

# PLAT OF SURVEY & EROSION CONTROL PLAN

OF  
UNIT 1  
OF

## HIGHLAND VIEW ESTATES CONDOMINIUM

LOCATED IN THE WEST 1/2 OF SECTION 17, T4N, R18E,  
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

ZONING: R-1

OWNER: RICH JOHNSON  
P.O. BOX 745  
EAST TROY, WI 53120  
(414) 654-3589

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### PROPOSED CONSTRUCTION SCHEDULE

Install gravel access and silt fence \_\_\_\_\_  
Clearing and grading \_\_\_\_\_  
Begin building \_\_\_\_\_  
Surface drive \_\_\_\_\_  
Temporary seed and mulch in place \_\_\_\_\_  
Install permanent landscape \_\_\_\_\_

### REVEGETATION

A. Temporary: Grass seed mix  
B. Permanent: Various native and drought tolerant shrubs and trees.

### EROSION CONTROL

1. All erosion and sediment control measures shall be constructed and maintained in accordance with the Wisconsin Construction Site Best Management Practice Handbook.
2. All sediment control measures shall be adjusted to meet field conditions at the time of construction and installed prior to any grading or disturbance of existing surface material.
3. All sediment control measures shall be adjusted to meet field conditions at the time of construction and installed prior to any grading or disturbance of existing surface material.
4. Periodic inspection and maintenance of all sediment control structures shall be provided to ensure intended purpose is accomplished. Sediment control measures are to be in working condition at the end of each working day.
5. After any significant rainfall, sediment control structures shall be inspected for integrity. Any damaged structures shall be corrected for integrity.
6. Sediment control measures shall not be removed until the areas served have established vegetative cover.
7. Gravel mats shall be installed at all construction site exits to prevent tracking of soil.
8. Tracked soil shall be collected from paved roads located near the construction site.

Following initial soil disturbance, permanent or temporary stabilization shall be completed within seven calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3:1. In addition, all other disturbed or graded areas will be stabilized within fourteen calendar days.

