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FOR CONSTRUCTION & PAVING PLAN

**EXISTING CONDITIONS SURVEY:**

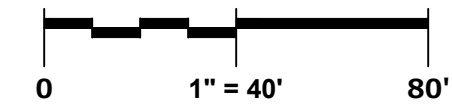
EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

**SITE DATA**

TOTAL SITE	
TOTAL SITE AREA:	71.15 AC
PAVEMENT AREA:	15.94 AC (694,266 S.F.)
GREEN SPACE/ LANDSCAPE SURFACE AREA:	39.32 AC (55.3%)
PROPOSED SITE	
ZONING:	M-2
CAR PARKING:	441 SPACES (9 A.D.A.)
PARKING TO ISLAND RATIO:	11.5%



GRAPHICAL SCALE (FEET)



**EXISTING BUILDING**  
FFE=39.0

**LEGEND**

- LIGHT DUTY PAVEMENT**
  - 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
  - 3.5" ASPHALTIC CONC. (2 LIFTS)
  - LOWER LAYER (2.3" 3/4" 58-28.5)
  - UPPER LAYER (1.2" 1/2" 58-28.5)
- HEAVY DUTY PAVEMENT**
  - 5" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
  - 4" ASPHALTIC CONC. (2 LIFTS)
  - LOWER LAYER (2.25" 3/4" 58-28.5)
  - UPPER LAYER (1.75" 4/4" 58-28.5)
- CONCRETE PAVEMENT (TRUCK DOCK AREA)**
  - 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
  - 7" FCC (4000 PSI AIR ENTRAINED CONCRETE WITH #4@6 GAUGE STEEL MESH)
- CONCRETE SIDEWALK**
  - 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
  - 6" FCC (6000 PSI AIR ENTRAINED CONCRETE WITH #4@6 GAUGE STEEL MESH)
- A** 4" SOLID WHITE STRIPE
- B** 4" DIAGONAL AT 45° SPACED 2' O.C.
- C** R7-8 HANDICAP PARKING SIGN (SEE DETAIL)
- D** 18" CURB & GUTTER (SEE DETAIL)
- E** 18" REVERSE CURB & GUTTER (SEE DETAIL)
- F** TAPER CURB HEAD (SEE DETAIL)
- G** BUILDING DOOR SLAB (2% MAX SLOPE WITHIN DRIVE IN OR MAN DOOR)
- H** ACCESS GATE LOCATION (BY OTHERS)
- I** ACCESS CARD READER LOCATION (BY OTHERS)
- J** PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
- M** MAN DOOR
- O** OVERHEAD DOOR

**NOTES**

- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
- ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL), UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
- ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
- BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASE UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
- REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
- SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
- ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF WAUKESHA ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
- CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS-  
 CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.  
 WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).  
 GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.  
 CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.  
 BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.  
 SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.  
 ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.  
 SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.  
 CITY STANDARD SPECIFICATIONS SHALL BE FOLLOWED FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.  
 LIMITS OF FINAL CITY STREET PAVEMENT AND CURB AND GUTTER REMOVAL AND REPLACEMENTS TO BE MARKED BY CITY ENGINEERING STAFF IN FIELD.

10.0' PAVING SETBACK

PROPOSED RETAINING WALL WITH RAILING (SEE GRADING PLANS FOR ADDITIONAL INFORMATION)

METAL STAIRS FROM FFE TO DOCK LEVEL (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)

8' X 18' CONCRETE PAD FOR GENERATOR

PROPOSED POND  
NWL=25.00  
HWL=28.89

**PROPOSED BUILDING**  
198,580 SF | FFE= 39.0  
SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

25' X 5' CONCRETE PAD FOR TWO DOUBLE SIDE ENTRY BIKE RACKS (SEE DETAIL)

5' STAIR RISERS (4) (SEE GRADING PLAN FOR ADDITIONAL INFORMATION)

ADA RAMP WITH TRUNCATED DOMES (SEE DETAIL)

FLUSH ASPHALT WITH SIDEWALK (SEE DETAIL)

ADA ACCESS ROUTE

6" INTEGRAL CURB AND SIDEWALK (SEE DETAIL)

PROPOSED BUILDING FOUNDATION WALL EXPOSURE (SEE ARCHITECTURAL PLANS AND GRADING SHEET FOR ADDITIONAL INFORMATION)

