

COVER SHEET

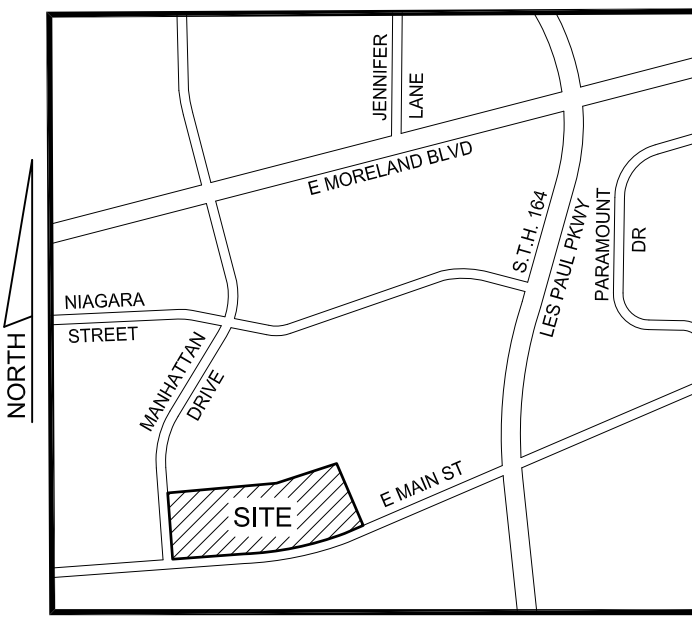
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Benchmarks		
Label	Elevation	Description
BM #1	863.85	HYDRANT "ARROW"
BM #2	871.11	HYDRANT "TAG BOLT"
BM #3	878.07	HYDRANT "TAG BOLT"

LEGAL DESCRIPTION

LOT ONE (1), CERTIFIED SURVEY MAP NO. 10943
RECORDED ON FEBRUARY 3, 2012 IN VOLUME 106 AT PAGE
283-291 AS DOCUMENT NO. 3891684, BEING A DIVISION OF
LOT 2 OF CERTIFIED SURVEY MAP NO. 5245 AND LANDS,
LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 35 AND THE
SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH,
RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA
COUNTY, WISCONSIN.

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



LOCATION MAP

EAST MAIN STREET
WAUKESHA, WI
NOT TO SCALE

CIVIL SHEETS INDEX

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

CIVIL GENERAL NOTES:

1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC DECEMBER 2018.
2. SURVEY VERTICAL DATUM IS NAVD88.
3. UTILITY LOCATES PER DIGGERS HOTLINE REQUEST #2018500461.
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.

BUILD-OUT FOR:
PLANET FITNESS - WAUKESHA
LOT 1 - EAST MAIN STREET
WAUKESHA, WISCONSIN

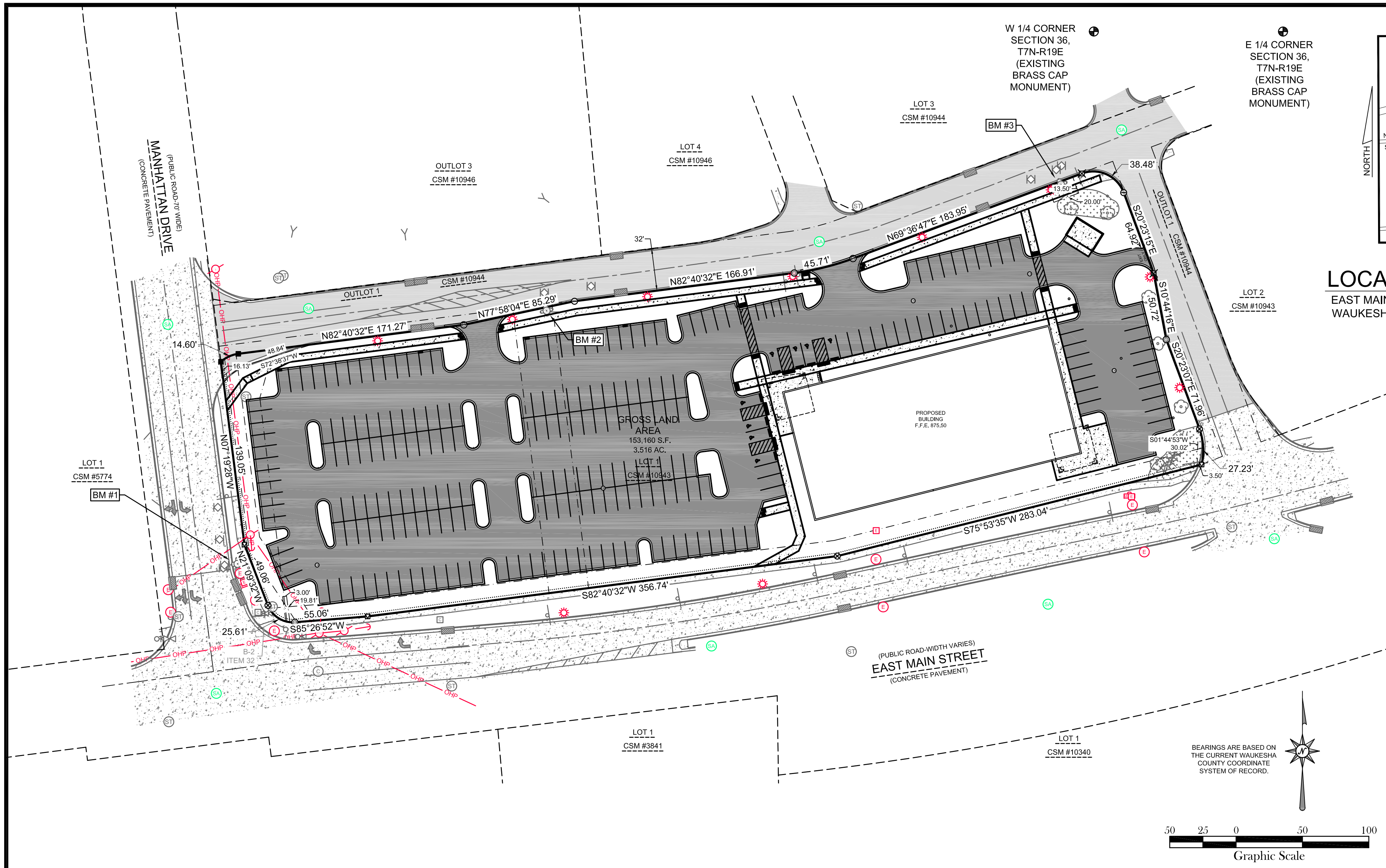
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PROJECT NO.
175055

C0.1



CIVIL LEGEND

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

ABBREVIATIONS

AC	ACRE	MIN	MINIMUM
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
C.T.H	COUNTY TRUNK HIGHWAY	R	RADIUS
DIA	DIAMETER	RAD	RADIUS
DOT	DEPARTMENT OF TRANSPORTATION	RCP	REINFORCED CONCRETE PIPE
E	EAST	REQ	REQUIRED
E	ELECTRIC (BURIED)	S	SOUTH
EL	ELEVATION	SA	SANITARY
FDM	FACILITIES DEVELOPMENT MANUAL	SCHD	SCHEDULE
FFE	FIRST FLOOR ELEVATION	S.D.	SUMP DEPTH
FL	FLOW LINE	SQ	SQUARE
FO	FIBER OPTIC	ST	STORM
FT	FEET	S.T.H.	STATE TRUNK HIGHWAY
G	GAS	STM	STORM
G.F.E.	GROUND FLOOR ELEVATION	T	TELEPHONE
GR	GRADE	T/C	TOP OF CURB
HDPE	HIGH DENSITY POLYETHYLENE	U.S.H.	UNITED STATES HIGHWAY
INL	INLET	V	VARIES
INV	INVERT	W	WEST
M	METER	WAT	WATER
MAX	MAXIMUM	WI	WISCONSIN
MH	MANHOLE	WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION



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.



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EXISTING CONDITIONS

Benchmarks		
Label	Elevation	Description
BM #1	863.85	HYDRANT "ARROW"
BM #2	871.11	HYDRANT "TAG BOLT"
BM #3	878.07	HYDRANT "TAG BOLT"

SHEET KEY NOTES:

- ① CONSTRUCTION LIMITS
- ② REMOVE / TRANSPLANT TREE
- ③ REMOVE AND REPLACE EXISTING CONCRETE CURB RAMP
- ④ REMOVE CURB HEAD AT PROPOSED DRIVEWAY LOCATION WITH RAIL MOUNTED HYDRAULICALLY CONTROL LARGE DIAMETER CONCRETE SAW

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BUILD-OUT FOR:
PLANET FITNESS - WAUKESHA
LOT 1 - EAST MAIN STREET
WAUKESHA, WISCONSIN

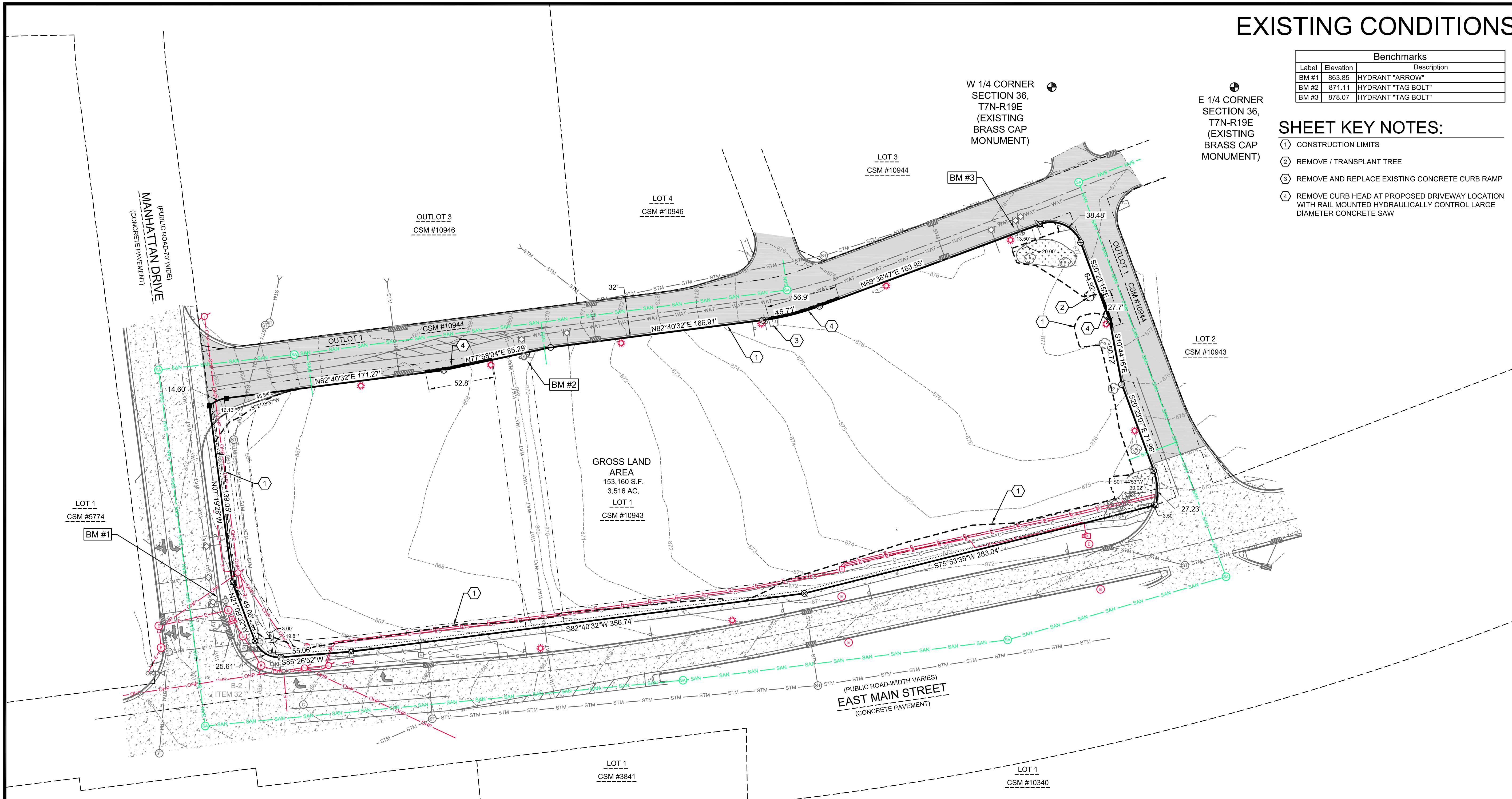
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C1.0

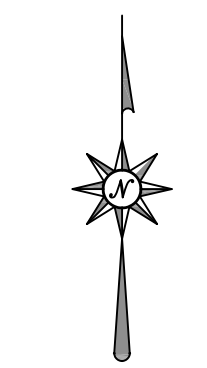


W 1/4 CORNER
SECTION 36,
T7N-R19E
(EXISTING
BRASS CAP
MONUMENT)

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

GROSS LAND
AREA
153,160 S.F.
3.516 AC.
LOT 1
CSM #10943

EAST MAIN STREET
(PUBLIC ROAD-WIDTH VARIES)
(CONCRETE PAVEMENT)



BEARINGS ARE BASED ON
THE CURRENT WAUKESHA
COUNTY COORDINATE
SYSTEM OF RECORD.



