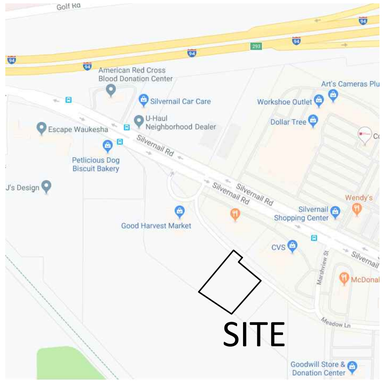
SITE CONSTRUCTION PLANS
FOR
Harvest Square
2201 SILVERNAIL ROAD
WAUKESHA, WISCONSIN

VICINITY MAP



DEVELOPER:
Good Harvest Market, LLC
2205 Silver Nail Road
Pewaukee, WI 53072
(262) 544-9380
Joseph Nolan, Managing Member

ENGINEER:
Site Engineering Services
Martin D. Worden, PE
2920 Oakwood Road
Hartland, WI 53029
(262) 367-4960 office
marty.worden@att.net email

PLAN INDEX

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PLAN DATE: August 1, 2019

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

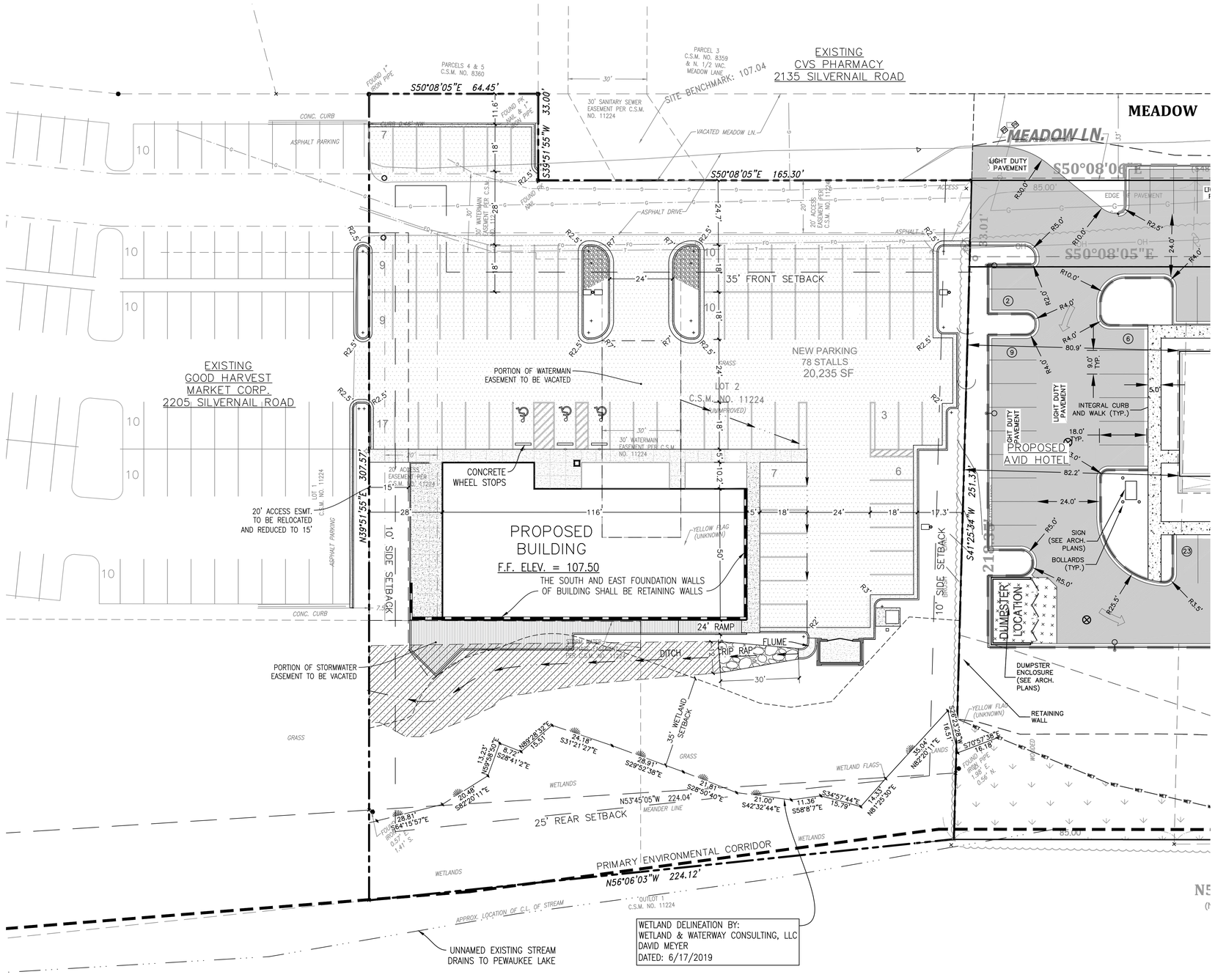
STARTING BENCHMARK:
SOUTHWEST CORNER OF THE NW ¼ OF SECTION 28-7-19. ELEVATION OF 886.62 - 780.55 = 106.07.

SITE BENCHMARK:
SANITARY SEWER MANHOLE RIM 5' OFF NORTHEAST EDGE OF MEADOW LANE
ELEV.: 107.04

GENERAL NOTE:
All site improvements and construction shown on the plans shall conform to the City of Waukesha Development Handbook & Infrastructure Sepcifications. 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.

SCALE:
PROJECT NO. 19002
DATE: 8/01/2019
SHEET: 1 of 8
SHEET NUMBER
CE-1

PRELIMINARY
NOT FOR CONSTRUCTION



SITE STATISTICS

LOT AREA = 61,594 ft² (1.414 Ac.)
WETLAND AREA = 8,122 ft² (0.186 Ac.)
IMPERVIOUS AREA = 36,227 ft² (0.832 Ac.)
GREEN SPACE = 17,245 ft² (28%)

LEGEND

PROPOSED PAVEMENT
1 ½" HMA SURFACE COURSE
2 ½" HMA BINDER COURSE
11"– 1 ¼"CRUSHED STONE (T.B.)