TAPER CURB HEADS AT DOOR STOOP (SEE GRADING PLAN)

ADA SIGN WITH BOLLARD PROTECTION (SEE DETAIL)

6" INTEGRAL CURB CONCRETE ISLAND. REMOVE AND REPLACE EXISTING ASPHALT IN KIND AS NECESSARY

PROPOSED RETAINING WALL (SEE GRADING PLANS FOR ADDITIONAL INFORMATION)

APPROXIMATE LOCALIZED 100-YEAR FLOODPLAIN ELEV=24.6 PER CITY STUDY

PROPOSED SLIDING GATE  
5' MANGATE IN FENCE

6" INTEGRAL CURB CONCRETE ISLAND

PROPOSED RETAINING WALL WITH RAILING (SEE GRADING PLANS FOR ADDITIONAL INFORMATION)

REUSE EXISTING BASE MATERIAL IF POSSIBLE FOR SOUTH ACCESS DRIVE

5.0' RIP RAP TERRACE

PROPOSED FENCE TO TIE INTO EXISTING

APPROXIMATE LOCALIZED 100-YEAR FLOODPLAIN ELEV=24.6 PER CITY STUDY

25.0' PAVING SETBACK

PLAN | DESIGN | DELIVER  
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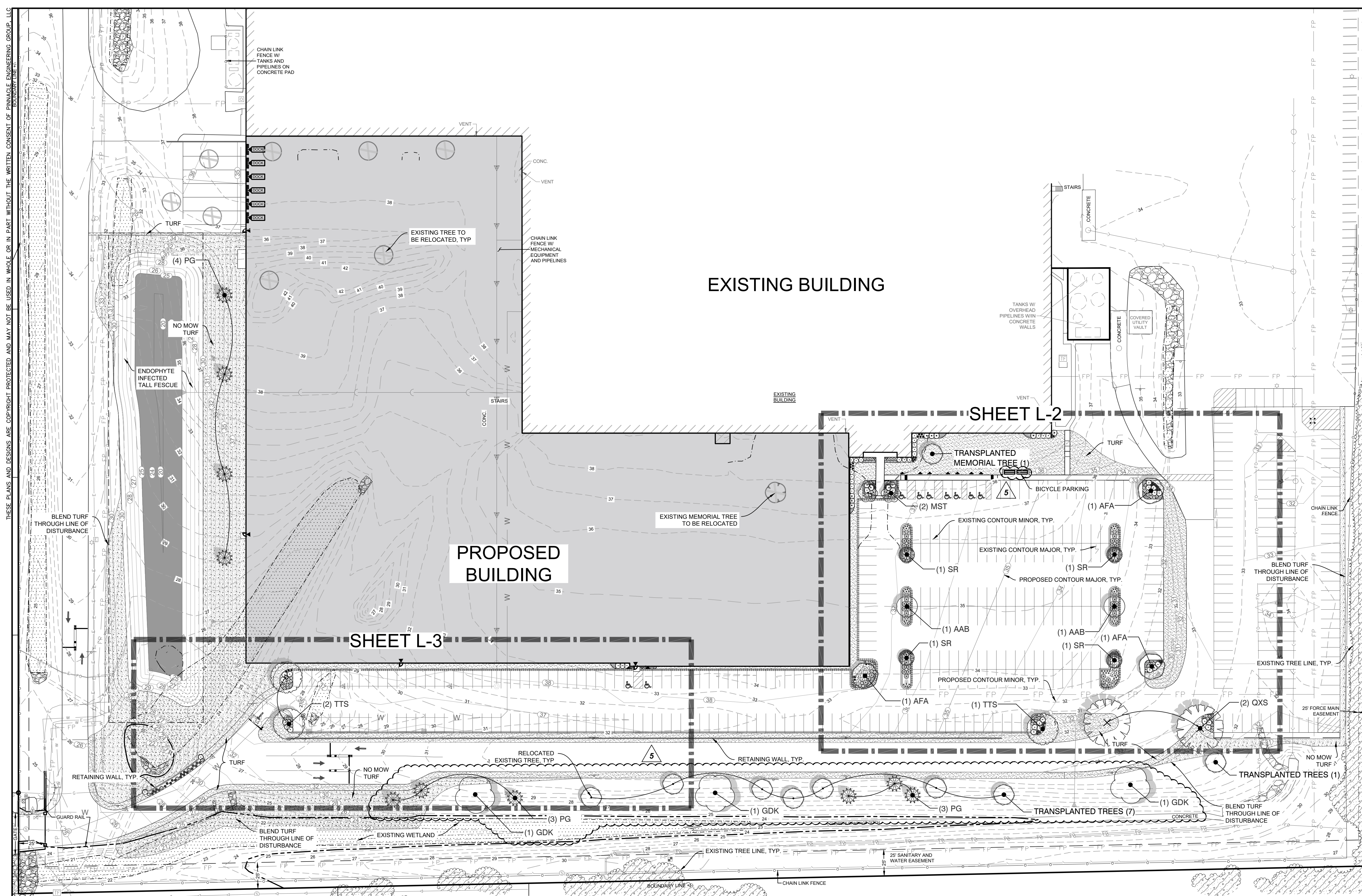
**SOUTH BUILDING ADDITION**  
WAUKESHA, WI