### VICINITY SKETCH

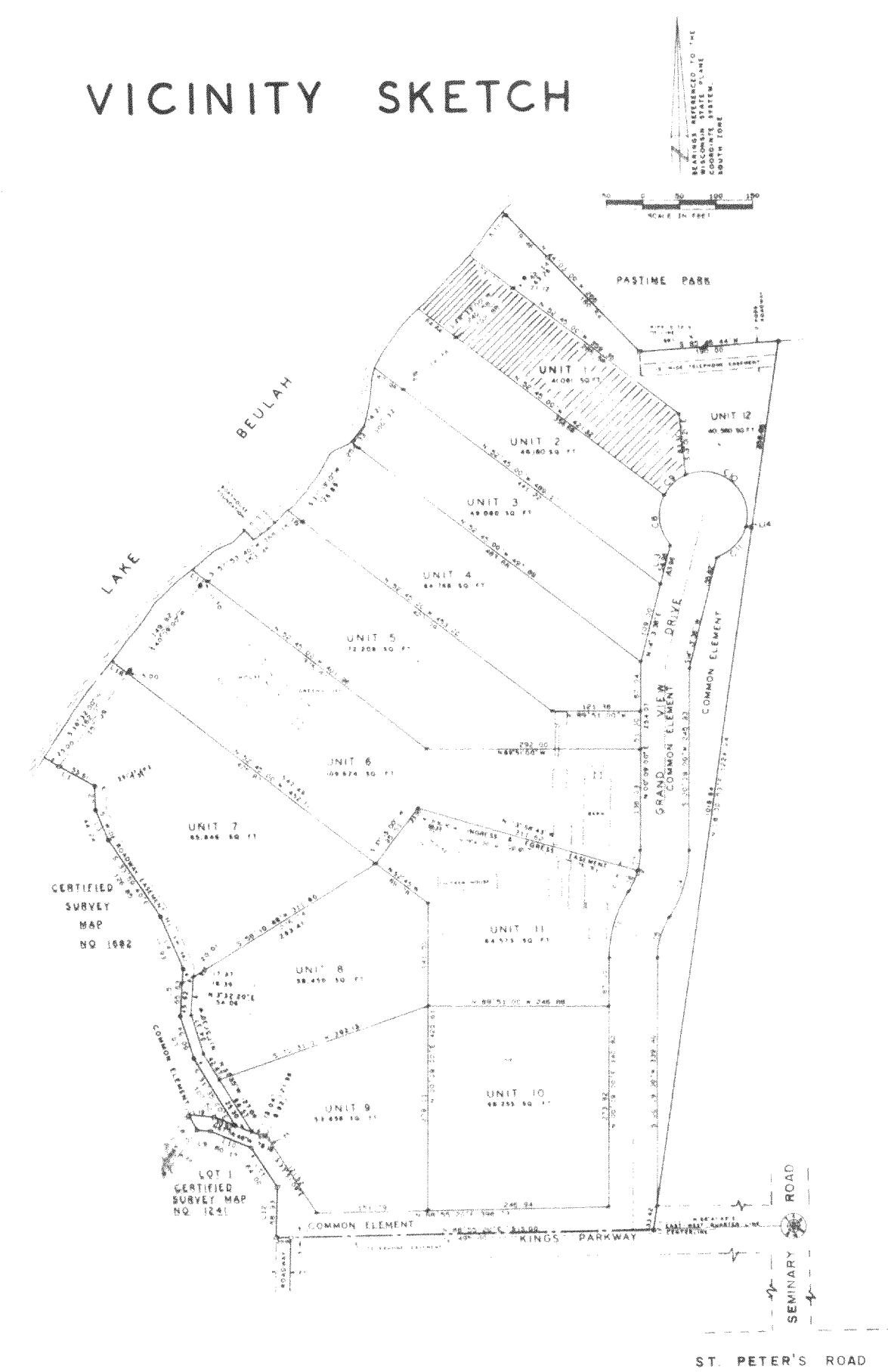
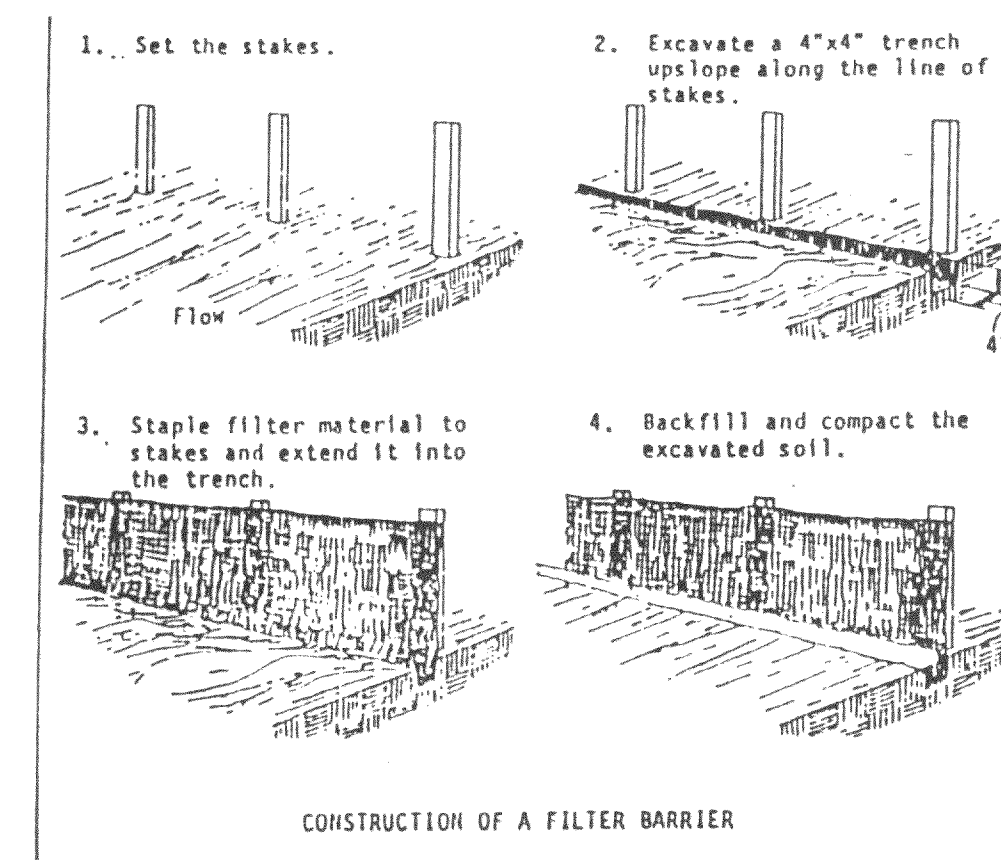
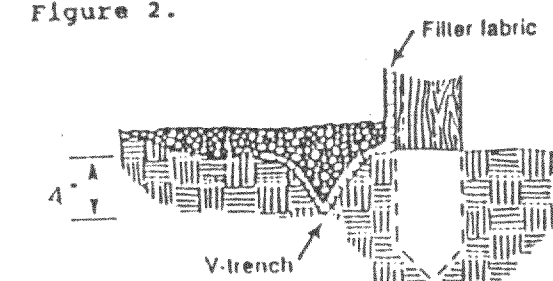


Figure 1.



