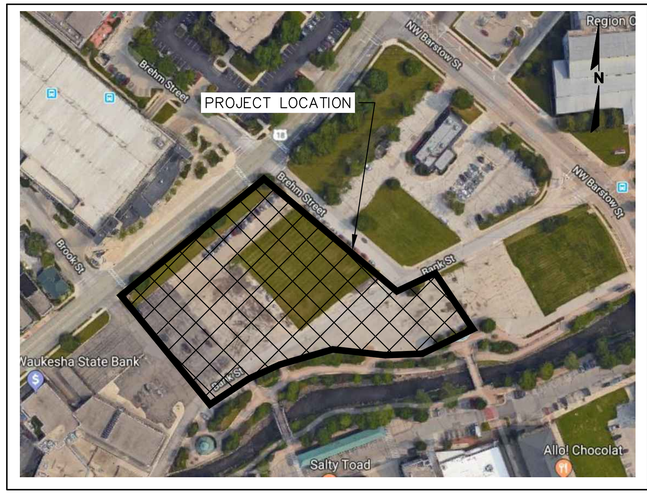
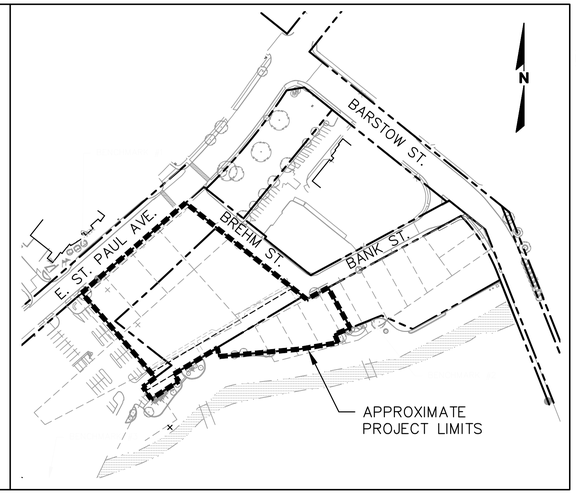
CONSTRUCTION PLANS
FOR
EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WISCONSIN

LEGEND

PROPOSED	EXISTING	
	( )	INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
	OR	SECTION OR 1/4 SECTION CORNER AS DESCRIBED
		1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
		1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
		BOLLARD
		SOIL BORING/MONITORING WELL
		FLAGPOLE
		MAILBOX
		SIGN
		BILLBOARD
		CONTROL BOX
		TRAFFIC SIGNAL
		RAILROAD CROSSING SIGNAL
		CABLE PEDESTAL
		POWER POLE
		GUY POLE
		GUY WIRE
		LIGHT POLE
		SPOT/PEDESTAL/PAVER ACCENT LIGHT
		HANDICAPPED PARKING
		ELECTRIC MANHOLE
		ELECTRIC PEDESTAL
		ELECTRIC METER
		TELEPHONE MANHOLE
		TELEPHONE PEDESTAL
		MARKED FIBER OPTIC
		GAS VALVE
		GAS METER
		GAS WARNING SIGN
		STORM MANHOLE
		ROUND INLET OR CATCH BASIN
		SQUARE INLET OR SLOT DRAIN
		STORM SEWER END SECTION
		SANITARY MANHOLE
		CLEANOUT OR VENT
		SANITARY INTERCEPTOR MANHOLE
		MISCELLANEOUS MANHOLE
		WATER VALVE
		HYDRANT
		WATER SERVICE CURB STOP
		WATER MANHOLE
		WELL
		WATER SURFACE
		WETLANDS FLAG
		MARSH
		CONIFEROUS TREE
		DECIDUOUS TREE
		SHRUB
		-EDGE OF TREES
S	S	-GRAVITY SANITARY SEWER
SFM	SFM	-SANITARY FORCE MAIN
STO	STO	-STORM SEWER
W	W	-WATERMAIN
G	G	-GAS MAIN
E	E	-ELECTRIC SERVICE
OHW	OHW	-OVERHEAD WIRES
B	B	-BUREAU ELEC. SERV.
T	T	-TELEPHONE SERVICE
TV	TV	-MARKED CABLE TV LINE
FO	FO	-MARKED FIBER OPTIC
L	L	-GRAVITY LEACHATE SYSTEM
LFM	LFM	-LEACHATE FORCE MAIN
XXXXXXXXX	XXXXXXXXX	-EXISTING UTILITY TO BE ABANDONED IN PLACE
		-EXISTING MANHOLE/INLET TO BE ABANDONED IN PLACE OR EXISTING LIGHT POLE AND BASE TO BE REMOVED.
869		PROPOSED 1-FOOT GRADE CONTOUR
870		PROPOSED 5-FOOT GRADE CONTOUR
× 780.55		SPOT/CURB FLOW LINE ELEVATION
× (780.55)		TOP OF CURB SPOT ELEVATION
		TEMPORARY INLET PROTECTION
		PROPOSED CONSTRUCTION ENTRANCE
		CONCRETE SIDEWALK PAVEMENT
		ASPHALT PAVEMENT
		PROPOSED LANDSCAPE AREA



VICINITY MAP
SCALE: NOT TO SCALE



LOCATION MAP
SCALE: 1"=150'

PLAN INDEX

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL 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 ESTIMATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
11. ELEVATIONS REFER TO THE CITY OF WAUKESHA DATUM.
12. TOPOGRAPHIC AND EXISTING CONDITIONS SHOWN HERON TAKEN FROM A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY" PREPARED BY RASMITH, DATED FEBRUARY 18, 2019.
13. PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION

BENCHMARKS

BENCHMARK #1
SOUTH END TOP OF WALL
ELEVATION: 36.33

BENCHMARK #2
NORTH END TOP OF WALL
ELEVATION: 31.82

BENCHMARK #3
SOUTH WEST WING TOP OF WALL OF BRIDGE
ELEVATION: 29.95

SEWRPC BENCHMARK #1
CONC MON W/ BRASS CAP
SW CORNER NE 1/4
SEC 3-6-19
N: 373154.65
E: 2471679.64

SEWRPC BENCHMARK #2
CONC MON W/ BRASS CAP
NW CORNER NE 1/4
SEC 3-6-19
N: 375894.32
E: 2471705.93

PROJECT DIRECTORY

OWNER:
CAMPBELL MADISON PARTNERS, LLC
5887 GLENRIDGE DRIVE NE, SUITE 360
SANDY SPRINGS, GA 30328
PH: 404/495-0884

MUNICIPALITY:
CITY OF WAUKESHA
130 DELAFIELD STREET
WAUKESHA, WI 53188
CITY ENGINEER
CONTACT: ALEX DAMIEN, P.E.
PH: 262/524-3907
EMAIL: adamien@waukesha-wi.gov

SITE CIVIL ENGINEER:
raSmith
16475 W. BLUEMOUND ROAD
SUITE 200
BROOKFIELD, WI 53005
PH: 262/781-1000
PROJECT MANAGER
CONTACT: MATT KOCOUREK
EMAIL: matt.kocourek@rasmith.com
PROJECT ENGINEER
CONTACT: JEREMY JEFFERY
EMAIL: jeremy.jeffery@rasmith.com

SURVEYOR:
raSmith
16475 W. BLUEMOUND ROAD
SUITE 200
BROOKFIELD, WI 53005
PH: 262/781-1000
PROJECT MANAGER
CONTACT: ERIC STURM
EMAIL: ERIC.STURM@rasmith.com

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.

PLAN DATE: JULY 29, 2019

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

COVER SHEET

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R.A. Smith, Inc.

DATE: 07/29/2019
SCALE: N.T.S.
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C000

E. ST. PAUL AVE.
60' PUBLIC R.O.W.

BREHM ST.
VARIABLE R.O.W. WIDTH

BANK ST.
40' PUBLIC R.O.W.

REMOVE SIDEWALK TO NEAREST JOINT

REMOVE CONCRETE RETAINING WALL

REMOVE LIGHTPOLE

REMOVE CONCRETE RETAINING WALL

REMOVE DRIVEWAY APRON

CONTRACTOR SHALL SLURRY & ABANDON REMAINING STORM SEWER IN PLACE PER CITY OF WAUKESHA STANDARDS.