**SITE DIMENSION & PAVING PLAN**

**REVISIONS**

1	BID SET	09/04/20	5	CONSTRUCTION SET	10/26/20
2	SECURITY GATE UPDATES	09/25/20			
3	ADDRESS CITY COMMENTS	10/05/20			
4	ADDENDUM 2	10/19/20			

REG JOB No. 230.00A  
MAC  
START DATE 09/04/20  
SCALE 1" = 40'  
SHEET C-4  
C-13



### PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	QTY	
AFA	Acer freemanii 'Autumn Fantasy'	2.5' Cal.	3	
GDK	Autumn Fantasy Maple Gymnocladus dioica	2.5' Cal.	3	
OXS	Kentucky Coffee Tree Quercus x schuetti	2.5' Cal.	2	
TTS	Swamp Bur Oak Tilia tomentosa 'Sterling'	2.5' Cal.	3	
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	QTY	
PG	Picea glauca White Spruce	6' Ht.	10	
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	SIZE	QTY	
AAB	Amelanchier x grandiflora 'Autumn Brilliance'	8' Ht.	2	
MST	Autumn Brilliance Serviceberry Malus x 'Sugar Tyme'	1.5' Cal.	2	
SR	Sugar Tyme Crabapple Syringa reticulata 'Ivory Silk'	1.5' Cal.	4	
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	
AMI	Aronia melanocarpa 'Iroquois Beauty' TM	18" Ht.	53	
CAF	Black Chokeberry Cornus stolonifera 'Arctic Fire'	18" Ht.	9	
HBO	Arctic Fire Dogwood Hydrangea paniculata 'Bobo'	18" Ht.	14	
SMC	Bobo Hydrangea Spirea japonica 'Magic Carpet'	18" Ht.	42	
SMP	Magic Carpet Spirea Syringa meyeri 'Palibin'	18" Ht.	13	
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	
JPK	Juniperus chinensis 'Pfitzeriana Kallays'	18" W	31	
JCS	Kallay Compact Juniper Juniperus chinensis 'Sea Green'	18" Ht.	2	
JYA	Sea Green Juniper Juniperus horizontalis 'Youngstown'	18" W	38	
JGO	Andorra Juniper Juniperus virginiana 'Grey Owl'	18" W	6	
TMD	Eastern Redcedar Juniper Taxus x media 'Densiflora'	18" Ht.	8	
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	SIZE	QTY	
CKF	Calamagrostis x a 'Karl Foerster'	1 gal.	27	
ESP	Karl Foerster Reed Grass Eragrostis spectabilis	1 gal.	6	
MSO	Purple Love Grass Miscanthus sinensis 'Oktoberfest'	1 gal.	36	
PNW	Oktoberfest Miscanthus Panicum virgatum 'Northwind'	1 gal.	10	
SLB	Northwind Switch Grass Schizachyrium scoparium 'Blue Heaven'	1 gal.	8	
STD	Blue Heaven Little Bluestem Grass Sporobolus heterolepis 'Tara'	1 gal.	97	
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
CVZ	Coreopsis verticillata 'Zagreb'	4.5" cont.	16" o.c.	14
HSD	Zagreb Coreopsis Hemerocallis 'Stella De Oro'	4.5" Cont.	20" o.c.	88
HSW	Stella De Oro Daylily Hemerocallis 'Summer Wine'	4.5" Cont.	24" o.c.	14
NWL	Summer Wine Daylily Nepeta x 'Walker's Low'	4.5" Cont.	28" o.c.	9
SMN	Walker's Low Catmint Salvia nemorosa 'May Night'	4.5" Cont.	18" o.c.	8
SAJ	May Night Sage Sedum 'Autumn Joy'	4.5" Cont.	24" o.c.	32
GROUND COVERS	BOTANICAL / COMMON NAME	QTY		
	MaxQ Tall Fescue Grass Seed	18,193 sf		
	Sod	31,495 sf		
	Turf Hydroseed Low Grow	48,600 sf		



