13A	
31	29	24.306	0.54	0.54	0.75	0.41	0.41	0.0	0.0	6.8	2.78	2.86	3.94	12	0.70	970.54	970.71	971.41	971.52	CB8B-MH9	
30	29	25.864	0.52	0.52	0.73	0.38	0.38	0.0	0.0	6.8	2.59	2.89	3.71	12	0.66	970.54	970.71	971.41	971.51	CB8A-MH9	
29	4	118.084	0.00	1.06	0.00	0.00	0.78	0.0	0.0	6.1	6.8	5.30	5.72	3.55	18	0.30	969.69	970.04	970.89	971.20	MH9-MH10
28	9	21.978	0.29	0.29	0.80	0.23	0.46	0.0	0.0	6.1	6.8	3.15	3.72	5.12	12	1.06	970.46	970.70	971.17	971.46	CB13B-MH10
27	26	160.000	0.47	0.47	0.69	0.32	0.32	0.0	0.0	6.8	2.21	3.23	2.46	15	0.25	970.55	970.95	971.49	971.74	CB25-CB26	
26	7	69.705	0.52	0.59	0.84	0.44	0.76	0.0	0.0	7.5	6.2	4.74	5.34	3.41	18	0.26	970.12	970.30	971.22	971.40	CB26-MH27
25	24	49.832	0.05	0.05	0.71	0.04	0.04	0.0	0.0	6.8	0.24	1.82	1.34	12	0.26	970.55	970.68	970.87	970.93	CB33-MH32	
24	23	79.239	0.00	0.05	0.00	0.00	0.04	0.0	0.0	8.7	5.8	0.21	1.79	0.78	12	0.25	970.35	970.55	970.84	970.87	CB32-CB31
23	22	171.533	0.31	0.36	0.80	0.28	0.28	0.0	0.0	13.1	4.6	1.36	2.64	2.99	12	0.55	969.41	970.35	970.07	970.84	CB31-CB30A
22	21	6.875	0.29	0.29	0.83	0.24	0.52	0.0	0.0	14.3	4.6	2.40	3.59	4.08	12	1.02	969.34	969.41	970.09	970.25	CB30A-CB30
21	1	124.252	0.29	0.94	0.83	0.24	0.78	0.0	0.0	14.3	4.6	3.49	5.68	4.42	15	0.77	968.38	969.34	969.16	970.09	CB30-MH29
20	10	21.992	0.36	0.36	0.71	0.26	0.26	0.0	0.0	6.8	1.74	2.52	2.06	12	0.50	970.61	970.72	971.42	971.46	CB14B-MH14	
19	10	28.320	0.36	0.36	0.71	0.26	0.26	0.0	0.0	6.8	1.74	2.22	2.62	12	0.30	970.61	970.72	971.42	971.48	CB14A-MH14	
18	17	14.581	0.02	0.02	0.30	0.01	0.01	0.0	0.0	6.8	0.04	0.53	1.01	6	0.90	971.20	971.50	971.41	971.50	CB13C-CB13A	
17	9	28.320	0.29	0.29	0.80	0.23	0.47	0.0	0.0	6.8	2.74	3.28	4.04	12	0.85	970.46	970.70	971.16	971.41	CB13A-MH13	
16	14	58.133	0.02	0.02	0.30	0.01	0.01	0.0	0.0	6.8	0.04	1.99	1.42	10	0.03	971.43	971.92	971.51	971.51	CB10B-MH10	
15	14	58.512	0.02	0.02	0.30	0.01	0.01	0.0	0.0	6.8	0.04	1.71	1.31	10	0.61	971.43	971.77	971.52	971.86	CB10A-MH10	
14	3	121.788	0.00	1.10	0.00	0.00	0.80	0.0	0.0	19.1	3.9	3.11	5.21	2.02	18	0.25	9				

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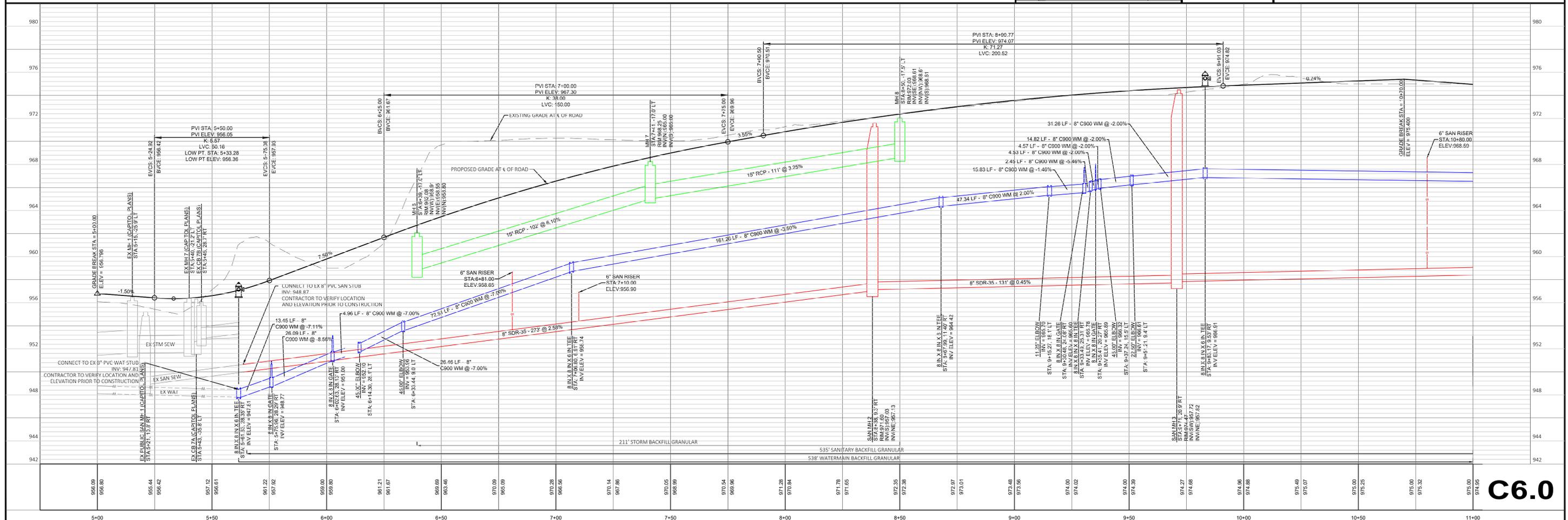
PROJECT
HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

PREPARED FOR:
THREE LEAF PARTNERS
504 W. JUNEAU AVE.
MILWAUKEE, WI 53203

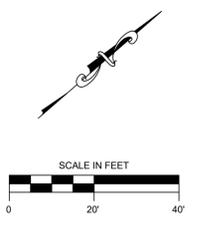
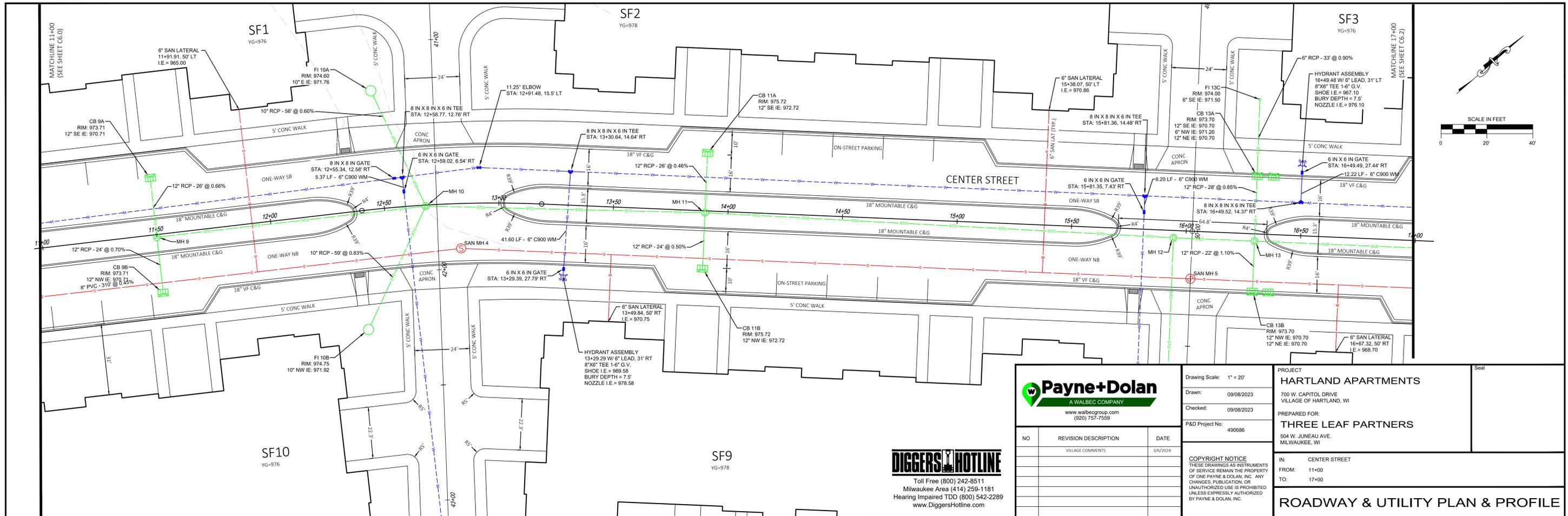
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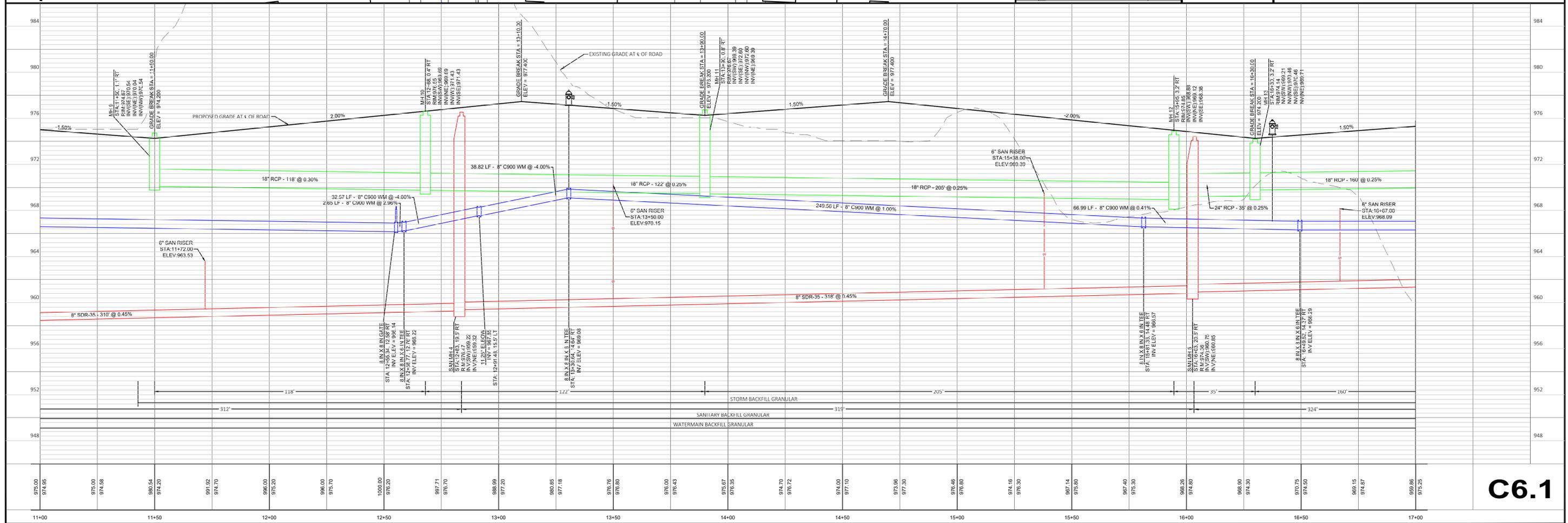
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P&D Project No: 490686

PROJECT
HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI
PREPARED FOR:
THREE LEAF PARTNERS
504 W. JUNEAU AVE.
MILWAUKEE, WI

IN: CENTER STREET
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TO: 17+00

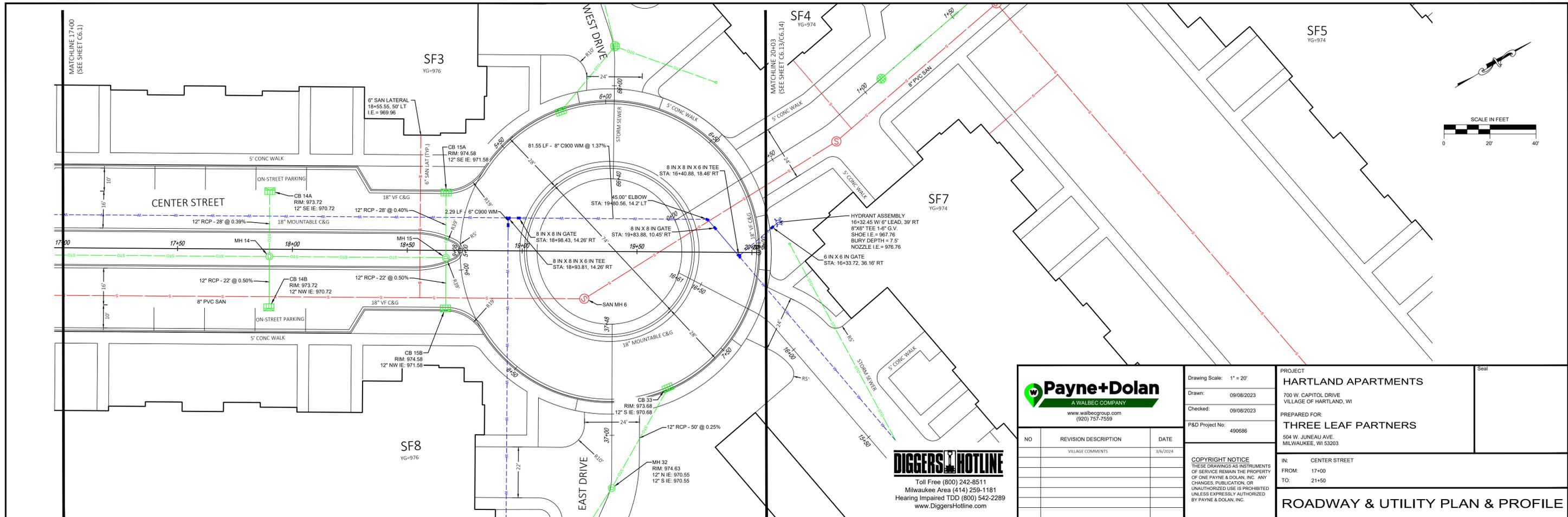
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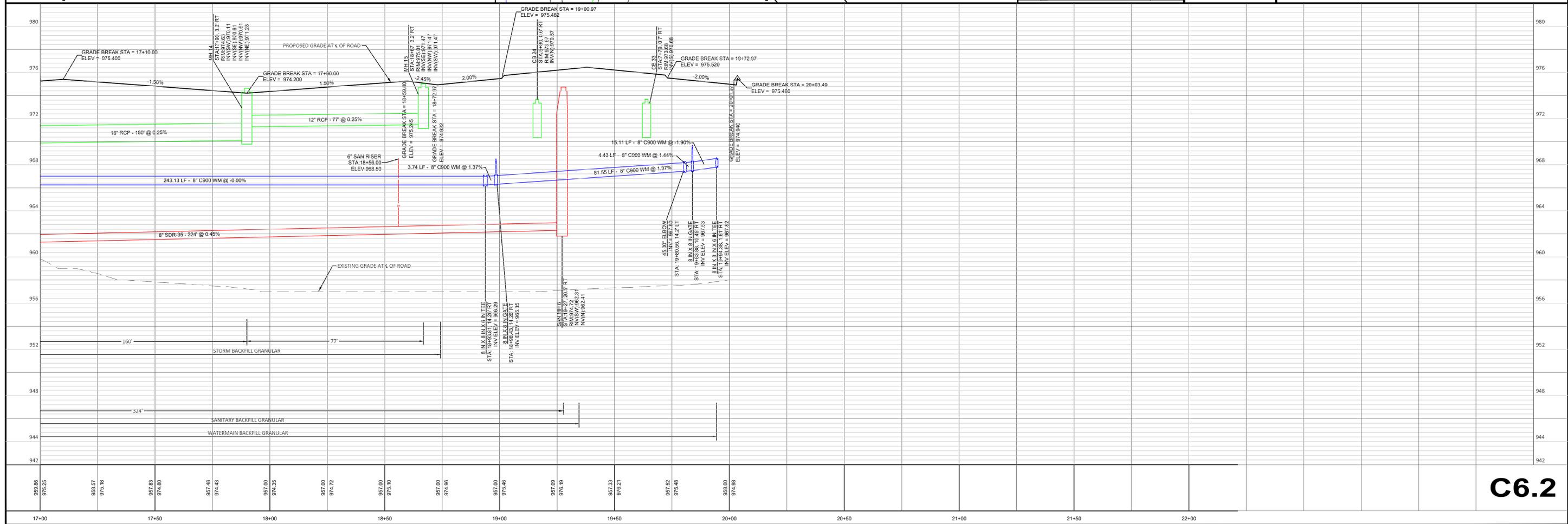
PROJECT
HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

PREPARED FOR:
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504 W. JUNEAU AVE.
MILWAUKEE, WI 53203

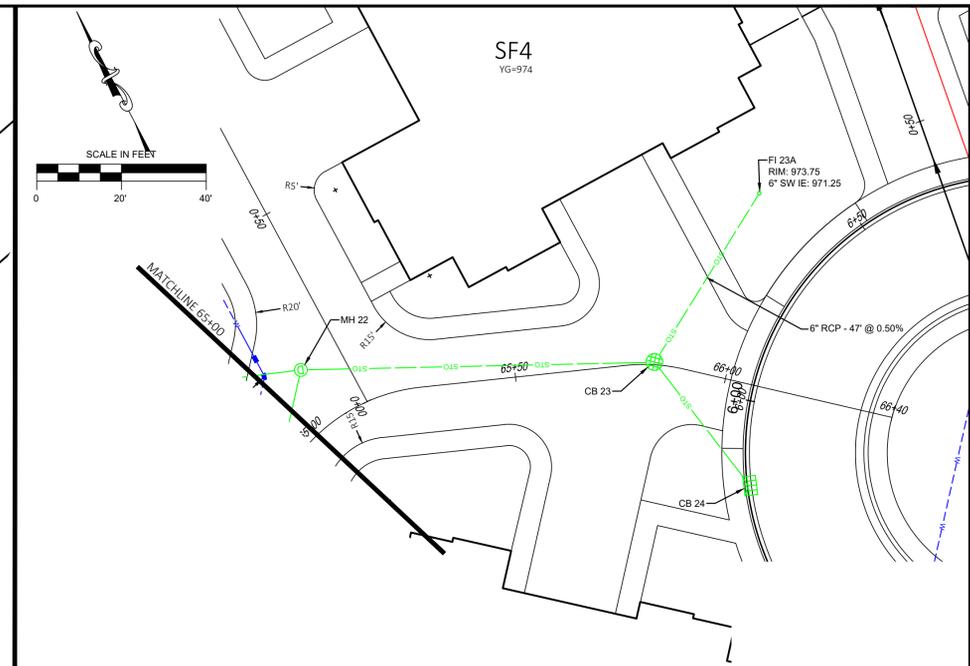
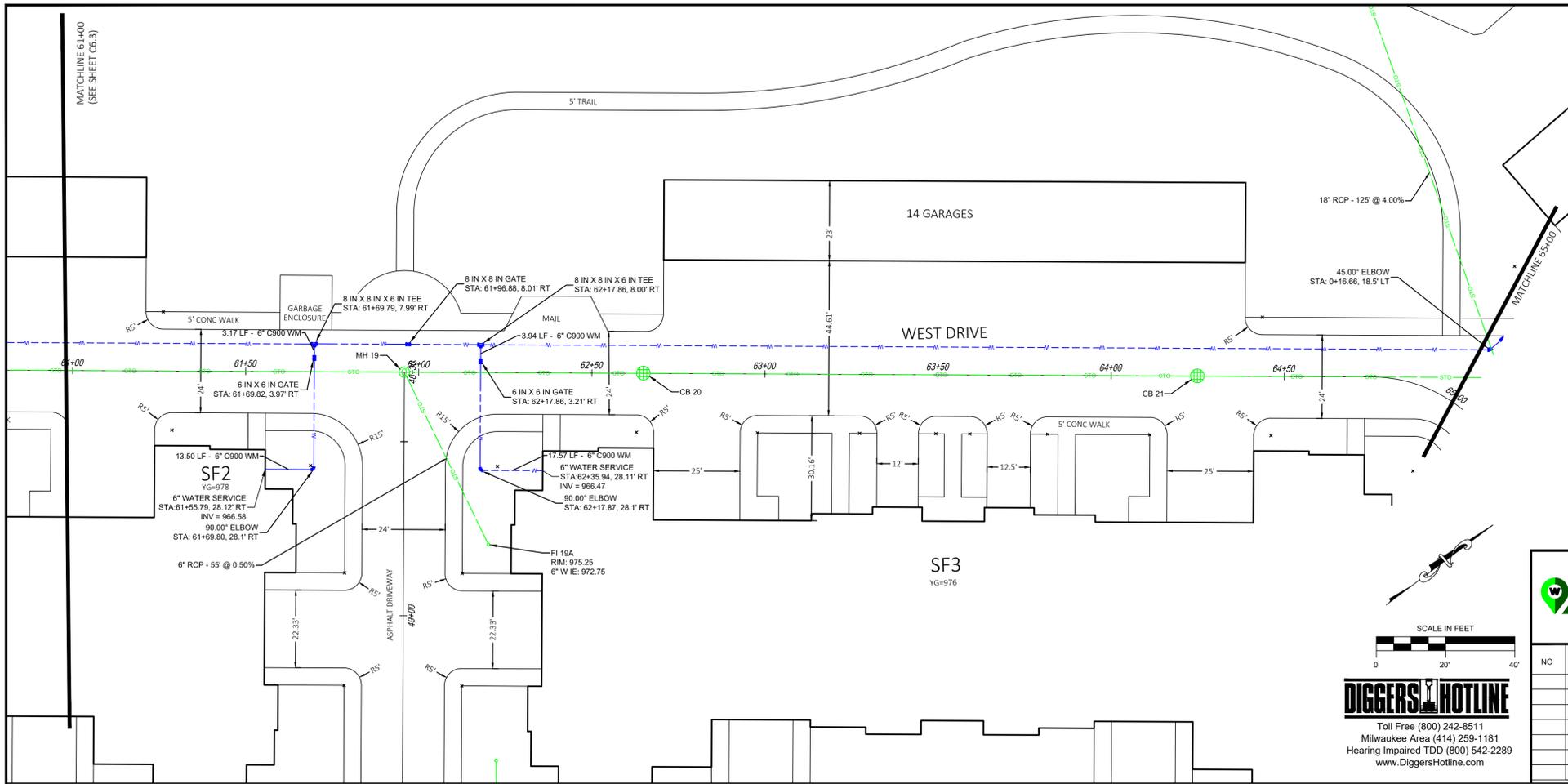
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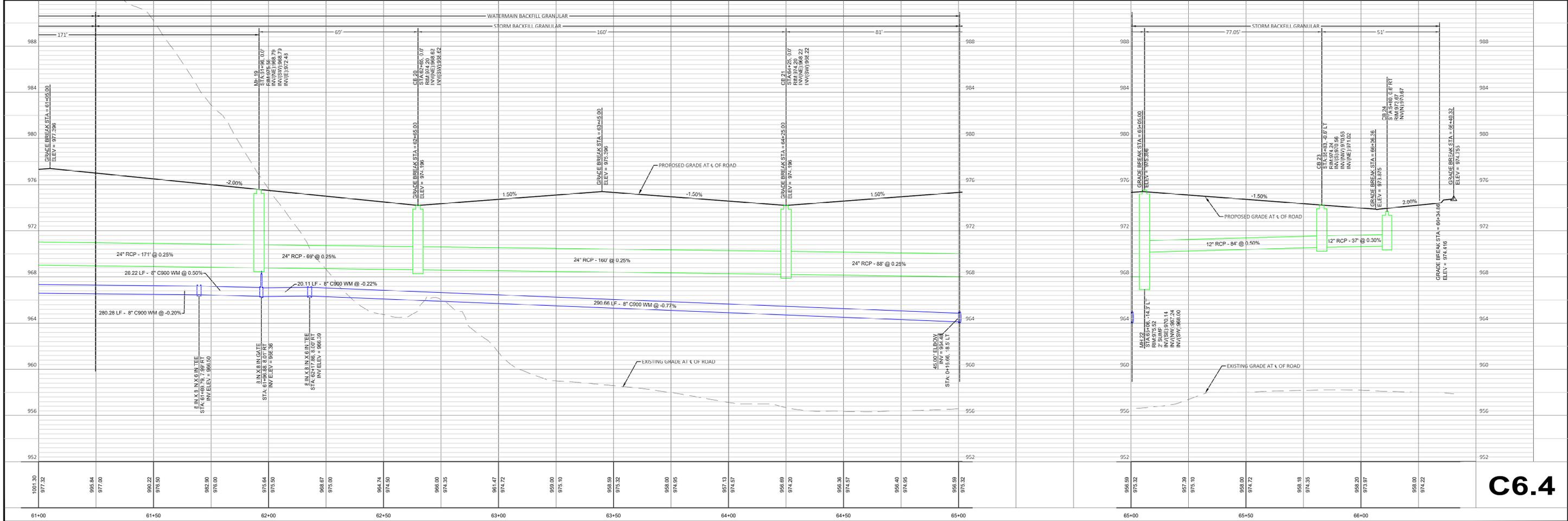
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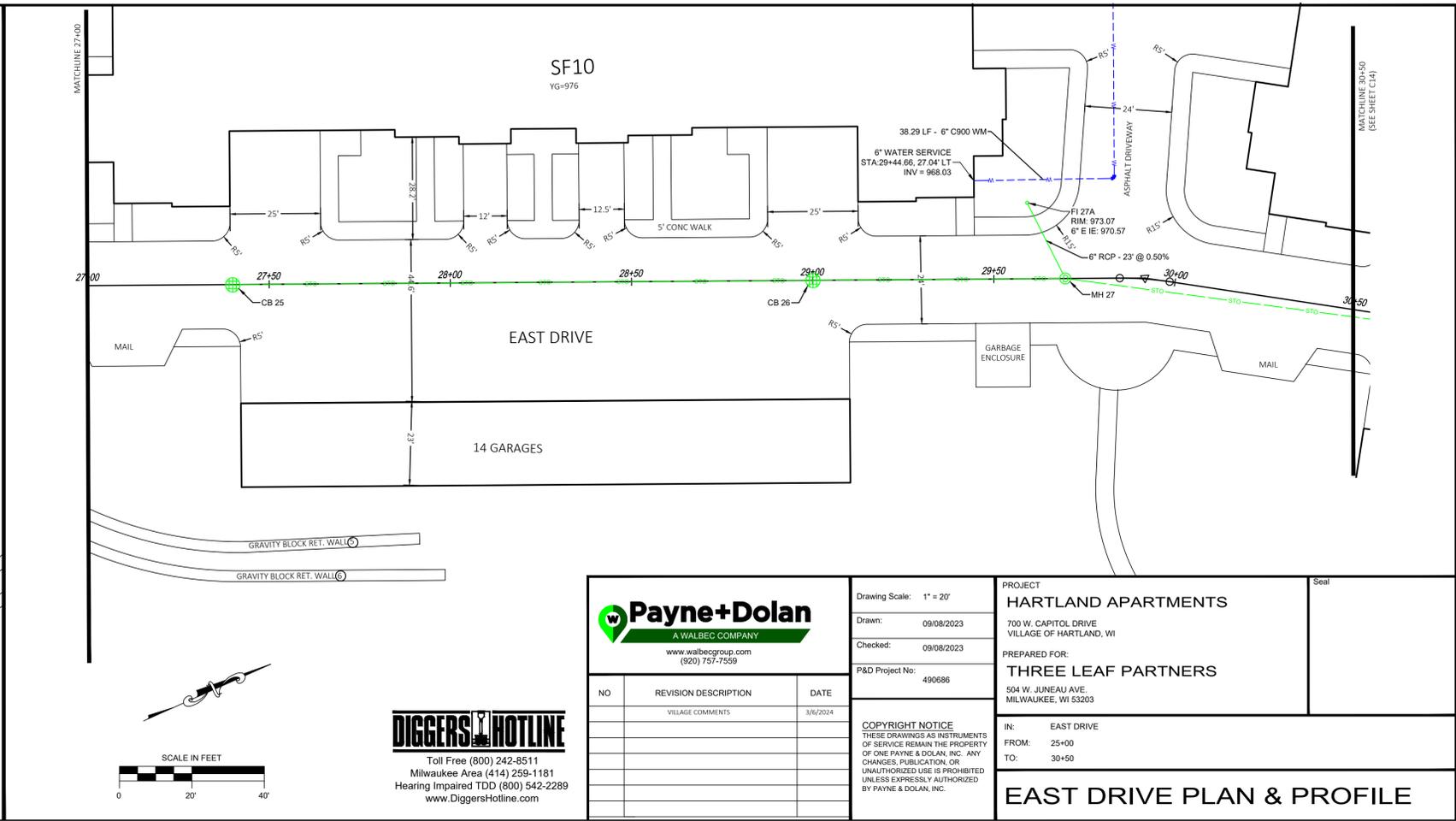
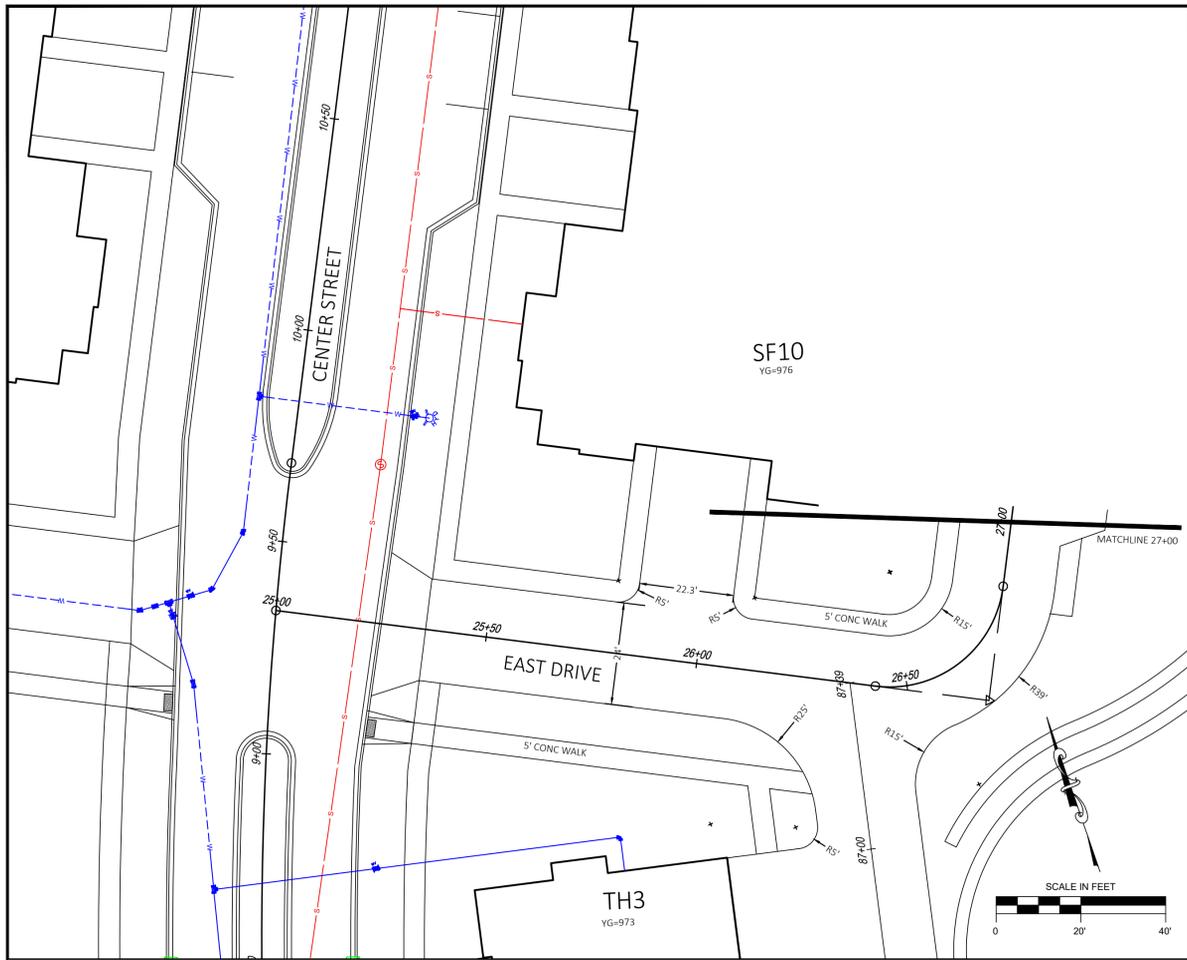
PROJECT
HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