REMOVE LIGHTPOLE

BULKHEAD STRUCTURE WHERE STORM SEWER HAS BEEN REMOVED.

REMOVE LIGHTPOLE

REMOVE LIGHTPOLE

REUSE "NOT A THRU STREET" SIGN

REMOVE CURB TO NEAREST JOINT

REMOVE LIGHTPOLE

UTILITY POLES & GUY WIRES TO BE RELOCATED

SET 1" IRON PIPE

SET PK NAIL

FOUND PK NAIL

FOUND PK NAIL

P.O.B.

CONC WALL

ASPHALT

GRAVEL

BLOCK LETTERED "P" NORTH WEST ADDITION TO VILLAGE PRAIRIEVILLE

NO BUILDINGS ON SURVEYED SITE

RIGHT-OF-WAY GRANT PER DOC. 1587861

PERMANENT LIMITED EASEMENT PER DOC. 3818382

PERMANENT LIMITED PER DOC. 3818382

MH 12371
RIM 28.94
12" NE 24.99
15" SW 24.89

MH 12372
RIM 29.44
12" SW 25.57

CB 1809
RIM 33.77
NW 31.62

CB 6032
RIM 28.46
12" E 24.01
SE 23.46

CB 21473
RIM 28.16
12" W 24.46

CB 6034
RIM 28.26
15" NE 22.76
15" SW 22.68

CB 6035
RIM 29.02
12" SW 23.92

CB 6036
RIM 29.84
12" SE 27.04

MH 12376
RIM 29.97
18" NW 23.17
18" NE 22.77

RIM 29.28'
INACCESSIBLE

RIM 28.58
12" W 21.53

CB 21468
RIM 28.77
INACCESSIBLE

CB 21469
RIM 28.53
15" E 24.88
12" W 24.83

CB 21470
RIM 28.46
15" E 24.61
15" W 24.61

MH 12369
RIM 29.43
18" SE 23.83
W INACCESSIBLE
NW INACCESSIBLE
BOTTOM 12.73

13194
RIM 30.07
NE 22.37
NW 22.57

2767
RIM 32.29
20.14
20.09

2766
RIM 29.65
NW 20.35
E 20.40
SW INACCESSIBLE

CB 6037
RIM 29.03
12" 26.08
12" 26.33

MH 12386
RIM 28.37
15" S 26.17
12" NE 26.32
12" NW 26.27

CB 6031
RIM 29.06
INACCESSIBLE

TAX KEY:
WAKC1305370
OWNER:
WAUKESHA STATE BANK

TAX KEY:
WAKC1305075001
OWNER:
CITY OF WAUKESHA

APPROX. LOCATION BRIDGE

60" RCP
E 20.66

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

DEMOLITION LEGEND

- PROPOSED PROPERTY LINE
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING UTILITIES TO BE REMOVED
- EXISTING CURB AND GUTTER TO BE REMOVED. SAWCUT TO ASSURE CLEAN FIT
- SAWCUT EXISTING PAVEMENT
- TEMPORARY INLET PROTECTION

LIMITS OF FINAL CITY STREET PAVEMENT AND CURB AND GUTTER REMOVAL AND REPLACEMENTS TO BE MARKED BY CITY ENGINEERING STAFF IN FIELD.

Know what's below.
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

DESCRIPTION	DATE

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

EXISTING CONDITIONS, DEMOLITION & EROSION CONTROL PLAN - WEST

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R.A. Smith, Inc.

DATE: 07/29/2019
SCALE: 1" = 20'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C100

TO VILLAGE PRAIRIEVILLE

REMOVE LIGHTPOLE

REUSE "NOT A THRU STREET" SIGN

GRAVEL

ASPHALT

ZONE AE WITHOUT BASE FLOOD ELEVATION (BFE)

REMOVE CURB TO NEAREST JOINT

REMOVE LIGHTPOLE

BANK ST.
40' PUBLIC R.O.W.

BARSTOW ST.
VARIABLE R.O.W. WIDTH

TAX KEY:
WAKC1305374
OWNER:
HISTORIC PRAIRIEVILLE LP

0.2% ANNUAL CHANCE FLOOD HAZARD,
OR 1% ANNUAL CHANCE FLOOD

TAX KEY:
WAKC1305075001
OWNER:
CITY OF WAUKESHA

"REGULATORY FLOODWAY" ZONE AE

FOX RIVER

CHAIN LINK FENCE

FOUNTAIN

CONC. WALL

BENCHMARK
N. END
TOP OF WALL
EL.=31.82'

APPROX. LOCATION BRIDGE

COLUMNS

BASE ONLY

CB 6036
RIM 29.84
12" SE 27.04

CB 6037
RIM 29.03
12" 26.08
12" 26.33

CB 6031
RIM 29.25
INACCESSIBLE

CB 21468
RIM 28.77
INACCESSIBLE

CB 21469
RIM 28.53
15" E 24.88
12" W 24.83

CB 21470
RIM 28.46
15" E 24.61
15" W 24.51

CB 4613
RIM 31.80
12" NE 26.70

CB 21148
RIM 31.15
INACCESSIBLE

2767
RIM 32.29
20.14
20.09

2766
RIM 29.65
NW 20.35
S 20.40
SW INACCESSIBLE

MH 12368
RIM 29.37
15" S 26.17
12" NE 26.72
12" NW 26.57

13194
RIM 30.07
NE 22.37
NW 22.57

MH 12369
RIM 29.43
18" SE 23.83
W INACCESSIBLE
NW INACCESSIBLE
BOTTOM 12.73

RIM 29.70
W 20.30
N 20.30

RIM 30.89
12" SE 23.18

5288
RIM 32.26
NE 21.66
SW 21.66

54
RIM 32.24
SW 20.54
SE 20.54
NNE 20.54
NE 20.54
NW 22.64+/-

4501
RIM 33.34
BOTTOM 23.24

SET 1" IRON PIPE

SET PK NAIL

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

DEMOLITION LEGEND

- PROPOSED PROPERTY LINE
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING UTILITIES TO BE REMOVED
- EXISTING CURB AND GUTTER TO BE REMOVED. SAWCUT TO ASSURE CLEAN FIT
- SAWCUT EXISTING PAVEMENT
- TEMPORARY INLET PROTECTION

DATE	DESCRIPTION
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rasmith.com
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Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

EXISTING CONDITIONS, DEMOLITION & EROSION CONTROL PLAN - EAST

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R.A. Smith, Inc.

DATE: 07/29/2019
SCALE: 1" = 20'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C101

E. ST. PAUL AVE.
60' PUBLIC R.O.W.
N49°02'58"E 287.91'
BENCHMARK
S: END
TOP OF WALL
EL.=36.33'
ASPHALT
RIGHT-OF-WAY GRANT PER DOC. 1567861
PERMANENT LIMITED EASEMENT PER DOC. 3818382
PERMANENT LIMITED EASEMENT PER DOC. 3818382
CB=N39°15'59"E
CH=266.63'
R=1206.00'
L=267.18'
N80°26'10"E 37.59'
S51°15'17"E 74.66'
TRANSFORMER
ASPHALT
Leasing / Amenities 4,211 sf
PROPOSED MULTI-FAMILY BUILDING
S51°28'30"E 82.80'
N51°28'32"W 99.95'
BREHM ST.
VARIABLE R.O.W. WIDTH
S51°28'30"E 241.37'
S39°09'44"W 294.31'
ASPHALT
1 STORY BRICK BUILDING
TAX KEY: WAKC1305370
OWNER: WAUKESHA STATE BANK
N40°57'02"W 235.13'
TAX KEY: WAKC1305374
OWNER: HISTORIC PRAIRIEVILLE LP
ASPHALT
BARSTOW ST.
VARIABLE R.O.W. WIDTH
N34°23'16"W 30.35'
S57°09'54"W 68.71'
S32°50'05"E 17.99'
S59°03'47"W 105.90'
N11°46'17"W 18.28'
S84°44'50"W 171.79'
TAX KEY: WAKC1305075001
OWNER: CITY OF WAUKESHA
PARK (BY OTHERS)
BANK ST.
40' PUBLIC R.O.W.
N61°37'43"E 368.05'
APPROX. LOCATION BRIDGE
FOX RIVER
CHAIN LINK FENCE
FOUNTAIN
S80°15'23"W 79.50'
S21°53'43"E 18.74'
S68°05'56"W 105.80'
BENCHMARK
N: END
TOP OF WALL
EL.=31.82'
CONC WALL
N66°24'14"W 71.67'
BREWERY/RESTAURANT (BY OTHERS)
S60°30'20"W 209.82'
CONC
COLUMNS
CB=S32°49'08"E
CH=136.89'
R=365.00'
L=137.70'
BASE WALL
OUTLET
INLET
GRAPHIC SCALE
15 0 15 30 60
(IN FEET)

GENERAL NOTES:

LATEST SURVEY FIELD WORK BY RASMITH, INC DATED DECEMBER 14, 2018.

THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

RASMITH ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF RASMITH.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF WAUKESHA EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WDNR PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

ALL DISTURBED LANDSCAPE AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED. SEEDED AREAS SHALL BE FERTILIZED AND COVERED W/ EROSION CONTROL MATTING OR RESTORED TO EXISTING CONDITIONS. SEE LANDSCAPE PLANS.

LEGEND

PROPERTY LINE
PROPOSED EASEMENT
⑤ PROPOSED PARKING SPACES PER ROW
PROPOSED 18" CURB & GUTTER (SEE DETAIL)
PROPOSED 30" CURB & GUTTER (SEE DETAIL)
PROPOSED SITE LIGHTING (SEE ARCH PLANS)

811 Know what's below. Call before you dig.

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

OVERALL SITE PLAN

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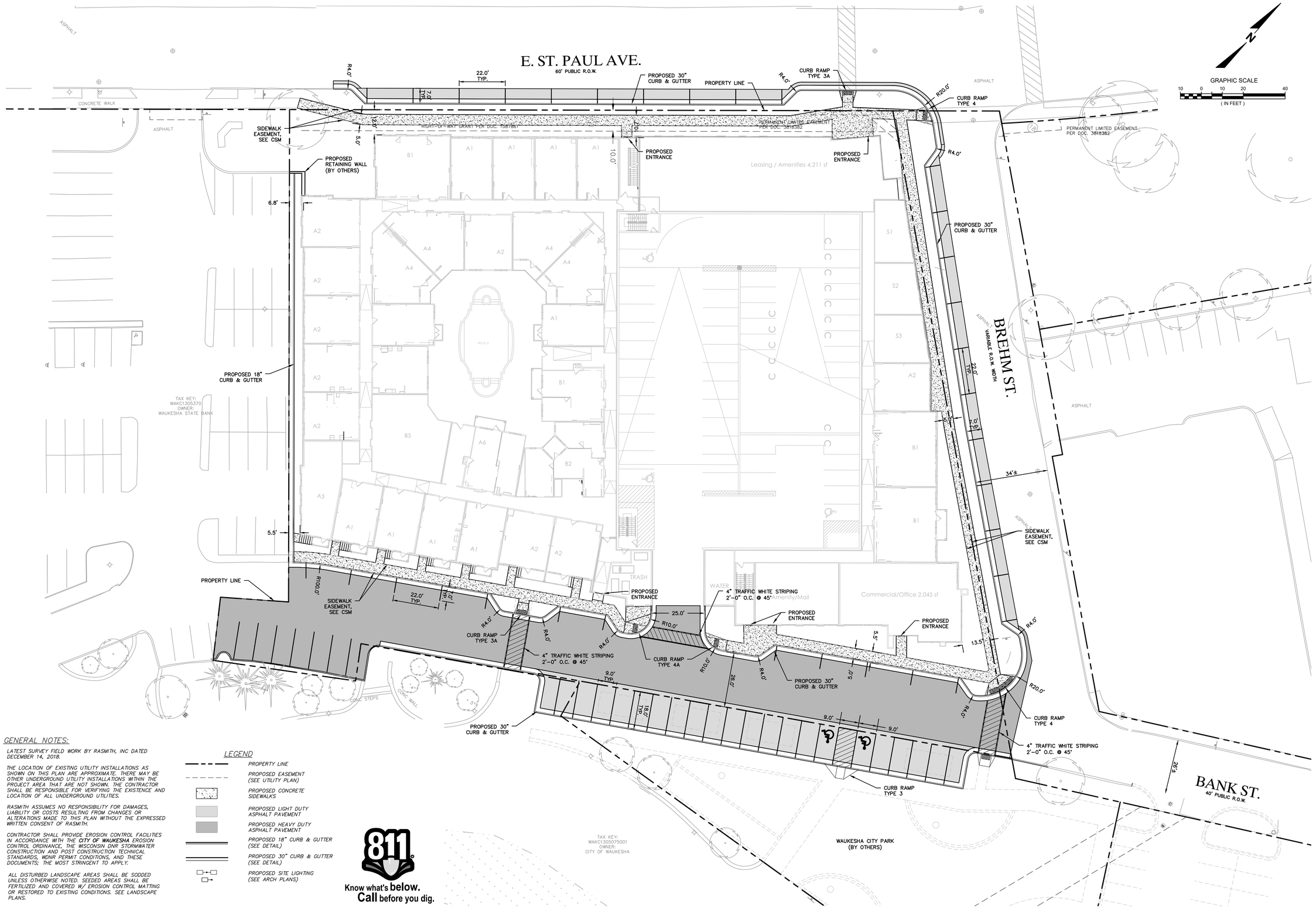
R.A. Smith, Inc.

DATE: 07/29/2019
SCALE: 1" = 30'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C200



GENERAL NOTES:

LATEST SURVEY FIELD WORK BY RASMITH, INC DATED DECEMBER 14, 2018.

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LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT (SEE UTILITY PLAN)
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED 18" CURB & GUTTER (SEE DETAIL)
- PROPOSED 30" CURB & GUTTER (SEE DETAIL)
- PROPOSED SITE LIGHTING (SEE ARCH PLANS)

811 Know what's below. Call before you dig.

DESCRIPTION	DATE

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16745 W. Bluemound Road
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EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

SITE PLAN WEST

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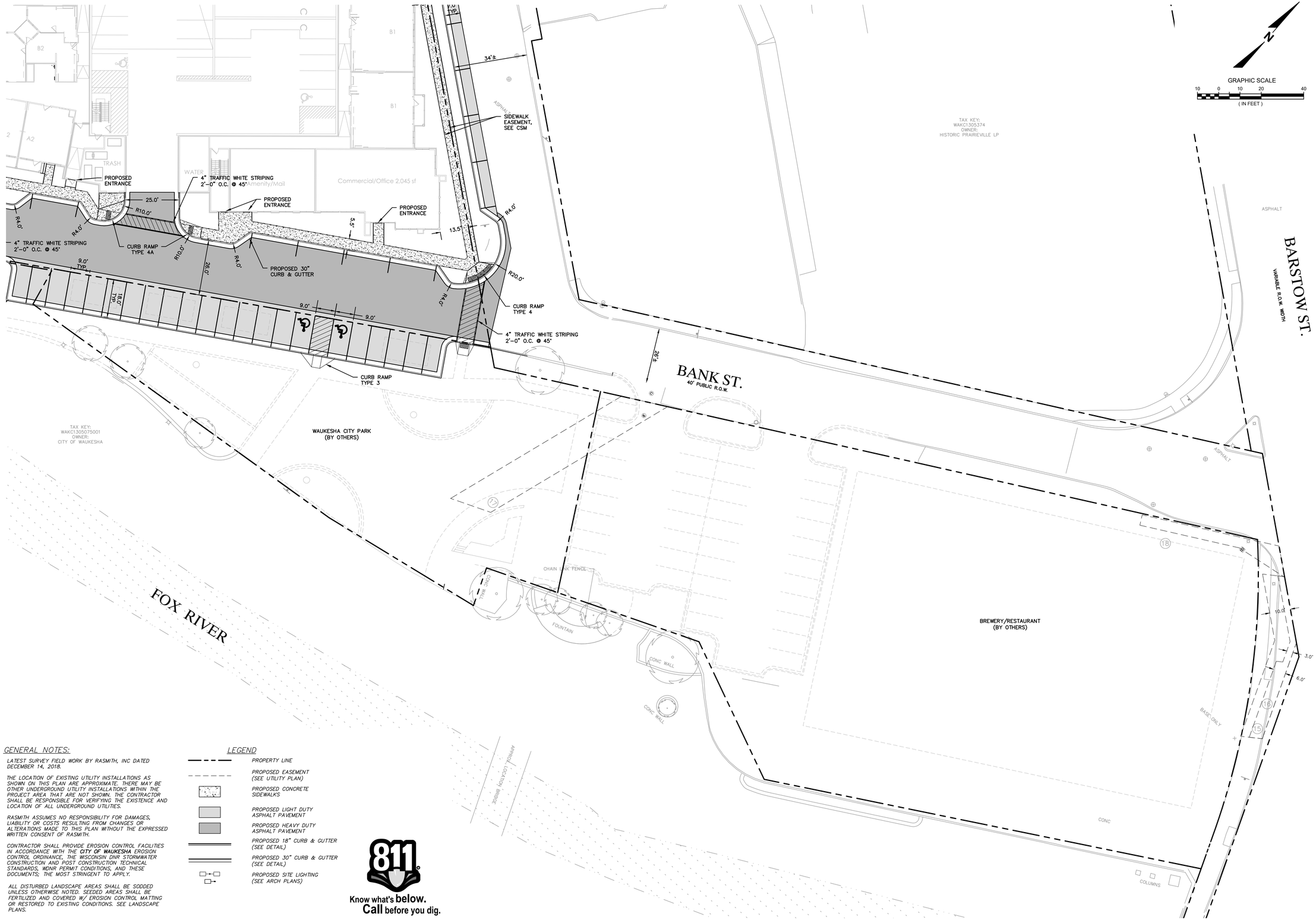
R.A. Smith, Inc.

