

# COVER SHEET

© 2018  
This print is the  
sole property of  
RMA Architects, Inc.  
Any reproduction,  
copying, or use is  
strictly prohibited  
without written  
permission.

Benchmarks		
Label	Elevation	Description
BM 1	892.60	HYDRANT TAG BOLT
BM 2	883.49	HYDRANT "ARROW"

## LEGAL DESCRIPTION

LOT EIGHT (8), CERTIFIED SURVEY MAP NO. 11104 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON OCTOBER 7, 2013, IN BOOK 109, PAGES 34-38, AS DOCUMENT NO. 4046895, LOCATED IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

## CIVIL SHEETS INDEX

- C0.1 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 UTILITY PLAN
- C4.0 GRADING PLAN
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS
- C6.1 UTILITY DETAILS
- L1.0 LANDSCAPE PLAN

## CIVIL GENERAL NOTES:

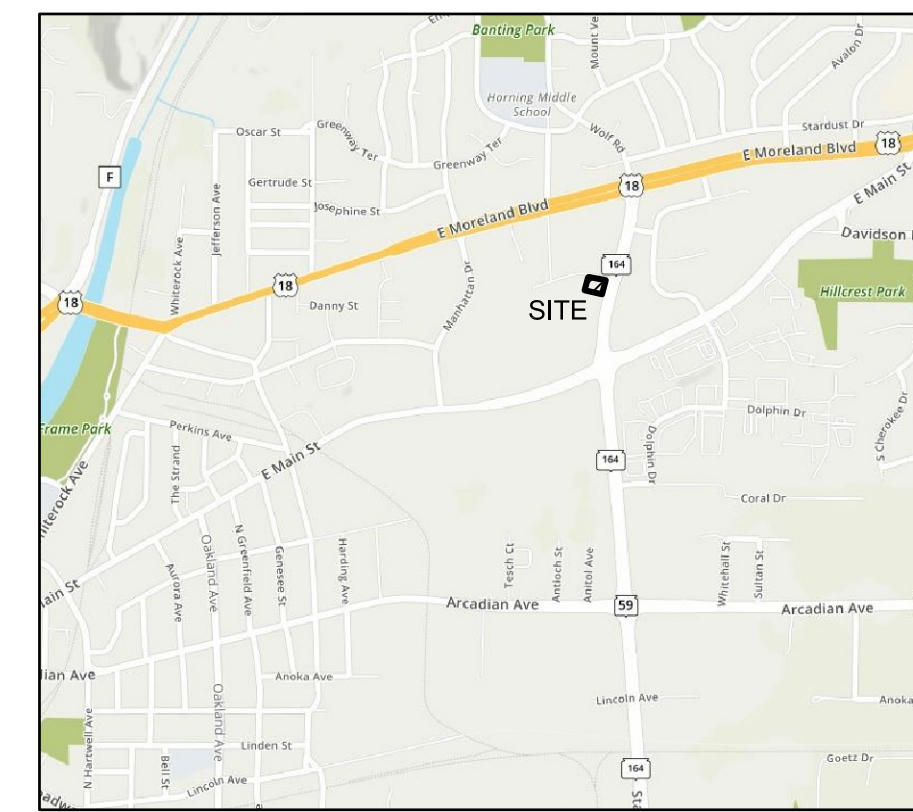
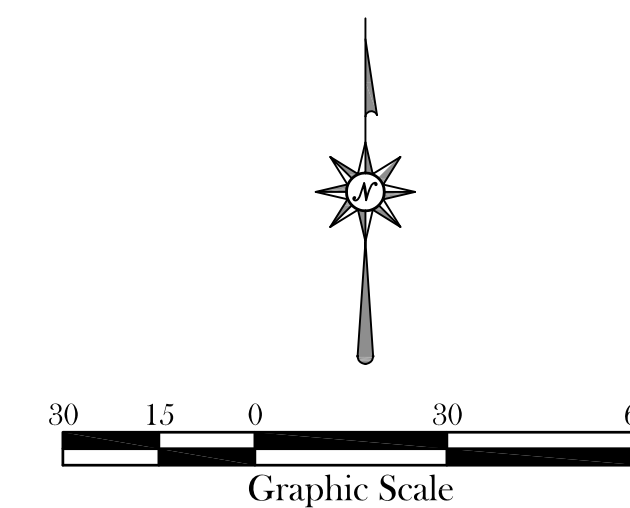
1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC JULY 2, 2018.
2. SURVEY VERTICAL DATUM IS NAVD88.
3. UTILITY LOCATES PER DIGGERS HOTLINE TICKET 20182608571.
4. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
5. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
6. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
7. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
8. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
9. COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
10. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
11. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
12. FINISHED GRADE OF TOPSOIL, (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
13. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
14. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
16. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
17. FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
18. FOR EROSION CONTROL PLAN AND NOTES SEE SHEETS C5.0 AND C5.1.
19. FOR NOTES SHOWN THUS, (C), SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

## DIGGERS HOTLINE

CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3  
WORK DAYS NOTICE BEFORE YOU EXCAVATE

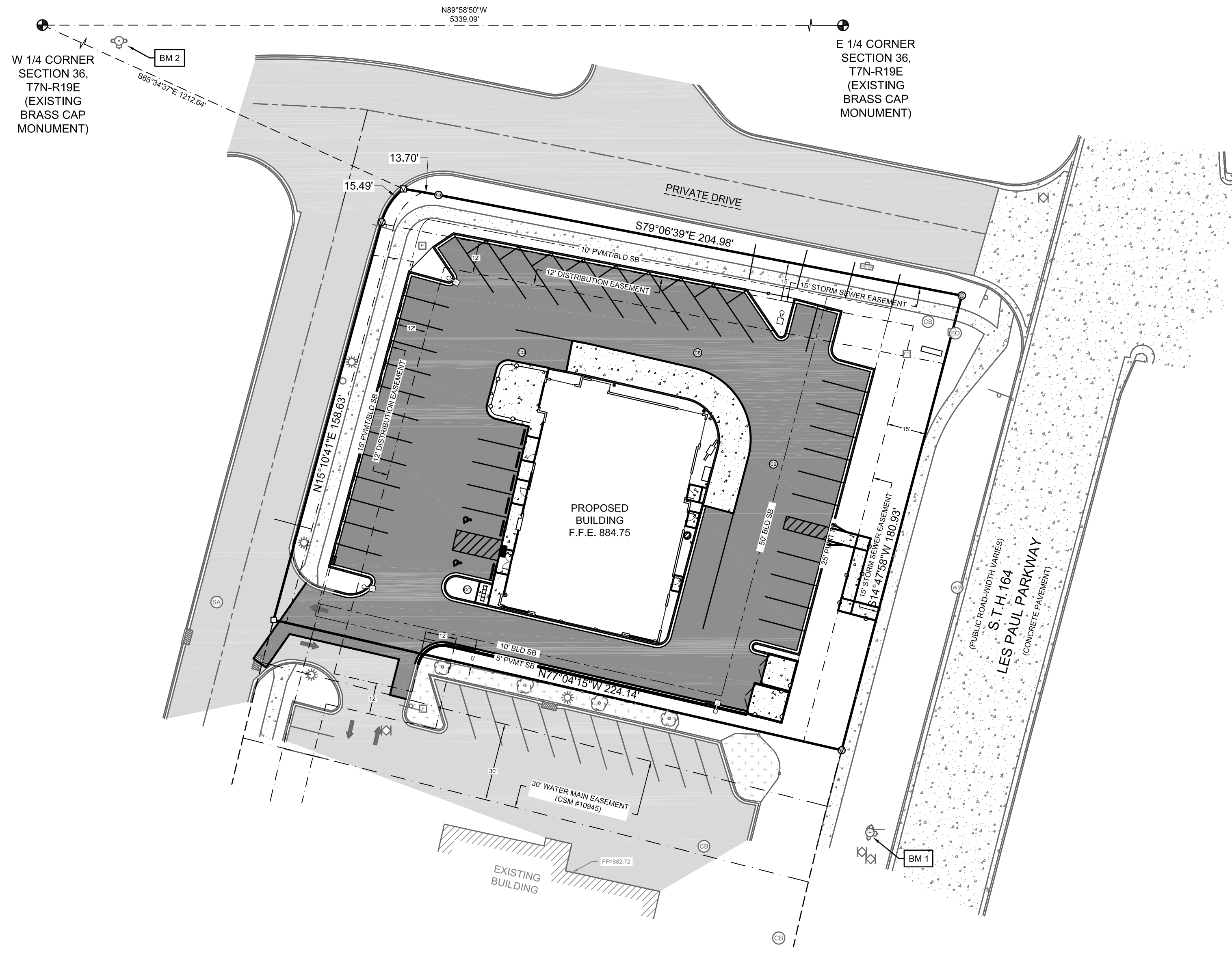
THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS  
AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE  
MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS  
WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



## LOCATION MAP

1660 E. MAIN STREET  
WAUKESHA, WI 53186

NOT TO SCALE



## CIVIL LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
CABLE PEDESTAL		EVERGREEN SHRUB		BUILDING	
ELECTRIC METER		EVERGREEN TREE		ASPHALT	
ELECTRIC PEDESTAL		TREE		CONCRETE	
GUY WIRE		TREE SHRUB		GRAVEL	
LIGHT POLE		BUILDING OVERHANG		LANDSCAPE WOOD MULCH	
POWER POLE		UNDERGROUND CABLE		LANDSCAPE STONE MULCH	
GAS METER		OVERHEAD WIRE			
GAS VALVE		UNDERGROUND ELECTRIC			
BOLLARD		GAS			
HANDICAP PARKING		LANDSCAPE			
SANITARY CLEANOUT		FENCE			
SANITARY MANHOLE		GUARDRAIL			
CATCH BASIN		CENTERLINE			
CULVERT		CURB			
DOWNSPOUT		PARKING STRIPE			
INLET		SANITARY SEWER			
INLET 2' X 2'		CULVERT			
STORM CLEANOUT		STORM SEWER			
STORM MANHOLE		FIBER OPTIC			
FIBER OPTIC PEDESTAL		WOOD LINE			
SIGN		RETAINING WALL			
FIRE HYDRANT		WATERMAIN			
WATER SHUT OFF		CONTOUR MAJOR			
WATER VALVE		CONTOUR MINOR			

## ABBREVIATIONS

AEW	APRON END WALL	mm	MILLIMETER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	N	NORTH
BM	BENCHMARK	NE	NORTHEAST
C	CABLE	OC	ON CENTER
CB	CATCH BASIN	OD	OUTSIDE DIAMETER
CI	CURB INLET	OHP	OVER HEAD POWER
CMP	CORRUGATED METAL PIPE	OL	OUTLOT
CO	CLEAN OUT	PSI	POUNDS PER SQUARE INCH
CSM	CERTIFIED SURVEY MAP	PVC	POLYVINYL CHLORIDE
DIA	DIAMETER	R	RADIUS
DOT	DEPARTMENT OF TRANSPORTATION	RAD	RADIUS
E	EAST	RCP	REINFORCED CONCRETE PIPE
E	ELECTRIC (BURIED)	REQ	REQUIRED
EL	ELEVATION	S	SOUTH
FDM	FACILITIES DEVELOPMENT MANUAL	SA	SANITARY
FFE	FIRST FLOOR ELEVATION	SAN	SANITARY
F.L.	FLOW LINE	SCHD	SCHEDULE
FO	FIBER OPTIC	S.D.	SUMP DEPTH
FT	FEET	SO	SQUARE
G	GAS	ST	STORM
G.F.E.	GROUND FLOOR ELEVATION	STM	STORM
GR	GRADE	T	TELEPHONE
HDPE	HIGH DENSITY POLYETHYLENE	T/C	TOP OF CURB
INL	INLET	U.S.H.	UNITED STATES HIGHWAY
INV	INVERT	V	VARIABLE
M	METER	W	WEST
MAX	MAXIMUM	WAT	WATER
MIN	MINIMUM	WI	WISCONSIN
		WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION

**RMA ARCHITECTS**  
1050 SOUTH GRIDER STREET  
APPLETON, WISCONSIN 54914  
PHONE: 920-364-9850

PROJECT FOR ALLIANCE DEVELOPMENT:  
**RETAIL DEVELOPMENT**  
LES PAUL PARKWAY / S.T.H. 164  
WAUKESHA, WISCONSIN

**MACH IV**  
ENGINEERING - SURVEYING - ENVIRONMENTAL  
2500 W. WISCONSIN AVENUE, SUITE 200  
WAUKESHA, WI 53186  
PHONE: 262-546-1818

REVISIONS

DRAWN BY  
RPH  
CHECKED BY  
SAH

DATE  
09/21/18

PROJECT NO.  
185016

**C0.1**



# DEMOLITION PLAN

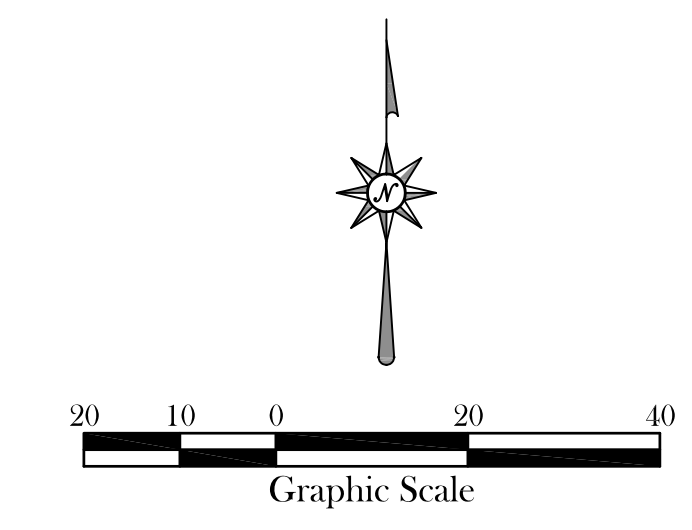
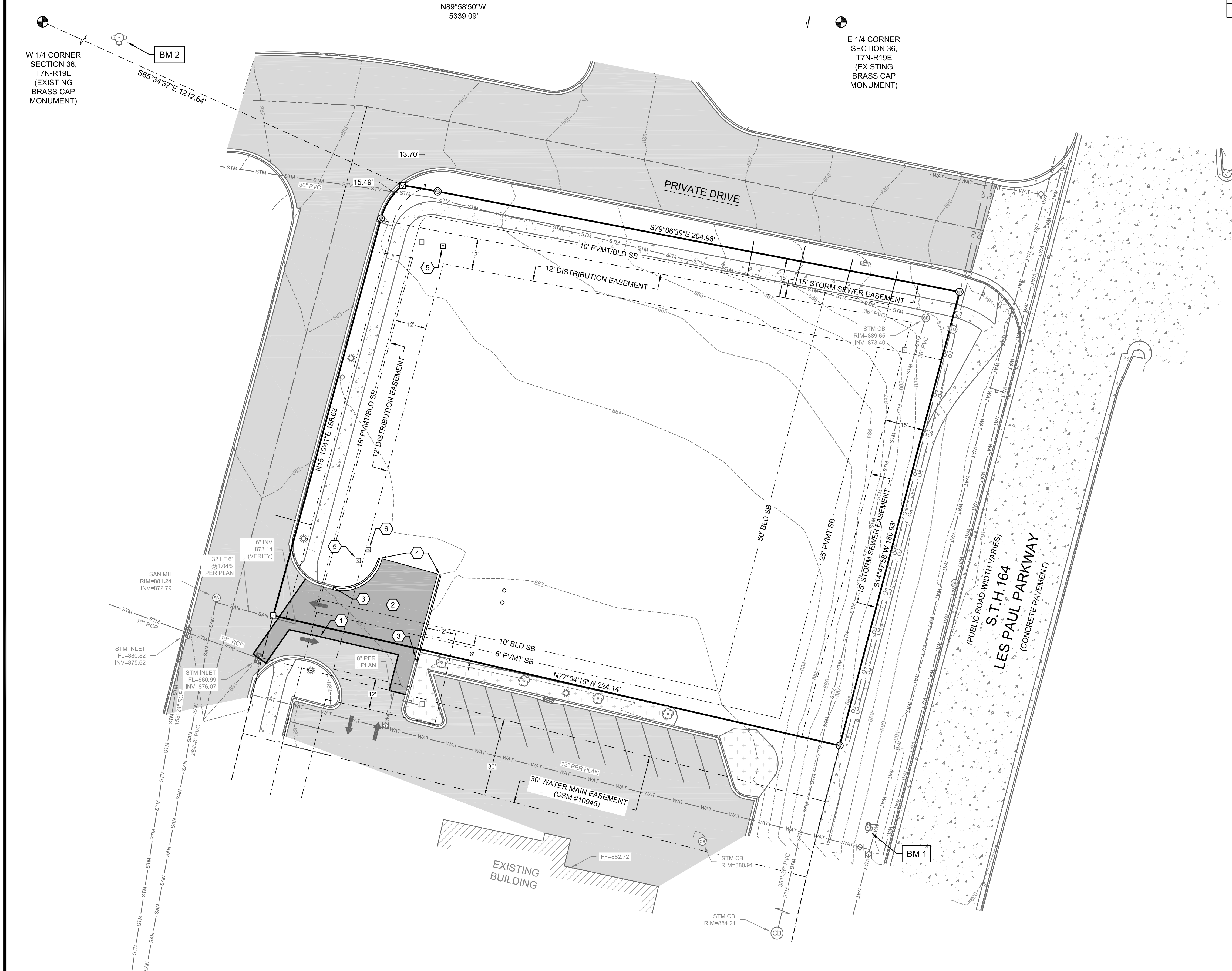
Benchmarks		
Label	Elevation	Description
BM 1	892.60	HYDRANT TAG BOLT
BM 2	883.49	HYDRANT "ARROW"

