



CONSTRUCTION PLANS
for
**WILLOW GROVE
CONDOMINIUM**
FOUNDING, DRAINAGE, UTILITY AND PA
IMPROVEMENTS
for
WILLOW GROVE, LLC
PLEASANT PRAIRIE, WISCONSIN

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE		WATER MAIN VALVE		
DECIDUOUS TREE REMOVAL		HYDRANT		
CONIFEROUS TREE		WATER MAIN REDUCER		
CONIFEROUS TREE REMOVAL		SANITARY MANHOLE		
BUSH		SANITARY CLEAN OUT		
SOIL BORING		STORM MANHOLE		
TELEPHONE BOX		CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE		STORM SEWER		
GAS METER		SANITARY SEWER		
SEPTIC VENT		WATERMAIN		
ELECTRIC MANHOLE		CONTOURS		
COMMUNICATION MANHOLE		FIRE PROTECTION		
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT		
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE		
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC		
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN		
ELECTRIC METER		UNDERGROUND COMMUNICATIONS		
PAD MOUNT TRANSFORMER		SILT FENCE		
FOUND 1.25\"/>				
SET 5/8\"/>				

ALL ELEVATIONS REFER TO NATIONAL
GEODETIC DATUM OF 1929.

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



PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING (OWNER'S REPRESENTATIVE, OWNER'S ENGINEER, GENERAL CONTRACTOR, VILLAGE ENGINEER, VILLAGE BUILDING INSPECTOR, FIRE AND RESCUE INSPECTOR, GRADING AND UTILITY CONTRACTORS, AND ZONING ADMINISTRATOR) MUST BE HELD AT THE VILLAGE'S OFFICES. THE PRE-CONSTRUCTION MEETING SHALL BE COORDINATED, SCHEDULED, AND MODERATED BY THE DESIGN ENGINEER OF RECORD. SEE VILLAGE CHECKLISTS FOR PRE-CON MEETING.