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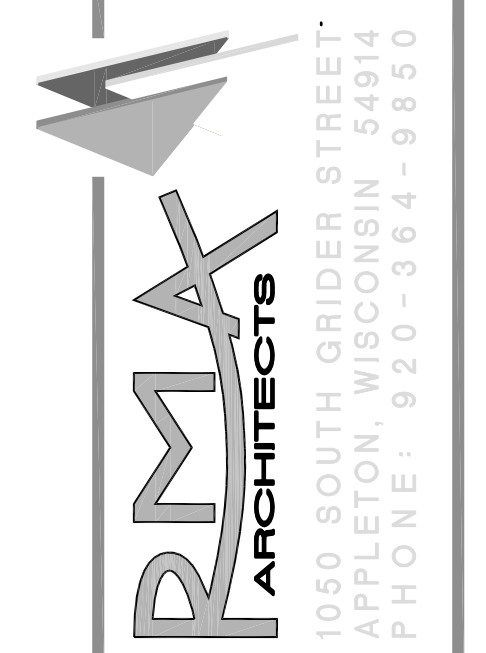
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SITE PLAN WEST

SHEET KEY NOTES:

- ① STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- ② CONCRETE SIDEWALK; SEE DETAIL B SHEET C6.0
- ③ CONCRETE CURB RAMP; SEE DETAIL C SHEET C6.0
- ④ CONCRETE CURB & GUTTER; SEE DETAIL D SHEET C6.0. REFER TO GRADING PLAN FOR LOCATIONS OF REVERSE AND STANDARD CURB.
- ⑤ 4" WIDE PAINT STRIPE

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SITE STATISTICS

PARCEL SIZE:	3.52 AC
ZONING:	B-5 (PUD) COMMERCIAL BUS. DISTRICT
EXISTING SITE	
GREEN SPACE:	3.52 AC (100.0%)
IMPERVIOUS AREA:	0.00 AC
BUILDING:	0.00 AC
PAVEMENT:	0.00 AC
TOTAL IMPERVIOUS:	0.00 AC (0.0%)
PROPOSED SITE	
DISTURBED AREA:	3.22 AC
GREEN SPACE:	0.83 AC (23.6%)
IMPERVIOUS AREA:	0.48 AC
BUILDING:	2.21 AC
PAVEMENT:	2.69 (76.4%)
TOTAL IMPERVIOUS:	2.69 (76.4%)
PAVING PROVIDED:	243 CAR+7 MOTORCYCLE = 250 TOTAL

BUILD-OUT FOR:
PLANET FITNESS - WAUKESHA
LOT 1 - EAST MAIN STREET
WAUKESHA, WISCONSIN

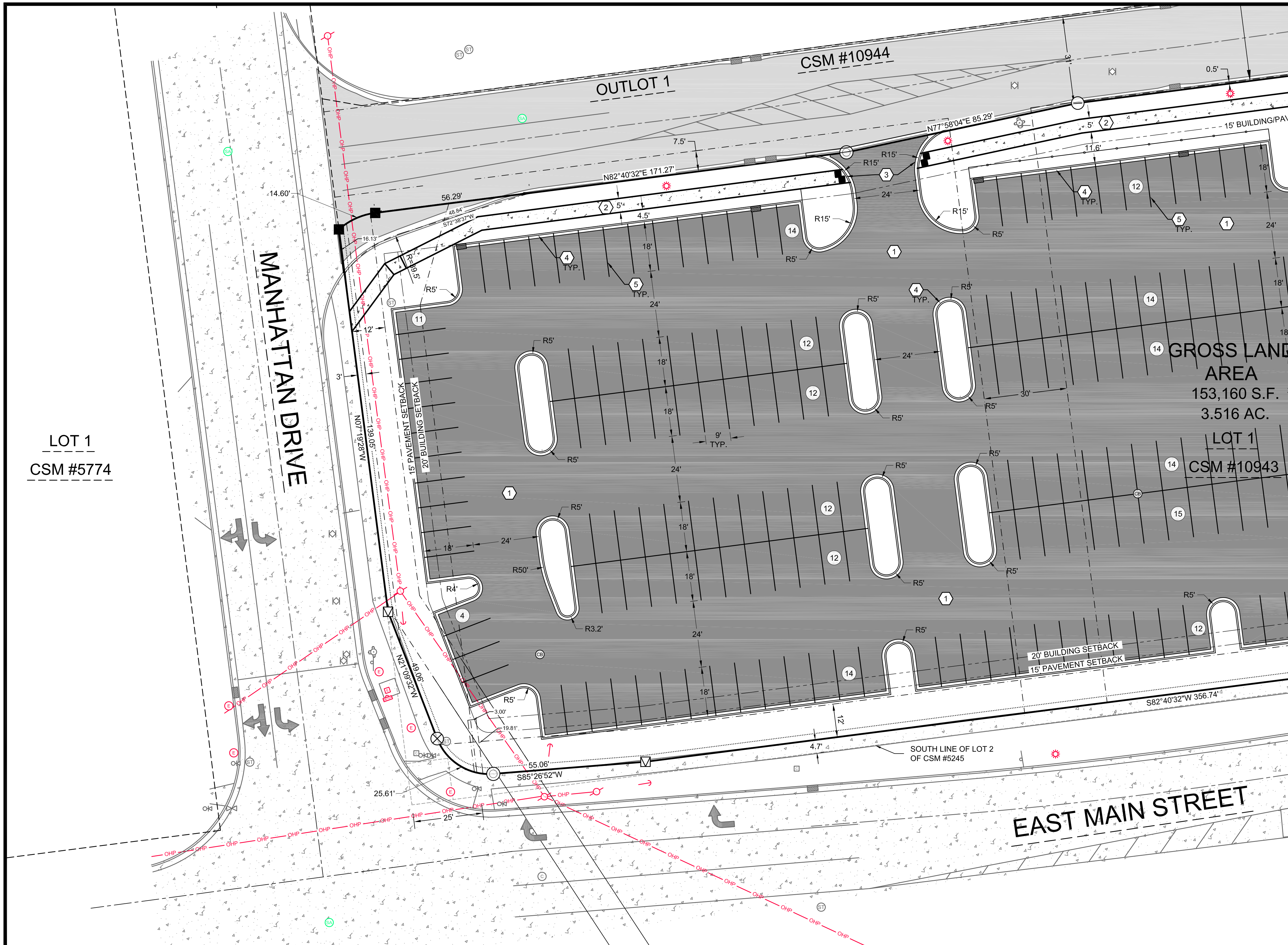
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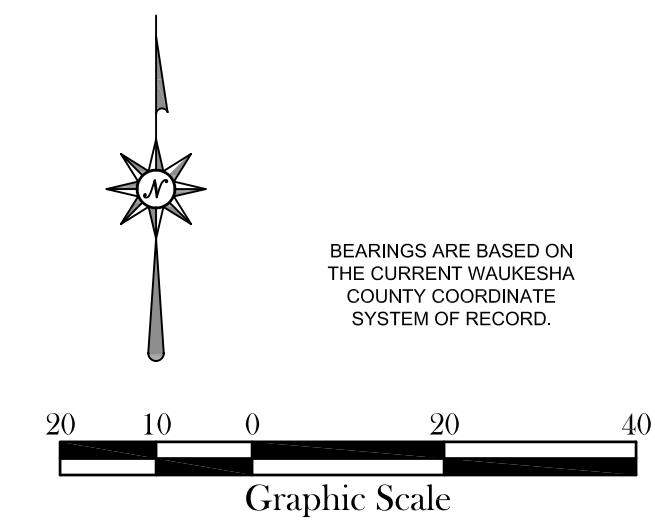
C2.0



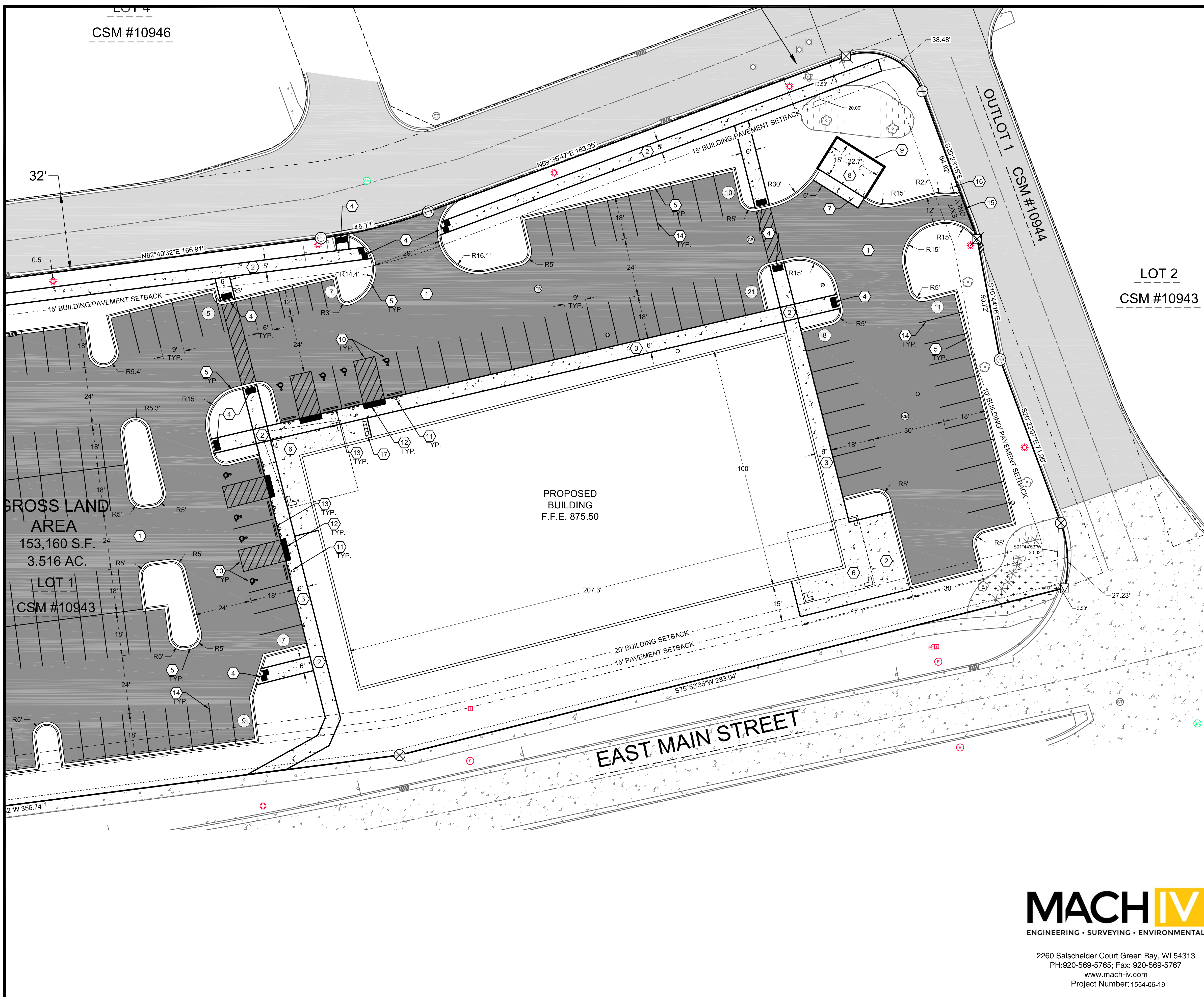
LOT 1
CSM #5774



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BEARINGS ARE BASED ON
THE CURRENT WAUKESHA
COUNTY COORDINATE
SYSTEM OF RECORD.

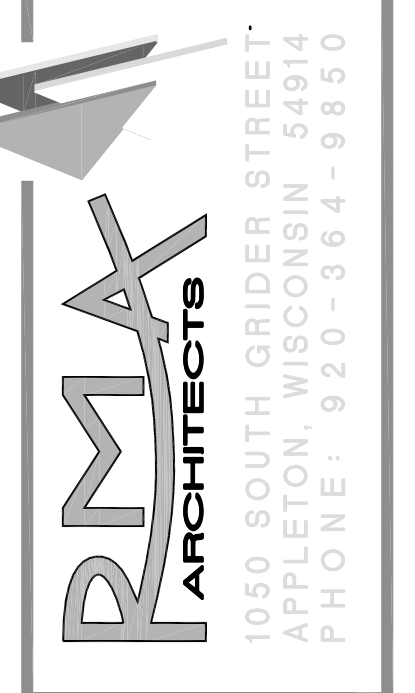


SITE PLAN EAST

SHEET KEY NOTES:

- ① STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- ② CONCRETE SIDEWALK; SEE DETAIL B SHEET C6.0
- ③ THICKENED EDGE CONCRETE SIDEWALK; SEE DETAIL B SHEET C6.0
- ④ CONCRETE CURB RAMP; SEE DETAIL C SHEET C6.0
- ⑤ CONCRETE CURB & GUTTER; SEE DETAIL D SHEET C6.0. REFER TO GRADING PLAN FOR LOCATIONS OF REVERSE AND STANDARD CURB.
- ⑥ STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- ⑦ CONCRETE PAVEMENT; SEE DETAIL E SHEET C6.0
- ⑧ DUMPSTER PAD; SEE DETAIL F SHEET C6.0
- ⑨ DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS
- ⑩ ADA HANDICAP STALL PAVEMENT MARKINGS; SEE DETAIL G SHEET C6.0
- ⑪ ADA HANDICAP SIGN; SEE DETAIL H SHEET C6.0
- ⑫ ADA DETECTABLE WARNING PLATE; SEE DETAIL I SHEET C6.0
- ⑬ CONCRETE WHEEL STOP
- ⑭ 4" WIDE PAINT STRIPE
- ⑮ 'EXIT ONLY' PAVEMENT MARKING
- ⑯ DO NOT ENTER SIGN
- ⑰ BIKE RACK

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BUILD-OUT FOR:
PLANET FITNESS - WAUKESHA
LOT 1 - EAST MAIN STREET
WAUKESHA, WISCONSIN

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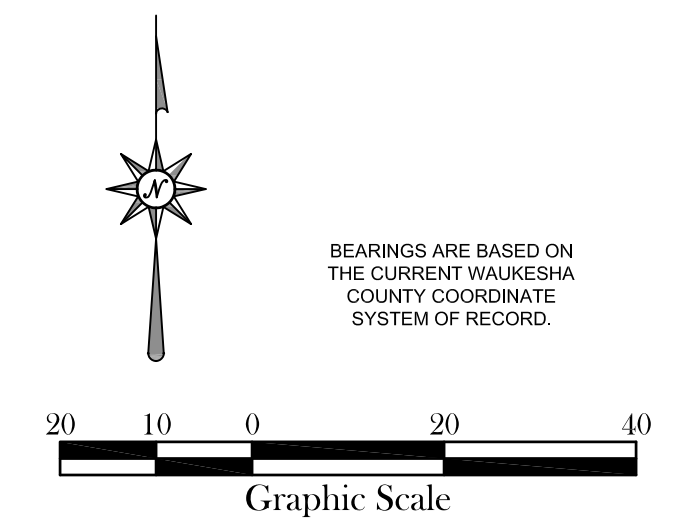
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PROJECT NO.
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C2.1



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UTILITY PLAN WEST

Benchmarks		
Label	Elevation	Description
BM #1	863.85	HYDRANT "ARROW"
BM #2	871.11	HYDRANT "TAG BOLT"
BM #3	878.07	HYDRANT "TAG BOLT"

SHEET KEY NOTES:

- 1 CONNECT TO EXISTING STORM INLET
- 2 STORM INLET - 2'X3', SEE DETAIL A SHEET C6.1
- 3 STORM INLET - 3' DIAMETER; SEE DETAIL B SHEET C6.1
- 4 ADJUST EXISTING STORM MANHOLE. RAISE RIM 1.25 FT TO ELEVATION 875.79

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 PHONE: 920-364-9850

BUILD-OUT FOR:
PLANET FITNESS - WAUKESHA
 LOT 1 - EAST MAIN STREET
 WAUKESHA, WISCONSIN

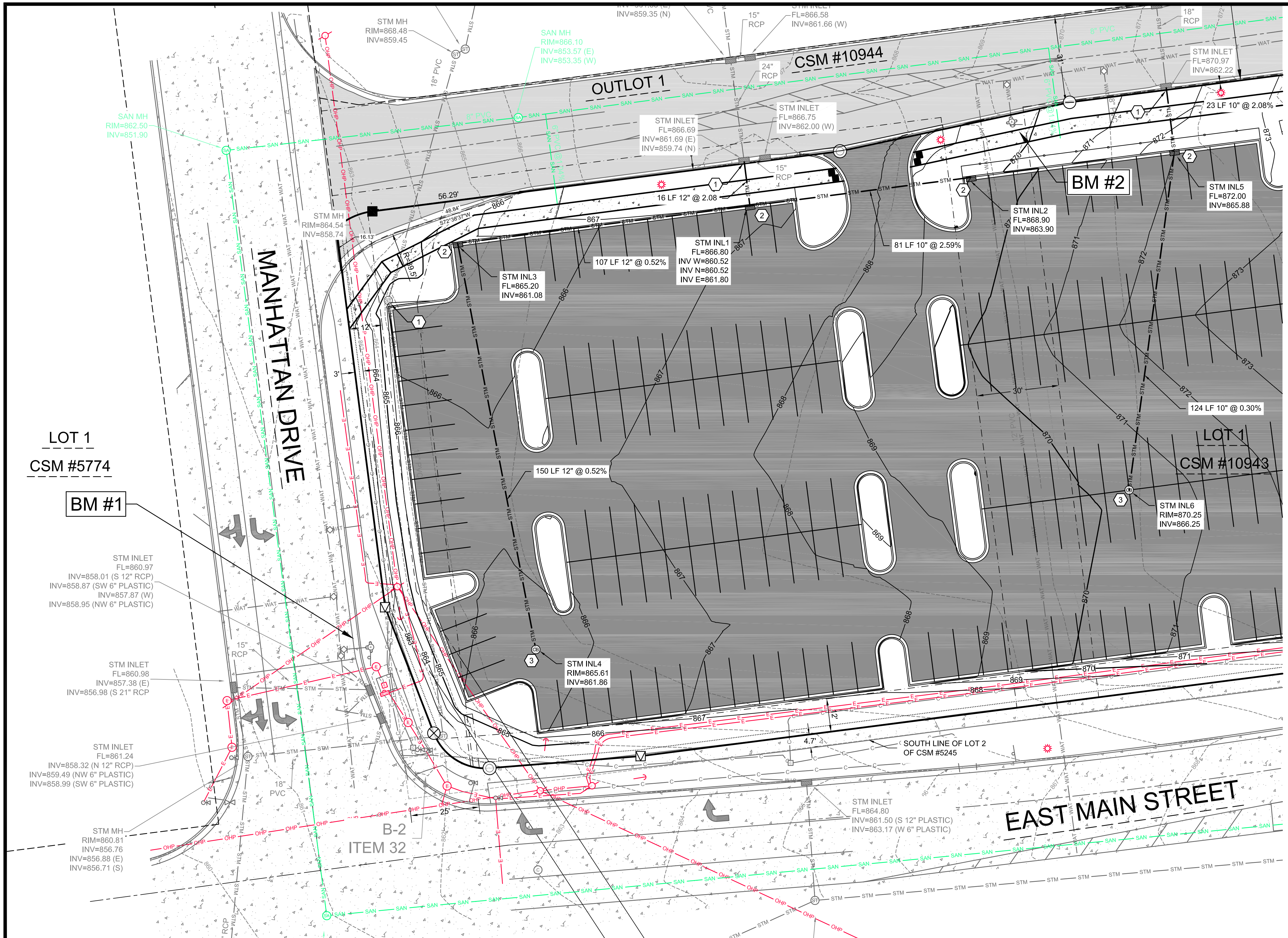
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C3.0



LOT 1
 CSM #5774

BM #1

OUTLOT 1
 CSM #10944

BM #2

LOT 1
 CSM #10943

EAST MAIN STREET

MANHATTAN DRIVE

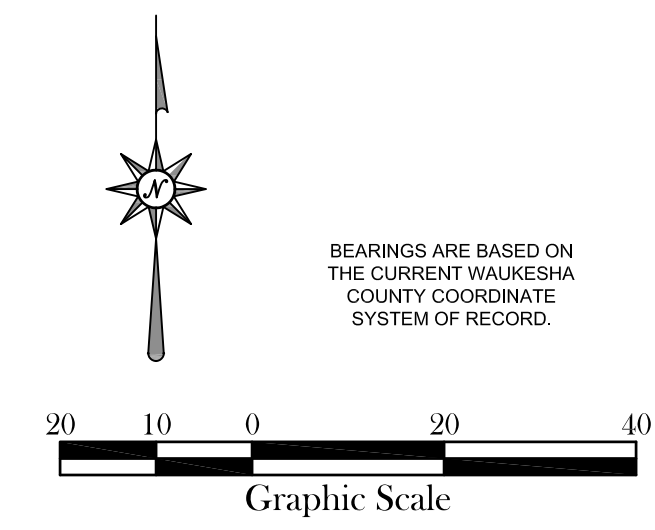
B-2
 ITEM 32

UTILITY NOTES:

1. SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
2. WATER SERVICE SHALL BE C900 PVC. 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-D-3034) OR SCH 40.
7. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
8. ALL WORK WITHIN CITY RIGHT OF WAY AND CITY EASEMENTS SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS.

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UTILITY PLAN EAST

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SHEET KEY NOTES:

- 1 CONNECT TO EXISTING STORM INLET
- 2 STORM INLET - 3' DIAMETER; SEE DETAIL A SHEET C6.1
- 3 STORM CLEAN OUT; SEE DETAIL C SHEET C6.1
- 4 INTERNAL ROOF DRAIN CONNECTION LINE
- 5 CONNECT TO EXISTING SANITARY LATERAL; FIELD VERIFY INVERT AND PROVIDE RISER AS NEEDED. CONTRACTOR SHALL TELEWISE EXISTING SANITARY SEWER LATERAL PRIOR TO CONSTRUCTION. VIDEO INSPECTION SHALL BE PROVIDED TO CITY ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. FOLLOWING CONSTRUCTION, A SEALED RECORD DRAWING OF THE SANITARY SEWER SYSTEM SHALL BE SUBMITTED TO THE CITY.
- 6 SANITARY CLEAN OUT; SEE DETAIL C SHEET C6.1, CLEAN OUTS TO BE LOCATED NO MORE THAN 100 FEET APART
- 7 CONNECT TO EXISTING WATER SERVICE

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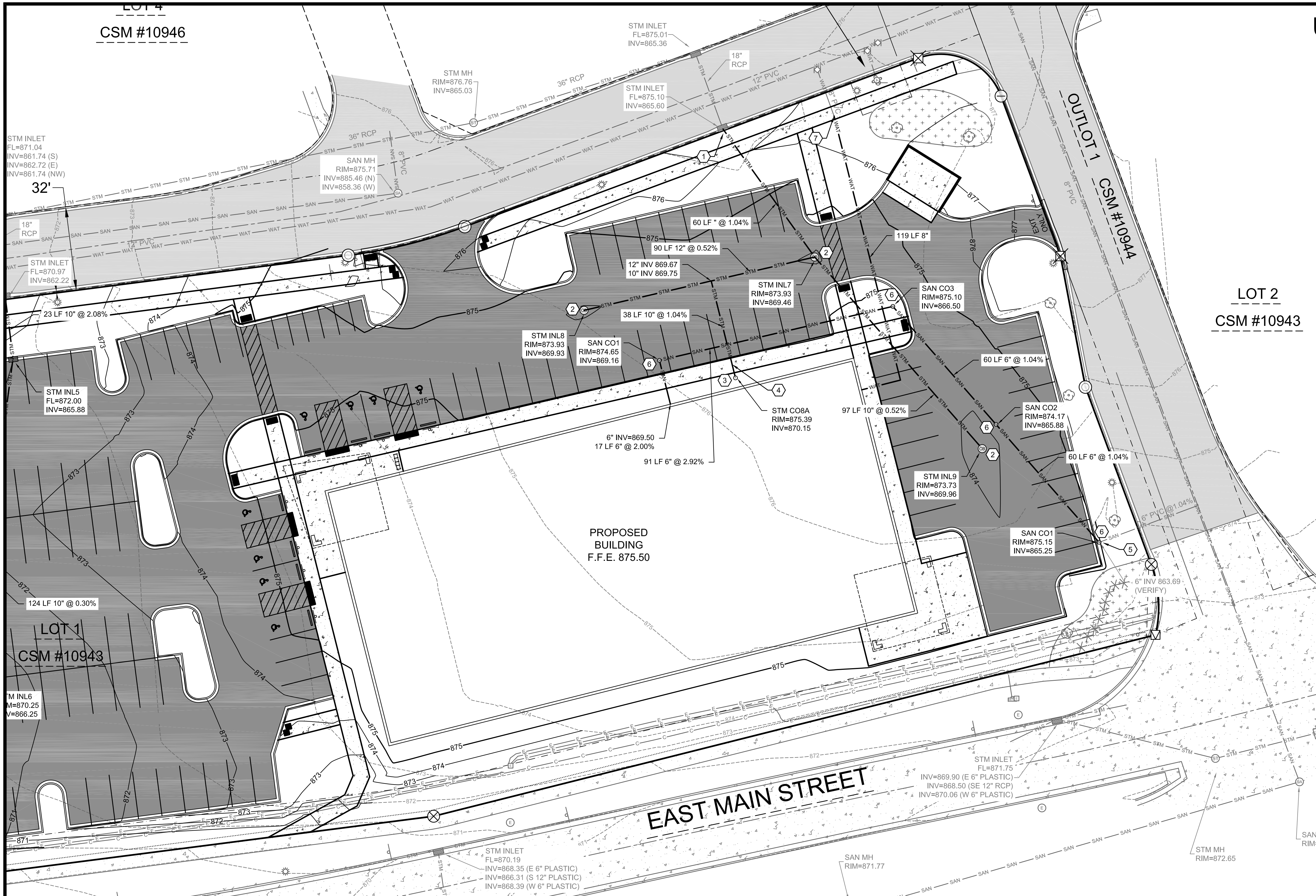
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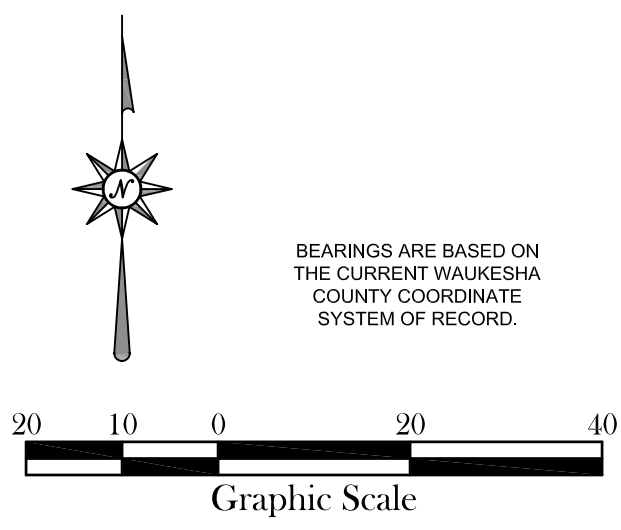
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C3.1



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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 D-3034) OR SCH 40.
7. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
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GRADING PLAN WEST

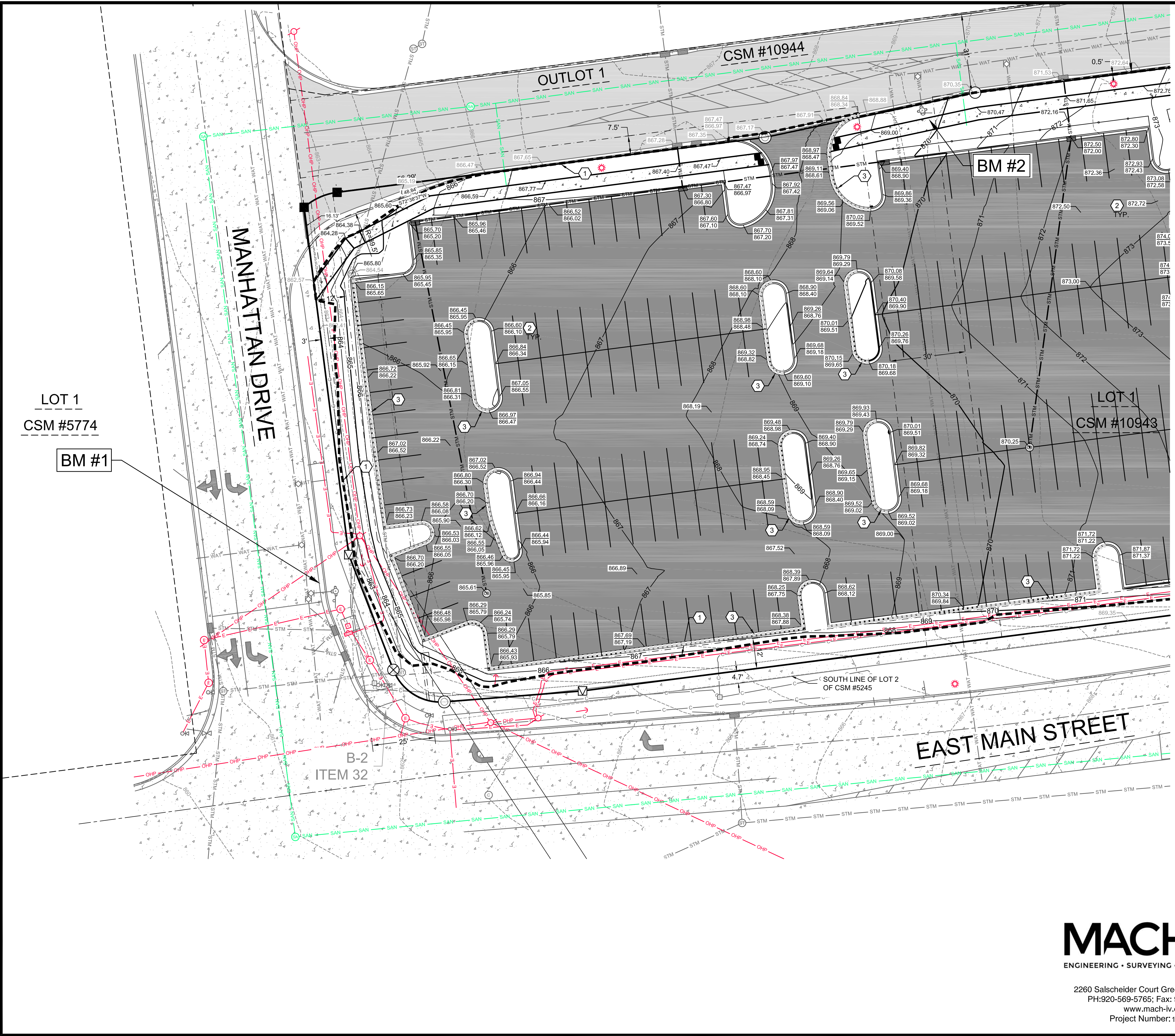
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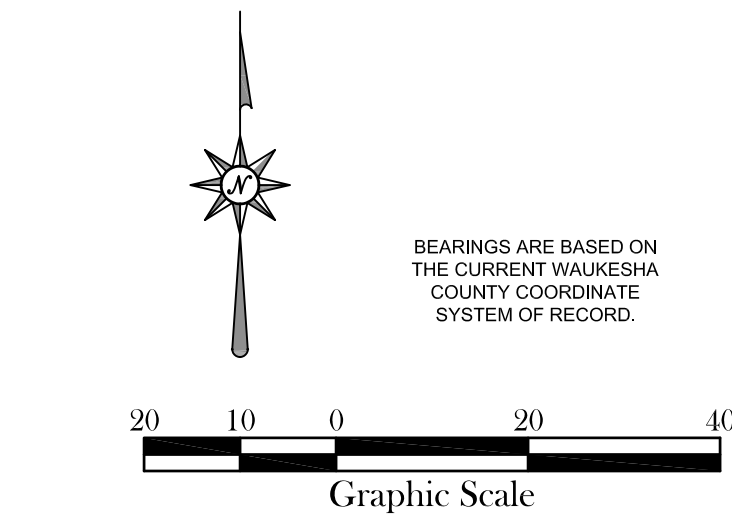
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APPLETON, WISCONSIN 54914
PHONE: 920-364-9850