© 2018  
This print is the  
sole property of  
RMA Architects, Inc.  
Any reproduction,  
copying, or use is  
strictly prohibited  
without written  
permission.

**RMA ARCHITECTS**  
1050 SOUTH GRIDER STREET  
APPLETON, WISCONSIN 54914  
PHONE: 920-364-9850

## SHEET KEY NOTES:

- 1 SAW CUT ASPHALT
- 2 REMOVE ASPHALT
- 3 SAW CUT CURB AND CUTTER
- 4 REMOVE CURB AND GUTTER
- 5 COORDINATE RELOCATION OF CABLE PEDESTAL WITH UTILITY OWNER
- 6 COORDINATE RELOCATION OF FIBER OPTIC PEDESTAL WITH UTILITY OWNER



PROJECT FOR ALLIANCE DEVELOPMENT:  
**RETAIL DEVELOPMENT**  
LES PAUL PARKWAY / S.T.H. 164  
WAUKESHA, WISCONSIN

**Alliance**

**MACHIV**  
ENGINEERING • SURVEYING • ENVIRONMENTAL  
2000 W. WISCONSIN AVENUE, SUITE 200  
WAUKESHA, WI 53186  
PHONE: 262-533-8877  
PROJECT NUMBER: 185016-18

REVISIONS

DRAWN BY  
RPH  
CHECKED BY  
SAH

DATE  
09/21/18

PROJECT NO.  
185016

**C1.0**



# SITE PLAN

## SHEET KEY NOTES:

- ① STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- ② CONCRETE PAVEMENT; SEE DETAIL B SHEET C6.0
- ③ CONCRETE SIDEWALK; SEE DETAIL C SHEET C6.0
- ④ 18" CONCRETE CURB AND GUTTER; SEE DETAIL D SHEET C6.0
- ⑤ MONOLITHIC CONCRETE CURB; SEE DETAIL E SHEET C6.0
- ⑥ DUMPSTER PAD; SEE DETAIL F SHEET C6.0
- ⑦ DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS
- ⑧ ADA HANDICAP SYMBOL; SEE DETAIL G SHEET C6.0
- ⑨ ADA HANDICAP WARNING PLATE; SEE DETAIL H SHEET C6.0
- ⑩ ADA HANDICAP SIGN; SEE DETAIL I SHEET C6.0
- ⑪ BOLLARD; SEE DETAIL J SHEET C6.0
- ⑫ 4" WIDE WHITE PAINT STRIPE
- ⑬ GUARD RAIL; REFER TO ARCHITECTURAL DRAWINGS
- ⑭ BIKE RACK; REFER TO ARCHITECTURAL DRAWINGS
- ⑮ WHEEL STOP
- ⑯ MONUMENT SIGN; REFER TO ARCHITECTURAL DRAWINGS
- ⑰ DIRECTIONAL ARROW
- ⑱ MENU BOARD AND ORDER SCREEN; SEE ARCHITECTURAL DRAWINGS
- ⑲ PRE-MENU BOARD; SEE ARCHITECTURAL DRAWINGS
- ⑳ STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- ㉑ TRANSFORMER LOCATION; REFER TO ELECTRICAL DRAWINGS
- ㉒ MECHANICAL UNITS ON ROOF

## SITE STATISTICS

PARCEL ADDRESS:	1660 E. MAIN ST.
PARCEL NUMBER:	WAKC1007053
PARCEL SIZE:	39,512 SF (0.91 AC)
ZONING:	B-5 (PUD), COMMUNITY BUSINESS DISTRICT
<b>EXISTING SITE</b>	
GREEN SPACE:	36,321 SF (91.9%)
IMPERVIOUS AREA	
BUILDING:	0.0 SF (0.0%)
PAVEMENT:	3,191 SF (8.1%)
TOTAL IMPERVIOUS:	3,191 SF (8.1%)
<b>PROPOSED SITE</b>	
TOTAL DISTURBED AREA:	32,300 SF (0.74 AC)
GREEN SPACE REQUIRED:	N/A
GREEN SPACE PROVIDED:	9,260 SF (23.44%)
IMPERVIOUS AREA	
BUILDING:	5,667 SF (14.34%)
PAVEMENT:	24,585 SF (62.22%)
TOTAL IMPERVIOUS:	30,252 SF (76.56%)

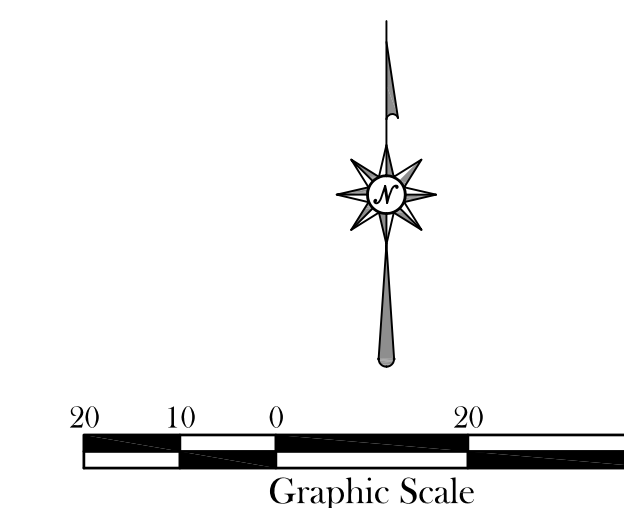
**PARKING PROVIDED PER PUD**  
 DEVELOPMENT-WIDE AVERAGE PARKING RATIO OF AT LEAST 4 SPACES PER 1,000 SF OF RETAIL SALES AREA AND 1 SPACE PER 3 PER RESTAURANT SEATS (NOT INCLUDING RESTAURANT PATIO)

**PARKING SPACE REQUIRED:**

<b>STARBUCKS SITE -</b>	
STARBUCKS = 40 SEATS X 1 STALL PER 3 SEATS = 13.3 STALLS	
FUTURE RETAIL = 3,465 SF X 4 STALLS PER 1,000 SF = 13.9 STALLS	
	27.8 STALLS = 28 STALLS
	43 PROVIDED
<b>CULVERS SITE -</b>	
~ 110 SEATS X 1 STALL PER 3 SEATS = 36.7 STALLS = 37 STALLS	
WAUKESHA STATE BANK -	
~ 6,000 SF X 4 STALLS PER 1,000 SF = 24 STALLS	
	31 PROVIDED
<b>TOTAL REQUIRED STALLS = 89 STALLS</b>	<b>142 PROVIDED</b>
INCLUDES 5 HANDICAP STALLS	

**INTERNAL GREEN SPACE**  
 5% OF SURFACE AREA  
 20,590 SF X 5% = 1,030 SF

**INTERNAL GREEN SPACE PROVIDED**  
 1,750 SF



© 2018  
 This print is the sole property of RMA Architects, Inc. Any reproduction, copying, or use is strictly prohibited without written permission.

**RMA ARCHITECTS**  
 1050 SOUTH GRIDER STREET  
 APPLETON, WISCONSIN 54914  
 PHONE: 920-364-9850

**PROJECT FOR ALLIANCE DEVELOPMENT:**

**RETAIL DEVELOPMENT**

**Alliance**

LES PAUL PARKWAY / S.T.H. 164  
 WAUKESHA, WISCONSIN

**MACHIV**  
 ENGINEERING - SURVEYING - ENVIRONMENTAL  
 2000 W. WISCONSIN AVENUE, SUITE 200  
 WAUKESHA, WI 53186  
 PHONE: 262-533-1100  
 PROJECT NUMBER: 185016

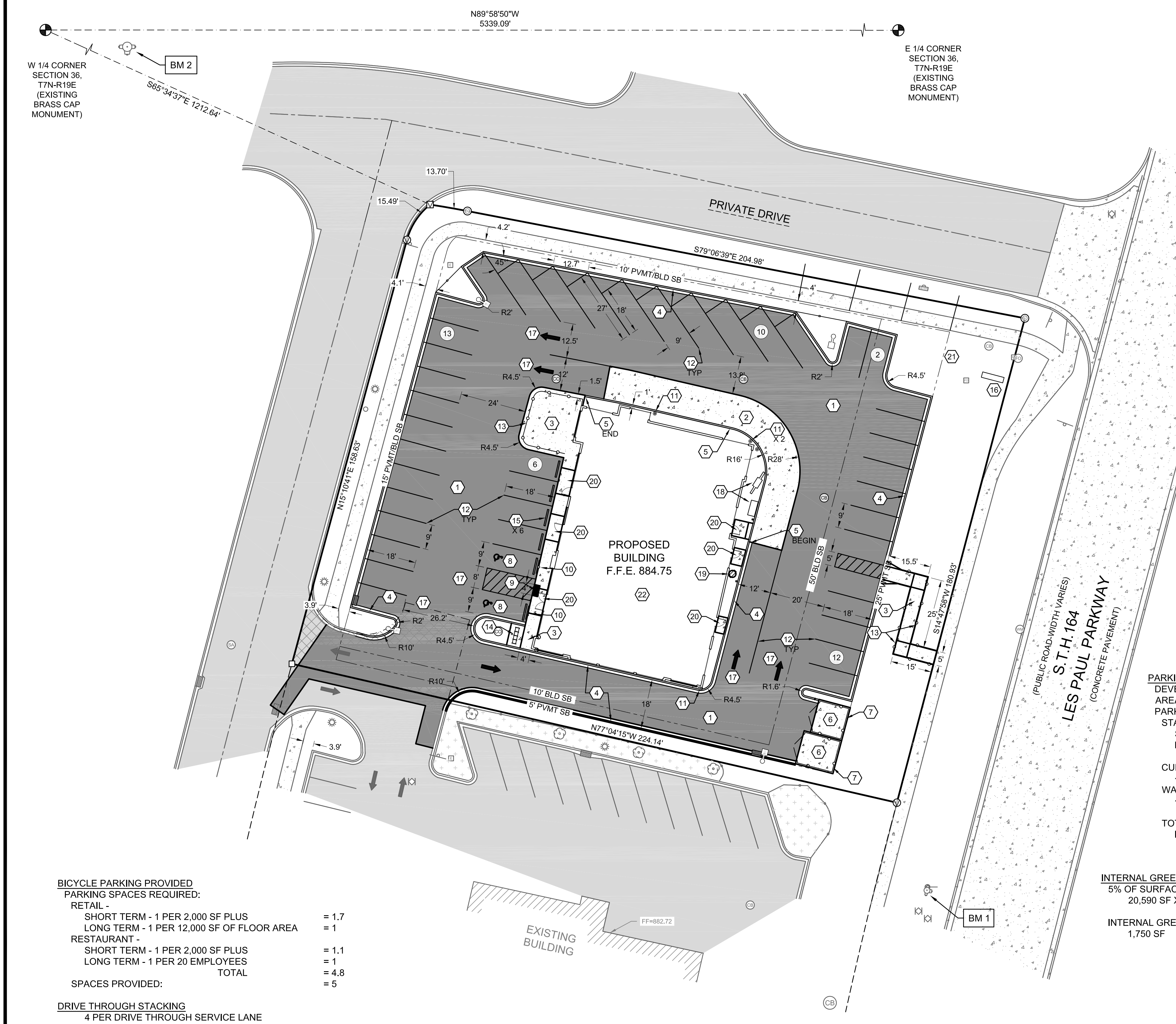
**REVISIONS**

**DRAWN BY**  
 RPH  
**CHECKED BY**  
 SAH

**DATE**  
 09/21/18

**PROJECT NO.**  
 185016

**C2.0**



**BICYCLE PARKING PROVIDED**  
 PARKING SPACES REQUIRED:

<b>RETAIL -</b>	
SHORT TERM - 1 PER 2,000 SF PLUS	= 1.7
LONG TERM - 1 PER 12,000 SF OF FLOOR AREA	= 1
<b>RESTAURANT -</b>	
SHORT TERM - 1 PER 2,000 SF PLUS	= 1.1
LONG TERM - 1 PER 20 EMPLOYEES	= 1
<b>TOTAL</b>	<b>= 4.8</b>
<b>SPACES PROVIDED:</b>	<b>= 5</b>

**DRIVE THROUGH STACKING**  
 4 PER DRIVE THROUGH SERVICE LANE



# UTILITY PLAN

Benchmarks		
Label	Elevation	Description
BM 1	892.60	HYDRANT TAG BOLT
BM 2	883.49	HYDRANT "ARROW"

© 2018  
This print is the  
sole property of  
RMA Architects, Inc.  
Any reproduction,  
copying, or use is  
strictly prohibited  
without written  
permission.