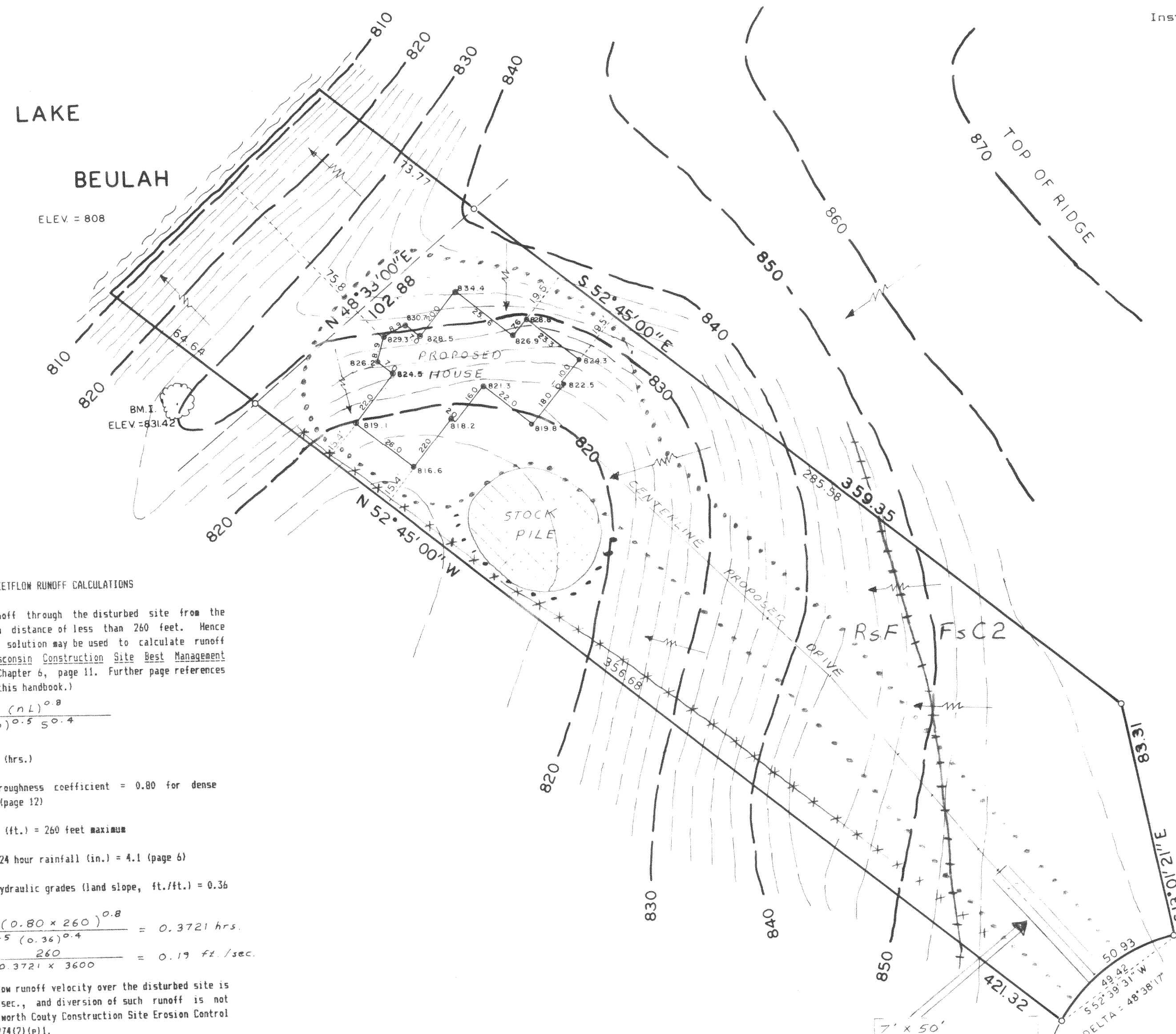
Source: Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant

Figure 2.