**Pinnacle Engineering Group**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

20725 WATERTOWN ROAD, SUITE 100  
BROOKFIELD, WI 53186  
(262) 754-8888  
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## SOUTH BUILDING ADDITION

### LANDSCAPE OVERVIEW

WAUKESHA, WI

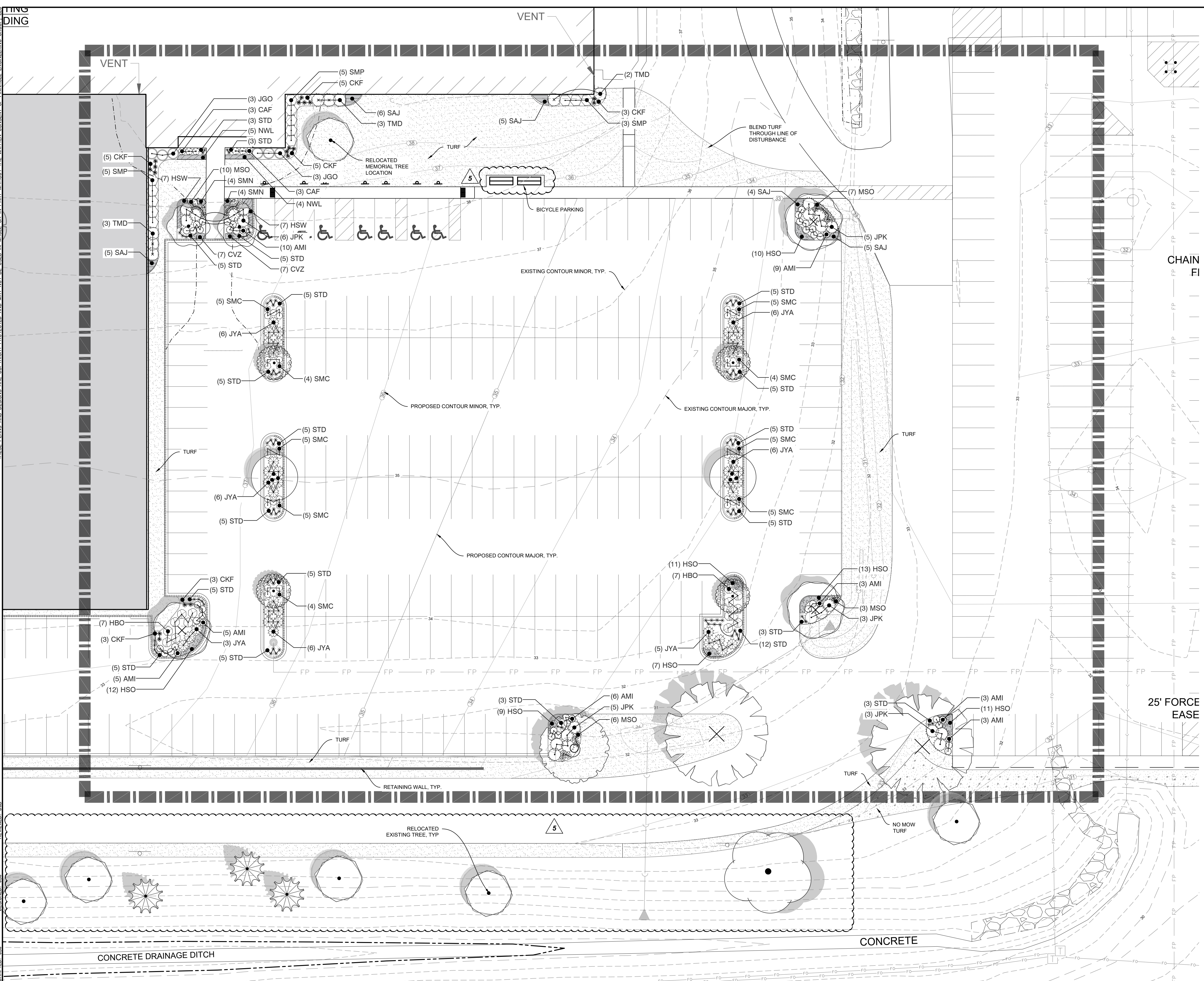
REVISIONS

1	BID SET	09/04/20	5	CONSTRUCTION SET	10/26/20
2	SECURITY GATE UPDATES	09/25/20			
3	ADDRESS CITY COMMENTS	10/05/20			
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REG. JOB NO. 230.00A  
REG. PM. MAC  
START DATE 09/04/20  
SCALE 1" = 50'

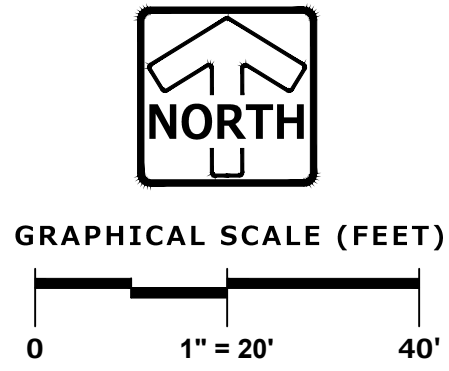
SHEET  
**L-1**  
OF  
**L-4**

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 DESIGNED: JSJ  
 DRAFTED: JSJ  
 REVIEWED: LUB



SHRUB / PERENNIAL PLANT KEY	
<b>DECIDUOUS SHRUBS</b>	<b>BOTANICAL / COMMON NAME</b>
AMI	Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry
CAF	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood
HBO	Hydrangea paniculata 'Bobo' / Bobo Hydrangea
SMC	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea
SMP	Syringa meyeri 'Palibin' / Dwarf Korean Lilac
<b>EVERGREEN SHRUBS</b>	<b>BOTANICAL / COMMON NAME</b>
JPK	Juniperus chinensis 'Pfitzeriana Kallays' / Kallay Compact Juniper
JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper
JYA	Juniperus horizontalis 'Youngstown' / Andorra Juniper
JGO	Juniperus virginiana 'Grey Owl' / Eastern Redcedar Juniper
TMD	Taxus x media 'Densiformis' / Dense Yew
<b>ORNAMENTAL GRASSES</b>	<b>BOTANICAL / COMMON NAME</b>
CKF	Calamagrostis x a 'Karl Foerster' / Karl Foerster Reed Grass
ESP	Eragrostis spectabilis / Purple Love Grass
MSO	Miscanthus sinensis 'Oktoberfest' / Oktoberfest Miscanthus
PNW	Panicum virgatum 'Northwind' / Northwind Switch Grass
SLB	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem Grass
STD	Sporobolus heterolepis 'Tara' / Prairie Dropseed
<b>PERENNIALS</b>	<b>BOTANICAL / COMMON NAME</b>
CVZ	Coreopsis verticillata 'Zagreb' / Zagreb Coreopsis
HSO	Hemerocallis 'Stella De Oro' / Stella De Oro Daylily
HSW	Hemerocallis 'Summer Wine' / Summer Wine Daylily
NWL	Nepeta x 'Walker's Low' / Walker's Low Catmint
SMN	Salvia nemorosa 'May Night' / May Night Sage
SAJ	Sedum 'Autumn Joy' / Autumn Joy Sedum
<b>GROUND COVERS</b>	<b>BOTANICAL / COMMON NAME</b>
[Pattern]	MaxQ Tall Fescue Grass Seed / MaxQ Tall Fescue Grass Seed
[Pattern]	Sod / Sod
[Pattern]	Turf Hydroseed Low Grow / Low Grow Mix

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**SOUTH BUILDING ADDITION**  
**LANDSCAPE ENLARGEMENT**  
**WAUKESHA, WI**