PROPOSED CONCRETE PAVEMENT
6" CONC. PAVEMENT W/ 6x6–W2.9xW2.9 W.W.F.
6"– 1 ¼"CRUSHED STONE BASE

NOTE:

1. ALL SIDEWALK THAT TOUCHES THE ASPHALT PAVEMENT SHALL BE "CONCRETE SIDEWALK WITH INTEGRAL CURB."

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PROJECT TEAM	ISSUE	DESCRIPTION	DATE
PROJECT MANAGER: Initials	–		
PROJECT ENGINEER: Initials			x–xx–xx
DESIGNER: Initials			
CAD TECHNICIAN: LDH			
		ADDED PARKING SUMMARY	4/07/2016

Site Engineering Services
2920 Oakwood Road
Hartland, WI 53029
262–367–4960 office
marty.worden@att.net email
Martin D. Worden, PE
Civil Engineer/Consultant

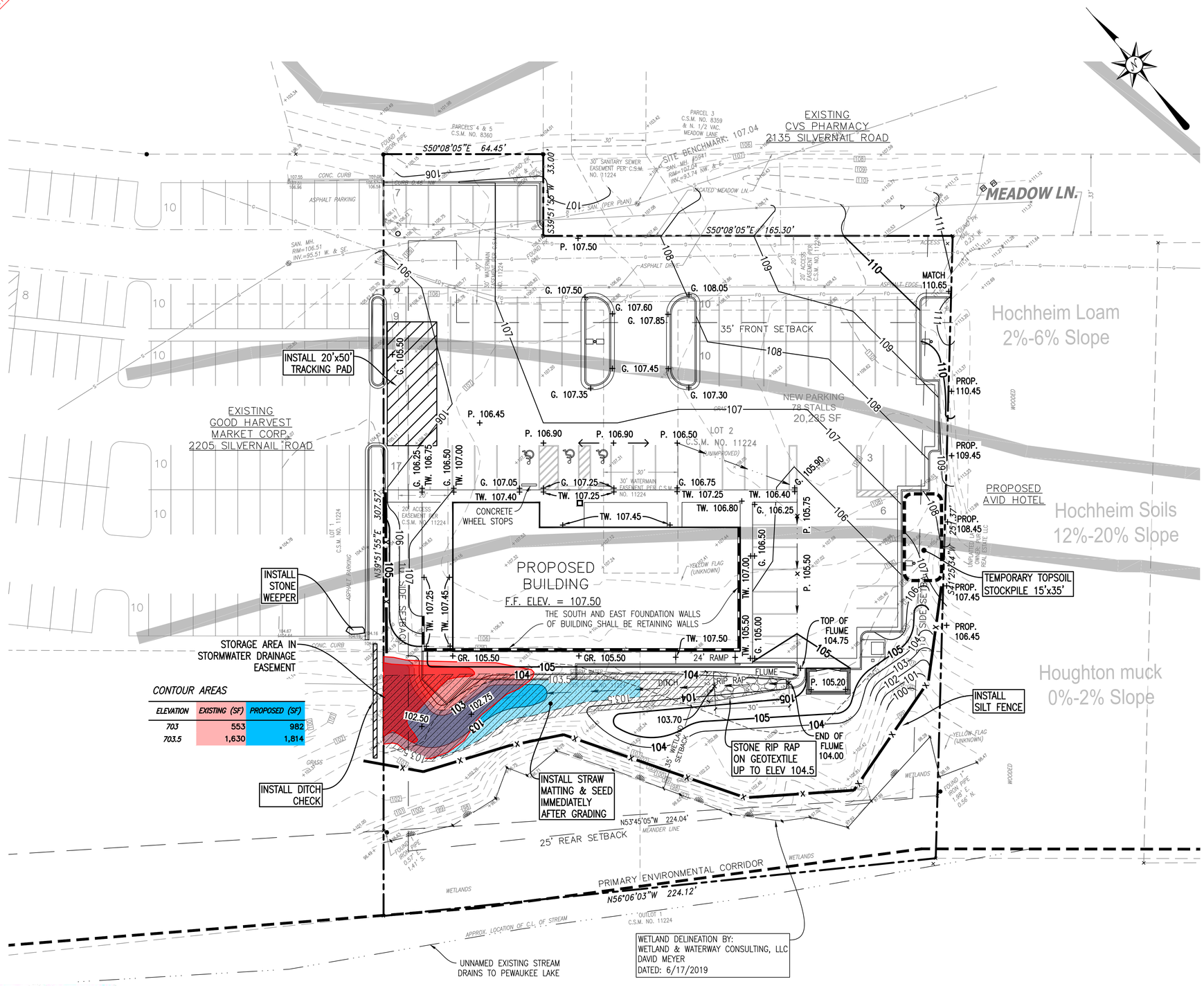
SITE PLAN
for
Harvest Square

2201 Silvermail Road
City of Waukesha, Waukesha County, Wisconsin

SCALE: 1":20'
PROJECT NO. 19002
DATE: 8/01/2019
SHEET: 2 of 8
SHEET NUMBER
CE–2

PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION



CONTOUR AREAS

ELEVATION	EXISTING (SF)	PROPOSED (SF)
703	553	982
703.5	1,630	1,814

LEGEND

- +P. 61.50 PAVEMENT GRADE
- +G. 61.50 GUTTER GRADE
- +T.C. 61.50 TOP OF CURB GRADE
- RIM 61.50 PROPOSED CATCH BASIN/ELEV
- 62 PROPOSED CONTOURS
- 62 EXISTING CONTOURS
- SILT FENCE
- STRAW MATTING
- TRACKING PAD
- INLET GRATE SCREEN, TYPE "D"

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDER-GROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINA-TIONS AS TO THE TYPE AND LOCATION OF UNDER-GROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

TOPOGRAPHIC SURVEY PROVIDED BY:
CHAPUT LAND SURVEYS
234 WEST FLORIDA STREET
MILWAUKEE, WI 53204

DATED 6/06/2019 BY: DONALD C. CHAPUT, PLS

STARTING BENCHMARK:

SOUTHWEST CORNER OF THE NW ¼ OF SECTION 28-7-19. ELEVATION OF 886.62 - 780.55 = 106.07.

