

PULVERIZE EXISTING CONCRETE ASPHALT (USE FOR ONSITE STRUCTURAL FILL - NO SUBGRADE DISTURBANCE)

REMOVE EXISTING STORM

DEMO EXISTING BUILDING (INCLUDE MISC CONCRETE - SEE FORD CONTRACT)

REMOVE TOPSOIL TO SUBGRADE (TOTAL SITE DISTURBANCE = 11,360SF)

ABANDON EXISTING 2" COPPER SERVICE. TURN CORP OFF AND CAP THE CORP.

REMOVE EXISTING CONCRETE APRON

ALL PUBLIC SIGNS WILL NEED TO BE RELOCATED TO A CITY APPROVED LOCATION TO ACCOMMODATE THE PROPOSED DRIVEWAY APRON.

NOTE: ALL UNDERGROUND CONTRACTOR ARE REQUIRED TO FIELD LOCATE EXISTING UTILITIES, STORM SIZE & INVERT PRIOR TO CONSTRUCTION. OBTAIN ALL CITY PERMITS PRIOR TO CONSTRUCTION. PUBLIC ROW PERMIT WILL BE NEEDED FOR WORK WITHIN THE ROW.

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY CHAPUT SURVEY. THIS INFORMATION IS BELIEVED TO BE RELIABLE AND ACCURATE.

NOTES:

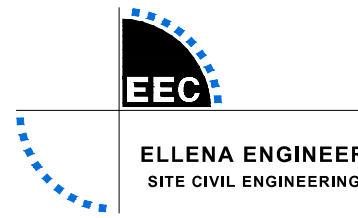
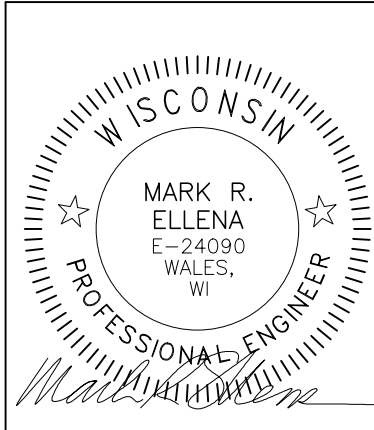
1. Notify City Engineering Dept. 5 days prior to work in City right of way.
2. Limits of final City street pavement and curb and gutter removal and replacements to be marked by City Engineering staff in field.
3. All work within City right of way and City easements to be in accordance with current City Standard Specifications and details.
4. Review all City sidewalk adjoining the property limits with a City Engineering representative. If the sidewalk meets replacement criteria due to cracking, missing pieces, or displacement, then the sidewalk will need to be removed and replaced.

GENERAL CONSTRUCTION SPECIFICATIONS:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the City of Waukesha. All permits must be obtained by the contractor prior to commencing work.
2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the City of Waukesha and the Department of Natural Resources Wisconsin Technical Standards.
3. All erosion control devices (i.e., inlet protection, etc.) shall be installed prior to commencing construction.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The Contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
8. Contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering or other appropriate methods.
9. Existing inlets shall be protected with a Type "Ft" erosion barrier until the site is vegetated. Frequent inspection and timely maintenance is required.
10. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed areas and provide seed, fertilizer and mulch per the Standard Specifications; unless otherwise specified on the site plans.
11. All disturbed areas that remain inactive for more than 7 days shall be revegetated & stabilized. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.
12. All erosion control devices shall be routinely inspected by the Contractor every seven days or within 24 hours of a rainfall greater than 0.5 inches.
13. All storm water (where applicable) shall be directed towards the on site storm water inlets by means of a diversion or temporary swales.
14. If site is not stabilized by September a winter stabilization plan will be required to continue construction.

LEGEND

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR AS NOTED
- POST
- UTILITY POLE
- GUY POLE
- GUY WIRE
- CULVERT
- UTILITY PEDESTAL
- ELECTRIC PEDESTAL
- SEPTIC FACILITY
- SEPTIC CLEANOUT
- TV MANHOLE
- WAD LIGHT
- INLET
- SOIL TEST LOCATION W/ ELEV
- VALVE
- LIGHT POLE
- WIRE FENCE
- SILT FENCE
- RECORD DIMENSION
- SAN
- ST
- W
- OH
- G
- E
- C



ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT

Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122
Phone: 262-719-6183 • Email: mellenae@eeceng.com



ARCHITECTS

133 W. PITTSBURGH AVE., SUITE 102
MILWAUKEE, WI 53204
414.277.8000
MADSENMAIER.COM

PROPOSED ADDITION TO:

SUPERIOR CRANE CORP

400 WILMONT DRIVE
WAUKESHA, WI 53188

Drawings and Specifications are instruments of service and are the property of Madsen/Maier Architects. Whether the work is completed or not, they are not to be used or copied or other work except by written agreement with Madsen/Maier Architects.

