Information for File # 2006-03803-DJP

Applicant: Siepmann Realty Corporation

Corps Contact: Dale Pfeiffle

Address: U.S. Army Corps of Engineers

1617 E. Racine Avenue, Room 101

Waukesha, Wisconsin 53186

E-Mail: dale.j.pfeiffle@usace.army.mil

Phone: (262) 547-0868

Primary County: Waukesha, Wisconsin

Section: E ½, NE ¼, 23

Township: 6 North

Range: 19 East

Information Complete On: January 5, 2009

Posting Expires On: February 4, 2009

Authorization Type

This application is being reviewed in accordance with the practices for documenting Corps jurisdiction under Sections 9 & 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act identified in Regulatory Guidance Letter 07-01. On September 14, 2006, we made an approved determination that the aquatic resources that would be impacted by the proposed project are regulated by the Corps of Engineers under Section 404 of the Clean Water Act.

Project: **AFTER-THE-FACT APPLICATION? No.**
PROJECT INVOLVES: THREATENED OF ENDANGERED SPECIES? No.
TRIBAL TRUST OR OTHER RESOURCES? No.
A LISTED STATE-IMPAIRED WATER? No.
FEMA 100-YEAR FLOODPLAIN? No.
COASTAL RIDGE&SWALE COMPLEX? No.
MINK, KAKAGON OR BAD RIVER? No.
PLEASANT PRAIRIE ADID? No.

PROJECT DESCRIPTION AND PURPOSE: The applicant proposes to construct an access road (Elderberry Court) for the development of 6 residential lots within the Dry Creek subdivision.

NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO LOSS: The construction of Elderberry Court would require a discharge of fill materials in 0.27 acre of fresh wet meadow wetlands that are adjacent to an unnamed tributary to Pebble Brook. Approximately 0.11 acre of wetland impact would occur at the intersection of the proposed road with Milky Way Road. An additional 0.16 acre of wetland would be impacted at a second location where the proposed road crosses the wetland complex.

ALTERNATIVES CONSIDERED: The applicant considered several alternatives to avoid or minimize wetland impacts. The applicant considered moving the intersection of the proposed road with Milky Way Road to the north to avoid wetland impacts. This alternative was eliminated because the local topography limited the area available for adequate site distance along Milky Way Road resulting in traffic safety issues. Because of the traffic safety concerns, the Town of Waukesha is requiring that the proposed intersection be constructed at the proposed location.

The applicant also considered optional access road profiles and alignments. The road profiles and alignments considered would result in additional wetland impacts and were eliminated from further consideration.

MINIMIZATION: The applicant has minimized wetland impacts by locating the 0.16 acre crossing at the narrowest portion of the wetland. The road crossings are limited to the minimal footprint allowed by local requirements. In addition, the applicant would utilize standard erosion control practices during the project's construction to minimize the transport of sediment into downstream waters and adjacent wetlands.

COMPENSATORY MITIGATION: The Dry Creek subdivision is located on an 80 acre parcel that includes approximately 24 acres of wetlands. The applicant has noted that the proposed discharge of fill materials in 0.27 acre of the wetland for the construction of Elderberry Court would impact approximately 1% of the total wetland complex. As compensation for the 0.27 acre of wetland impact, the applicant proposes to preserve the remaining 23.73 acres of wetlands (99% of the total wetland area) through deed restrictions recorded with the final plat of the Dry Creek subdivision.

Drawings See attached.