**RMA**  
ARCHITECTS  
1050 SOUTH GRIDER STREET  
APPLETON, WISCONSIN 54914  
PHONE: 920-364-9850

PROJECT FOR ALLIANCE DEVELOPMENT:  
**ALLIANCE**  
RETAIL DEVELOPMENT  
LES PAUL PARKWAY / S.T.H. 164  
WAUKESHA, WISCONSIN

**MACHIV**  
ENGINEERING • SURVEYING • ENVIRONMENTAL  
2500  
PROJECT NUMBER: 185016

REVISIONS

DRAWN BY  
RPH  
CHECKED BY  
SAH

DATE  
09/21/18

PROJECT NO.  
185016

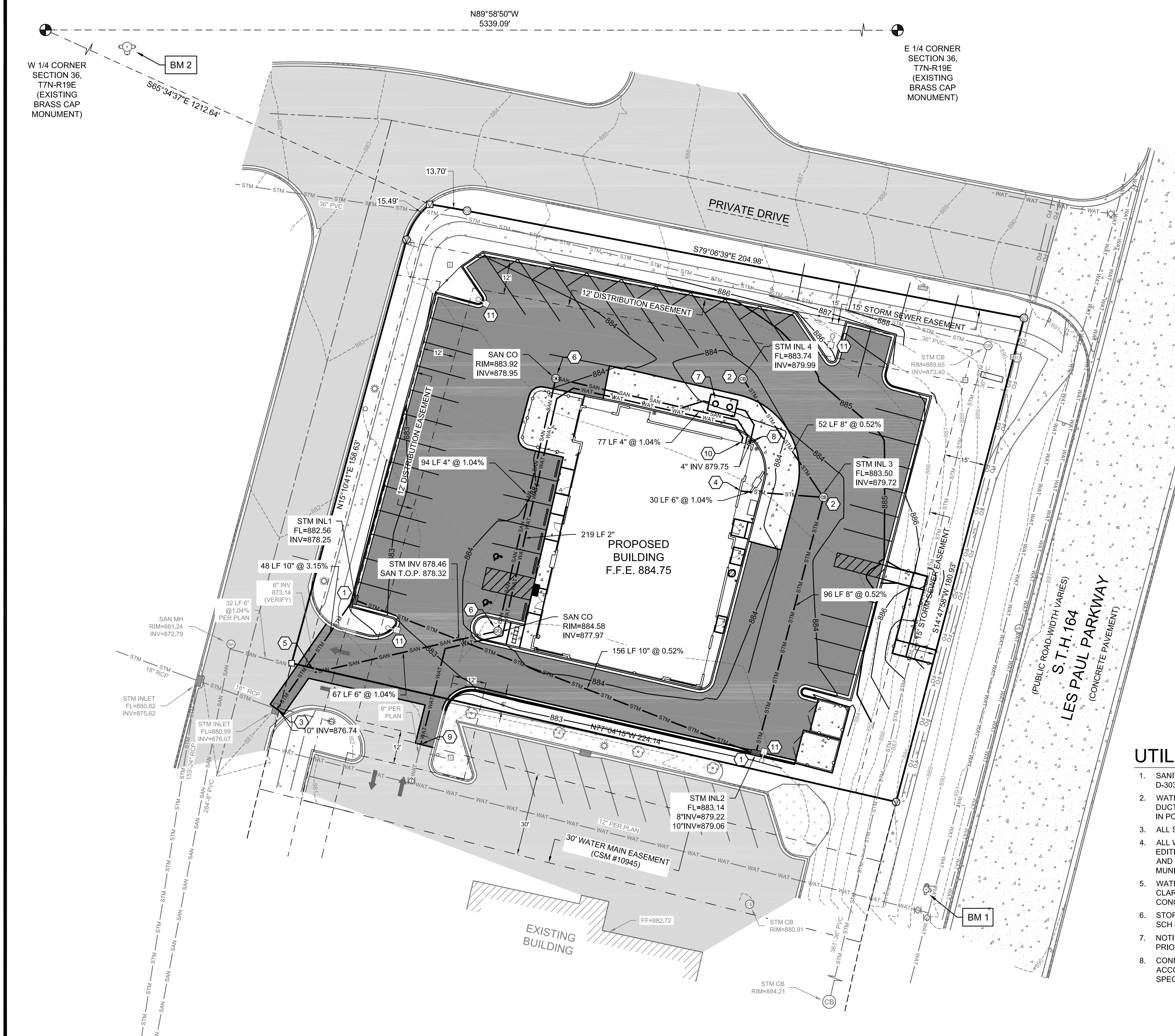
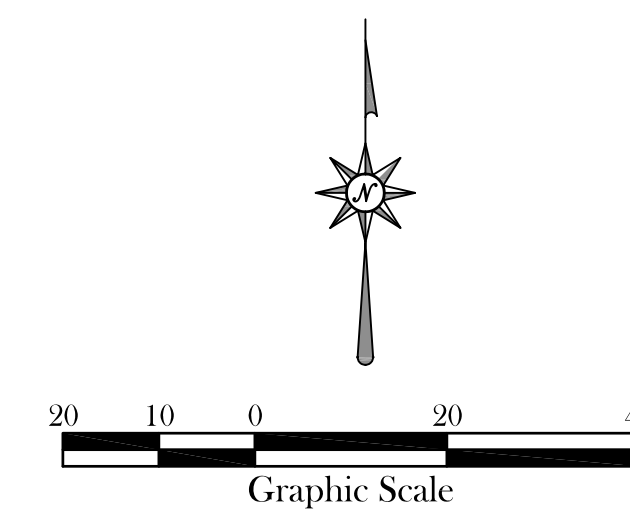
**C3.0**

## SHEET KEY NOTES:

- ① STORM INLET - 2'X3', SEE DETAIL A SHEET C6.1
- ② STORM INLET - 3' DIAMETER; SEE DETAIL B SHEET C6.1
- ③ CONNECT TO EXISTING STORM INLET
- ④ COORDINATE CONNECTION OF STORM SEWER LATERAL TO BUILDING PLUMBING WITH BUILDING PLUMBER
- ⑤ CONNECT TO EXISTING SANITARY SEWER STUB; FIELD VERIFY INVERT, PROVIDE RISER AS NEEDED TO MEET PROPOSED GRADES
- ⑥ SANITARY CLEAN OUT; SEE DETAIL C SHEET C6.1, CLEANOUTS TO BE LOCATED NO MORE THAN 100 FEET APART
- ⑦ GREASE TRAP; SEE DETAIL D SHEET C6.1
- ⑧ COORDINATE CONNECTION OF SANITARY SEWER LATERAL TO BUILDING PLUMBING WITH BUILDING PLUMBER
- ⑨ CONNECT TO EXISTING WATER SERVICE STUB
- ⑩ COORDINATE CONNECTION OF WATER SERVICE LATERAL TO BUILDING PLUMBING WITH BUILDING PLUMBER
- ⑪ LIGHT POLE; REFER TO ELECTRICAL DRAWINGS

## UTILITY NOTES:

1. SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
2. WATER SERVICE SHALL BE COPPER, OR HDPE. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
3. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
4. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
5. WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
6. STORM SEWER SHALL BE PVC SDR 35 (ASTM-D3034) OR SCH 40.
7. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
8. CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.



W 1/4 CORNER SECTION 36, T7N-R19E (EXISTING BRASS CAP MONUMENT)

BM 2

E 1/4 CORNER SECTION 36, T7N-R19E (EXISTING BRASS CAP MONUMENT)

PRIVATE DRIVE

PROPOSED BUILDING  
F.F.E. 884.75

(PUBLIC ROAD - WIDTH VARIES)  
S.T.H. 164  
LES PAUL PARKWAY  
(CONCRETE PAVEMENT)

EXISTING BUILDING



# GRADING PLAN

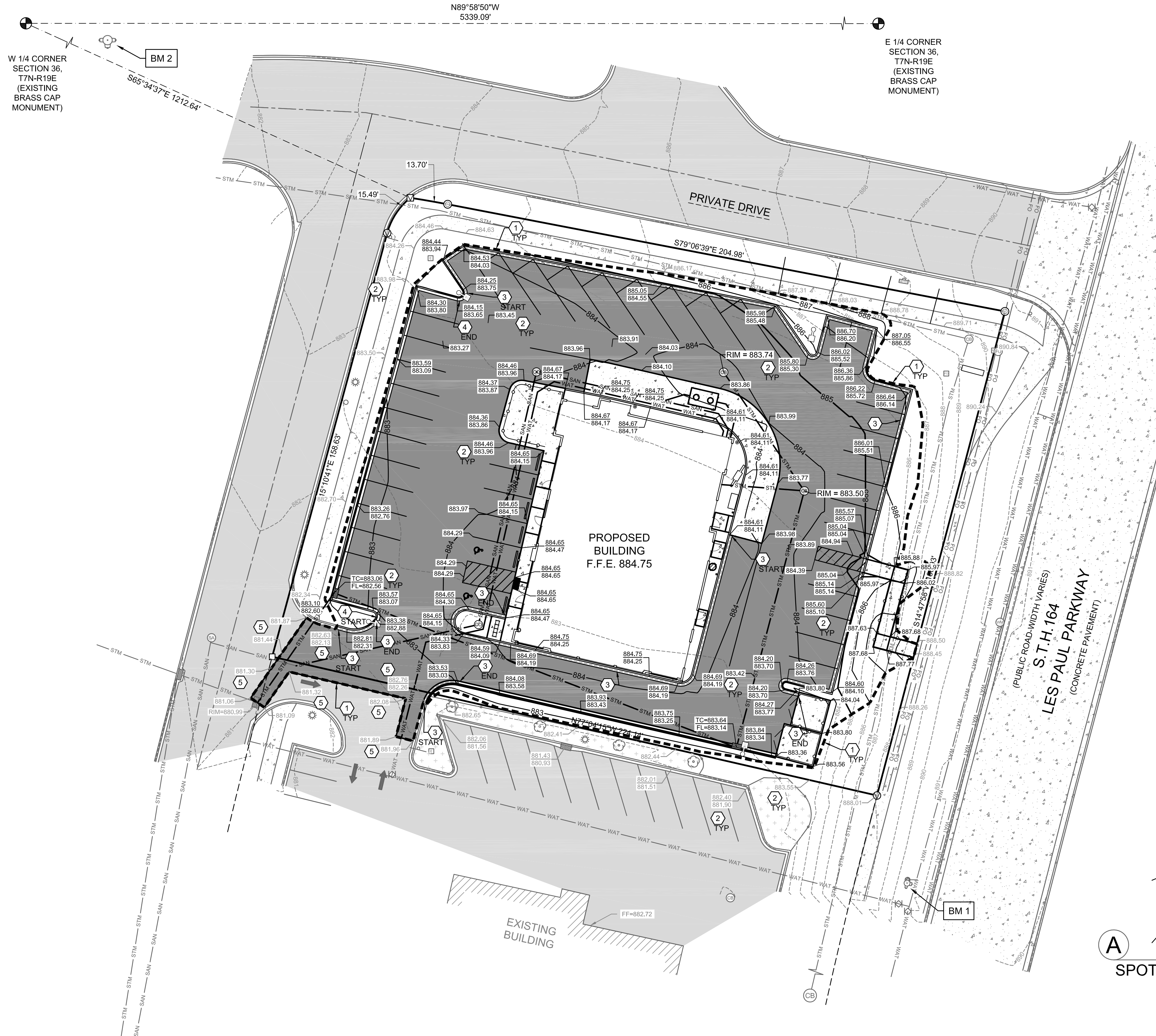
Benchmarks		
Label	Elevation	Description
BM 1	892.60	HYDRANT TAG BOLT
BM 2	883.49	HYDRANT "ARROW"

© 2018  
This print is the  
sole property of  
RMA Architects, Inc.  
Any reproduction,  
copying, or use is  
strictly prohibited  
without written  
permission.

**RMA ARCHITECTS**  
1050 SOUTH GRIDER STREET  
APPLETON, WISCONSIN 54914  
PHONE: 920-364-9850

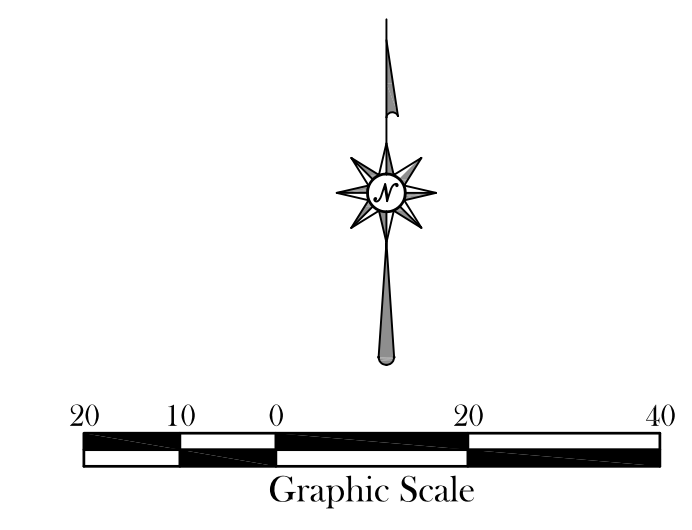
## SHEET KEY NOTES:

- ① CONSTRUCTION / GRADING LIMITS
- ② SPOT GRADE: SEE DETAIL A THIS SHEET
- ③ REVERSE PAN CURB AND GUTTER; SEE DETAIL D SHEET C6.0
- ④ STANDARD PAN CURB AND GUTTER; SEE DETAIL D SHEET C6.0
- ⑤ MATCH EXISTING



884.60	T.O.C.
884.10	GUTTER/PVMT
884.76	FIN. GRADE

**A** SPOT GRADE KEY



PROJECT FOR ALLIANCE DEVELOPMENT:  
**RETAIL DEVELOPMENT**  
LES PAUL PARKWAY / S.T.H. 164  
WAUKESHA, WISCONSIN

**Alliance**

**MACHIV**  
ENGINEERING • SURVEYING • ENVIRONMENTAL  
2500 W. WISCONSIN AVENUE, SUITE 200  
MILWAUKEE, WI 53227  
PHONE: 414-224-1100 FAX: 414-224-1107  
Project Number: 185016-18

REVISIONS

DRAWN BY  
RPH  
CHECKED BY  
SAH

DATE  
09/21/18

PROJECT NO.  
185016

**C4.0**



# EROSION CONTROL PLAN

## SHEET KEY NOTES:

- ① INLET PROTECTION; SEE DETAIL A SHEET C5.1
- ② CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL B SHEET C5.1
- ③ SILT FENCE; SEE DETAIL C SHEET C5.1
- ④ STONE TRACKING PAD; SEE DETAIL D SHEET C5.1

## PLANNED EROSION CONTROL PRACTICES:

1. **SILT FENCE** (TECH. STANDARD 1056)  
SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
2. **INLET PROTECTION** (TECH STANDARD 1060)  
INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
3. **DUST CONTROL** (TECH STANDARD 1068)  
DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD, WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
4. **STOCKPILED TOPSOIL/TEMPORARY FILL PILES**  
SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
5. **TEMPORARY CONSTRUCTION ENTRANCE/EXIT** (TECH. STANDARD 1057)  
A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
6. **EROSION CONTROL MATS** (TECH. STANDARD 1053)  
EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
7. **DEWATERING** (TECH STANDARD 1061)  
SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

## MAINTENANCE PLAN:

1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 1/2 FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEPED OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