SHEET KEY NOTES:

- ① CONSTRUCTION / GRADING LIMITS
- ② SPOT GRADE; SEE DETAIL A THIS SHEET
- ③ REVERSE PAN CURB AND GUTTER. LOCATIONS NOT NOTED TO BE STANDARD PAN CURB AND GUTTER.



SPOT GRADE KEY	
873.60	T.O.C.
873.10	GUTTER/PVMT
873.76	FIN. GRADE



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WAUKESHA, WISCONSIN

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GRADING PLAN EAST

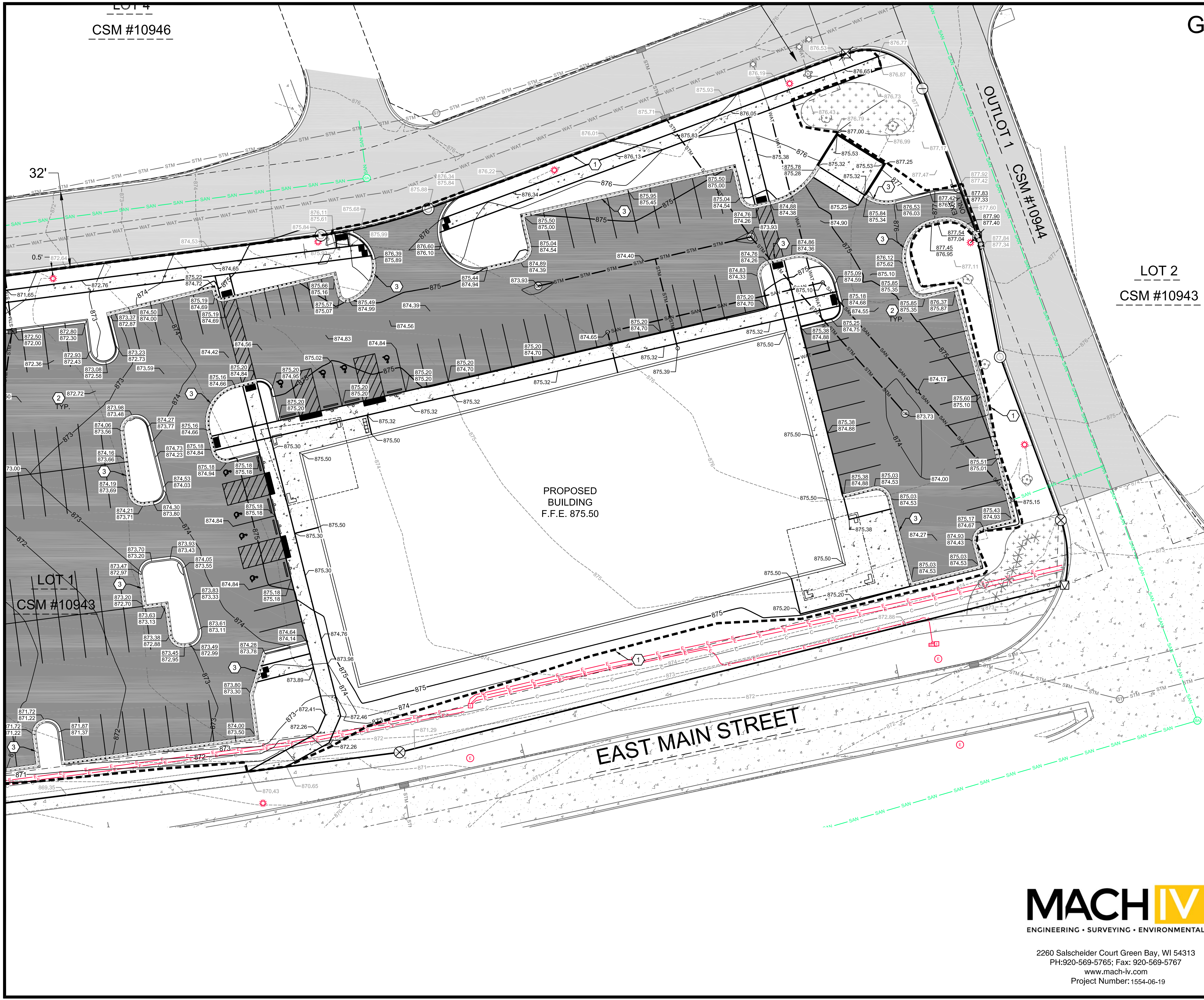
Benchmarks		
Label	Elevation	Description
BM #1	863.85	HYDRANT "ARROW"
BM #2	871.11	HYDRANT "TAG BOLT"
BM #3	878.07	HYDRANT "TAG BOLT"

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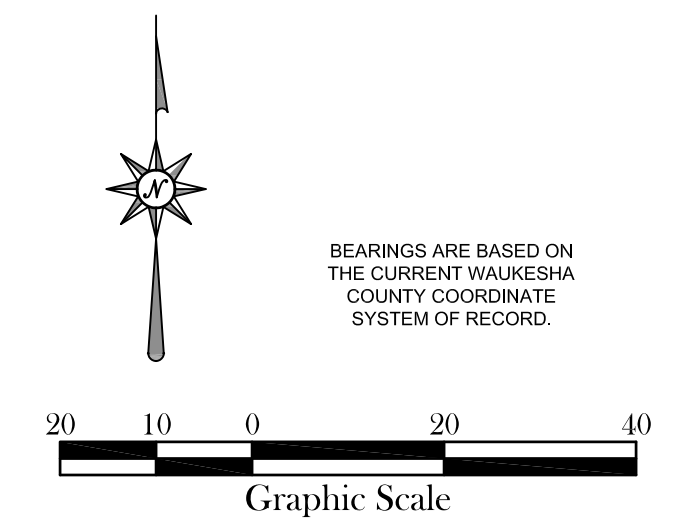
SHEET KEY NOTES:

- ① CONSTRUCTION / GRADING LIMITS
- ② SPOT GRADE; SEE DETAIL A THIS SHEET
- ③ REVERSE PAN CURB AND GUTTER. LOCATIONS NOT NOTED TO BE STANDARD PAN CURB AND GUTTER.



Elevation	Description
873.60	T.O.C.
873.10	GUTTER/PVMT
873.76	FIN. GRADE

A
SPOT GRADE KEY



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BUILD-OUT FOR:
PLANET FITNESS - WAUKESHA
LOT 1 - EAST MAIN STREET
WAUKESHA, WISCONSIN

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EROSION CONTROL PLAN

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CONSTRUCTION SEQUENCE:

- SPRING 2019 TO SUMMER 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
 - RE-SEED ANY UNVEGETATED AREAS
 - REMOVE EROSION CONTROL BMPs UPON SITE STABILIZATION

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

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

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
- 5 TEMPORARY STOCKPILES

CONSTRUCTION NOTES:

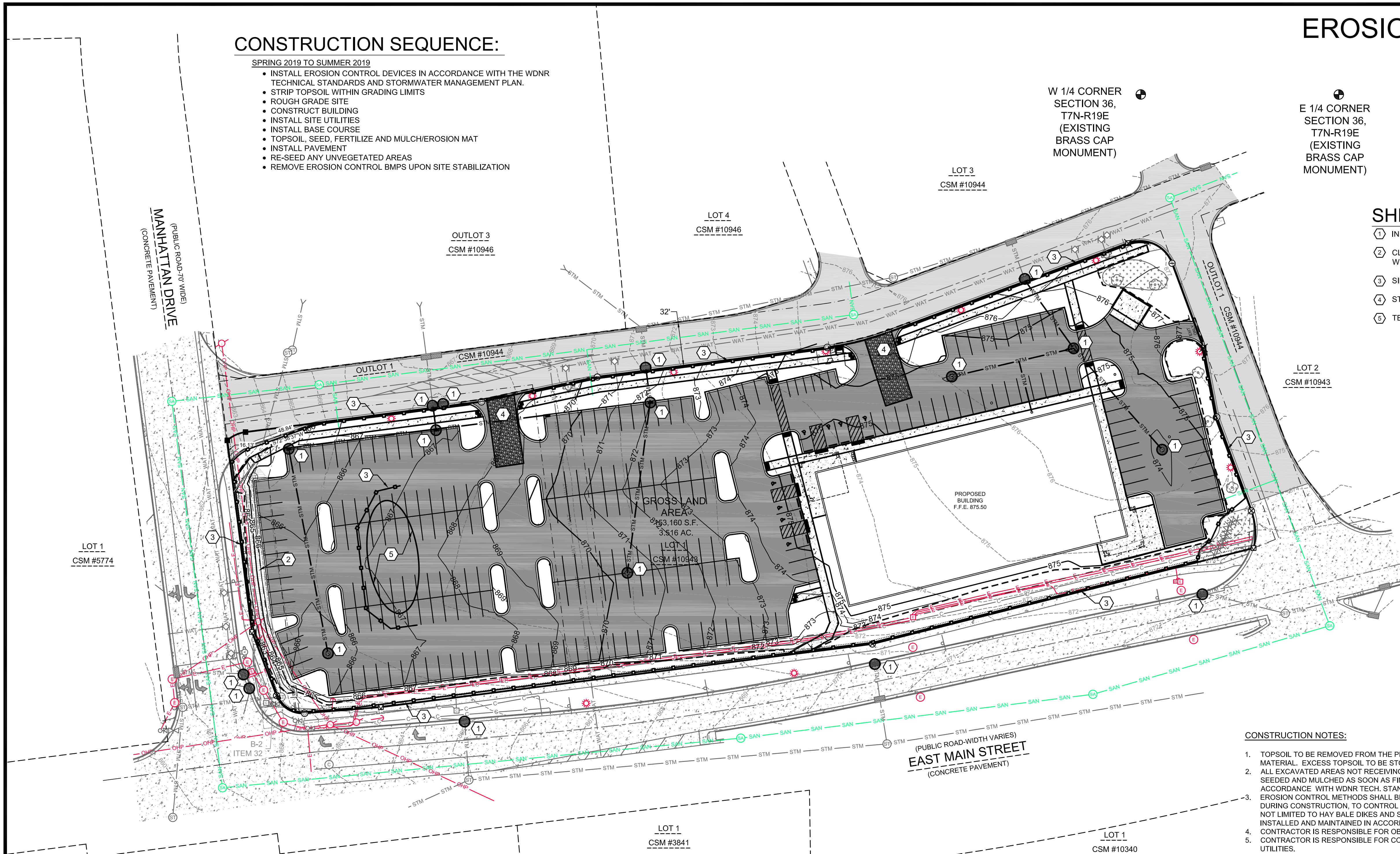
1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. 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.

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 BALE 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 1/4 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.



