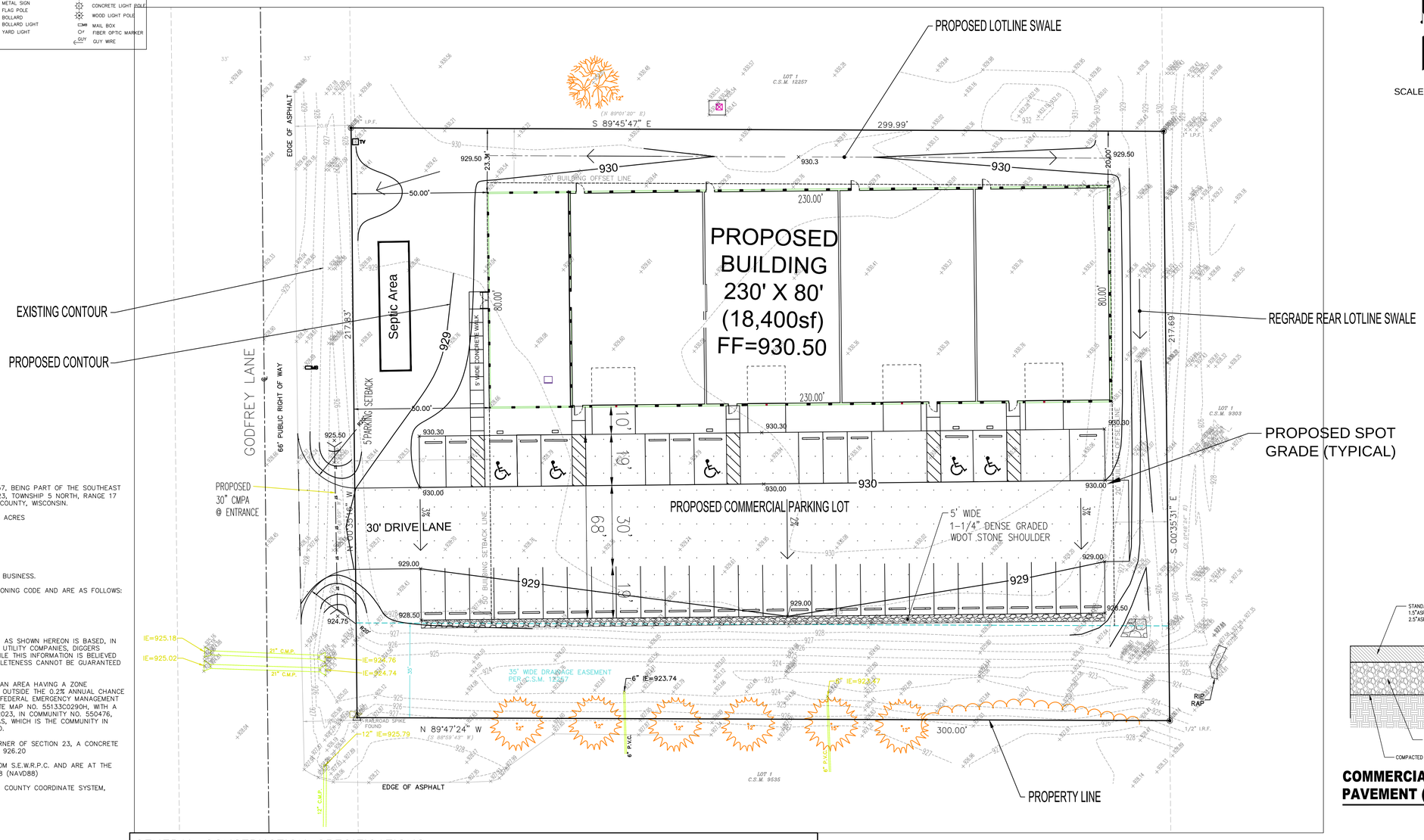
LEGEND

SAN — SANITARY SEWER	ELECTRIC TRANSFORMER
ST — STORM SEWER	ELECTRIC METER
W — WATER MAIN	ELECTRIC PEDESTAL
G — BURIED GAS LINE	ELECTRIC BOX AT GRADE
TEL — BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE
E — BURIED ELECTRIC LINE	TELEPHONE PEDESTAL
FO — BURIED FIBER OPTIC LINE	TV PEDESTAL
// — OVERHEAD UTILITY LINES	GAS METER
CATV — BURIED CABLE TELEVISION LINES	AIR CONDITIONER
COMB — COMBINATION SEWER	UTILITY POLE
WOOD FENCE	WOOD SIGN
METAL FENCE	METAL SIGN
EDGE OF TREES AND BRUSH	FLAG POLE
994.32 DS — DOOR SILL ELEVATION	BOLLARD
FDC — FIRE DEPARTMENT CONNECTION	BOLLARD LIGHT
	YARD LIGHT

HYDRANT	
WATER VALVE	
GAS VALVE	
MANHOLE	
STORM MANHOLE	
CATCH BASIN	
CURB INLET	
METAL LIGHT POLE	
CONCRETE LIGHT POLE	
WOOD LIGHT POLE	
MAIL BOX	
FIBER OPTIC MARKER	
GUY WIRE	

SCALE: 1" = 20'



COMMERCIAL DUTY PAVEMENT (19,000SF)

LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP NO. 12257, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 17 EAST, IN THE TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN.

CONTAINING 65,319 SQUARE FEET OR 1.500 ACRES

NOTES

1. SUBJECT PROPERTY ZONED: B-4, MIXED BUSINESS.
2. SETBACKS BASED ON TOWN OF EAGLE ZONING CODE AND ARE AS FOLLOWS:
   MAX HEIGHT = 35 FEET
   MINIMUM SETBACK = 50 FEET
   MINIMUM OFFSET = 20 FEET.
3. LEGAL DESCRIPTION FROM C.S.M..
4. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
5. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C0290H, WITH A DATE OF IDENTIFICATION OF OCTOBER 19, 2023, IN COMMUNITY NO. 550476, WAUKESHA COUNTY UNINCORPORATED AREAS, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
6. PROJECT BENCHMARK – SOUTH 1/4 CORNER OF SECTION 23, A CONCRETE MONUMENT WITH BRASS CAP. ELEVATION = 926.20
7. ELEVATIONS BASED ON INFORMATION FROM S.E.W.R.P.C. AND ARE AT THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
