PLAN OF PROPOSED IMPROVEMENTS
FOR
OSI ENVIRONMENTAL
PARKING LOT EXPANSION
WAUKESHA, WI
WAUKESHA COUNTY

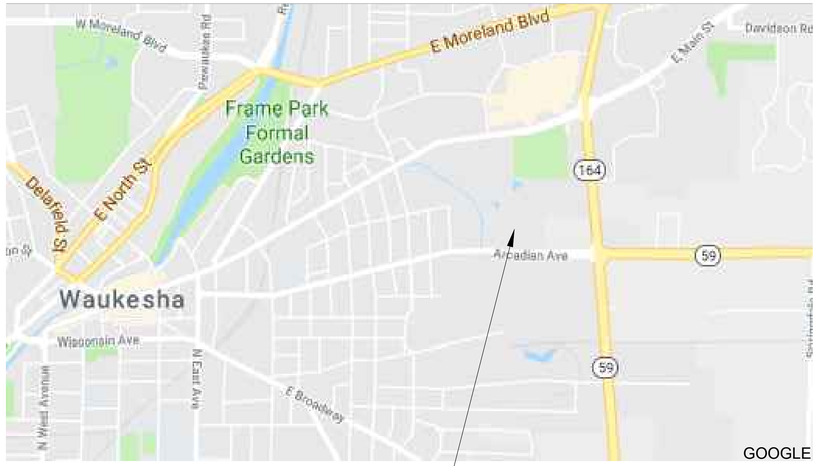
ISSUED FOR PERMITTING

OWNER/DEVELOPER:
OSI ENVIRONMENTAL INC.
GARY SCHACHT
REGIONAL MANAGER
912 TESCH COURT
WAUKESHA, WI 53186
PHONE: 262-278-4870
EMAIL: GSCHACHT@OSIENV.COM

ENGINEER:
PAYNE & DOLAN, INC.
W6380 DESIGN DRIVE
GREENVILLE, WI 54942

PROJECT MANAGER: STEVE KOLAR, P.E.
PHONE: 920-757-7561

LOCATION MAP
NOT TO SCALE



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SHEET NO.	*DESCRIPTION*
1.0	COVER SHEET
2.0	SPECIFICATIONS
3.0	SITE
4.0	GRADING
5.0	UTILITIES
6.0	EROSION CONTROL
7.0	LANDSCAPE
8.0 - 8.1	DETAILS

LEGAL DESCRIPTION:

LOTS THREE (3) AND FOUR (4) ARCADIAN AVENUE INDUSTRIAL PARK, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION ONE (1), IN TOWNSHIP SIX (6) NORTH, RANGE NINETEEN (19) EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY ON MARCH 16, 1998 IN VOLUME 48 OF PLATS, AT PAGES 236 INCLUSIVE, AS DOCUMENT NO. 2298083

PROPERTY ADDRESS: 912 TESCH COURT, WAUKESHA, WI 53186
TAX KEY NO: WAKC1298034

REFERENCE BENCHMARK: 854.91 FEET (NAVD 88 (12), TAG BOLT ON HYDRANT, EAST SIDE OF CUL-DE-SAC TESCH COURT.

ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CITY OF WAUKESHA DEVELOPMENT HANDBOOK & INFRASTRUCTURE SPECIFICATIONS. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.

Payne+Dolan
A WALBEC COMPANY
www.walbecgroup.com
(920) 757-7559

OSI ENVIRONMENTAL INC

OSI ENVIRONMENTAL
PARKING LOT EXPANSION
912 TESCH COURT
CITY OF WAUKESHA
WAUKESHA COUNTY, WISCONSIN

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

DATE:	08/20/2021
ENGINEER:	SPK
DRAWN BY:	JWJ
CHECKED BY:	SPK
SCALE:	N/A
PROJECT NUMBER:	490311

COVER SHEET

1.0

ISSUED FOR PERMITTING

GENERAL

1. THE CONTRACTOR SHALL COORDINATE ACCESS WITH THE PROPERTY OWNER AND SHALL PROVIDE ACCESS TO THE SITE DURING THEIR NORMAL OPERATING HOURS.
2. THE LOCATION OF ALL STRUCTURES, OBSTACLES AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF THEIR BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM THEIR ACTIVITIES.
3. THE CONTRACTOR'S STAGING AND MATERIAL STORAGE AREAS MUST BE COORDINATED WITH THE OWNER. ALL SUCH AREAS AND CONSTRUCTION METHODS MUST BE DONE IN A MANNER AS TO AVOID INTERFERENCE WITH THE OWNERS OPERATIONS.
4. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK, UNLESS OTHERWISE NOTED.
5. ALL STAKES NECESSARY FOR THE CONTRACTOR TO DETERMINE LOCATION AND/OR GRADES FOR ANY SECTION OF THE WORK HEREIN DESCRIBED SHALL BE SET BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER/ENGINEER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.
7. MATERIAL TESTS CONDUCTED BY ANY INDEPENDENT TESTING LAB MAY BE ORDERED BY THE OWNER. IF SUCH TESTING IS ORDERED, THE CONTRACTOR SHALL FURNISH THE SAMPLES AND THE COST OF TESTING SHALL BE PAID BY THE OWNER. RETESTING OF ANY FAILING TESTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
8. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
9. ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION (LATEST EDITION) HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.
10. WHERE SPECIFIC PORTIONS OF THESE SPECIFICATIONS ARE IN CONFLICT WITH THE STANDARD SPECIFICATIONS, THESE SPECIFICATIONS SHALL GOVERN.
11. A PRE CONSTRUCTION CONFERENCE MAY BE HELD PRIOR TO CONSTRUCTION START UP.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS OF CONSTRUCTION AS MAY BE REQUIRED TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY.
13. THE CONTRACTOR SHALL PROTECT EXISTING WALKS, PAVEMENT, CURBS, WALLS, FENCES, SIGNS, GATES, TURNSTILES, LANDSCAPING AND TREES TO REMAIN DURING CONSTRUCTION.
14. EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND HAVE BEEN OBTAINED FROM AVAILABLE RESOURCES OR FIELD LOCATED. THERE MAY BE OTHER EXISTING UTILITIES THAT ARE NOT SHOWN ON THE PLAN. THE CONTRACTOR SHALL TAKE CARE TO VERIFY THE LOCATION OF EXISTING UTILITIES.

UTILITY NOTES

1. SITE UTILITIES SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE, AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
4. CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE.
5. ALL UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS FOR EACH UTILITY AGENCY HAVING JURISDICTION.
6. TRENCHES FOR ALL UTILITY LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
7. ALL INLET AND MANHOLE STRUCTURES SHALL BE PRECAST PER THE SIZE SHOWN ON THE PLANS. INLET STRUCTURES SHALL BE CONSTRUCTED PER WDOT SDD 8C6.
8. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND PROVIDE REQUIRED MINIMUM DEPTHS OF COVER. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL BENDS WITH THRUST BLOCKS REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS.
9. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAINS, THE CONTRACTOR SHALL EITHER ADJUST THE WATER LINE DOWNWARD IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED OR THE CONTRACTOR SHALL PROVIDE APPROPRIATE BENDS AND CROSSINGS.
10. ALL COORDINATES AND DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.

GRADING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED PARKING AREAS AND EROSION CONTROL DEVICES TO THE PROPOSED GRADE ELEVATIONS AND LOCATIONS SHOWN ON THE GRADING PLAN.
2. THE CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC SOILS FOUND WITHIN THE GRADING LIMITS IN ACCORDANCE WITH SECTION 625 OF THE STANDARD SPECIFICATIONS. GRADE LANDSCAPE AREAS LOW TO ALLOW FOR PLACEMENT OF TOPSOIL.
3. THE SUBGRADE FOR THE PARKING AREAS SHALL BE PREPARED IN ACCORDANCE WITH SECTION 207 OF THE STANDARD SPECIFICATIONS.
4. COMPACTION OF THE SUBGRADE SHALL BE IN ACCORDANCE WITH SECTION 207.3.6.2 USING MECHANICAL COMPACTION EQUIPMENT. OPERATION OF SPREADING AND HAULING EQUIPMENT WILL NOT BE CONSIDERED AS PROVIDING ADEQUATE COMPACTION. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT AREAS AND AREAS OF EXCESSIVE YIELDING.
5. THE GRANULAR BASE COURSE SHALL BE PLACED ONLY ON SUBGRADE THAT HAS BEEN PROOF-ROLLED.
6. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8-INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4-INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING THE CRUSHED STONE BASE ON THE PARKING AREAS TO THE DEPTHS INDICATED.
8. ALL TOPSOIL AND ORGANIC MATERIAL ENCOUNTERED BELOW SUBGRADE SHALL BE REMOVED BELOW THE NEW PROPOSED PAVED AREAS AND BREAKER OR SELECT CRUSHED MATERIAL SHALL BE PLACED TO THE SUBGRADE ELEVATION.
9. DENSE GRADED BASE COURSE IN ALL PAVED (CONCRETE AND ASPHALT) AREAS SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND THE TYPICAL PAVEMENT SECTIONS SHOWN ON THE CONSTRUCTION DETAIL DRAWING. RECYCLED ASPHALT AND CONCRETE MAY BE USED AS BASE COURSE AND FILL MATERIAL.
10. THE DENSE GRADED BASE SHALL MEET THE REQUIREMENTS OF SECTION 305 OF THE STANDARD SPECIFICATIONS PLACED IN ONE LIFT IF 8 INCHES OR LESS.
11. THE BASE COURSE SHALL BE COMPACTED A MINIMUM OF 95% OF THE MODIFIED PROCTOR (AASHTO T-180) USING APPROPRIATE SIZE AND TYPE ROLLERS PER SECTION 301.3.4.2 OF THE STANDARD SPECIFICATIONS.
12. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.
13. CONTRACTOR IS RESPONSIBLE TO INSTALL ALL EROSION CONTROL DEVICES SHOWN ON THE PLANS IN ACCORDANCE WITH THE WDNR BEST MANAGEMENT PRACTICES AND TECHNICAL STANDARDS.
14. ALL HANDICAP PARKING AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED PER CURRENT ADA STANDARDS.
15. ALL EXCESS EXCAVATED MATERIALS SHALL BE REMOVED FROM THE PROPERTY.