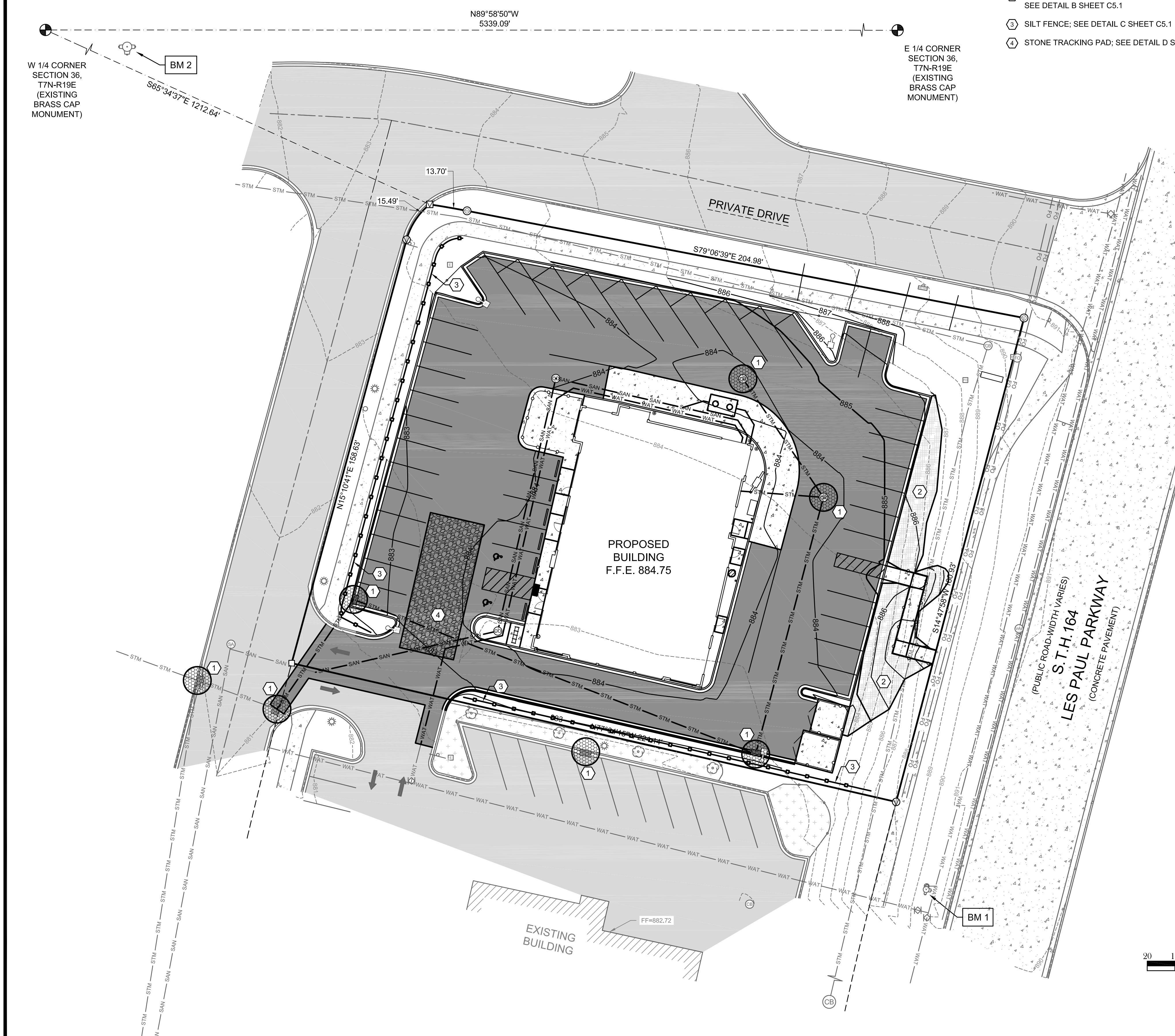
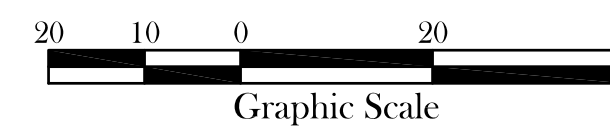
## CONSTRUCTION NOTES:

1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
6. SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

## CONSTRUCTION SEQUENCE:

### FALL 2018 TO SPRING 2019

- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
- STRIP TOPSOIL WITHIN GRADING LIMITS
- ROUGH GRADE SITE
- CONSTRUCT BUILDING
- INSTALL SITE UTILITIES
- INSTALL BASE COURSE
- TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
- INSTALL PAVEMENT
- INSTALL BIOFILTER
- RE-SEED ANY UNVEGETATED AREAS
- REMOVE EROSION CONTROL BMPs UPON SITE STABILIZATION



© 2018  
This print is the  
sole property of  
RMA Architects, Inc.  
Any reproduction,  
copying, or use is  
strictly prohibited  
without written  
permission.

**RMA**  
ARCHITECTS  
1050 SOUTH GRIDER STREET  
APPLETON, WISCONSIN 54914  
PHONE: 920-364-9850

PROJECT FOR ALLIANCE DEVELOPMENT:  
**RETAIL DEVELOPMENT**  
LES PAUL PARKWAY / S.T.H. 164  
WAUKESHA, WISCONSIN

**MACHIV**  
ENGINEERING • SURVEYING • ENVIRONMENTAL  
2000 W. WISCONSIN AVENUE, SUITE 200  
WAUKESHA, WI 53186  
PHONE: 262-533-8888  
PROJECT NUMBER: 1805016

REVISIONS

DRAWN BY  
RPH  
CHECKED BY  
SAH

DATE  
09/21/18

PROJECT NO.  
185016

**C5.0**



# EROSION CONTROL DETAILS

© 2018  
This print is the  
sole property of  
RMA Architects, Inc.  
Any reproduction,  
copying, or use is  
strictly prohibited  
without written  
permission.

**RMA**  
ARCHITECTS  
1050 SOUTH GRIDER STREET  
APPLETON, WISCONSIN 54914  
PHONE: 920-364-9850

PROJECT FOR ALLIANCE DEVELOPMENT:  
**RETAIL DEVELOPMENT**  
LES PAUL PARKWAY / S.T.H. 164  
WAUKESHA, WISCONSIN

**MACHIV**  
ENGINEERING • SURVEYING • ENVIRONMENTAL  
2500 W. WISCONSIN AVENUE, SUITE 200  
MILWAUKEE, WI 53227  
PH: 414-224-1100 FAX: 414-224-1107  
Project Number: 185016-18