BUILD-OUT FOR:

PLANET FITNESS - WAUKESHA
LOT 1 - EAST MAIN STREET
WAUKESHA, WISCONSIN

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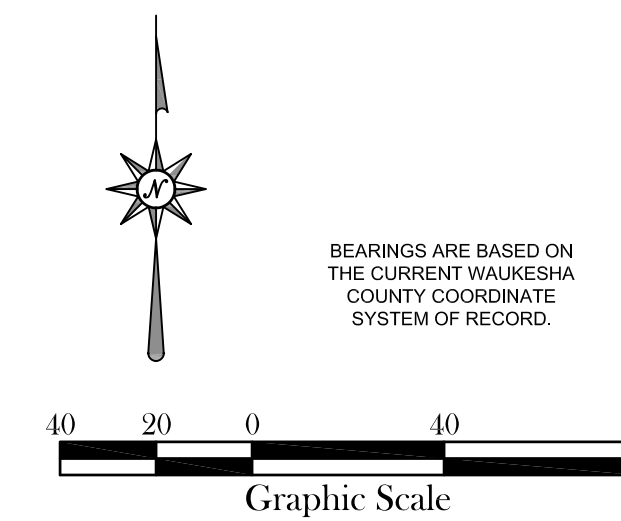
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EROSION CONTROL DETAILS

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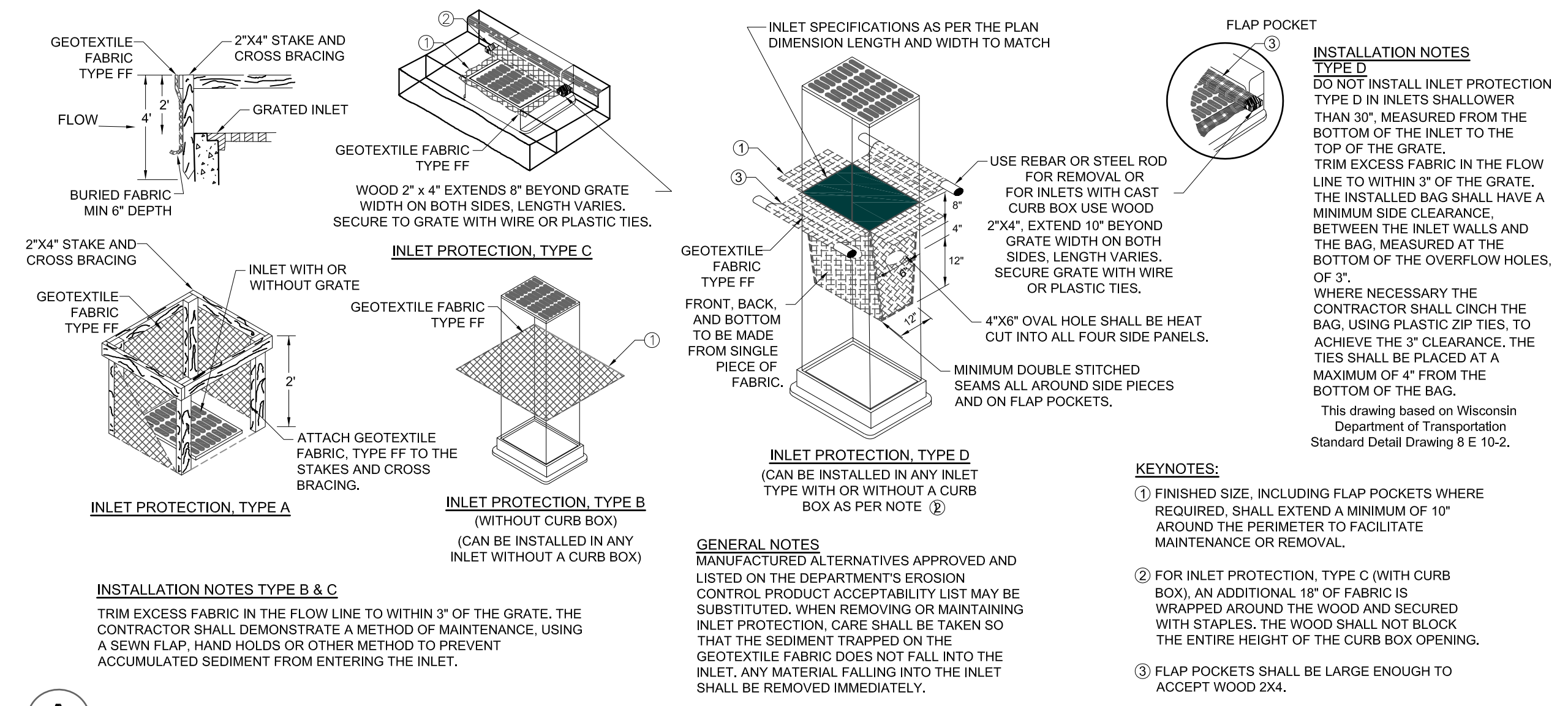
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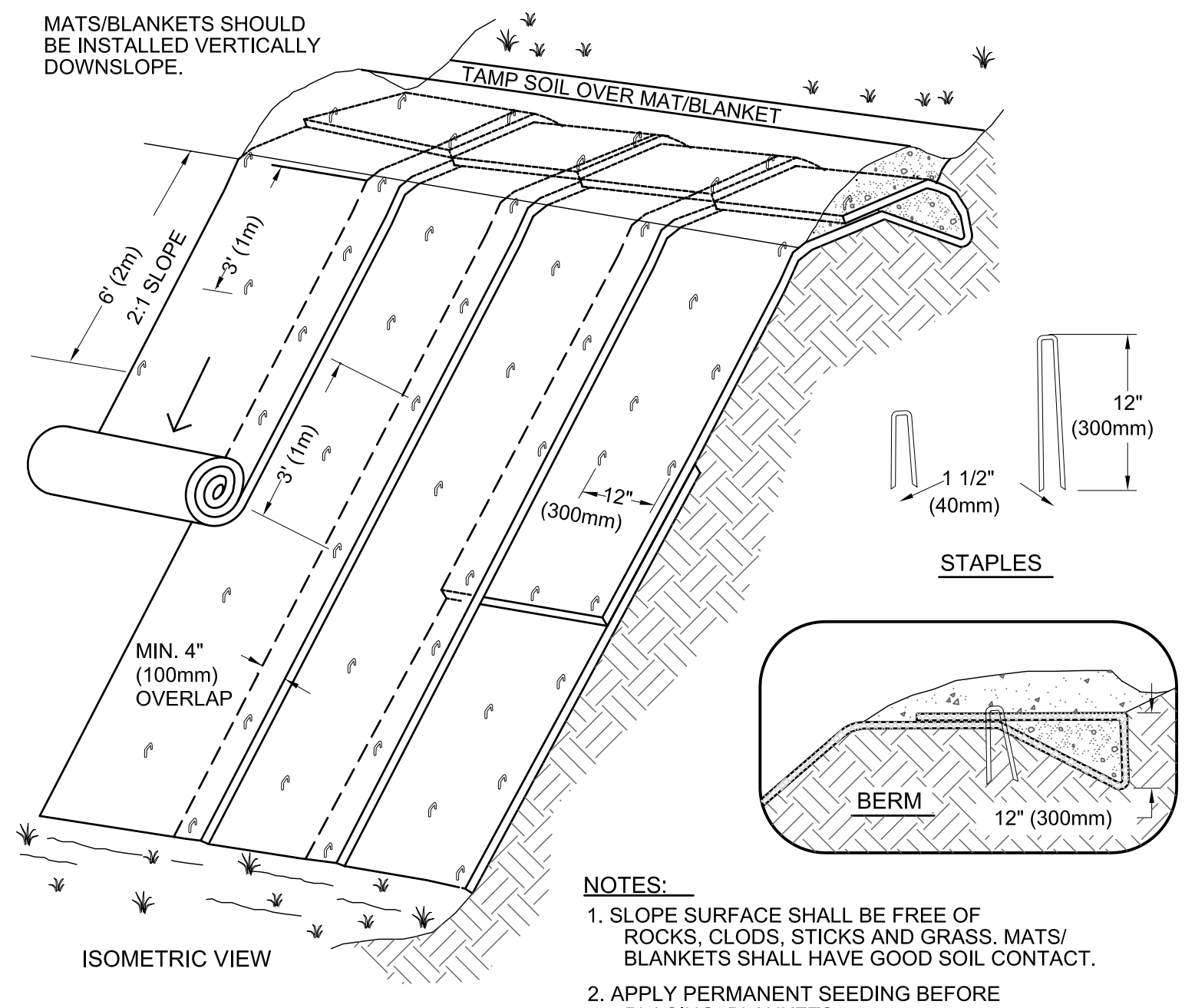
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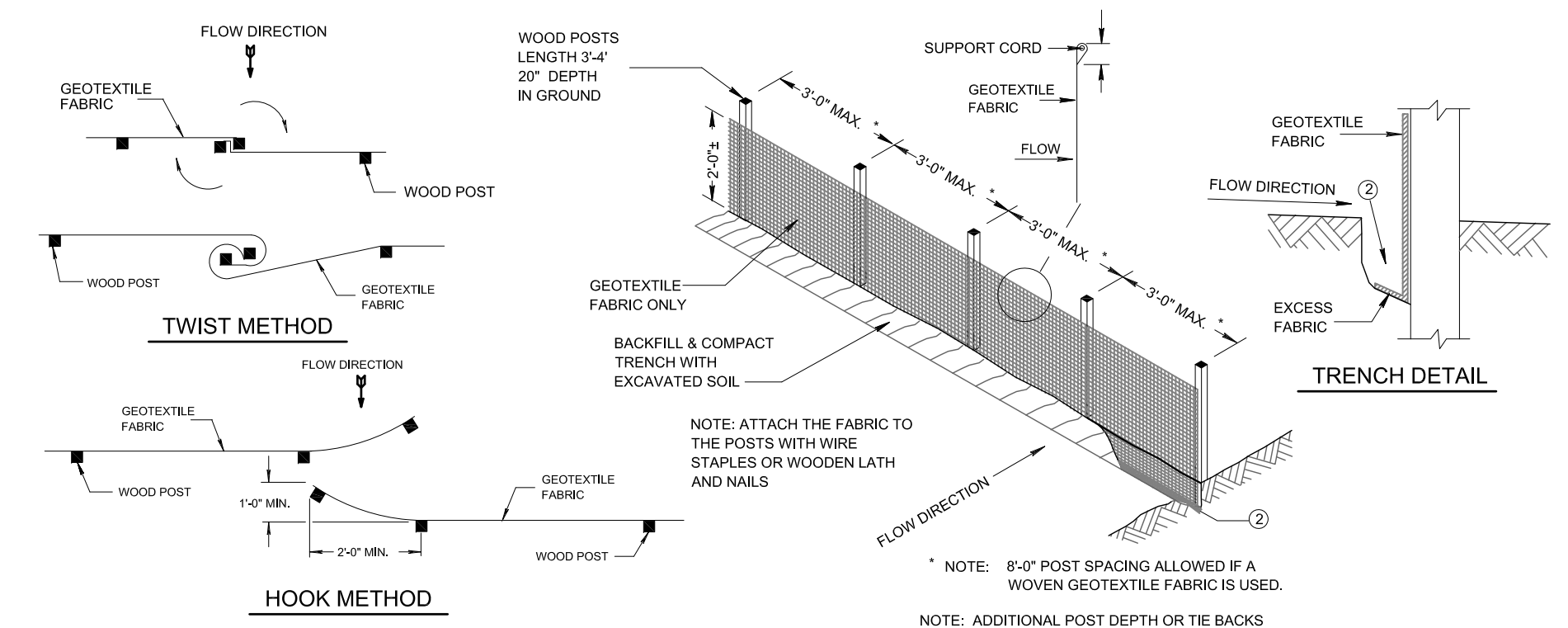
C5.1



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INLET PROTECTION



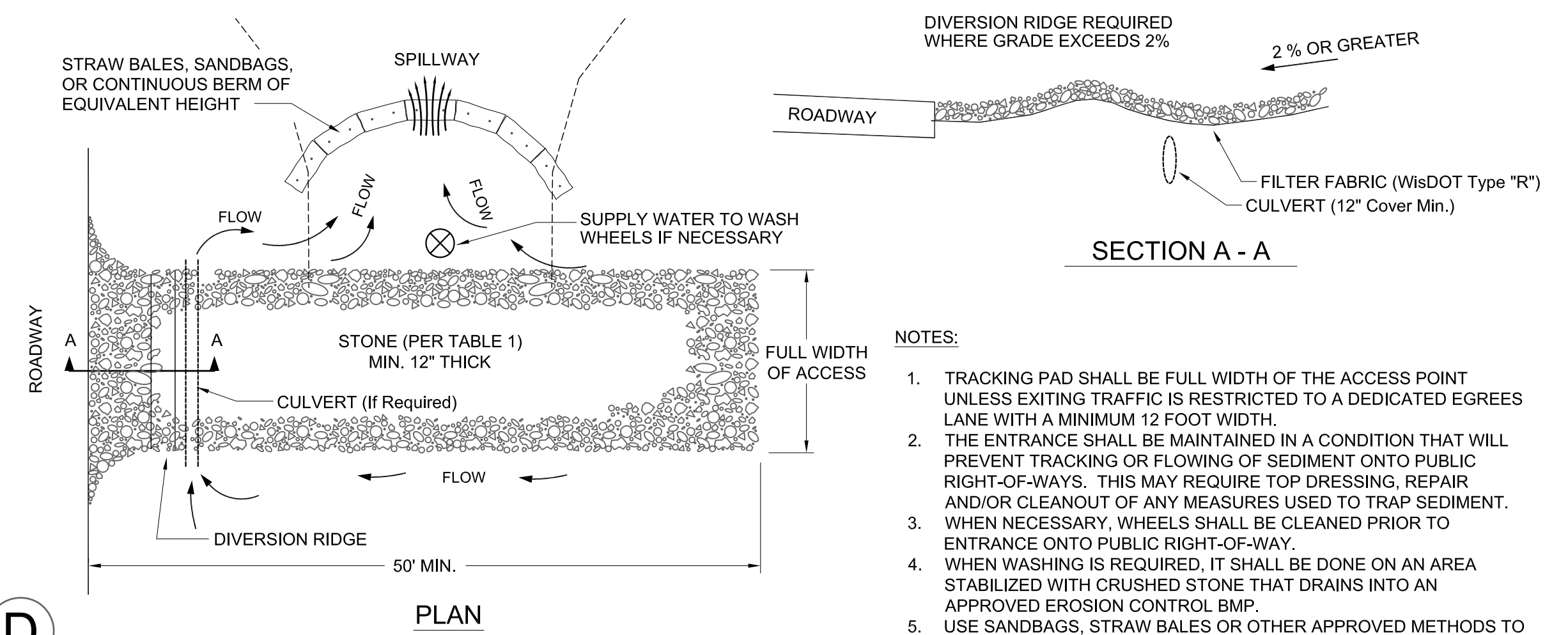
B
EROSION CONTROL MAT FOR SLOPE INSTALLATION



C
SILT FENCE

TABLE 1: GRADATION FOR STONE TRACKING PADS

SIEVE SIZE	% PASSING BY WEIGHT
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5