STORM SEWER CONSTRUCTION

1. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN ANDTHE WISCONSIN ADMINISTRATIVE CODE (CHAPTER SPS 382) FOR PRIVATE STORM SEWER AND SANITARY SEWER AND LOCAL MUNICIPAL REQUIREMENTS.
2. STORM SEWER MANHOLES AND CATCH BASINS SHALL BE PRECAST CONCRETE AND THE SIZE AS NOTED ON THE PLANS.
3. STRUCTURE CASTINGS AND LIDS SHALL BE INSTALLED AS SHOWN ON THE PLAN FOR STORM SEWER.
4. 3/8-INCH CRUSHED STONE CHIP BEDDING (ASTM C-33 SIZE 8) SHALL BE USED FOR ALL STORM SEWERS 8-INCH DIAMETER OR SMALLER. TRENCHES SHALL BE BACKFILLED WITH COMPACTED CRUSHED STONE IN PAVED AREAS AND SPOIL IN LANDSCAPE AREAS.
5. ALL STORM SEWER DRAINS 8-INCH DIAMETER OR SMALLER NOT CONNECTED TO A MANHOLE SHALL BE TEE CONNECTED TO THE STORM SEWER PLACED HORIZONTALLY AT THE SPRING LINE OF THE PIPE WITH A WATER TIGHT CONNECTION.
6. STORM SEWER MANHOLES AND INLET STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 12 AND CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 AND NO. 26 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION LATEST EDITION OR WDOT SDD 8C6.
7. STEPS SHALL BE INSTALLED IN ALL MANHOLES/INLETS IN EXCESS OF 4-FEET DEEP PER THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION LATEST EDITIONS.
8. CONNECTION TO EXISTING STORM MANHOLES SHALL BE CORE CUT, AND A WATER TIGHT SEAL SHALL BE PROVIDED FOR THE NEW PIPE.
9. THE STORM SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL LINES CLEAR UNTIL ACCEPTANCE BY THE OWNER.
10. ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND OWNER FOR ITS TEMPORARY LOCATION.
11. ALL NON-METALLIC PIPE SHALL HAVE A MEANS TO LOCATE THE PIPE SUCH AS TRACER WIRE OR OTHER APPROVED METHODS.

CONCRETE AND AGGREGATE BASE

1. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
2. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
3. DESIGN AND CONSTRUCTION OF ALL CAST IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08.
4. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   A. SIDEWALK CONCRETE – CONCRETE AND CRUSHED AGGREGATE THICKNESS PER PLAN DETAIL. CONTRACTION JOINTS SHALL CONSIST OF 1/8-INCH WIDE BY 1-INCH DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS, UNLESS OTHERWISE NOTED IN PLANS.
5. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   A. STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   B. SLUMP SHALL NOT EXCEED 4-INCHES FOR EXTERIOR CONCRETE FLAT WORK
   C. SLUMP SHALL BE 2.5-INCHES OR LESS FOR SLIP-FORMED CURB AND GUTTER
   D. SLUMP SHALL BE BETWEEN 1.5-INCHES TO 3-INCHES FOR NON SLIP-FORMED CURB AND GUTTER
   E. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF THE ENGINEER. CALCIUM CHLORIDE SHALL NOT BE USED.
   F. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75-INCHES.
6. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
7. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 12 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MINIMUM). ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5-INCH FIBER EXPANSION JOINT AND/OR 0.25-INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
8. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
9. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
10. LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING, AND DEICING SALTS TO 0.45.
11. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
12. THE CONCRETE PADS SHALL BE CONSTRUCTED WITH REINFORCED GRADE A2 AIR-ENTRAINED CONCRETE PER SECTION 415 & 501 OF THE STANDARD SPECIFICATIONS, AND PER DETAILS IN THE PLANS.
13. CONCRETE PAVEMENT JOINTS SHALL BE SCORED OR SAWCUT AT 10-FOOT INTERVALS. THE CONCRETE SECTION SHALL BE PER THE DETAILS PROVIDED IN THE PLANS.