DATE: 07/29/2019
SCALE: 1" = 20'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C201



GENERAL NOTES:

LATEST SURVEY FIELD WORK BY RASMITH, INC DATED DECEMBER 14, 2018.

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ALL DISTURBED LANDSCAPE AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED. SEEDED AREAS SHALL BE FERTILIZED AND COVERED W/ EROSION CONTROL MATTING OR RESTORED TO EXISTING CONDITIONS. SEE LANDSCAPE PLANS.

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT (SEE UTILITY PLAN)
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED 18" CURB & GUTTER (SEE DETAIL)
- PROPOSED 30" CURB & GUTTER (SEE DETAIL)
- PROPOSED SITE LIGHTING (SEE ARCH PLANS)

811 Know what's **below.** **Call** before you dig.

DATE	DESCRIPTION
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raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

SITE PLAN EAST

© COPYRIGHT 2019
R.A. Smith, Inc.

DATE: 07/29/2019
SCALE: 1" = 20'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C202

E. ST. PAUL AVE.
60' PUBLIC R.O.W.

TOP OF WALL EL.=36.33'

RIGHT-OF-WAY GRANT PER DOC. 1587861

PERMANENT LIMITED EASEMENT PER DOC. 3818382

10.0'

PERMANENT LIMITED EASEMENT PER DOC. 3818352

BREHM ST.
VARIABLE R.O.W. WIDTH

BANK ST.
40' PUBLIC R.O.W.

100-YEAR FLOODPLAIN LINE

100-YEAR BFE (TYP.)

ZONE AE WITHOUT BASE FLOOD ELEVATION (BFE)

RETAINING WALL

LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

GENERAL NOTES:

LATEST SURVEY FIELD WORK BY RASMITH, INC DATED DECEMBER 14, 2018.

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ADJUST ALL EXISTING MANHOLES, HYDRANTS, VALVES, INLETS, ETC. TO FINISHED GRADE, AS NECESSARY. ALL EXISTING MAIN VALVES TO BE REMOVED AND REPLACED PER DEMOLITION & UTILITY PLANS.

SIDEWALKS & ACCESSIBLE ROUTES TO HAVE A CROSS SLOPE NO GREATER THAN 2% AND A RUNNING SLOPE NO GREATER THAN 5%

ACCESSIBLE PARKING AREAS TO HAVE SLOPES NO GREATER THAN 2% IN ALL DIRECTIONS.

ALL GRADES ARE TO FINISHED GRADE OR FACE OF CURB UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MATTING ON ALL SLOPES GREATER THAN 4:1, IF NECESSARY.

GRADING & DRAINAGE RECORD DRAWINGS PREPARED TO CITY STANDARDS ARE REQUIRED UPON COMPLETION OF SITE WORK.

LEGEND

	PROPERTY LINE
	PROJECT LIMITS
	LOW-SIDE CURB & GUTTER
860	EXISTING CONTOUR LINE
860	PROPOSED CONTOUR LINE (FINISH GRADE)
STO	EXISTING STORM SEWER
STO	PROPOSED STORM SEWER
	PROPOSED STORM SEWER STRUCTURES
870.70	PROPOSED SPOT ELEVATION
870.70 TW	PROPOSED TOP OF WALL SPOT ELEVATION
870.70 BW	PROPOSED BOTTOM OF WALL SPOT ELEVATION
870.70±	PROPOSED MATCH EXISTING SPOT ELEVATION
RIM 870.70	PROPOSED RIM SPOT ELEVATION

811 Know what's below. Call before you dig.

DESCRIPTION	DATE

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

GRADING AND EROSION CONTROL FOR FLOODPLAIN REMOVAL - WEST

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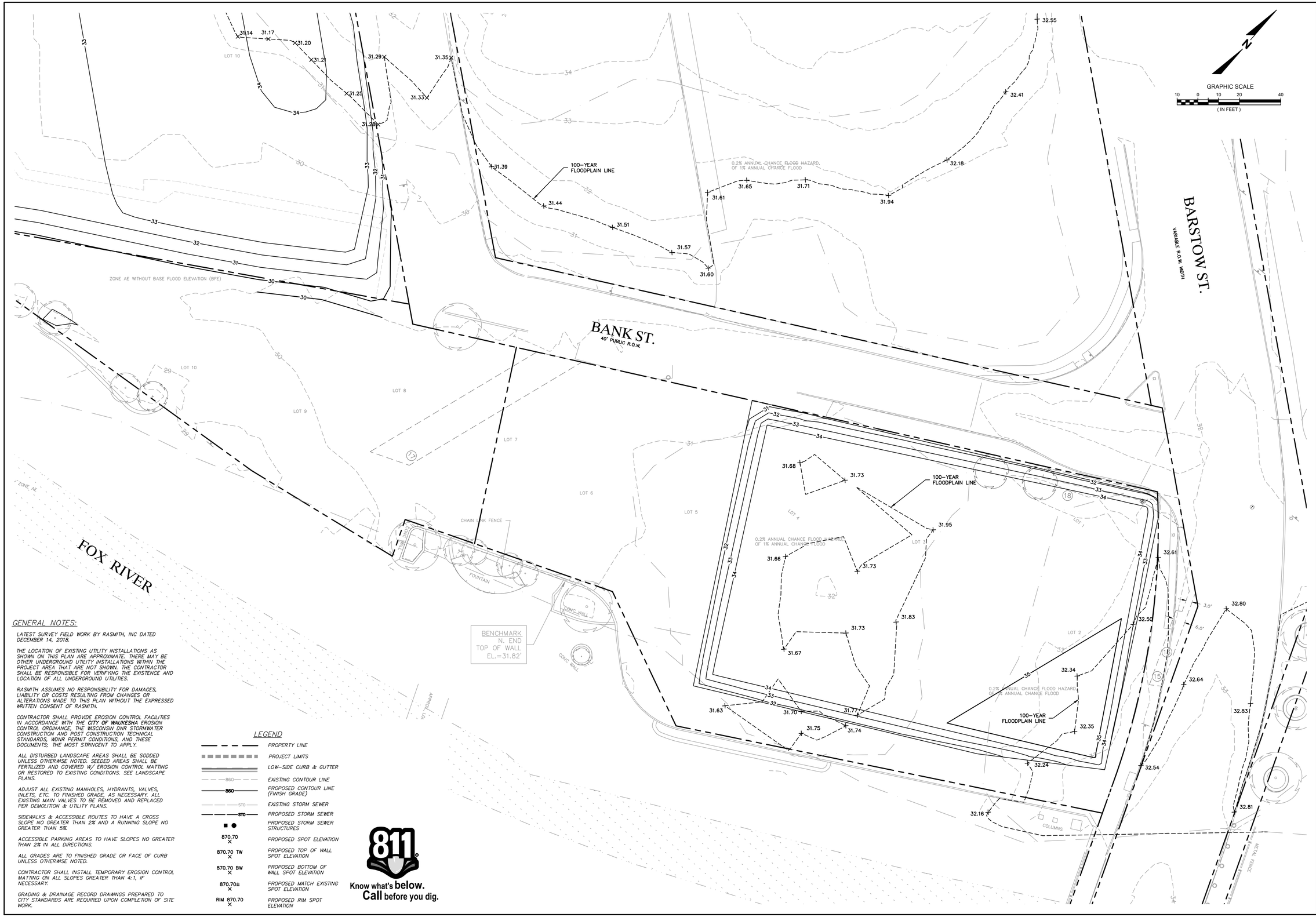
R.A. Smith, Inc.