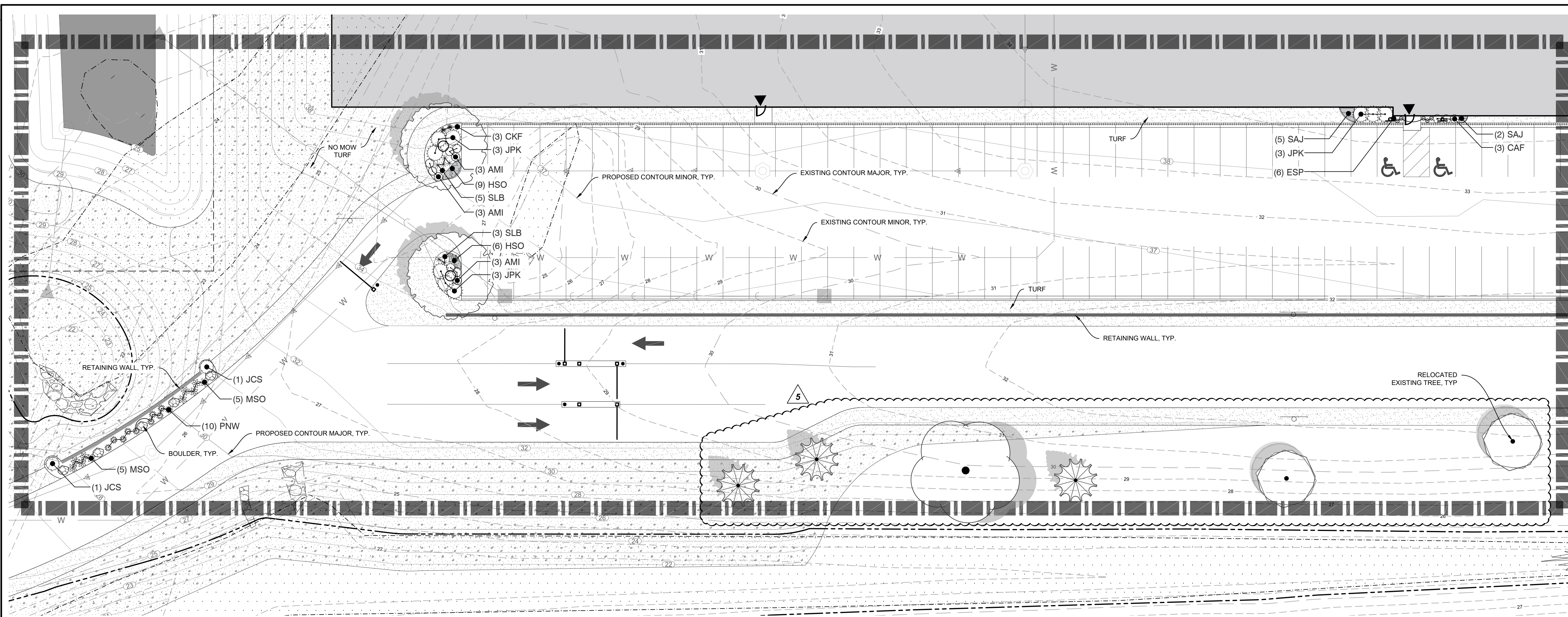
**LANDSCAPE ENLARGEMENT**

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5	CONSTRUCTION SET 10/26/20

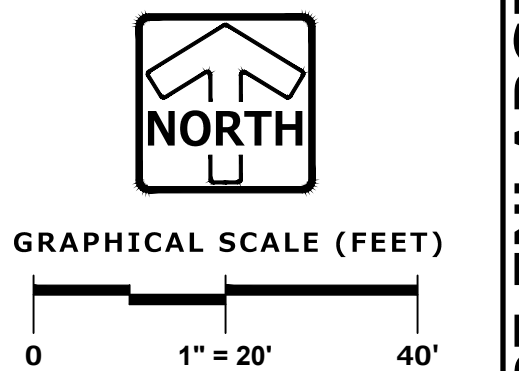
REG. JOB NO. 230.00A	MAC	SHEET
REG. PM	SCALE 1" = 20'	L-2
START DATE 09/04/20		OF
		L-4

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 FOR CONSTRUCTION  
 LANDSCAPE ENLARGEMENT

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	MaxQ Tall Fescue Grass Seed / MaxQ Tall Fescue Grass Seed
	Sod / Sod
	Turf Hydroseed Low Grow / Low Grow Mix



DESIGNED: JSJ  
DRAFTED: JSJ  
REVIEWED: LAB

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# SOUTH BUILDING ADDITION

## LANDSCAPE ENLARGEMENT

WAUKESHA, WI

### LANDSCAPE ENLARGEMENT

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**L-3**  
OF  
**L-4**

FOR CONSTRUCTION LANDSCAPE ENLARGEMENT www.pinnacle-engr.com