ASPHALT PAVING

1. ADDITIONAL ASPHALT TESTING MAY BE ORDERED BY THE OWNER/ENGINEER IN ADDITION TO THE REQUIRED TESTING TO BE COMPLETED BY THE CONTRACTOR AS OUTLINE BELOW. THE COST OF ALL INITIAL ADDITIONAL TESTING SHALL BE PAID BY THE OWNER. RETESTING OF FAILED WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
2. PRIOR TO PLACING THE ASPHALT PAVEMENT, THE SURFACE OF THE CRUSHED STONE BASE COURSE SHALL BE GRADED TO PROPER ELEVATION AND CROWN, AND COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
3. EQUIPMENT UTILIZED IN THE MIXING, TRANSPORT, LAYING AND COMPACTION OF THE ASPHALT BINDER AND SURFACE COURSES SHALL COMPLY WITH SECTION 450 OF THE STANDARD SPECIFICATIONS. SUFFICIENT EQUIPMENT IN GOOD OPERATING CONDITION SHALL BE MAINTAINED AT THE SITE AT ALL TIMES TO PERFORM THE WORK WITH NO DELAYS.
4. ASPHALT BINDER AND SURFACE COURSE SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF TRANSPORTATION SECTION 450, 455 AND 460 OF THE STANDARD SPECIFICATION. MIX DESIGNS DO NOT NEED TO BE VERIFIED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION. THE BINDER AND SURFACE COURSE FOR ALL PAVEMENTS WILL BE MODIFIED AS FOLLOWS.
   - MIXTURE MUST BE DESIGNED TO 96.0% (4.0% Va) OF MAXIMUM SPECIFIC GRAVITY (% Gmm) AT NDES.
   - DURING FIELD PRODUCTION, PERCENT OF MAXIMUM SPECIFIC GRAVITY (% Gmm) AT NDES WILL BE INCREASED TO 97.0% (3.0% Va).
   - THE REDUCTION IN % Va WILL BE DONE SOLELY BY INCREASING THE ADDED VIRGIN BINDER CONTENT ACCORDINGLY VIA ADDITIONAL ANALYSIS.
   - ALONG WITH THE ORIGINAL DESIGN PROPERTIES, THE FOLLOWING MIXTURE PROPERTIES WILL BE REPORTED AT THE 97.0% (% Gmm) 3.0% Va FIELD PRODUCTION TARGET:
     - BINDER CONTENT, % (Pb);
     - MAXIMUM SPECIFIC GRAVITY (Gmm);
     - BULK SPECIFIC GRAVITY (Gmb);
     - VMA (VOIDS IN THE MINERAL AGGREGATE), %;
     - VFB (VOIDS FILLED WITH BINDER), %. VFB VALUES MAY EXCEED THE RANGES LISTED IN 460.2.7, TABLE 460-2 MIXTURE REQUIREMENTS, ONCE THE TARGET AIR VOIDS ARE REDUCED TO 3.0% (i.e. 97.0% OF Gmm).
5. OWNER MAY TAKE SAMPLES OF THE VIRGIN ASPHALT CEMENT INLINE AT THE ASPHALT PRODUCTION FACILITY TO DETERMINE PERFORMANCE GRADING OF THE MATERIAL.
6. CONTRACTOR WILL PERFORM MIXTURE QUALITY CONTROL TESTING ON THE HOT MIX ASPHALT BEING PRODUCED. PROVIDE THE TEST METHODS AS IDENTIFIED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION SECTION 460.2.8.2.1.3.1 (4) WITH A MINIMUM OF 2 TESTS PER DAY PER MIX. THE APPROXIMATE LOCATION OF EACH SAMPLE WITHIN THE INCREMENT LISTED ABOVE WILL BE DETERMINED BY SELECTING RANDOM NUMBERS USING ASTM D3665 OR BY USING A CALCULATOR THAT HAS A RANDOM NUMBER GENERATOR. TEST RESULTS WILL CONFORM TO TOLERANCES LISTED IN SECTION 460.2.8.2.1.5. TEST RESULTS NOT CONFORMING TO THE TOLERANCES LISTED IN 460.2.8.2.1.5. WILL BE EVALUATED AS DESCRIBED IN 460.2.8.2.1.7. THE CONTRACTOR WILL MAKE ALL TEST RESULTS AVAILABLE TO THE OWNER UPON REQUEST. THE OWNER RETAINS THE RIGHT TO OBTAIN INDEPENDENT RANDOM SAMPLES FOR VERIFICATION PURPOSES AND WILL SHARE THOSE RESULTS WITH THE CONTRACTOR UPON REQUEST.
7. CONTRACTOR WILL PERFORM PAVEMENT DENSITY QUALITY CONTROL TESTING ON THE HOT MIX ASPHALT BEING PLACED. PROVIDE NUCLEAR DENSITY TESTING IN ACCORDANCE WITH ASTM D2950 AND AT A RATE OF 5 TESTS PER 750 TONS OF MATERIAL PLACED. THE APPROXIMATE LOCATION OF EACH SAMPLE WITHIN THE INCREMENT LISTED ABOVE WILL BE DETERMINED BY SELECTING RANDOM NUMBERS USING ASTM D3665 OR BY USING A CALCULATOR THAT HAS A RANDOM NUMBER GENERATOR. ALL INDIVIDUAL TEST RESULTS WILL MEET OR EXCEED 93.0% FOR ALL LIFTS PLACED. PAVEMENT NOT MEETING THIS TOLERANCE MAY BE SUBJECT TO REMOVE AND REPLACE AT THE CONTRACTOR'S COST. THE CONTRACTOR WILL MAKE ALL TEST RESULTS AVAILABLE TO THE OWNER UPON REQUEST. THE OWNER RETAINS THE RIGHT TO OBTAIN INDEPENDENT RANDOM SAMPLES FOR VERIFICATION PURPOSES AND WILL SHARE THOSE RESULTS WITH THE CONTRACTOR UPON REQUEST.
8. OWNER MAY TAKE CORES AT A MINIMUM RATE OF 3 PER PRODUCTION DAY AND/OR COLLECT LOAD TICKETS DAILY TO DETERMINE IN-PLACE PAVEMENT THICKNESS. WHEN CORING, THE APPROXIMATE LOCATION OF EACH SAMPLE WITHIN THE INCREMENT LISTED ABOVE WILL BE DETERMINED BY SELECTING RANDOM NUMBERS USING ASTM D3665 OR BY USING A CALCULATOR THAT HAS A RANDOM NUMBER GENERATOR. IF THE PAVEMENT THICKNESS IS LESS THAN ¼" OF THE SPECIFIED THICKNESS, THE DEFICIENT PAVEMENT MAY BE SUBJECT TO PAY ADJUSTMENT OR REMOVE AND REPLACE AT THE CONTRACTOR'S COST.
9. PRIOR TO PLACING THE SURFACE COURSE, THE PAVING CONTRACTOR SHALL REMOVE ALL FOREIGN MATTER FROM THE SURFACE OF THE BINDER COURSE AND REPAIR, BY SAW CUTTING, REMOVAL AND REPLACEMENT, ANY DEPRESSION OR SIGNS OF FAILURE AND ALL SURFACE IRREGULARITIES AS DIRECTED BY THE ENGINEER. PRIOR TO PLACEMENT OF THE SURFACE COURSE, A TACK COAT SHALL BE APPLIED AT A RATE OF 0.05 GALLONS PER SQUARE YARD USING A MATERIAL IN ACCORDANCE WITH SECTION 455 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
10. AFTER COMPLETION OF THE PAVING, THE PAVING CONTRACTOR SHALL PAINT THE LANE LINES AS SHOWN ON THE PLANS IN ACCORDANCE WITH SECTION 646 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

Payne+Dolan
A WALBEC COMPANY
www.walbecgroup.com
(920) 757-7559

OSI ENVIRONMENTAL INC

OSI ENVIRONMENTAL PARKING LOT EXPANSION

912 TESCH COURT

CITY OF WAUKESHA WAUKESHA COUNTY, WISCONSIN

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

DATE:	08/20/2021
ENGINEER:	SPK
DRAWN BY:	JWJ
CHECKED BY:	SPK
SCALE:	N/A
PROJECT NUMBER:	490311

SPECIFICATIONS

2.0

ISSUED FOR PERMITTING

EXISTING FENCE

409.95'

EXISTING DITCH

25' UTILITY EASEMENT DOC. NO. 2304865

PLATTED 20' WIDE DRAINAGE EASEMENT TO LOTS 1 & 2

25' BUILDING SETBACK LINE

BLDG

PLATTED 15' SANITARY SEWER EASEMENT DEDICATED TO THE CITY

ARCADIAN AVENUE INDUSTRIAL PARK LOT 1

1298-032

ARCADIAN AVENUE INDUSTRIAL PARK LOTS 3 & 4

1298-034

EXISTING BUILDING FFE 851.8 ±

15' BUILDING SETBACK LINE

47'

45'ø 300,000 GAL AST

6' GALVANIZED CHAINLINK SECURITY FENCING

12" ABOVE GRADE

12'ø 30,000g (6) AST

145.5'

15'

8" REINFORCED CONCRETE CONTAINMENT WALL 6' HIGH 3' BELOW GRADE

V=404,367 GAL

SUMP MANHOLE WITH NO OUTLET FOR DEWATERING ONLY

69.88

CONCRETE PAVEMENT (37.7 SY)

DEPRESSED LOADING DOCK

LOADING DOCK

TRUCK CONTAINMENT AREA

REMOVE CONCRETE PAD

RETAINING WALL WITH 4-FT HIGH SAFETY RAIL MOUNTED ON TOP OF WALL

ELECTRIC SLIDING SECURITY GATE

DUMPSTER PAD W/ENCLOSURE (SEE DETAIL) (44.4 SY)

8 SPACES AT 11' OC

PROP LIGHT POLE (TYP)

PROPOSED CONC PAVEMENT (3,177.5 SY)

77.85'

50'

316.53'

ARCADIAN AVENUE INDUSTRIAL PARK LOT 2

1298-033

AMERITECH EASEMENT DOC. NO. 2869441

25' BUILDING SETBACK LINE

45.34'

317.08'

6' WIDE AMERITECH EASEMENT DOC. NO. 2393477

TESCH COURT

BM 1 TAG BOLT ON HYDRANT ELEV. 857.78

REVISED STORMWATER POND

OUTLET STRUCTURE (SEE DETAIL)

36" I.E: 840.61

36" I.E: 841.95

6' GALVANIZED CHAINLINK SECURITY FENCING

PROP LIGHT POLE (TYP)

24" I.E: 845.26

CSM 8530 LOT 2

1298-042

15' BUILDING SETBACK LINE

280.50'

30'

CONCRETE DOLLY PAD (SEE DETAIL)

2 SPACE AT 12' OC

30' WIDE DRAINAGE EASEMENT DEDICATED TO THE CITY OF WAUKESHA PER ARCADIAN AVENUE INDUSTRIAL PARK

20'

ELECTRIC SLIDING SECURITY GATE

6' GALVANIZED CHAINLINK SECURITY FENCING

48.97'

48.84'

RIM: 851.41
15" SW: 847.11

RIM: 851.78
18" SE: 846.33
15" NE: 846.73
24" W: 846.18

DRIVEWAY APRON W/ SIDEWALK PER CITY'S STANDARD DETAIL

CONCRETE PAVEMENT 8-INCH (85.4 SY)

SAW CUT CURB HEAD OR REPLACE WITH MOUNTABLE 30-INCH CURB & GUTTER

RIM: 852.86
18" W: 848.36
18" NW: 848.26

RIM: 853.26
15" E: 849.25
18" W: 848.91

RIM: 852.67
4 7.5": 851.39
15" W: 849.92

BM 2 TAG BOLT ON HYDRANT ELEV. 854.91

EXISTING LEGEND

- BENCHMARK
- CONTROL POINT
- FOUND, IRON PIPE
- FIRE HYDRANT
- INLET
- MH MANHOLE
- GUY GUY WIRE
- SIGN
- GV GAS VALVE
- WV WATER VALVE
- POST POST
- UTILITY METER
- UTILITY PEDESTAL
- TREE
- POWER POLE
- DOWNSPOUT
- BOLLARD
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING OVERHEAD UTILITY
- EXISTING STORM SEWER
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING FENCE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING BUILDING

PROPOSED LEGEND

- PROPOSED 4-INCH ASPHALT
- PROPOSED CONCRETE
- PROPOSED LIGHTPOLE
- PROPOSED FENCE

NOTES:
1. DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR FLANGE UNLESS OTHERWISE NOTED

PARCEL ID: WAKC1298034
ZONING: M-1 (LIGHT MANUFACTURING)
LOT SIZE: 127,343 SF (2.92 AC)

