

**Foundation Drainage System
Maintenance Agreement**

Relentless Properties, LLC, a Wisconsin limited liability corporation, as the "Owner" of Lot 1 of Heritage Hill Estates subdivision property located at W331S9200 Heritage Hill Court, being a part of the Northeast ¼ and the Northwest ¼ of the Southeast ¼ of Section 19, Township 5 North, Range 18 East, Town of Mukwonago, Wisconsin (the "Property"), acknowledges that an engineered foundation drainage system must be installed due to the basement being partially below the seasonal high groundwater level. The foundation drainage system will be gravity-drained and has been designed to intercept groundwater seepage, minimize groundwater intrusion into the basement and route intercepted water around the residence before being discharged downgradient from the building.

The purpose of this document is to record the engineered foundation drainage system design and to explain the long-term maintenance instructions to minimize ground water intrusion into the basement. This maintenance plan includes the following exhibits:

- Exhibit A:** Legal Description – Describes the Property for which this plan and Agreement apply ("Property").
- Exhibit B:** Drainage System Plan – Plan view and cross-section drawings of the design.
- Exhibit C:** Maintenance Plan – Prescribes those activities that must be carried out to maintain the foundation drainage system.

Through execution of this Agreement, the Owner hereby subjects the Property to the following covenants, conditions and restrictions:

1. After construction verification has been accepted by the Town of Mukwonago and the Waukesha County staff for the foundation drainage system, an addendum to this maintenance plan shall be recorded by the Owner. The addendum may contain several additional exhibits, including an as-built survey and a verification letter from the design engineer.
2. The Owners shall be responsible for the routine and extraordinary maintenance and repair of the foundation drainage system identified in Exhibit B.
3. The Owners shall inspect and properly maintain the foundation drainage system outlined in Exhibit C.
4. These covenants, conditions and restrictions are to go with the land and are to transfer to all successors, heirs and assigns. The Owner may modify this maintenance plan by a written instrument executed by the Owner and Town of Brookfield.

The undersigned is aware that Waukesha County and the Town of Brookfield shall not be liable for the failure of the basement due to water or any other condition or for the pre- or post-construction of the residence or attached garage.

Dated this _____ day of _____, 20____.

Relentless Properties, LLC:

Signature of Member

Member Name

Signature of Member

Member Name

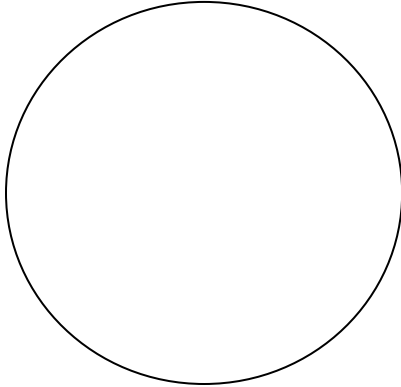
Name and Return Address

Town of Mukwonago
W320S8315 Beulah Road
Mukwonago, WI 53149

Tax identification Number:
MUKT1948014

STATE OF WISCONSIN)
SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.



NOTARY PUBLIC

Print Name of Notary Public

My Commission Expires:

This document was drafted by:

Mark D. Augustine
LandMark Engineering Sciences, Inc.
119 Coolidge Avenue – Suite 100
Waukesha, WI 53186-6602