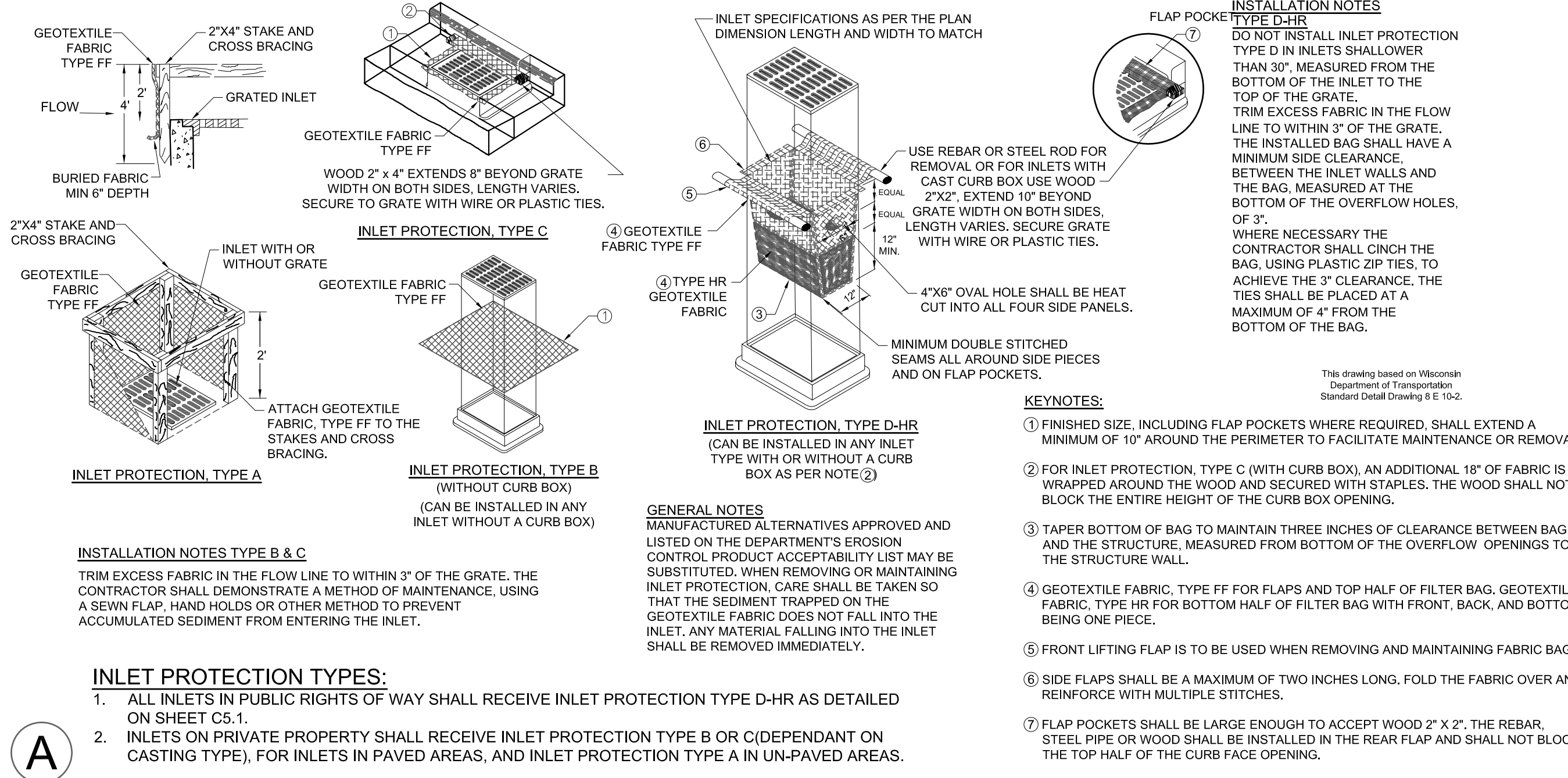
REVISIONS

DRAWN BY  
RPH  
CHECKED BY  
SAH

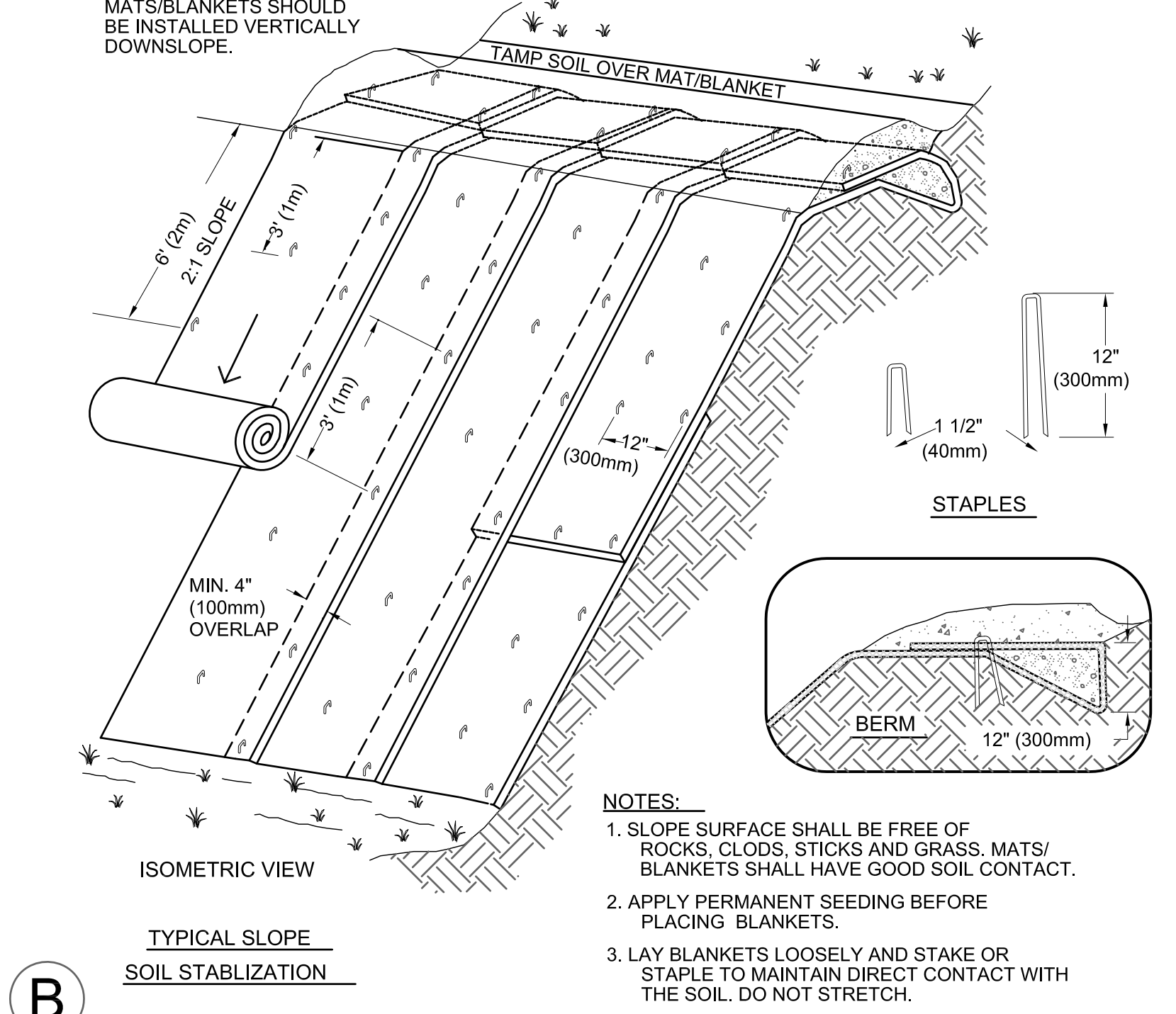
DATE  
09/21/18

PROJECT NO.  
185016

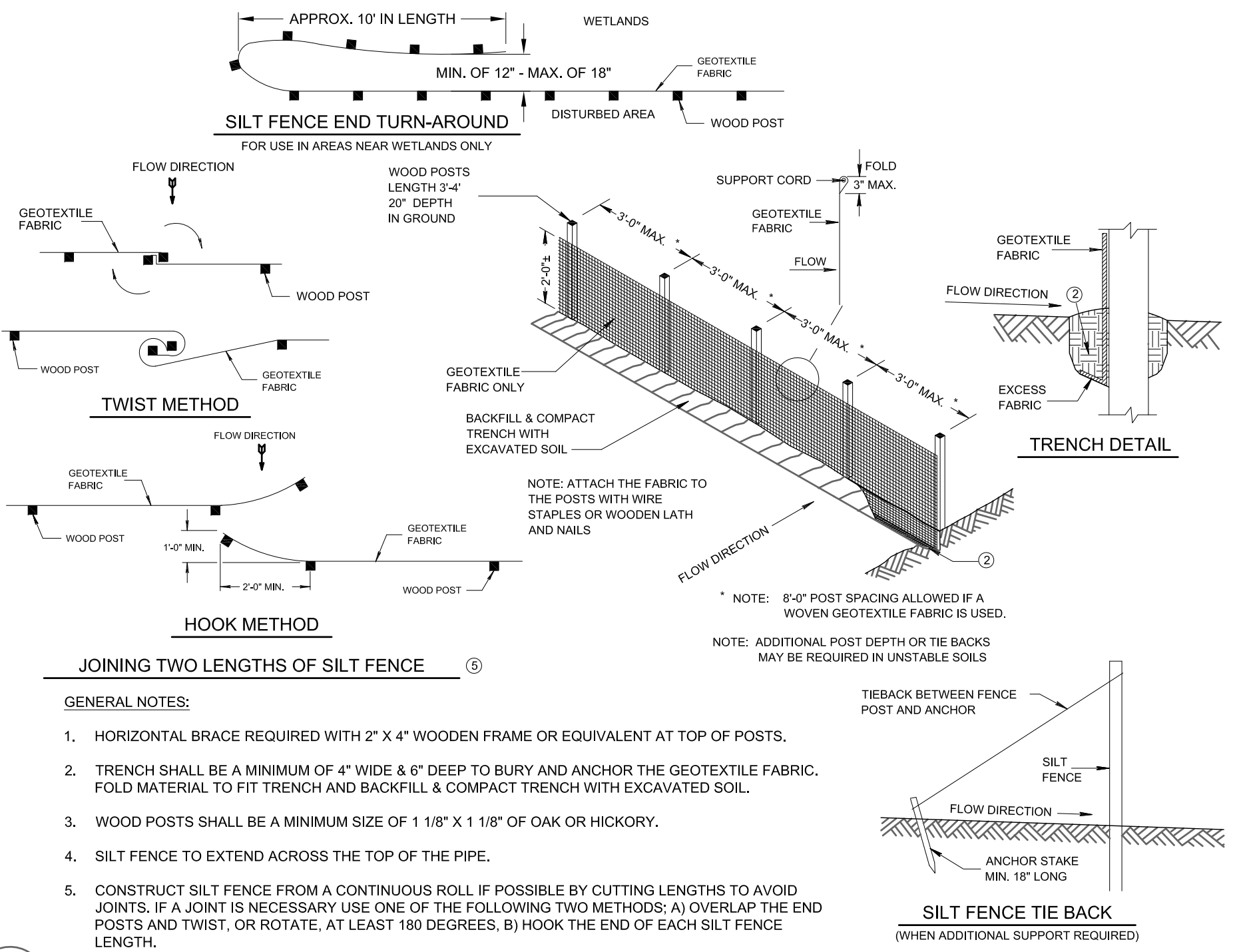
C5.1



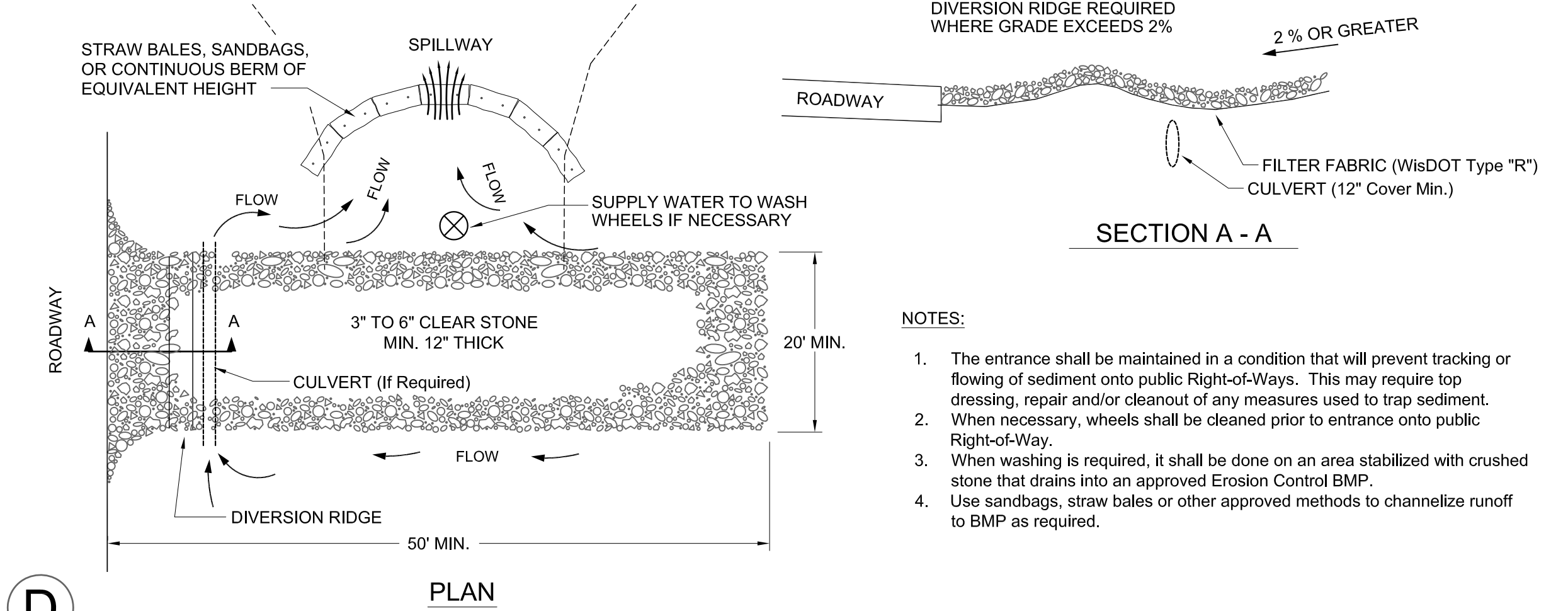
## A INLET PROTECTION



## B EROSION CONTROL MAT FOR SLOPE INSTALLATION



## C SILT FENCE



## D STONE TRACKING PAD



# SITE DETAILS

© 2018  
This print is the sole property of RMA Architects, Inc. Any reproduction, copying, or use is strictly prohibited without written permission.

**RMA ARCHITECTS**  
1050 SOUTH GRIDER STREET  
APPLETON, WISCONSIN 54914  
PHONE: 920-364-9850

PROJECT FOR ALLIANCE DEVELOPMENT:  
**RETAIL DEVELOPMENT**  
LES PAUL PARKWAY / S.T.H. 164  
WAUKESHA, WISCONSIN

**MACHIV**  
ENGINEERING - SURVEYING - ENVIRONMENTAL  
200 WEST WASHINGTON STREET, SUITE 200  
WAUKESHA, WI 53150  
PHONE: 262-533-1877  
Project Number: 185016-18

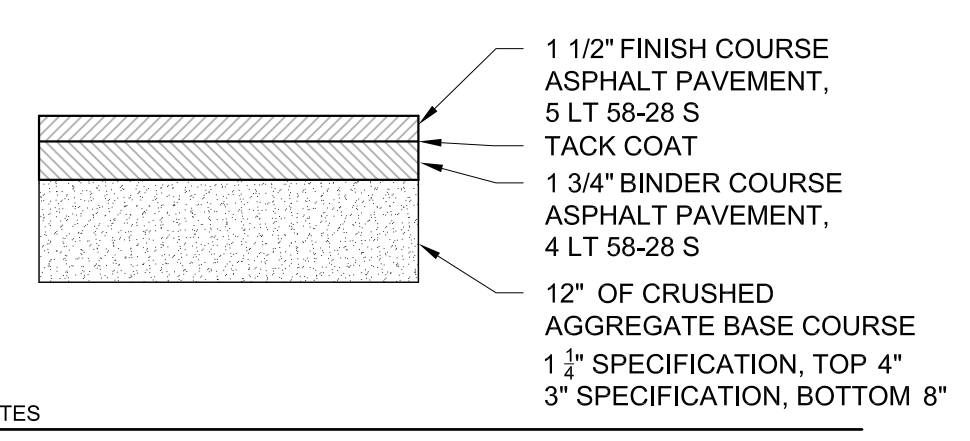
REVISIONS

DRAWN BY RPH  
CHECKED BY SAH

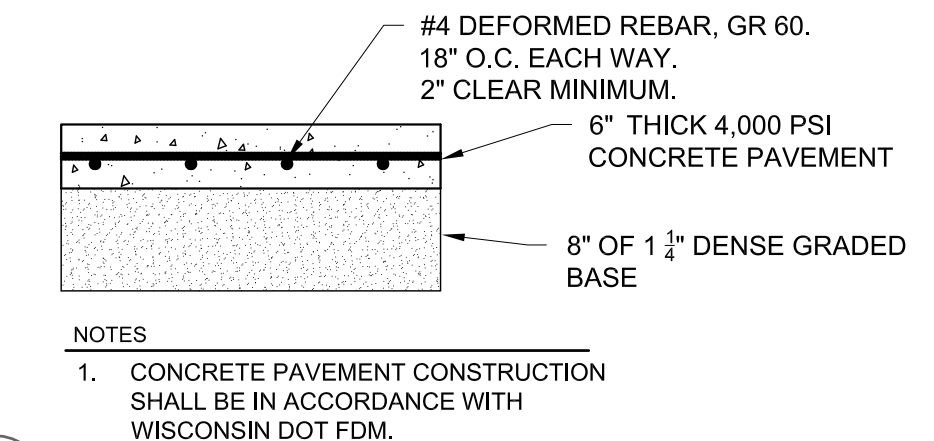
DATE 09/21/18

PROJECT NO. 185016

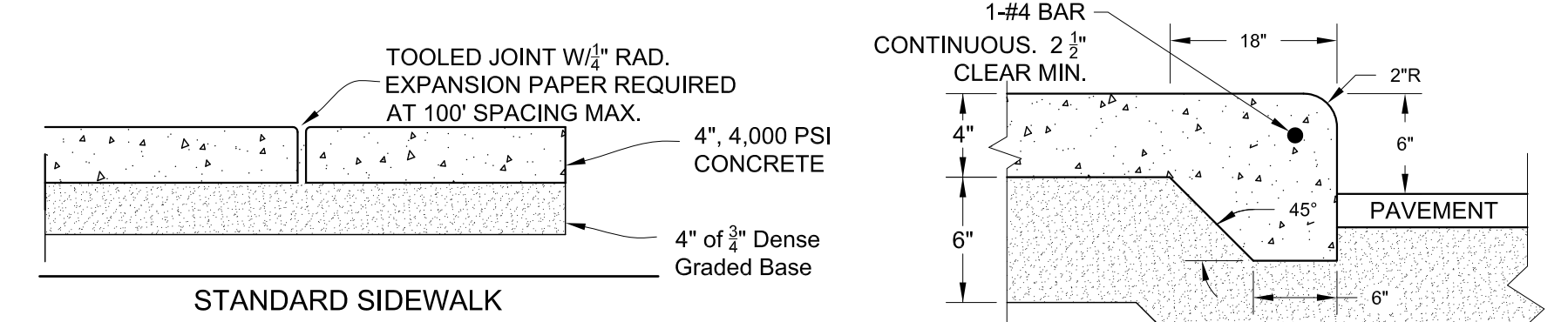
**C6.0**



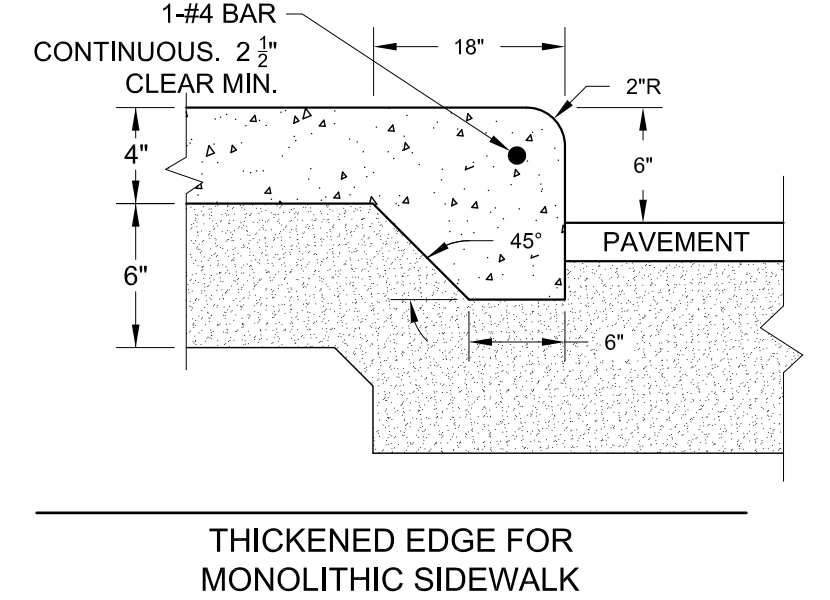
**A** STANDARD DUTY ASPHALT PAVEMENT



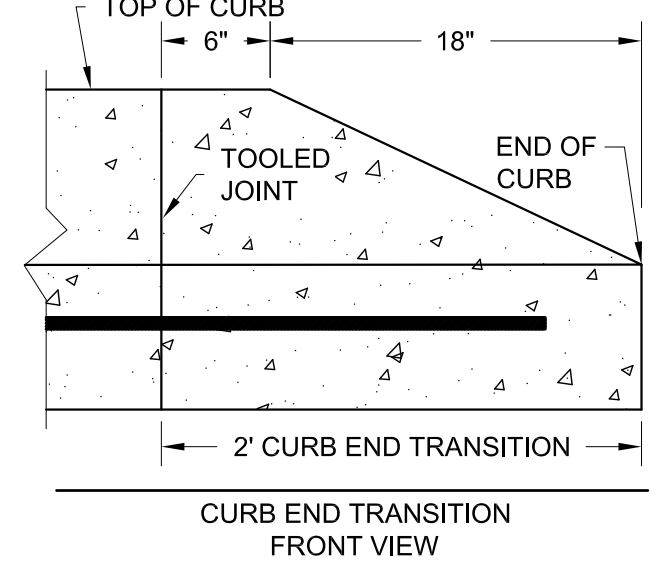
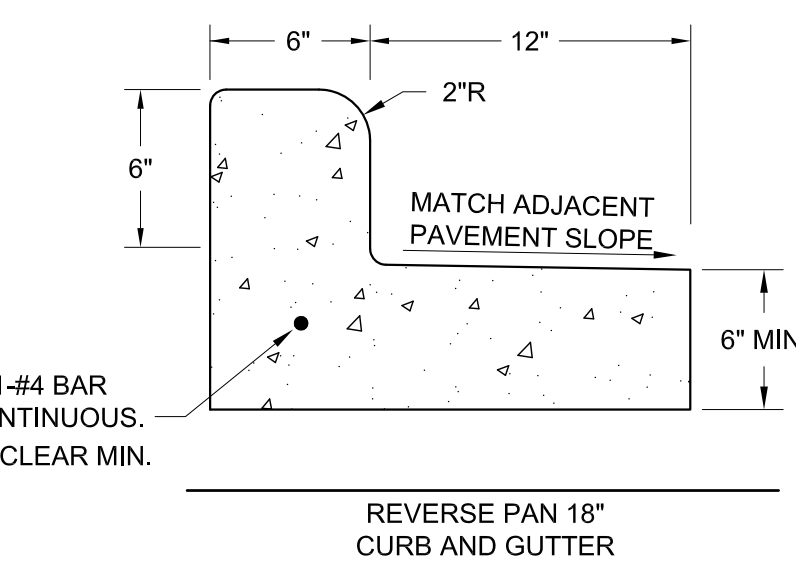
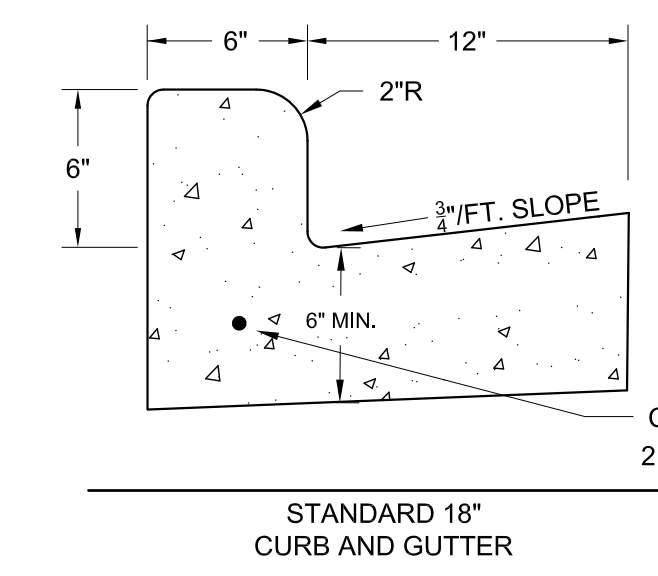
**B** CONCRETE PAVEMENT/SLAB