BUILDING AREA: 30,769 SF (0.71 AC)
PAVEMENT AREA: 56,168 SF (1.29 AC)
GREEN/LANDSCAPE COVERAGE: 40,406 SF = 31.7%

EXISTING IMPERVIOUS: 40,919 SF (0.94 AC)
PROPOSED IMPERVIOUS: 86,937 SF (2.00 AC)
ADDED IMPERVIOUS: 46,018 SF (1.06 AC)

0' 20' 40'
SCALE: 1"=20'

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
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OSI ENVIRONMENTAL INC

OSI ENVIRONMENTAL PARKING LOT EXPANSION

912 TESCH COURT

CITY OF WAUKESHA

WAUKESHA COUNTY, WISCONSIN

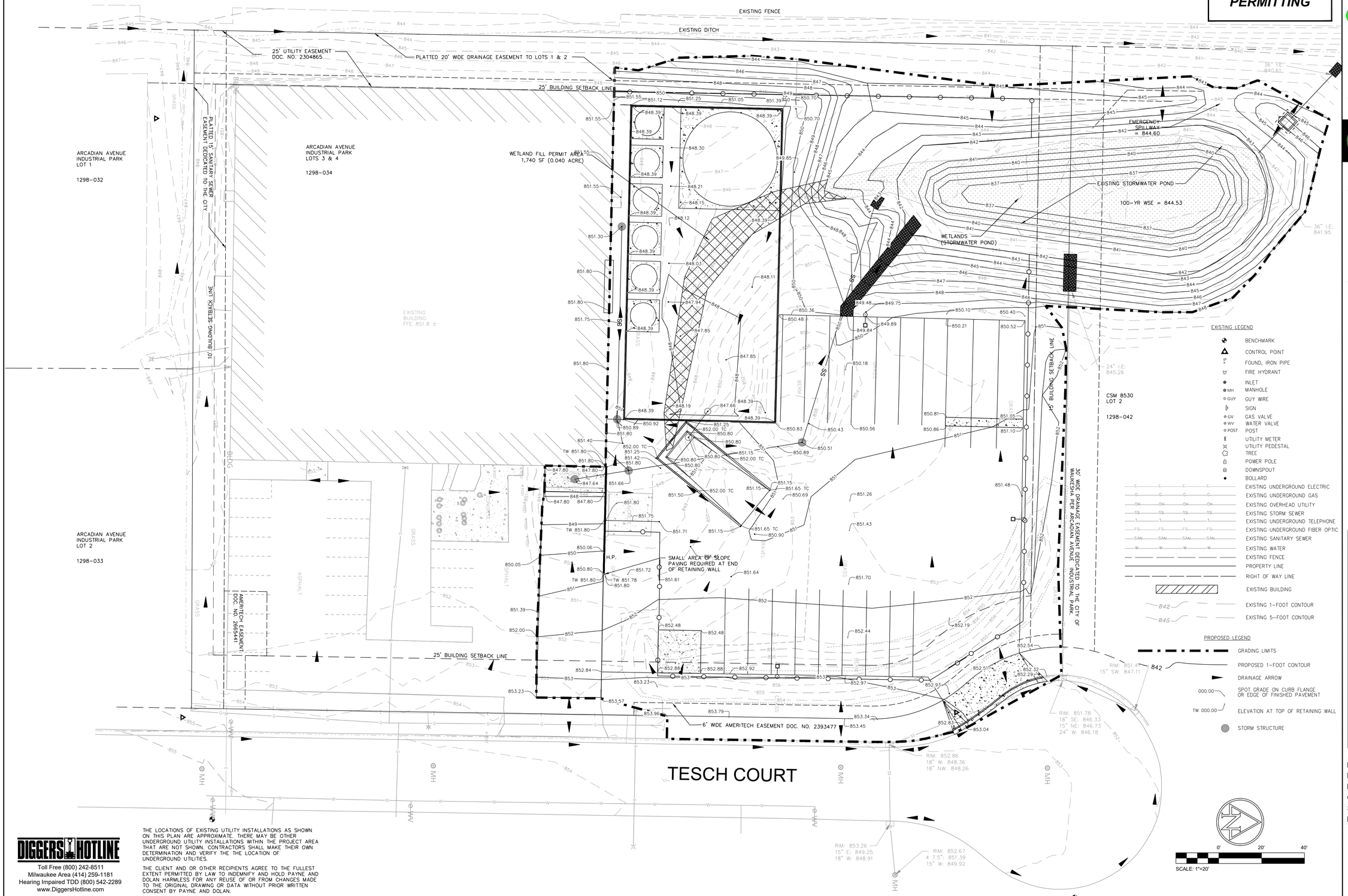
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

DATE:	08/20/2021
ENGINEER:	SPK
DRAWN BY:	JWJ
CHECKED BY:	SPK
SCALE:	1 IN:20 FT
PROJECT NUMBER:	490311

SITE PLAN LAYOUT

3.0

ISSUED FOR PERMITTING



EXISTING LEGEND

- BENCHMARK
- CONTROL POINT
- FOUND, IRON PIPE
- FIRE HYDRANT
- INLET
- MH MANHOLE
- GUY GUY WIRE
- SIGN
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- POST POST
- UTILITY METER
- UTILITY PEDESTAL
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- DOWNSPOUT
- BOLLARD
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING OVERHEAD UTILITY
- EXISTING STORM SEWER
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING FENCE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING BUILDING
- 842 EXISTING 1-FOOT CONTOUR
- 845 EXISTING 5-FOOT CONTOUR

PROPOSED LEGEND

- GRADING LIMITS
- 842 PROPOSED 1-FOOT CONTOUR
- DRAINAGE ARROW
- 000.00 SPOT GRADE ON CURB FLANGE OR EDGE OF FINISHED PAVEMENT
- TW 000.00 ELEVATION AT TOP OF RETAINING WALL
- STORM STRUCTURE

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FILE NAME : S:\DESIGN & CONSTRUCTION SERVICES\080-C3D\OSI ENVIRONMENTAL\040-SHEETSPLAN\040-GRADING PLAN.DWG
LAYOUT NAME - 24x36 1 IN 20 FT

PLOT DATE : 8/23/2021 2:28 PM PLOT BY : JAIMI LAPP PLOT NAME : PLOT SCALE : 1 IN:20 FT

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OSI

OSI ENVIRONMENTAL INC

OSI ENVIRONMENTAL PARKING LOT EXPANSION

912 TESCH COURT

WAUKESHA COUNTY, WISCONSIN

CITY OF WAUKESHA

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GRADING

4.0

ISSUED FOR PERMITTING

EXISTING FENCE

EXISTING DITCH

25' UTILITY EASEMENT DOC. NO. 2304865

PLATTED 20' WIDE DRAINAGE EASEMENT TO LOTS 1 & 2

25' BUILDING SETBACK LINE

PLATTED 15' SANITARY SEWER EASEMENT DEDICATED TO THE CITY

ARCADIAN AVENUE INDUSTRIAL PARK LOT 1

1298-032

ARCADIAN AVENUE INDUSTRIAL PARK LOTS 3 & 4

1298-034

ARCADIAN AVENUE INDUSTRIAL PARK LOT 2

1298-033

10' BUILDING SETBACK LINE

INLET 2
3-FT DIAMETER
NEENAH R-2500
RIM = 851.30
8" E. = 847.73

90' - 8" PVC @ 1.50%

INLET 3
3-FT DIAMETER
NEENAH R-2500
RIM =850.89
8" E&W = 846.38

25' - 8" PVC @ 1.50%

15' - 10" PVC @ 10.67%

VERIFY EXISTING PIPE SIZE AND ELEVATION. CONNECT WITH 45° BEND. 10" IE = 847.50 (VERIFY)

25' - 10" PVC @ 1.00%

3-FT DEEP SUMP
TOP = 847.66
BOTTOM = 844.66

INLET 4
4-FT DIAMETER
NEENAH R-2500
RIM =850.51
18" S = 843.63
18" NW 843.63

82' - 18" PVC @ 0.45%

INLET 1
3-FT DIAMETER
NEENAH R-2500
RIM = 847.64
10" N I.E. = 844.30

MANHOLE 1
4-FT DIAMETER
NEENAH R-1670-A
RIM = 851.66
8" W 846.00
10" S I.E. = 844.05
10" SW I.E. = 845.90
18" NW I.E. = 844.00
4" DRAINTILE FROM WALL = 844.00

18" SE I.E. = 843.00
W/END SECTION

RIPRAP APRON ENDWALL (SEE DETAIL)

115' - 18" PVC @ 0.55%

RIPRAP APRON ENDWALL (SEE DETAIL)

OUTLET STRUCTURE (SEE DETAIL)
36" NW = 841.36
36" SE = 841.48
TOP OF STRUCTURE = 845.99
CONSTRUCT OVER EXISTING PIPE

RIPRAP APRON ENDWALL (SEE DETAIL)

36" I.E: 840.61

EXISTING 28' - 36" RCP @ 2.68%

EXISTING 18' - 36" RCP @ 2.61%

REVISED STORMWATER POND

36" I.E: 841.95

24" I.E: 845.26

CSM 8530
LOT 2

1298-042

15' BUILDING SETBACK LINE

EXISTING 24-INCH STORM SEWER

30' WIDE DRAINAGE EASEMENT DEDICATED TO THE CITY OF WAUKESHA PER ARCADIAN AVENUE INDUSTRIAL PARK

AMERITECH EASEMENT DOC. NO. 2393447

25' BUILDING SETBACK LINE

6' WIDE AMERITECH EASEMENT DOC. NO. 2393477

RIM: 851.41
15": SW: 847.11

RIM: 851.78
18" SE: 846.33
15" NE: 846.73
24" W: 846.18

RIM: 852.86
18" W: 848.36
18" NW: 848.26

RIM: 853.26
15" E: 849.25
18" W: 848.91

RIM: 852.67
4 7.5": 851.39
15" W: 849.92

TESCH COURT

BLDG

H.P.