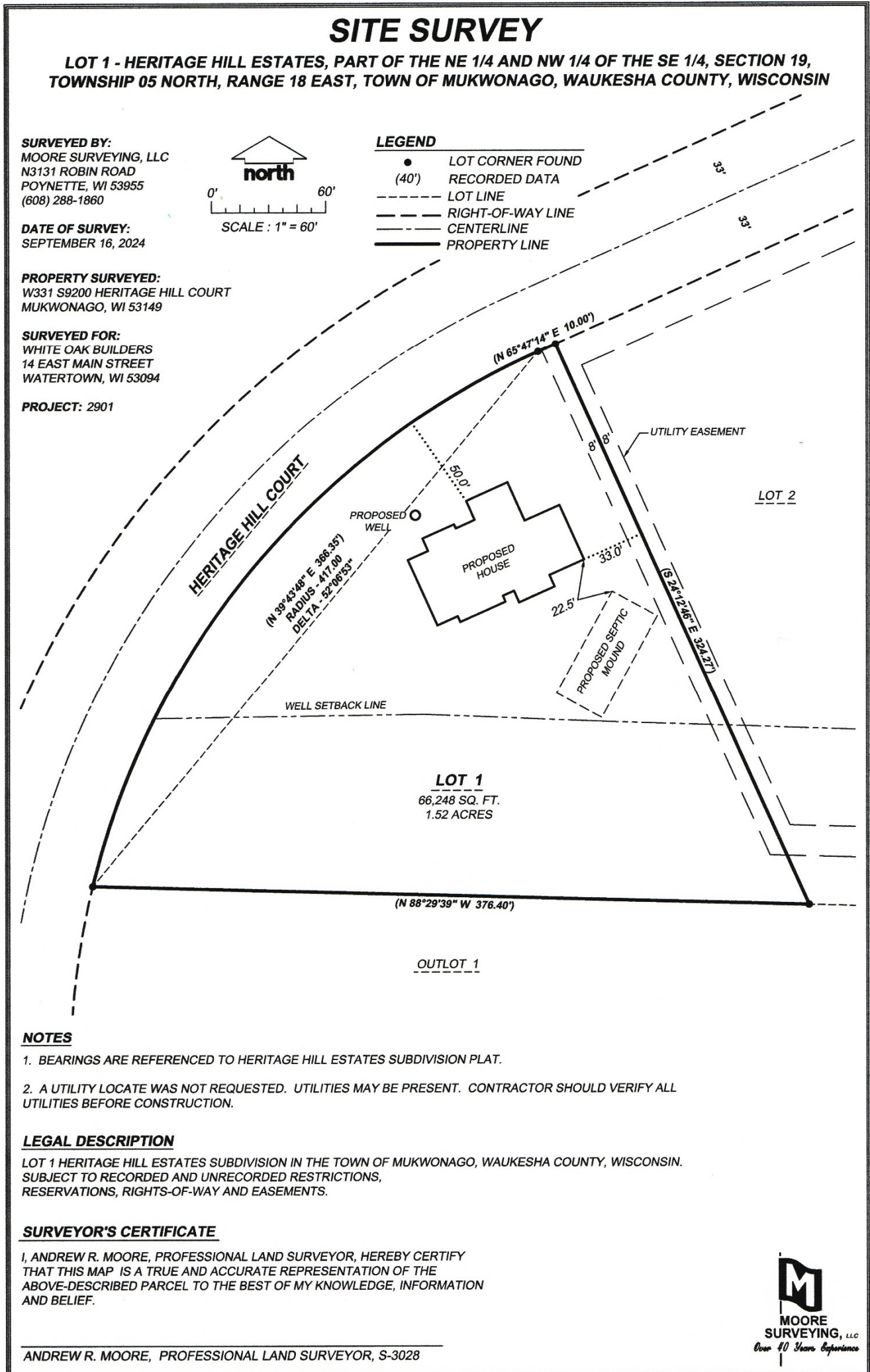
Reserved for Municipal Certification Stamp (if required)

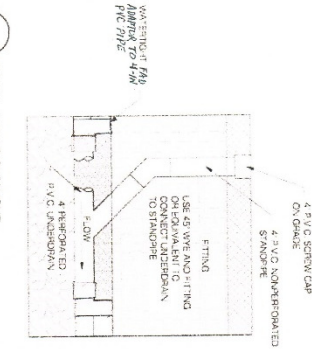
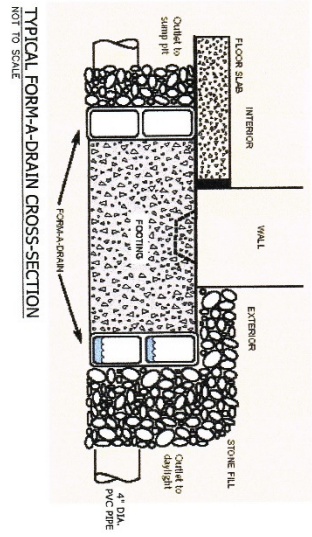
Exhibit A – Legal Description

The legal description for the Property for which this Agreement applies is:

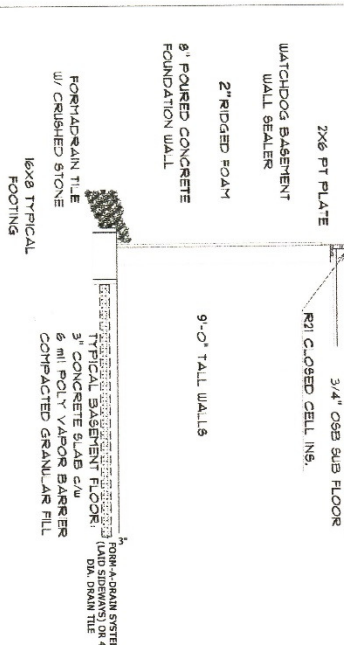
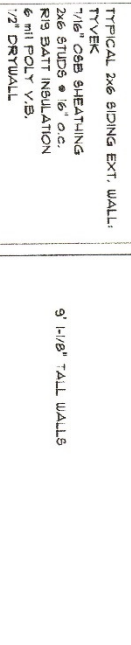
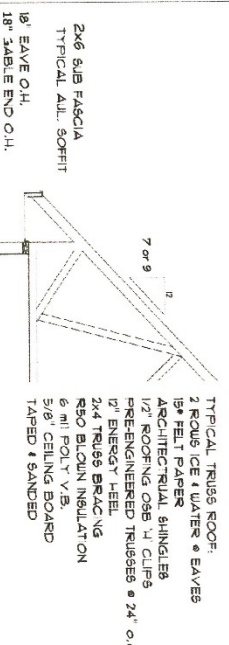
LOT 1 - HERITAGE HILL ESTATES, PART OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4, SECTION 19,
TOWNSHIP 05 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