PREPARED FOR:
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IN: WEST DRIVE
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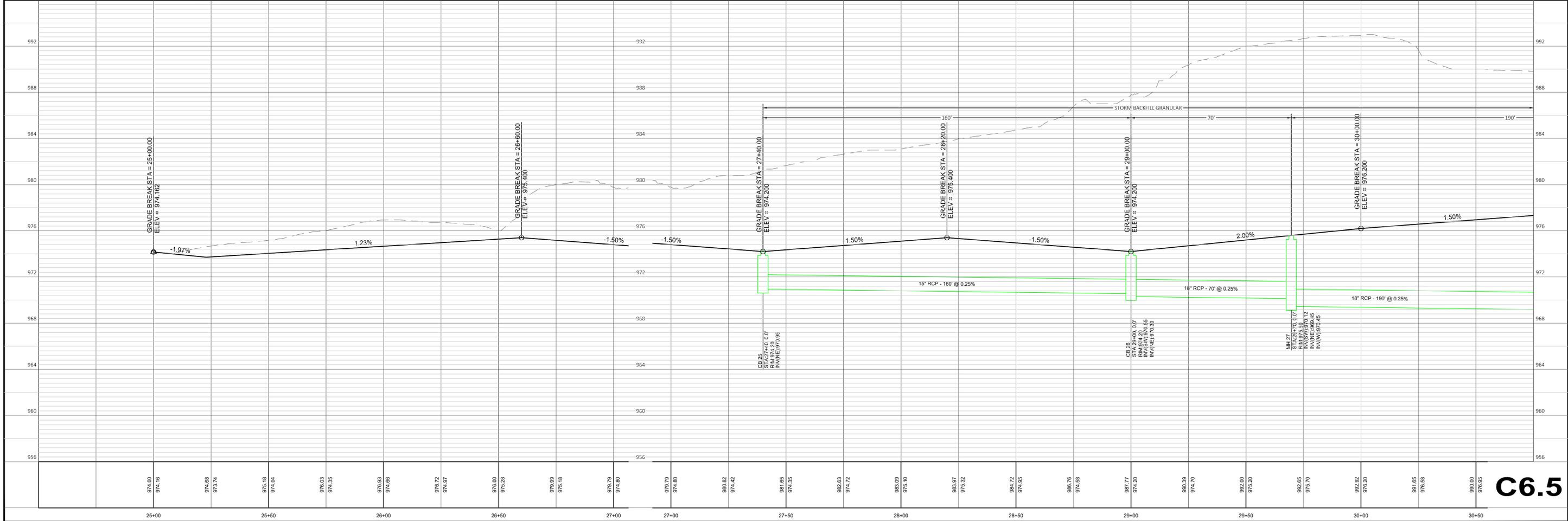
PROJECT
HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

PREPARED FOR:
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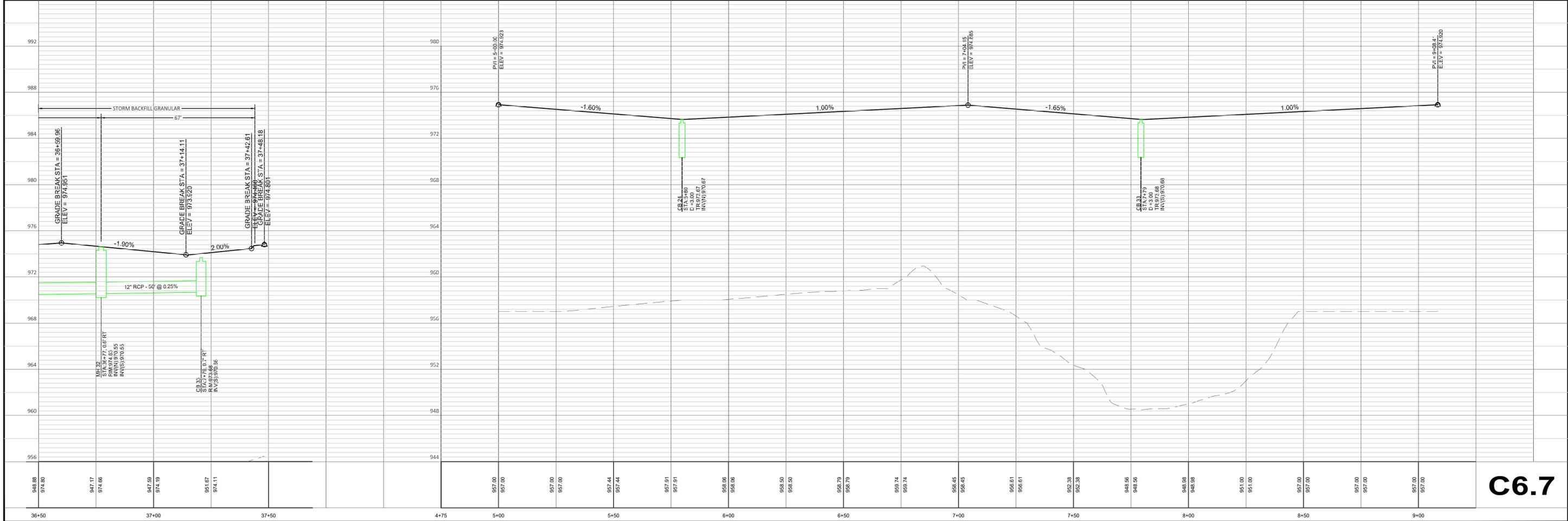
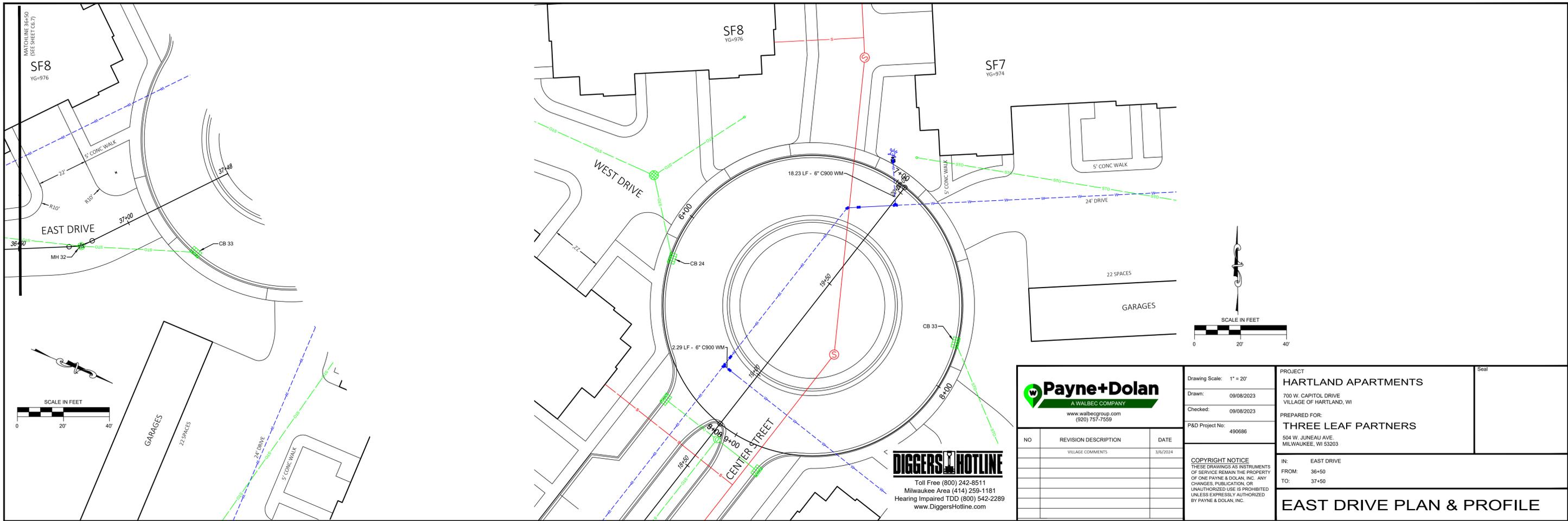
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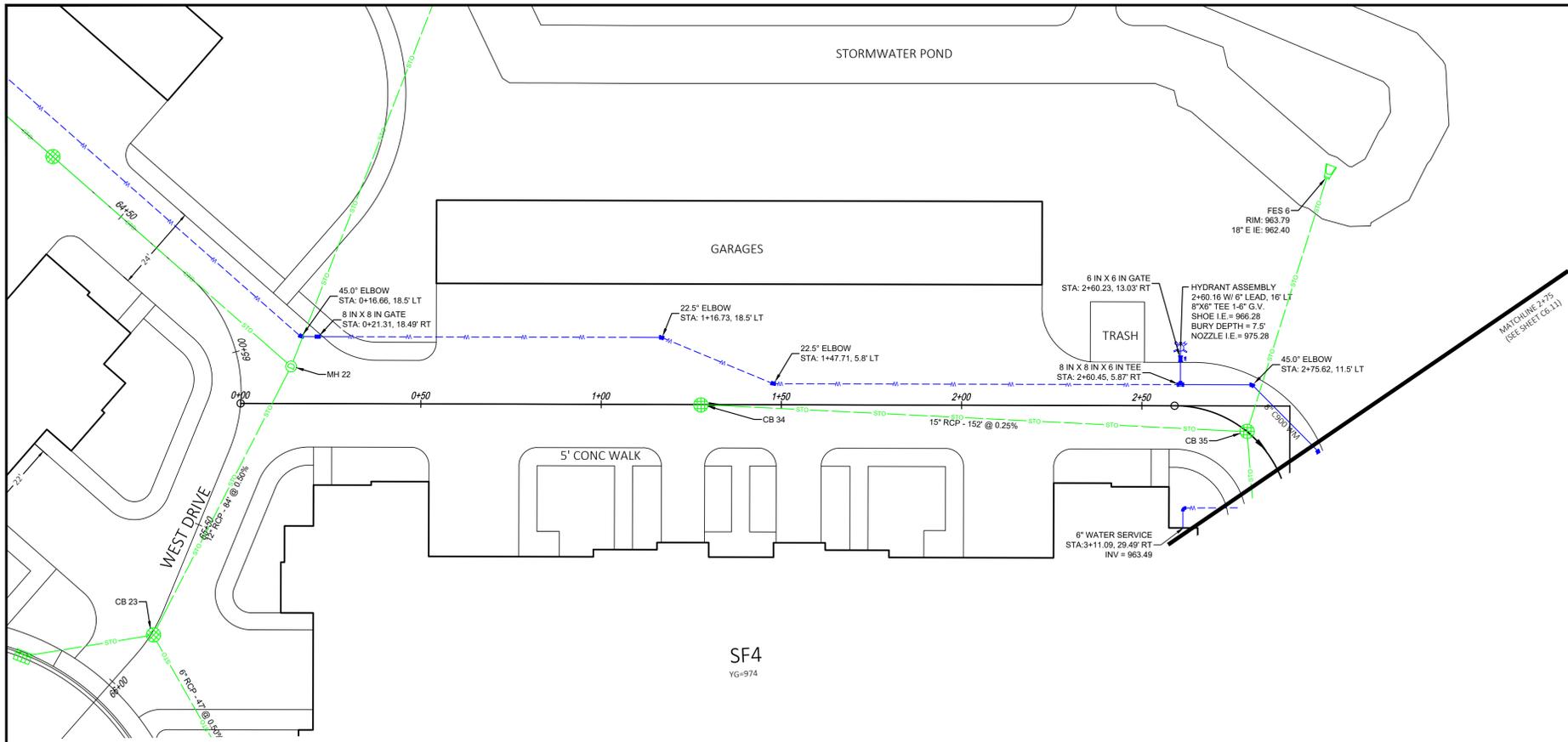
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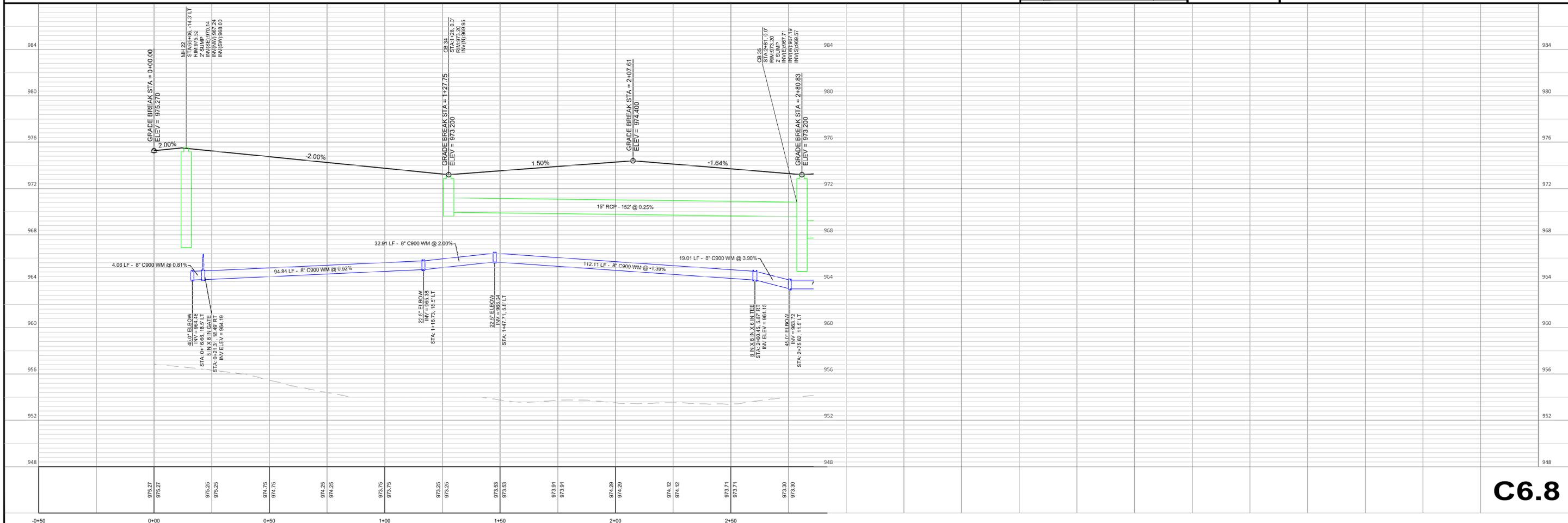




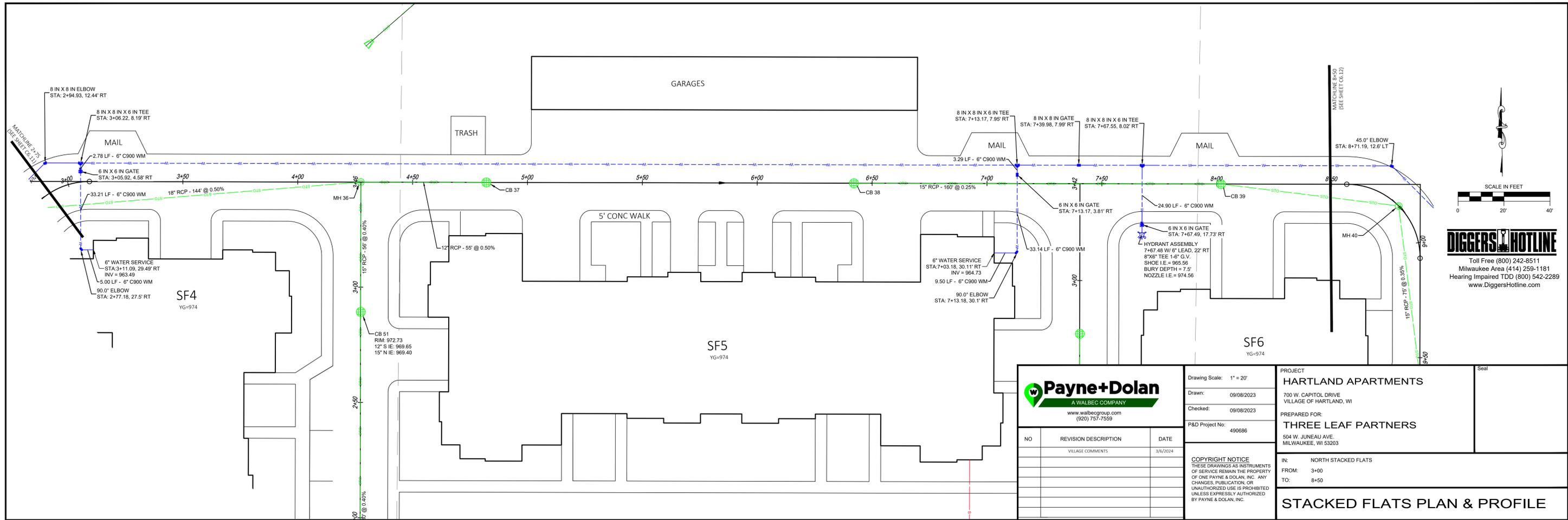
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Drawing Scale: 1" = 20' Drawn: 09/08/2023 Checked: 09/08/2023 P&D Project No: 490686	PROJECT HARTLAND APARTMENTS 700 W. CAPITOL DRIVE VILLAGE OF HARTLAND, WI PREPARED FOR: THREE LEAF PARTNERS 504 W. JUNEAU AVE. MILWAUKEE, WI 53203	Seal
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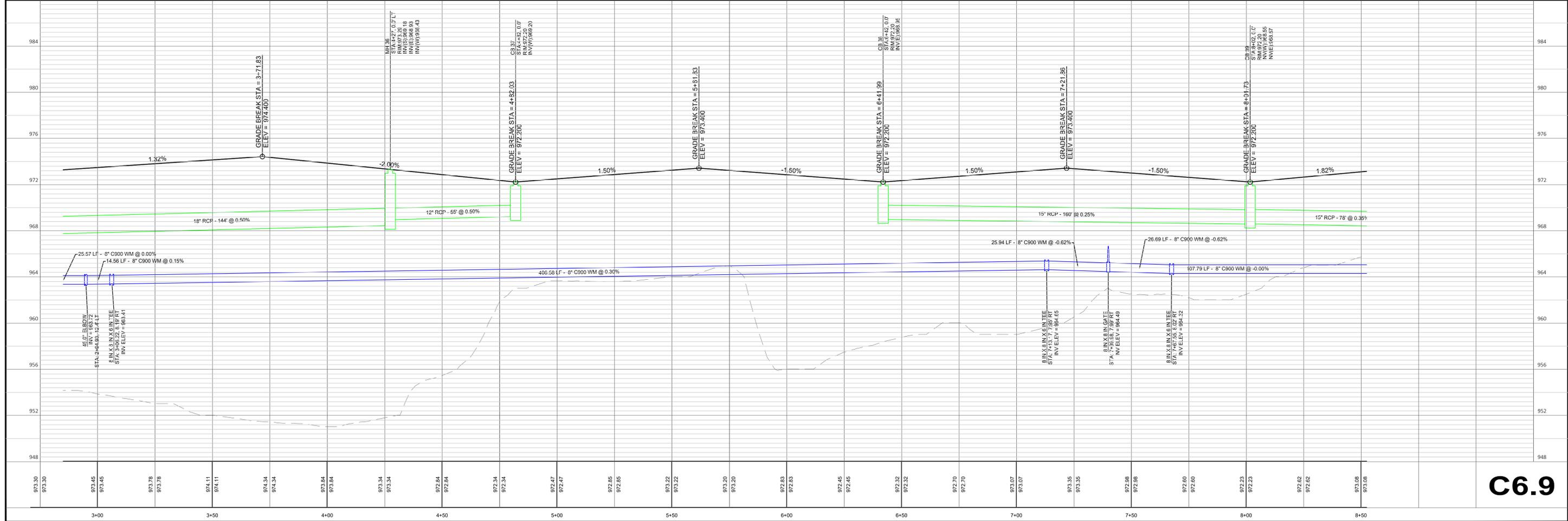
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PROJECT
HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

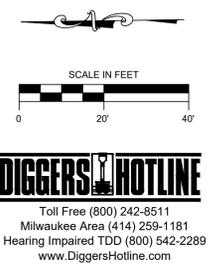
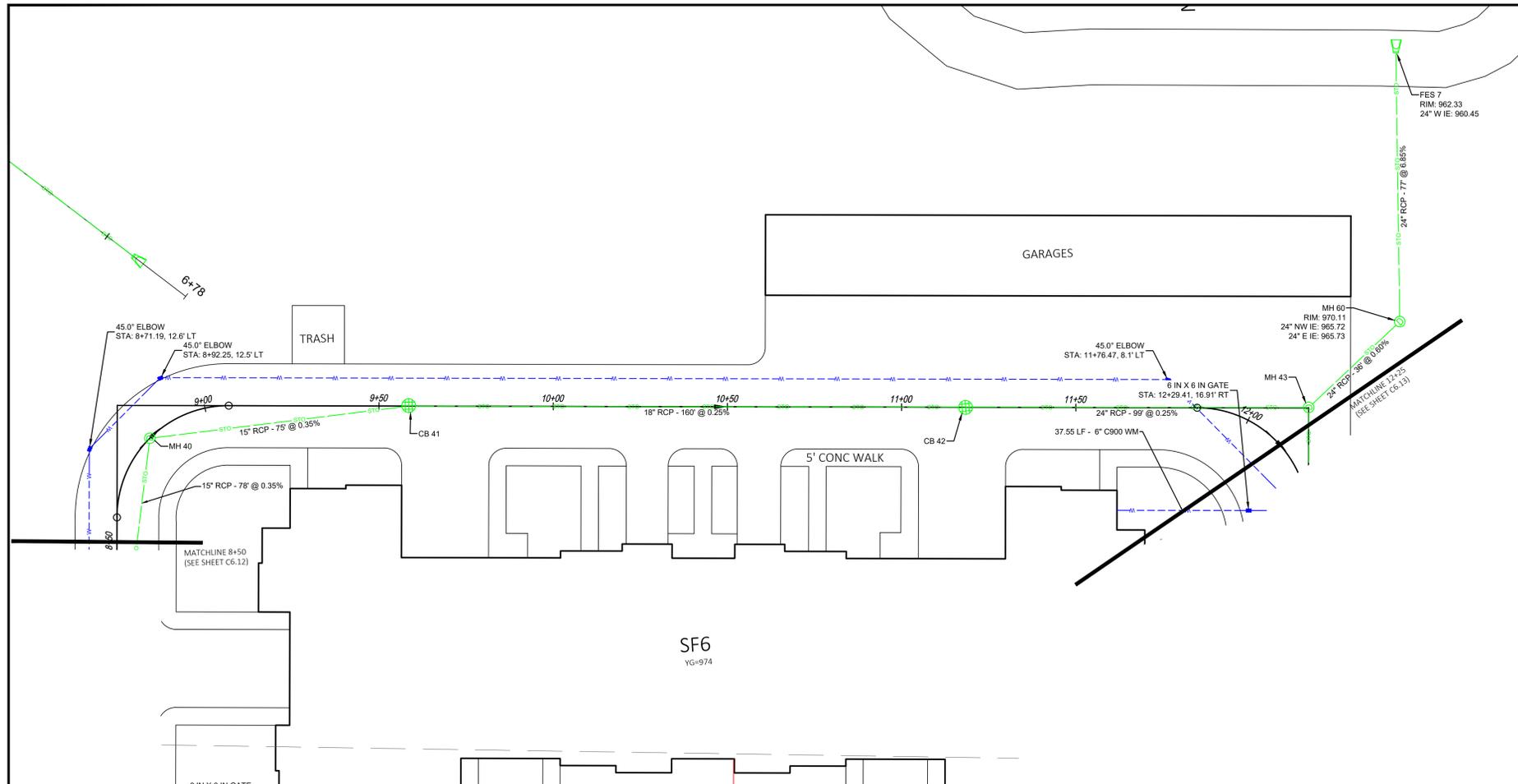
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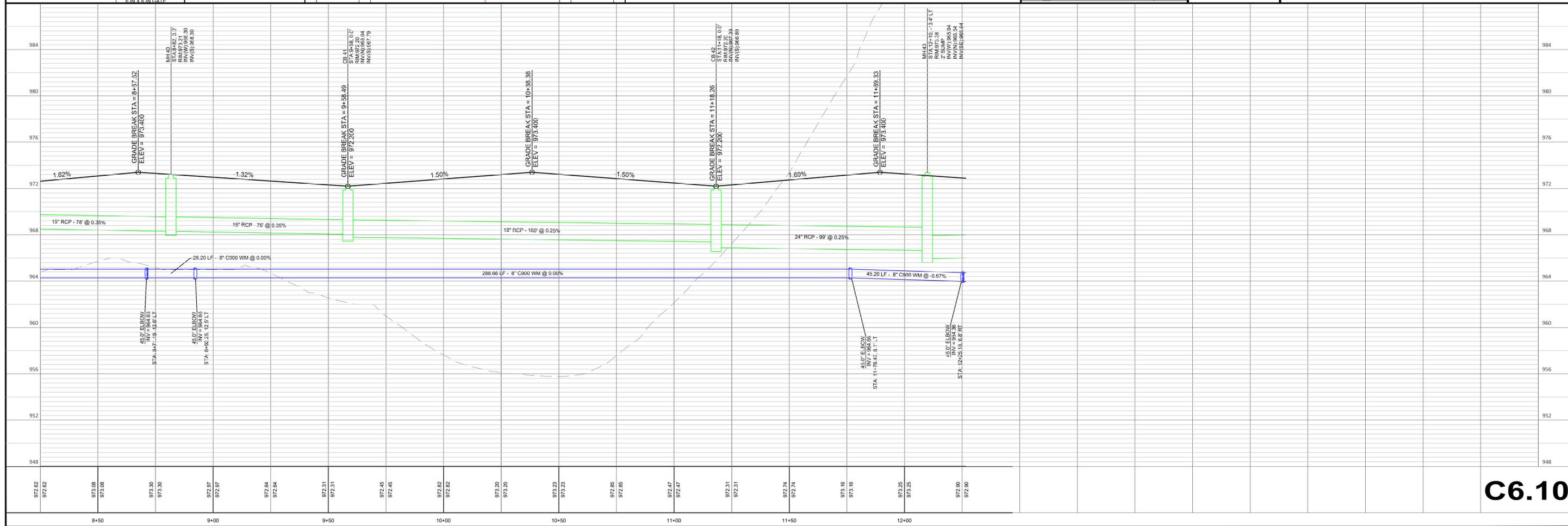
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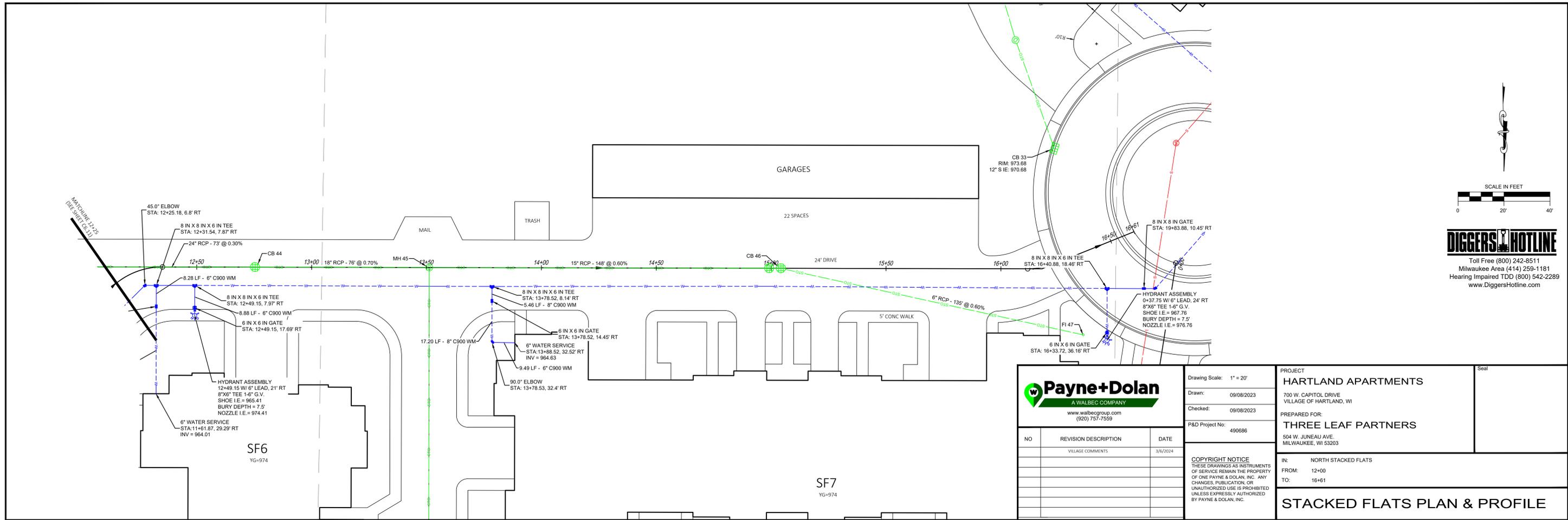
PROJECT
HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