MH

WV

SS

EXISTING LEGEND

- BENCHMARK
- CONTROL POINT
- FOUND, IRON PIPE
- FIRE HYDRANT
- INLET
- MH MANHOLE
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- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING FENCE
- PROPERTY LINE
- RIGHT OF WAY LINE

PROPOSED LEGEND

- SS STORM SEWER LINE
- STORM STRUCTURE

SCALE: 1"=20'

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OSI ENVIRONMENTAL PARKING LOT EXPANSION

912 TESCH COURT

CITY OF WAUKESHA

WAUKESHA COUNTY, WISCONSIN

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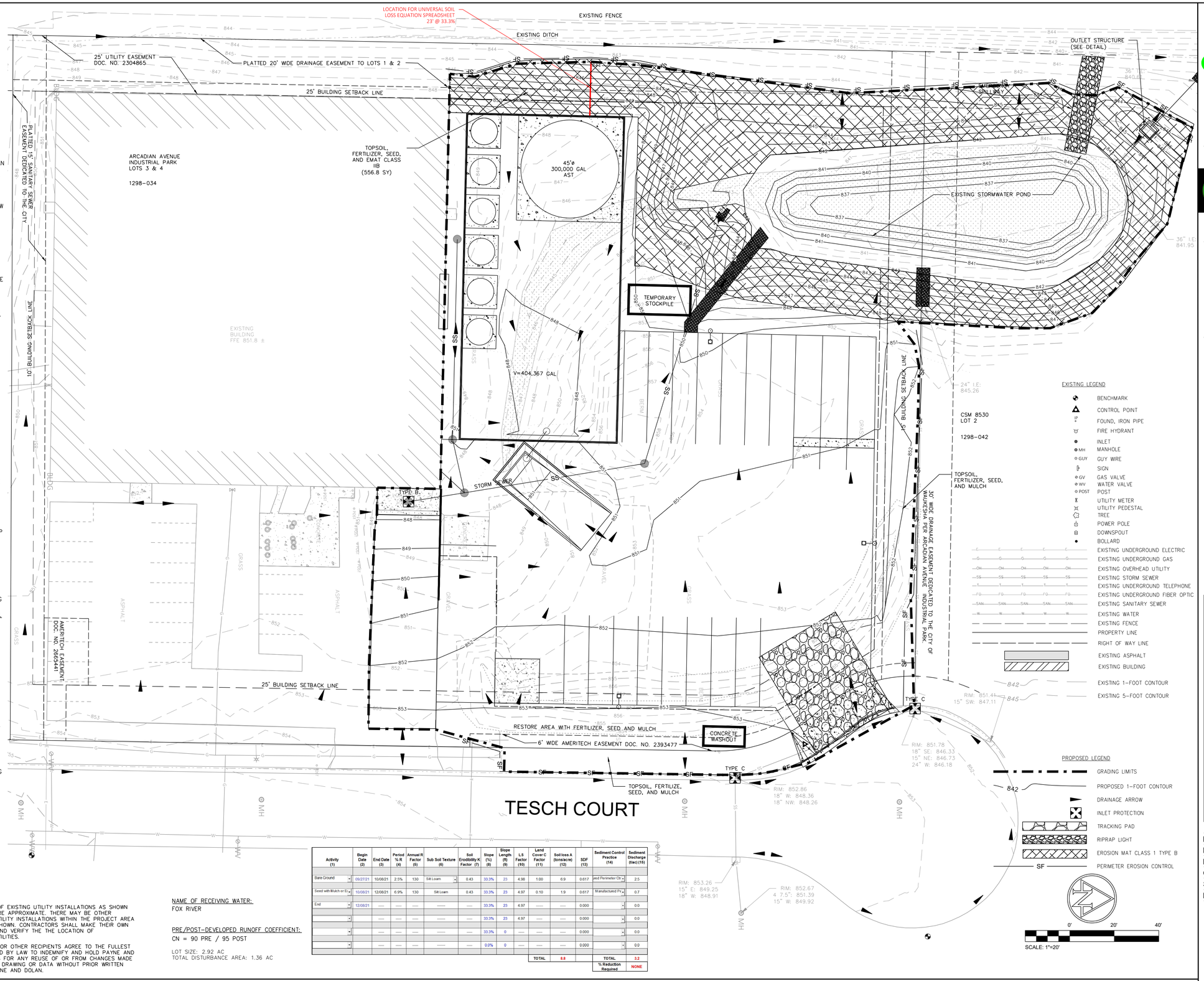
UTILITY

5.0



NARRATIVE AND CONSTRUCTION SEQUENCE

THE PROPOSED PROJECT CONSISTS OF CONSTRUCTING NEW PAVEMENT AT THE SITE LOCATED AT 912 TESCH COURT IN THE CITY OF WAUKESHA. THE SITE IMPROVEMENTS WILL INCLUDE APPROXIMATELY 1.01 ACRES OF NEW PAVEMENT TO BE ADDED. AN OUTLET STRUCTURE WILL BE ADDED TO AN EXISTING POND TO MEET STORMWATER REQUIREMENTS. THE PROJECT IS BEING BUILT IN ONE PHASE.

EARTHWORK ANTICIPATED FOR THIS PROJECT WILL CONSIST OF STRIPPING TOPSOIL AND EXCAVATION TO SUBGRADE FOR THE NEW PAVEMENT AREA. EXCESS MATERIAL WILL BE REMOVED AND DISPOSED OF OFF-SITE.

ESTIMATED CONSTRUCTION TIMEFRAMES*:

INSTALL EROSION CONTROL MEASURES = SEPTEMBER 2021

GRADING AND PAVING = SEPTEMBER – OCTOBER 2021

LANDSCAPING AND FINAL RESTORATION = MAY 2022

THE INTENDED SEQUENCES OF SITE CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL PLAN AND IN ACCORDANCE WITH THE REQUIREMENTS OF WNDR CONSERVATION PRACTICE STANDARDS.
2. STRIP TOPSOIL AND INSTALL POND OUTLET STRUCTURE.
3. GRADE NEW PAVEMENT AREA TO SUBGRADE.
4. INSTALL BASE AGGREGATE IN THE NEW PAVEMENT AREA.
5. INSTALL ASPHALT PAVEMENT.
6. INSTALL LANDSCAPE/RESTORATION.
7. WHEN THE SITE VEGETATION HAS BEEN ESTABLISHED AND THE POTENTIAL OF EROSION IS STABILIZED, THE TEMPORARY EROSION CONTROL MEASURE WILL BE REMOVED.

*CONSTRUCTION ACTIVITY DATES ARE APPROXIMATE AND MAY CHANGE DUE TO WEATHER OR OTHER UNFORESEEN REASONS.

EROSION CONTROL

THE FOLLOWING EROSION AND POLLUTANT CONTROL MEASURES ARE TO BE IMPLEMENTED ON THIS SITE AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME THAT THE SITE IS STABILIZED.