8. ALL BEARINGS REFER TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY Capitol Survey, Inc.
WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

GENERAL CONSTRUCTION SPECIFICATIONS:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; the Town of Eagle Ordinances; and the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin. All permits must be obtain by the DEVELOPER and CONTRACTOR prior to commencing work.
2. All erosion control measures specified on the project Erosion Control Plan shall meet the design criteria, standards and specifications as set forth in the Department of Natural Resources Wisconsin Technical Standards and Town of Eagle Ordinances.
3. All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing mass grading.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time. Haul off excess topsoil.
5. The general contractor shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
8. Contractor shall be responsible for maintaining the Public Roadways. The Public Roadways adjacent to this project shall be kept free of silt or dirt tracked from areas under construction by sweeping at the end of each work day or more often, as required. Dust generated by construction activities shall be minimized by use of watering, construction scheduling or other appropriate methods.
9. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas. Provide seed, fertilizer and mulch per the standard specifications. ALL disturbed areas shall be stabilized with erosion control matting as specified for erosion and establishment grass vegetation per WDNR Technical Standard 1053.
10. All disturbed areas shall be revegatated within 7 days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.
11. All erosion control devices shall be routinely inspected every seven days or within 24 hours of a rainfall greater than 0.5 inches. (By CERTIFIED EROSION CONTROL INSPECTOR).