D
STONE TRACKING PAD

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SITE DETAILS

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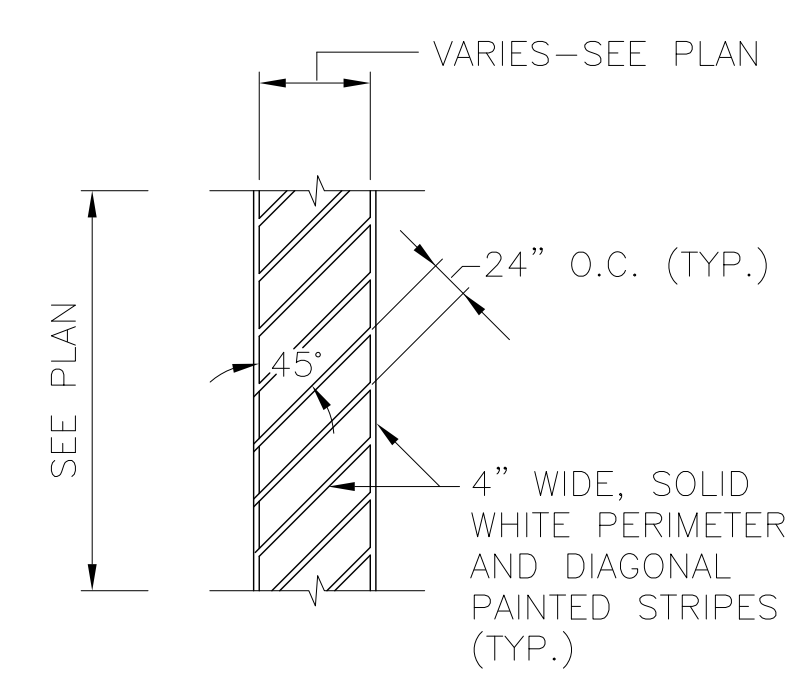
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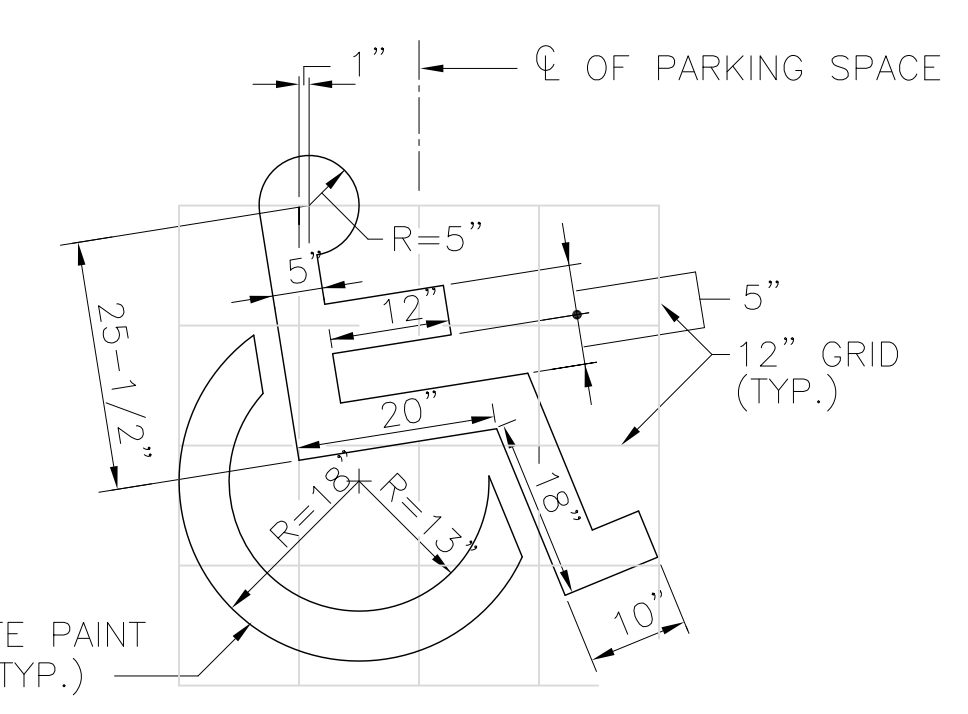
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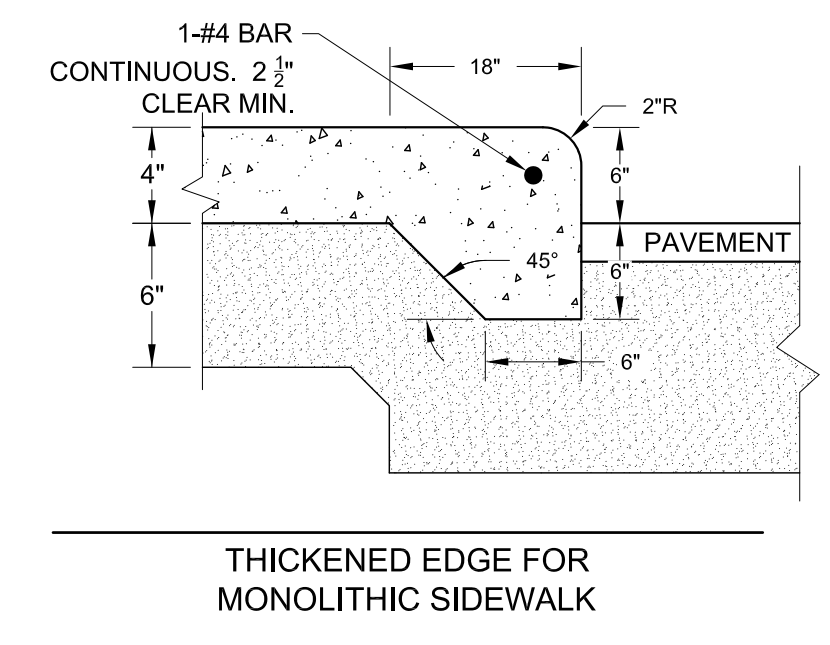


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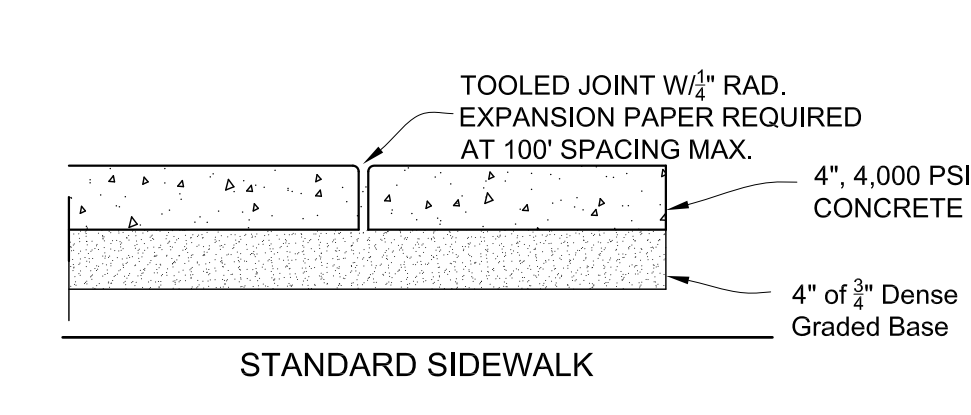


H.C. SYMBOL

G
HANDICAP PAVEMENT MARKING DETAILS

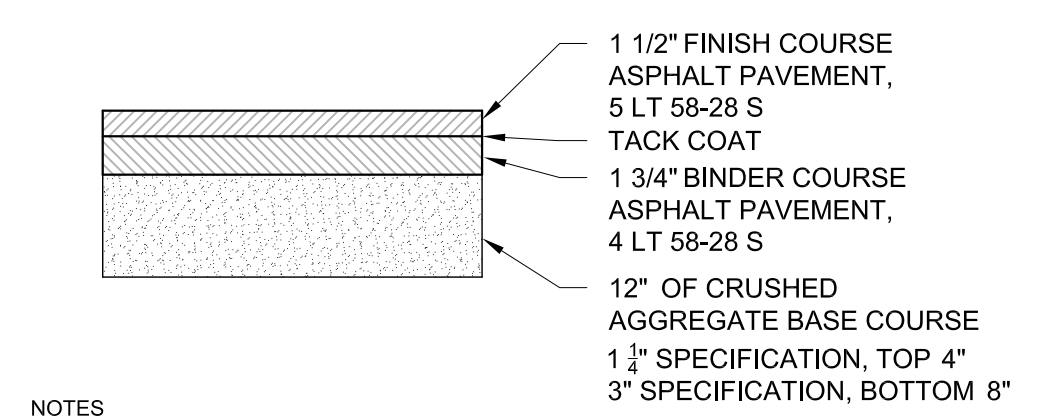


THICKENED EDGE FOR
MONOLITHIC SIDEWALK



STANDARD SIDEWALK

B
CONCRETE SIDEWALK

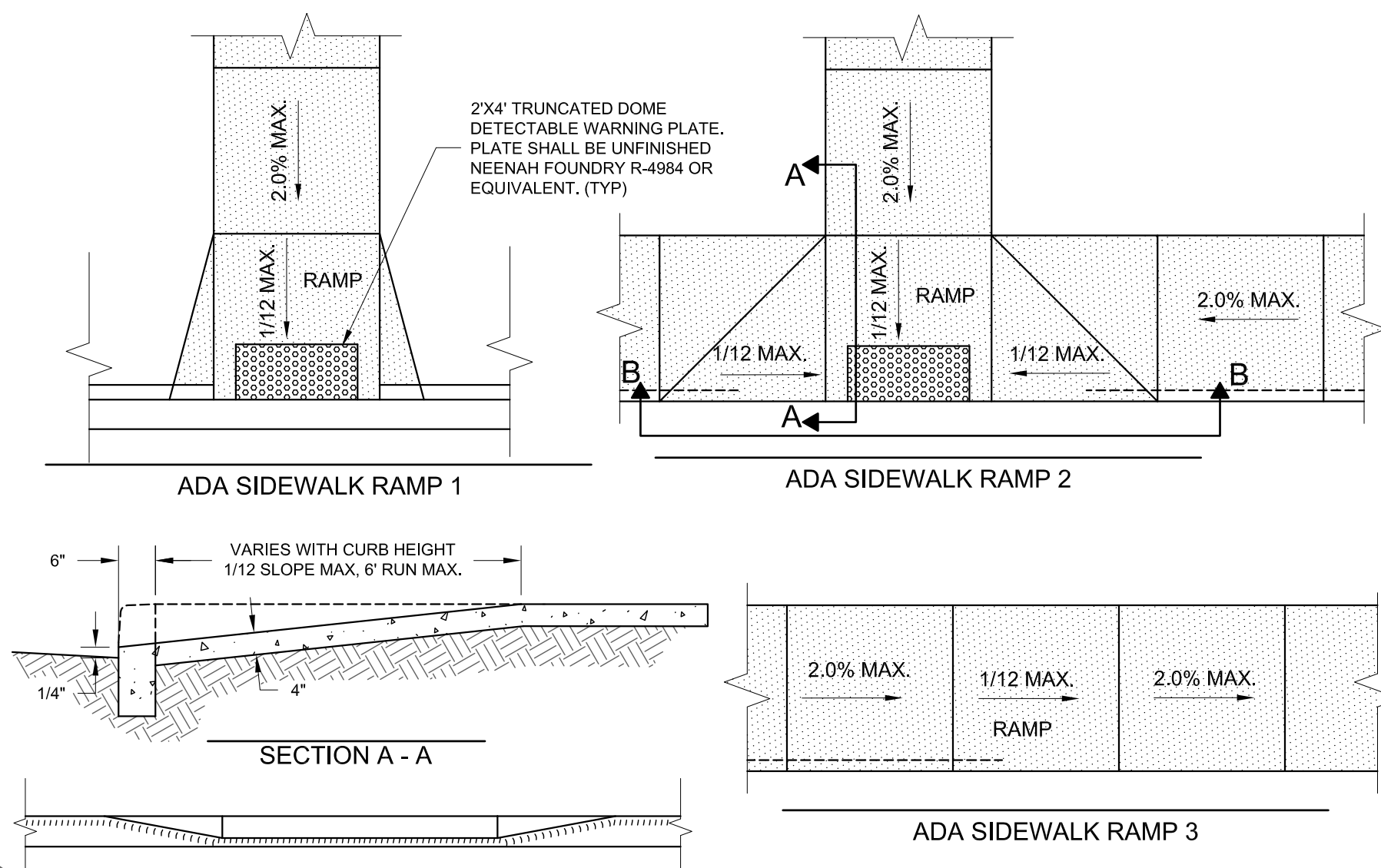


A
STANDARD DUTY ASPHALT PAVEMENT

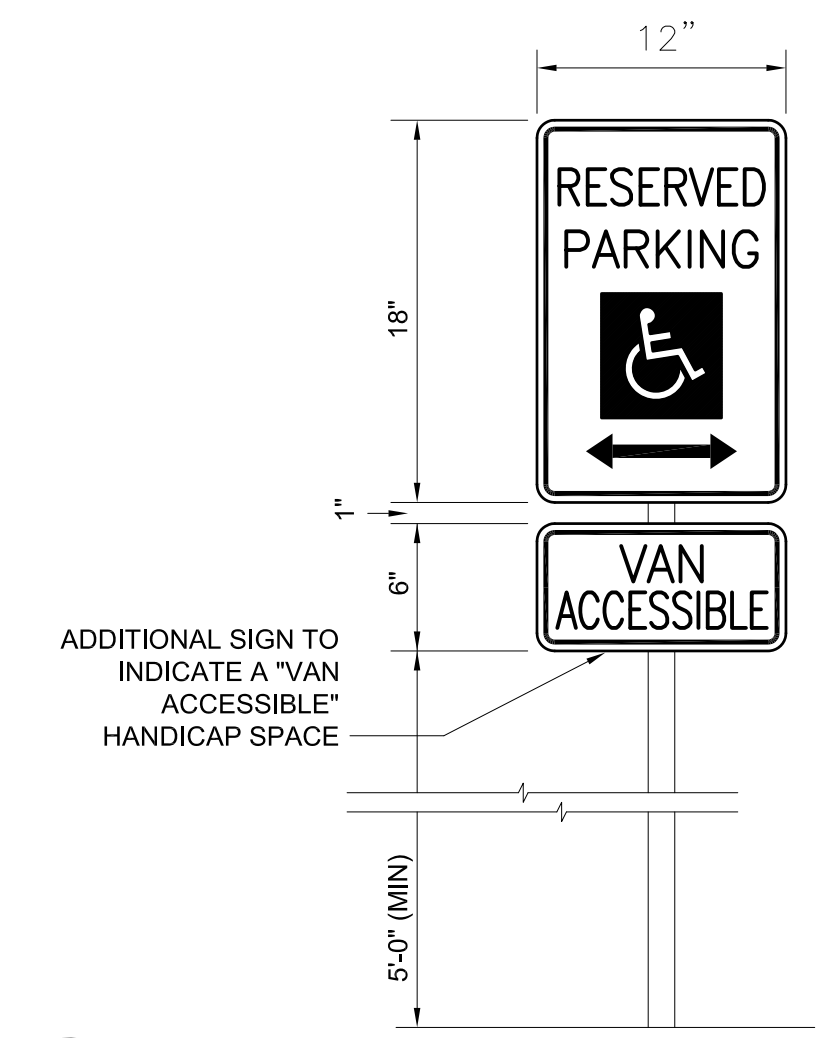
- NOTES:
1. CONCRETE SHALL RECEIVE A BROOMED FINISH.
 2. JOINT SPACING SHALL BE 5' OR WIDTH OF SIDEWALK, WHICHEVER IS GREATER, (10' MAX).
 3. SIDEWALK WIDTH VARIES.