EROSION CONTROL MEASURES:

1. VEHICLE TRACKING MATS SHALL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
2. CONTRACTOR SHALL BE RESPONSIBLE TO PROMPTLY CLEAN UP ALL SEDIMENT DEPOSITS THAT OCCUR OFF SITE BY THE END OF EACH WORKDAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES UNTIL THE SITE HAS BEEN STABILIZED. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE PER WEEK AND AFTER EACH RAINFALL EVENT OF ½ INCH OR MORE. CONTRACTOR SHALL KEEP A LOGBOOK OF ALL INSPECTION REPORTS ONSITE ALONG WITH ALL PERMITS THAT ARE REQUIRED FOR THE PROJECT. THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
4. DRAINAGE WAYS ARE TO BE SEEDED AND MULCHED OR SODDED AS SOON AS POSSIBLE. SIDE SLOPES OF DRAINAGE WAYS THAT ARE SLOPED 4:1 OR GREATER AND FLOW LINES OF THE DRAINAGE WAYS SHALL HAVE EROSION FABRIC OR MATTING INSTALLED TO PROTECT FROM EROSION. LIGHT DUTY WISDOT CLASS I URBAN TYPE A MAT IS RECOMMENDED FOR THE SLOPED AREAS AND TYPE B FOR THE FLOW LINE OF THE SWALES. DITCH CHECKS SHALL BE INSTALLED AS INDICATED ON THE GRADING AND EROSION CONTROL PLAN.
5. ALL AREAS OF BARE SOIL LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE SEEDED WITH A FAST GROWING ANNUAL GRASS (TEMPORARY) SUCH AS OATS AND RYE AND MULCHED.
6. DEWATERING IS NOT ANTICIPATED. IF DEWATERING IS NECESSARY IT SHALL FOLLOW THE REQUIREMENTS OF WDNR TECHNICAL STANDARD 1061.
7. DUST CONTROL MEASURES FOR CONSTRUCTION ACTIVITIES SHALL INCLUDE MINIMIZATION OF SOIL DISTURBANCE, APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHINING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS. THESE MEASURES SHALL BE APPLIED AS APPLICABLE TO THE SITE CONDITIONS AND SHALL FOLLOW THE REQUIREMENTS OF WDNR TECHNICAL STANDARD 1068.
8. CONTRACTOR SHALL HAVE A DESIGNATED AREA FOR TRASH AND PROMPTLY DISPOSE OF ALL WASTE MATERIAL.
9. ANY SPILL THAT MAY OCCUR SHALL BE PROMPTLY CLEANED UP PER LOCAL AND STATE REQUIREMENTS.
10. POND AND DRAINAGE EASEMENTS SHALL BE CLEARED OF ALL VEGETATION EXCEPT FOR GRASS.

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (tac) (15)
Bare Ground	09/27/21	10/08/21	2.5%	130	Silt Loam	0.43	33.3%	23	4.98	1.00	6.9	0.617	ired Perimeter Ctr	2.5
Seed with Mulch or Ei	10/08/21	12/08/21	6.9%	130	Silt Loam	0.43	33.3%	23	4.97	0.10	1.9	0.617	Manufactured PC	0.7
End	12/08/21	----	----	----	------	----	33.3%	23	4.97	----	----	0.000		0.0
		----	----	----	------	----	33.3%	23	4.97	----	----	0.000		0.0
		----	----	----	------	----	33.3%	0	----	----	----	0.000		0.0
		----	----	----	------	----	0.0%	0	----	----	----	0.000		0.0
										TOTAL	8.8		TOTAL	3.2
													% Reduction Required	NONE

NAME OF RECEIVING WATER:
FOX RIVER

PRE/POST-DEVELOPED RUNOFF COEFFICIENT:
CN = 90 PRE / 95 POST

LOT SIZE: 2.92 AC
TOTAL DISTURBANCE AREA: 1.36 AC

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912 TESCH COURT

WAUKESHA COUNTY, WISCONSIN

CITY OF WAUKESHA

REVISION SCHEDULE NO.	DATE	DESCRIPTION

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CHECKED BY:	SPK
SCALE:	1 IN:20 FT
PROJECT NUMBER:	490311

EROSION CONTROL

5.0

FILE NAME : S:\DESIGN & CONSTRUCTION SERVICES\080-C3D\OSI ENVIRONMENTAL\040-SHEETSPLAN\060-EROSION CONTROL.DWG
LAYOUT NAME - 24x36 1 IN 20 FT

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PLOT NAME :

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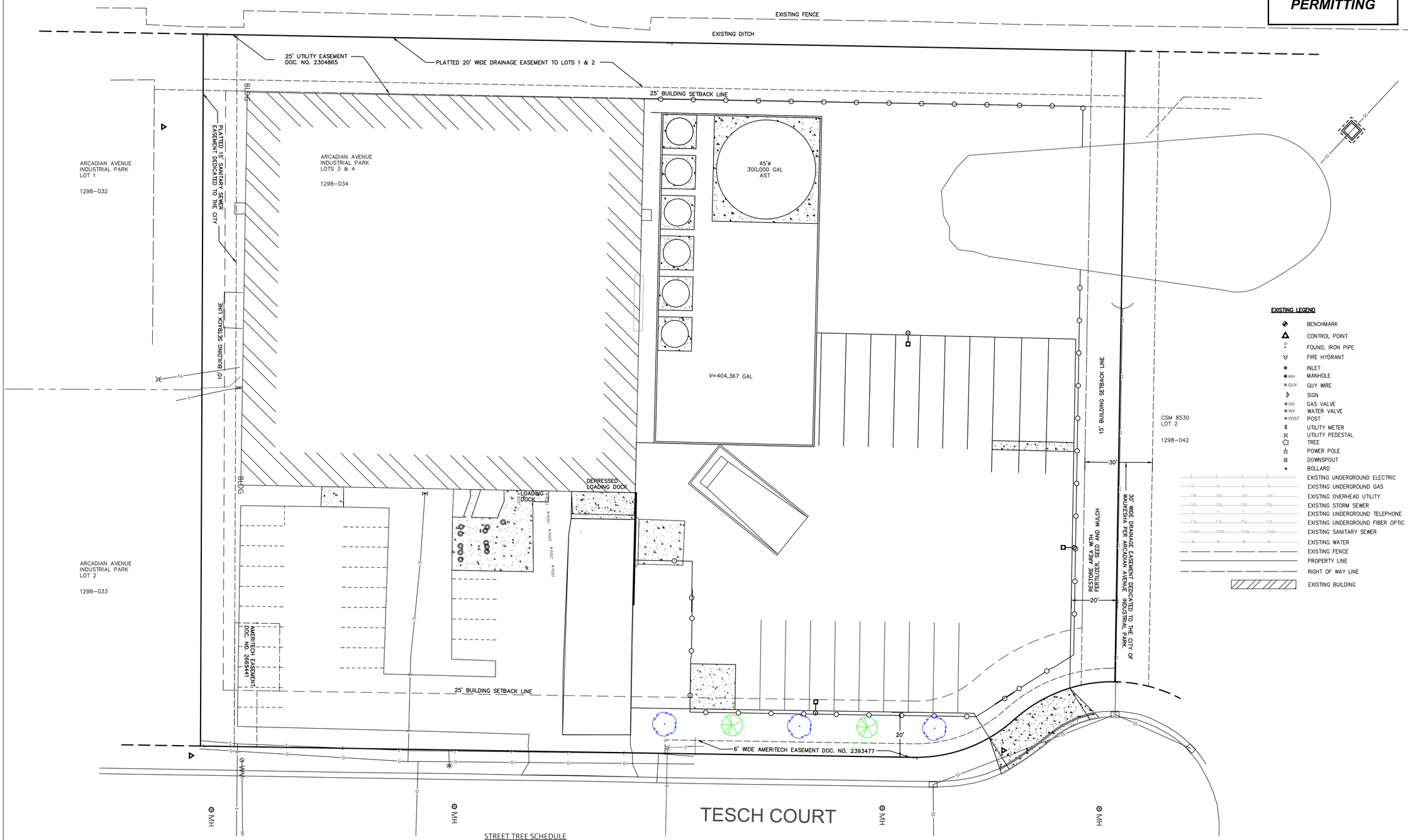

EXISTING LEGEND

- BENCHMARK
- CONTROL POINT
- FOUND, IRON PIPE
- FIRE HYDRANT
- INLET
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- SIGN
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- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING FENCE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING BUILDING

STREET TREE SCHEDULE

COMMON NAME	BOTANICAL NAME	QUANTITY	ROOT TYPE/CALIPER
AUTUMN BLAZE MAPLE	ACER X FREEMANII	7 EA	B&B / 2-INCH
AUTUMN GOLD GINKO	GINKGO BILOBA	10 EA	B&B / 2-INCH

NOTES:
1. ALL STREET TREE PLANTING SHALL FOLLOW THE VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS VS-0700 STREET TREES.
2. TREE SPECIES TAGS SHALL BE ON THE TREES WHEN DELIVERED FOR INSPECTION BY THE VILLAGE.
3. ALL SPECIES SHALL BE TRUE TO NAME AND TYPE AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. LOWER CLASS QUALITY WILL NOT BE ACCEPTED.
4. STREET TREE SPECIES SHALL BE APPROVED BY THE VILLAGE. APPROVED SPECIES ARE LISTED BELOW.