DATE ISSUED SET

PROJECT NUMBER 24-030

DATE 02-12-26

DRAWN BY -

CHECKED BY -

DEMOLITION PLAN

C100



PROPOSED ADDITION TO:

SUPERIOR CRANE CORP

400 WILMONT DRIVE
WAUKESHA, WI 53188

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[illegible]

PROJECT NUMBER	24-030
DATE	02-12-26
DRAWN BY	-
CHECKED BY	-

SITE GRADING & UTILITY PLAN

C200

NOTES:

1. Notify City Engineering Dept. 5 days prior to work in City right of way.
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3. All work within City right of way and City easements to be in accordance with current City Standard Specifications and details.
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GENERAL CONSTRUCTION SPECIFICATIONS:

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4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The Contractor shall notify Diggins Hotline, the local municipality and all government agencies that may be effected by the contractor's operations at least three (3) days before breaking ground.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
8. The contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from the project site by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering or other appropriate methods.
9. Existing inlets shall be protected with a type "T" erosion barrier until the site is vegetated. Frequent inspection and maintenance is required.
10. Upon completion of the work as specified, respread top (4") inches of salvaged topsoil over all disturbed areas and provide seed per the Standard Specifications unless otherwise specified on the site plans.
11. All disturbed areas that remain inactive for more than 7 days shall be revegetated & stabilized. Highway mix #40 shall be used for stabilization with an application rate of 4.0 lbs/1000 sf.
12. All erosion control devices shall be routinely inspected by the Contractor every seven days or within 24 hours of a rainfall greater than 0.5 inches.
13. All storm water (where applicable) shall be directed towards the on site storm water inlets by means of a diversion or temporary swales.
14. If site is not stabilized by September a winter stabilization plan will be required to continue construction.

LEGEND

- | | |
|----------|--|
| • | SECTION CORNER MONUMENT |
| ○ | FOUND 1" IRON PIPE OR AS NOTED |
| ● | POST |
| ⊙ | UTILITY POLE |
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| ⊕ | SEPTIC CLEANOUT |
| ⊕ | TV MANHOLE |
| ⊕ | YARD LIGHT |
| ⊕ | INLET |
| ⊕ | SOIL TEST LOCATION W/ ELEV. |
| ⊕ | WAVE |
| ⊕ | LIGHT POLE |
| —X—X—X— | WIRE FENCE |
| —○—○—○— | SILT FENCE |
| (XXXXXX) | RECORD DIMENSION |
| —SAN— | SANITARY SEWER |
| —ST— | STORM SEWER |
| —W— | WATERMAIN |
| —OH— | OVERHEAD POWER/UTILITY |
| —G— | UNDERGROUND GAS |
| —E— | UNDERGROUND ELECTRIC |
| —C— | UNDERGROUND CABLE |
| × 1007.0 | EXISTING SPOT ELEVATION |
| —1008— | EXISTING CONTOUR |
| —1008— | PROPOSED CONTOUR |
| → | PROPOSED DRAINAGE DIRECTION |
| —P929.0 | PROPOSED PAVEMENT SPOT ELEVATION |
| —F929.0 | PROPOSED SPOT ELEVATION AT CURB FLANGE |

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PRIVATE SANITARY SEWER & WATER MAIN LATERAL SPECIFICATIONS:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, and the City of Waukesha Ordinances and the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin.
2. The private sanitary sewer & water main, design, permitting, construction, installation, supervision, maintenance, inspection AND testing shall be in accordance with State of Wisconsin, Chapter SPS 382. All permits must be obtain by the contractor prior to commencing work.
3. Private sanitary laterals shall be PVC (solid wall), ASTM D-3034, DR-35 or 28; or PVC (solid wall), AWWA C-900 per the State of Wisconsin Plumbing Code, Chapter SPS 382.
4. Private watermain shall be PVC (solid wall), AWWA C-900, CLASS 235, DR-14 with Push-On type integral elasticomeric bell-spigot joints or 52 DI per the State of Wisconsin Plumbing Code, Chapter SPS 382 AND the Standard Specifications for Sewer & Water Construction in Wisconsin.
5. Private storm sewers shall be PVC (solid wall), DR-26; per the State of Wisconsin Plumbing Code, Chapter SPS 382.
6. BUILDING PLUMBER TO PROVIDE SANITARY & WATER LATERAL SIZING CALCULATIONS FOR ISSUANCE OF BUILDING PERMIT.
6. Coordinate with the Fire Department and Building Inspector for the necessary requirements for fire protection (if required).
7. Slurry backfill and pavement replacement in kind for ALL laterals to extend 5-feet past the back of curb, per City standards.