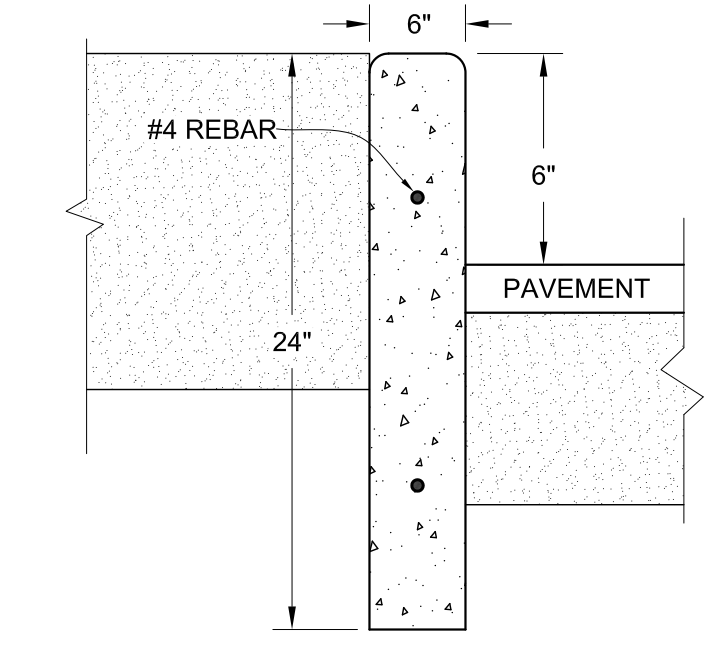
**C** CONCRETE SIDEWALK



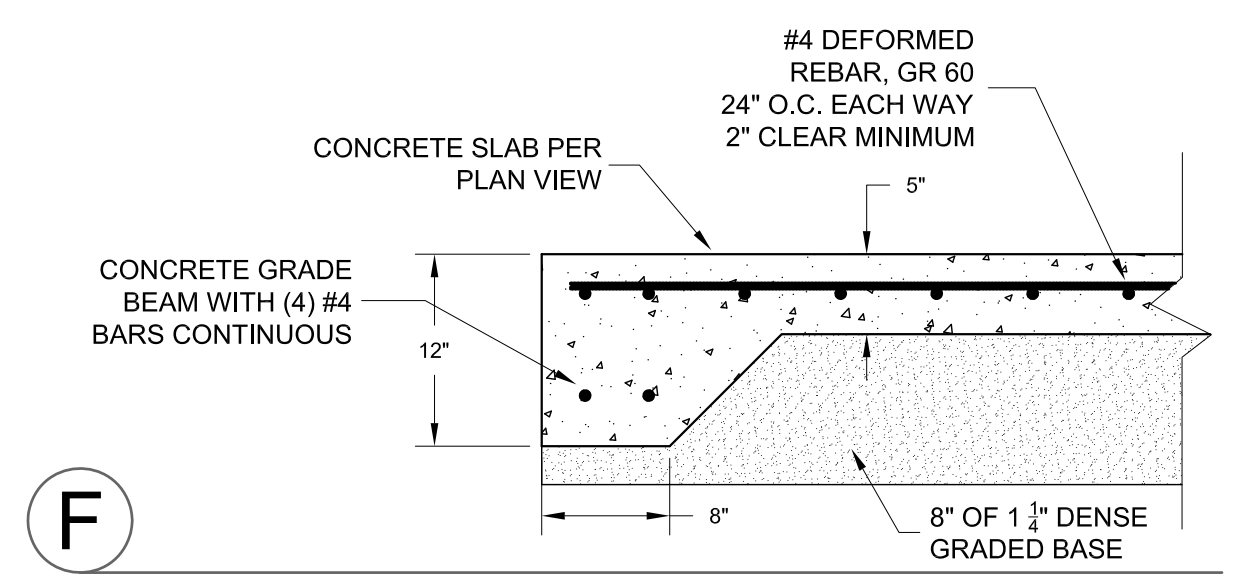
THICKENED EDGE FOR MONOLITHIC SIDEWALK



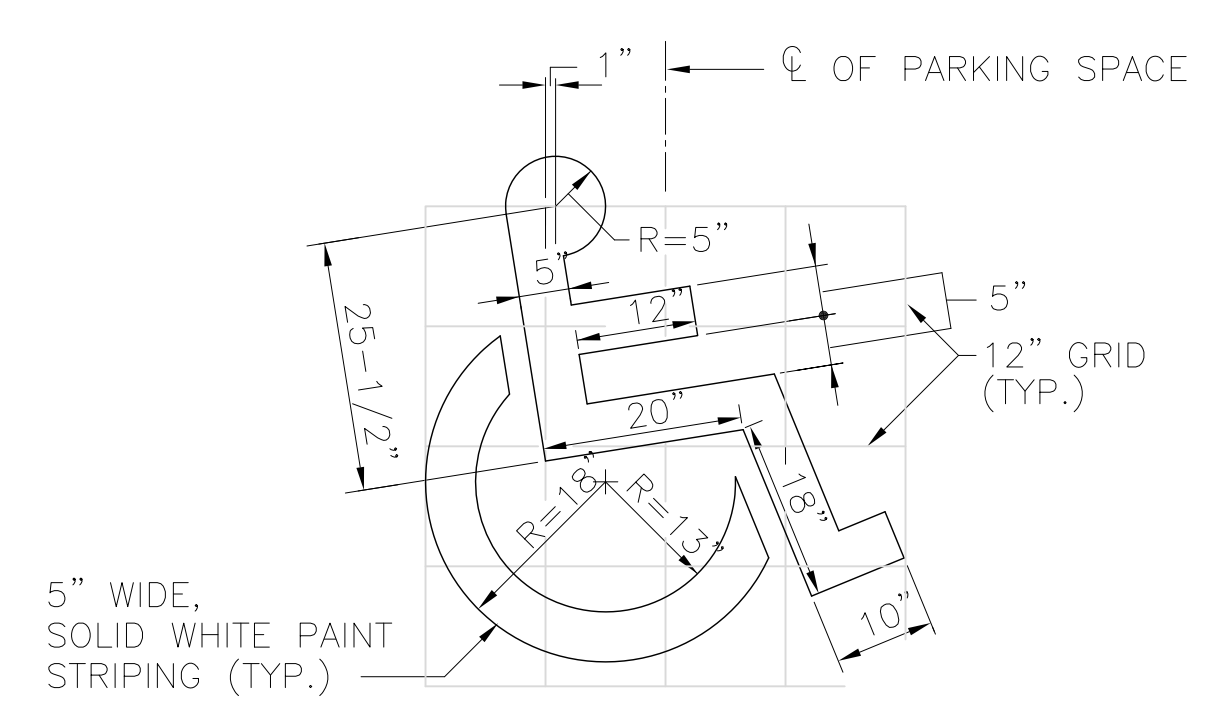
**D** 18" CONCRETE CURB AND GUTTER



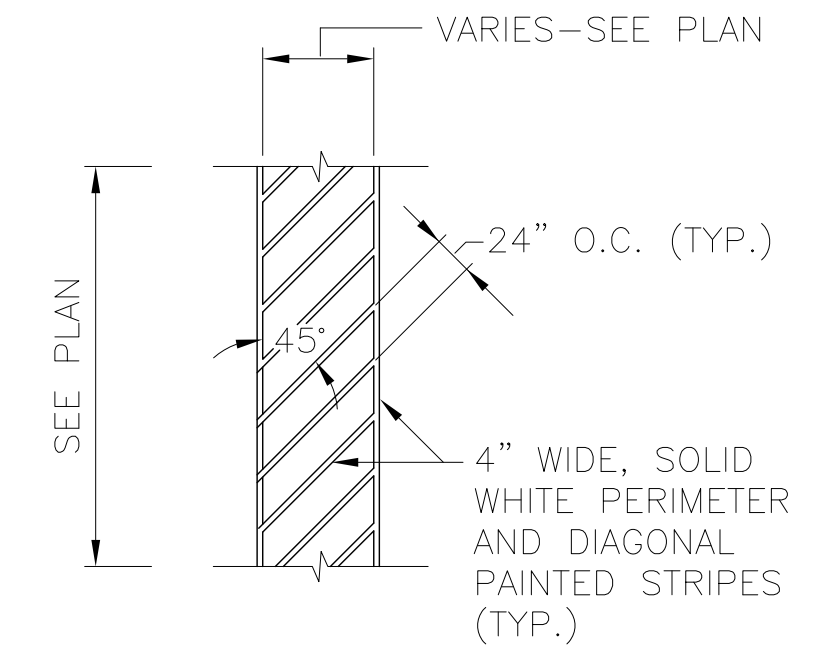
**E** MONOLITHIC CURB



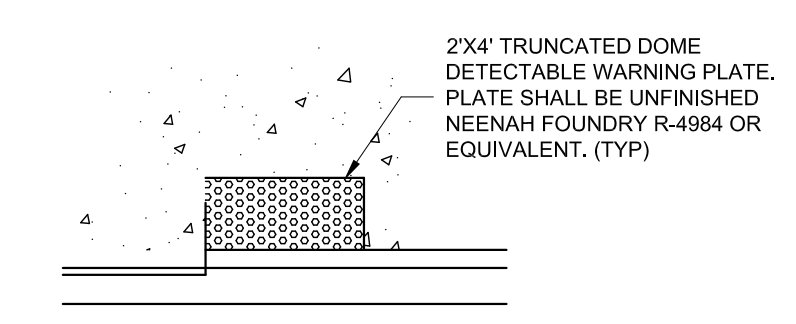
**F** DUMPSTER ENCLOSURE PAD



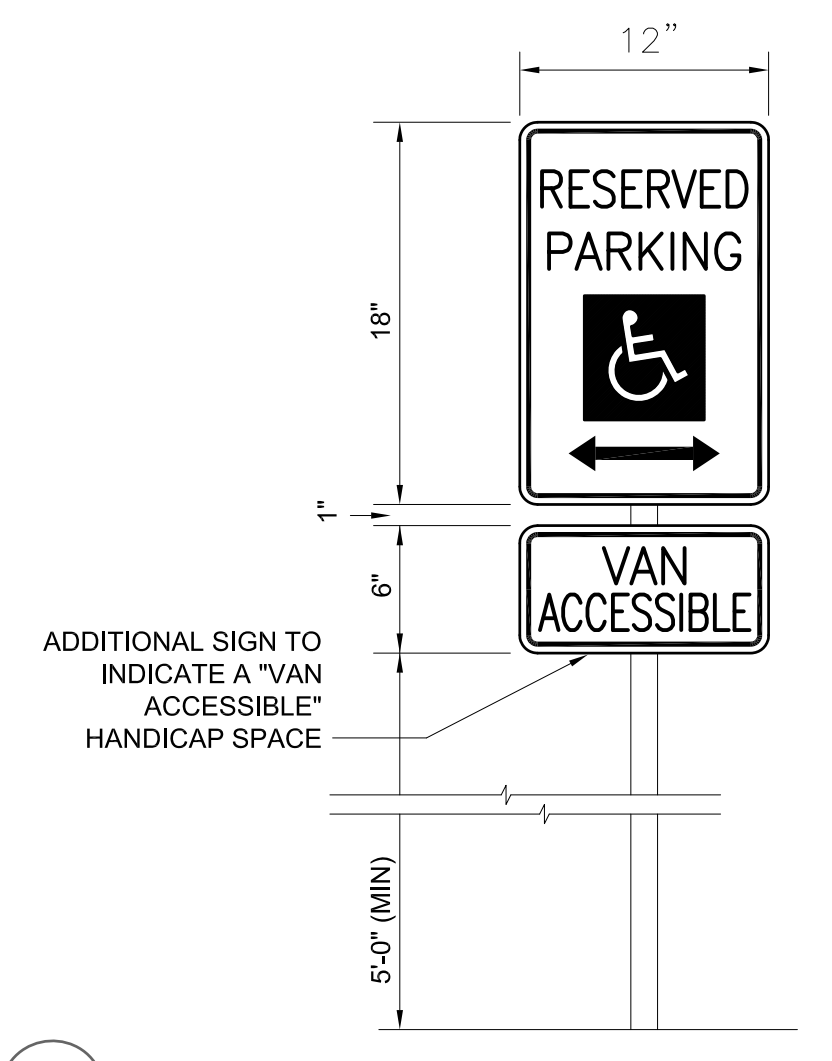
**G** HANDICAP PAVEMENT MARKING DETAILS



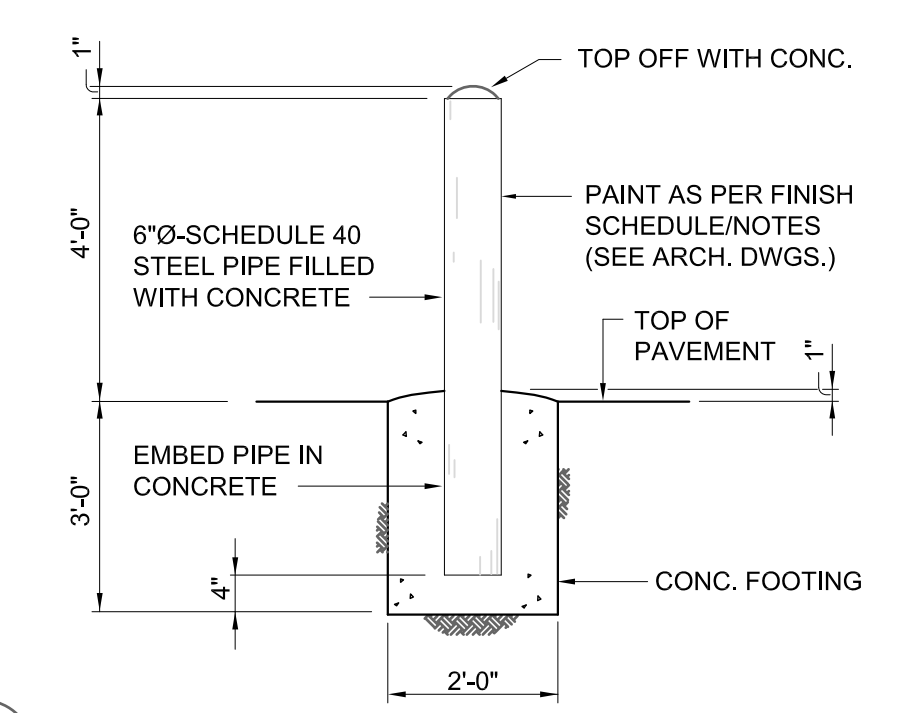
PAINTED ISLAND/ ACCESS AISLE



**H** ADA DETECTABLE WARNING PLATE



**I** ADA HANDICAP SIGN



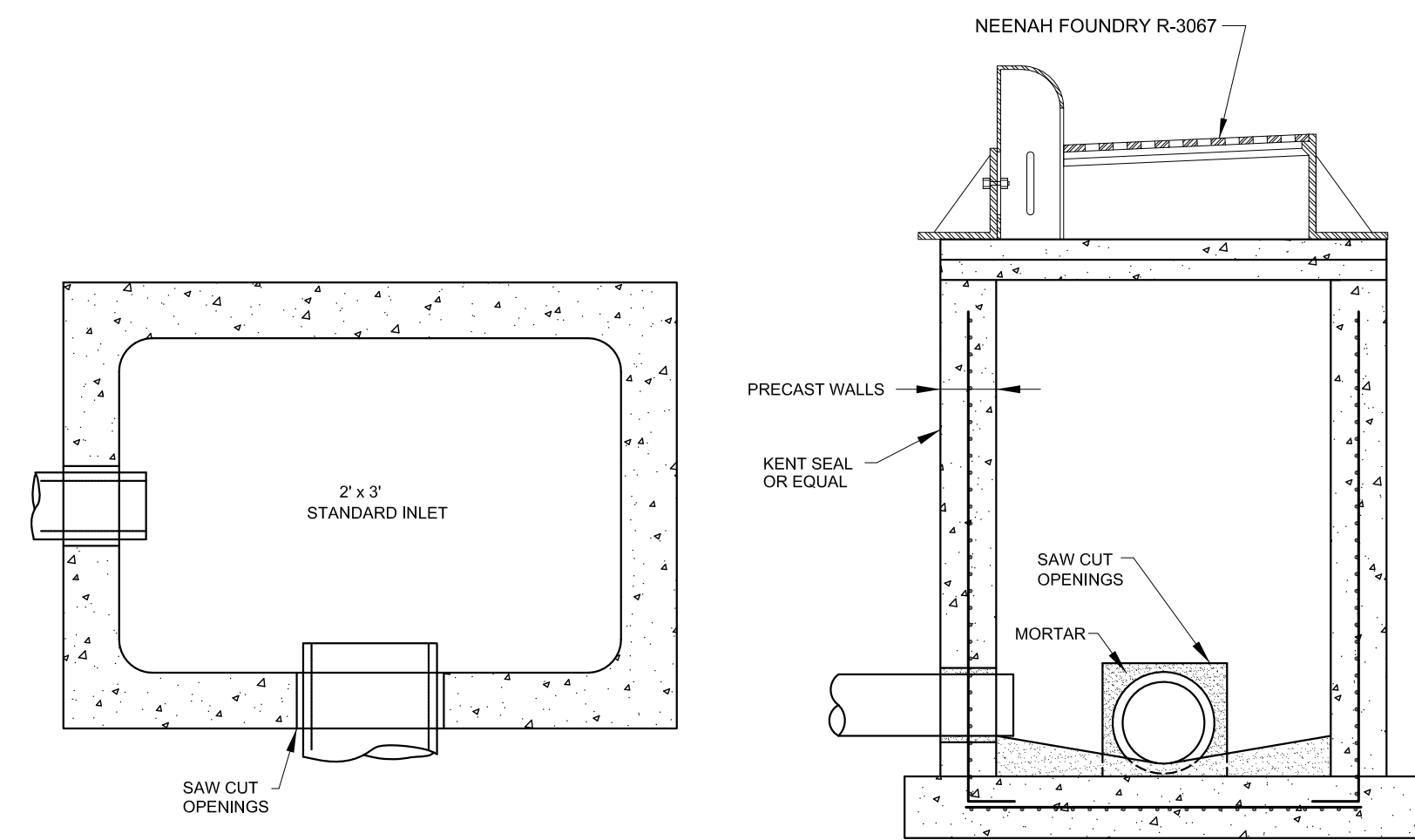
**J** PIPE BOLLARD - 6"



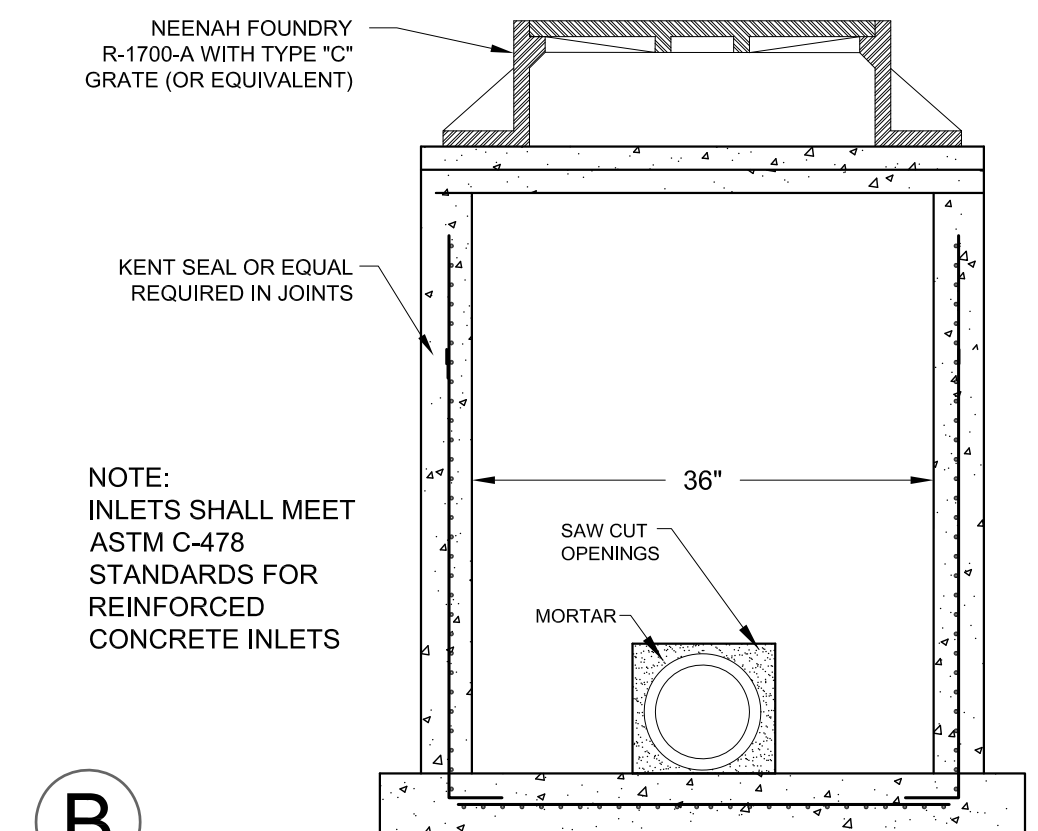
# UTILITY DETAILS

© 2018  
This print is the  
sole property of  
RMA Architects, Inc.  
Any reproduction,  
copying, or use is  
strictly prohibited  
without written  
permission.

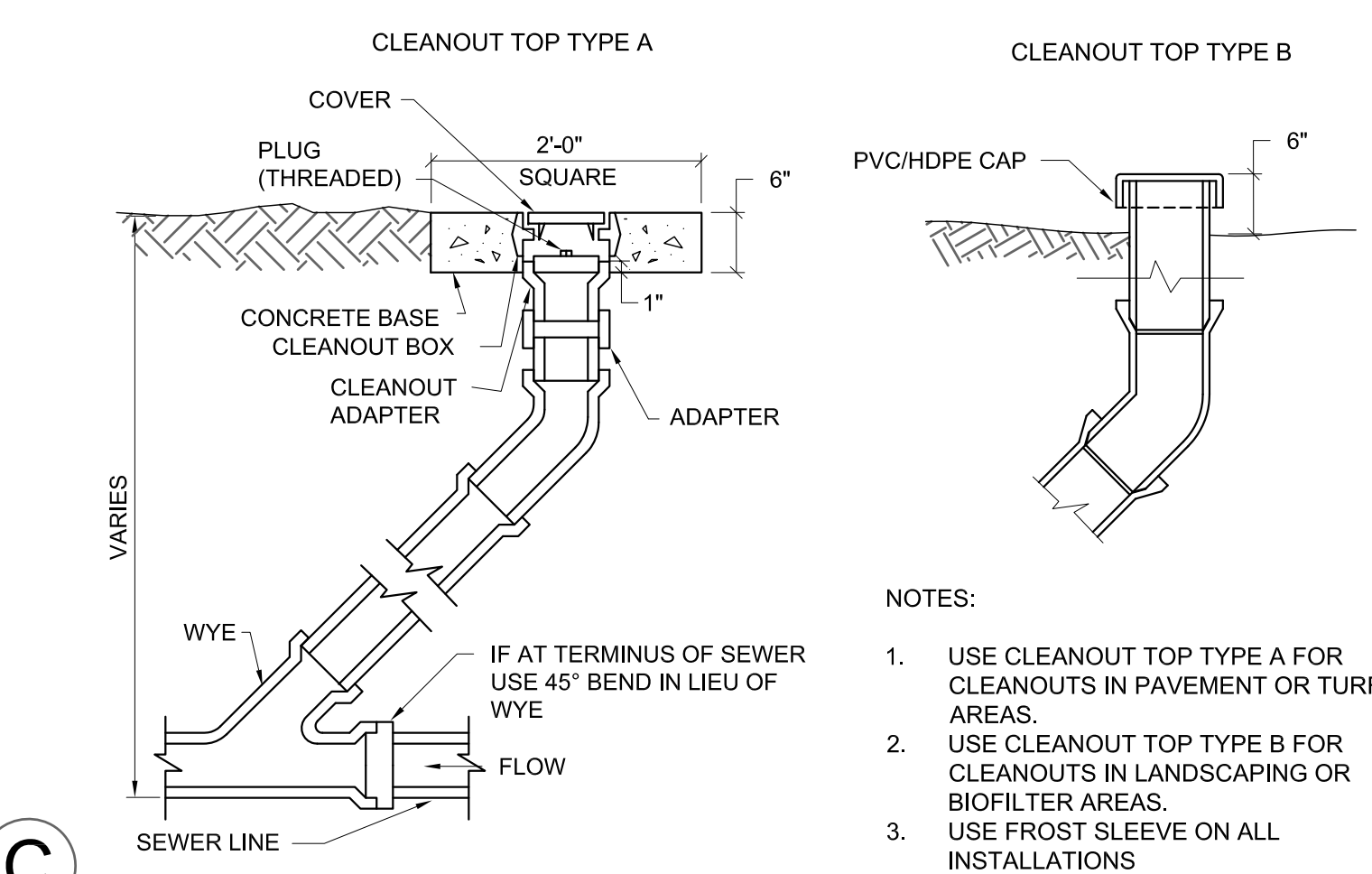
**RMA**  
ARCHITECTS  
1050 SOUTH GRIDER STREET  
APPLETON, WISCONSIN 54914  
PHONE: 920-364-9850



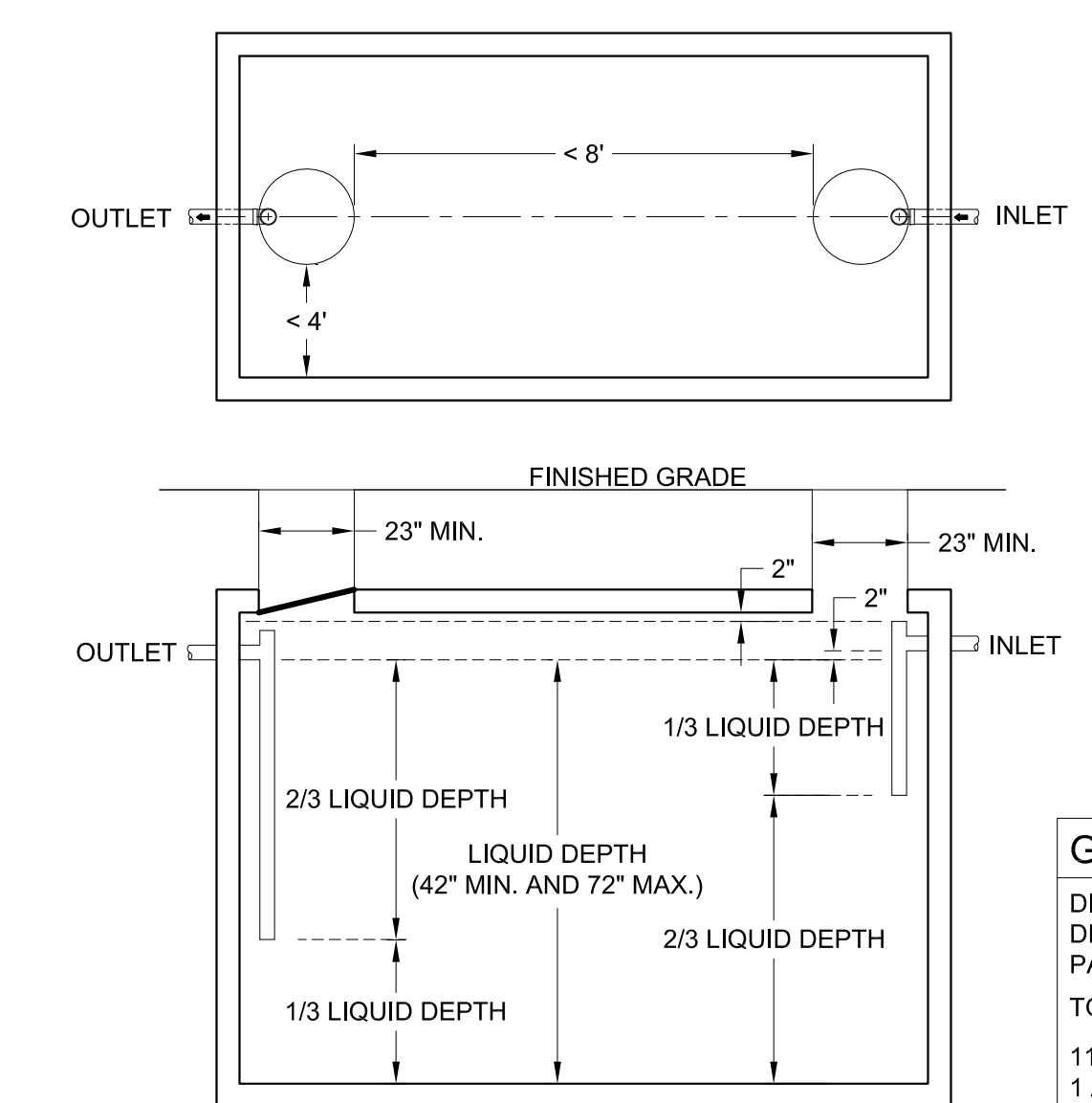
**A**  
STORM INLET - 2' X 3'



**B**  
STORM INLET - 3' DIAMETER



**C**  
CLEANOUT



GREASE WASTE CALCULATION	
DINING ROOM SEATING	40 SEATS
DRIVE THRU WINDOW	60 SEATS
PATIO SEATING	+ 12 SEATS
TOTAL SEATING	112 SEATS
112 SEATS x 12 HOURS x 1.0 APPLIANCE FACTOR (TOTAL)	1,344 GALLONS
1 / 2 TOTAL GALLONS FOR PAPER SERVICE	672 GALLONS
GREASE INTERCEPTOR SIZE REQUIRED (MINIMUM)	750 GALLONS

- NOTES:**
- TANK SHALL BE RECTANGULAR AND HAVE A MINIMUM WIDTH OF 36" AND MINIMUM LENGTH OF 72". THE LONGEST DIMENSION SHALL BE PARALLEL TO THE DIRECTION OF FLOW.