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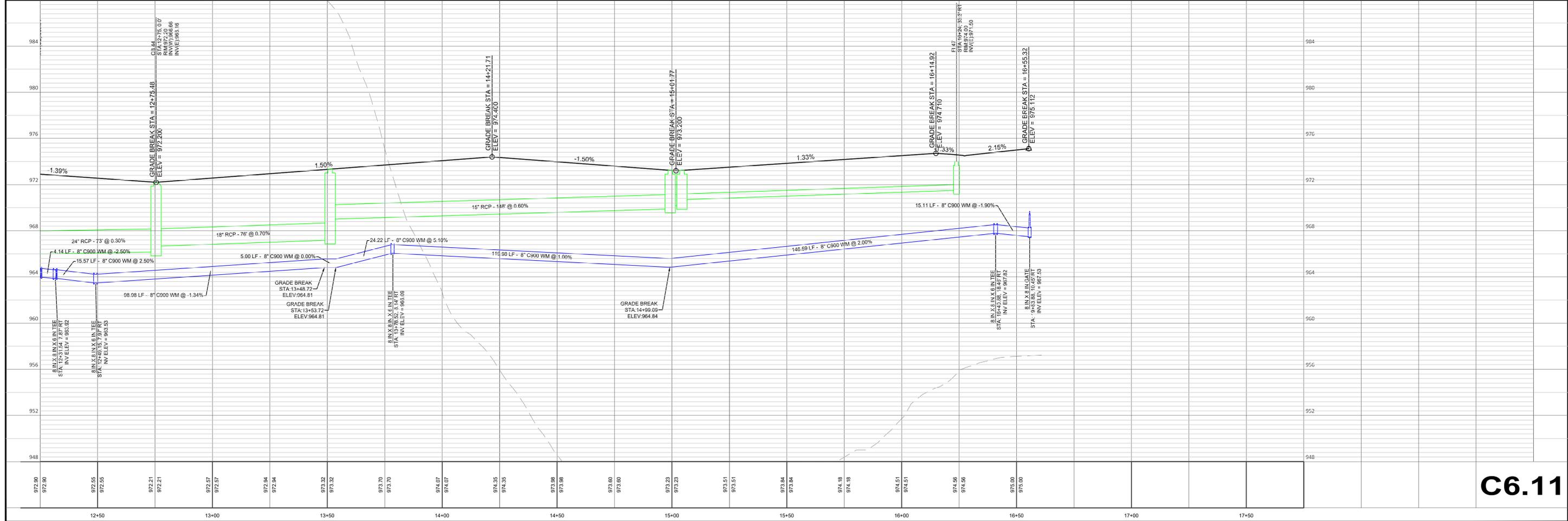
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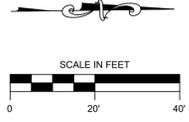
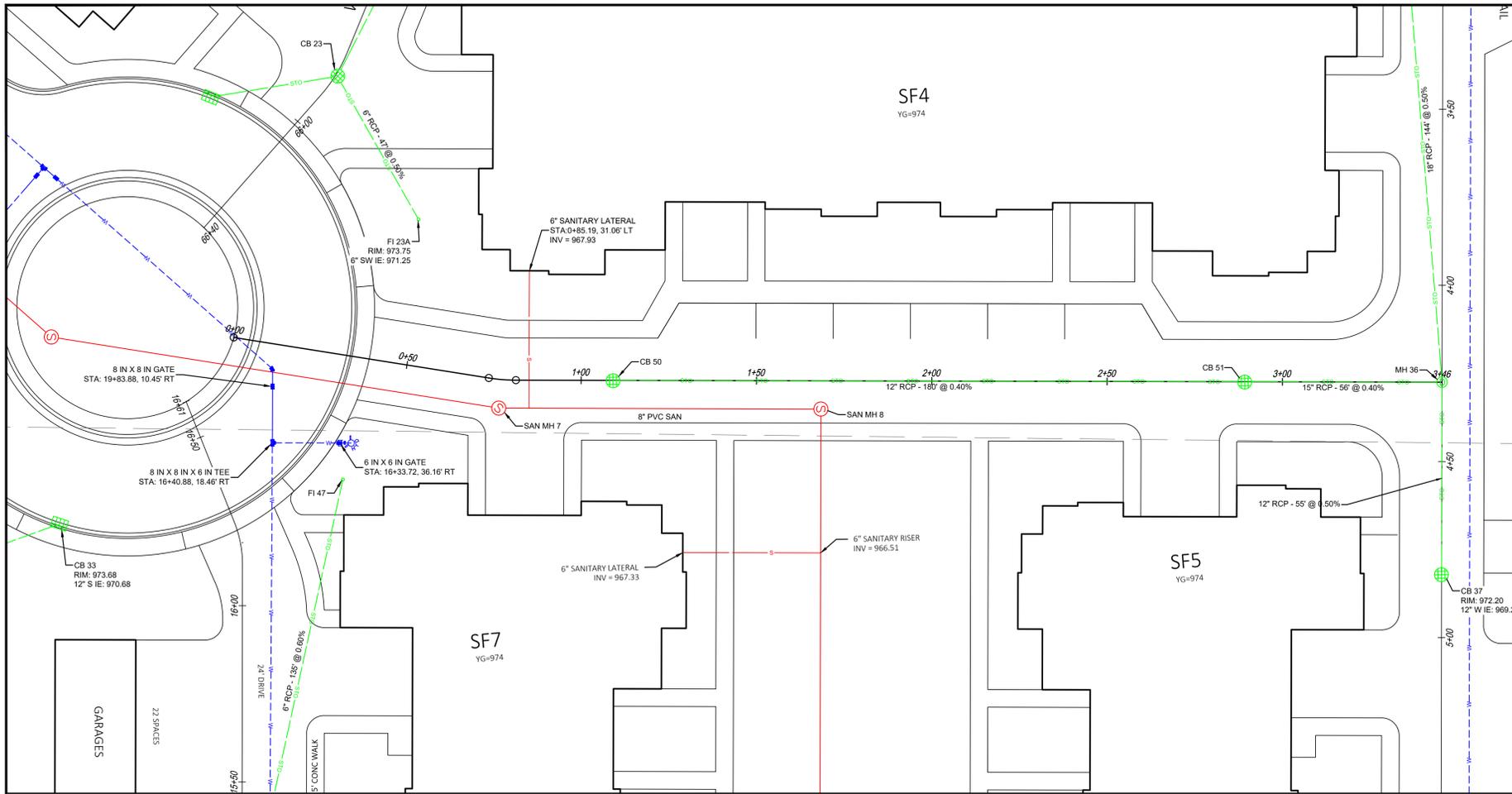
PROJECT
HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
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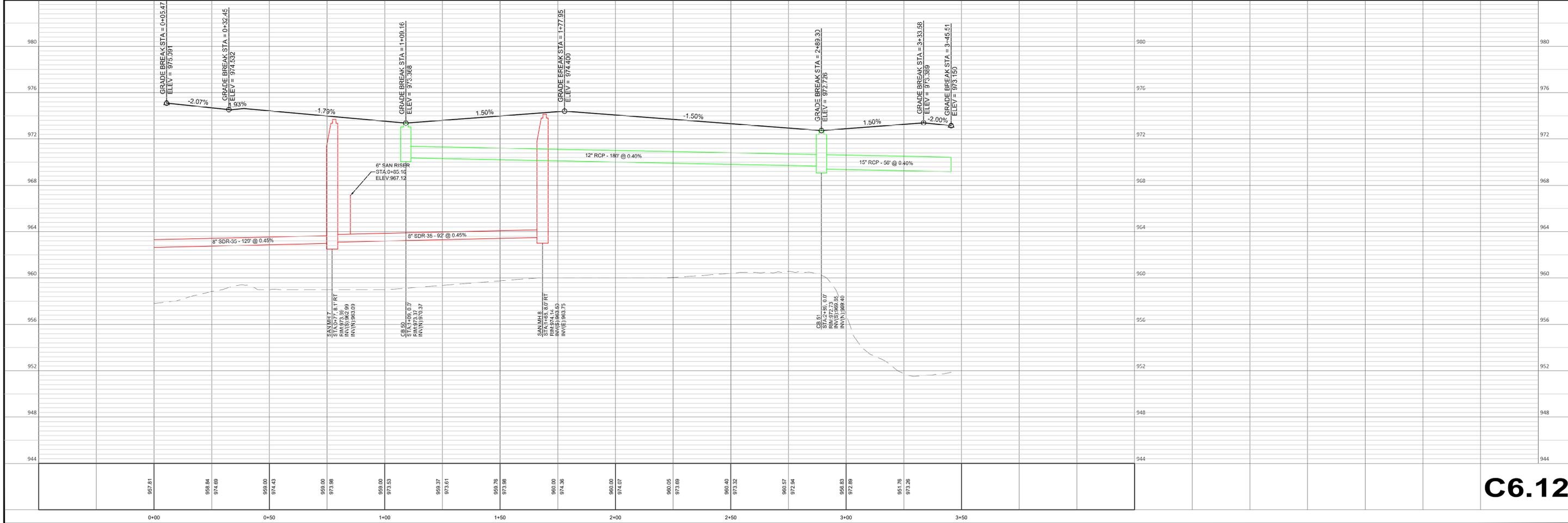
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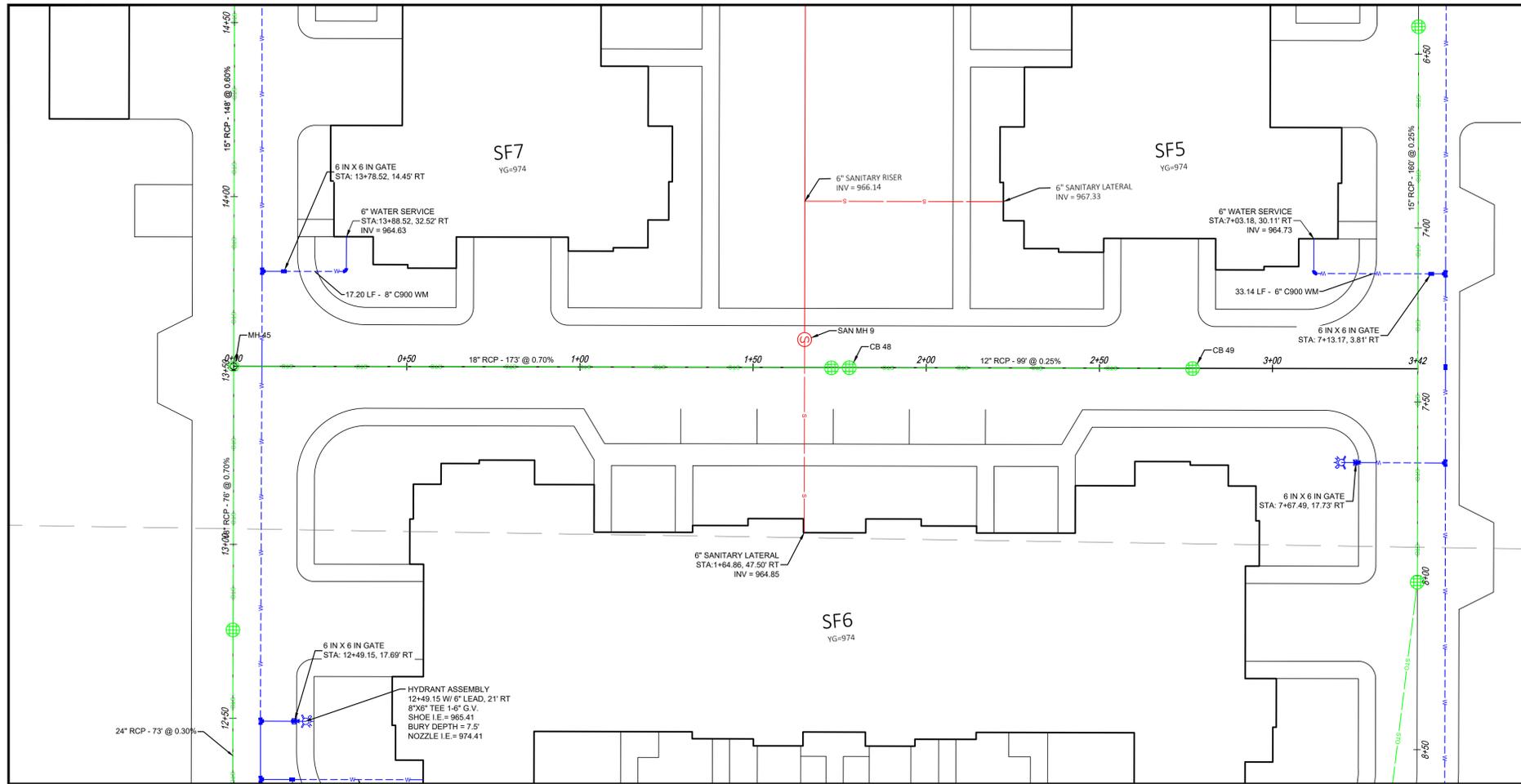
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	VILLAGE COMMENTS	3/6/2024

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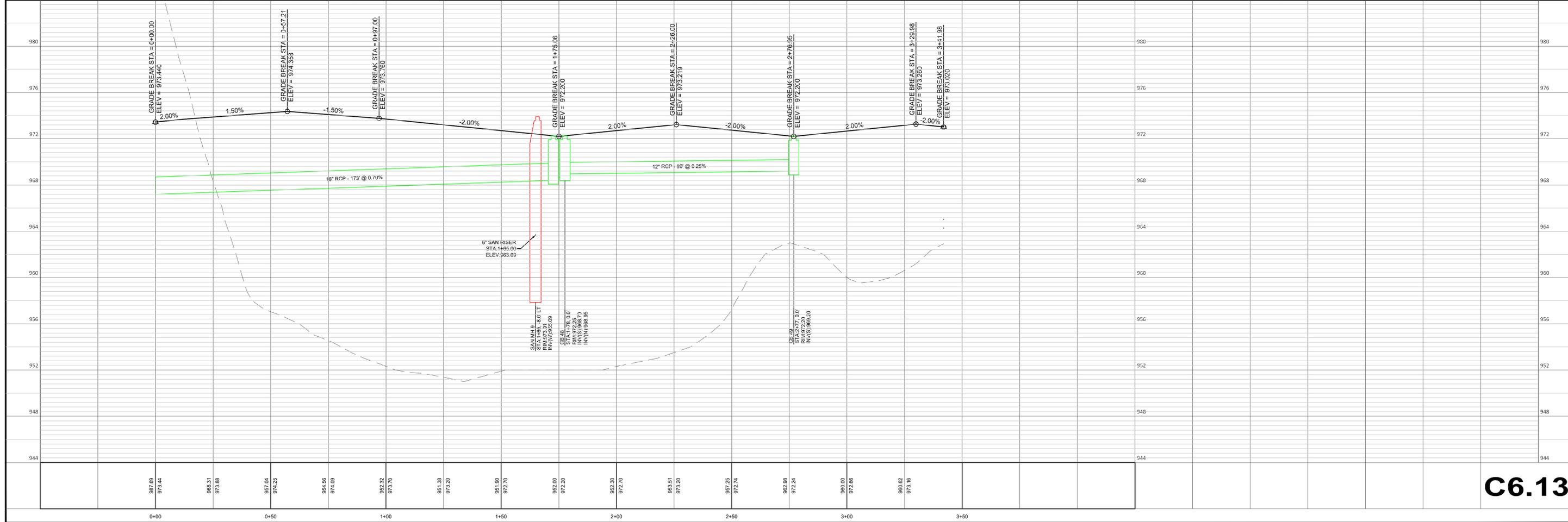
Drawn: 09/08/2023
 Checked: 09/08/2023
 P&D Project No: 490686

PROJECT
HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

PREPARED FOR:
THREE LEAF PARTNERS
 504 W. JUNEAU AVE.
 MILWAUKEE, WI 53203

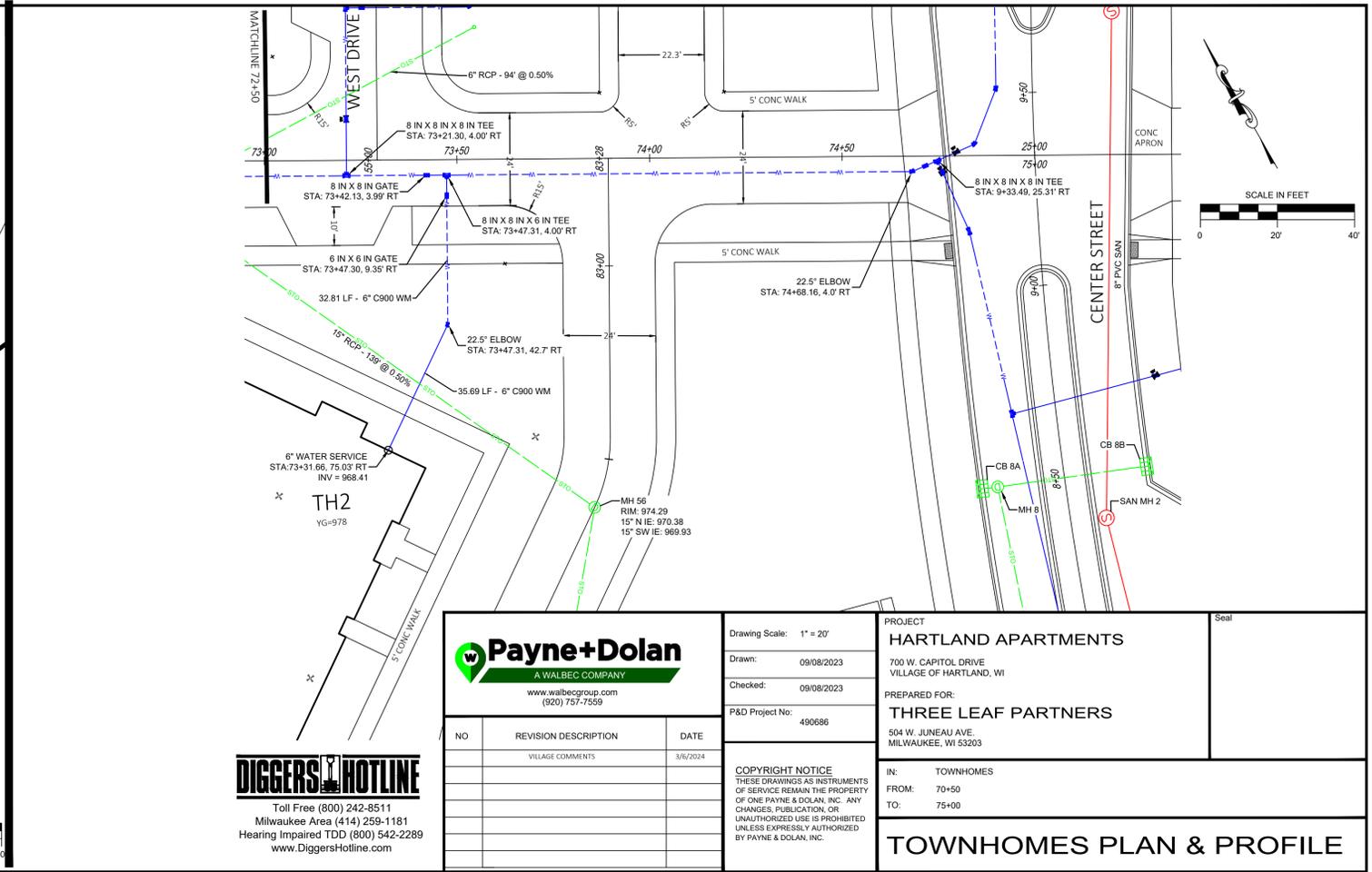
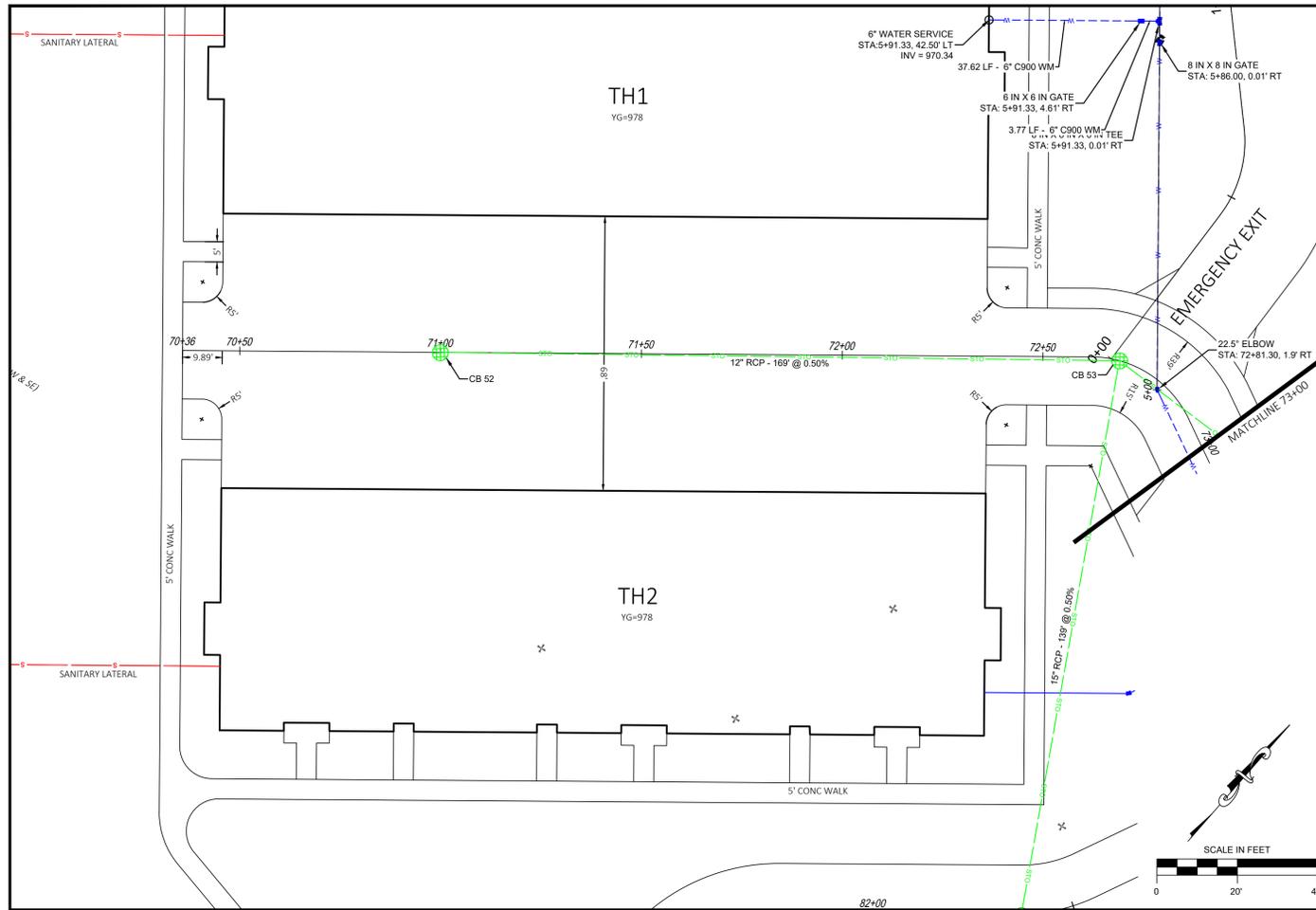
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 FROM: 0+00
 TO: 3+42

STACKED FLATS PLAN & PROFILE



C6.13

Mar 25, 2024 - 3:12pm S:\Design & Construction Services\080-C3D\Mandel Group\Hartland Apartments\30 - SHEETS\PLAN\SH1_Townhomes_PP.dwg



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	VILLAGE COMMENTS	3/6/2024

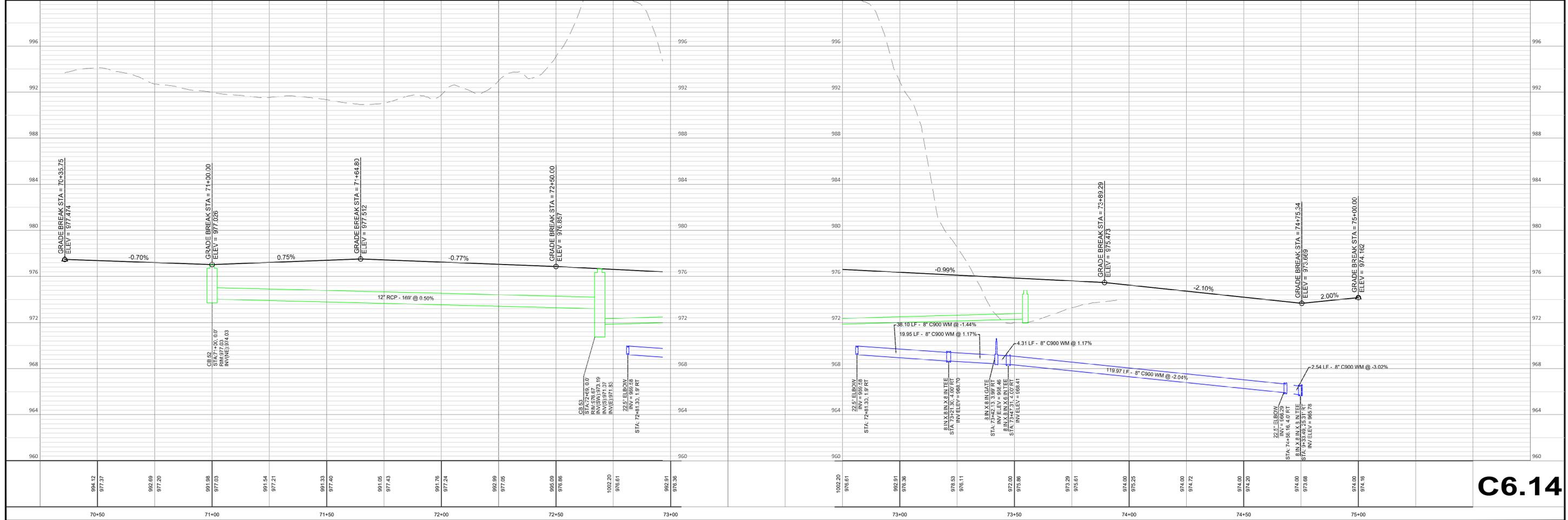
Drawing Scale: 1" = 20'
Drawn: 09/08/2023
Checked: 09/08/2023
P&D Project No: 490686

PROJECT
HARTLAND APARTMENTS
700 W. CAPITOL DRIVE
VILLAGE OF HARTLAND, WI

PREPARED FOR:
THREE LEAF PARTNERS
504 W. JUNEAU AVE.
MILWAUKEE, WI 53203

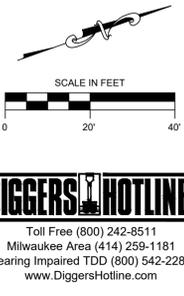
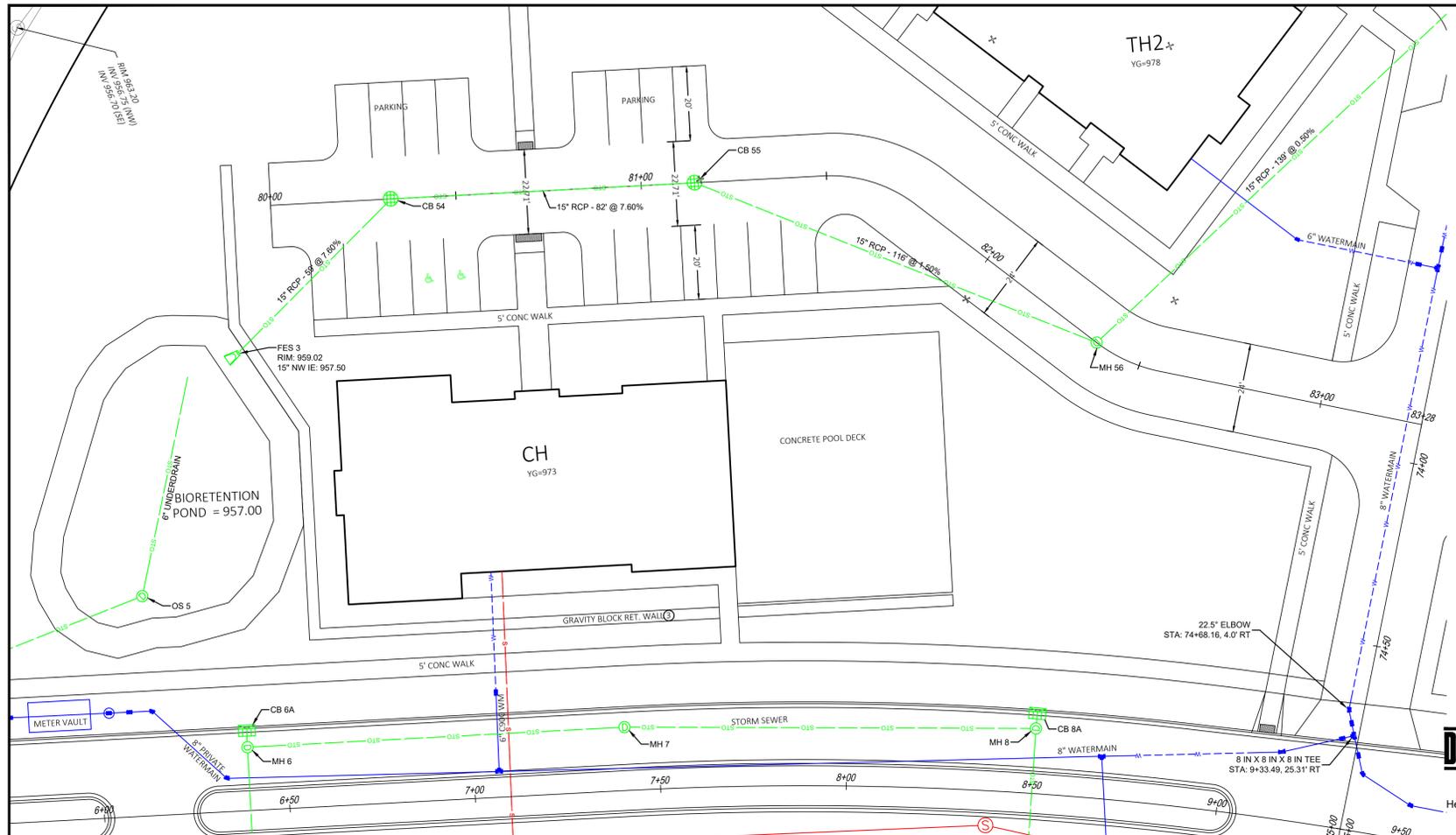
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TO: 75+00

TOWNHOMES PLAN & PROFILE



C6.14

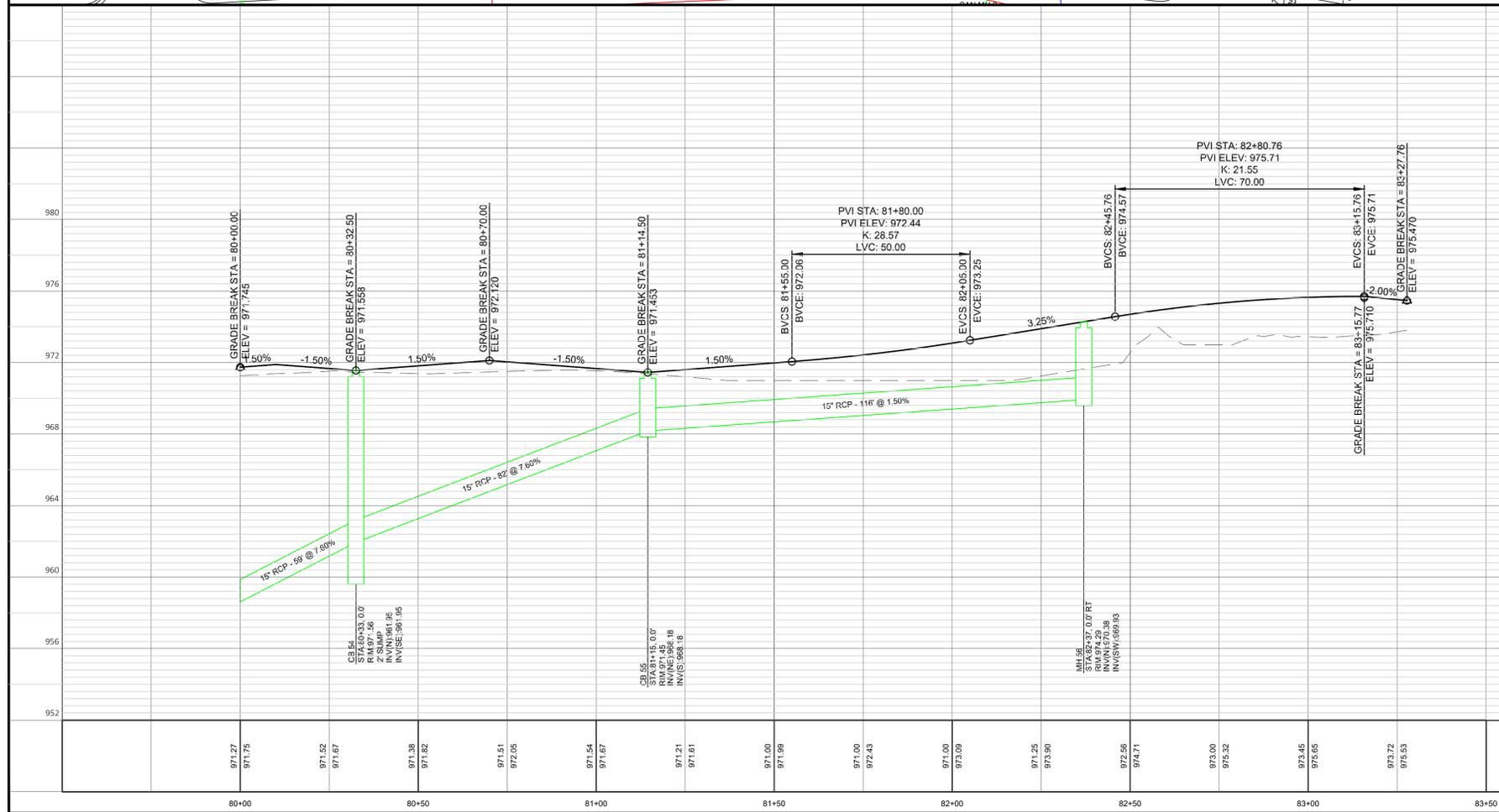
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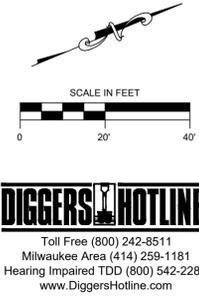
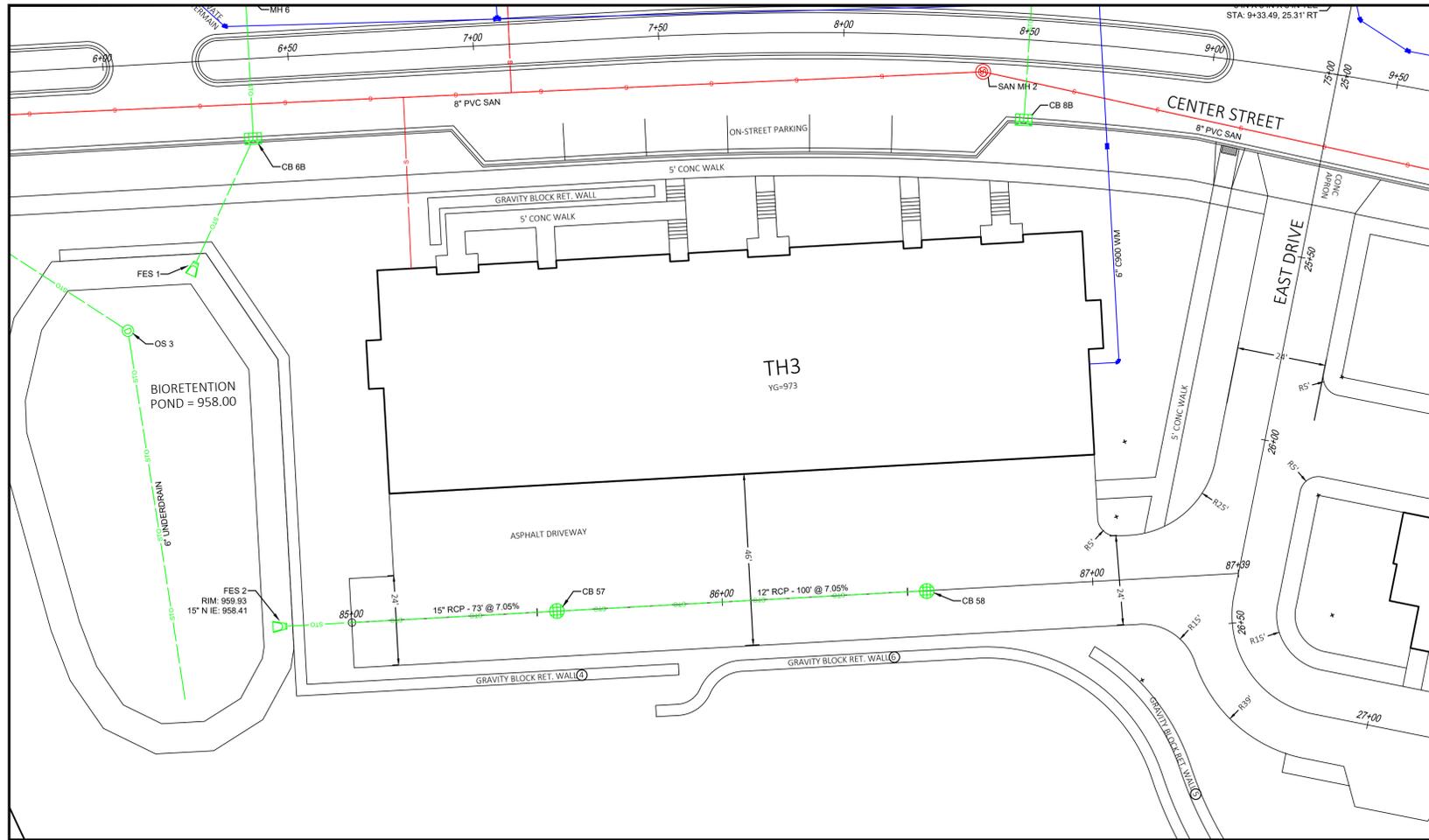
<p>A WALBEC COMPANY www.walbecgroup.com (920) 757-7559</p>		
NO	REVISION DESCRIPTION	DATE
	VILLAGE COMMENTS	3/6/2024