SITE BENCHMARK:

SANITARY SEWER MANHOLE RIM 5' OFF NORTHEAST EDGE OF MEADOW LANE
ELEV.: 107.04

TOTAL DISTURBED AREA = 1.15 AC.

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	DESCRIPTION	ISSUE
-		-

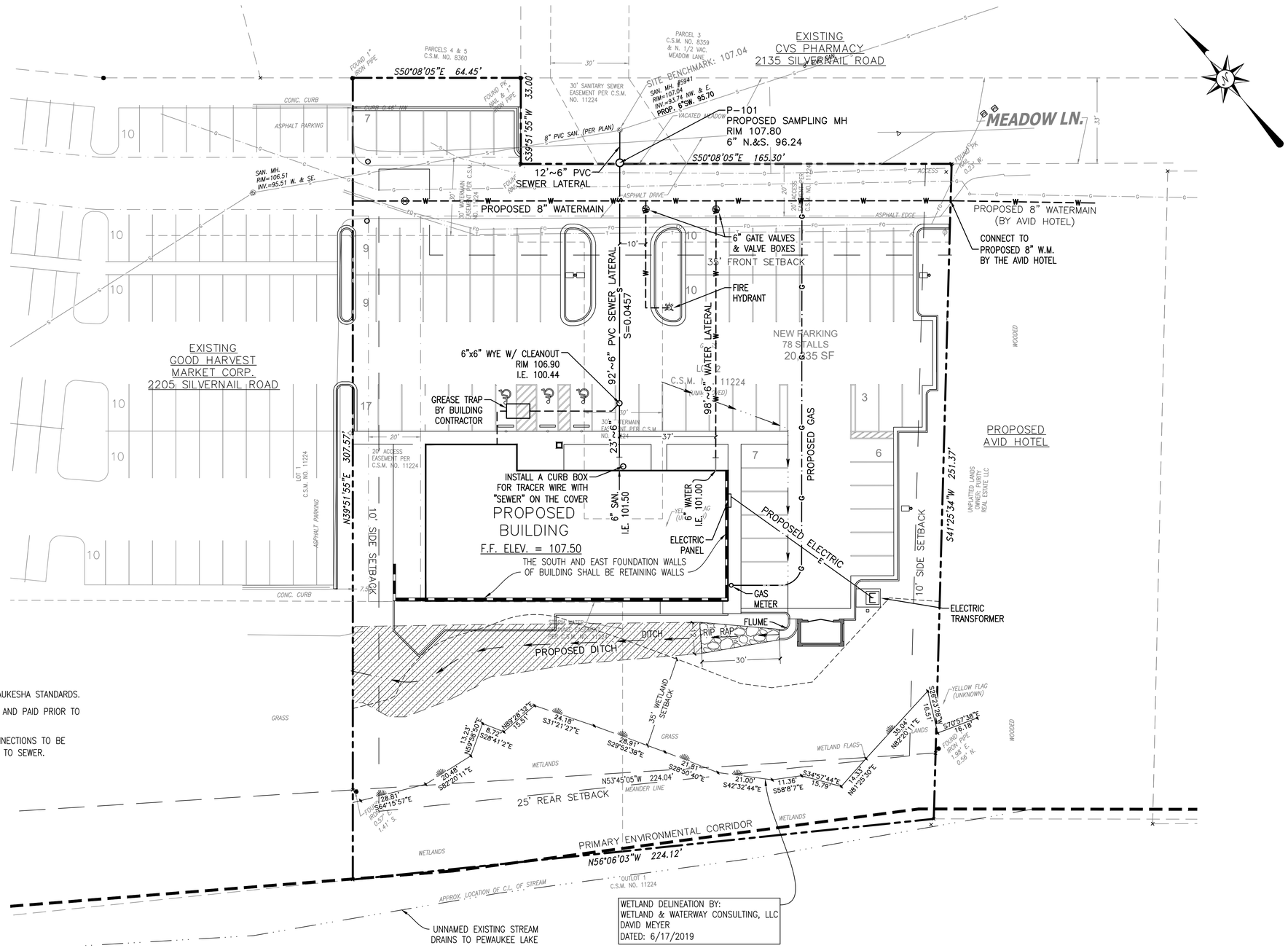
PROJECT TEAM
PROJECT MANAGER: Initials
PROJECT ENGINEER: Initials
DESIGNER: Initials
CAD TECHNICIAN: LDH

Site Engineering Services
2920 Oakwood Road
Hartland, WI 53029
262-367-4960 office
marty.worden@att.net email
Martin D. Worden, PE
Civil Engineer/Consultant

GRADING & EROSION CONTROL PLAN
for
Harvest Square
2201 Silvernail Road
City of Waukesha, Waukesha County, Wisconsin

SCALE: 1":20'
PROJECT NO. 19002
DATE: 8/01/2019
SHEET: 3 of 8
SHEET NUMBER
CE-3

PRELIMINARY
NOT FOR CONSTRUCTION



NOTES:

1. ALL SANITARY SEWER TO BE INSTALLED IN ACCORDANCE WITH CITY OF WAUKESHA STANDARDS.
2. ALL APPLICATIONS AND FEES FOR SANITARY SEWER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO SEWER SYSTEMS.
3. ANY UTILITY WORK IN THE RIGHT-OF-WAY AND ALL SANITARY SEWER CONNECTIONS TO BE INSPECTED BY CITY. NOTIFY CITY 72 HOURS IN ADVANCE OF CONNECTING TO SEWER.