- NOTES:
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

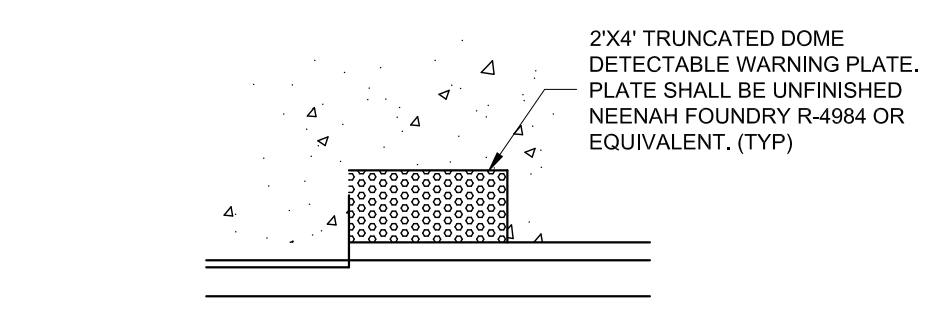
- NOTES:
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES" LATEST EDITION.
 2. USE RAMP 1 WHERE ADA ROUTE MEETS CURB AND THERE IS NO PEDESTRIAN TRAFFIC FROM THE SIDE OF THE RAMP.
 3. USE RAMP 2 WHERE ADA ROUTE MEETS CURB AND THERE IS PEDESTRIAN TRAFFIC FROM THE SIDE OF THE RAMP.
 4. USE RAMP 3 WHERE ADA ROUTE DOES NOT MEET CURB BUT A RAMP SECTION IS REQUIRED FOR GRADE.
 5. DETECTABLE WARNING SHALL BE PLACED WHERE PEDESTRIAN TRAFFIC IS AT GRADE WITH VEHICULAR TRAFFIC.
 6. MAXIMUM RAMP RUN IS 6' AT 1/12 SLOPE FOR A MAXIMUM RISE OF 6". RAMPS WITH A RISE OF >6" REQUIRE AN ADA COMPLIANT HANDRAIL.



C
ADA SIDEWALK RAMPS

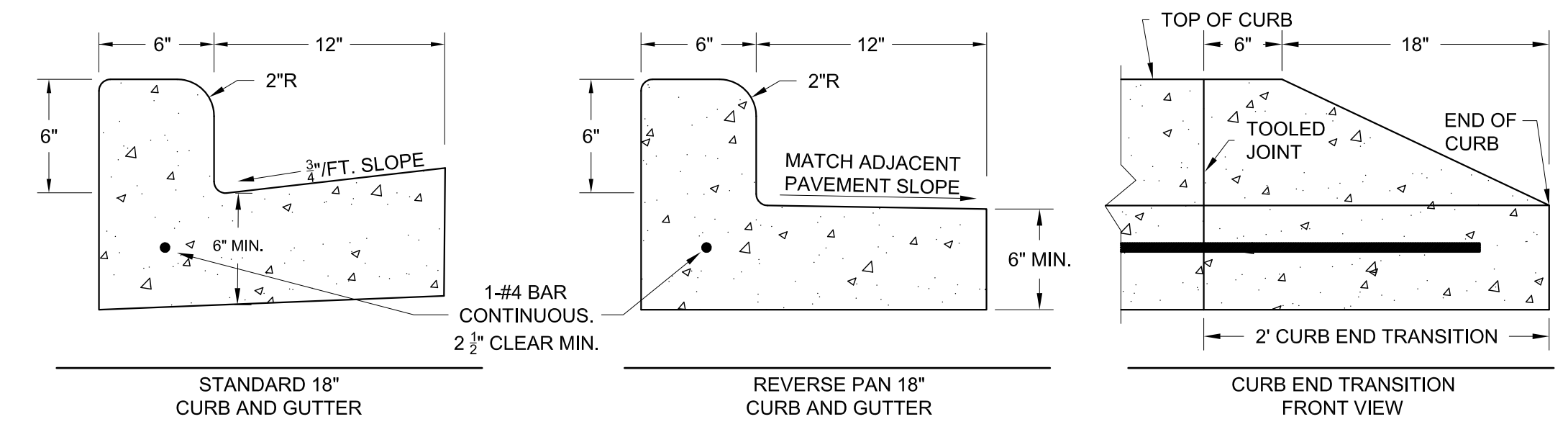


H
ADA HANDICAP SIGN



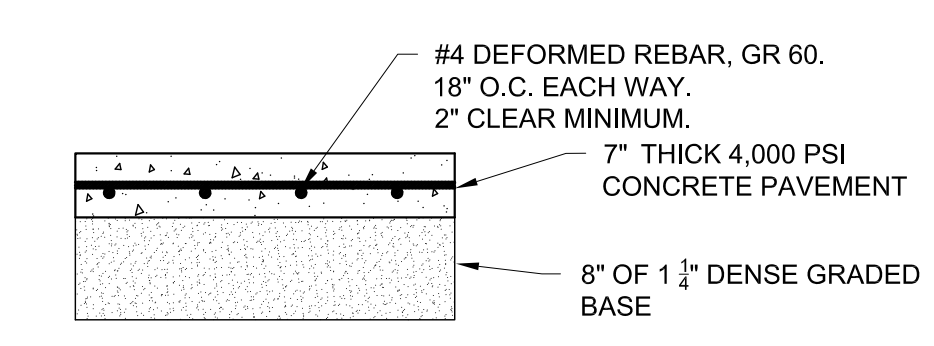
I
ADA DETECTABLE WARNING PLATE

- NOTES:
1. DETECTABLE WARNING SHALL BE PLACED WHERE PEDESTRIAN TRAFFIC IS AT GRADE WITH VEHICULAR TRAFFIC.



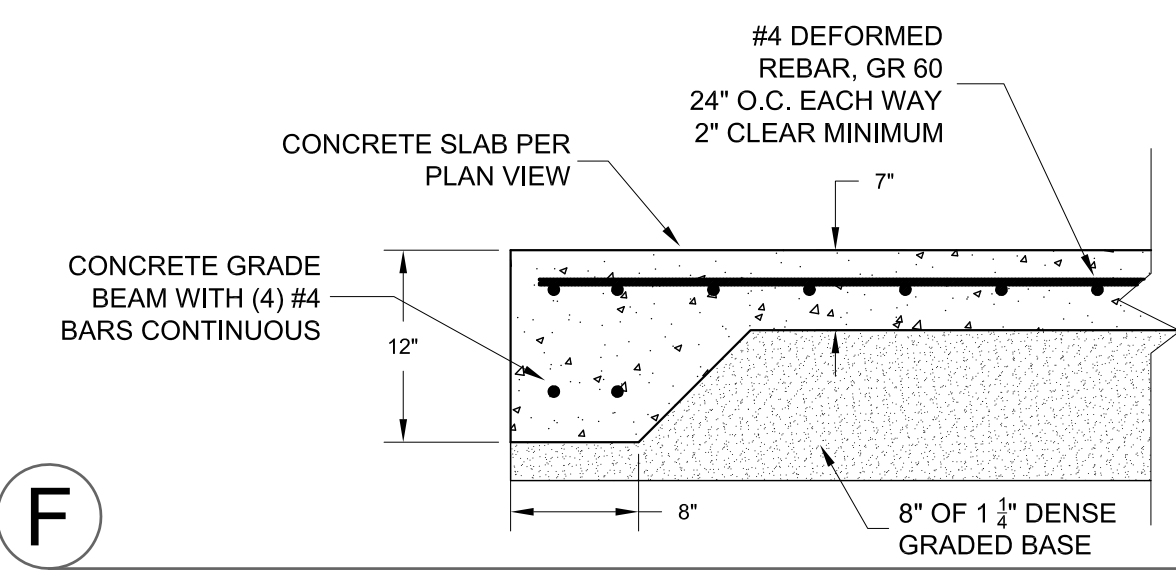
- NOTES:
1. THE BOTTOM OF THE CURB AND GUTTER MAY EITHER BE LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE.
 2. LOCATION OF STANDARD AND REVERSE PAN CURB AND GUTTER IS INDICATED ON THE DRAWINGS.
 3. CURB SHALL BE PLACED ON A MINIMUM OF 6" OF COMPACTED DENSE GRADED BASE.

D
18" CONCRETE CURB AND GUTTER



- NOTES:
1. CONCRETE PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM.
 2. CONCRETE SHALL RECEIVE A BROOMED FINISH.

E
CONCRETE PAVEMENT/SLAB



F
DUMPSTER ENCLOSURE PAD

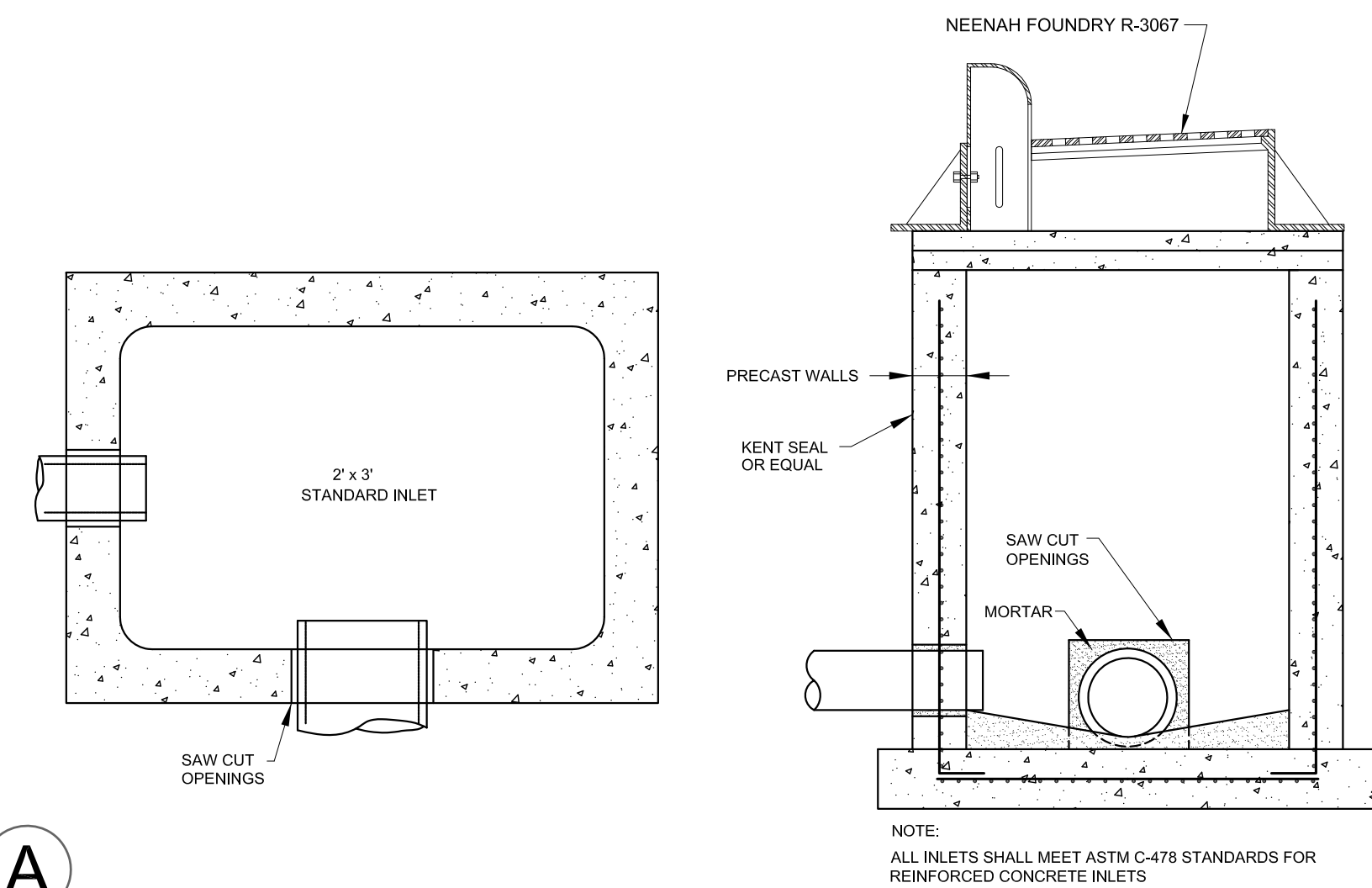
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UTILITY DETAILS