DATE: 07/29/2019
SCALE: 1" = 20'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C300



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LEGEND

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	PROJECT LIMITS
	LOW-SIDE CURB & GUTTER
860	EXISTING CONTOUR LINE
860	PROPOSED CONTOUR LINE (FINISH GRADE)
STO	EXISTING STORM SEWER
STO	PROPOSED STORM SEWER
	PROPOSED STORM SEWER STRUCTURES
870.70 ×	PROPOSED SPOT ELEVATION
870.70 TW ×	PROPOSED TOP OF WALL SPOT ELEVATION
870.70 BW ×	PROPOSED BOTTOM OF WALL SPOT ELEVATION
870.70± ×	PROPOSED MATCH EXISTING SPOT ELEVATION
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rasmith.com
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Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

GRADING AND EROSION CONTROL FOR FLOODPLAIN REMOVAL - EAST

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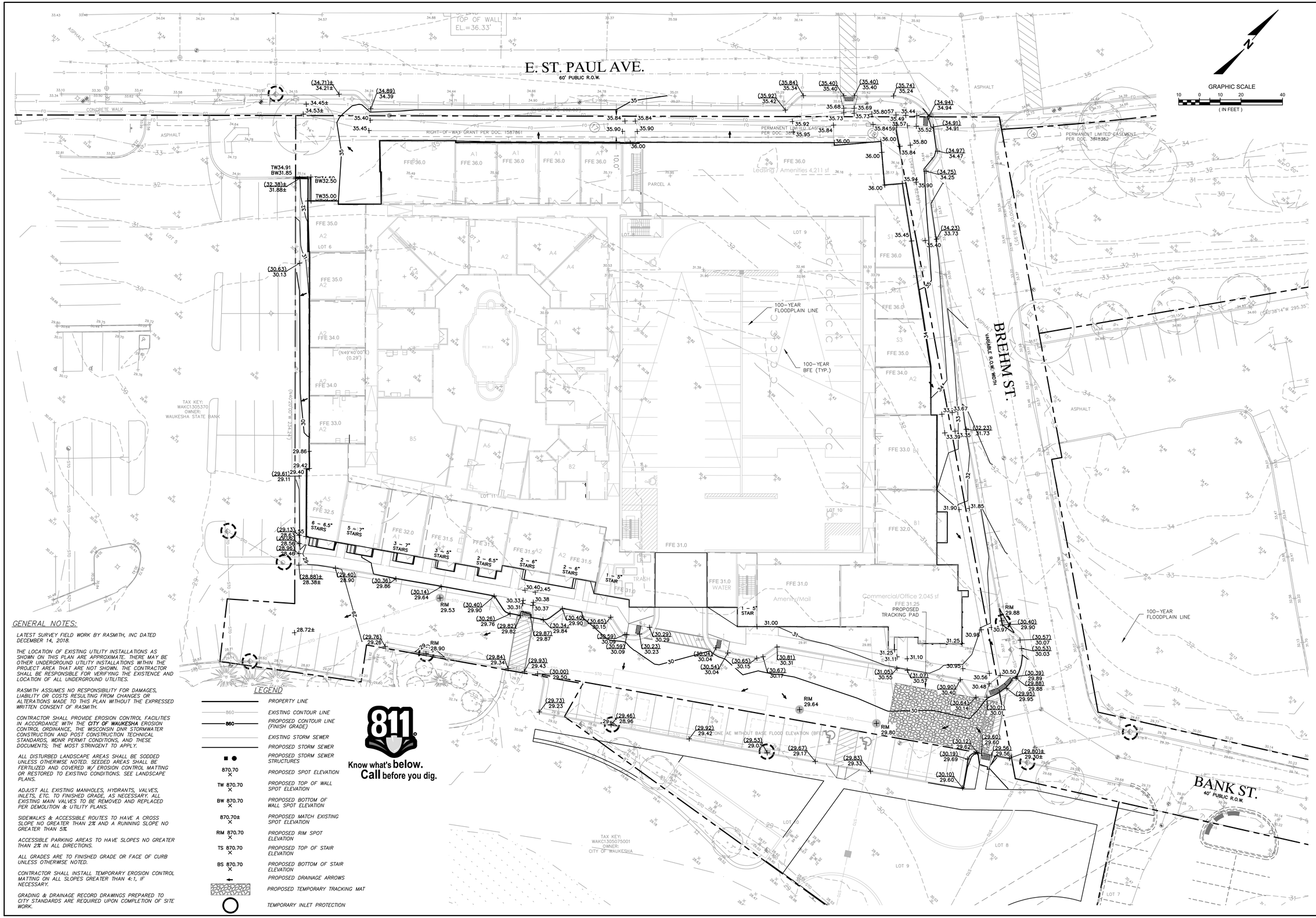
R.A. Smith, Inc.

DATE: 07/29/2019
SCALE: 1" = 20'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C301



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LEGEND

	PROPERTY LINE
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860	PROPOSED CONTOUR LINE (FINISH GRADE)
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER STRUCTURES
870.70 ×	PROPOSED SPOT ELEVATION
TW 870.70 ×	PROPOSED TOP OF WALL SPOT ELEVATION
BW 870.70 ×	PROPOSED BOTTOM OF WALL SPOT ELEVATION
870.70± ×	PROPOSED MATCH EXISTING SPOT ELEVATION
RIM 870.70 ×	PROPOSED RIM SPOT ELEVATION
TS 870.70 ×	PROPOSED TOP OF STAIR ELEVATION
BS 870.70 ×	PROPOSED BOTTOM OF STAIR ELEVATION
	PROPOSED DRAINAGE ARROWS
	PROPOSED TEMPORARY TRACKING MAT
	TEMPORARY INLET PROTECTION

811 Know what's below. Call before you dig.

DESCRIPTION	DATE

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16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