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

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

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

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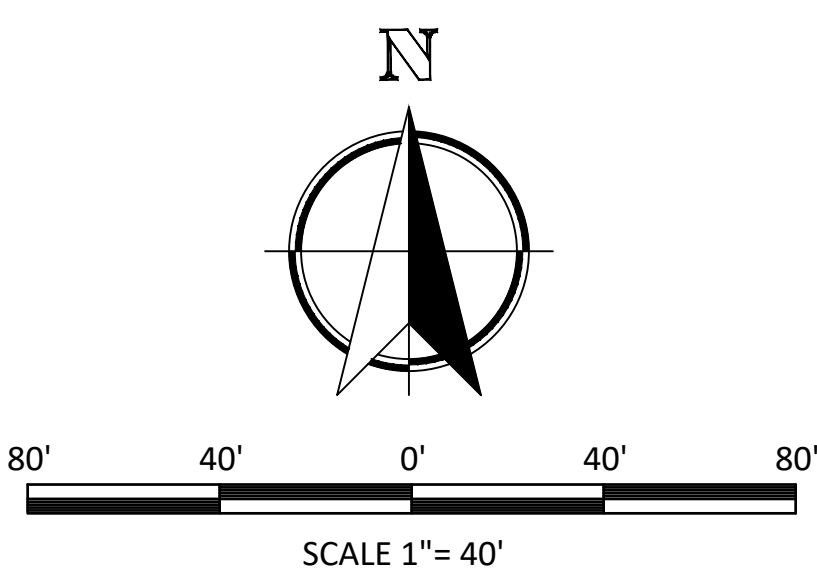
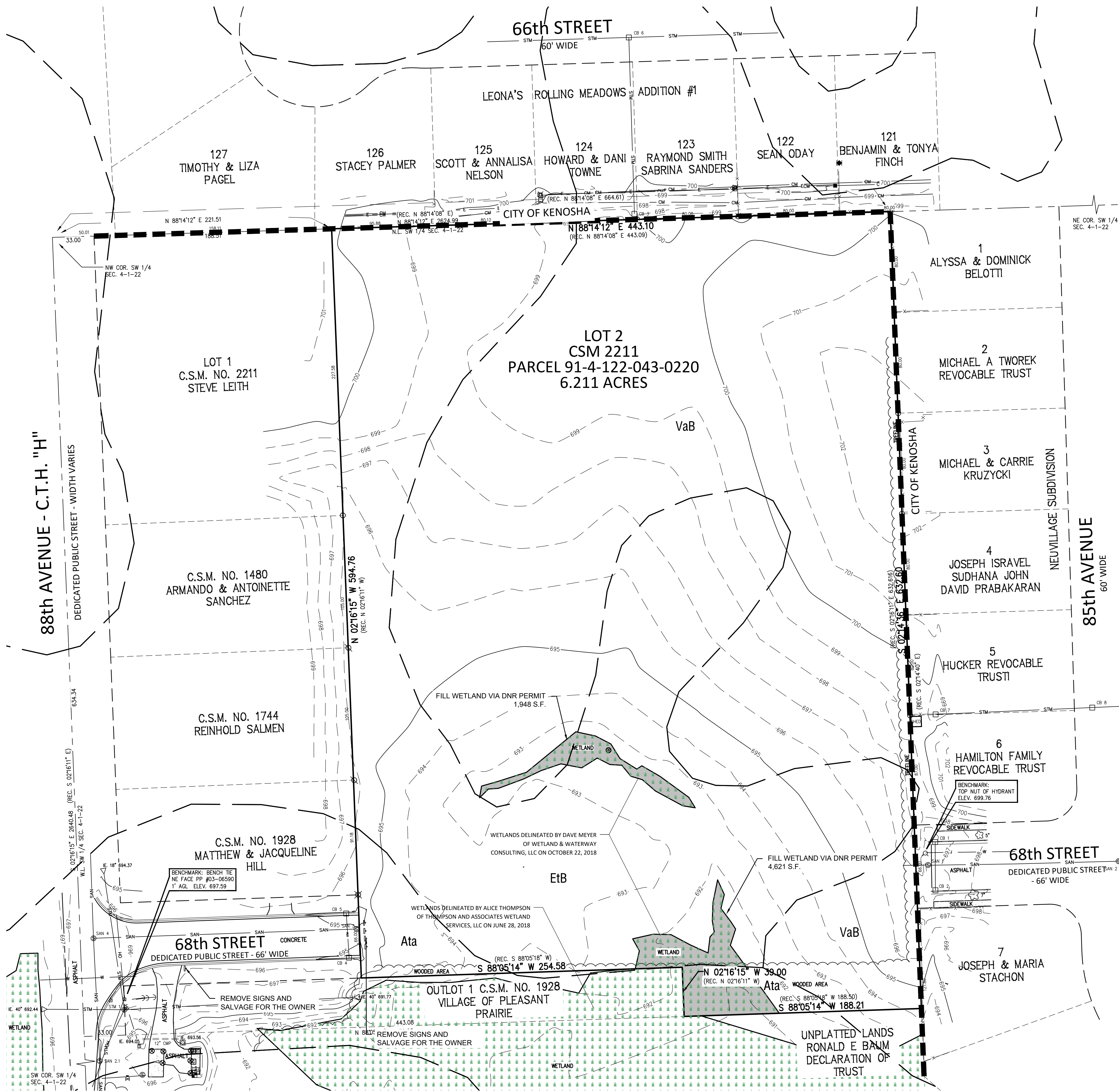
**WILLOW GROVE
CONDOMINIUM**

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PROJ. MGR: _____ MDE
DRAFTED: _____ DMB/SCB
DATE: _____ 1-27-2025
CHECKED: _____ MDE
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2018.0328.01

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EXISTING UTILITY DATA			
STM 1 RIM 697.01 IE. 18" N 692.61 IE. 40" E 691.96 IE. 18" S 692.41 IE. 40" W 692.21	SAN 4 RIM 696.51 IE. 8" N 684.91 IE. 8" E 685.06 IE. 8" S 684.91	CB 5 RIM 694.69* IE. 12" S 691.04	CB 8 RIM 698.93 IE. 10" W 694.73 IE. 10" E 694.63
SAN 1 RIM 696.24 IE. 8" W 687.24 IE. 8" E 687.24	CB 1 RIM 696.35 IE. 12" S 691.75	CB 6 RIM 699.53 IE. 12" W 694.33 IE. 12" S 694.38 IE. 12" E 694.28	SAN 2.1 RIM 695.68 IE. 8" N/S 684.63 IE. 8" W 684.58
SAN 2 RIM 700.61 IE. 8" N 686.46 IE. 8" W 686.56 IE. 8" S 686.46	CB 2 RIM 696.27 IE. 12" N 691.37	CB 7 RIM 697.99 IE. 10" E 695.54	
SAN 3 RIM 695.09 IE. 8" W 686.04 IE. 8" E 686.04	CB 3 RIM 697.51 IE. 12" N 694.51	CB 4 RIM 694.58* IE. 12" N 691.83	

NOTES:
BEARING BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1983 / 2011.
ALL ELEVATIONS REFER TO NATIONAL
GEODETIC DATUM OF 1929.