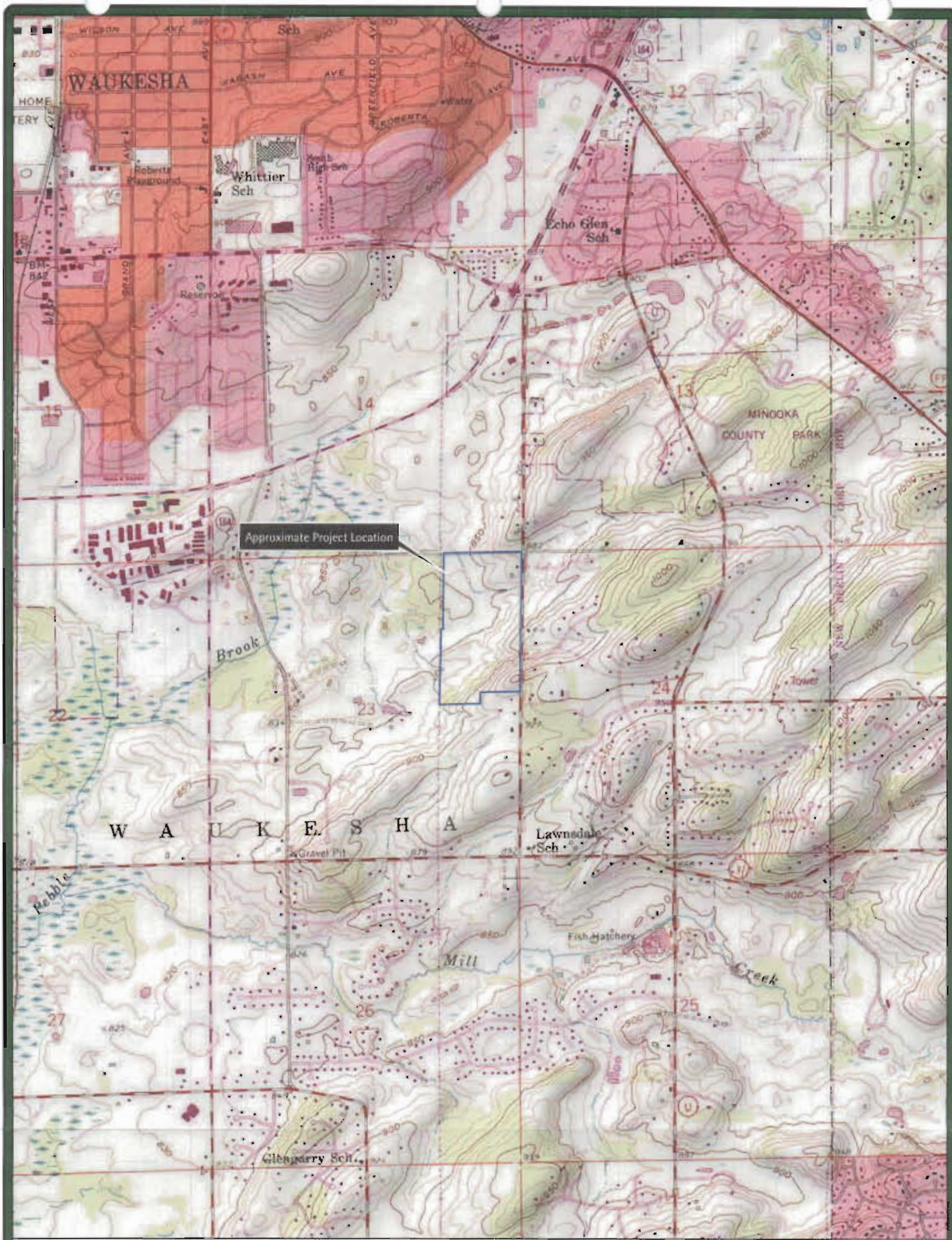

Figure 1. Project Location and Topography
Dry Creek Development

Location
S23, T6N, R19E
Waukesha County, WI

0 0.25 0.5 Miles

Project Information
Project Number : 008-0220-01
Modified December 1, 2008

Legend
Property Boundary

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Data Sources include USGS

NRC
Natural Resources Consulting, Inc.
200 Commerce Parkway
P.O. Box 128
Cottage Grove, WI 53527-0128
phone: 608-839-1998
fax: 608-839-1995
www.nrcfirm.com

The information presented in this map document is advisory and is intended for reference purposes only.

Figure 1 Project Location and Topography.mxd Map Created by Ta Constanzo

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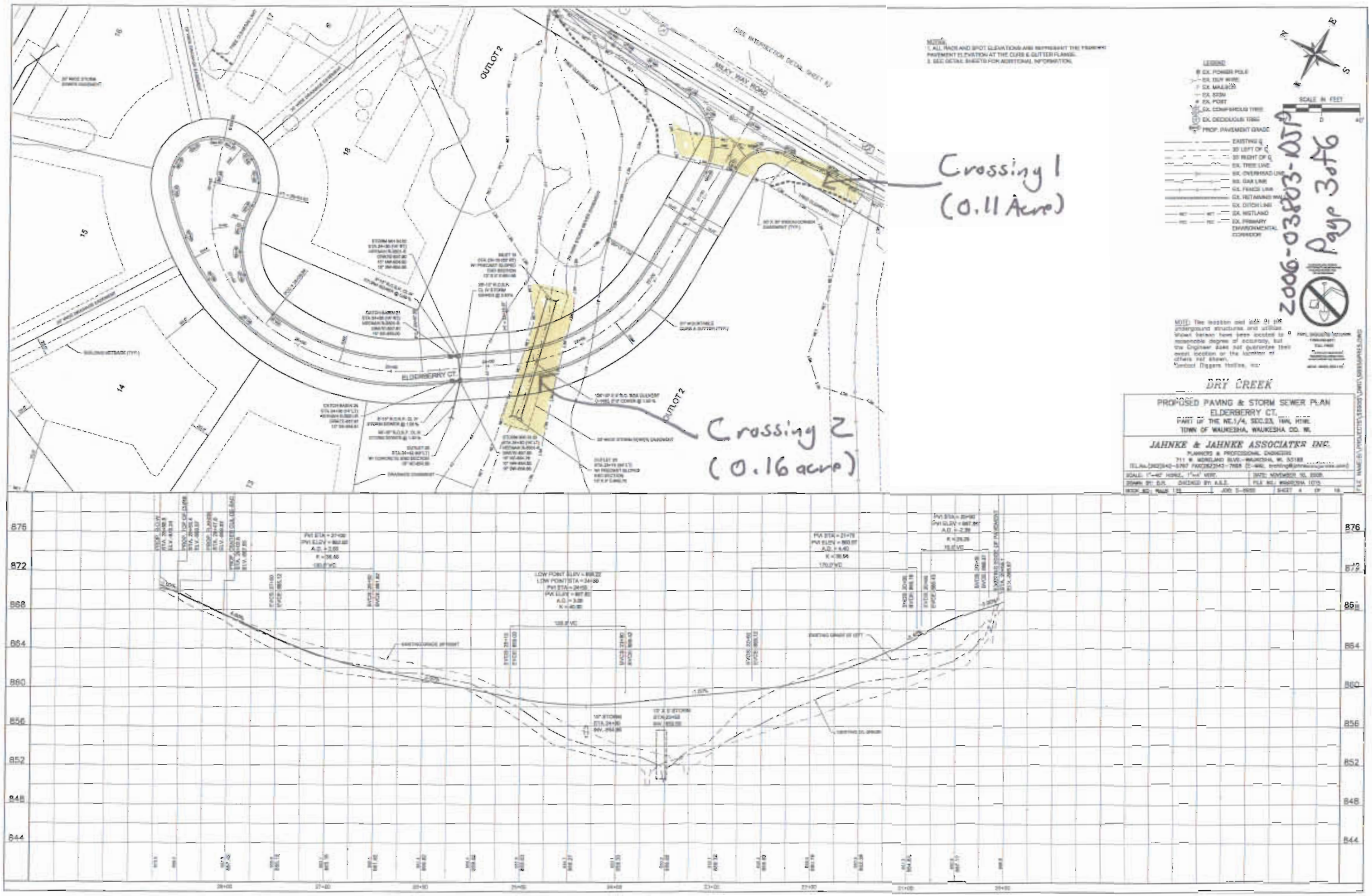