GRADING & EROSION CONTROL PLAN

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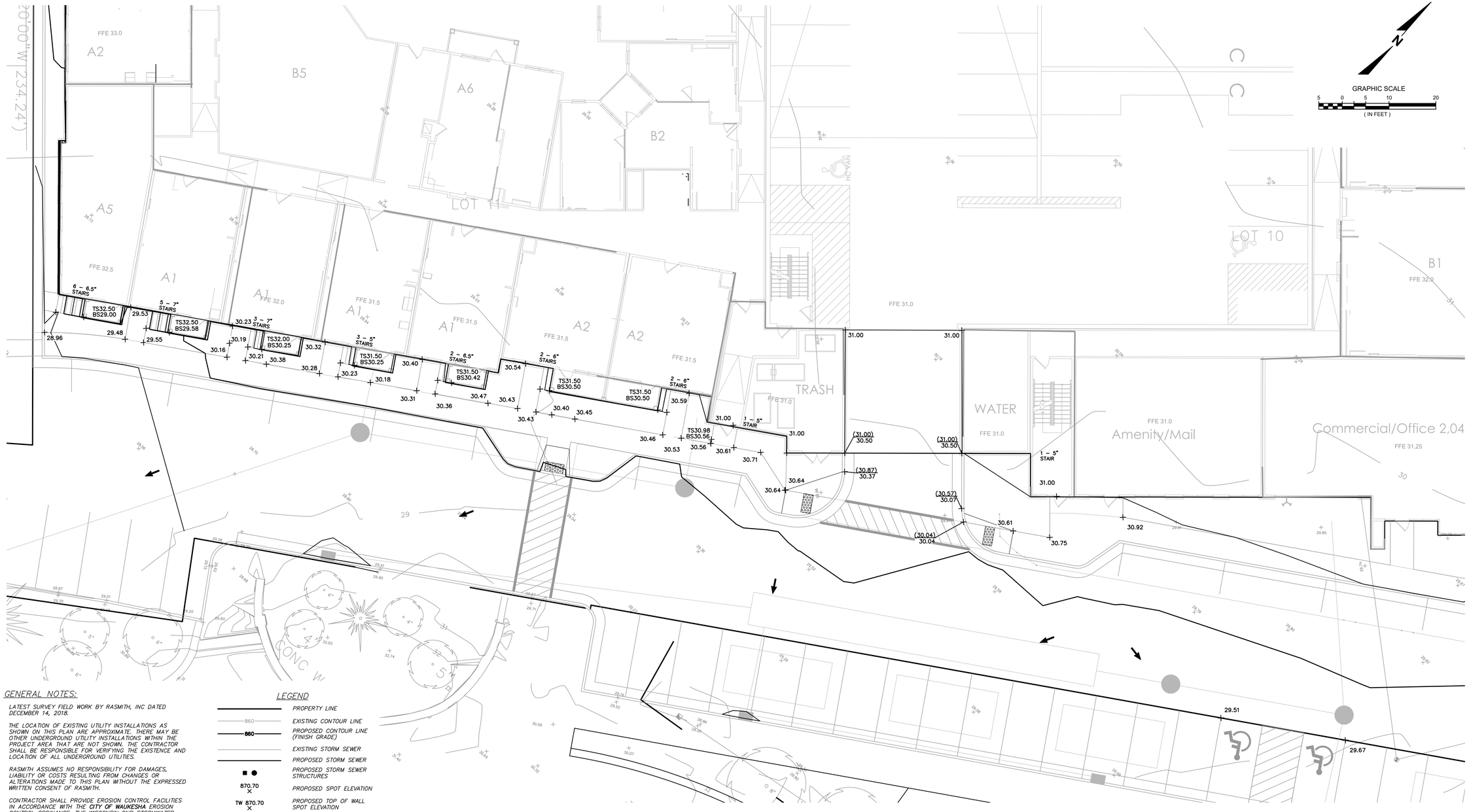
R.A. Smith, Inc.

DATE: 07/29/2019
SCALE: 1" = 20'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C302



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LEGEND

	PROPERTY LINE
860	EXISTING CONTOUR LINE
860	PROPOSED CONTOUR LINE (FINISH GRADE)
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
■ ●	PROPOSED STORM SEWER STRUCTURES
870.70 ×	PROPOSED SPOT ELEVATION
TW 870.70 ×	PROPOSED TOP OF WALL SPOT ELEVATION
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RIM 870.70 ×	PROPOSED RIM SPOT ELEVATION
TS 870.70 ×	PROPOSED TOP OF STAIR ELEVATION
BS 870.70 ×	PROPOSED BOTTOM OF STAIR ELEVATION
←	PROPOSED DRAINAGE DIRECTION ARROWS

811 Know what's **below.** **Call** before you dig.

DATE	DESCRIPTION
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EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

DETAILED GRADING PLAN

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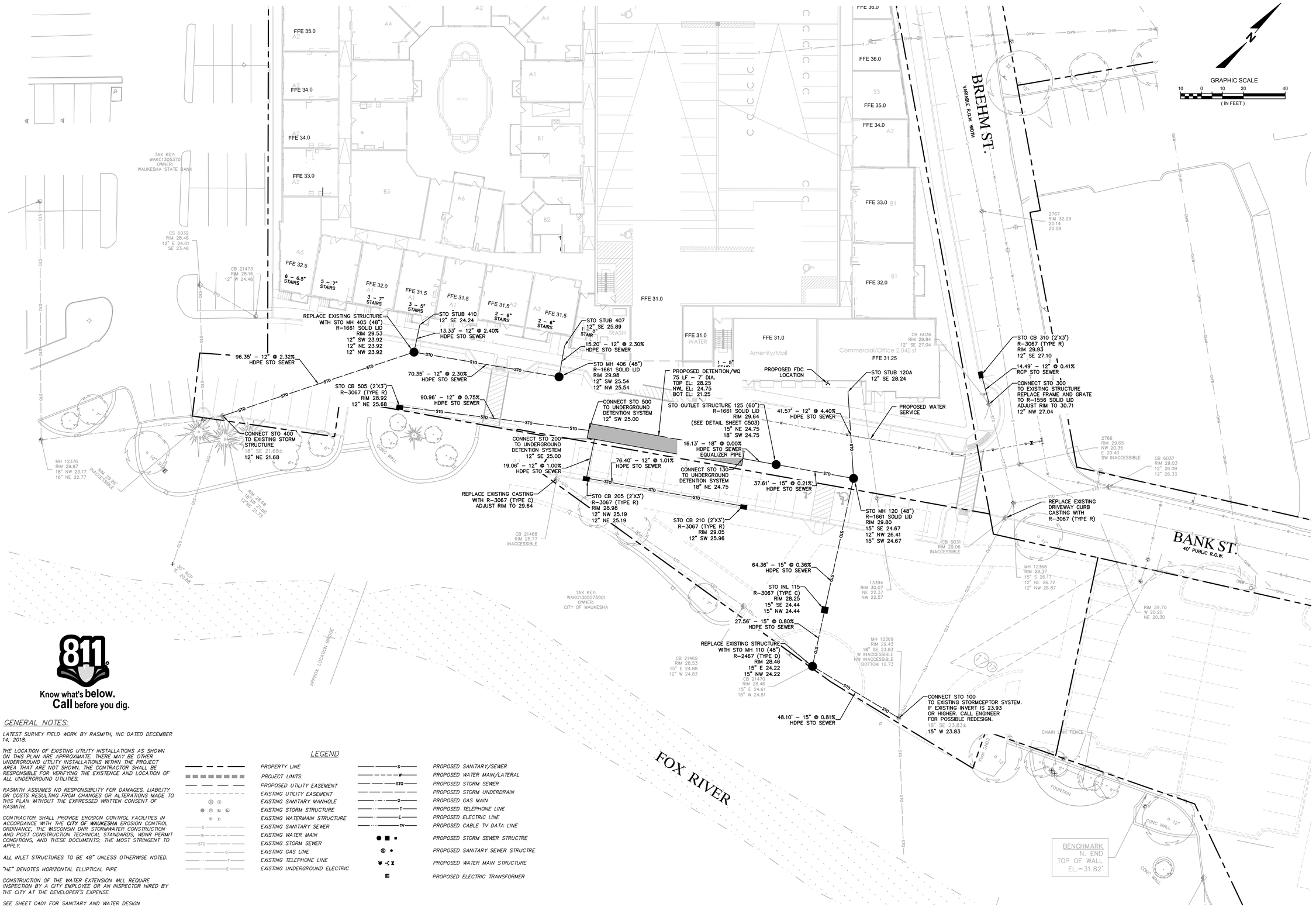
R.A. Smith, Inc.

DATE: **07/29/2019**
SCALE: **1" = 10'**
JOB NO. **3170302**
PROJECT MANAGER: **MATT P. KOCOUREK, P.E.**
DESIGNED BY: **KMR**
CHECKED BY: **JJJ**

SHEET NUMBER
C303



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ALL INLET STRUCTURES TO BE 48" UNLESS OTHERWISE NOTED.

"HE" DENOTES HORIZONTAL ELLIPTICAL PIPE

CONSTRUCTION OF THE WATER EXTENSION WILL REQUIRE INSPECTION BY A CITY EMPLOYEE OR AN INSPECTOR HIRED BY THE CITY AT THE DEVELOPER'S EXPENSE.