  - TANK SHALL BE PREFABRICATED AND CLEARLY MARKED WITH LIQUID CAPACITY AND THE NAME AND ADDRESS OR REGISTERED TRADEMARK OF THE MANUFACTURER. THE MARKINGS SHALL BE IMPRESSED INTO OR EMBOSSED ONTO THE OUTSIDE WALL OF THE TANK IMMEDIATELY ABOVE THE OUTLET OPENING.
  - INLET AND OUTLET OPENINGS SHALL BE PROVIDED WITH OPEN-END SANITARY TEE FITTINGS OR BAFFLES. TEE FITTINGS OR BAFFLES SHALL EXTEND 6" ABOVE LIQUID LEVEL AND PROVIDE AT LEAST 2" OF CLEAR SPACE ABOVE. INLET TEE FITTING OR BAFFLE SHALL EXTEND BELOW THE LIQUID LEVEL OF TANK A DISTANCE OF 1/3 THE TOTAL LIQUID DEPTH. OUTLET TEE FITTING OF BAFFLE SHALL EXTEND BELOW THE LIQUID LEVEL OF TANK A DISTANCE OF 2/3 THE TOTAL LIQUID DEPTH. THE WATERLINE IN THE INTERCEPTOR SHALL BE AT LEAST 2" BELOW THE HORIZONTAL DRAIN DISCHARGING TO THE INTERCEPTOR.
  - EACH COMPARTMENT OF TANK SHALL HAVE AT LEAST ONE MANHOLE OPENING (23" MINIMUM) LOCATED OVER EITHER THE INLET OR OUTLET OPENING. ADDITIONAL MANHOLE OPENINGS SHALL BE PROVIDED SO THAT NO INTERIOR COMPARTMENT WALL OF A TANK IS MORE THAN 4 FEET FROM THE EDGE OF THE MANHOLE OPENING. MAXIMUM DISTANCE BETWEEN MANHOLE OPENINGS WITHIN A COMPARTMENT SHALL BE 8 FEET.
  - MANHOLES SHALL TERMINATE AT OR ABOVE GROUND AND SHALL HAVE AN APPROVED LOCKING DEVICE.
  - MANHOLE COVER SHALL BE LABELED "GREASE INTERCEPTOR" WITH A MINIMUM 4 X 6 INCH PERMANENT LABEL.
  - RISERS SHALL BE PROVIDED WITH A SUBSTANTIAL, FITTED, WATERTIGHT COVER OF CONCRETE, STEEL, CAST IRON OR OTHER APPROVED MATERIAL.
  - AN INLET OR OUTLET OPENING WHICH DOES NOT HAVE A MANHOLE OPENING SHALL BE PROVIDED WITH A 4 INCH MINIMUM DIAMETER AIR-TIGHT INSPECTION OPENING LOCATED OVER THE INLET OR OUTLET. INSPECTION OPENING SHALL TERMINATE AT OR ABOVE GRADE.