Crossing 1
(0.11 Acre)
Crossing 2
(0.16 acre)
OUTLOT 2
ELDERBERRY CT.
MILKY WAY ROAD
DRY CREEK
PROPOSED PAVING & STORM SEWER PLAN
ELDERBERRY CT.
PART OF THE NE.1/4, SEC.23, T6N, R19E
TOWN OF WAUKESHA, WAUKESHA CO. WI.
JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
SCALE IN FEET
2006-03803-DSP
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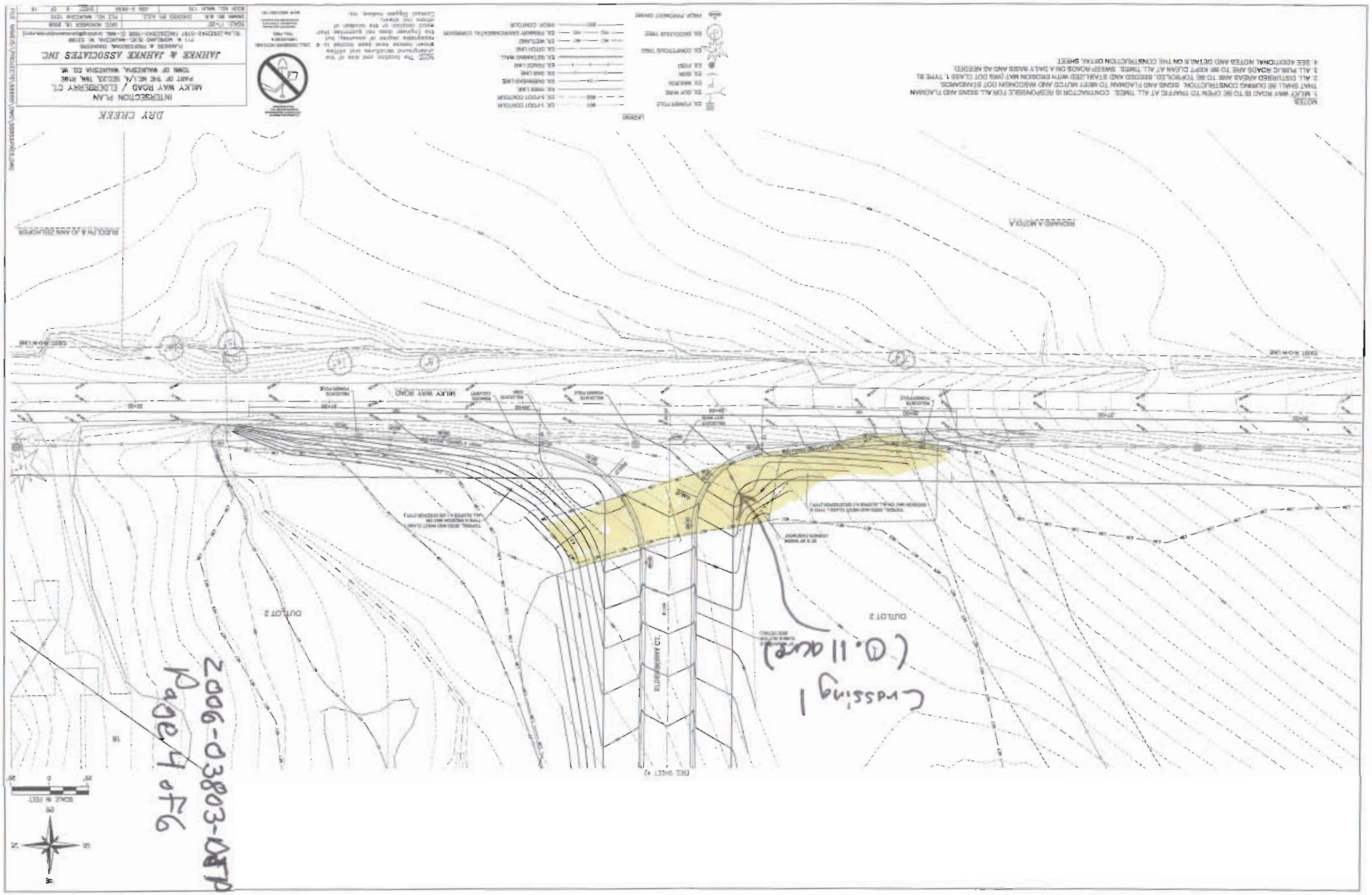
NOTES
1. MILKY WAY ROAD IS TO BE OPEN TO TRAFFIC AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS AND FLAGMAN
THAT SHALL BE DURING CONSTRUCTION. SIGNS AND FLAGMAN TO MEET MUTCD AND WISCONSIN DOT STANDARDS.
2. ALL DISTURBED AREAS ARE TO BE TOPSOILED, SEEDED AND STABILIZED WITH EROSION MAT (WIS DOT CLASS 1, TYPE B).
3. ALL PUBLIC ROADS ARE TO BE KEPT CLEAN AT ALL TIMES. SWEEP ROADS ON A DAILY BASIS AND AS NEEDED.
4. SEE ADDITIONAL NOTES AND DETAILS ON THE CONSTRUCTION DETAIL SHEET.
LEGEND
EX. FOUND PLUG
EX. GAS VALVE
EX. MANHOLE
EX. SIGN
EX. POST
EX. DECIDUOUS TREE
EX. CONIFEROUS TREE
MAJOR PAVEMENT CHANGE
EX. 1-FOOT CONTOUR
EX. 5-FOOT CONTOUR
EX. WATER LINE
EX. OVERHEAD LINE
EX. GAS LINE
EX. FENCE LINE
EX. RETAINING WALL
EX. DITCH LINE
EX. WETLAND
EX. PRIMARY ENVIRONMENTAL CORRIDOR
MAJOR CONTOUR
NOTE: The location and size of the drainageway structures and ponding areas shown herein are based on the Engineer data and approximate. Not exact locations or the location of the ponding limit.
Contact Engineer Andrew Hill, Cornerstone Engineering, Inc.
DRY CREEK
INTERSECTION PLAN
MILKY WAY ROAD / ELDERBERRY CT.
PART OF THE NE1/4, SECTION 13N, R19E
TOWN OF WAUKESHA, WAUKESHA CO. WI.
JAHNKE & JAHNKE ASSOCIATES INC.
PLANNING & ENGINEERING CONSULTANTS
711 W. MORELAND BLVD.-WAUKESHA, WI 53188
TEL.NO.(262)542-6197 FAX(262)542-7888 E-MAIL: JJAHNKE@JAHNKEANDJAHNKE.COM
SCALE: 1"=20'
DATE MONDAY 18, 2006
DRAWN BY: M.R. CHECKED BY: A.C.Z.
FILE NO. WAUK 116
DATE: 9-18-06
SHEET 1 OF 1
BOOK NO. WAUK 116
MILKY WAY ROAD
ELDERBERRY CT.
OUTLOT 2
OUTLOT 2
RICHARD A MOTICA
RUDOLPH & JO ANN ZELHOFER
DRY CREEK
SCALE IN FEET
Crossing 1
(0.11 acre)
2006-03803-OTP
Page 4 of 6