LEGEND:

⊙	STORM MANHOLE	⚡	WATER VALVE	🌳	6" DECIDUOUS TREE	—X—	FENCE
□	CATCH BASIN	—W—	WATER MAIN	🌲	6" CONIFEROUS TREE	⚙️	WATER CONTROL VALVE
—STM—	STORM SEWER	⚡	ELECTRIC PEDESTAL	□	COMMUNICATION BOX	⊗	FOUND 1-1/4" IRON PIPE
⊙	SANITARY MANHOLE	⚡	ELECTRIC METER	⚡	LIGHT POLE	⊗	FOUND 1" IRON PIPE
—SAN—	SANITARY SEWER	⚡	POWER POLE	⚡	YARD LIGHT	⊗	FOUND ANGLE IRON
⚡	VENT PIPE	⚡	GUY WIRE	—G—	GAS MAIN	⊗	GENERATOR
⊙	HYDRANT	⚡	PAD MOUNT TRANSFORMER	⊗	GAS METER	Ata	SOIL CLASSIFICATION
—E—	ELECTRIC LINE	—CM—	COMMUNICATION LINE	⊗	SIGN	🌳	WETLAND FILL
⊙	GUARD POST	⊗	WETLAND SOIL PIT	⊗	MAILBOX		

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

WILLOW GROVE
CONDOMINIUM
EXISTING CONDITIONS

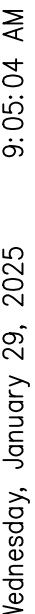
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

REVISION		BY	DATE
NO.			
1			
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SHEET
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**WILLOW GROVE
CONDOMINIUM
DIMENSIONED SITE PLAN**

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

- EXISTING ZONING: R-4 (UHO) URBAN SINGLE FAMILY RESIDENTIAL DISTRICT WITH URBAN LAND HOLDING OVERLAY.
- PROPOSED ZONING: R-8 (PUD) URBAN TWO FAMILY RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT.

- 25' (FT) MINIMUM BUILDING SETBACK FROM 86TH AVENUE (INSTEAD OF THE REQUIRED 30 FEET).
- 25' (FT) MINIMUM BUILDING SETBACK TO EXTERIOR PROPERTY LINES (INSTEAD OF THE REQUIRED 30 FEET).
- 25' (FT) MINIMUM SETBACK FOR REAR PATIO AREAS EXCEPT FOR THE PATIO FOR UNIT 11 THAT SHALL BE A MINIMUM OF 20 FEET FROM THE REAR PROPERTY LINE (INSTEAD OF THE REQUIRED 3 FEET TO PROPERTY LINES)-ALL PATIO SETBACKS SHALL BE SHOWN ON THE PLAN.
- 20' (FT) MINIMUM SETBACK BETWEEN BUILDINGS (EXCLUDING PATIO AREAS)

- ① DEDICATED PUBLIC STREET.
- ② DEDICATED 12' UTILITIES, ACCESS AND MAINTENANCE EASEMENT.
- ③ DEDICATED 20' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT.
- ④ DEDICATED 10' TREE PRESERVATION, ACCESS AND MAINTENANCE EASEMENT.
- ⑤ DEDICATED STORM WATER, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT (OUTLOT 1). EASEMENT FOR OUTLOT 1 SHALL BE DEDICATED TO VILLAGE.
- ⑥ DEDICATED LANDSCAPING, ACCESS AND MAINTENANCE EASEMENT AREA.

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DEDICATED PUBLIC STREET - WIDTH VARIES



EASEMENT AND DEDICATION NOTES:

- ① DEDICATED PUBLIC STREET.
- ② DEDICATED 12' UTILITIES, ACCESS AND MAINTENANCE EASEMENT.
- ③ DEDICATED 20' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT.
- ④ DEDICATED 10' TREE PRESERVATION, ACCESS AND MAINTENANCE EASEMENT.
- ⑤ DEDICATED STORM WATER, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT (OUTLOT 1). EASEMENT FOR OUTLOT 1 SHALL BE DEDICATED TO VILLAGE.
- ⑥ DEDICATED LANDSCAPING, ACCESS AND MAINTENANCE EASEMENT AREA.

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VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN



VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

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

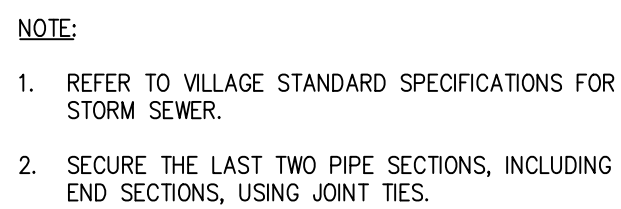


VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

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



VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN



VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

DETAIL: STM - 5



Diagram illustrating the cross-section of a road structure, showing a layer of aggregate material (represented by stones) above a geotextile fabric. The diagram is labeled with "THICKNESS (SEE TABLE)" and "GEOTEXTILE FABRIC (SEE TABLE)".