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TOPOGRAPHIC SURVEY PROVIDED BY:
CHAPUT LAND SURVEYS
234 WEST FLORIDA STREET
MILWAUKEE, WI 53204

DATED 6/06/2019 BY: DONALD C. CHAPUT, PLS

LEGEND

—W—	PROPOSED WATER
—S—	PROPOSED SAN. SEWER
—□—○—	PROPOSED STORM SEWER
✦	PROPOSED LIGHT POLE
DS	DOWNSPOUT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	DESCRIPTION	ISSUE
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PROJECT TEAM
PROJECT MANAGER: Initials
PROJECT ENGINEER: Initials
DESIGNER: Initials
CAD TECHNICIAN: LDH

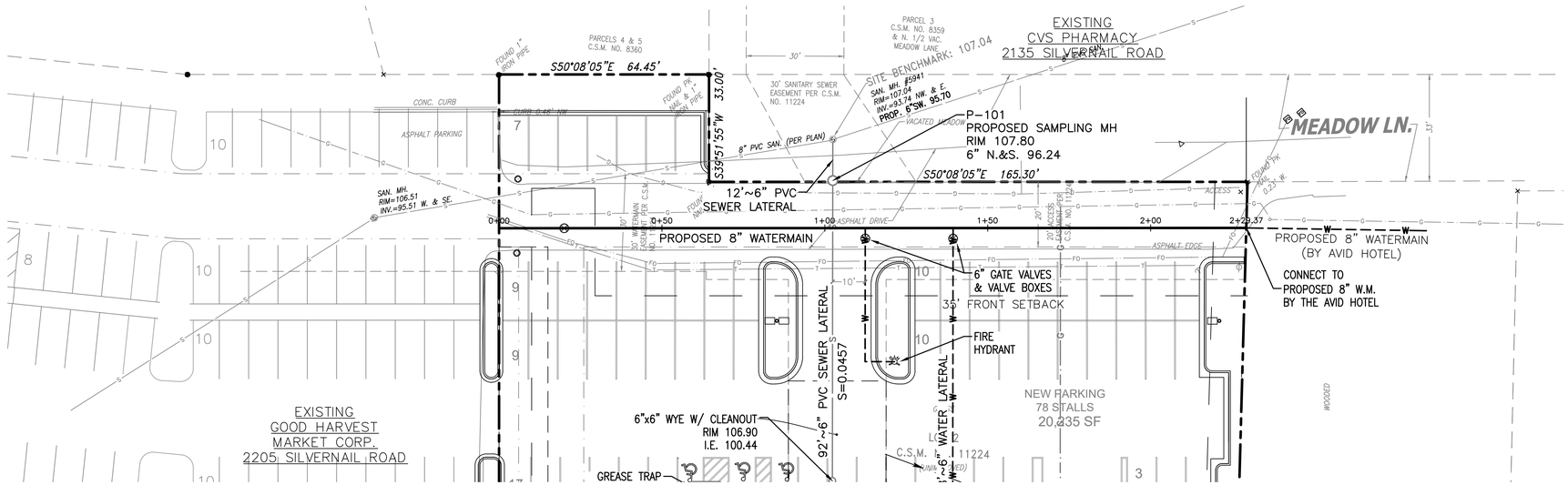
Site Engineering Services
2920 Oakwood Road
Hartland, WI 53029
262-367-4960 office
marty.worden@siteengservices.com email
Martin D. Worden, PE
Civil Engineer/Consultant

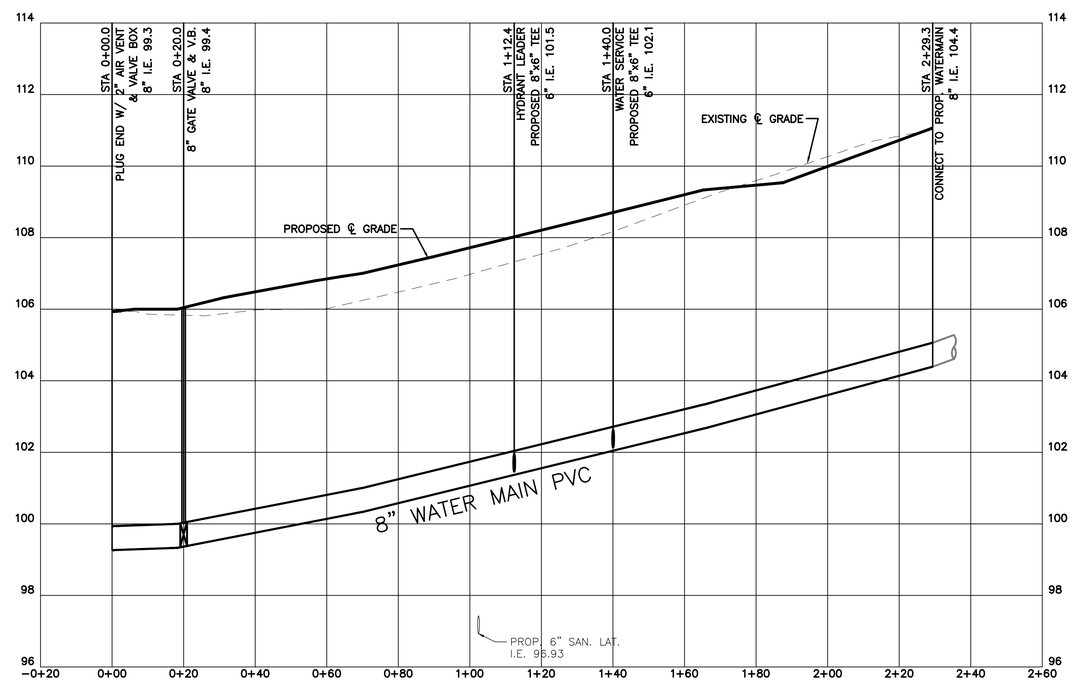
SITE PLUMBING PLAN
for
Harvest Square

2201 Silvernail Road
City of Waukesha, Waukesha County, Wisconsin

SCALE: 1":20'
PROJECT NO. 19002
DATE: 8/01/2019
SHEET: 4 of 8
SHEET NUMBER
CE-4

PRELIMINARY
NOT FOR CONSTRUCTION





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SANITARY SEWER MANHOLE RIM 5' OFF NORTHEAST EDGE OF MEADOW LANE
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MILWAUKEE, WI 53204