Drawing Scale: 1" = 20' Drawn: 09/08/2023 Checked: 09/08/2023 P&D Project No: 490686	PROJECT HARTLAND APARTMENTS 700 W. CAPITOL DRIVE VILLAGE OF HARTLAND, WI PREPARED FOR: THREE LEAF PARTNERS 504 W. JUNEAU AVE. MILWAUKEE, WI 53203	Seal
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TOWNHOMES PLAN & PROFILE		



C6.15

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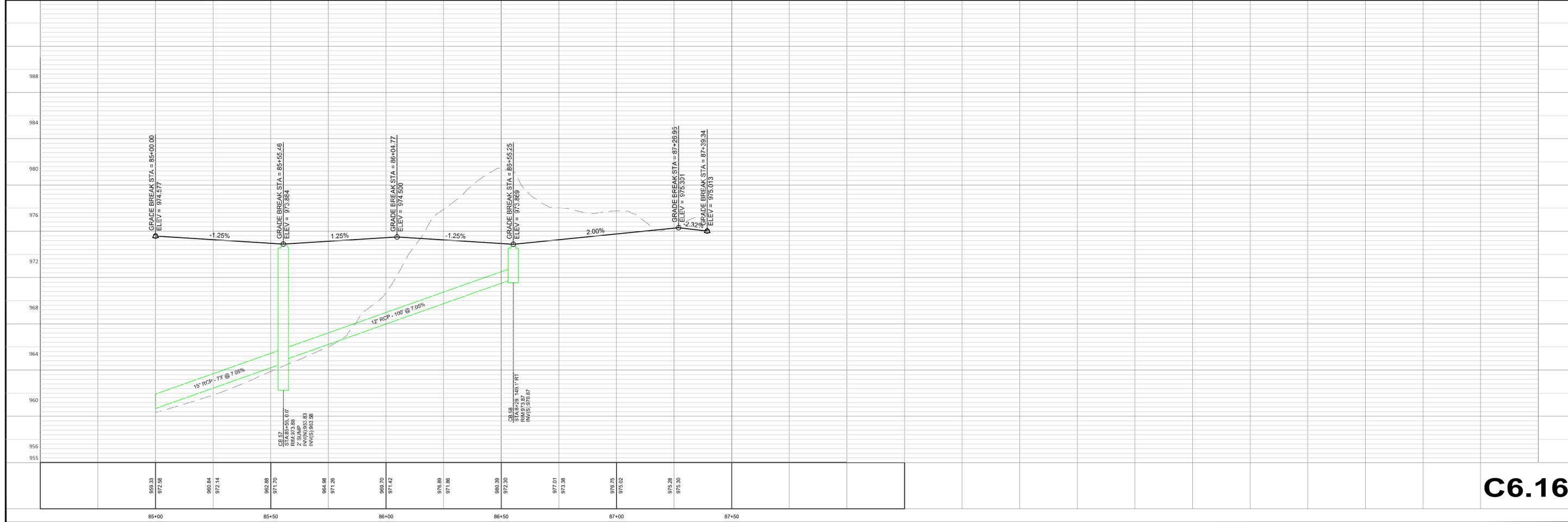
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NO	REVISION DESCRIPTION	DATE
	VILLAGE COMMENTS	3/6/2024

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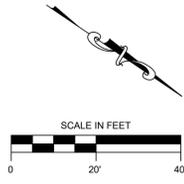
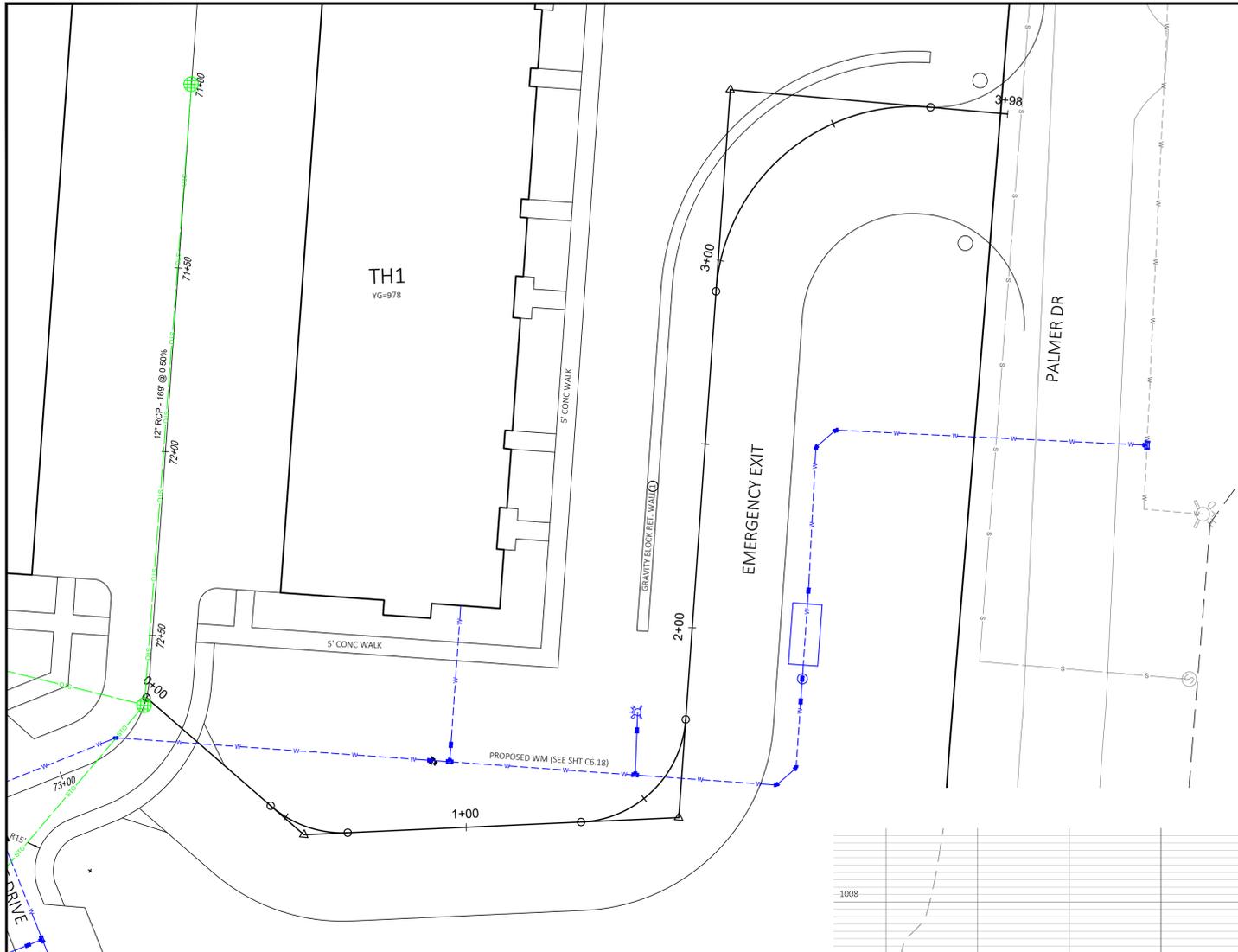
PROJECT
HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI
 PREPARED FOR:
THREE LEAF PARTNERS
 504 W. JUNEAU AVE.
 MILWAUKEE, WI 53203

IN: TOWNHOMES
 FROM: 85+00
 TO: 87+39.34

TOWNHOMES PLAN & PROFILE



C6.16



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 P&D Project No: 490686

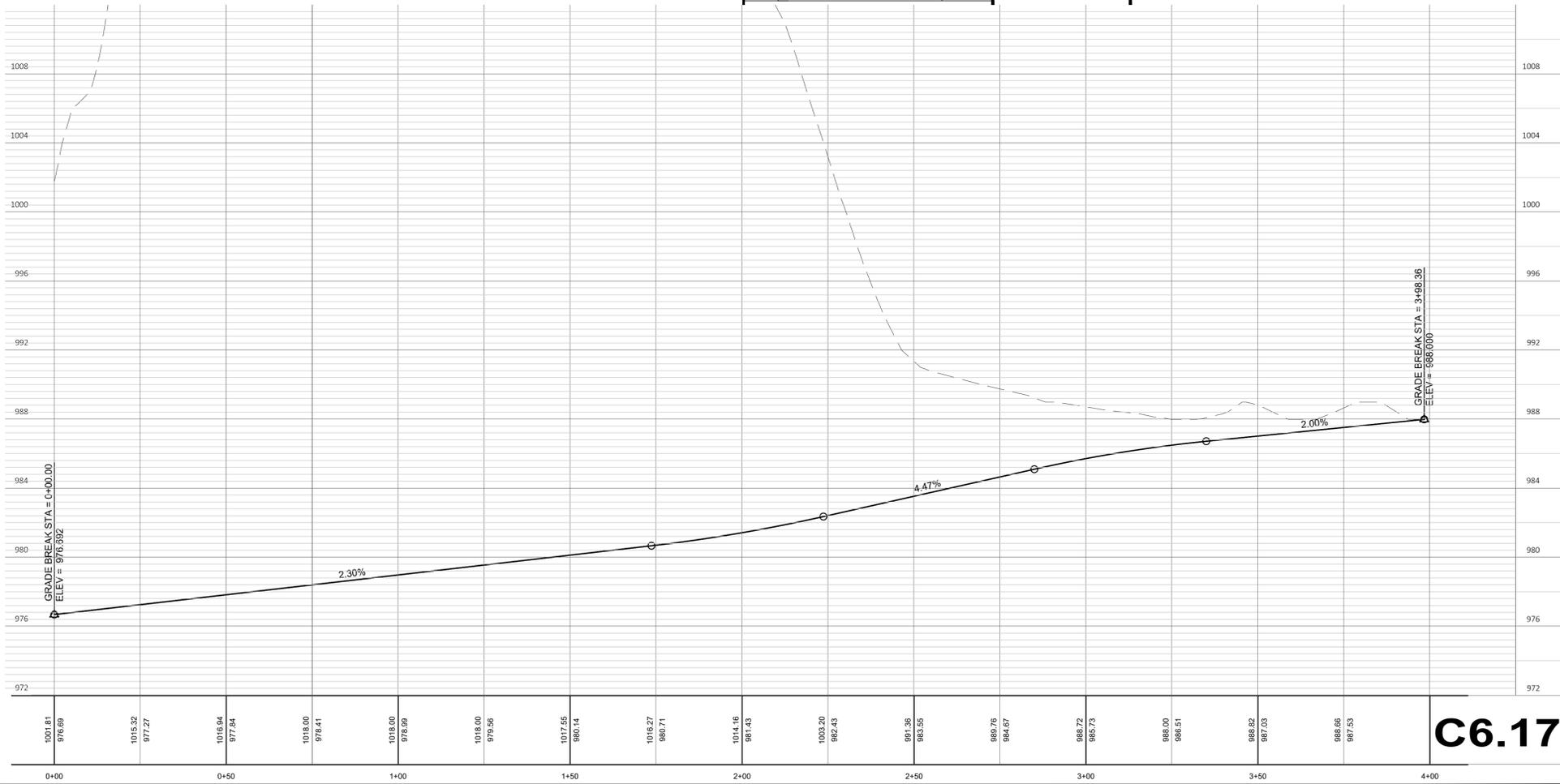
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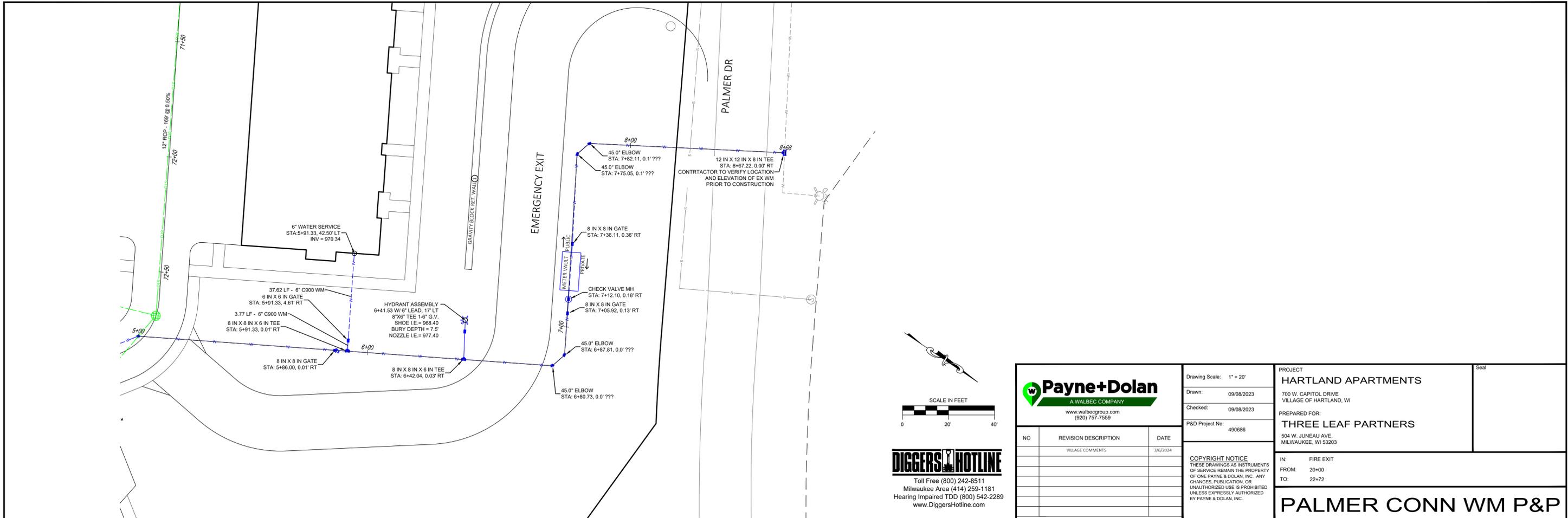
PROJECT
HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

PREPARED FOR:
THREE LEAF PARTNERS
 504 W. JUNEAU AVE.
 MILWAUKEE, WI 53203

IN: TOWNHOMES
 FROM: 0+00
 TO: 3+98.37

FIRE EXIT PLAN & PROFILE





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NO	REVISION DESCRIPTION	DATE
	VILLAGE COMMENTS	3/6/2024

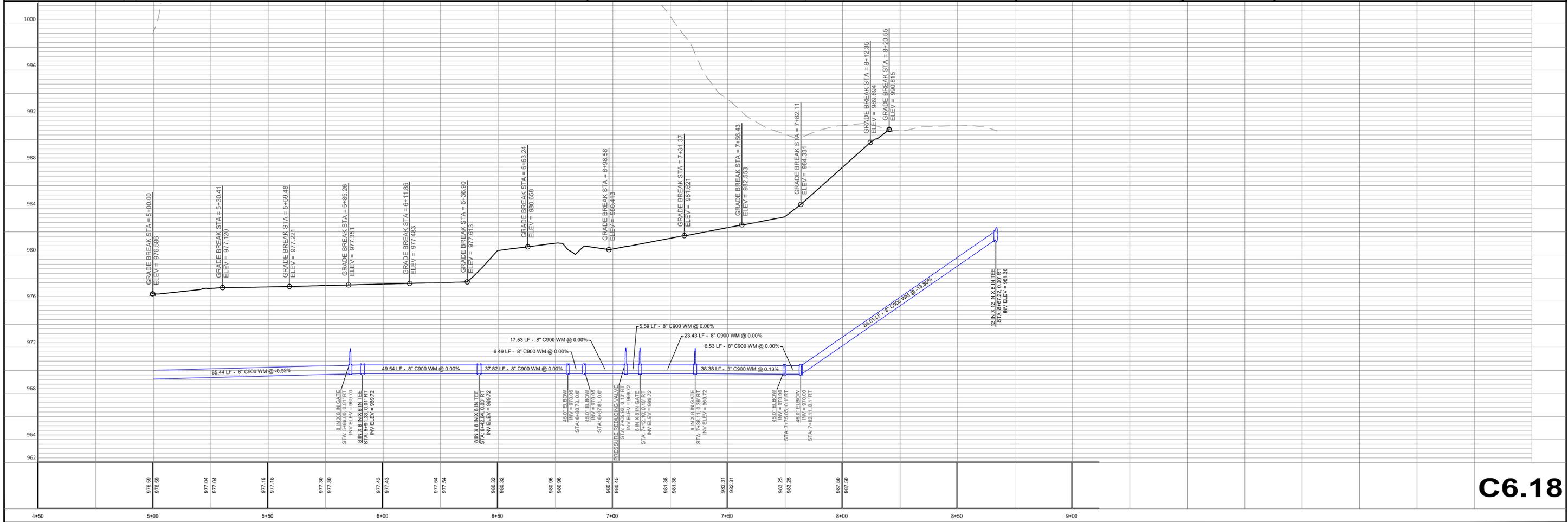
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 Drawn: 09/08/2023
 Checked: 09/08/2023
 P&D Project No: 490686

PROJECT
HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

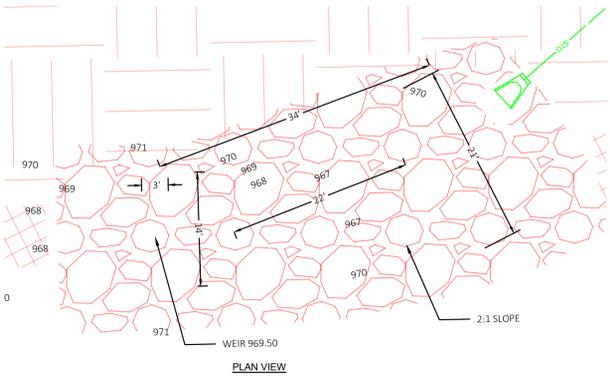
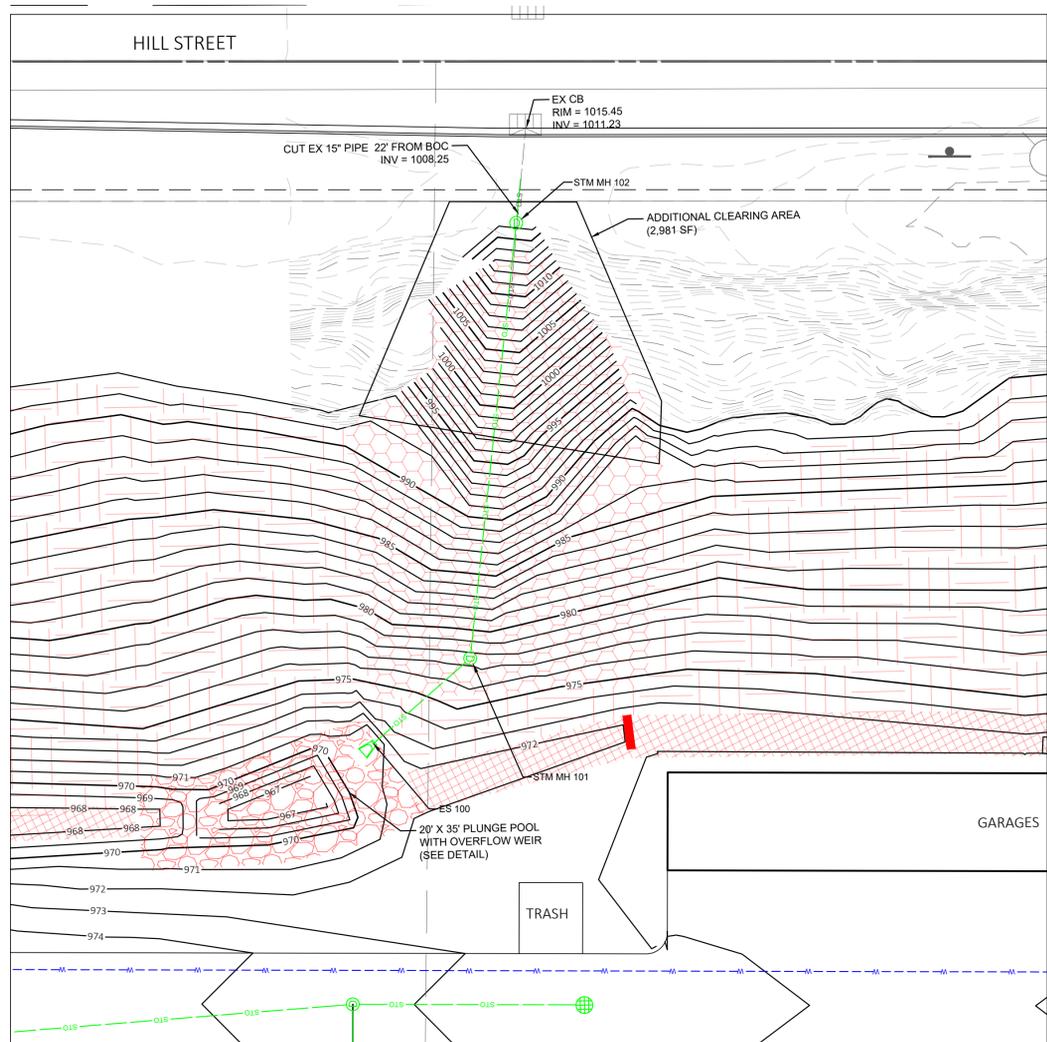
PREPARED FOR:
THREE LEAF PARTNERS
 504 W. JUNEAU AVE.
 MILWAUKEE, WI 53203

IN: FIRE EXIT
 FROM: 20+00
 TO: 22+72

PALMER CONN WM P&P

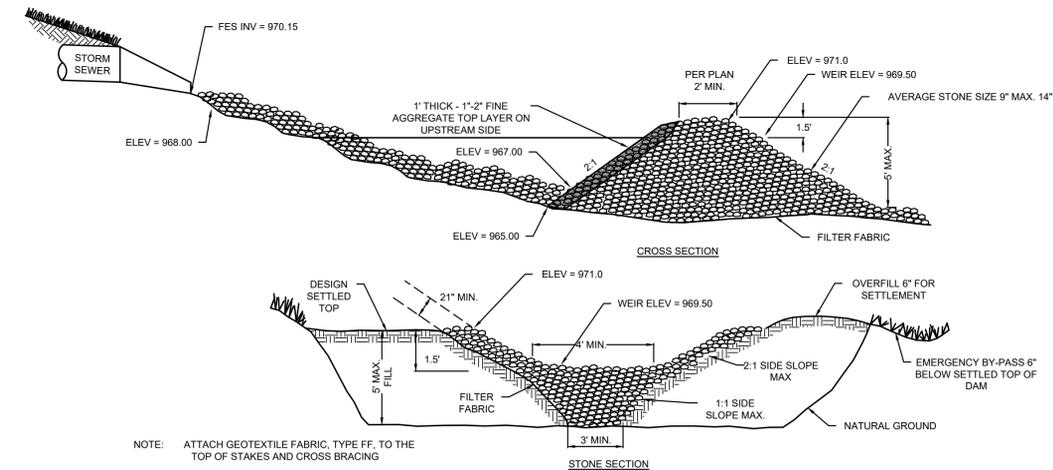


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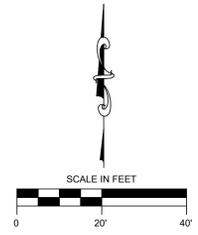
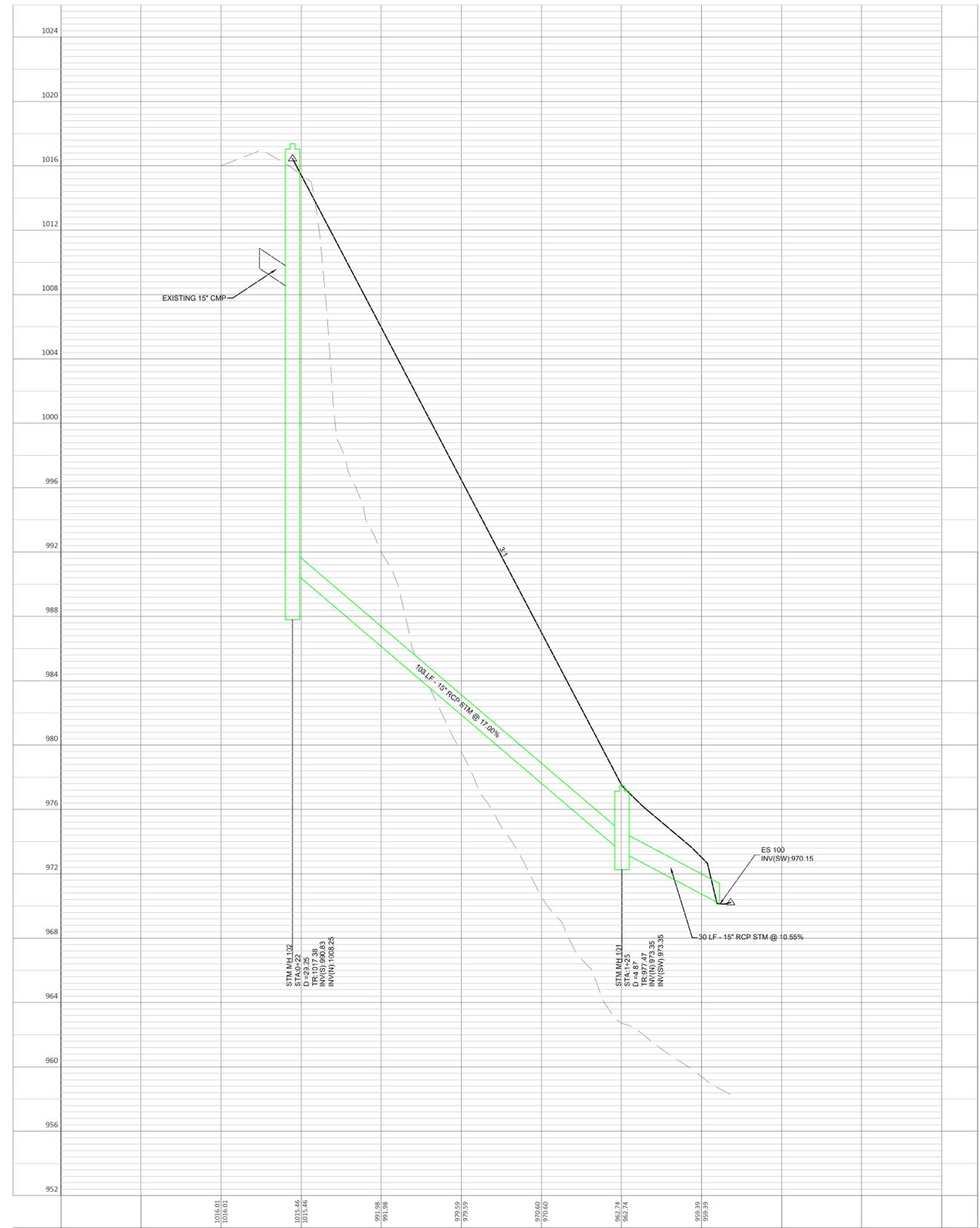


CONSTRUCTION ACTIVITY AND SEQUENCE

1. CUT EXISTING CMP AND INSTALL STORM STRUCTURE 102
2. INSTALL STORM SEWER FROM MH 101 TO MH 102.
3. BACKFILL STORM SEWER WITH OVERBURDEN FILL AS PIPE IS BEING LAID.
5. INSTALL STORM STRUCTURE MH 101.
6. INSTALL PIPE AND FLARED END SECTION 100.
7. CONSTRUCT PLUNGE POOL AND OVERFLOW WEIR.
8. FILL SLOPES TO FINISHED GRADE AN PLACE TOPSOIL, EROSION MATTING AND SEED PER PLAN.



NOTE: ATTACH GEOTEXTILE FABRIC, TYPE FF, TO THE TOP OF STAKES AND CROSS BRACING



NO	REVISION DESCRIPTION	DATE
	VILLAGE COMMENTS	3/6/2024

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PROJECT
HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

CLIENT
THREE LEAF PARTNERS
 504 W. JUNEAU AVE
 MILWAUKEE, WI 53203

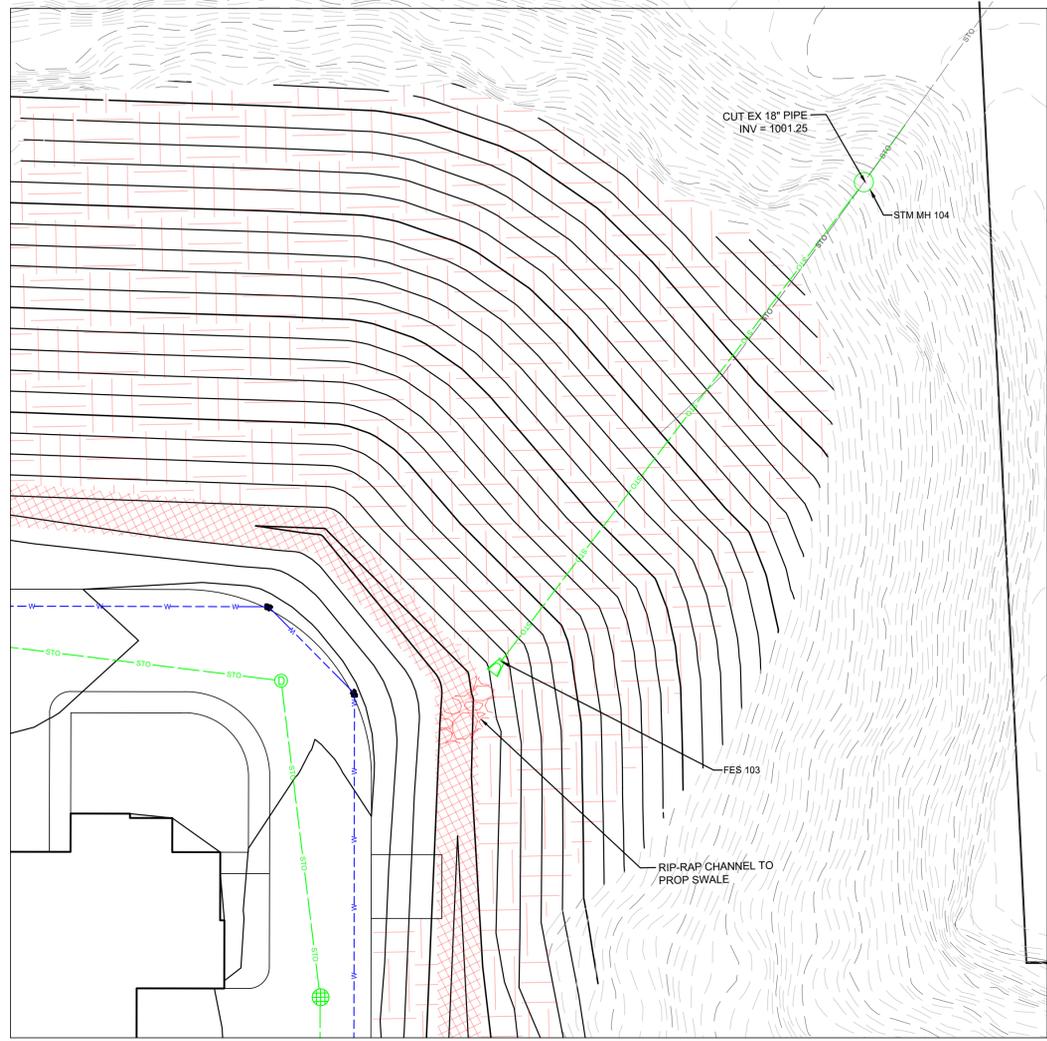
SHEET TITLE
HILL ST STORM SEWER OUTFALL PLAN

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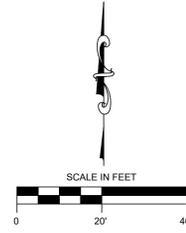
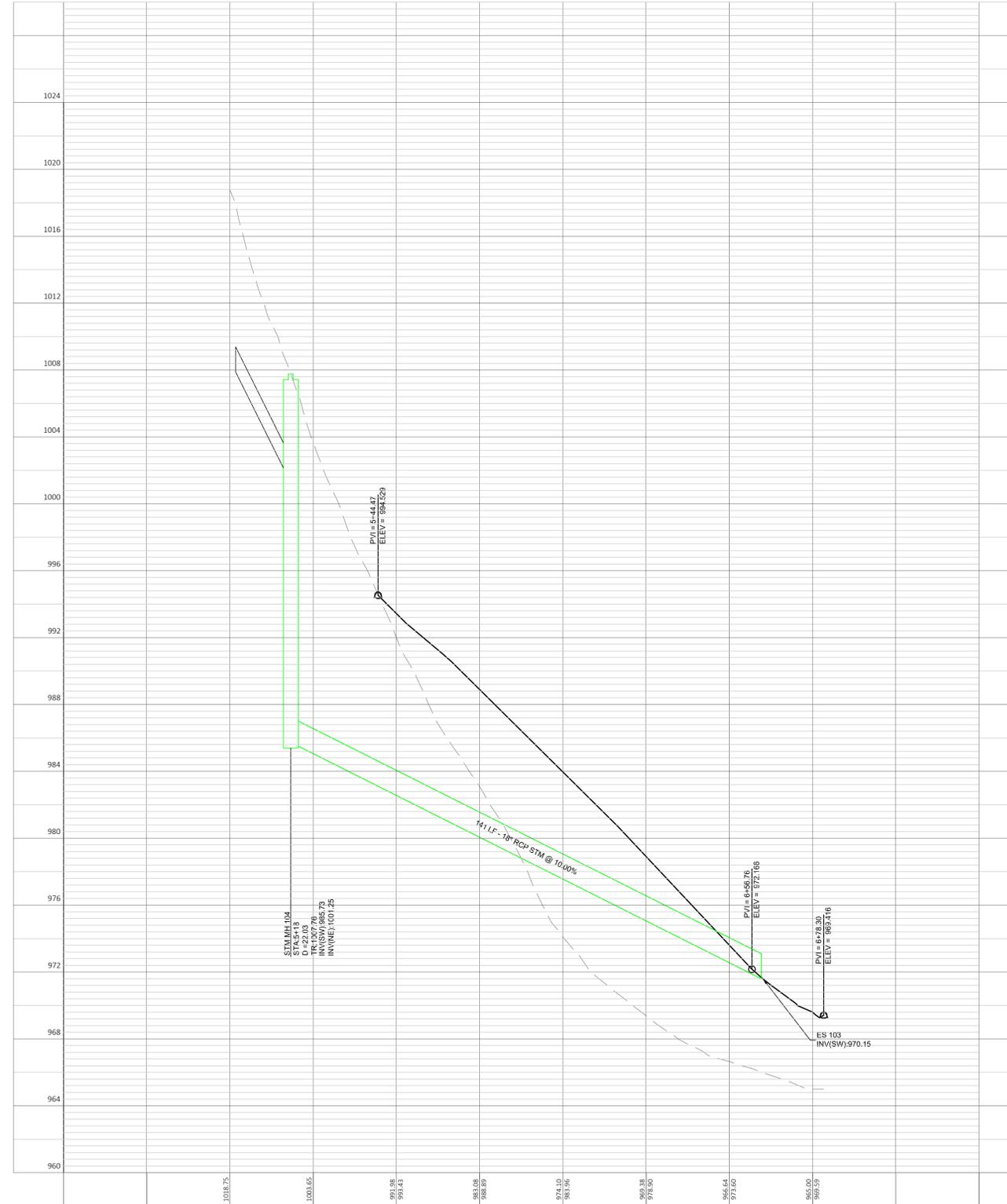
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C6.19



CONSTRUCTION ACTIVITY AND SEQUENCE

1. CUT EXISTING CMP AND INSTALL STORM MH 104
2. BACKFILL STORM SEWER WITH OVERBURDEN FILL AS PIPE IS BEING LAID.
3. INSTALL PIPE AND FLARED END SECTION 103.
4. INSTALL RIP RAP IN CHANNEL TO PROPOSED SWALE.
5. FILL SLOPES TO FINISHED GRADE AN PLACE TOPSOIL, EROSION MATTING AND SEED PER PLAN.