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PROPOSED BUILDING

NORTH


$$1'' = 30'$$

CONCRETE PAVEMENT (18,900SF)

6" REINFORCED CONCRETE PAVEMENT
12" - RECYCLED BASE COURSE

CONCRETE PAVEMENT & WALKS
SEE ARCHITECTURAL
PLANS FOR DETAILS

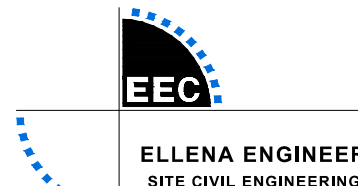
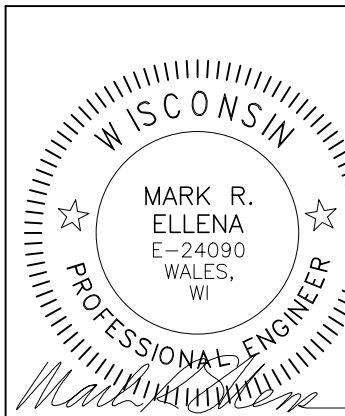
SAW-CUT EXISTING BACK OF CURB & CONSTRUCT NEW 122' WIDE APRON PER CITY REQUIREMENTS.

REPLACE EXISTING WATER SERVICE WITH 6" DR-14 PVC. REPLACE EXISTING SANITARY LATERAL WITH 4"PVC.

WWU TO INSTALL 8"x6" TAP. SLURRY BACKFILL & REPLACE ROAD & CURB IN KIND. (PAY ALL FEES AND OBTAIN ALL PERMITS PRIOR TO CONSTRUCTION)

SITE DATA TABLE		
	EXISTING	PROPOSED
PROPERTY AREA :	97,104 S.F.	97,104 S.F.
TOTAL BUILDING FLOOR AREA :	30,160 S.F.	46,335 S.F.
F.A.R. FLOOR AREA RATIO	31.1%	47.7%
PAVED SURFACE AREAS:	43,120 S.F.	35,990 S.F.
TOTAL IMPERVIOUS AREAS:	73,280 S.F.	82,325 S.F. *
GREEN AREA	23,824 S.F.	14,779 S.F.
GREEN SPACE RATIO	24.5%	15.0%