DATED 6/06/2019 BY: DONALD C. CHAPUT, PLS*

LEGEND

—W—	PROPOSED WATER
—S—	PROPOSED SAN. SEWER
—□—○—	PROPOSED STORM SEWER
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DS	DOWNSPOUT

GRAPHIC SCALE
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DATE	DESCRIPTION	ISSUE
-		-

PROJECT TEAM
PROJECT MANAGER: Initials
PROJECT ENGINEER: Initials
DESIGNER: Initials
CAD TECHNICIAN: LDH

Site Engineering Services
2920 Oakwood Road
Hartland, WI 53029
262-367-4960 office
marty.worden@siteengserviceS.com email
Martin D. Worden, PE
Civil Engineer/Consultant

WATER MAIN PLAN & PROFILE
for
Harvest Square
2201 Silvernail Road
City of Waukesha, Waukesha County, Wisconsin

SCALE: 1":20'
PROJECT NO. 19002
DATE: 8/01/2019
SHEET: 5 of 8
SHEET NUMBER
CE-5

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

General Construction Notes:

1. No fill shall be placed on a wet, or soft, subgrade. The subgrade shall be proof rolled before any base material is placed.
2. The Contractor shall maintain site drainage throughout the construction period. This may include the excavation of temporary ditches, or pumping to alleviate water ponding.
3. The Contractor shall notify the project owner and the municipality forty-eight (48) hours prior to the start of construction.
4. The Municipality shall have the authority to inspect, approve, and reject the construction of the improvements detailed in this project.
5. The Contractor shall indemnify the owner, the Engineer, the Municipality, and their agents from all liability involved with the construction, installation, and testing of the work on this project.
6. The Bidder shall be solely responsible for determining quantities, and shall state such quantities in his proposal. He shall base his bid on his own estimate of the work required and shall not rely on the Engineer's Opinion of quantities.
7. The Contractor is responsible for verifying soil conditions prior to the start of construction. A Geotechnical Report may be available from the Owner.
8. The Contractor is responsible for examining all site conditions prior to the start of construction. If site conditions do not match the plans, the Contractor shall notify the Owner and Engineer immediately, to allow for possible plan revisions.
9. The Contractor shall obtain and pay for all permits required to perform the work. The Contractor shall conduct his work according to the requirements of the permits.
10. The Contractor is responsible to field verify all utility information shown on the plans prior to the start of construction. The Contractor shall call Digger's Hotline to notify the utilities of his intentions, and to request field marking of all existing utilities.
11. Silt fence, inlet screens, and other erosion control facilities shall be installed prior to construction, or other land disturbing activity.
12. All site improvements and construction shown on the plans shall conform to the City of Waukesha Development Handbook & Infrastructure Sepcifications. 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.

Grading and Erosion Control Notes:

1. The proposed improvements shall be constructed according to the Wisconsin Standard Specifications for Road and Bridge Construction, latest edition, and the local ordinances and specifications.
2. Grading shall consist of installation and maintenance of erosion control measures, tree clearing and grubbing, stripping topsoil and vegetation, storage and replacement of topsoil, excavation, borrow, haul, placement of fill material, pick-up and placement of excess utility trench and footing spoils, soil compaction, fine grading, removal of excess soil from the site, and final clean-up. All materials shall be provided by the contractor.
3. Erosion Control shall consist of installation and maintenance of erosion control measures, silt fence, tracking mat, inlet screens, erosion mat, straw bales, seeding, and final clean-up. All materials shall be provided by the contractor.
4. Topsoil, and any other unsuitable soils, shall be removed prior to placing any structural fill material. All fill materials shall meet the project specifications, or be approved by the Owner's Geotechnical Engineer. The Contractor shall not store more topsoil on-site than what is necessary for final grading and landscaping. Topsoil replacement on landscaped areas shall be 6" thick.
5. Place and compact satisfactory soil material in layers (maximum 10" lift thickness) to required elevations. Use solid material free of debris, vegetable matter, waste, and frozen materials, and free of particles larger than 2 inches in any dimension. Non-organic, structurally sound soils that are excavated on-site may be re-used as structural fill on-site, as directed by the Geotechnical Engineer. If sufficient volumes of on-site structural fill is not available, Contractor shall import clean structural fill material from off-site.
6. A Landscaping Plan is available from the Owner to show the final treatment of landscaped areas of the site.
7. Geotextile Fabric: Non-woven geotextile fabric with a minimum weight of 4 ounces per square yard. Acceptable products include: Geotex NW-401, by SI Geosolutions, and 120 NW, by US Fabric.

Site Plumbing Notes:

1. The proposed improvements shall be constructed in accordance with the Wisconsin Administrative Code, latest edition, the Standard Specifications for Sewer and Water Construction in Wisconsin, latest edition, and the local ordinances and specifications.
2. Materials for public water main and private water lateral shall be as follows:

   PVC pipe shall conform to AWWA C-900 with push-on, elastomeric ring gasket joints conforming to ASTM D-1869. A continuous tracer wire shall be installed for the length of the water main and laterals.

   Bends and fittings shall be mechanical joint, Ductile Iron, Conforming to AWWA C-111. All metal pipe and fittings shall be wrapped in polyethylene per section 4.4.4 of the Standard Specifications.

   Gate valves shall be Mueller #2360 series, or Waterous #2500 series.

   Valve boxes shall be Tyler or East Jordan "DD" three piece, with adapters.

   Bedding and cover material for water lateral trench shall be sand.
3. The Contractor shall install concrete buttresses at all bends, tees, hydrants, and dead ends of the water main and water lateral. Ends of the pipe that cannot be buttressed shall be strapped with threaded rods. See Buttress and strapping details in the Standard Specifications.
4. The Contractor shall pressure test, chlorinate, and obtain a safe water sample before the water main and lateral, can be placed in service. The pressure test shall begin at the gate valve at the east lot line, and continue to the building riser.
5. Materials for sanitary sewer pipe and manholes, shall be as follows:

   Pipe 12" diameter and larger shall be reinforced concrete, ASTM C-76, or HDPE, ASTM 2648.