N
S
W
E
SCALE IN FEET
40'
0
40'
LEGEND
EX. POWER POLE
EX. GUY WIRE
EX. MAILBOX
EX. SIGN
EX. POST
EX. CONIFEROUS TREE
EX. DECIDUOUS TREE
PROP. PAVEMENT GRADE
PROP. SPOT GRADE
EX. 1-FOOT CONTOUR
EX. 5-FOOT CONTOUR
PROP. CONTOUR
EX. TREE LINE
EX. OVERHEAD LINE
EX. GAS LINE
EX. FENCE LINE
EX. RETAINING WALL
EX. DITCH LINE
EX. WETLAND
EX. PRIMARY ENVIRONMENTAL CORRIDOR
NOTES:
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4. SEE ADDITIONAL NOTES AND DETAILS ON THE CONSTRUCTION DETAIL SHEET.
2006-03803-IDTP
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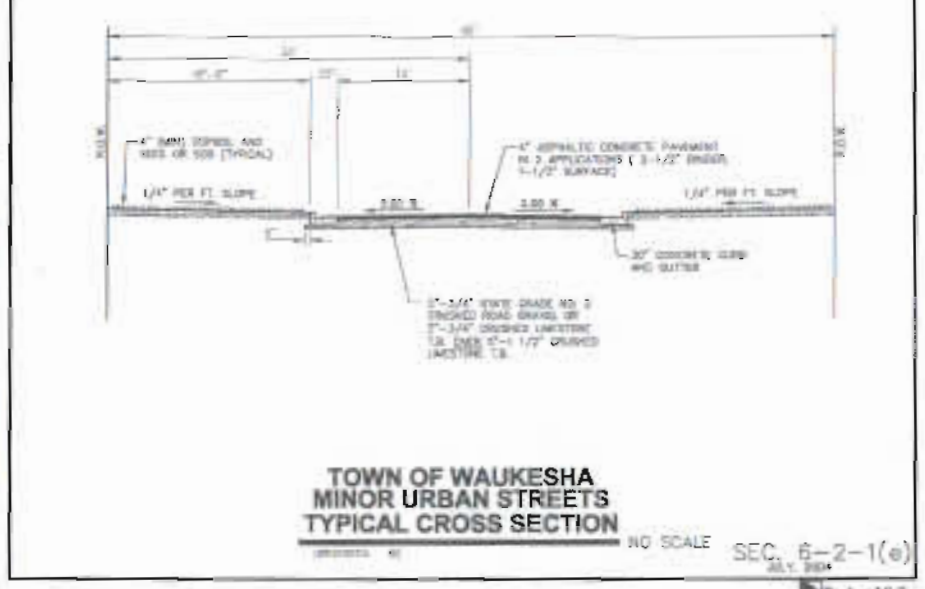
POND 1
MILKY WAY ROAD
Crossing 2
(0.16 acre)
Crossing 1
(0.11 acre)
DRY CREEK
INTERIM GRADING & EROSION CONTROL PLAN
PART OF THE NE.1/4, SEC.23, T8N, R19E
TOWN OF WAUKESHA, WAUKESHA CO. WI.
JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD.-WAUKESHA, WI. 53188