SITE DATA TABLE

TAX KEY NUMBER: EGLT1818999058	PROPOSED
PROPERTY AREA :	65,340 S.F.
TOTAL BUILDING FLOOR AREA :	18,400 S.F.
FLOOR AREA RATIO :	18,400 / 65,340 = 28.2%
TOTAL PAVED SURFACE AREA:	18,780 S.F.
TOTAL OPEN AREA (GREEN SPACE):	28,160 S.F.
LANDSCAPE SURFACE AREA RATIO	28,160 / 65,340 = 43.1%
LOT COVERAGE RATIO	56.9%

DATE	DESCRIPTION

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Email: mellena@eeceng.com

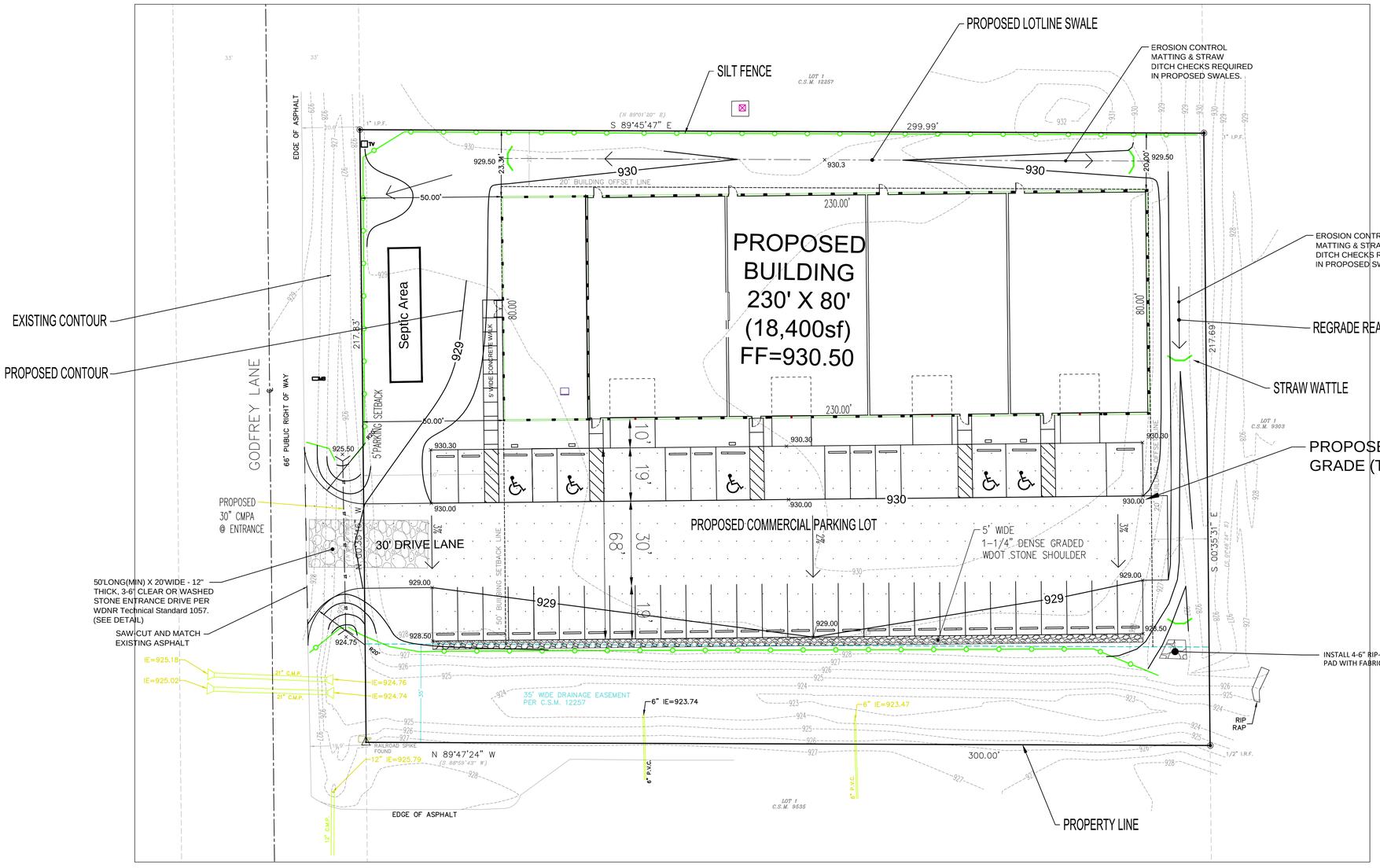
Godfrey Lane Properties LLC Development
Town of Eagle, WI