SEE SHEET C401 FOR SANITARY AND WATER DESIGN

LEGEND

PROPERTY LINE	PROPOSED SANITARY SEWER
PROJECT LIMITS	PROPOSED WATER MAIN/LATERAL
PROPOSED UTILITY EASEMENT	PROPOSED STORM SEWER
EXISTING UTILITY EASEMENT	PROPOSED STORM UNDERDRAIN
EXISTING SANITARY MANHOLE	PROPOSED GAS MAIN
EXISTING STORM STRUCTURE	PROPOSED TELEPHONE LINE
EXISTING WATERMAIN STRUCTURE	PROPOSED ELECTRIC LINE
EXISTING SANITARY SEWER	PROPOSED CABLE TV DATA LINE
EXISTING WATER MAIN	PROPOSED STORM SEWER STRUCTRE
EXISTING STORM SEWER	PROPOSED SANITARY SEWER STRUCTRE
EXISTING GAS LINE	PROPOSED WATER MAIN STRUCTURE
EXISTING TELEPHONE LINE	PROPOSED ELECTRIC TRANSFORMER
EXISTING UNDERGROUND ELECTRIC	

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

STORM SEWER PLAN

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R.A. Smith, Inc.

DATE: 07/29/2019
SCALE: 1" = 20'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C400

E. ST. PAUL AVE.
60' PUBLIC R.O.W.

BREHM ST.
VARIABLE R.O.W. WIDTH

BANK ST.
40' PUBLIC R.O.W.

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

RIGHT-OF-WAY GRANT PER DOC. 1587861

PERMANENT LIMITED EASEMENT PER DOC. 3818382

Leasing / Amenities 4,211 sf

CB 1809
RIM 33.72
NW 31.62± /-

TAX KEY:
WAKC1305370
OWNER:
WAUKESHA STATE BANK

CS 6032
RIM 28.46
12" E 24.01
SE 23.46

CB 21473
RIM 28.16
12" W 24.46

6 @ 6.5" STAIRS
5 @ 7" STAIRS
3 @ 7" STAIRS
3 @ 5" STAIRS
2 @ 6.5" STAIRS
2 @ 6" STAIRS
2 @ 6" STAIRS
1 @ 5" STAIR
1 @ 5" STAIR

TRASH
WATER
Commercial/Office

6" WATER STUB W-150
INV. 23.13
4.7' – C900 PVC
WATER @ 0.19%
45° HORIZ. BEND W-145
INV. 23.12
5.0' – C900 PVC
WATER @ 0.20%
22.5° HORIZ. BEND W-140
INV. 23.11
5.0' – C900 PVC
WATER @ 0.19%
11.25° HORIZ. BEND W-135
INV. 23.10

PROPOSED FDC

66.7' – C900 PVC
WATER @ 0.19%

CONTRACTOR TO TELEVISE SANITARY SEWER LATERAL AND SEND TO THE CITY FOR REVIEW AND APPROVAL. VERIFY LOCATION, INVERT, & QUALITY OF EXISTING PIPE STUB PRIOR TO CONSTRUCTION.

45° VERT. BEND W-130
INV. 22.97
45° VERT. BEND W-125
INV. 20.43
45° VERT. BEND W-120
INV. 20.41

2.5' – C900 PVC
WATER @ 100.00%

45° VERT. BEND W-115
INV. 22.94

2.5' – C900 PVC
WATER @ 100.00%

10.0' – C900 PVC
WATER @ 0.20%

CONTRACTOR TO VERIFY LOCATION, INVERT, & QUALITY OF EXISTING SANITARY PIPE PRIOR TO CONSTRUCTION AND MAINTAIN A MINIMUM OF 18" OVERHEAD CLEARANCE BETWEEN THE SANITARY LINE AND WATER LATERAL.

6" GATE VALVE W-105
INV. 22.80 6" SW
INV. 22.80 6" NE
5.1' – C900 PVC
WATER @ 0.19%
8"X6" TEE W-100
EX. INV. 22.79±
INV. 22.79 6" SW

INSTALLATION AND MATERIALS OF TAPPING SLEEVE AND VALVE PROVIDED BY WAUKESHA WATER UTILITY. CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, TRENCH SHORING, TRAFFIC CONTROL, MEANS OF LOWERING TAPPING MACHINE AND RESTORATION.

33.9' – C900 PVC
WATER @ 0.19%

22.5° HORIZ. BEND W-110
INV. 22.87

PROPOSED STORM SEWER

CONC. WALL

RIM 28.68
12" SW 27

2768
RIM 35.60
12" NW 32.17
S INACCESSIBLE

2767
RIM 32.29
20.14
20.09

2766
RIM 29.85
NW 20.35
E 20.40
SW INACCESSIBLE

12" 26.08
12" 26.33

CB 21471
RIM 29.06
INACCESSIBLE

MH 12368
RIM 29.17
15" S 26.17
12" NE 26.72
12" NW 26.87

13394
RIM 30.07
NE 22.37
NW 22.57

RIM 29.70
W 20.20
NE 20.30

TAX KEY:
WAKC1305075001
OWNER:
CITY OF WAUKESHA

CB 21469
RIM 28.53
15" E 24.88
12" W 24.83

MH 12369
RIM 29.43
18" SE 23.83
W INACCESSIBLE
NW INACCESSIBLE
BOTTOM 12.73

CB 21470
RIM 28.46
15" E 24.61
15" W 24.61

811
Know what's below.
Call before you dig.

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THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

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CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF WAUKESHA EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WDNR PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

ALL INLET STRUCTURES TO BE 48" UNLESS OTHERWISE NOTED.

"HE" DENOTES HORIZONTAL ELLIPTICAL PIPE

CONSTRUCTION OF THE WATER EXTENSION WILL REQUIRE INSPECTION BY A CITY EMPLOYEE OR AN INSPECTOR HIRED BY THE CITY AT THE DEVELOPER'S EXPENSE.

LEGEND

PROPERTY LINE	PROPOSED SANITARY/SEWER
PROJECT LIMITS	PROPOSED WATER MAIN/LATERAL
PROPOSED UTILITY EASEMENT	PROPOSED STORM SEWER
EXISTING UTILITY EASEMENT	PROPOSED STORM UNDERDRAIN
EXISTING SANITARY MANHOLE	PROPOSED GAS MAIN
EXISTING STORM STRUCTURE	PROPOSED TELEPHONE LINE
EXISTING WATERMAIN STRUCTURE	PROPOSED ELECTRIC LINE
EXISTING SANITARY SEWER	PROPOSED CABLE TV DATA LINE
EXISTING WATER MAIN	PROPOSED STORM SEWER STRUCTRE
EXISTING STORM SEWER	PROPOSED SANITARY SEWER STRUCTRE
EXISTING GAS LINE	PROPOSED WATER MAIN STRUCTURE
EXISTING TELEPHONE LINE	
EXISTING UNDERGROUND ELECTRIC	PROPOSED ELECTRIC TRANSFORMER

DATE	DESCRIPTION
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raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
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EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

WATER & SANITARY PLAN

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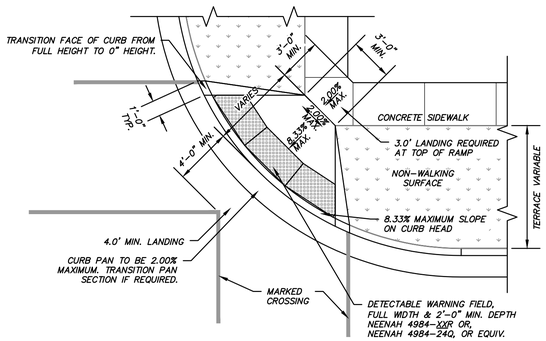
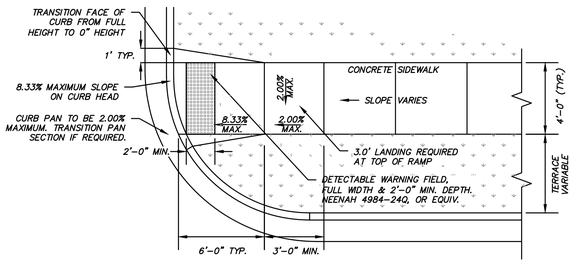
DATE: 07/29/2019
SCALE: 1" = 20'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C401



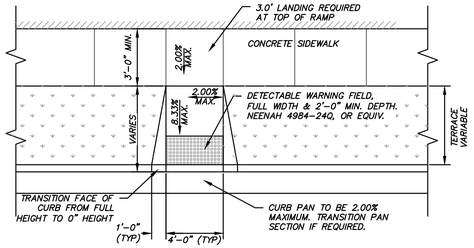
TYPE 1 CURB RAMP
TYPE 1 CURB RAMP

NOTES:
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.