Crossing 2



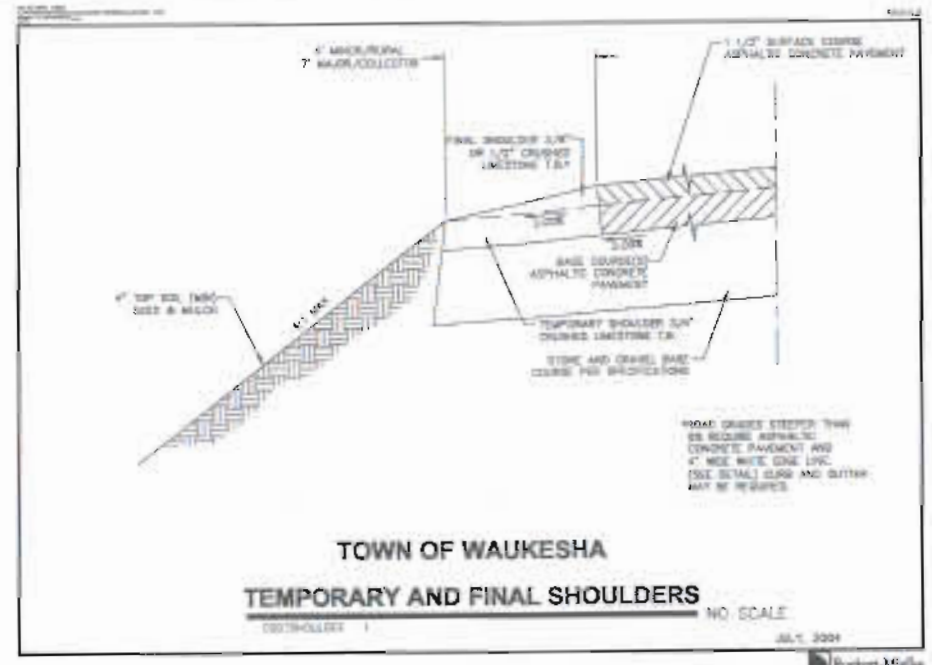
TOWN OF WAUKESHA
MINOR URBAN STREETS
TYPICAL CROSS SECTION

NO SCALE

SEC. 6-2-1(e)