SCALE: 1"=20'

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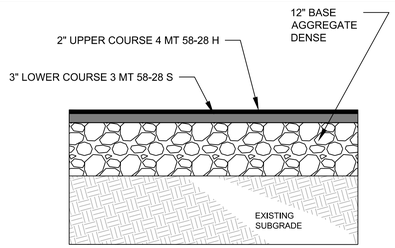
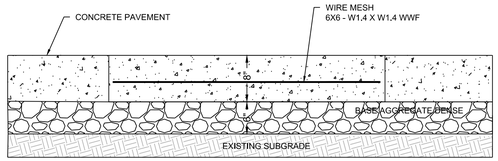
LANDSCAPE PLAN

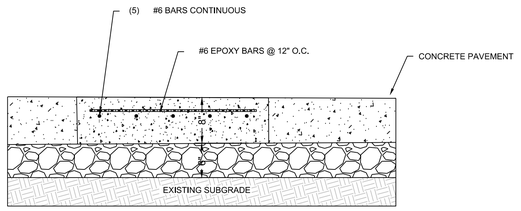
7.0



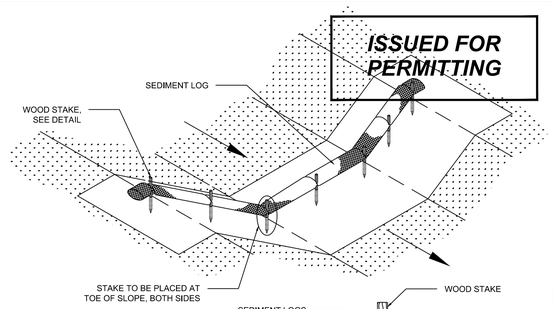
PROPOSED 5-INCH PAVEMENT SECTION
EXCAVATION AND HMA PAVING



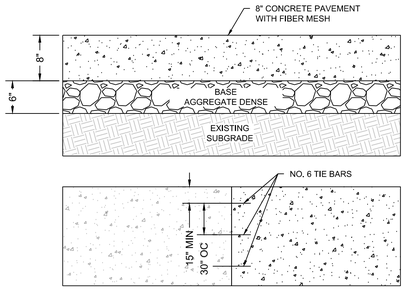
CONCRETE PAD



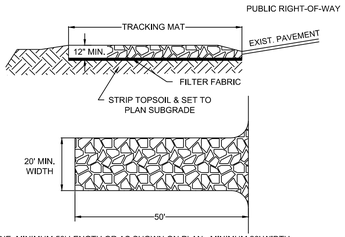
CONCRETE DOLLY PAD



SEDIMENT LOG

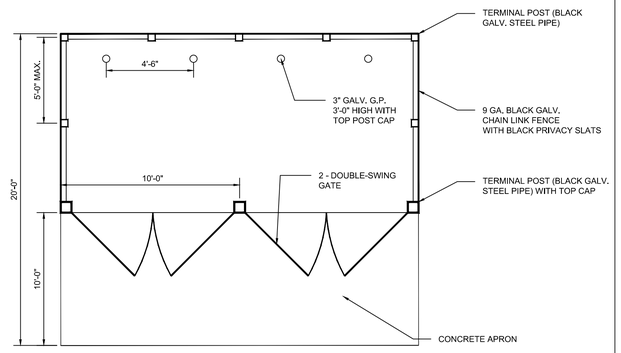


CONCRETE PAVEMENT 8-INCH
MAX. JOINT SPACING 10'



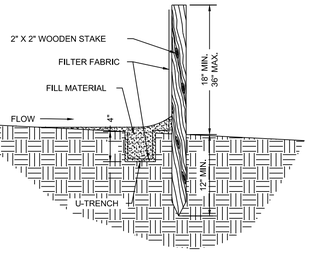
NOTES:
1. USE 3"-6" CLEAR STONE, MINIMUM 50' LENGTH OR AS SHOWN ON PLAN. MINIMUM 20' WIDTH. MINIMUM 12" THICK.
2. FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. THE FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
   A. GRAB STRENGTH: 220 LBS. (ASTM D-1682)
   B. MULLEN BURST: 430 PSI MIN. (ASTM D-3786)
   C. EQUIVALENT OPENING SIZE: 40-80 (US STD. SIEVE)
   D. ELONGATION AT FAILURE: 60% (ASTM D-1682)
   E. PUNCTURE STRENGTH: 125 LBS. (ASTM D-751)
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND/OR REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
4. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS DONE, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY. FLUSHING IN THE RIGHT-OF-WAY IS NOT ALLOWED.
6. ACCESS PERMIT TO PUBLIC ROADS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

TRACKING PAD



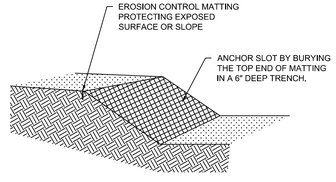
NOTE:
1. CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR ENGINEER'S REVIEW PRIOR TO CONSTRUCTION.

DUMPSTER ENCLOSURE



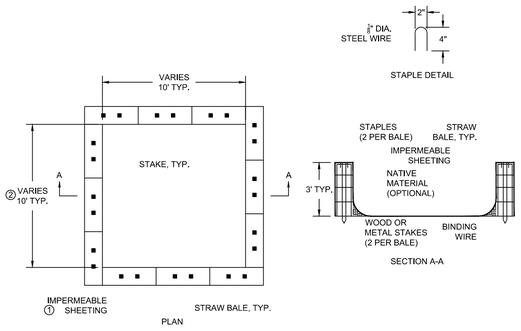
SILT FENCE

NOTES:
1. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY AND/OR WITHIN 24 HOURS OF CONSTRUCTING DITCHES, DIVERSIONS, OR OTHER CHANNELS.
2. SILT FENCE FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
   A. GRAB STRENGTH: 100 LBS. (ASTM D-1682)
   B. MULLEN BURST: 200 PSI MIN. (ASTM D-3786)
   C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE, BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
   D. WATER FLOW RATE OF 10 GAL/MIN/SQ. FT, AT 50 MM CONSTANT HEAD. (ASTM D-4491)
   E. ULTRA VIOLET RADIATION STABILITY OF 90%
   F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
3. INSTALLATION PROCEDURE AS FOLLOWS:
   A. EXCAVATE A U-TRENCH UPSLOPE FROM THE LINE OF STAKES.
   B. INSTALL SILT FENCE IN TRENCH. CARE SHOULD BE TAKEN TO AVOID TEARING FABRIC. TORN FABRIC SHALL BE REMOVED AND A NEW SEGMENT OF SILT FENCE SHALL BE PLACED. STAKES SHALL BE DRIVEN A MINIMUM OF 12" DEEP. SILT FENCE SHALL BE A MINIMUM OF 18" AND A MAXIMUM OF 36" IN HEIGHT.
   C. FIT LOWER 8" OF FILTER FABRIC INTO U-TRENCH. BACKFILL AND COMPACT U-TRENCH.
4. SILT FENCE SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING PERIODS OF PROLONGED RAIN. REPAIR OR REPLACEMENT SHALL BE MADE IMMEDIATELY.
5. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT OR WHEN DEPOSIT REACH ONE HALF THE HEIGHT OF THE BARRIER.
6. SILT FENCE SHALL BE REMOVED ONLY WHEN THE THREAT OF EROSION HAS PASSED AND PERMANENT VEGETATION HAS BEEN ESTABLISHED.



EROSION CONTROL MATTING

NOTES:
1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
2. THE MATTING SHALL BE ANCHORED ALONG ITS ENTIRE PERIMETER WITH A 6"x6" ANCHOR TRENCH. AFTER MATTING IS LAID IN TRENCH, BACKFILL, AND COMPACT WITH SOIL OR GRAVEL.
3. THE MATTING SHALL BE ANCHORED TO THE GROUND USING 10 GAUGE WIRE STAPLES, 6" IN LENGTH BY 1" WIDE WITH A COVERAGE NOT LESS THAN 1 STAPLE PER EVERY 4 SQUARE FEET OF MATTING. INSTALLATIONS SHALL ALSO BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED GUIDELINES.
4. EROSION CONTROL MATTING SHALL BE ONE OF THE FOLLOWING:
   A. JUTE MAT COMPOSED OF A JUTE YARN WEAVED IN A BASIC MANNER AND FREE OF ANY DYE AND HAVING A MINIMUM UNIT WEIGHT OF 2.7 LBS. PER SQ. YARD.
   B. WOOD FIBER MAT COMPOSED OF WOOD FIBERS ENCASED IN A NETTING MADE OF NYLON, COTTON OR SIMILAR MATERIAL AND HAVING A MINIMUM UNIT WEIGHT OF 1.0 LBS. PER SQ. YARD.
   C. SYNTHETIC WEBBING MAT MADE OF POLYVINYL CHLORIDE POLYPROPYLENE MONOFILIMENTS HAVING A MINIMUM UNIT WEIGHT OF 11 OUNCES PER SQ. YARD AND AMINIMUM TENSILE STRENGTH OF 25 LBS. IN ALL DIRECTIONS. (ASTM D-1682.64)
6. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.
7. STAPLES SHALL BE REMOVED FROM THE GROUND ONCE THE THREAT OF EROSION HAS PASSED AND PERMANENT VEGETATION HAS BEEN ESTABLISHED.



NOTES:
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS, AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.

A CONCRETE WASH OUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE WASHOUT FACILITY.

KEEP CONCRETE WASHOUT FACILITY WATER TIGHT.

EMPTY OR REPLACE WASHOUT FACILITY AT 75% CAPACITY AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE IMPERMEABLE SHEETING. WET VACUUM STORE LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING.