NO	REVISION DESCRIPTION	DATE

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PROJECT
HARTLAND APARTMENTS
 700 W. CAPITOL DRIVE
 VILLAGE OF HARTLAND, WI

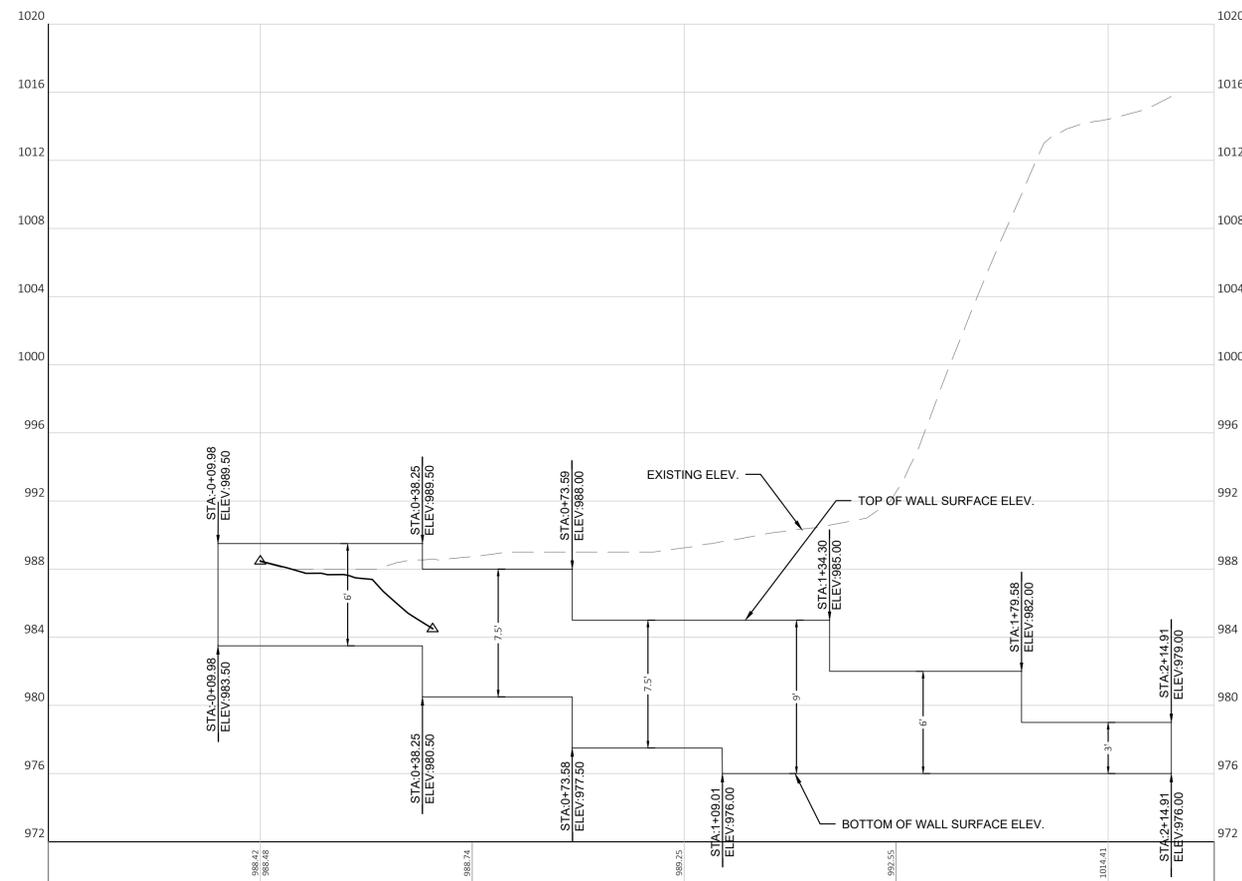
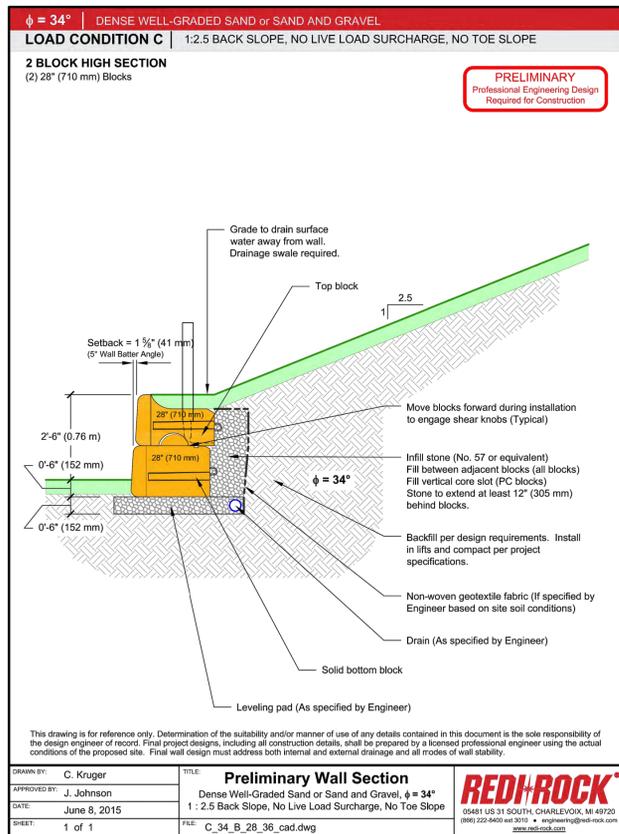
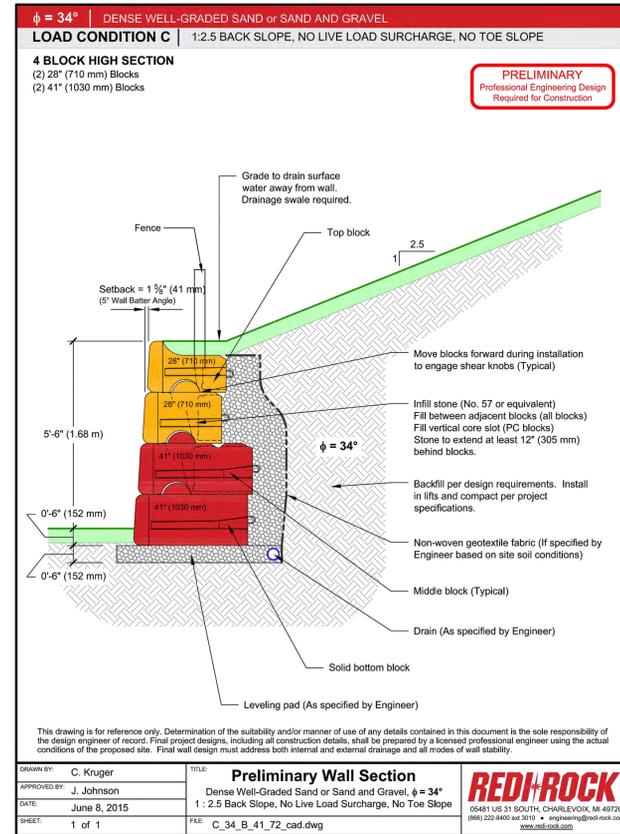
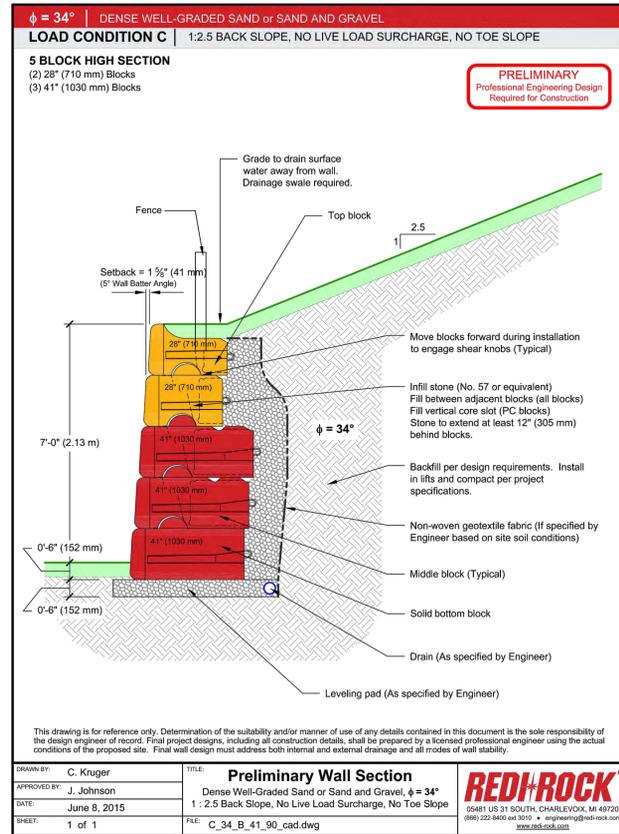
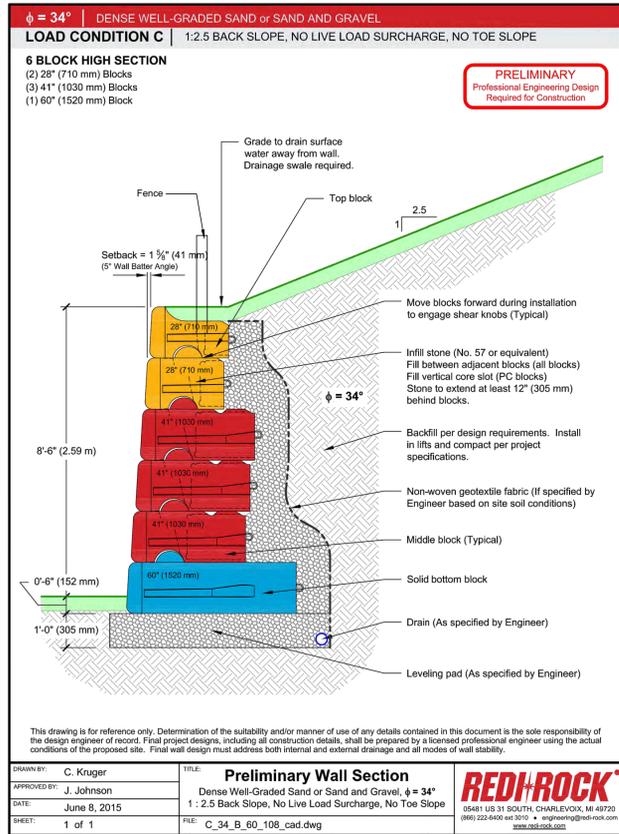
CLIENT
THREE LEAF PARTNERS
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 MILWAUKEE, WI 53203

SHEET TITLE
NORTHEAST STORM SEWER OUTFALL PLAN

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C6.20



- GRAVITY WALL NOTES**
1. RETAINING WALLS TO BE RECON, REDI-ROCK OR EQUIVALENT PRODUCT.
 2. RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT SHALL BE PREPARED, STAMPED AND SIGNED BY A WISCONSIN LICENSED PROFESSIONAL ENGINEER.
 3. CONTRACTOR TO PROVIDE RETAINING WALL SHOP DRAWINGS AND STAMPED RETAINING WALL PLANS BASED ON CONSTRUCTION PLANS AND FIELD CONDITIONS FOR FINAL APPROVAL BY THE VILLAGE PRIOR TO INSTALLATION.
 4. RETAINING WALL COLOR SHALL BE NATURAL CONCRETE, UNSTAINED. WALL BLOCK FINISH SHALL BE LIMESTONE TEXTURE WITH A 42-INCH DECORATIVE, BLACK ALUMINUM FENCE PLACED AT THE TOP OF THE FINISHED WALL PER FINAL APPROVAL BY THE VILLAGE.
 5. 1,425 SF OF BLOCK

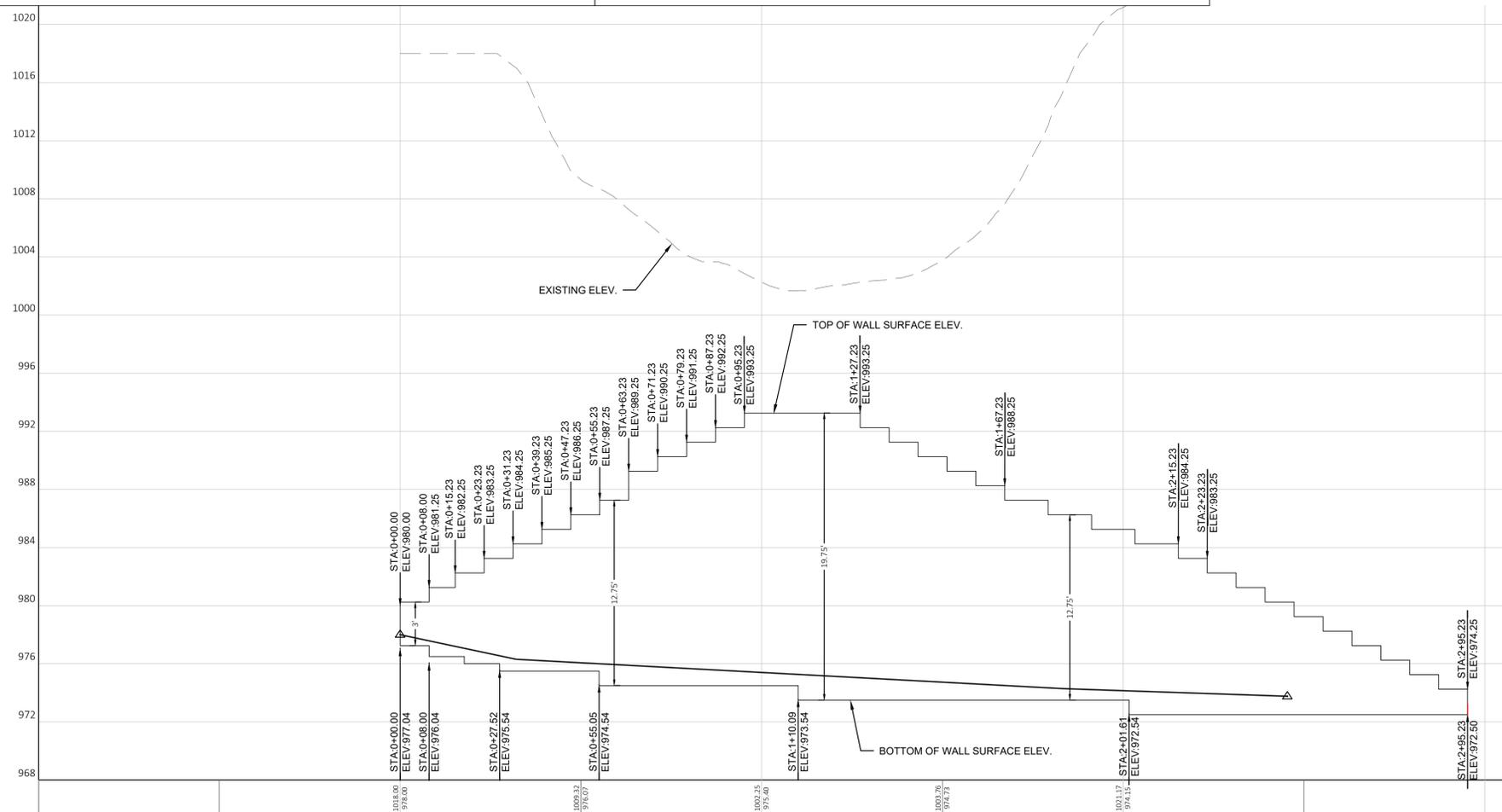
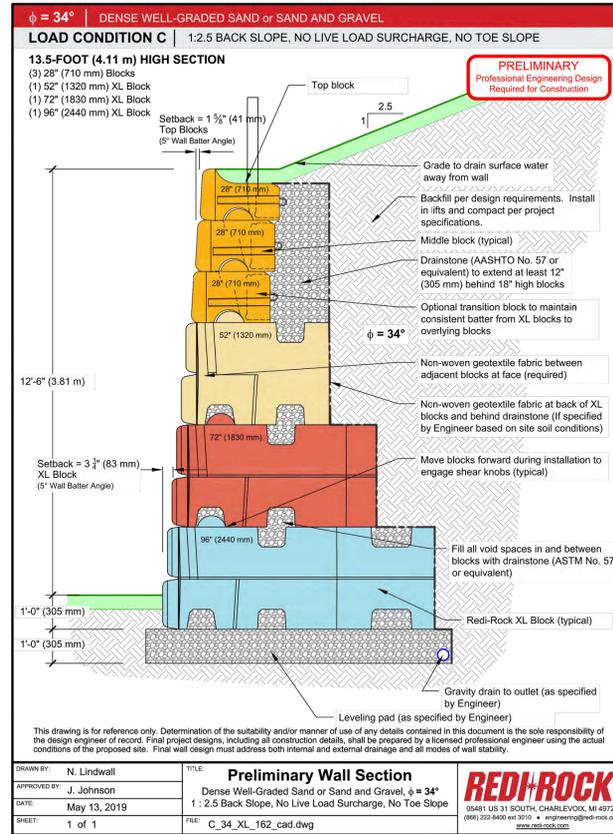
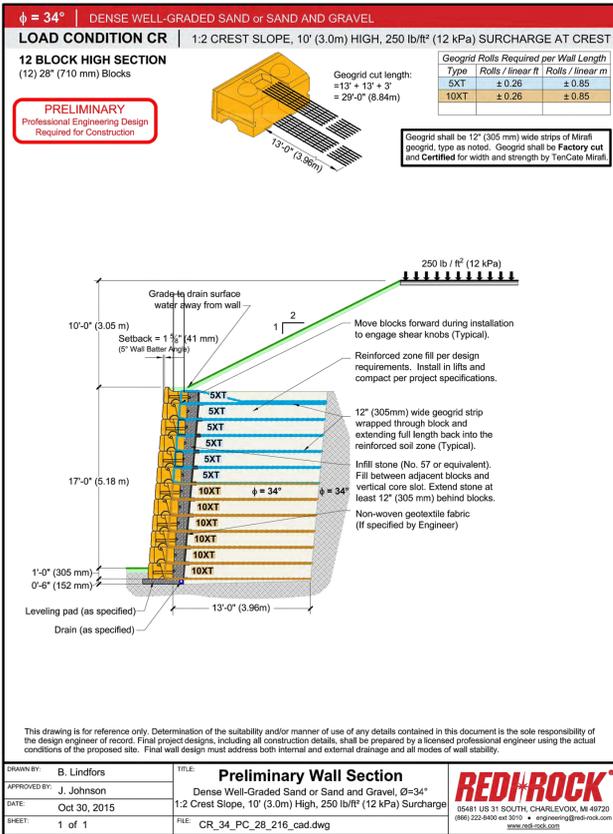
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PROJECT	HARTLAND APARTMENTS 700 W CAPITOL DR VILLAGE OF HARTLAND, WI
CLIENT	THREE LEAF PARTNERS 504 W. JUNEAU AVE MILWAUKEE, WI 53203
Scale	

CONSTRUCTION DETAILS
 WALL 1 PROFILE - INSIDE FIRE LANE
 GRAVITY BLOCK WALL

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GRAVITY WALL NOTES

1. RETAINING WALLS TO BE RECON, REDI-ROCK OR EQUIVALENT PRODUCT.
2. RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT SHALL BE PREPARED, STAMPED AND SIGNED BY A WISCONSIN LICENSED PROFESSIONAL ENGINEER.
3. CONTRACTOR TO PROVIDE RETAINING WALL SHOP DRAWINGS AND STAMPED RETAINING WALL PLANS BASED ON CONSTRUCTION PLANS AND FIELD CONDITIONS FOR FINAL APPROVAL BY THE VILLAGE PRIOR TO INSTALLATION.
4. RETAINING WALL COLOR SHALL BE NATURAL CONCRETE, UNSTAINED. WALL BLOCK FINISH SHALL BE LIMESTONE TEXTURE WITH A 3-FOOT DECORATIVE, BLACK ALUMINUM FENCE PLACED AT THE TOP OF THE FINISHED WALL PER FINAL APPROVAL BY THE VILLAGE.
5. 3,412 SF OF BLOCK



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PROJECT: **HARTLAND APARTMENTS**
700 W CAPITOL DR
VILLAGE OF HARTLAND, WI

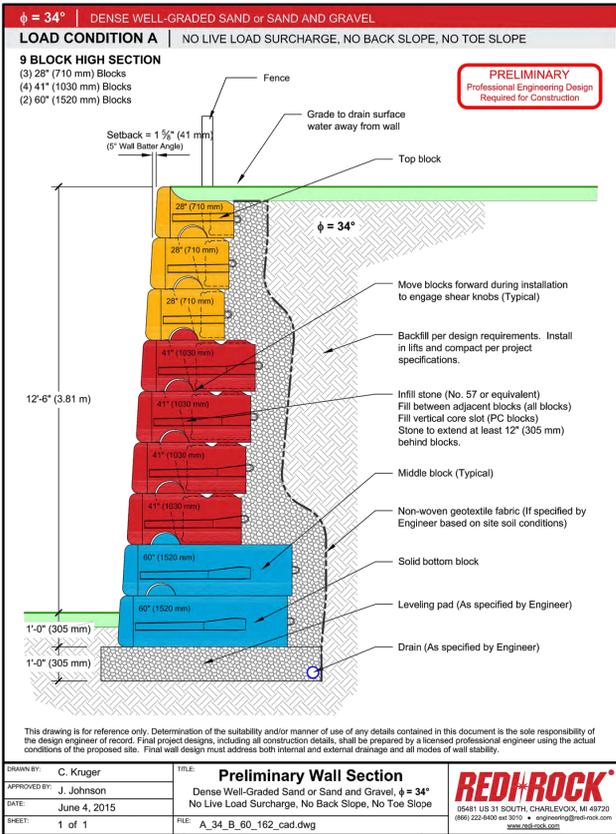
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MILWAUKEE, WI 53203

SHEET TITLE: **CONSTRUCTION DETAILS**
WALL 2 PROFILE - SF1
GRAVITY BLOCK WALL

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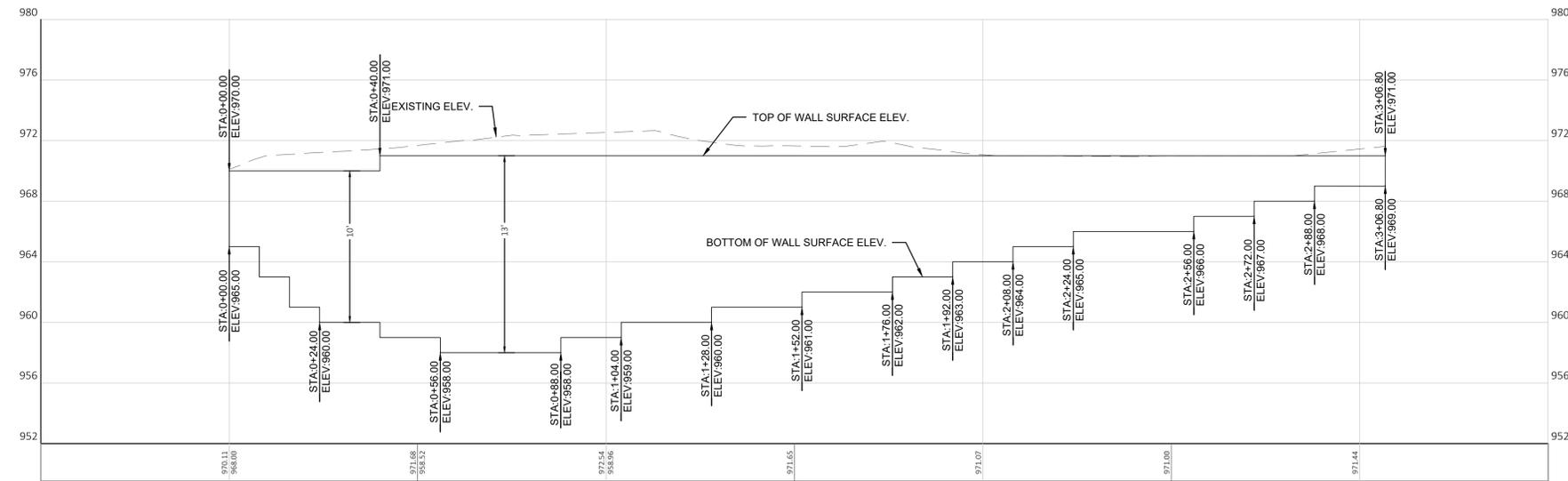
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09/08/2023
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GRAVITY WALL NOTES

1. RETAINING WALLS TO BE RECON, REDI-ROCK OR EQUIVALENT PRODUCT.
2. RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT SHALL BE PREPARED, STAMPED AND SIGNED BY A WISCONSIN LICENSED PROFESSIONAL ENGINEER.
3. CONTRACTOR TO PROVIDE RETAINING WALL SHOP DRAWINGS AND STAMPED RETAINING WALL PLANS BASED ON CONSTRUCTION PLANS AND FIELD CONDITIONS FOR FINAL APPROVAL BY THE VILLAGE PRIOR TO INSTALLATION.
4. RETAINING WALL COLOR SHALL BE NATURAL CONCRETE, UNSTAINED. WALL FINISH SHALL BE LIMESTONE TEXTURE WITH A 3-FOOT DECORATIVE, BLACK ALUMINUM FENCE PLACED AT THE TOP OF THE FINISHED WALL PER FINAL APPROVAL BY THE VILLAGE.
5. 2,493 SF OF BLOCK



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PROJECT
HARTLAND APARTMENTS
700 W CAPITOL DR
VILLAGE OF HARTLAND, WI

CLIENT
THREE LEAF PARTNERS
504 W JUNEAU AVE
MILWAUKEE, WI 53203

SHEET TITLE
CONSTRUCTION DETAILS
WALL 3 PROFILE - CLUBHOUSE
GRAVITY BLOCK WALL

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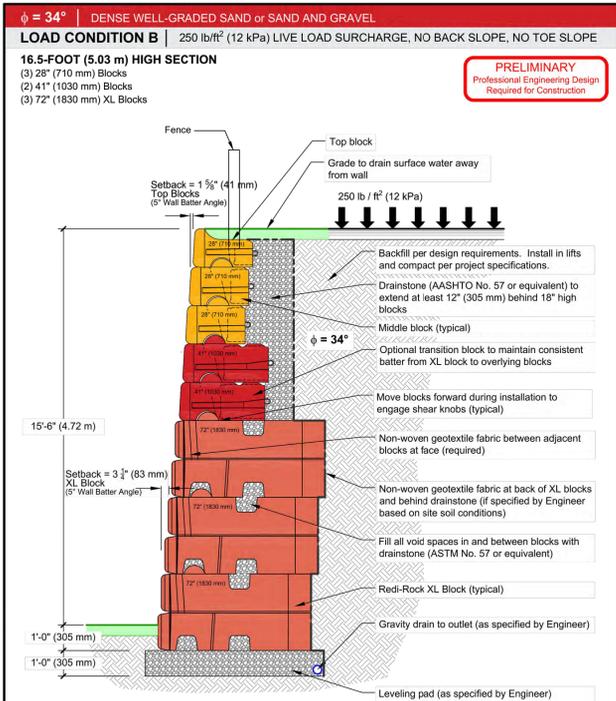
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09/08/2023

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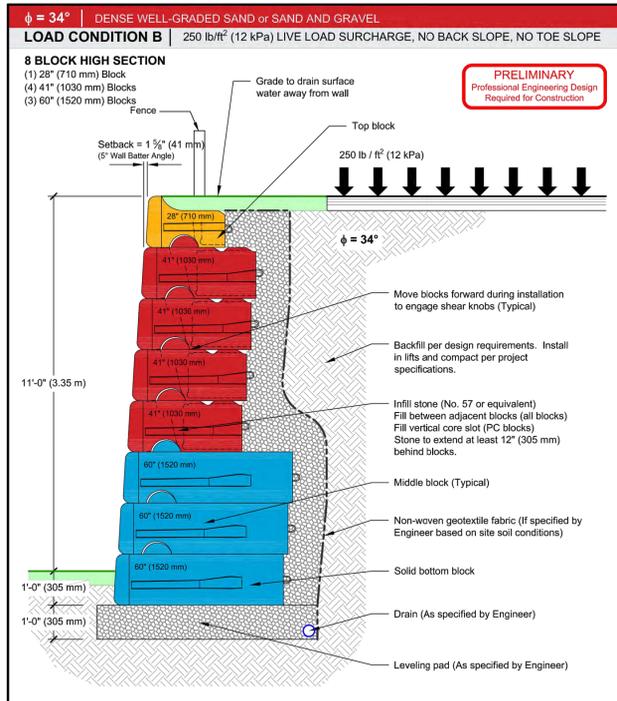
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DRAWN BY: N. Lindwall	TITLE: Preliminary Wall Section	REDI-ROCK 05481 US 31 SOUTH, CHARLEVOIX, MI 49720 (800) 222-8400 ext 3010 • engineering@redi-rock.com www.redi-rock.com
APPROVED BY: J. Johnson	Dense Well-Graded Sand or Sand and Gravel, $\phi = 34^\circ$	
DATE: May 13, 2019	250 lb/ft ² (12 kPa) Live Load Surcharge	
SHEET: 1 of 1	FILE: B_34_XL_198_cad.dwg	