JULY, 2004

Rueker-Mielke

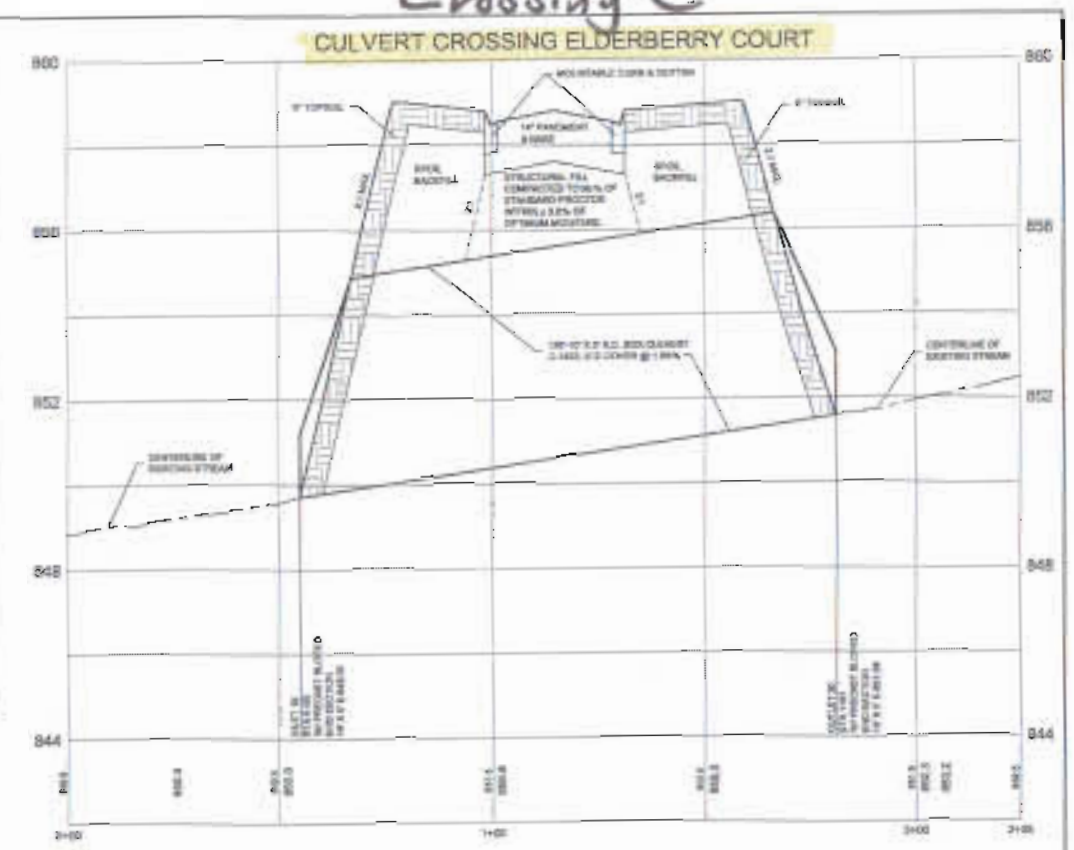


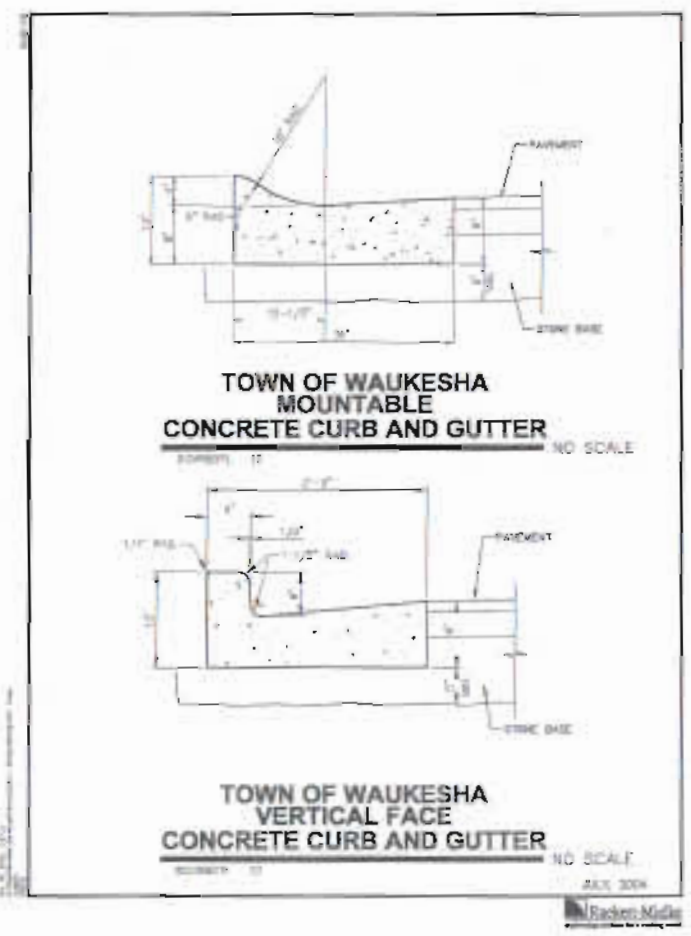
TOWN OF WAUKESHA
TEMPORARY AND FINAL SHOULDERS

NO SCALE

JULY, 2004

Rueker-Mielke





TOWN OF WAUKESHA
MOUNTABLE
CONCRETE CURB AND GUTTER

NO SCALE

TOWN OF WAUKESHA
VERTICAL FACE
CONCRETE CURB AND GUTTER

NO SCALE

JULY, 2004

Rueker-Mielke

CONSTRUCTION SEQUENCE AND RESTORATION SCHEDULE

1. All work shall be in accordance with the WDNR Conservation Practice Standards for Construction Technical Standards and Post-Construction Storm Water Management.
2. Furnish and install stone tracking pad at the construction entrance (point pile the project. All public streets are to be kept clean at all times.
3. Install Silt Fence and clear all trees on site in accordance with the erosion control and tree clearing plan. Stumps shall be grouted if removal is required prior to silt fence installation. No grubbing of stumps by excavation (mass cuts) after the silt fence is installed.
4. Install silt fence in cleared areas where shown on the erosion control plan. Continuous inspections and maintenance throughout project.
5. A vegetative buffer will be maintained between the construction area and the exterior property lines or PEC. No equipment is allowed within the vegetative buffer area except for the installation of tree stumps, gas, telephone and cable services.
6. Strip topsoil from the well pond area to be graded. Temporarily stockpile topsoil within the construction zone. Place temporary seed on stockpile within seven (7) days of laying.
7. Salvage clay from within the construction area to use for the clay liner in the water quality wet basins. The clay must be salvaged prior to the excavation of the basins so that the clay material is not buried since all non-basin areas within the construction area are fill areas.