GRADING, PAVING & DRAINAGE PLAN

WISCONSIN
MARK R. ELLENA E-24090 WALES, WI
PROFESSIONAL ENGINEER

DATE: 06-04-25
BY: MARK R. ELLENA,PE
SCALE: 1" = 20'

SHEET NUMBER
C200



SCALE: 1" = 20'

EROSION CONTROL SPECIFICATIONS AND CONSTRUCTION SEQUENCING:

The timing and sequence of construction is scheduled as follows:

1. Before grading begins the PROJECT SURVEYOR will stake out the silt fence adjacent to the wetlands. The general contractor is charged with installing and maintaining all silt fences, seeding and other erosion control practices.
2. A list of all project contacts, phone numbers, e-mail addresses, etc. are on the permit application.
3. Construction is scheduled to begin on or about JULY 1, 2025.
4. Trucking pad and silt fence shall be installed as shown on the plan.
5. Strip topsoil in the proposed BUILDING & ASPHALT areas and haul offsite.
6. Construct building and stone parking lot. [Complete land disturbance by November 15, 2025].
7. Erosion control inspections will be performed weekly and after each rain event of 0.5 inches or larger by the general contractor and inspection forms will be filled out and kept on site.
8. Site work completion is anticipated by December 15, 2025.
9. Any disturbed site that remains inactive for greater than 7 days shall be stabilized with temporary measures such as soil treatment, temporary seeding or mulching. 'Inactive' means that no site grading, landscaping or utility work is occurring on the site and that rain is not binding these activities. Frozen soils do not exclude the site from this requirement.
10. Restoration of all disturbed areas will be stabilized in accordance with the late season stabilization specifications listed below.
11. After grass is well established all silt fences will be removed and permittee will request final inspection by the Town.
12. Seeding rates and mixes shall conform to WisDOT Roadway Standard Section 630.

Late Season Stabilization:

The objective is to stabilize the site with 70% vegetative coverage of all pervious disturbed areas before the end of the growing season. After November 15, no land disturbing activity is permitted outside of active building envelopes, and all other disturbed areas must be stabilized by November 15 per the following schedule

a. Permanent Vegetation (before September 15):
   i. Seeding. Prepare seedbed and sow seeds per the rates and mixes of Wisconsin Department of Transportation (WisDOT) Roadway Standard Section 630.
   ii. Erosion Control: Immediately apply mulch, erosion control matting, or other permanent stabilization BMPs as specified in the approved erosion control plans and per DNR technical standards.
   iii. Maintenance: Inspect all seeded areas weekly. Ensure adequate water is provided until full vegetative cover is obtained, and repair any erosion problems, wash outs, etc.

b. Temporary Vegetation (September 15 – October 15):
   i. Seeding: The above noted seeding mix must include a minimum of 2 lbs. per 1,000 sq. ft. of a temporary cover (i.e. winter wheat or annual rye grass for fall plantings) per Section 630.
   ii. Erosion Control: Immediately apply mulch, erosion control matting, or other stabilization BMPs as specified below, following DNR technical standards. The approved plans may be more restrictive:

1. Channel Flow (roadside swales, etc.) and Backslopes: Stake erosion matting over all the entire channel cross-section and all backslopes using a minimum WisDOT Erosion Control Product Acceptability (PAL) Class 3 Type A matting, unless otherwise called for in the approved plan.
2. Other disturbed areas: Apply Type B Soil Stabilizer, mulch and tackifier from the WisDOT Product Acceptability List to all disturbed areas that remain exposed.
3. Infalls/Outfalls: Install sod pads (2 rolls) at all culvert outfalls, and other high-erosion locations in accordance with County standards.