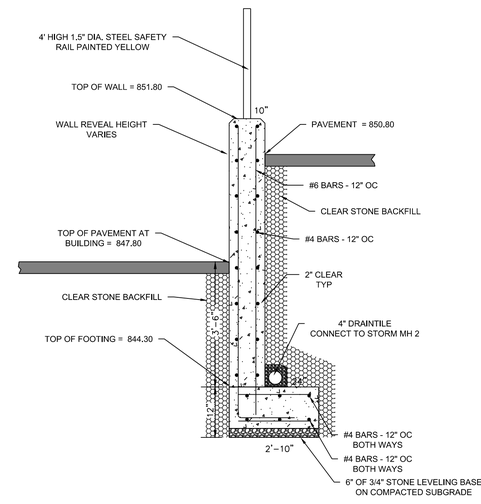
PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER WASHOUT FACILITY TO PREVENT OVERFLOWS. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT FACILITY UNTIL FACILITY IS REMOVED.

① PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE IMPERMEABLE SHEETING. THE IMPERMEABLE SHEETING SHALL BE 10 MIL OR THICKER AND UV RESISTANT. THE SHEETING SHALL BE FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL, REPLACE IMPERMEABLE SHEETING IF THE SHEETING IS DAMAGED.

② SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS. MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10' X 10' X 3'.

CONCRETE WASHOUT

NOTES:
1. REINFORCED CONCRETE SHALL CONFORM TO ACI 350
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C150 TYPE II. ONE BRAND OF CEMENT SHALL BE USED THROUGHOUT THE WORK.
3. ALL AGGREGATES SHALL CONFORM TO ASTM C33. THE MAXIMUM SIZE AGGREGATE SHALL BE 3/4 INCH.
4. AMIN. 28 DAY COMPRESSIVE STRENGTH SHALL BE 4000 PSI.
5. ALL CONCRETE SHALL HAVE AIR ENTRAINMENT OF 3.5 TO 5.0 PERCENT.
6. ALL EXPOSED CORNERS OF CONCRETE SHALL HAVE 3/4" CHAMFER.
7. REINFORCING STEEL SHALL CONFORM TO THE LATEST EDITION OF ASTM SPECIFICATION A615, GRADE 60 OR A706 (COATED).
8. REINFORCING STEEL FABRICATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF CRSI MANUAL OF STANDARD PRACTICE.
9. REINFORCING STEEL SHALL HAVE 2 INCH CLEAR CONCRETE COVER.
10. SEALANT SHALL BE PROVIDED AT ALL JOINTS.



RETAINING WALL AT TRUCK DOCK

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OSI ENVIRONMENTAL INC

OSI ENVIRONMENTAL
PARKING LOT EXPANSION

912 TESCH COURT

WAUKESHA COUNTY, WISCONSIN

CITY OF WAUKESHA

REVISION SCHEDULE

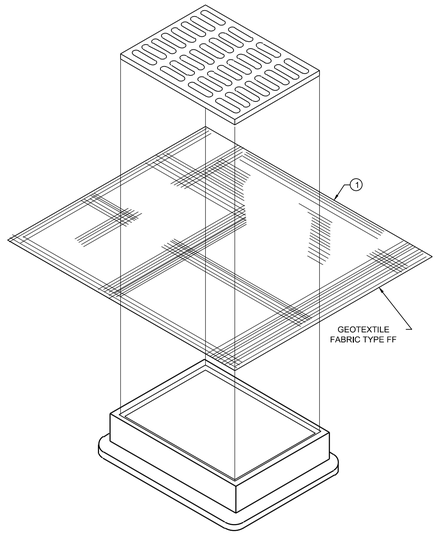
NO.	DATE	DESCRIPTION

DATE:	08/20/2021
ENGINEER:	SPK
DRAWN BY:	JWJ
CHECKED BY:	SPK
SCALE:	N/A
PROJECT NUMBER:	490311

DETAILS

8.0

ISSUED FOR PERMITTING

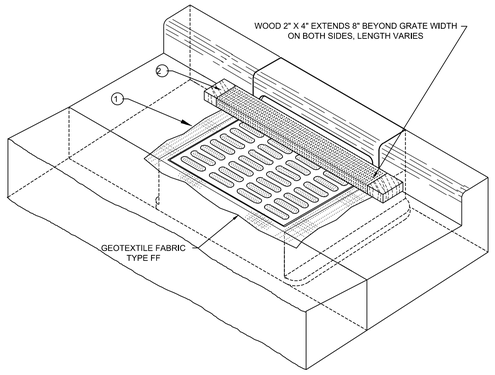


INLET PROTECTION, TYPE B (W/O CURB BOX)

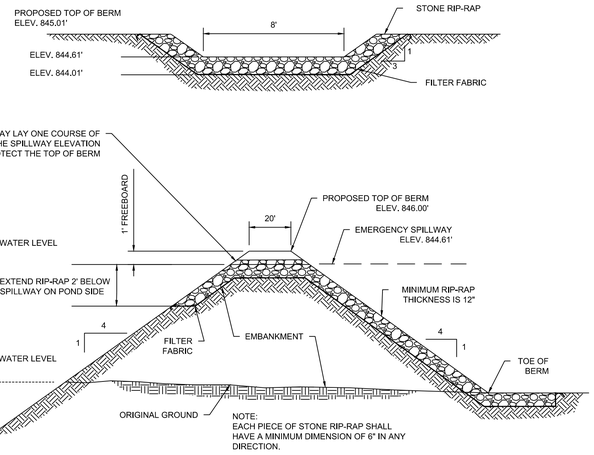
NOTES:
1. FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED FOR THE INLET PROTECTION TYPE SPECIFIED
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FABRIC SIZE SHALL BE 8" (MIN) GREATER ON ALL SIDES OF THE INLET COVER TO PROVIDE A HAND HOLD WHEN MAINTENANCE OR REMOVAL IS REQUIRED.

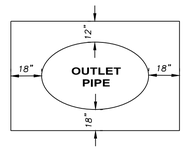
(2) FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX.



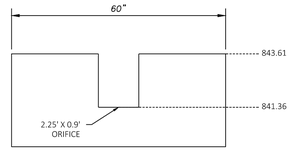
INLET PROTECTION, TYPE C (WITH CURB BOX)



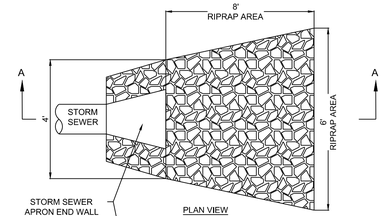
PROPOSED EMERGENCY SPILLWAY



HDPE ANTI-SEEP COLLAR
N.T.S.



BAFFLE WALL (SHARP-CRESTED RECTANGULAR WEIR)
N.T.S.



SECTION A-A

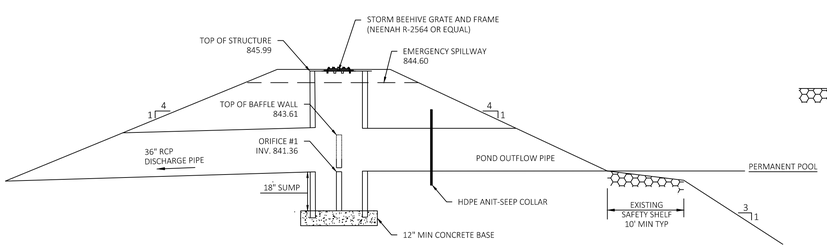
RIPRAP SHALL COMPLY WITH THE SECTION 606 OF THE STATE OF WISCONSIN STANDARD FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIPRAP

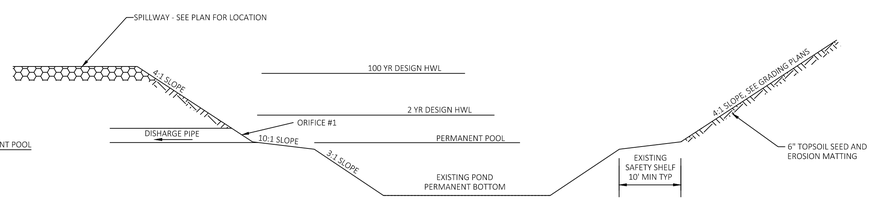
WET POND 3

	DIA	INV	SLOPE
DISCHARGE PIPE	36"	841.95	2.67%
		RIM	
OUTLET STRUCTURE		845.99	
		ELEV	
TOP OF BAFFLE WALL		843.61	
	INV		WIDTH
ORIFICE #1	841.36		0.9'

WET POND DATA	ELEV
TOP OF BERM	846.00
SPILLWAY	844.60
100-YR WSEL	844.53
2-YR WSEL	843.15
PERMANENT POOL	841.95
PERMANENT BOTTOM	837.00



WET POND PRECAST OUTLET STRUCTURE
NTS



WET POND CROSS SECTION
NTS

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CITY OF WAUKESHA

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

DATE:	08/20/2021
ENGINEER:	SPK
DRAWN BY:	JWJ
CHECKED BY:	SPK
SCALE:	N/A
PROJECT NUMBER:	490311

DETAILS

8.1