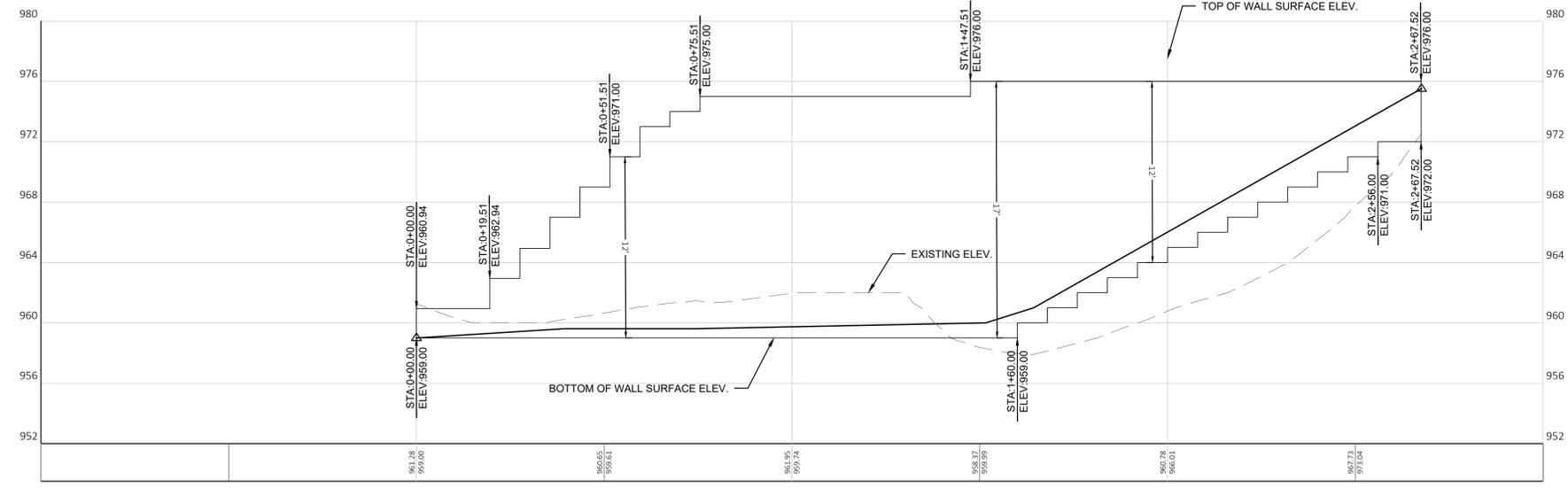


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DRAWN BY: C. Kruger	TITLE: Preliminary Wall Section	REDI-ROCK 05481 US 31 SOUTH, CHARLEVOIX, MI 49720 (800) 222-8400 ext 3010 • engineering@redi-rock.com www.redi-rock.com
APPROVED BY: J. Johnson	Dense Well-Graded Sand or Sand and Gravel, $\phi = 34^\circ$	
DATE: June 5, 2015	250 lb/ft ² (12 kPa) Live Load Surcharge	
SHEET: 1 of 1	FILE: B_34_B_60_144_cad.dwg	

GRAVITY WALL NOTES

1. RETAINING WALLS TO BE RECON, REDI-ROCK OR EQUIVALENT PRODUCT.
2. RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT SHALL BE PREPARED, STAMPED AND SIGNED BY A WISCONSIN LICENSED PROFESSIONAL ENGINEER.
3. CONTRACTOR TO PROVIDE RETAINING WALL SHOP DRAWINGS AND STAMPED RETAINING WALL PLANS BASED ON CONSTRUCTION PLANS AND FIELD CONDITIONS FOR FINAL APPROVAL BY THE VILLAGE PRIOR TO INSTALLATION.
4. RETAINING WALL COLOR SHALL BE NATURAL CONCRETE, UNSTAINED. WALL BLOCK FINISH SHALL BE LIMESTONE TEXTURE WITH A 3-FOOT DECORATIVE, BLACK ALUMINUM FENCE PLACED AT THE TOP OF THE FINISHED WALL PER FINAL APPROVAL BY THE VILLAGE.
5. 3,007 SF OF BLOCK



DATE	
REVISION DESCRIPTION	
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HARTLAND APARTMENTS
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VILLAGE OF HARTLAND, WI

THREE LEAF PARTNERS
504 W JUNEAU AVE
MILWAUKEE, WI 53203

CONSTRUCTION DETAILS
WALL 4 PROFILE - TOWNHOUSE 3
GRAVITY BLOCK WALL

PROJECT TITLE

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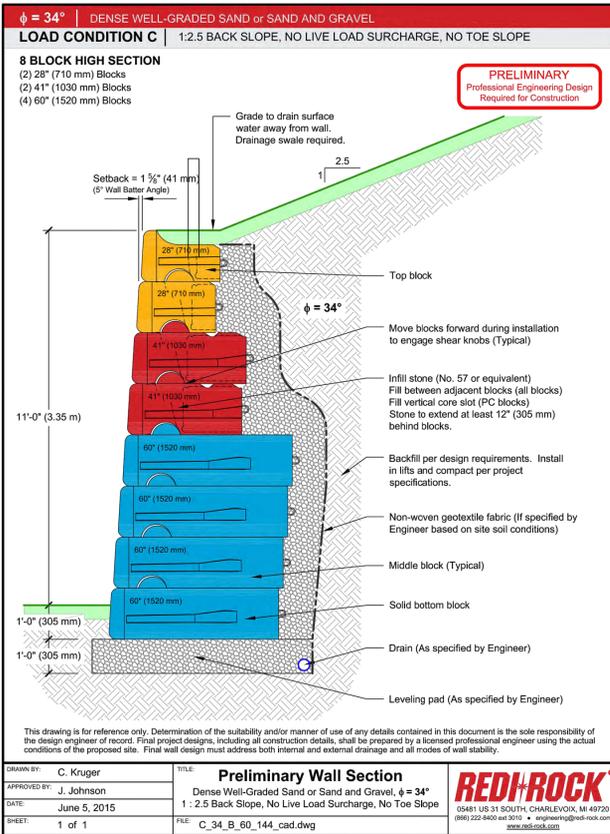
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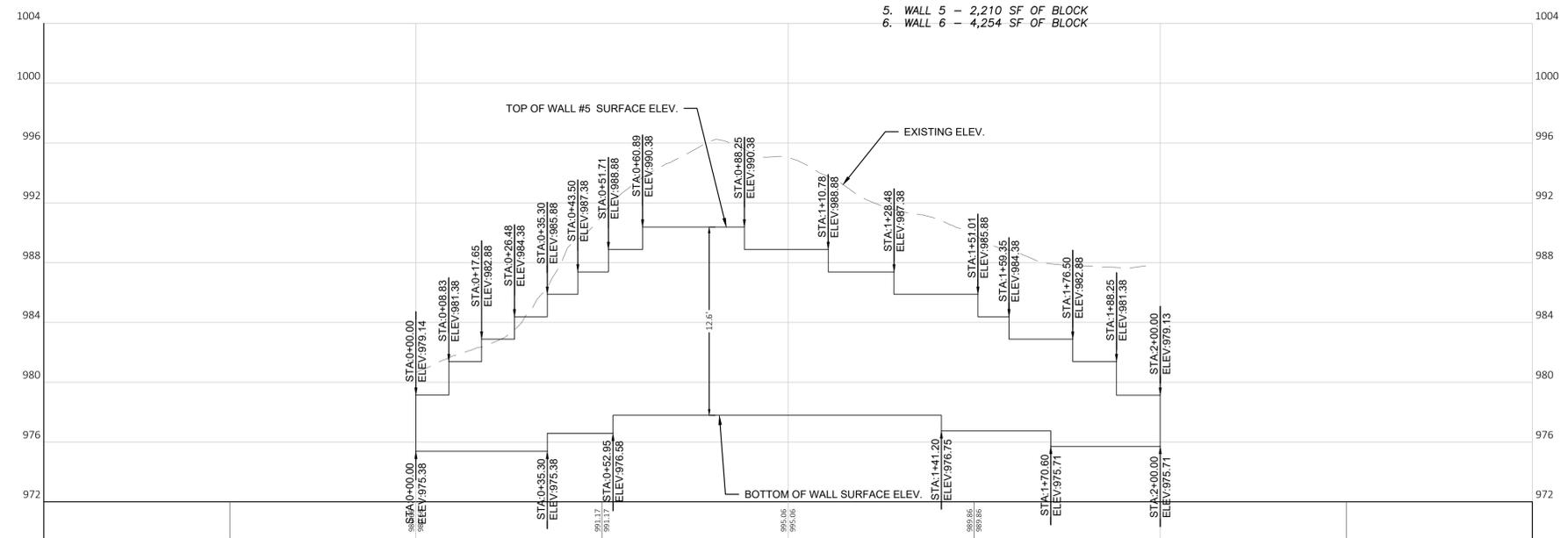
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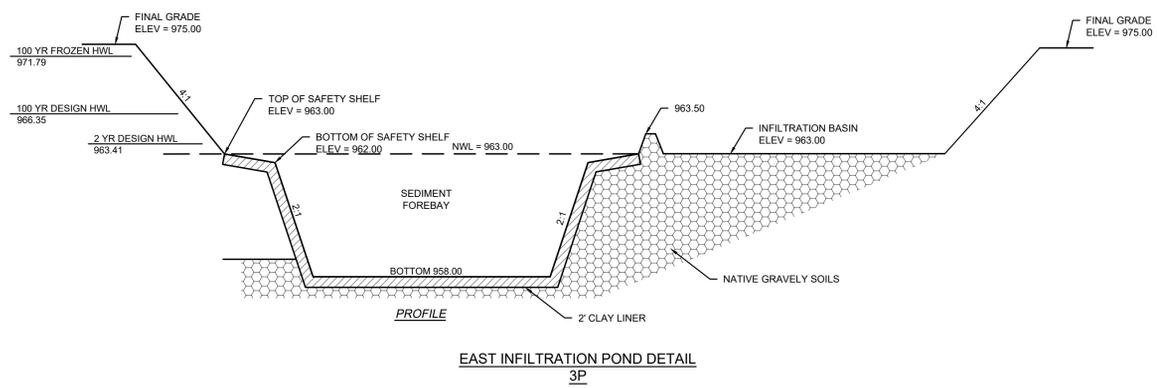
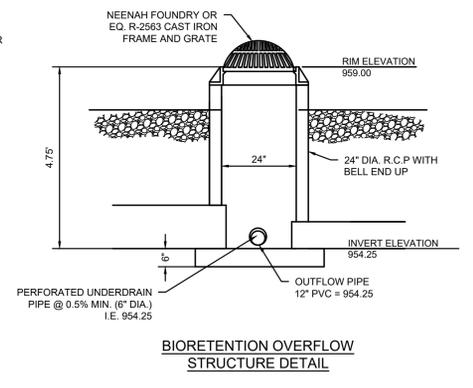
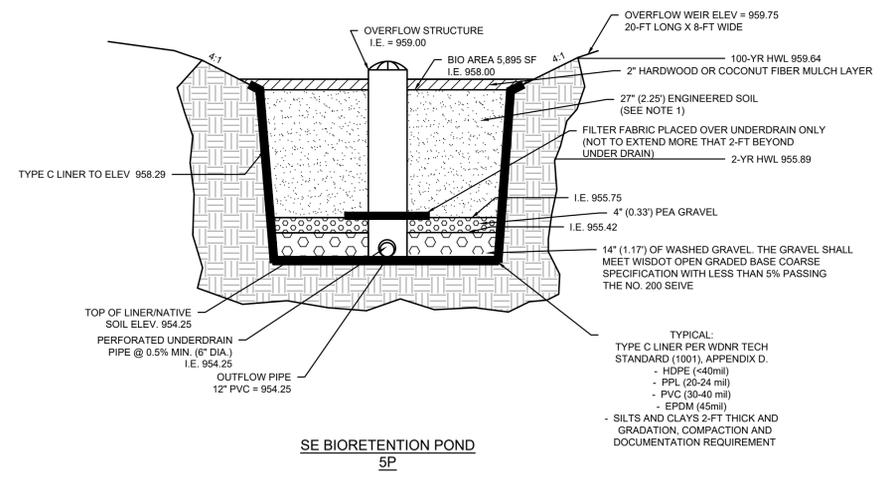
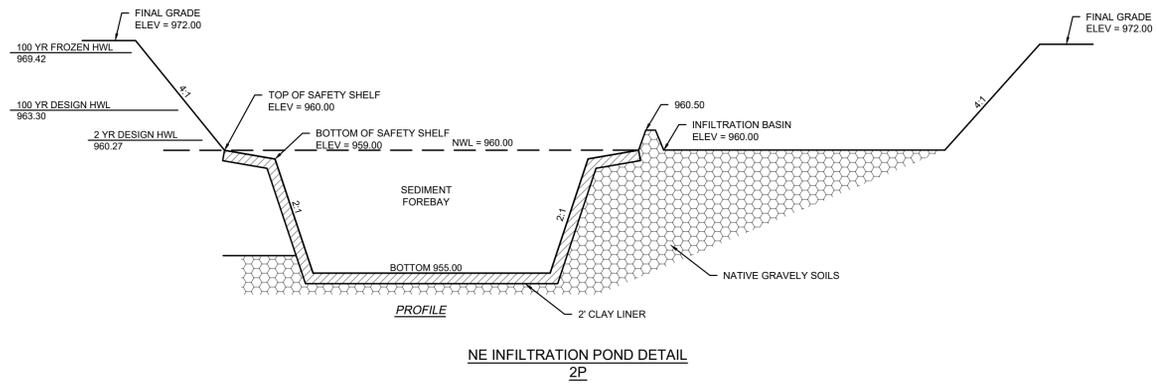
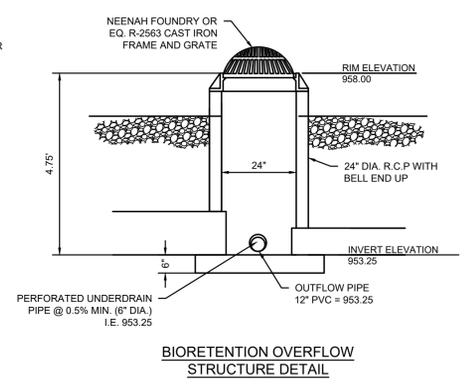
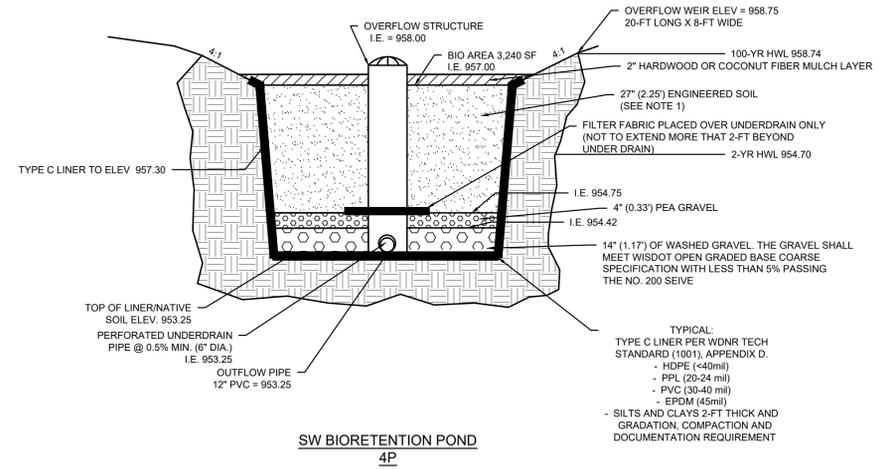
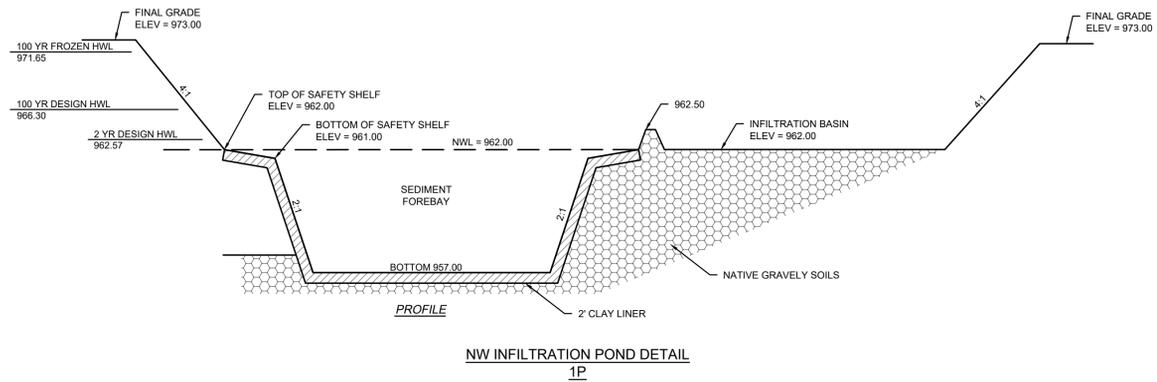
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GRAVITY WALL NOTES

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5. WALL 5 - 2,210 SF OF BLOCK
6. WALL 6 - 4,254 SF OF BLOCK





- BIORETENTION NOTES:**
- DO NOT ADD ENGINEERED MEDIA UNTIL AFTER THE PAVING IS COMPLETED AND LANDSCAPE AREAS ARE STABILIZED.
 - ENGINEERED SOIL MIX SHALL BE PLACED WITH NO MECHANICAL COMPACTION (INCLUDING EQUIPMENT TRACKING OVER THE SURFACE).
 - ENGINEERED SOIL SHALL BE PLACED IN 6" LIFTS AND SPRINKLED WITH WATER AFTER EACH LIFT TO ACHIEVE SETTLEMENT.
 - ENGINEERED SOIL SHALL CONSIST OF A MIXTURE OF 70% TO 75% SAND AND 25% TO 30% COMPOST. THE PERCENTAGES ARE BASED ON VOLUME. THE ENGINEERED SOIL SHALL MEET THE REQUIREMENTS OF WDNR TECHNICAL STANDARD 1004.
 - SAND INTERFACE LAYER: 3-INCHES OF SAND SHALL BE PLACED BELOW THE GRAVEL LAYER AND VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 4-INCHES, PER WDNR TECHNICAL STANDARD 1002.
 - A PERSON TRAINED AND EXPERIENCED IN THE CONSTRUCTION, OPERATION AND MAINTENANCE OF INFILTRATIONS DEVICES SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE DEVICE.
 - CONSTRUCTION OF THE BIORETENTION DEVICE SHALL FOLLOW THE REQUIREMENTS OF WDNR TECHNICAL STANDARD 1002. CONSTRUCTION AND OVERSIGHT SHALL FOLLOW SECTION "C" OF THE TECHNICAL STANDARD.

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PROJECT
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 700 W CAPITOL DR
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 THREE LEAF PARTNERS
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CONSTRUCTION DETAILS
POND DETAILS

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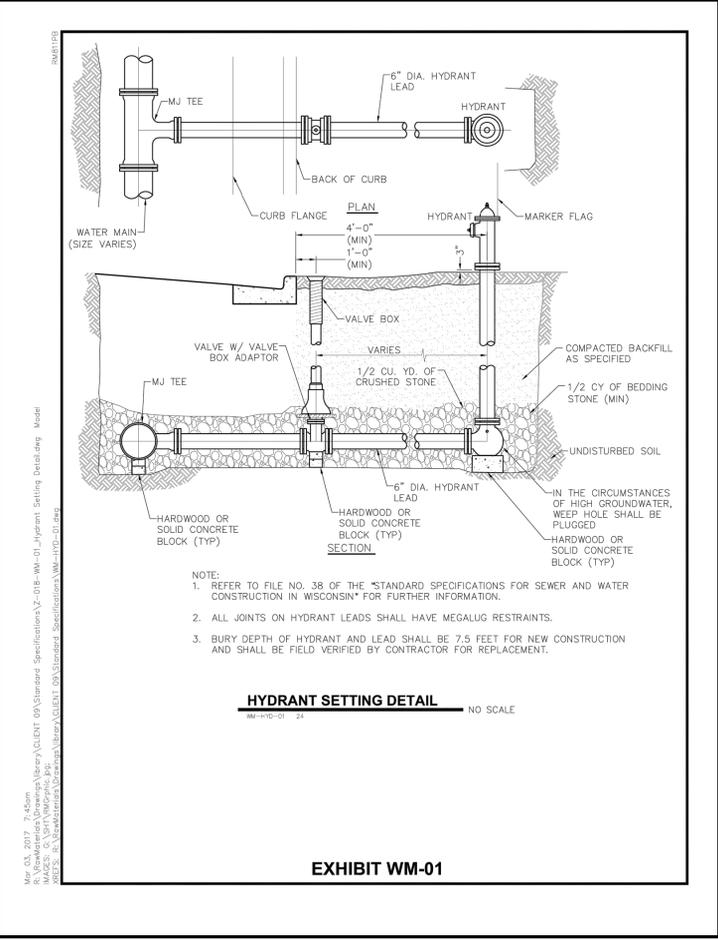
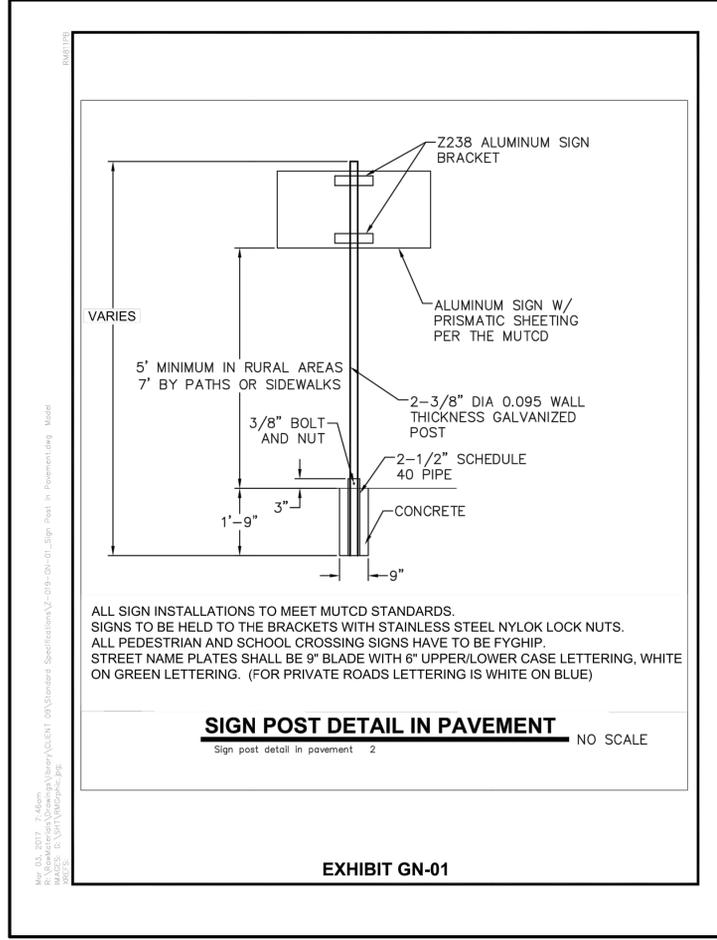
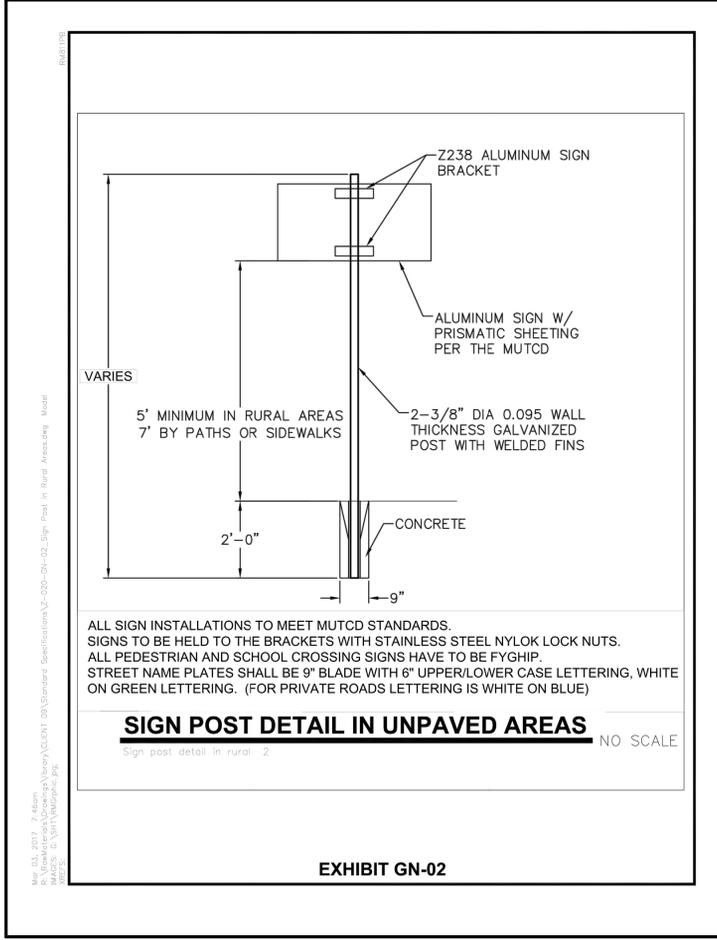
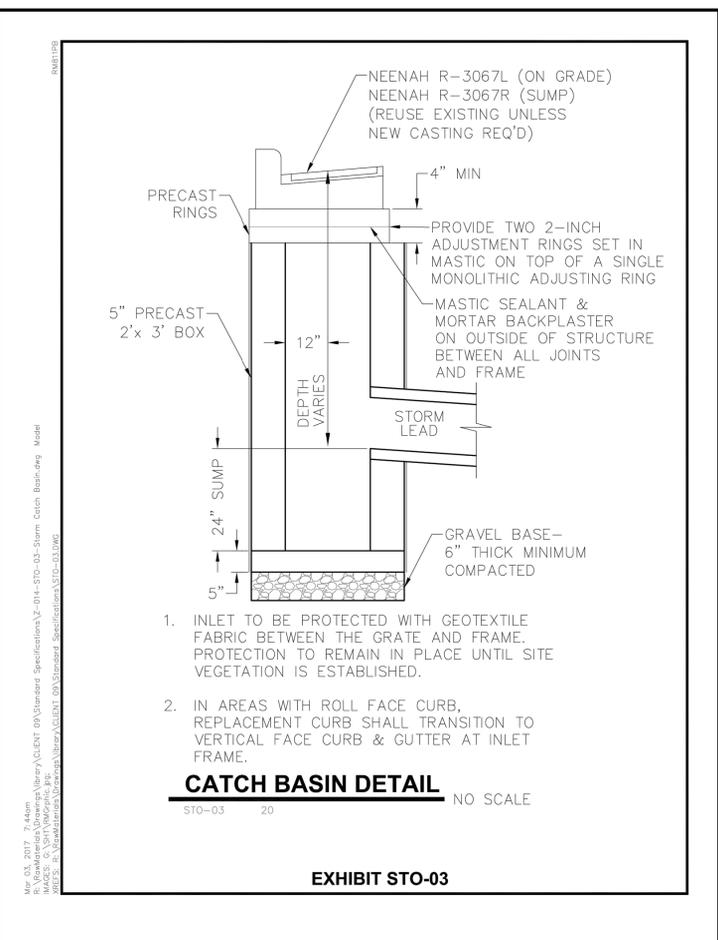
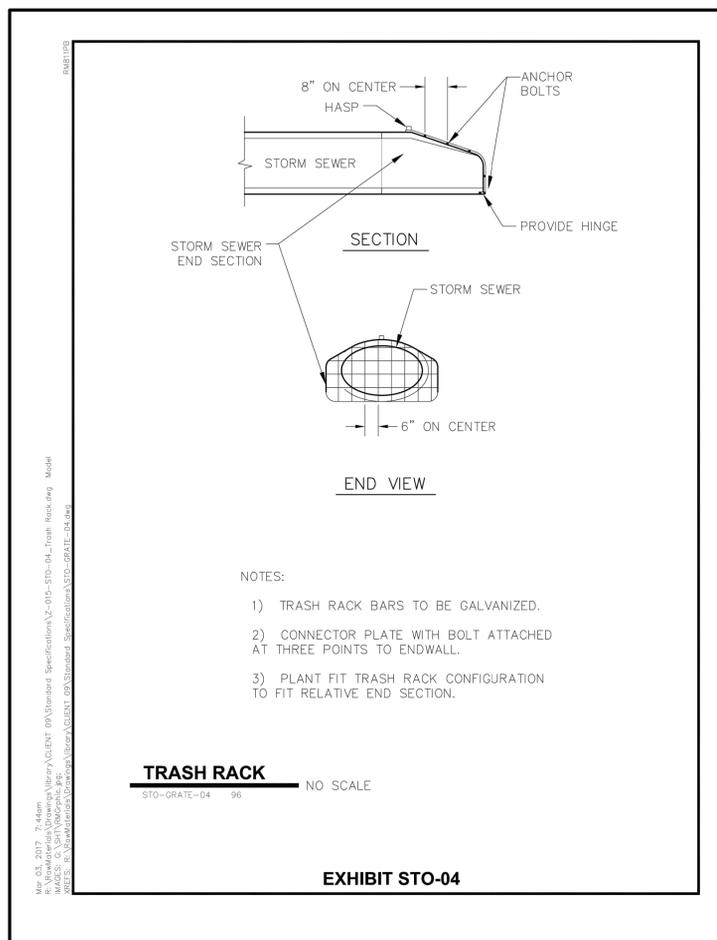
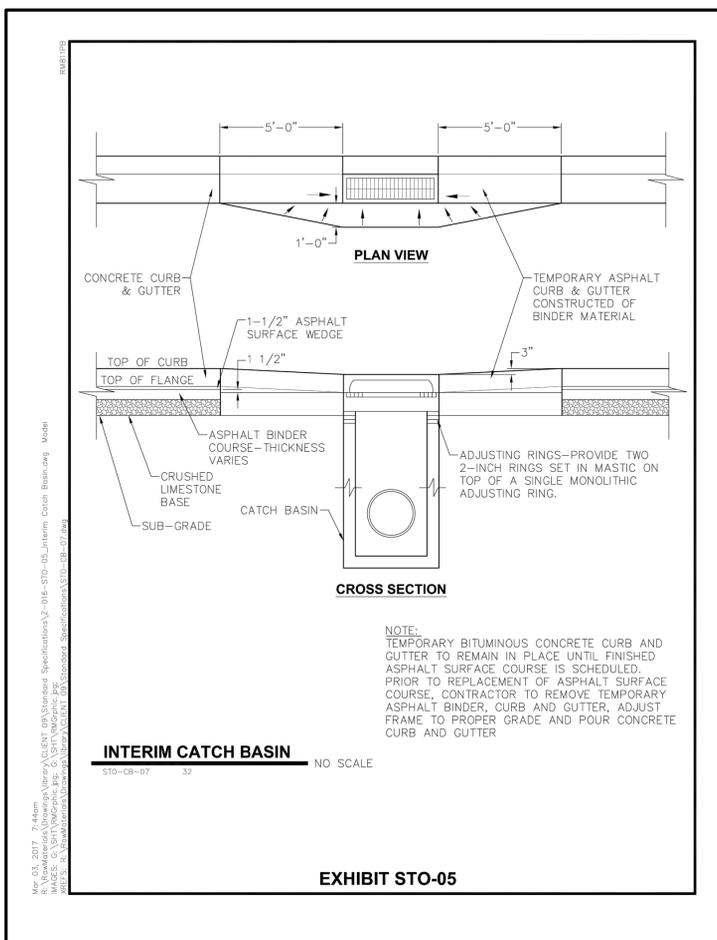
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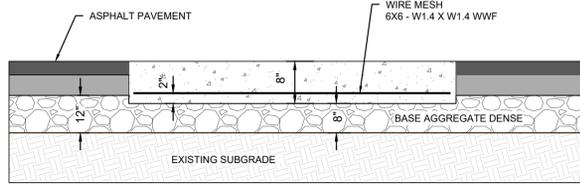
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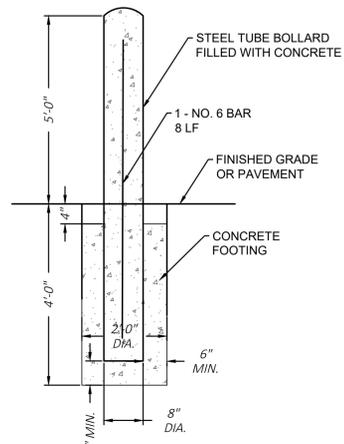
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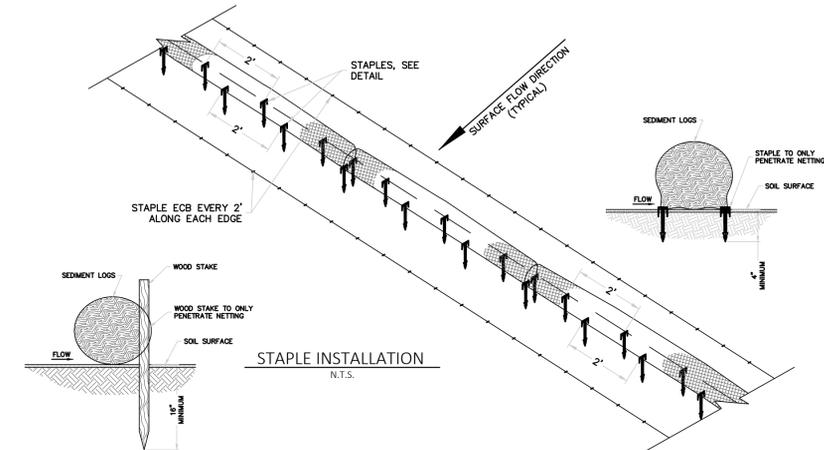




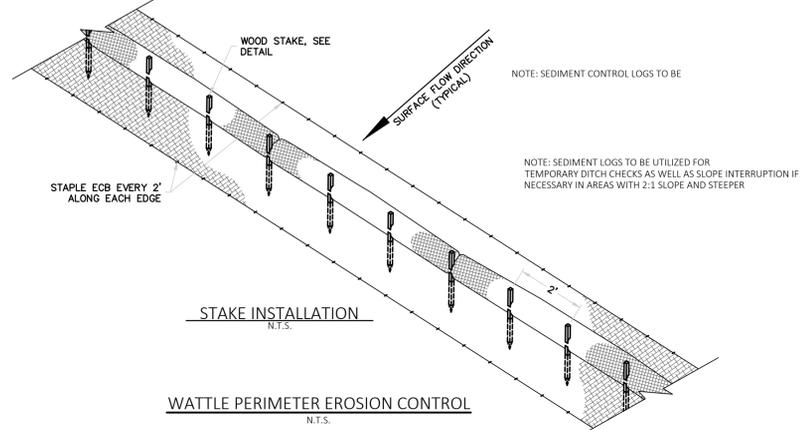
8" CONCRETE DUMPSTER PAD
N.T.S.