**D**  
GREASE INTERCEPTOR

PROJECT FOR ALLIANCE DEVELOPMENT:  
**RETAIL DEVELOPMENT**  
LES PAUL PARKWAY / S.T.H. 164  
WAUKESHA, WISCONSIN

**MACHIV**  
ENGINEERING - SURVEYING - ENVIRONMENTAL  
2000 W. WISCONSIN AVENUE, SUITE 200  
WAUKESHA, WI 53186  
PHONE: 262-546-1800  
FAX: 262-546-1807  
Project Number: 185016-18

REVISIONS

DRAWN BY  
RPH  
CHECKED BY  
SAH

DATE  
09/21/18

PROJECT NO.  
185016

**C6.1**



# LANDSCAPE PLAN

## SHEET KEY NOTES:

- ① 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH
- ② PROFESSIONAL GRADE EDGING
- ③ 1½" RIVER ROCK WITH WEED BARRIER FABRIC
- ④ LAWN

## PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	AUTUMN BLAZE MAPLE	ACER X FREEMANI 'JEFFERSRED'	3	2 1/2"
	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	1	2 1/2"
	FLOWERING CRABAPPLE	MALUS 'PRAIRIFIRE'	3	11/4"
	TAUTONI YEW	TAXUS X MEDIA 'TAUTONI'	10	18-24"
	ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	11	2 GAL.
	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	1	3 GAL.
	GOLDFLAME SPIRAEA	SPIRAEA X BUMALDA 'GOLDFLAME'	11	3 GAL.

## LANDSCAPE NOTES

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
4. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUND COVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
5. A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
6. MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
7. PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
8. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
10. SEED ALL DISTURBED AREAS WITH WDot No. 40 GRASS MIX.

© 2018  
This print is the  
sole property of  
RMA Architects, Inc.  
Any reproduction,  
copying, or use is  
strictly prohibited  
without written  
permission.

**RMA**  
ARCHITECTS  
1050 SOUTH GRIDER STREET  
APPLETON, WISCONSIN 54914  
PHONE: 920-364-9850

PROJECT FOR ALLIANCE DEVELOPMENT:  
**RETAIL DEVELOPMENT**  
LES PAUL PARKWAY / S.T.H. 164  
WAUKESHA, WISCONSIN

**MACHIV**  
ENGINEERING • SURVEYING • ENVIRONMENTAL  
2500 WISCONSIN DRIVE, SUITE 200  
WAUKESHA, WI 53186  
PHONE: 262-533-1100  
PROJECT NUMBER: 1805016

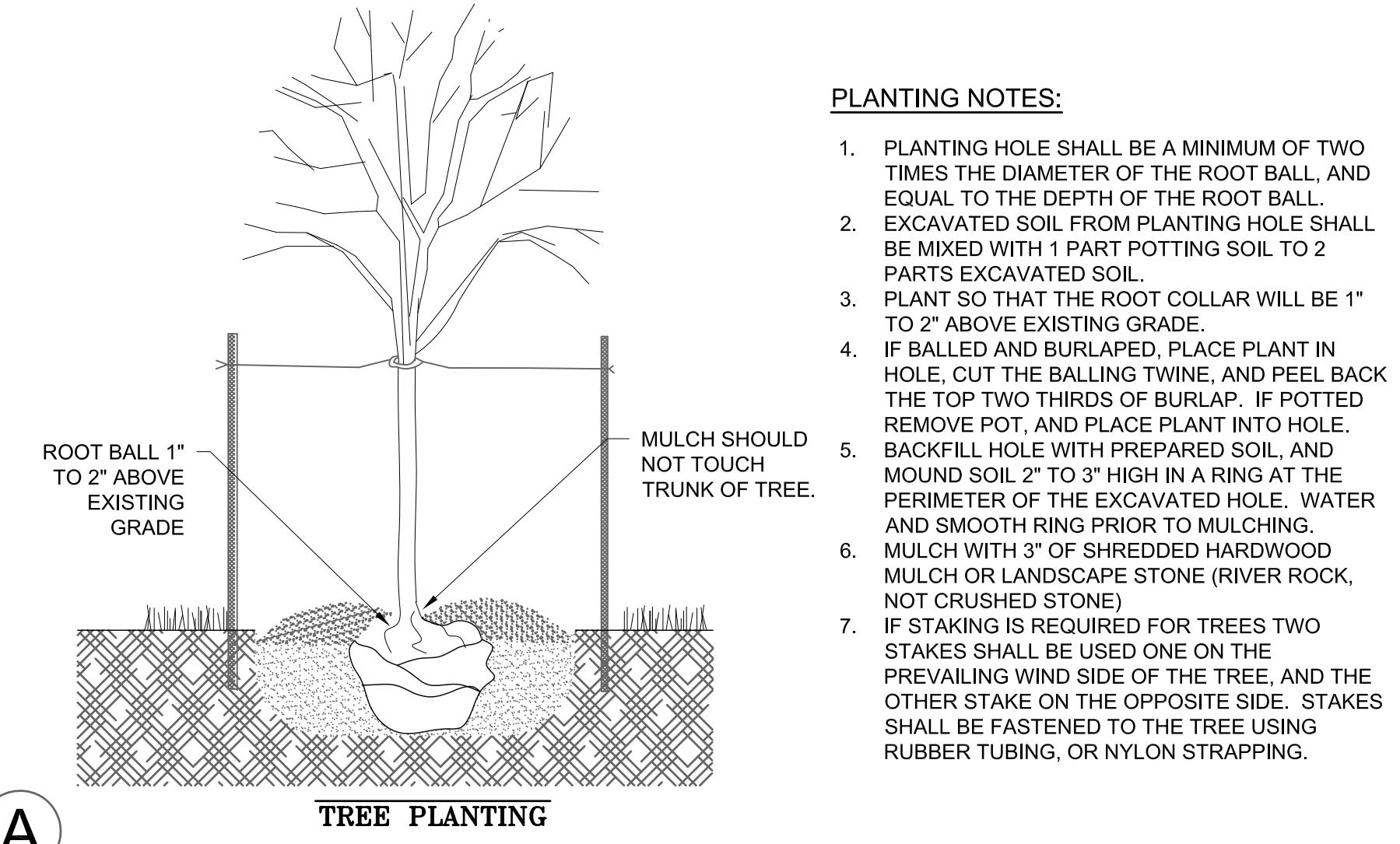
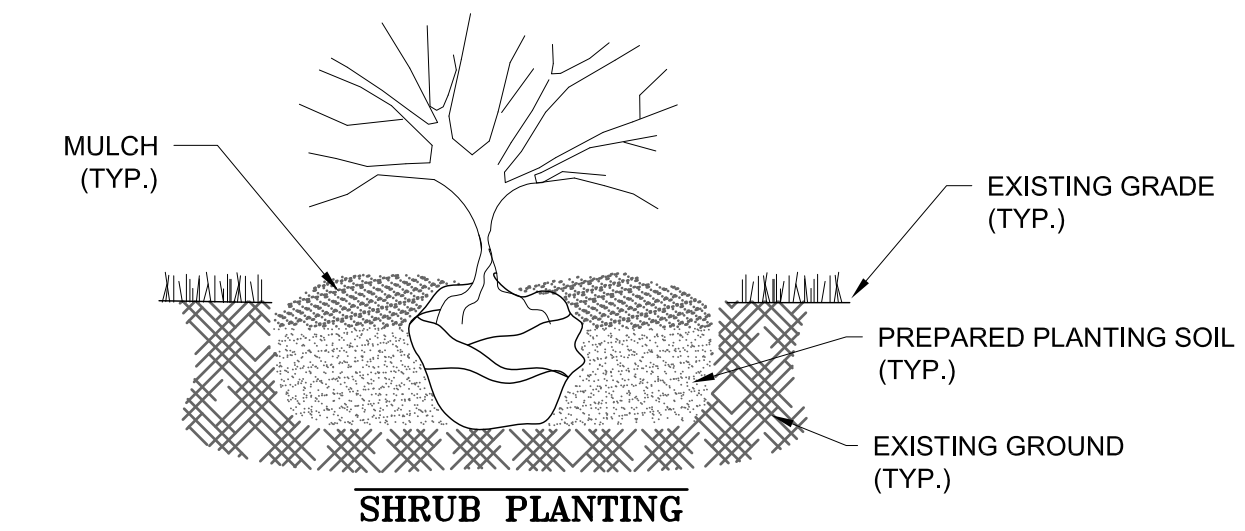
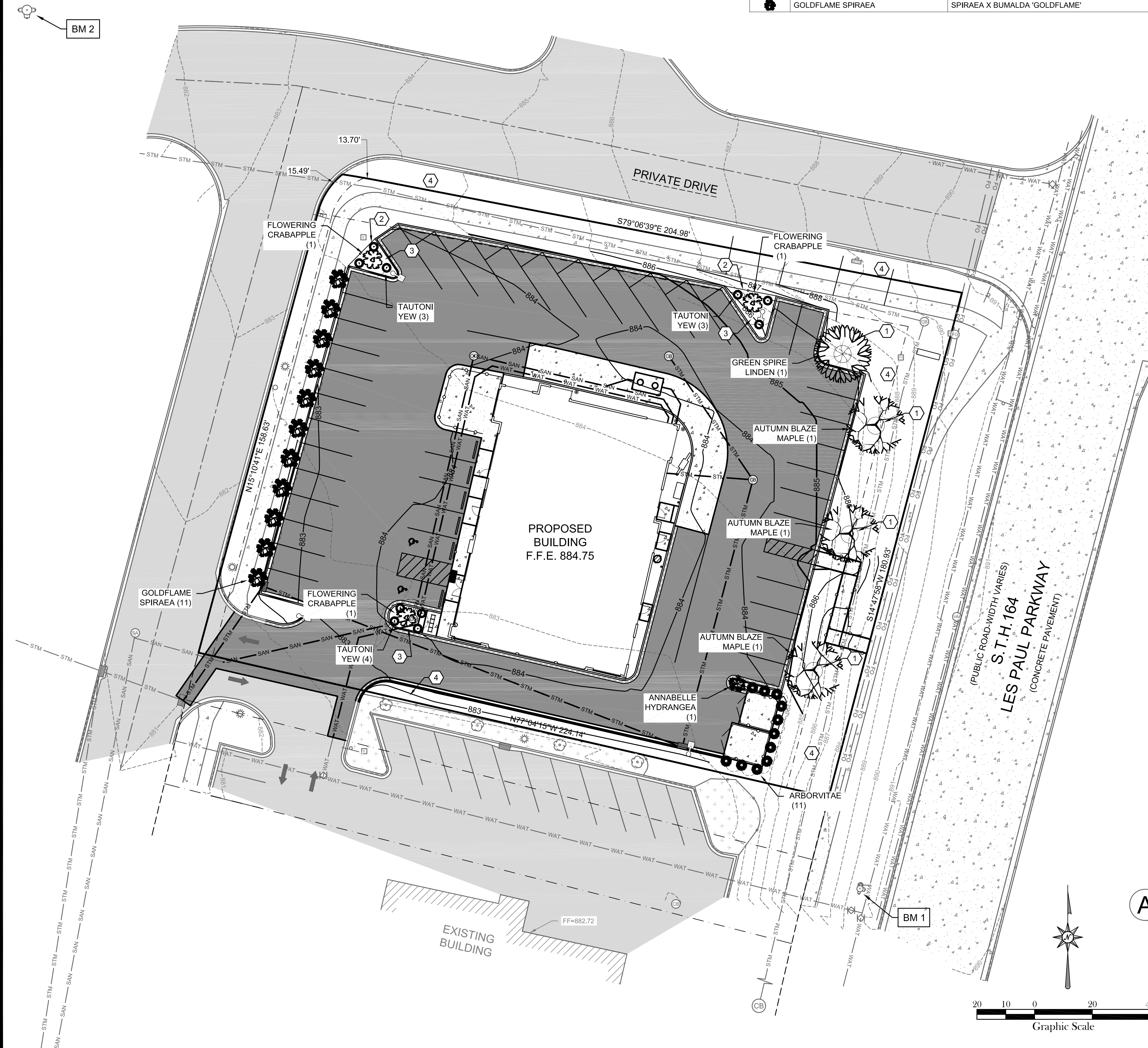
### REVISIONS

DRAWN BY  
RPH  
CHECKED BY  
SAH

DATE  
09/21/18

PROJECT NO.  
185016

**L1.0**



**A**  
PLANTING DETAIL

### PLANTING NOTES:

1. PLANTING HOLE SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL, AND EQUAL TO THE DEPTH OF THE ROOT BALL.
2. EXCAVATED SOIL FROM PLANTING HOLE SHALL BE MIXED WITH 1 PART POTTING SOIL TO 2 PARTS EXCAVATED SOIL.
3. PLANT SO THAT THE ROOT COLLAR WILL BE 1" TO 2" ABOVE EXISTING GRADE.
4. IF BALLED AND BURLAPED, PLACE PLANT IN HOLE, CUT THE BURLAP TWINE, AND PEEL BACK THE TOP TWO THIRDS OF BURLAP. IF POTTED REMOVE POT, AND PLACE PLANT INTO HOLE. BACKFILL HOLE WITH PREPARED SOIL, AND MOUND SOIL 2" TO 3" HIGH IN A RING AT THE PERIMETER OF THE EXCAVATED HOLE. WATER AND SMOOTH RING PRIOR TO MULCHING.
5. MULCH WITH 3" OF SHREDDED HARDWOOD MULCH OR LANDSCAPE STONE (RIVER ROCK, NOT CRUSHED STONE)
6. IF STAKING IS REQUIRED FOR TREES TWO STAKES SHALL BE USED ONE ON THE PREVAILING WIND SIDE OF THE TREE, AND THE OTHER STAKE ON THE OPPOSITE SIDE. STAKES SHALL BE FASTENED TO THE TREE USING RUBBER TUBING, OR NYLON STRAPPING.