Fabric specifications - The filter fabric shall meet the following specifications:

- a. Grab strength: 100 lb. minimum in any principal direction (ASTM D-1682)
- b. Mullen Burst: Minimum 200 psi (ASTM D-3786)
- c. Equivalent opening size: between 50 and 140 for mulls with more than 15 percent by weight passing a No. 200 sieve between 20 and 50 for mulls with less than 15 percent by weight passing a No. 200 sieve
- d. Water Flow Rate of 10 gal/min/ft<sup>2</sup> at 50psi constant head as determined by multiplying permeability in sec<sup>-1</sup> as determined by ASTM D-4491 by a conversion factor of 741
- e. Ultra violet radiation stability of 90%.
- f. Fabric with support netting shall be reinforced with an industrial polypropylene netting with a 3/4 inch spacing or equivalent. A heavy duty nylon top support cord or equivalent is required.



### SHEETFLOW RUNOFF CALCULATIONS

Sheet flow runoff through the disturbed site from the northeast travels a distance of less than 260 feet. Hence Manning's kinematic solution may be used to calculate runoff velocity. (See Wisconsin Construction Site Best Management Practice Handbook, Chapter 6, page 11. Further page references are to Chapter 6 of this handbook.)

$$T = \frac{0.007 (nL)^{0.8}}{(P10)^{0.5} S^{0.4}}$$

where  
T = travel time (hrs.)

n = Manning's roughness coefficient = 0.80 for dense underbrush (page 12)

L = flow length (ft.) = 260 feet maximum

P10 = 10-year, 24 hour rainfall (in.) = 4.1 (page 6)

S = slope of hydraulic grades (land slope, ft./ft.) = 0.36 maximum

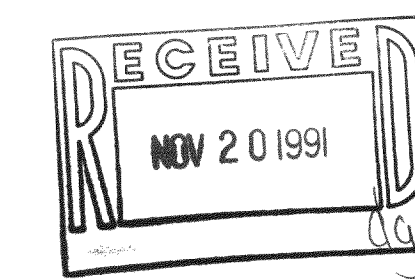
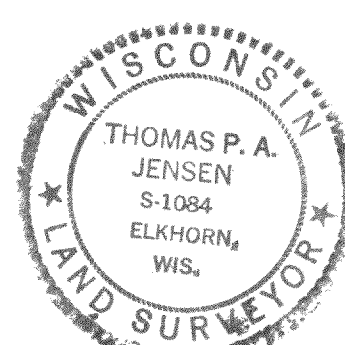
$$T = \frac{0.007 (0.80 \times 260)^{0.8}}{(4.1)^{0.5} (0.36)^{0.4}} = 0.3721 \text{ hrs.}$$

$$V = \frac{L}{T} = \frac{260}{0.3721 \times 3600} = 0.19 \text{ ft./sec.}$$

Therefore, sheet flow runoff velocity over the disturbed site is less than 0.5 ft./sec., and diversion of such runoff is not necessary - see Walworth County Construction Site Erosion Control Ordinance, Sec. 59.974(2)(e).

I, Thomas P.A. Jensen, Wisconsin Registered Land Surveyor, do hereby certify that this survey was performed by me, or under my direction, in full compliance with the owner's/agent's instructions and Chapter A-E 7 of the Wisconsin Administrative Code "Minimum Standards For Property Surveys"; and that this map is an accurate representation thereof to the best of my knowledge and belief.

Thomas P.A. Jensen R.L.S-1084  
Jensen Surveying & Mapping S.C.



Proposed first floor elevations: 831.00

Proposed first floor elevation shall be approved by the building inspector, the owner, and the contractor.

Approved: \_\_\_\_\_ Building inspector

Approved: \_\_\_\_\_ Owner

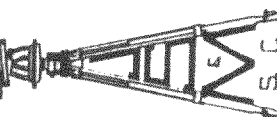
Approved: \_\_\_\_\_ Contractor

Note: This survey plat is not certified unless signed and sealed in red ink.

Mapping date: 3-28-91

Revisions:

Scale: 1" = 30'  
0' 15' 30' 60' 90'



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Legend  
o FOUND 3/4" DIA. IRON ROD  
--- BUILDING ENVELOPE LINE  
--- PROPOSED SILT FENCE  
x x x SPOT ELEVATION  
--- APPROXIMATE SOIL TYPE BOUNDARY

Sheet no. 1 of 1 Sheets.  
Job reference number 1991.046  
1991.046