* ADDITIONAL HARD SURFACE = 9,045 SF NO SWM



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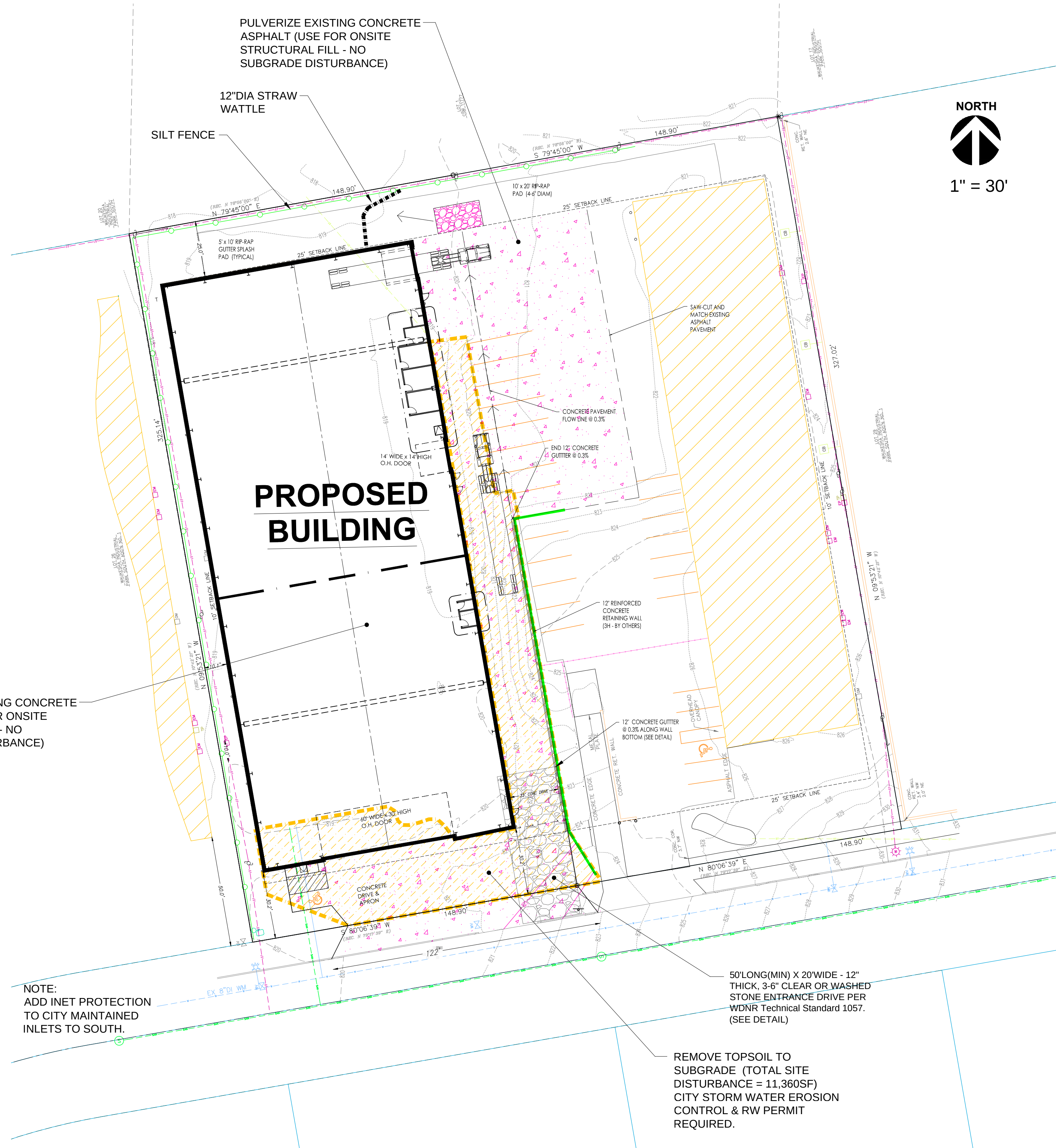
Ellena Engineering Consultants, LLC ▪ 700 Pilgrim Parkway - Suite 100 ▪ Elm Grove, WI 53122
Phone: 262-719-6183 ▪ Email: mellena@eeceng.com

The timing and sequence of construction is scheduled as follows:

- PULVERIZE EXISTING CONCRETE
ASPHALT (USE FOR ONSITE
STRUCTURAL FILL - NO
SUBGRADE DISTURBANCE)

NOTE:
ADD INET PROTECTION
TO CITY MAINTAINED
INLETS TO SOUTH.

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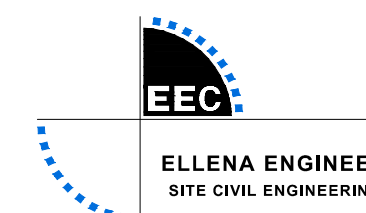
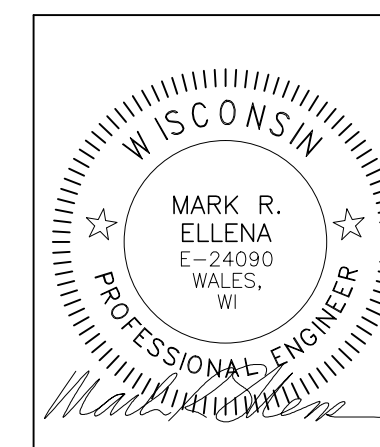
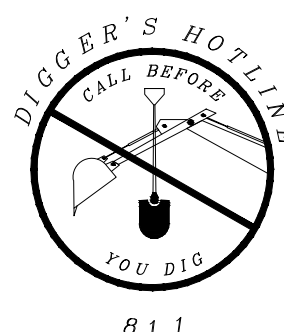


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[illegible]

PROJECT NUMBER	24-030
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DATE 02-12-26

DRAWN BY _____

CHECKED BY _____

EROSION CONTROL PLAN

C300