   iii. Maintenance: Inspect all seeded areas weekly. Ensure adequate water is provided until full temporary cover is obtained, and repair any erosion problems, wash outs, etc.

   c. Dormant Seeding (October 15 – November 15):

   i. Seeding Rate: Same seed mix as subsection (b) (including temporary cover crop) except the rates for perennial species must applied at 1.5 x WisDOT section 630 rates (apply rates of 3–5 lbs./1000 sq.ft.).

   ii. Erosion Control:

1. Channel Flow (roadside swales, etc.) and Backslopes: Apply Type A soil stabilizer and staked PAL Class 3 Type A erosion matting over the entire channel and all backslopes.
2. Other Areas: Apply Type A Soil Stabilizer from the WisDOT Product Acceptability List to all other disturbed areas that remain exposed.
3. Infalls/Outfalls: Install sod pads (2 rolls) at all culvert outfalls, and other high-erosion locations in accordance with County standards.

   iii. Maintenance: Inspect all seeded areas weekly. Ensure adequate water is provided until full temporary cover is obtained, and repair any erosion problems, wash outs, etc.

If construction schedules should change significantly, this plan narrative will be updated and resubmitted.

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SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Email: mellena@eeceng.com

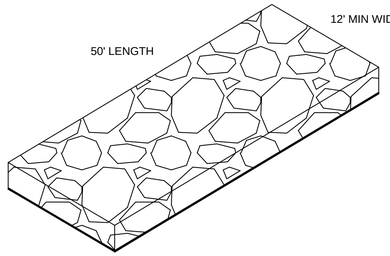
Godfrey Lane Properties LLC Development
Town of Eagle, WI

EROSION CONTROL PLAN

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 06-04-25
BY: MARK R. ELLENA,PE
SCALE: 1" = 20'

SHEET NUMBER
C300



STONE TRACKING PAD

PER WDNR TECH STANDARD 1057
Note 1: Use hard, durable, angular No. 3" stone or recycled concrete meeting the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.
Note 2: Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.
Note 3: Select fabric type based on soil conditions and vehicles loading.
Note 4: Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.
Note 5: If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

SEDIMAX-SW™ (STRAW WATTLES)

North American Green SediMax-SW™ (Straw Wattles), are a Best Management Practice (BMP) that offers an effective and economical alternative to silt fence and straw bales for sediment control and storm water runoff.

Straw Wattles are a temporary sediment control device and are not intended to replace Rolled Erosion Control Products (RECPs) or Hydraulic Erosion Control Products (HECPs). If vegetation is desired for permanent erosion control, North American Green recommends that RollMax™ or HydraMax™ Systems be used to provide effective immediate erosion control until vegetation is established. SediMax™ Systems may be used in conjunction with blankets, mats and mulches as supplemental sediment and runoff control for these applications. Like all sediment controll devices, the effectiveness of SediMax Systems is dependent on storage capacity.

SEDIMAX-SW INSTALLATION STEPS:

1. Begin at the location where the wattle is to be installed by excavating a 2 to 3 in. (5-7.5 cm) deep x 9 in. (22.9 cm) wide trench along the contour of the slope. Excavated soil should be placed upslope from the anchor trench (Figure 7).

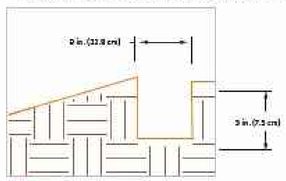


FIGURE 7

2. Place the wattle in the trench so that it contours to the soil surface. Compact soil from the excavated trench against the wattle on the uphill side. Wattles should tightly abut (Figure 8).