   Pipe smaller than 12" diameter shall be PVC, SDR-35, ASTM D-3034 with rubber gasket joints.

   Trench section shall be Class B for sanitary sewer.

   Manholes shall be precast concrete, ASTM D-478. Sanitary manholes shall have rubber joints, and chimney seals meeting ASTM C-923.

   Castings for manholes shall be cast iron, Neenah or approved equal. All castings in pavement shall be "heavy duty".
6. All adjustments to manholes shall be made with precast concrete rings, or concrete brick. All manholes shall include at least one precast adjusting ring, for future adjustment. The maximum adjustment shall not exceed 12".
7. All connections to existing structures shall be cored connections.
8. The Contractor shall barricade all open excavations, especially during non-working hours.
9. Silt fence, inlet screens, and other erosion control facilities shall be install prior to construction, or other land disturbing activity.
10. The Contractor is responsible for examining all site conditions prior to the start of construction. If site conditions do not match the plans, the Contractor shall notify the Owner and Engineer immediately, to allow for possible plan revisions.
11. Extreme caution must be followed regarding the compaction of all utility trenches. Compacted granular backfill is required in all utility trenches that are located within 5 feet of a building, pavement, or sidewalk. The cost of this material is considered incidental and shall be included in the cost of the proposed utility.
12. The Contractor is responsible for providing the Owner with a set of marked-up plans showing all changes made during the construction process.
13. A minimum 12 gauge, insulated, single-conductor, copper tracer wire shall be installed along the length of all non-metallic pipe. Tracer wire shall be installed 6" above the pipe and shall be accessible at all manholes, inlets, valves and hydrants. Tracer wire insulation color shall be blue for water, green for sanitary, and brown for storm sewer. Tracer wire conductivity shall be tested prior to installation.

Paving Notes:

1. The proposed improvements shall be constructed according to Wisconsin Standard Specifications for Road and Bridge Construction, latest edition, and the local ordinances and specifications.
2. Paving shall consist of fine grading and final compaction of the soil sub-base, and the base course material, installation of the crushed stone base course and bituminous pavement, and final clean-up. All materials shall be provided by the contractor.
3. Aggregates used for the crushed stone base shall be 1 ½" crushed stone (traffic bound), Gradation No. 1, as defined in sub-section 304.2.6 of the Standard Specifications.
4. Aggregates used in the bituminous concrete binder course shall conform to Gradation No. 2 of sub-section 401.2.5 of the Standard Specifications. Aggregates for bituminous surface course shall conform to Gradation No. 3.
5. Hot Mix Asphalt pavement shall be Superpave E-0.3 in accordance with section 460 of the Standard Specifications.
6. Asphalt in bituminous pavement shall be Performance Graded binders (PG 64-22) in accordance with section 455 of the Standard Specifications.
7. Concrete for curb and gutter, driveways, sidewalk, ramps, and dumpster pads shall conform to the "Standard Specifications for Ready-mixed Concrete", ASTM designation C-94, and shall contain six (6) sacks of cement per cubic yard. Minimum 28 day compressive strength shall be 3,500 PSI. A curing membrane is required for all exposed concrete.
8. This contract includes pavement marking, ADA signage and traffic signage. Parking spaces, and cross-walks shall be painted with an approved traffic paint. Stripes shall be 4" wide unless otherwise noted.

Construction Sequence:

1. The Contractor shall attend a Pre-Construction Meeting with the Owner's Representative, and the City Inspector, to review the schedule and sequence of the work.
2. Verify that all the necessary plans and permits are in hand, and posted on-site as required.
3. Prior to commencing any land disturbing activities, the Contractor shall install silt fence, stone weeper, and tracking mat, as shown on the plans and specifications.
4. The Contractor shall perform the tree clearing and grubbing, and strip topsoil from the rest of the areas to be graded and place it in the topsoil stockpile.
5. The Contractor shall perform mass grading of the site and excavate the building foundations.
6. Pending plan approval the Contractor shall install the building footings and foundations, then continue with the building construction.
7. Excavate and install water main, including all laterals, and backfill the trenches. Rip rap shall be installed at the flared end sections as shown on the plans.
8. After the building foundations are in place and backfilled, grade the balance of the parcel, to proposed subgrade elevation. All excess soil shall be removed from the site.
9. Fine grade the parking lot and install the crushed stone base material and sidewalk with integral curb.
10. All proposed landscaped areas shall be covered with 6" of clean topsoil, dormant seed, and mulch. If topsoil is spread during the winter, shall be sprayed with polymer or tackifier to hold the soil until vegetation can be established.
11. Install asphalt pavement on the parking lot.
12. Complete the building construction.
13. All erosion control practices shall be inspected weekly, and within 24 hours after each rain event of ½ inch or more.
14. The erosion control measures shall be removed after final approval by the City.
15. Approximate Construction Schedule:

    9/03/19, begin construction, install erosion control measures, and perform tree clearing.

    9/06/19, begin topsoil stripping and rough grading.

    9/16/19, begin building foundations.

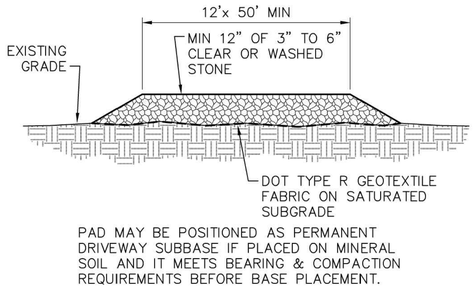
    9/30/19, begin installation of water main, sewer and water laterals.

    10/14/19, finish grading, stabilize site, place topsoil, seed and mulch on non-paved areas.

    10/28/19, place crushed stone on parking lot.