8. Construct wet ponds and sedimentation ponds, including outlet structures and temporary pumping, according to plans. The excavated material will be placed in fill locations such as the roadway and front setbacks of the lots. Immediately contact inlet and outlet structures in accordance with the erosion control plan. The wet ponds and sedimentation basins must be inspected by the engineer in accordance with Construction Inspection Schedule. As both wet ponds and sedimentation ponds to insure ponds are constructed as planned, immediately seed, fertilize, and mulch ponds following inspection and certification.
9. Strip topsoil and rough grade remainder of site, install storm sewer and gas, electric, telephone and cable underage.
10. Finish grading work. Topsoil shall be immediately replaced and the disturbed area stabilized with seed and mulch and sod where required.
11. Install gravel base, curb and gutter and asphalt pavement.
12. During roadway construction, finish installing gas, electric, telephone and cable services. As the utilities are being completed, finish grading the lots. Perform off-site grading adjacent to Outlot 1 and Lot 1. All areas shall be stabilized upon being incurred with topsoil, seed, and mulch.
13. Maintain erosion control measures until site is vegetated. Upon approval from the Town of Waukesha and Waukesha County, all temporary erosion measures shall be removed.
14. Temporary wet ponds are at least two feet deep. Remove temporary pump from these ponds. Dewatering and sediment removal may be required if the wet depth of ponds is less than five feet.

Seeding Notes:
1. Permanent seeding deadline is September 15.
2. Temporary seeding deadline is October 15.
3. All disturbed areas must be stabilized with class A soil stabilizer, seed, and mulch by November 1 if the previous deadlines are not met.

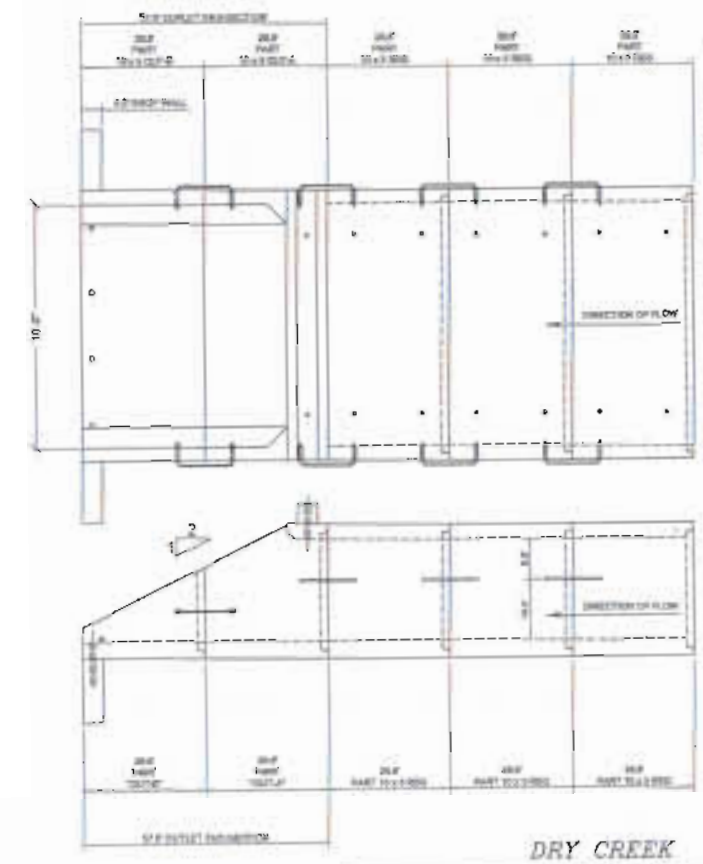
ANTICIPATED START DATE: Spring 2009
APPROXIMATE COMPLETION DATE: November 2009