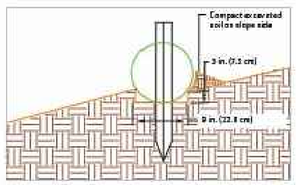


FIGURE 8

3. Secure the wattle with a minimum of 18 to 24 in. (45.7- 61 cm) stakes every 3 to 4 ft (0.9 -1.2 m) and with a stake on each end. Stakes should be driven through the middle of the wattle leaving at least 2 to 3 in. (5-7.5 cm) of stake extending above the wattle (Figure 9). Stakes should be driven perpendicular to the slope face. Spacing of SediMax-SW on slope will vary based on the slope grade (Figure 10).

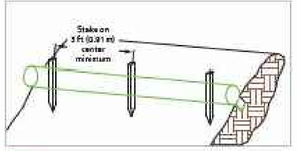


FIGURE 9

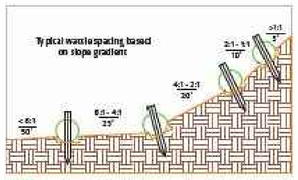


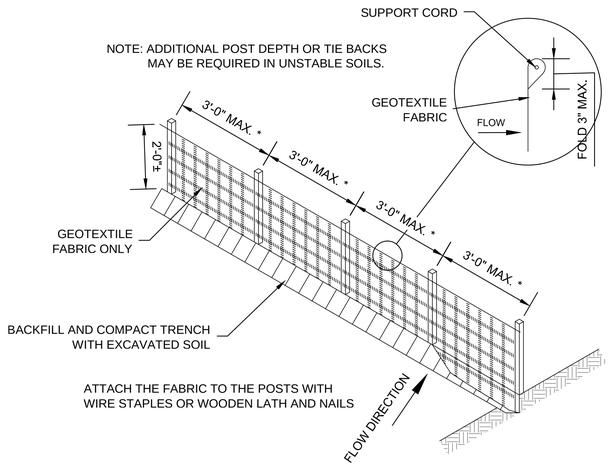
FIGURE 10

For additional installation assistance on SediMax Systems, please call **800-772-2040**, visit **nagroon.com** or e-mail **info@nagroon.com** and we will be happy to put you in touch with your erosion control specialist who can assist you.

STRAW WATTLE DETAIL

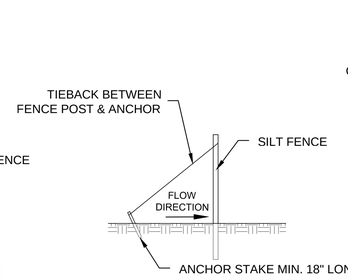
GENERAL NOTES

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM OF 1 ⅛" x 1 ⅛" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING METHODS: A) TWIST METHOD -- OVERLAPTHE END POSTS AND TWIST , OR ROTATE, AT LEAST 180 DEGREES. B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.

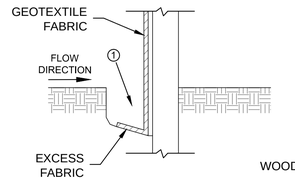


* NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

SILT FENCE

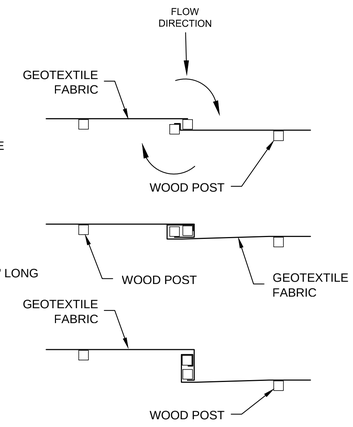


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

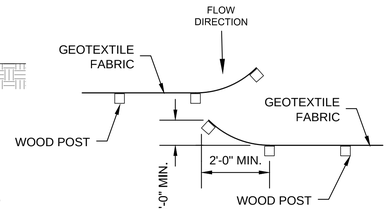


TRENCH DETAIL

THIS DRAWING BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6.



TWIST METHOD



HOOK METHOD
JOINING TWO LENGTHS OF SILT FENCE ④

DESCRIPTION | DATE

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700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
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EROSION CONTROL DETAILS

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