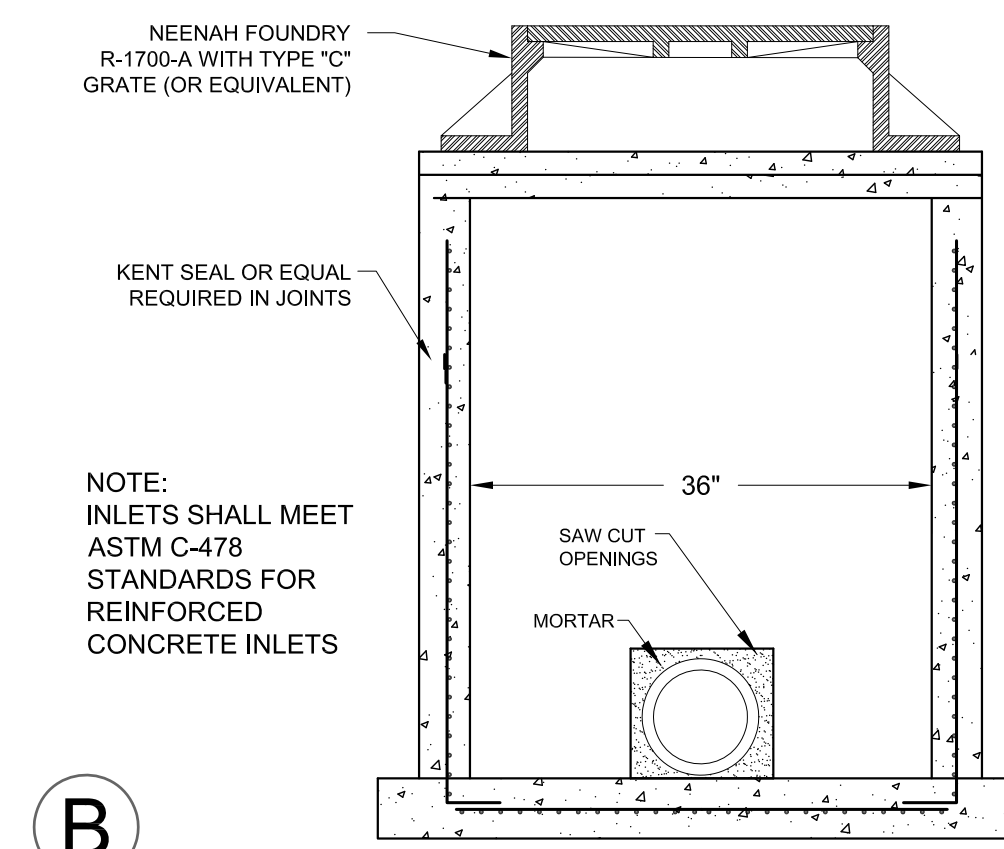
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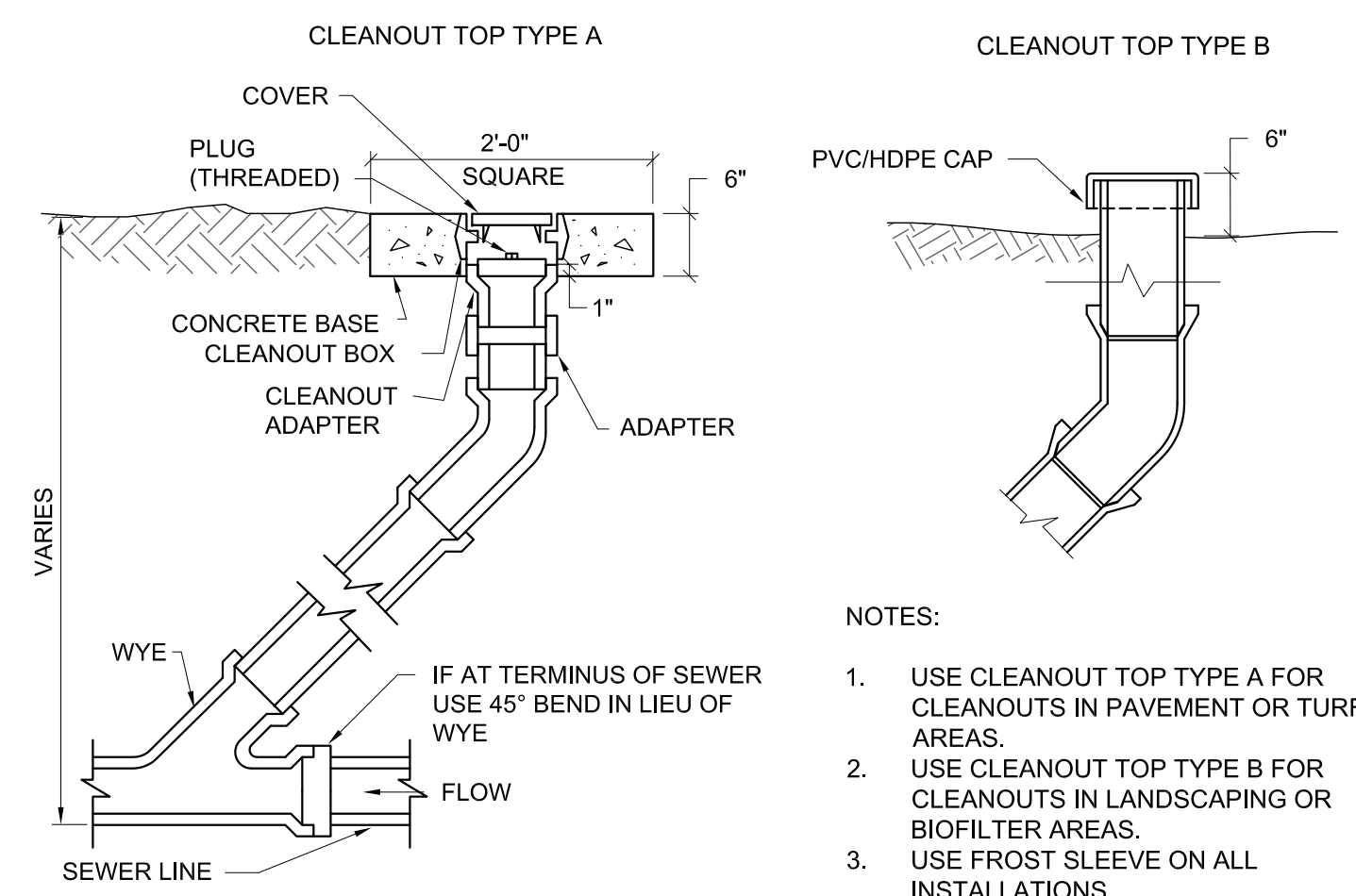
A

STORM INLET - 2' X 3'



B

STORM INLET - 3' DIAMETER



C

CLEANOUT

BUILD-OUT FOR:

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PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	8	2 1/2"
	AUTUMN BLAZE MAPLE	ACER X FREEMANI 'JEFFERSRED'	10	2 1/2"
	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	5	4'
	GLOBE ARBORVITAE	THUJA OCCIDENTALIS 'GLOBE'	19	3 GAL.
	TAUTONI YEW	TAXUS X MEDIA 'TAUTONI'	17	18-24"
	ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	10	2 GAL.
	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	28	3 GAL.
	GOLDFLAME SPIRAEA	SPIRAEA X BUMALDA 'GOLDFLAME'	59	3 GAL.
	DAYLILIES	HEMEROCALLIS	57	1 GAL.
	BARBERRY	BERBERIS VULGARIS	52	3 GAL.

LANDSCAPE PLAN

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SHEET KEY NOTES:

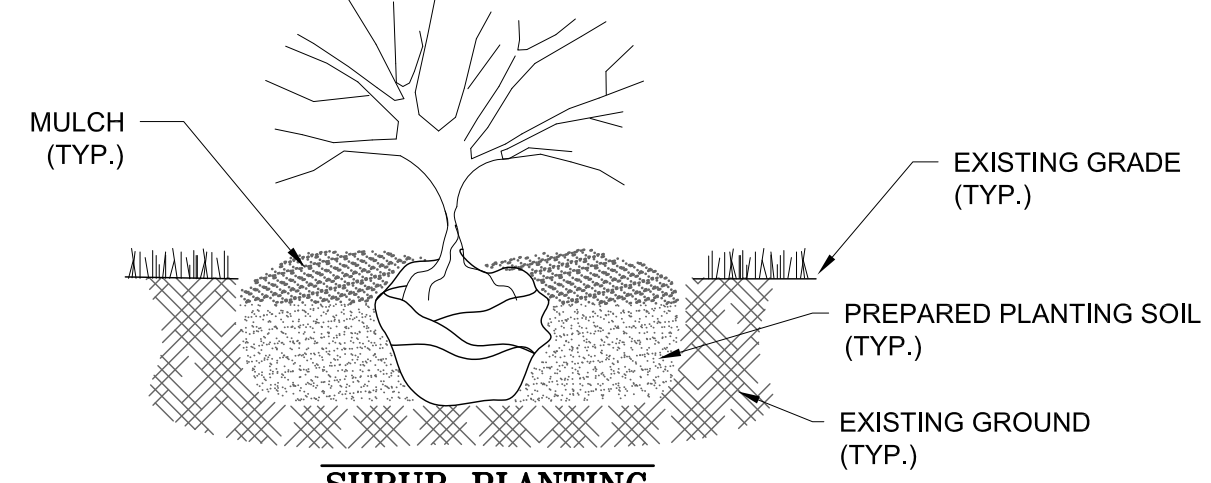
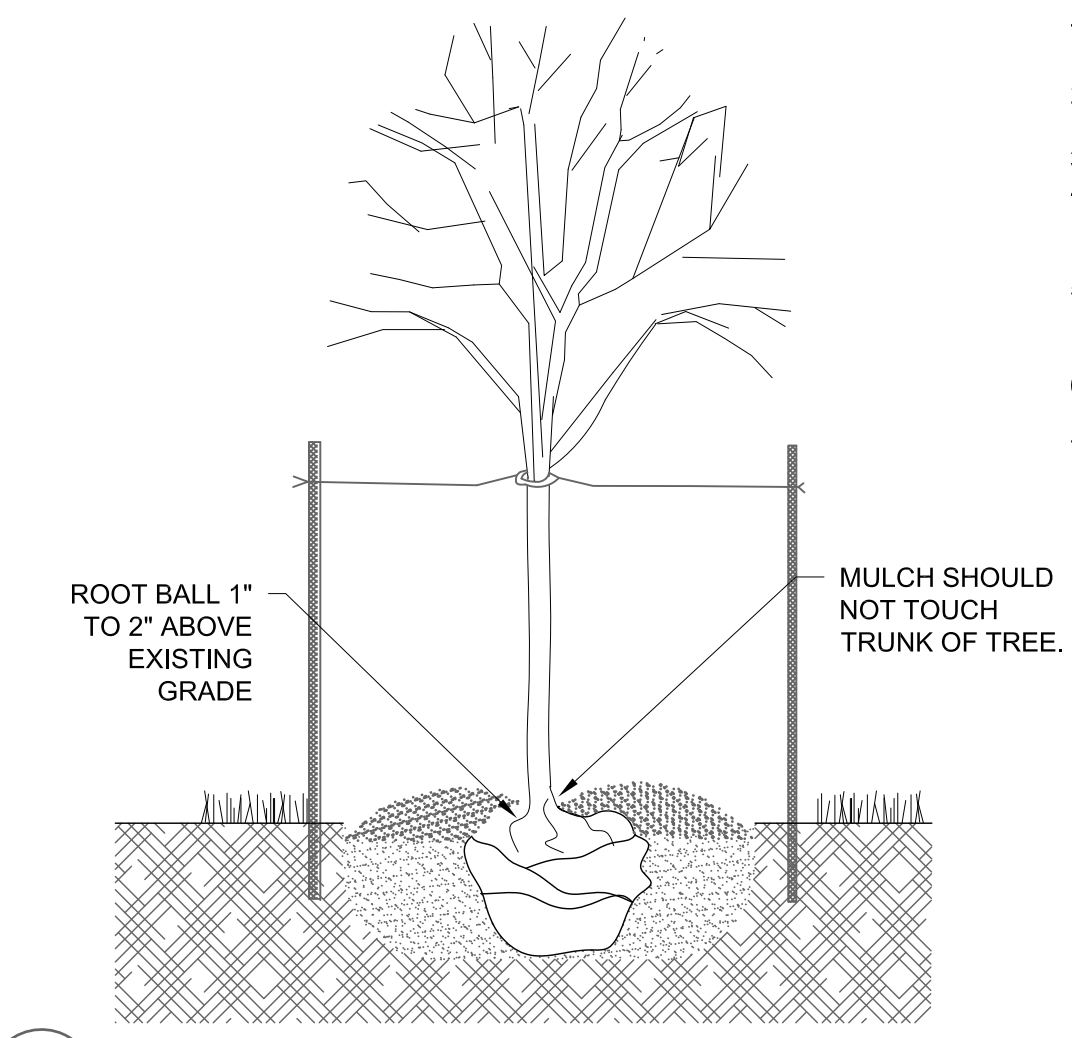
- ① 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH
- ② 1 1/2" RIVER ROCK WITH WEED BARRIER FABRIC
- ③ PROFESSIONAL GRADE EDGING
- ④ LAWN
- ⑤ PROTECT EXISTING LANDSCAPING TO REMAIN
- ⑥ 2 FOOT HIGH LANDSCAPE BERM W/ HARDWOOD MULCH

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 GROUNDCOVER 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.

PLANTING NOTES:

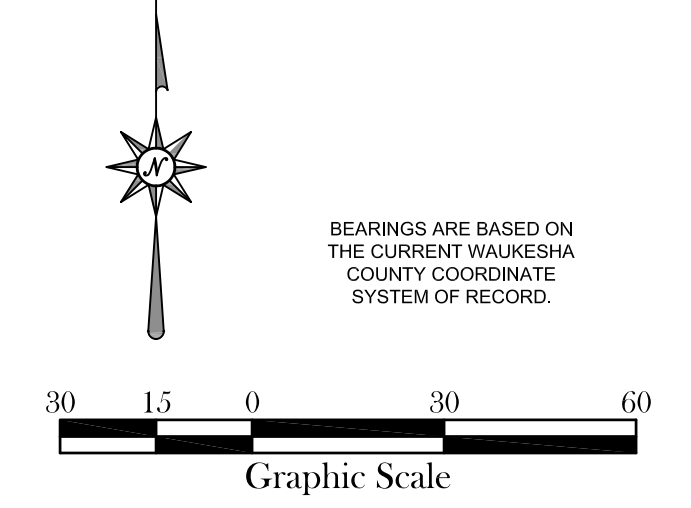
1. PLANTING HOLE SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL, AND EQUAL TO THE DEPTH OF THE ROOT BALL.
2. EXCAVATED SOIL FROM PLANTING HOLE SHALL BE MIXED WITH 1 PART POTTING SOIL TO 2 PARTS EXCAVATED SOIL.
3. PLANT SO THAT THE ROOT COLLAR WILL BE 1" TO 2" ABOVE EXISTING GRADE.
4. IF BALLED AND BURLAPED, PLACE PLANT IN HOLE, CUT THE BALLING TWINE, AND PEEL BACK THE TOP TWO THIRDS OF BURLAP. IF POTTED REMOVE POT, AND PLACE PLANT INTO HOLE.
5. 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.
6. MULCH WITH 3" OF SHREDDED HARDWOOD MULCH OR LANDSCAPE STONE (RIVER ROCK, NOT CRUSHED STONE)
7. 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.



A **PLANTING DETAIL**

MACH IV
 ENGINEERING • SURVEYING • ENVIRONMENTAL

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 Project Number: 1554-06-19



REVISIONS

NO.	DATE	DESCRIPTION

DATE
03/19/19

PROJECT NO.
175055

L1.0

BUILD-OUT FOR:
PLANET FITNESS - WAUKESHA
 LOT 1 - EAST MAIN STREET
 WAUKESHA, WISCONSIN