STORM SEWER AND PAVING NOTES

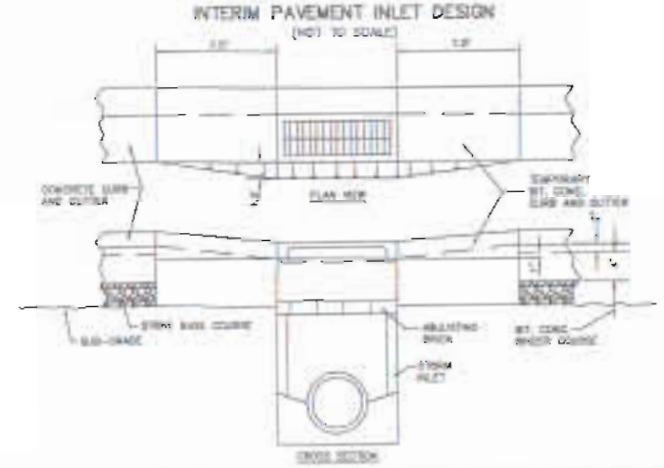
1. All materials and construction shall conform to the Standard Specifications for Sewer and Water Construction in Wisconsin 6th Edition, dated December 23, 2004 and any addenda thereto, and the Town of Waukesha requirements.
2. All trees shall consist of a uniform or monolithic construction.
3. All catch basins shall be per File No. 28 of the Standard Specifications or be 48" diameter manholes per File No. 12 of the Standard Specifications.
4. All manholes shall be minimum 48" diameter File No. 12 of the Standard Specifications.
5. Backfill material for storm sewer shall be coarse graded number one stone unless written permission to do otherwise is obtained from the Town Engineer.
6. Outlet lengths include end sections.
7. Rotate all precast manhole sections to align all manhole steps vertically in the manhole.
8. The storm sewer frames and grates for inlets in the roadsides curb shall be neenah R-3501-B or R-3546-AM as shown on the plans.
9. All pavement work shall conform to the latest edition of the State of Wisconsin Standard Specifications for Road and Bridge Construction, and the Town of Waukesha standards.
10. Asphalt mixtures shall consist of HMA Pavement Types:
    Note: Step Road:
    Binder Type E-3, 19.0 mm
    Surface-Type E-3, 12.5 mm
    Internal Roads:
    Binder-Type E-0.3, 19.0 mm
    Surface-Type E-0.3, 12.5 mm
Surface layer shall be placed a minimum of one winter season following binder placement or a maximum of three years.
11. Extend pavement 50 cross at least one (1) foot beyond the back of curb. Compact to no less percent of the modified proctor (ASTM D-1557).
12. Contractor shall comply with the Town of Waukesha Notification Policy.
13. All concrete storm sewer will have precast concrete end sections with embedded gates as noted.
14. PVC pipe shall be ASTM D-3034 SDR 35.
15. Base shoulder material shall consist of 3/4 inch crushed gravel. Final shoulder application material shall consist of 3/8 inch or 1/2 inch maximum size crushed limestone traffic bond.
16. Pavement may not be installed before May 1 or after November 1 without the expressed written approval of the Town Board.

GENERAL NOTES

1. All construction practices to comply with the Town of Waukesha and Waukesha County requirements as well as the Wisconsin Technical Standards.
2. Topsoil (6" thick minimum, 8" thick maximum in yard), seed, fertilize and mulch all disturbed areas.
3. The seed mixture shall be 55 % Kentucky Bluegrass, 20% Fine Fescues, 15% Perennial Ryegrass at the rate of 4 lbs/1000 sq. ft. except in the basin and pond areas where the seed mixtures are added under minimum plant selections for dry pondbasins shown on the plan.
4. Fertilize soil with 10 lbs/1000 sq. ft. of 20-10-10 fertilizer.
5. Mulch all seeded areas unless otherwise noted.
6. Temporary stabilization is required for any area left inactive for 7 days. Temporary seeding with Oats or Rye is acceptable.
7. Trees shall only be removed to complete the grading as shown. Protect all trees in the field with construction fence with silt fence around drip line of tree.
8. All construction traffic must enter/exit the site over the tracking pads. Keep all public streets clean at all times. Sweep all roads daily.
9. Silt fence, stone tracking pad, inlet protection and stone shall be removed and displaced of properly by the grading contractor only after receiving approval from the Town of Waukesha and Waukesha County that the site is sufficiently stabilized.
10. Grading contractor to repair erosion control practices at least weekly and after every 25 mm rainfall event. Contractor shall repair and SWPP immediately.



INTERIM PAVEMENT INLET DESIGN
(NOT TO SCALE)



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DRY CREEK

CONSTRUCTION DETAILS
PART OF THE NE.1/4, SEC.33, T6N, R19E
TOWN OF WAUKESHA, WAUKESHA CO. W.

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
911 W. MORELAND BLVD.-WAUKESHA, WI. 53188
TEL.No.(262)542-0797 FAX(262)542-7686 E-MAIL: tmahnke@jahnkeandjahnke.com)

SCALE: NOT TO SCALE	DATE: NOVEMBER 18, 2008
DRAWN BY: B.R. CHECKED BY: A.S.J.	FILE NO.: WAUKESHA 1216
BOOK NO.: WALK 176 JOB: 3-4606	SHEET 18 OF 19