STEEL TUBE BOLLARD
FILLED WITH CONCRETE

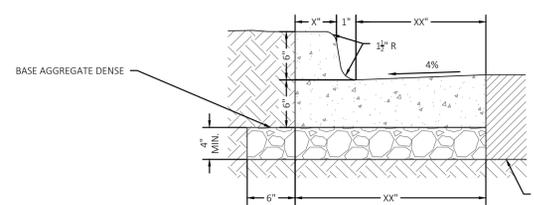


STAPLE INSTALLATION
N.T.S.



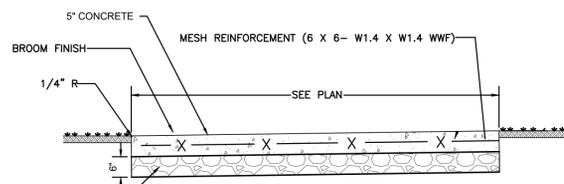
STAKE INSTALLATION
N.T.S.

WATTLE PERIMETER EROSION CONTROL
N.T.S.

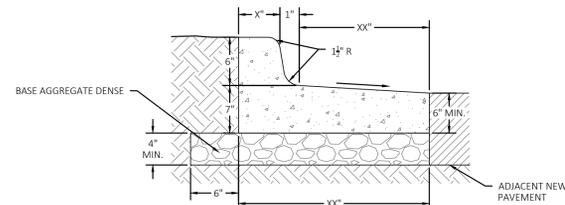


X-INCH STANDARD CONCRETE
CURB & GUTTER DETAIL
N.T.S.

- NOTES:
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER. 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
- 1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
 - 2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.
 - 3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.

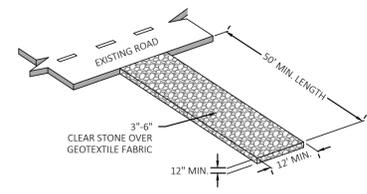


CONCRETE SIDEWALK
N.T.S.



X-INCH REJECT CONCRETE
CURB & GUTTER DETAIL
N.T.S.

- NOTES:
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER. 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
- 1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
 - 2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.
 - 3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.

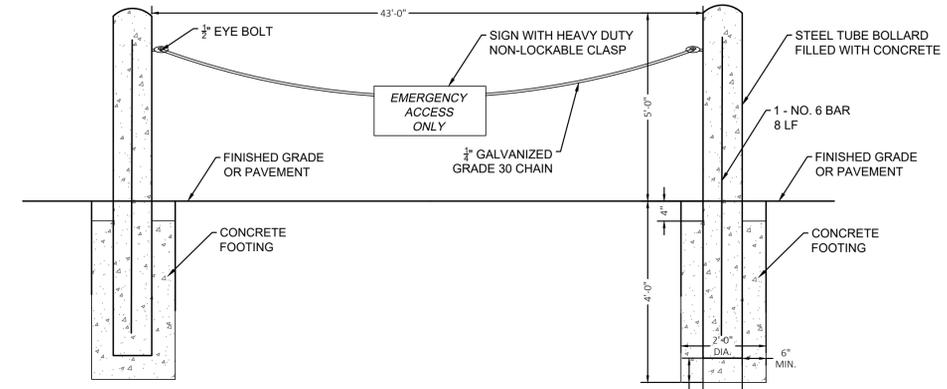


CONSTRUCTION ENTRANCE
N.T.S.

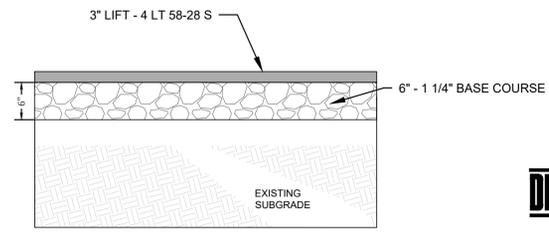
NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER

GENERAL NOTES

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6-INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH WSDOT TYPE "R" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.



EMERGENCY ACCESS ENTRANCE
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PROPOSED 3-INCH HMA PATH
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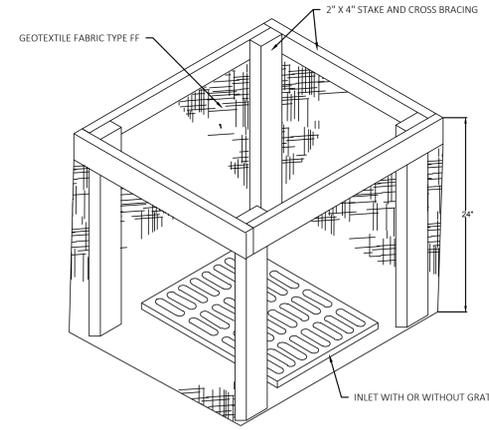
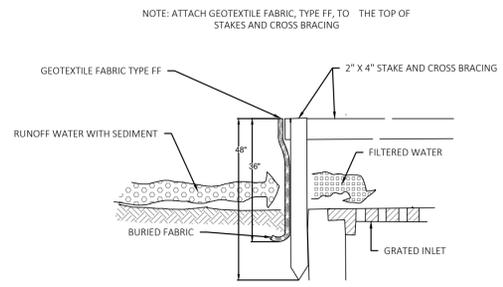
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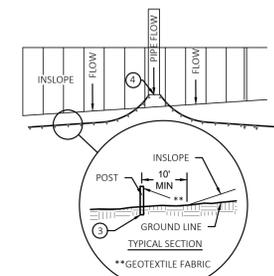
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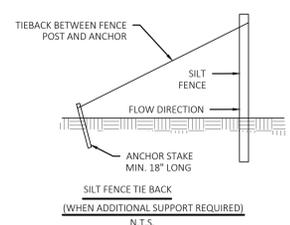
- NOTES:
- FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.
 - MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED FOR THE INLET PROTECTION TYPE SPECIFIED.
 - WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- ① EXTEND FABRIC A MINIMUM OF 6" AROUND GRATE PERIMETER FOR MAINTENANCE OR REMOVAL IS REQUIRED.
- ② FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX.
- 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.



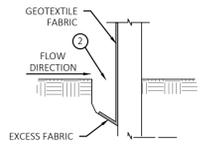
INLET PROTECTION, TYPE A
N.T.S.



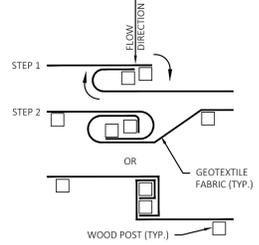
SILT FENCE ALONG SLOPES & OUTFALLS
N.T.S.



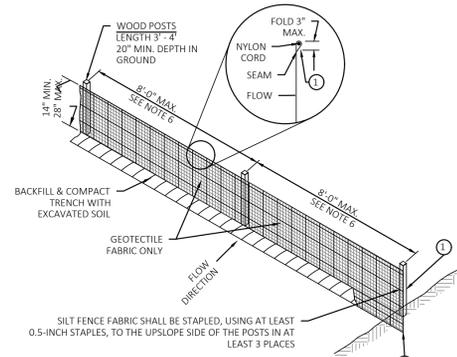
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)
N.T.S.



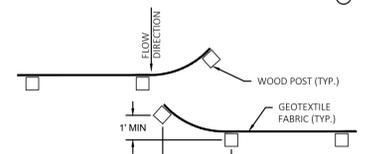
TRENCH DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.



SILT FENCE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5-INCH STAPLES, TO THE UPSLOPE SIDE OF THE POSTS IN AT LEAST 3 PLACES

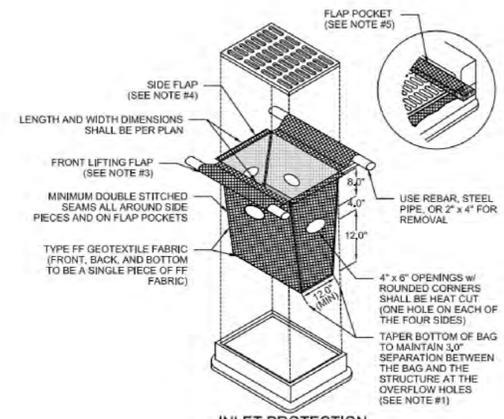


JOINT (HOOK METHOD)
N.T.S.

- GENERAL NOTES**
- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
 - FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
 - SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
 - SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
 - POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN).

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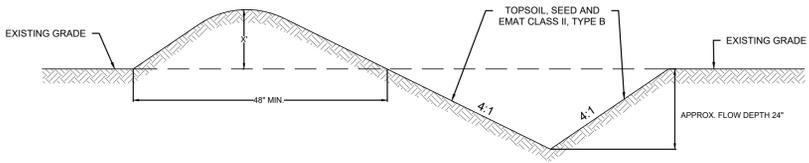
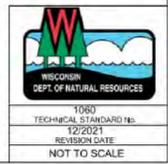
FIGURE 2. INLET PROTECTION TYPE D



INLET PROTECTION TYPE D
CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES

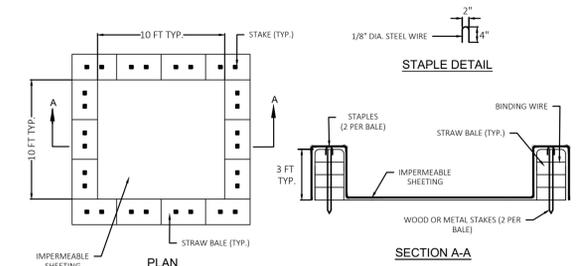
- NOTES:**
- TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
 - GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG, FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
 - FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
 - SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
 - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". 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.

- MAINTENANCE NOTES:**
- 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 IMMEDIATELY REMOVED.



- NOTE: DIVERSION DIKES TO BE STABILIZED (VEGETATED) PRIOR TO USE.
- NOTE: PLACE DITCH CHECK ACROSS SWALE AT EVERY 2' OF VERTICAL DROP

DIVERSION DIKE/SWALE
N.T.S.



CONCRETE WASHOUT WITH STRAW BALES
N.T.S.

CONSTRUCTION SPECIFICATIONS

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
- KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINFALLS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

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PROJECT:
HARTLAND APARTMENTS
700 W CAPITOL DR
VILLAGE OF HARTLAND, WI

CLIENT:
THREE LEAF PARTNERS
504 W. JUNEAU AVE
MILWAUKEE, WI 53203

CONSTRUCTION DETAILS

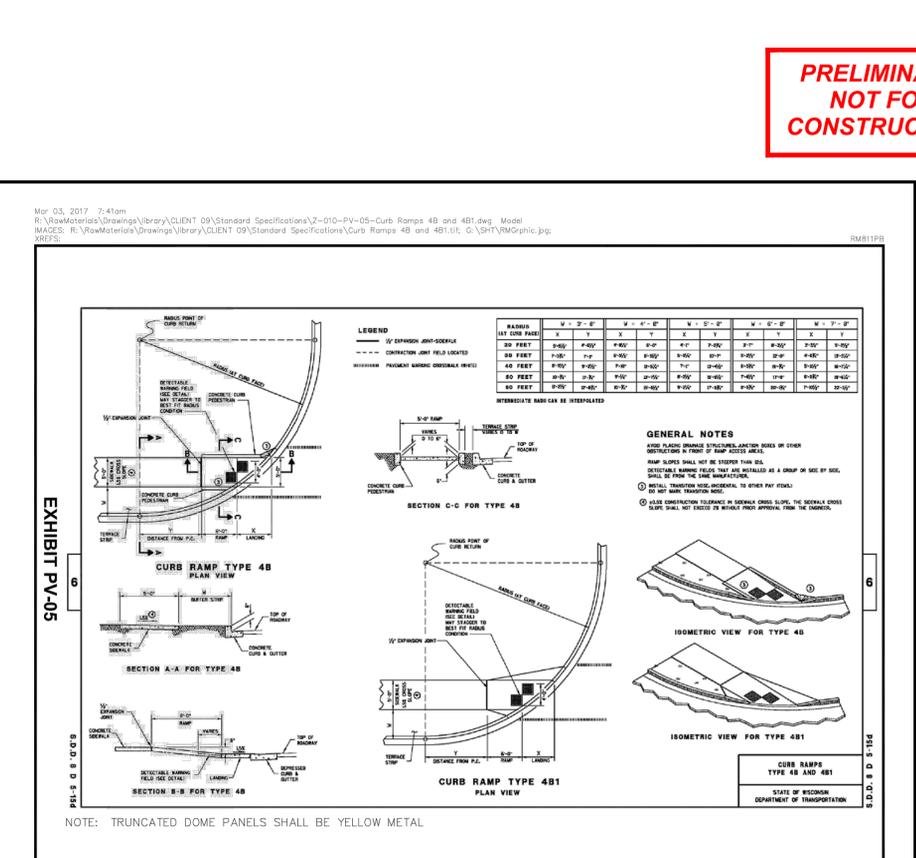
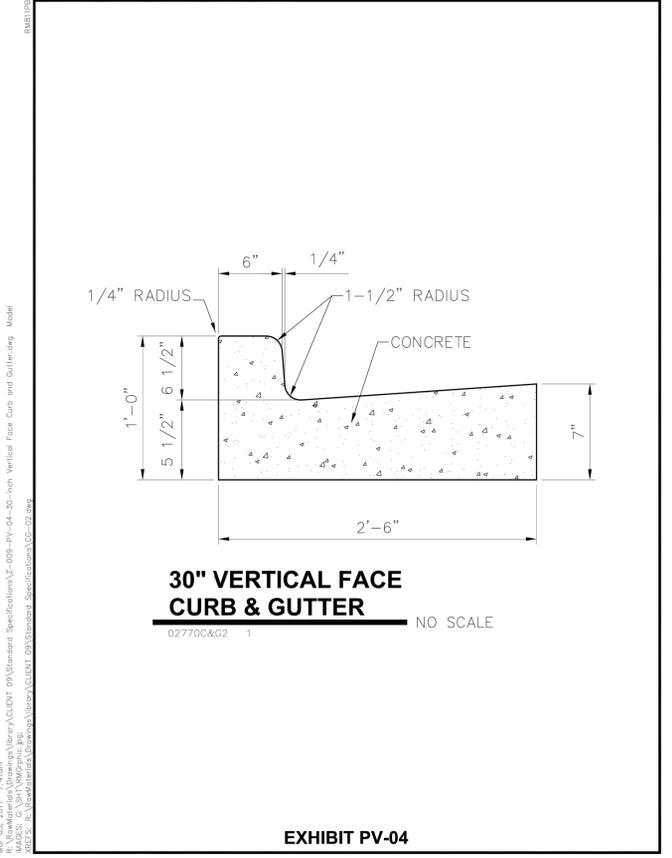
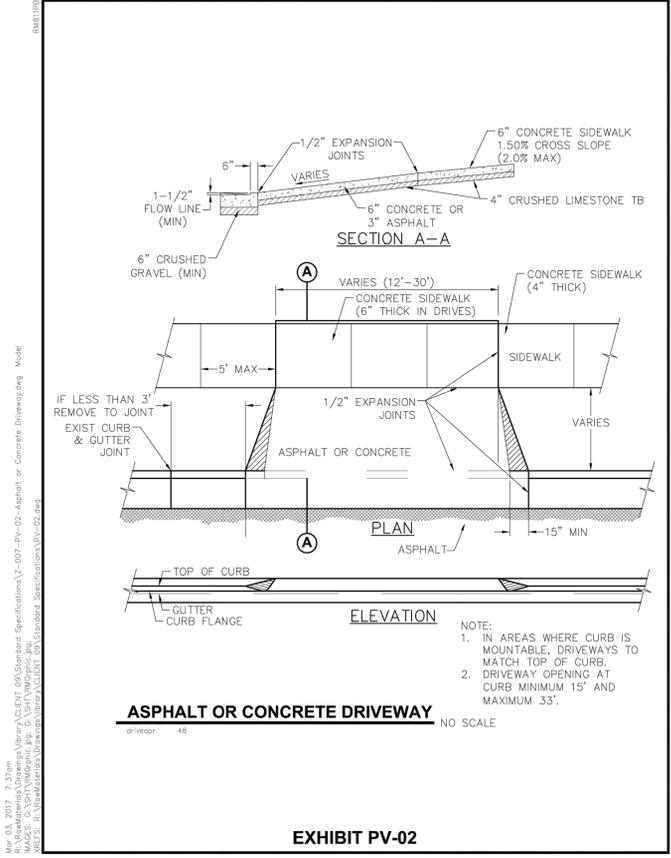
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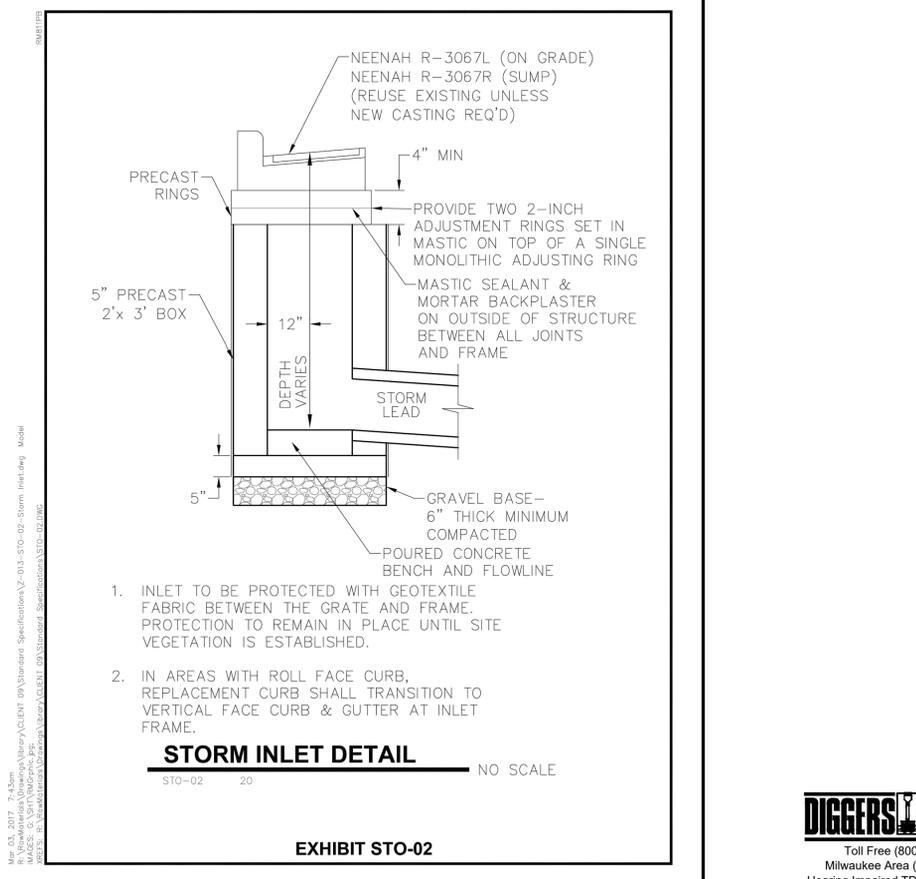
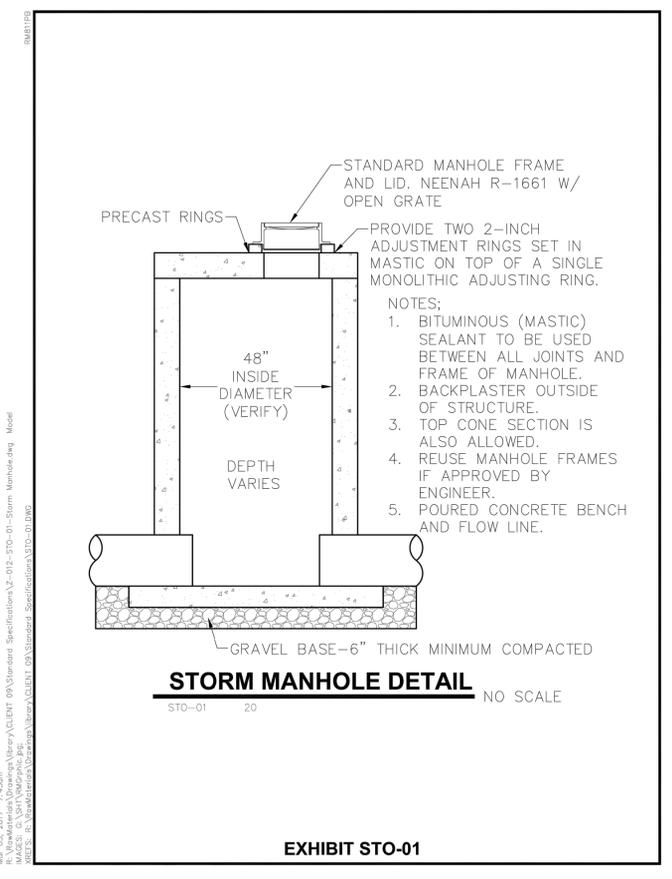
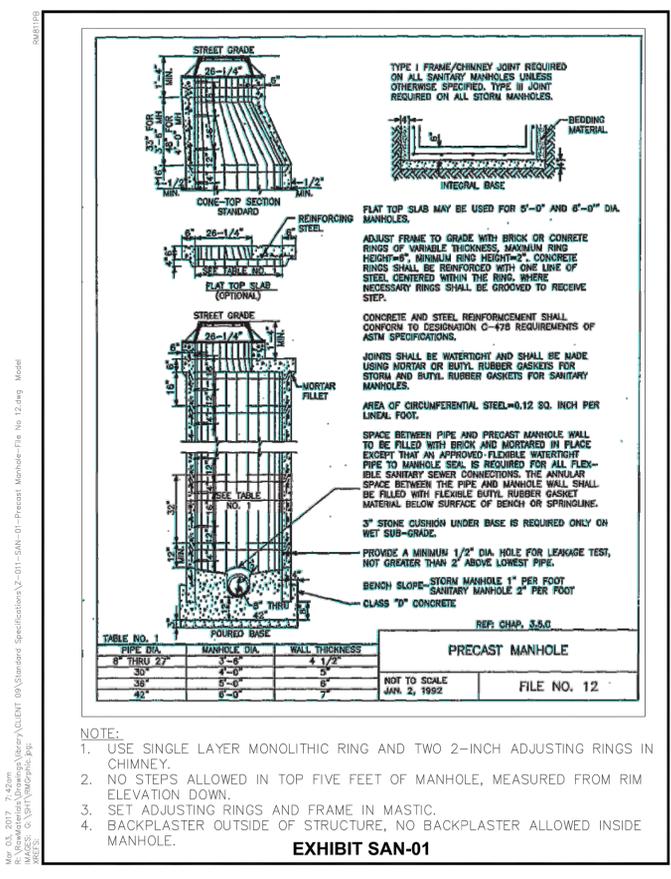
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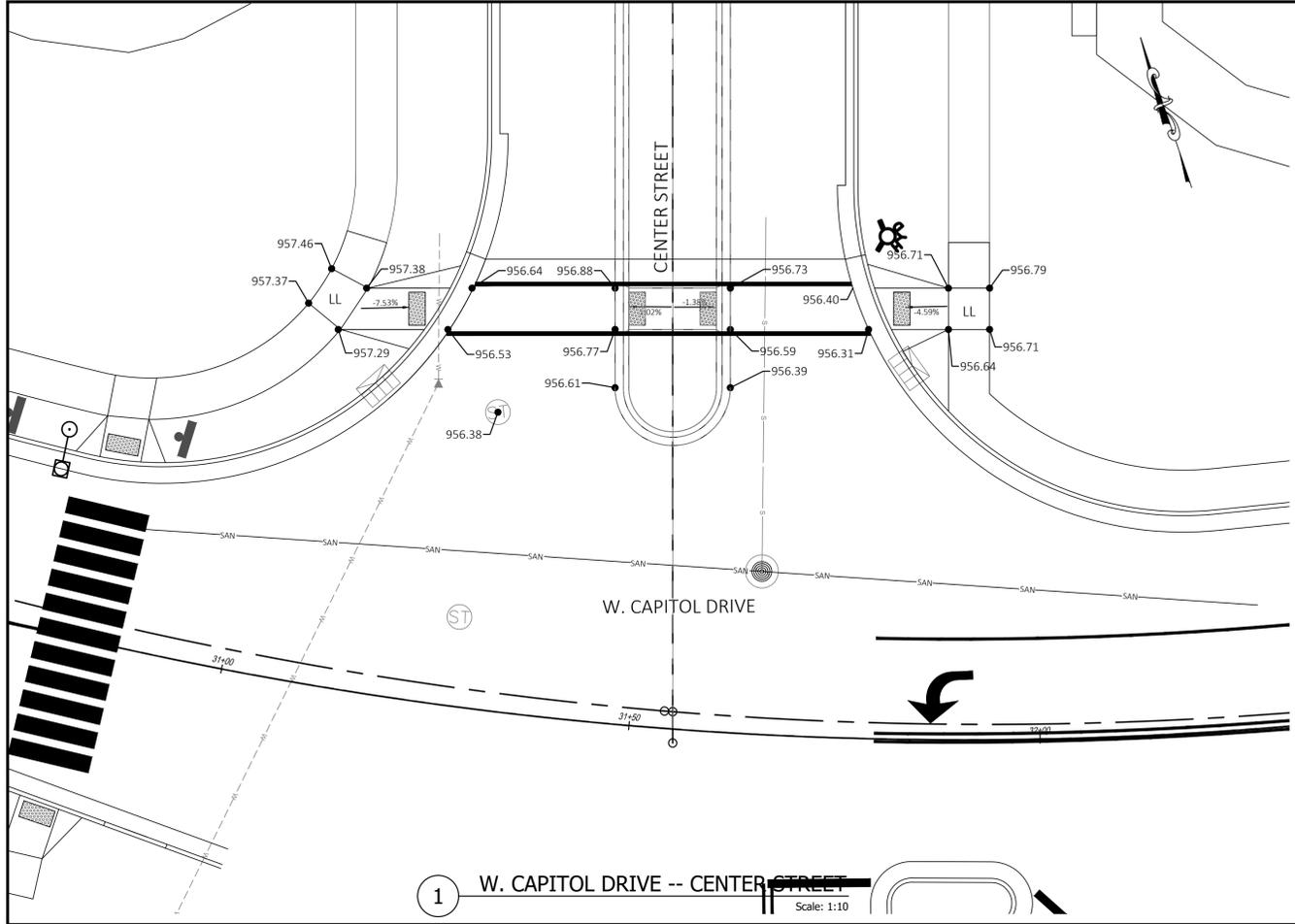
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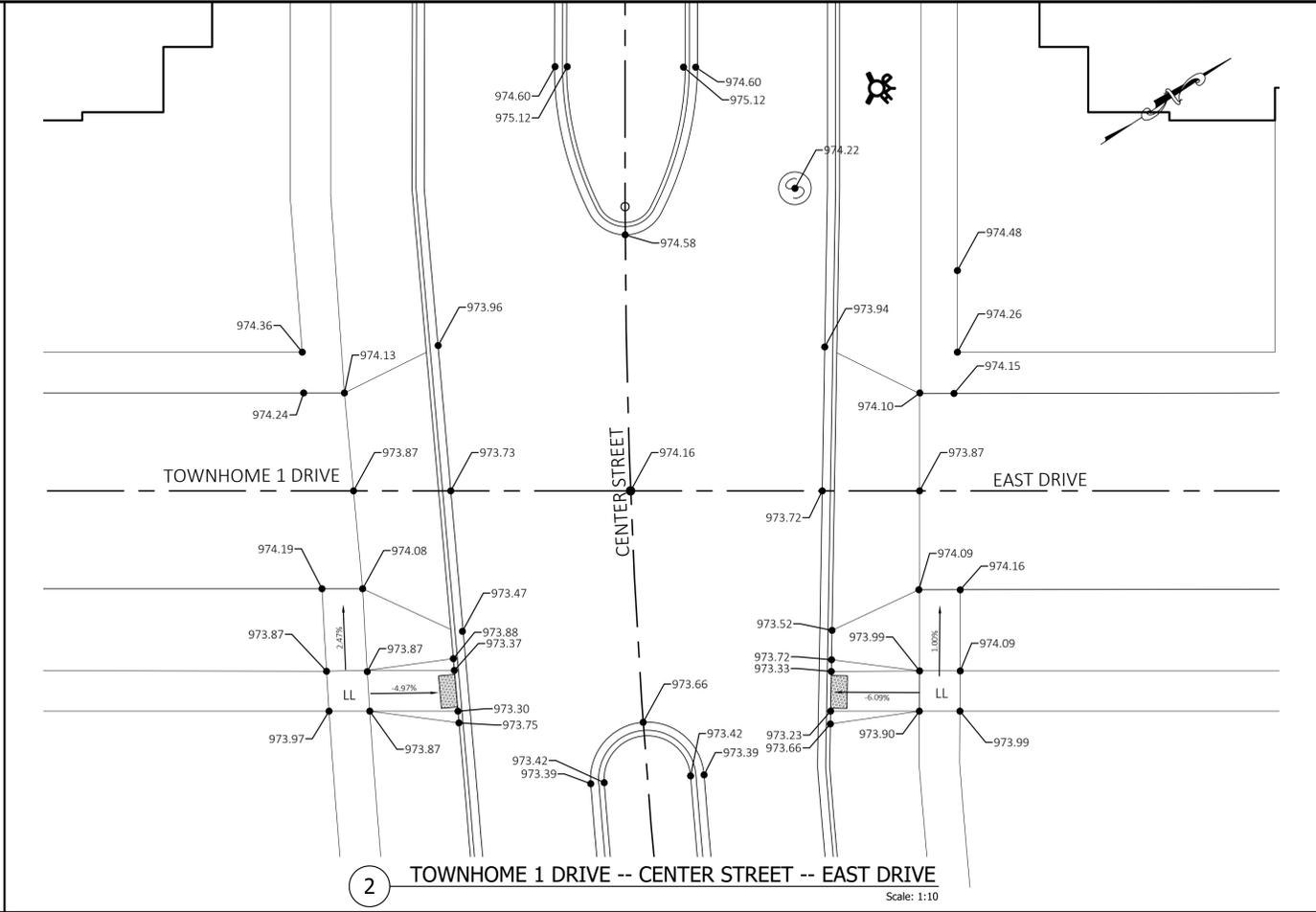
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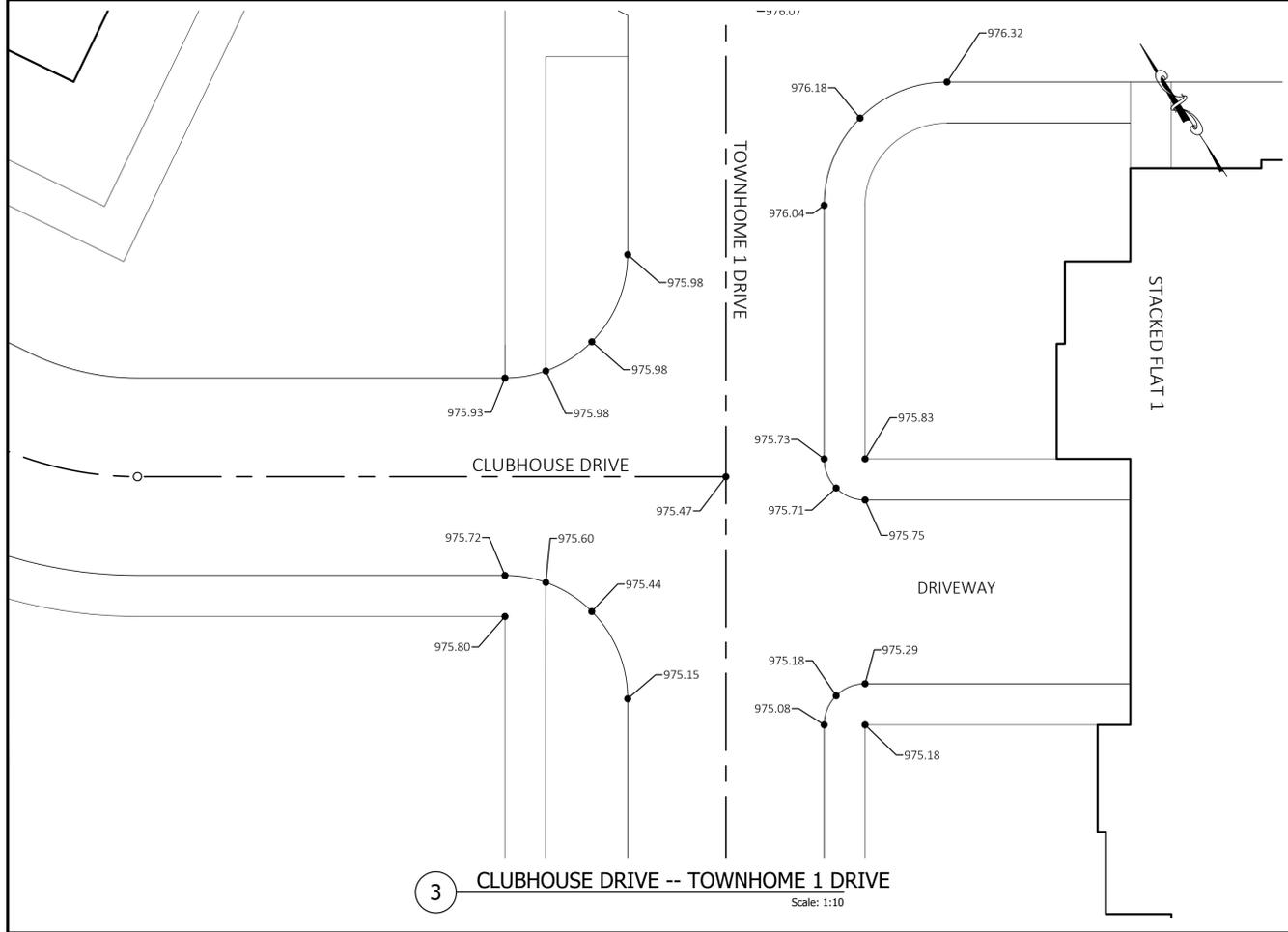
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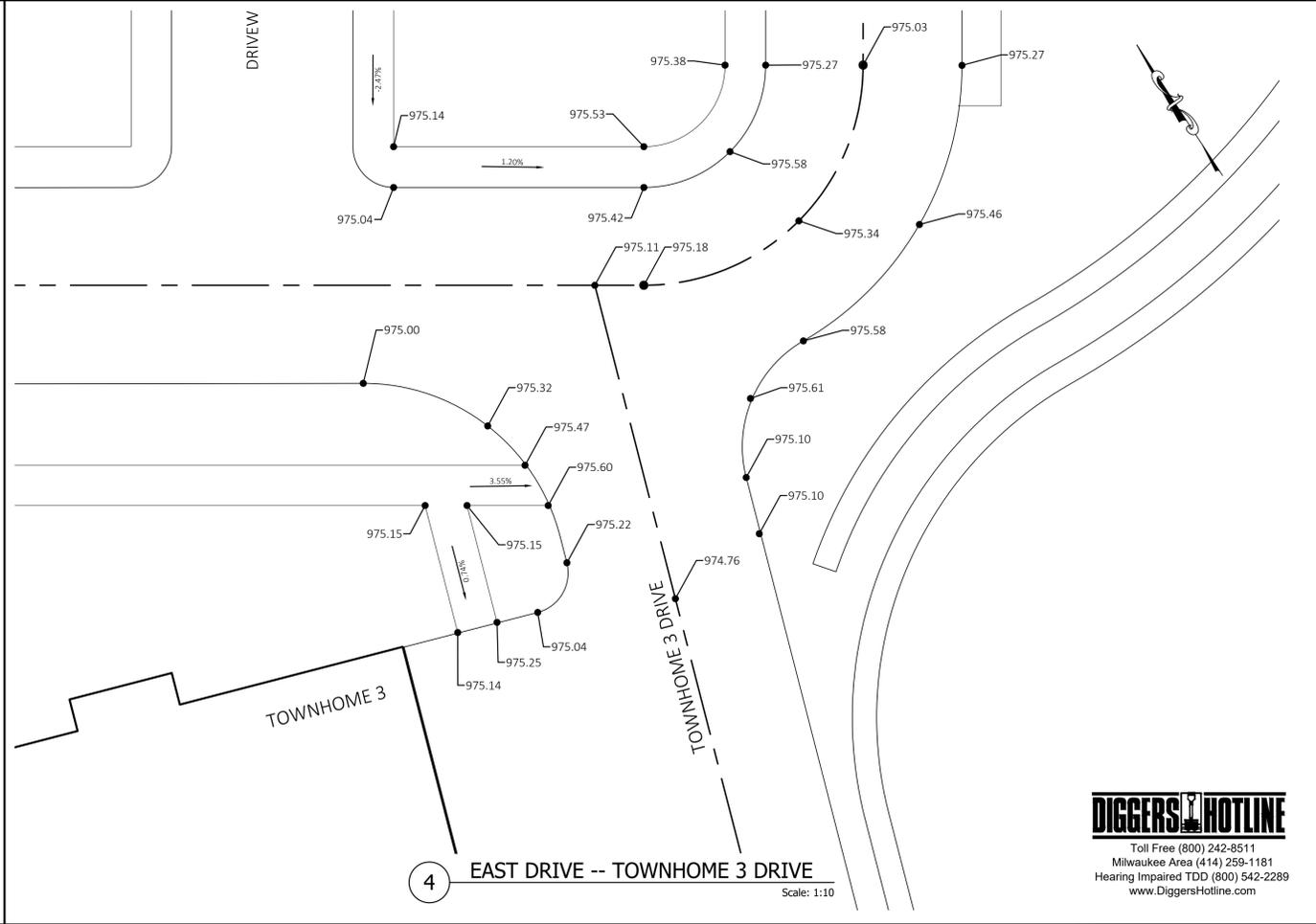
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 Scale: 1:10