Figure below depicts a survey of the Property with proposed house for which this Agreement applies:





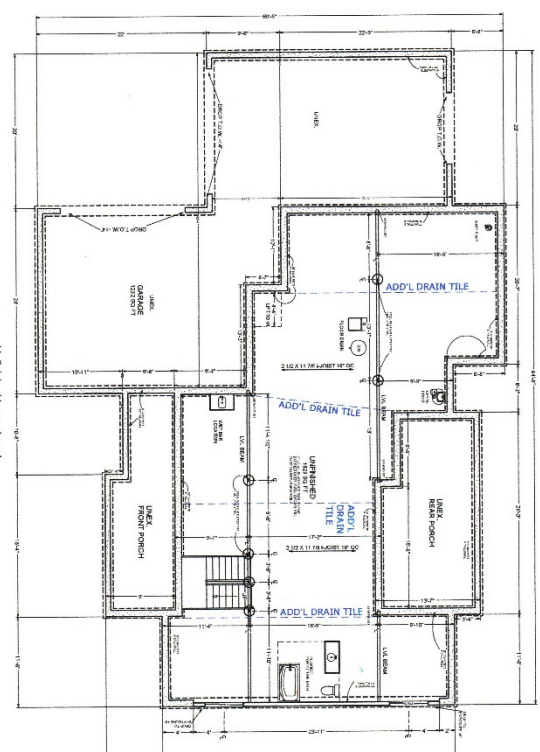
DETAIL 4\"/>



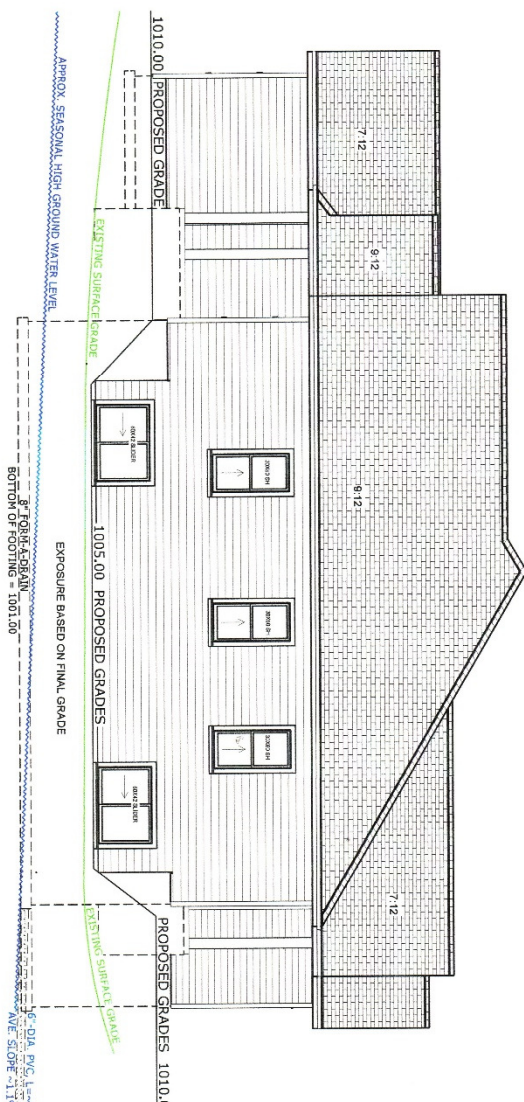
SECTION THROUGH TYPICAL

INSPECTION SCHEDULE DURING CONSTRUCTION:

THE ENGINEER OF RECORD (EOR) IS THE INDIVIDUAL THAT HAS STAMPED AND SIGNED THE APPROVED PLAN SET. AS SUCH, THEY AND/OR THEIR DESIGNATED REPRESENTATIVE (HEREIN REFERRED TO JOINTLY AS EOR) WILL CONDUCT THE FOLLOWING INSPECTIONS AND SIGN OFFS TO VERIFY THAT THE CONSTRUCTION IS BEING PERFORMED IN ACCORDANCE WITH THE APPROVED PLAN SET AND ALL APPLICABLE CODES AND REGULATIONS. THE EOR'S REPRESENTATIVE SHALL BE AVAILABLE TO THE EOR AT ALL TIMES DURING CONSTRUCTION. THE EOR'S REPRESENTATIVE SHALL BE AVAILABLE TO THE EOR AT ALL TIMES DURING CONSTRUCTION. THE EOR'S REPRESENTATIVE SHALL BE AVAILABLE TO THE EOR AT ALL TIMES DURING CONSTRUCTION.



HOUSE PLAN VIEW FOR DRAIN TILE UNDER FLOOR SLAB NOT TO SCALE



HOUSE RIGHT VIEW CROSS SECTION FOR DRAIN TILE UNDER FLOOR SLAB NOT TO SCALE



WHITE OAK BUILDERS, INC.
 WEGNER PROPERTY
 W331S9200HERITAGE HILL COURT
 MUKWONAGO, WI 53149

LANDMARK ENGINEERING SCIENCES, INC.

119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
 PHONE: 414-719-2769
 EMAIL: LANDMARK-ENGINEERING@LIVE.COM

FOUNDATION DRAINAGE SYSTEM

Full size survey document on file with the Waukesha County.

PROJECT #	4112.00
DATE	26FEB2025
DRAWN BY	MA
DESIGNED BY	MA
REVISIONS	02HAR2025
	24MAR2025

Exhibit C – Maintenance Plan

EXHIBIT C DRAINAGE SYSTEM - MAINTENANCE PLAN

LAND MARK
ENGINEERING SCIENCES, INC.

119 COOLIDGE AVE., SUITE 100
WAUKESHA, WI 53186
(414) 719-2769
LandMark-Engineering@ive.com

ENGINEER:
MARK D. AUGUSTINE, PE, PLS, CHMM

DESIGN FOR:
WHITE OAK BUILDERS, INC.
110 ACKER COURT
VERONA WI 53593-2251

PROPERTY:
RELENTLESS PROPERTIES, LLC SITE
W331S9200 HERITAGE HILL COURT
MUKWONAGO, WISCONSIN 53149

Narrative. To protect from groundwater incursions, an engineered foundation drainage system must be incorporated into the design of the residential building with a basement structure partially below the projected seasonal high groundwater levels on the Property. The drainage system will be an exterior gravity drain system with an interior mechanical pump system backup. The system must be inspected and maintained in such a manner as to operate as designed for the life of the residential structure.

Foundation Drainage System. The Owner, or their agents, or the subsequent owner of the property shall fully comply with the Foundation Drainage System Plan with a Long-Term Maintenance Schedule, Exhibit A, Exhibit B, and Exhibit C, prepared by Landmark Engineering Services, Inc. (henceforth referred to as the "Plans"). The Owner shall comply with the details, specifications, and notes on the Plans. Full-size copies of the Plans are also located in the office of the Waukesha County Parks & Land Use. If modifications to the Plans are required, review and approval of such modifications are required by the staff at the Waukesha County Parks & Land Use offices.

Scope of Plan. The Plans contain the foundation drainage system design, which is required to be installed and maintained in order for Waukesha County to permit the basement of a new residence within the projected seasonal high groundwater.

Installation and Maintenance. The current and future owners shall be responsible for ensuring that the foundation drainage system is completed in general conformance with the approved Plans. The current and future owners shall also be responsible for the initial installation of the foundation drainage system and groundwater management measures, as well as the routine and extraordinary maintenance and repair of such measures. At a minimum, the owners shall visually inspect the outfall structure semi-annually to evaluate the discharged water and the condition of the outfall culvert, discharge area, and rodent protection elements. Owners shall also annually verify the operation of the backup sump pump and emergency power supply (if applicable). If inspections indicate accumulation of fine soil particles within the drain tile greater than 1/2-inch deep, the drain tile shall be flushed out with high-pressure, clean water. Access to drain tile for both inspection and maintenance is provided via the drainage system cleanout ports. Owners shall perform necessary repairs within thirty (30) days of observation and/or system check.

Addendums to Restrictions. After construction verification has been accepted by Waukesha County staff for the foundation drainage system, an addendum to this Declaration of Restrictions shall be recorded by the Owner of that construction verification document. The addendum may include several additional exhibits, including the construction verification letter and/or as-built plans of the foundation drainage system. Waukesha County may require future changes to this Declaration of Restrictions if modifications to the Plans are proposed, reviewed and approved by Waukesha County staff.