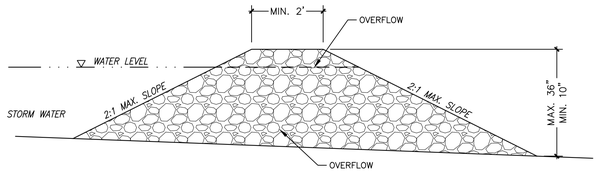
    11/11/19, complete parking lot, paving.

    11/29/19, complete all site construction, site is stabilized.

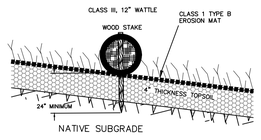


PAD MAY BE POSITIONED AS PERMANENT DRIVEWAY SUBBASE IF PLACED ON MINERAL SOIL AND IT MEETS BEARING & COMPACTION REQUIREMENTS BEFORE BASE PLACEMENT.

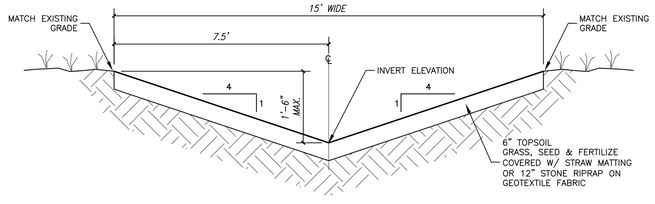
TRACKING PAD NO SCALE



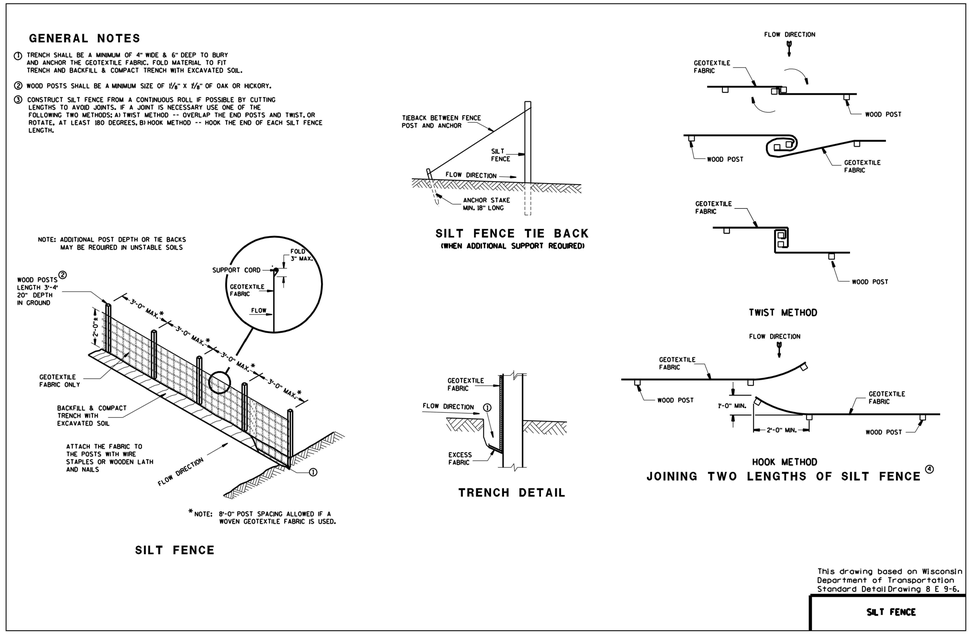
STONE WEEP DETAIL



DITCH CHECK DETAIL



TYPICAL CROSS-SECTION
OUTLET DITCH
(No Scale)



PROJECT TEAM	
PROJECT MANAGER: Initials	
PROJECT ENGINEER: Initials	
DESIGNER: Initials	
CAD TECHNICIAN: LDH	

ISSUE	DESCRIPTION	DATE
-		x-xx-xx

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Hartland, WI 53029
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Martin D. Worden, PE
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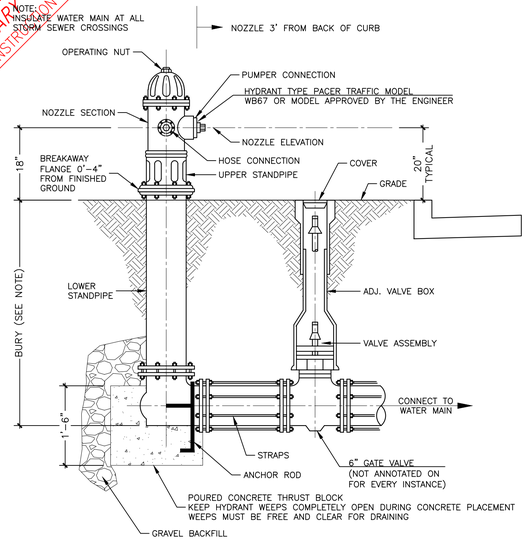
SPECIFICATIONS & DETAILS (1)
for
Harvest Square
2201 Silvermail Road
City of Waukesha, Waukesha County, Wisconsin

SCALE: AS NOTED
PROJECT NO. 19002
DATE: 8/01/2019
SHEET: 6 of 8
SHEET NUMBER
CE-6

PRELIMINARY NOT FOR CONSTRUCTION

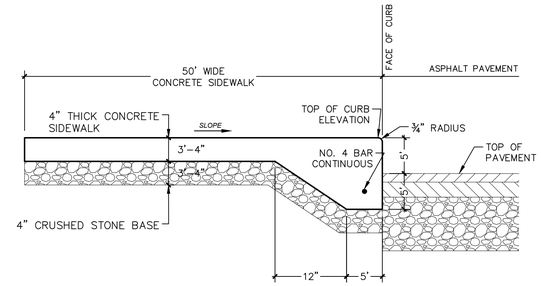
PRELIMINARY NOT FOR CONSTRUCTION



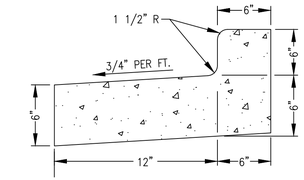
NOTE:
- BURY IS THE DISTANCE FROM GRADE LINE TO BOTTOM OF CONNECTING PIPE.
- HYDRANT SHALL BE FACTORY PAINTED YELLOW.
- SEE SPECIAL PROVISIONS FOR ALLOWABLE HYDRANT TYPES.
- 6" GATE VALVE AND VALVE BOX IS INCIDENTAL TO HYDRANT ASSEMBLY SPECIAL BID ITEM