2 TOWNHOME 1 DRIVE -- CENTER STREET -- EAST DRIVE
 Scale: 1:10



3 CLUBHOUSE DRIVE -- TOWNHOME 1 DRIVE
 Scale: 1:10



4 EAST DRIVE -- TOWNHOME 3 DRIVE
 Scale: 1:10

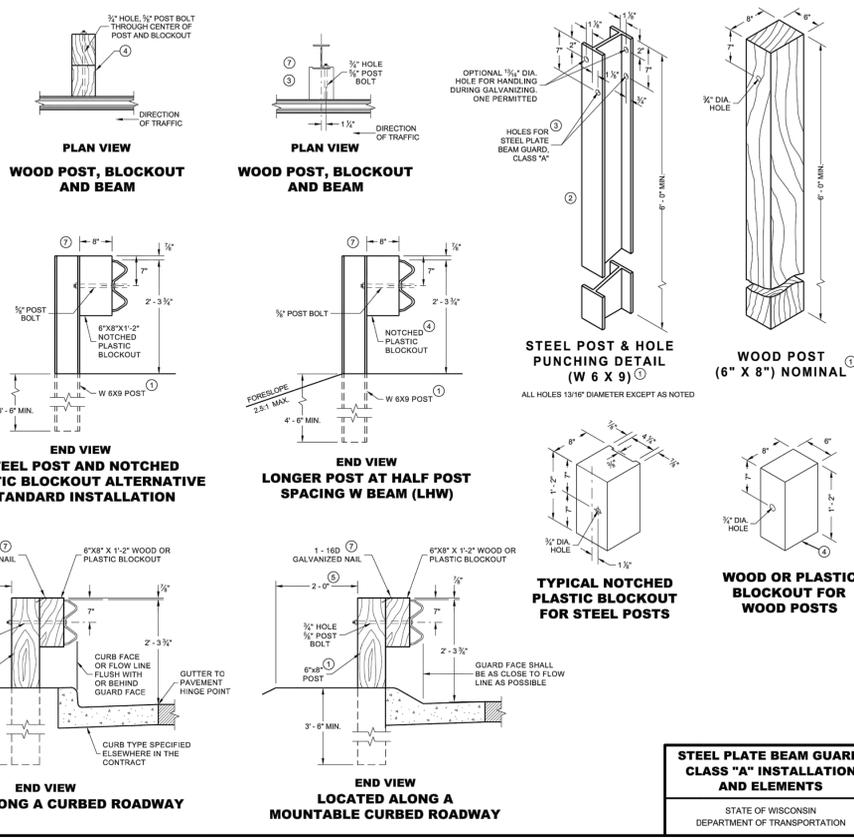
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PROJECT	HARTLAND APARTMENTS 700 W CAPITOL DR VILLAGE OF HARTLAND, WI
CLIENT	THREE LEAF PARTNERS 504 W JUNEAU AVE MILWAUKEE, WI 53203
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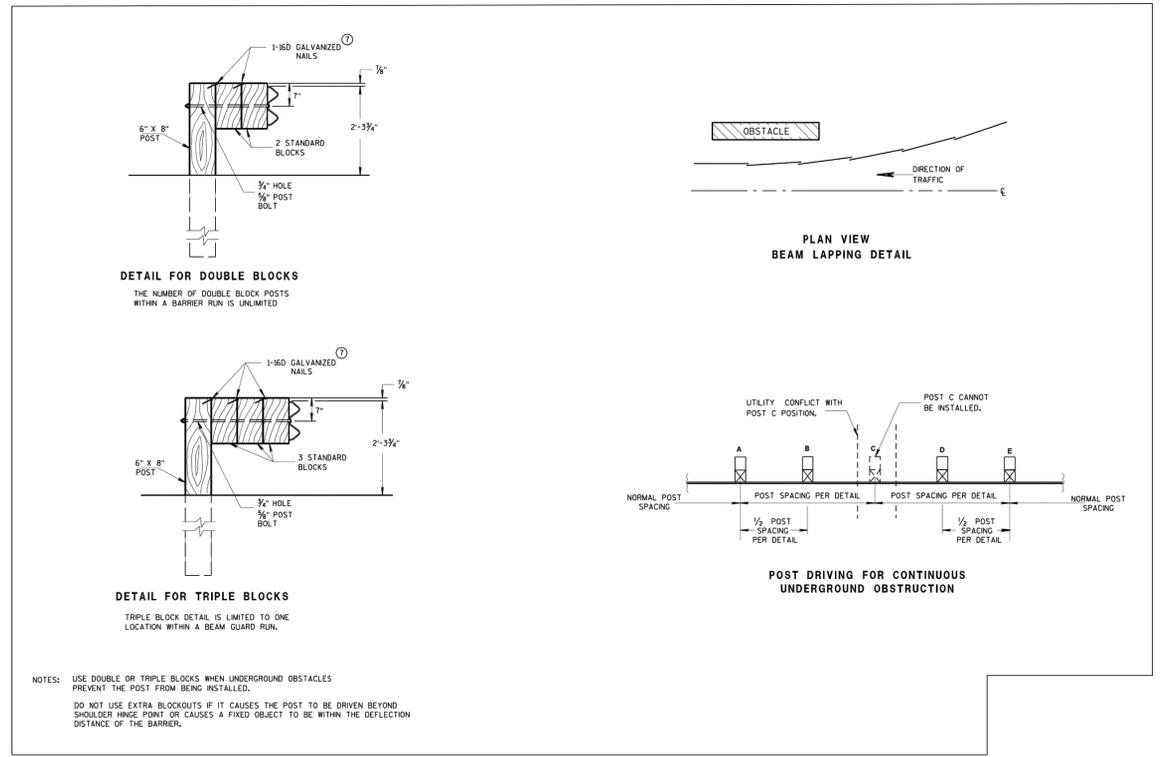
SDD 14B15a Steel Plate Beam Guard, Class "A", Installation and Elements

GENERAL NOTES

- WOOD OR STEEL POSTS (W6X9 OR W6X8) AND NOTCHED PLASTIC BLOCKOUTS ARE ACCEPTABLE ALTERNATIVES FOR WOOD POSTS WITH WOOD OR PLASTIC BLOCKOUTS. USE APPROVED NOTCHED PLASTIC BLOCKOUTS WITH STEEL POSTS. APPROVED PLASTIC BLOCKOUT DESIGNS MAY VARY FROM THIS TYPICAL DETAIL WHEN USED IN CONJUNCTION WITH STEEL POSTS. DO NOT MIX STEEL AND WOOD POSTS IN A SINGLE INSTALLATION.
- USE STRUCTURAL STEEL POSTS CONFORMING TO ASTM A 36. GALVANIZED POSTS ACCORDING TO AASHTO M 111. EITHER SET THE POSTS IN DRILLED HOLES OR DRIVE TO GRADE. REMOVE MUSHROOMING CAUSED BY DRIVING AND REPAIR DAMAGE. SPLITTER COATING ON GALVANIZED POSTS.
- INSTALL STEEL POSTS WITH HOLES ON APPROACHING TRAFFIC SIDE.
- USE EITHER WOOD OR APPROVED PLASTIC BLOCKOUTS ON WOOD POSTS.
- IF THE DISTANCE FROM BACK OF POST TO SHOULDER HIGH POINT IS LESS THAN 2 FEET, INSTALL LONGER POST AT HALF POST SPACING, W BEAM (LHW).
- IF ROCK IS ENCOUNTERED DURING EXCAVATION, THE ENGINEER MAY APPROVE USING A 12 INCH IN DIAMETER POST HOLE EXTENDING 20 INCHES DEEP INTO THE ROCK. PLACE APPROXIMATELY 2 1/2 INCHES OF GRANULAR MATERIAL IN THE BOTTOM OF THE HOLE. CUT THE POSTS TO LENGTH AND INSTALL. BACKFILL WITH EXCAVATED MATERIAL AND COMPACT ADEQUATELY.
- WHEN USING STEEL POSTS AND WOOD BLOCKOUTS, INSTALL FOUR 16D GALVANIZED NAILS. INSTALL NAILS AT THE BACK CORNERS OF THE BLOCK AND BEND THE NAILS OVER THE FLANGE OF THE STEEL POST.
- INSTALL BEAM GUARD SECTIONS AND ALL NECESSARY HARDWARE ACCORDING TO THE APPLICABLE PLAN AND CURRENT STANDARD AND SUPPLEMENTAL SPECIFICATIONS.
- ALL DIMENSIONS ARE SUBJECT TO MANUFACTURER'S TOLERANCES EXCEPT WHERE ALLOWABLE TOLERANCES ARE SHOWN.

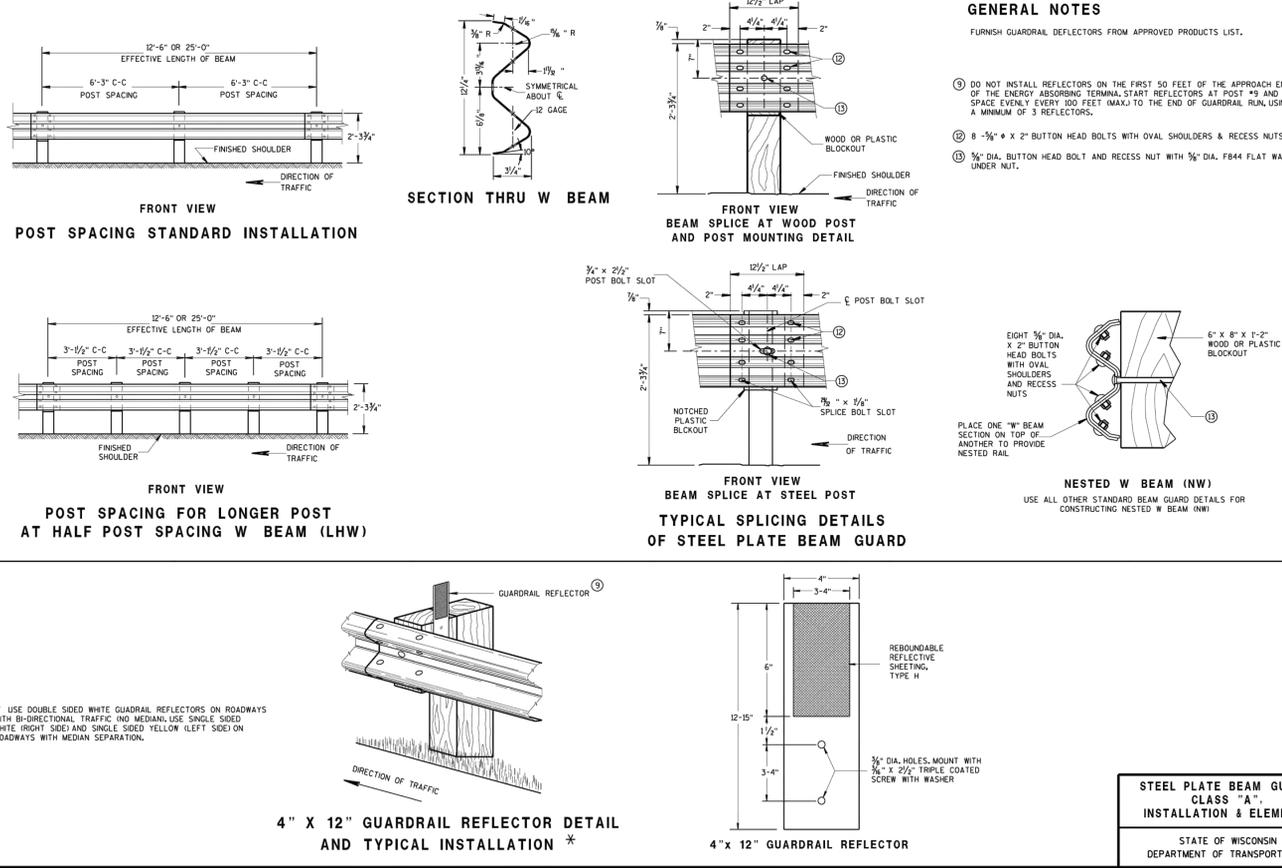


SDD 14B15 -11a



SDD 14B15 -11b

SDD 14B15-b Steel Plate Beam Guard, Class "A", Installation and Elements



S.D.D. 14 B 15-11b

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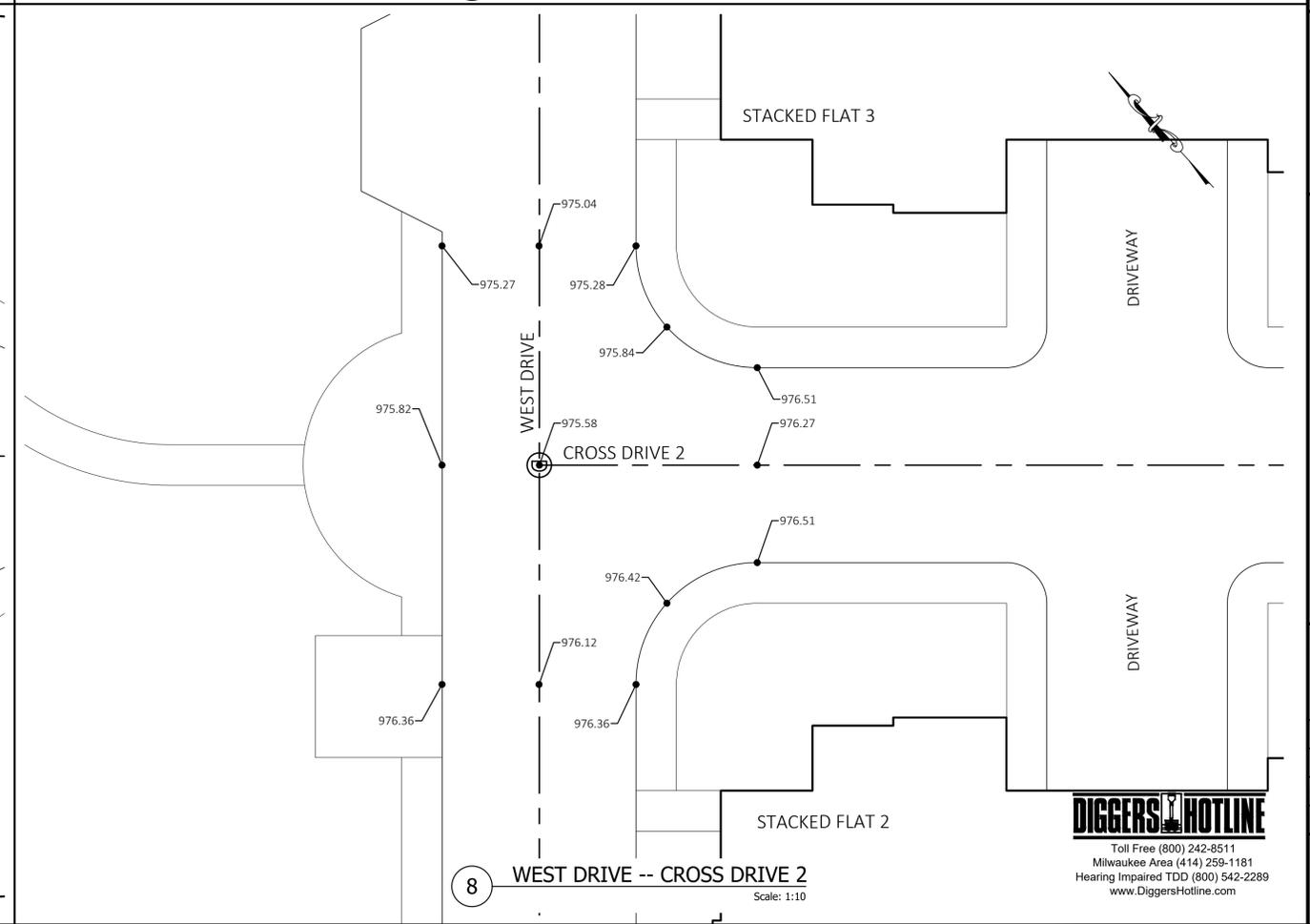
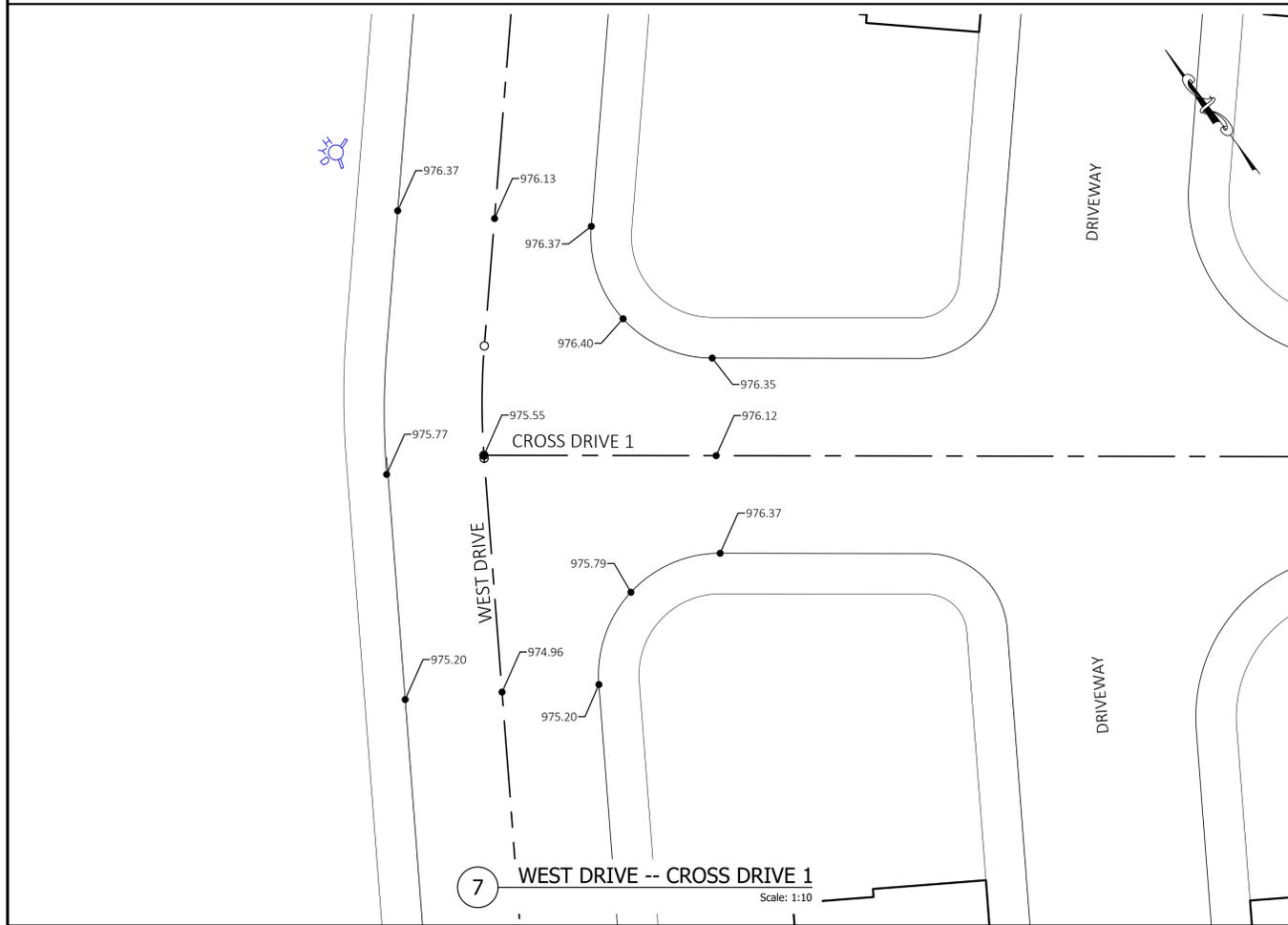
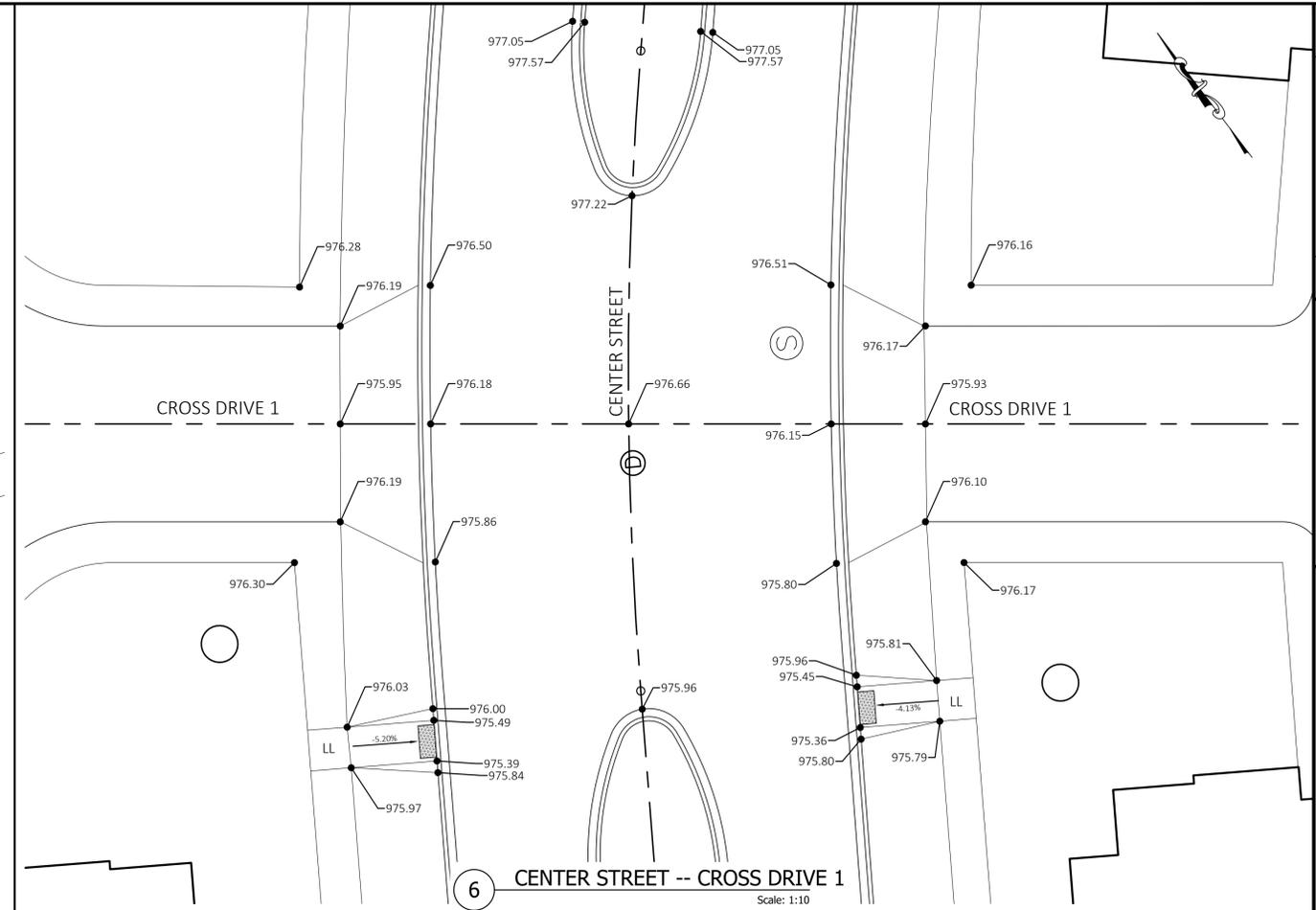
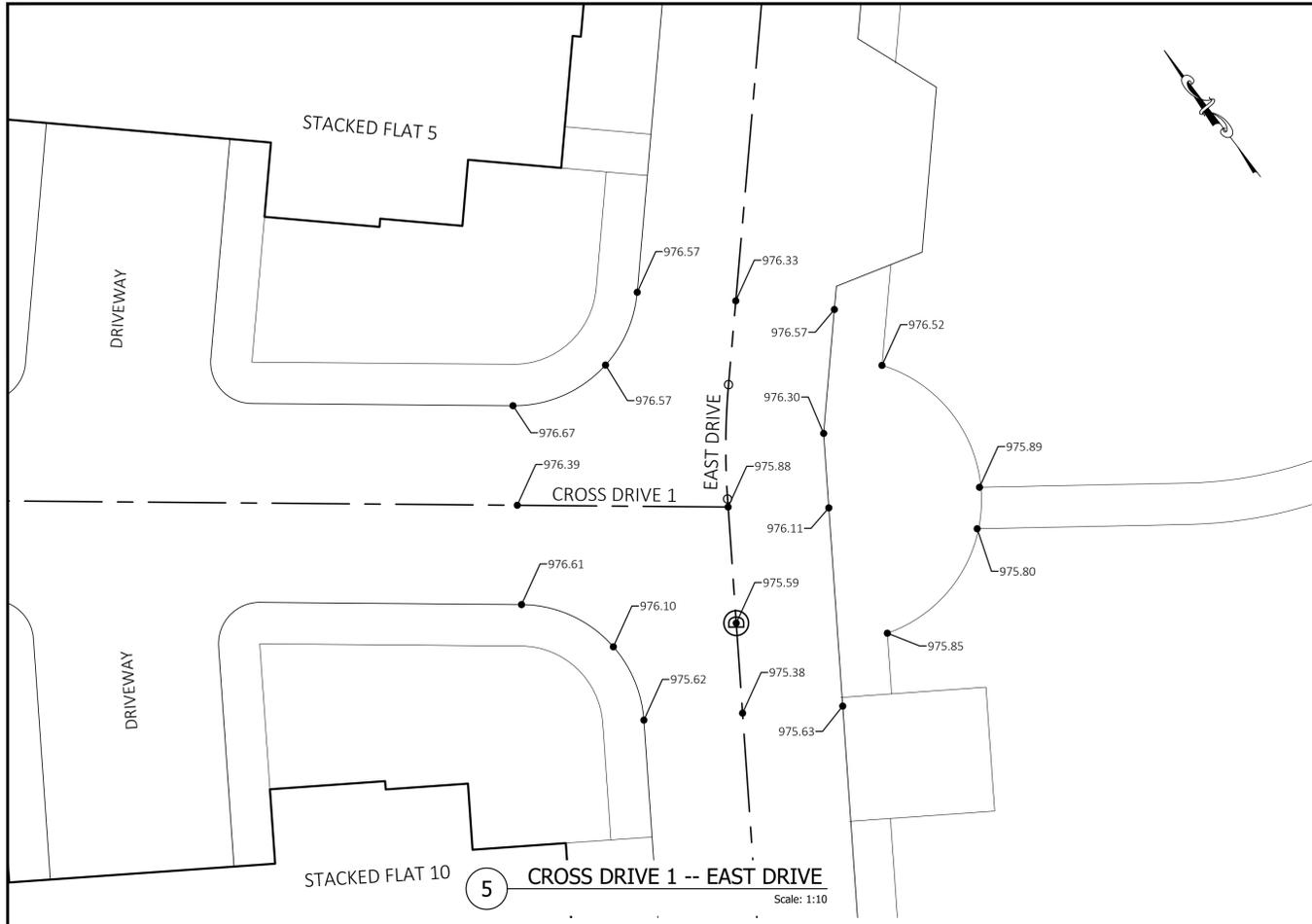
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