FIRE HYDRANT SETTING DETAIL

ADA PARKING SIGNS

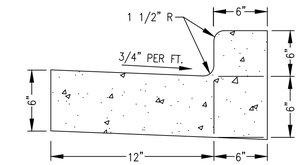


CONCRETE SIDEWALK W/ INTEGRAL CURB



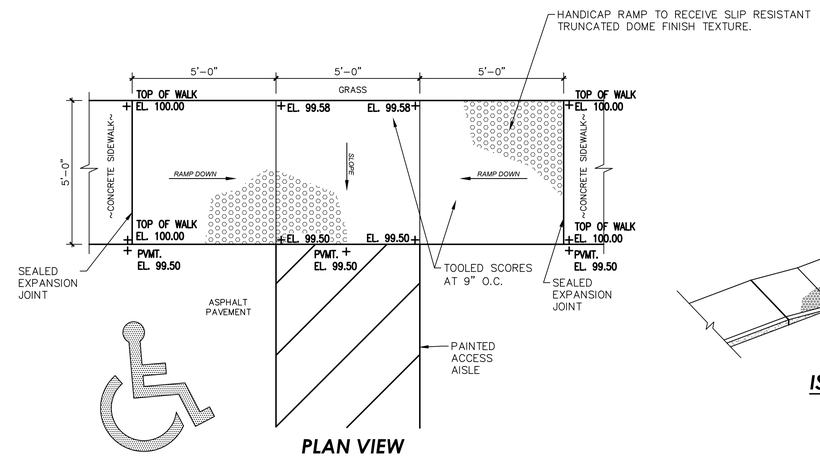
HIGH SIDE CURB & GUTTER

USED AT ALL LOCATIONS WHERE PAVEMENT SLOPES AWAY FROM PAN

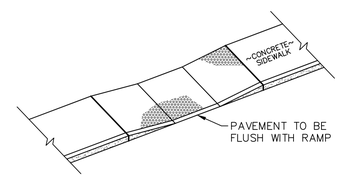


LOW SIDE CURB & GUTTER

USED AT ALL LOCATIONS WHERE PAVEMENT SLOPES TOWARD PAN

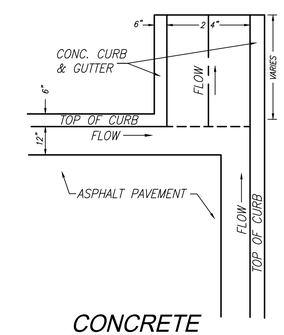


PLAN VIEW



ISOMETRIC VIEW

ADA RAMP DETAIL



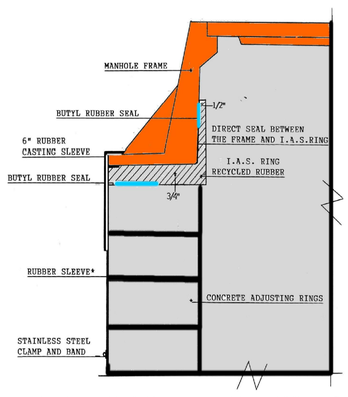
CONCRETE FLUME DETAIL

SERVING THE WATER & SEWER INDUSTRY
ADAPTOR INC.
AMERICAN MADE PRODUCTS
SINCE 1976

Figure R-1

2151 South 54th Street
West Allis, WI. 53120
P: 414-764-6733
F: 414-764-1494
Web: www.adaptorinc.com

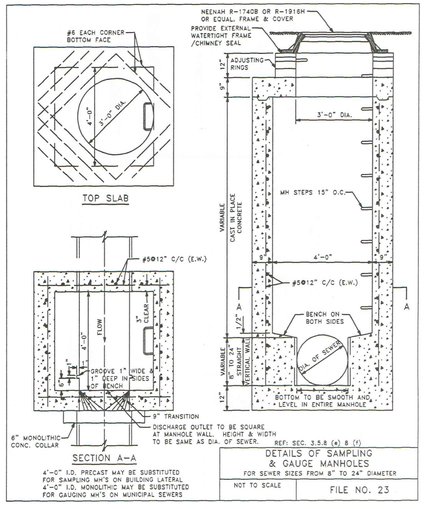
Internal/External Adaptor Seal Detail Specification



All sanitary manholes shall be provided with an Internal/External Adaptor Seal with a high grade EPDM rubber sleeve having a minimum of 60 mils, to seal the outside of the chimney from the manhole frame down to the cone. It shall have a 3/4" rubber ring that the external sleeve is adhered to and a 1/2" vertical lip that seals to the inside of the casting using butyl mastic. A 304 Stainless Steel band will be used to seal the bottom of the sleeve to the cone section of the manhole. The I/E.A.Seal shall be installed per Adaptor Inc. installation instructions.

ELASTOMERIC FRAME CHIMNEY SEAL

USE INTERNAL/EXTERNAL ADAPTER SEAL MANUFACTURED BY ADAPTER INC.



SAMPLING MANHOLE

(No Scale)

DATE	
DESCRIPTION	
ISSUE	
PROJECT TEAM	PROJECT MANAGER: Initials PROJECT ENGINEER: Initials DESIGNER: Initials CAD TECHNICIAN: LDH

Site Engineering Services
2920 Oakwood Road
Hartland, WI 53029
262-367-4960 office
marty.worden@siteengineerservices.com email
Martin D. Worden, PE
Civil Engineer/Consultant

SPECIFICATIONS & DETAILS (2)

for

Harvest Square

2201 Silvernail Road

City of Waukesha, Waukesha County, Wisconsin

SCALE: AS NOTED

PROJECT NO. 19002

DATE: 8/01/2019

SHEET: 7 of 8

SHEET NUMBER

CE-7

PRELIMINARY NOT FOR CONSTRUCTION