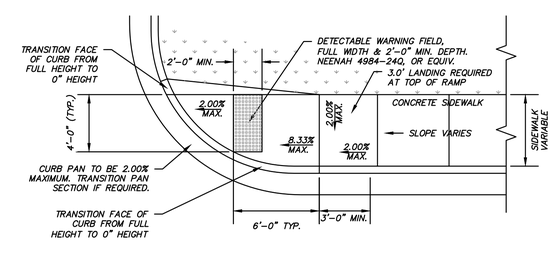
TYPE 4 CURB RAMP
TYPE 4 CURB RAMP

NOTES:
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.



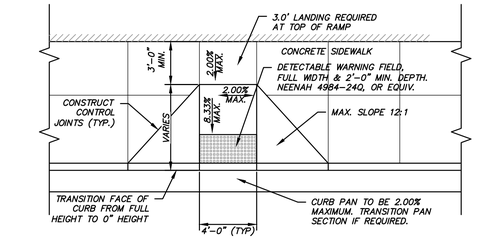
TYPE 3A CURB RAMP
SLOOP-TONE

NOTES:
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.



TYPE 4A CURB RAMP
TYPE 4A CURB RAMP

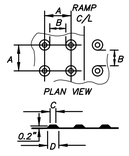
NOTES:
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.

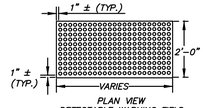


TYPE 3 CURB RAMP

	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

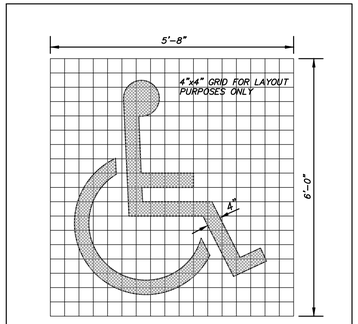
* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.



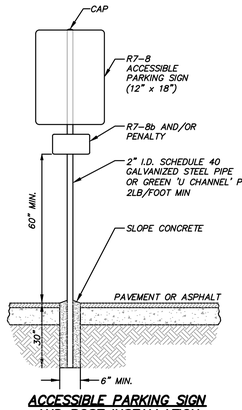


DETECTABLE WARNING FIELD
DETECTABLE WARNING FIELD (TRUNCATED DOMES)

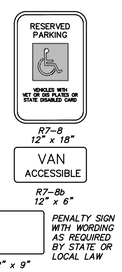
NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2. DETECTABLE WARNING FIELDS SHALL BE "NEENAH DETECTABLE WARNING PLATES" 4984-XXX, OR EQUIV.
3. CURB RAMP DETECTABLE WARNING FIELDS TO BE INSTALLED 6 TO 8 INCHES FROM THE FACE OF CURB.



PAINTED SYMBOL
S-ADA-SYM
FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES



ACCESSIBLE PARKING SIGN AND POST INSTALLATION
TYPE 1
ADA SIGN POLE



ACCESSIBLE PARKING SIGNS
ADA SIGNS - PARKING

811 Know what's below. Call before you dig.

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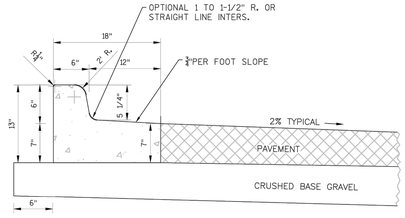
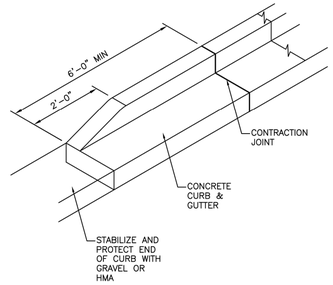
NOTE: AT ALL HANDICAP RAMP LOCATIONS THE CROSS SLOPE OF THE FLANGE CANNOT EXCEED 1/4"/FT. THIS MUST BE MAINTAINED THE WIDTH OF THE RAMP. TRANSITION A MINIMUM 5 FT. ALONG THE FACE OF THE FLANGE ON EITHER SIDE OF THE RAMP TO THE TYPICAL CROSS SLOPE.

NOTE: WHEN TYPE "B" CURB AND GUTTERS USED WITH CONCRETE PAVEMENT, THE CURB AND GUTTER SHALL BE TIED TO THE PAVEMENT WITH NO. 4, 2'-0" DEFORMED EPOXY-COATED TIE BARS SPACED AT 3'-0" C. TO C.



CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS	STANDARD CONSTRUCTION DETAILS 18-INCH TYPE B
APPROVED: ALEX DAMIEN DATE: APPROVED: DATE:	DRAWN BY: JWEIL DATE: 12/13/18 CHECKED BY: DATE: PLOT SCALE 3" = 1' PLOT DATE : 12/13/2018 10:27 AM
DETAIL NUMBER: **07-0341** PROJECT NO:	

FILE NAME : Dat\Standard Construction Specifications - 2018 Editions\2018 Updates and Revisions - Staff Work-up\division 4 - Standard Details\07-0341-18 INCH TYPE B INVERTED PAN.dwg



CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS	STANDARD CONSTRUCTION DETAILS --CURB TAPER--
APPROVED: ALEX DAMIEN DATE: APPROVED: DATE:	DRAWN BY: JWEIL DATE: 12/13/18 CHECKED BY: DATE: PLOT SCALE 3" = 1' PLOT DATE : 12-13-2018 8:42 AM
DETAIL NUMBER: **07-0252** PROJECT NO:	

FILE NAME : Dat\Standard Construction Specifications - 2018 Editions\2018 Updates and Revisions - Staff Work-up\division 4 - Standard Details\07-0252-CURB TAPER.dwg

DATE	DESCRIPTION
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raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
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EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

SITE DETAILS

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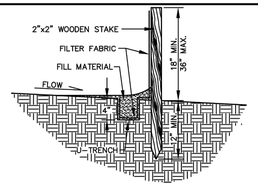
DATE: 07/29/2019
SCALE: N/A
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C500

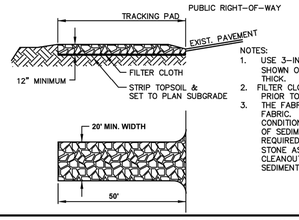
EROSION CONTROL DETAILS

NOT TO SCALE



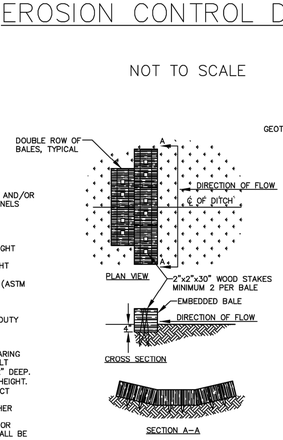
NOTES:
1. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY AND/OR WITHIN 24 HOURS OF CONSTRUCTING DITCHES, DIVERSIONS, OR OTHER CHANNELS
2. SILT FENCE FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
   A. GRAB STRENGTH: 100 LBS. (ASTM D-1682)
   B. MULLEN BURST: 200 PSI MIN. (ASTM D-3786)
   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.
   D. THE ENDS OF TWO SECTIONS OF SILT FENCE MUST BE WRAPPED TOGETHER AROUND A STAKE AND THEN DRIVEN INTO THE GROUND.
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 DEPOSITS 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.

SILT FENCE DETAIL



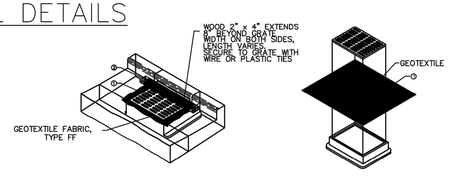
NOTES:
1. USE 3-INCH CLEAN STONE. MINIMUM 50' LENGTH OR AS SHOWN ON PLAN. MINIMUM 20' WIDTH. MINIMUM 12" THICK.
2. FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
3. THE FABRIC SHALL BE WISDOT TYPE R GEOTEXTILE FABRIC. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRED 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.
6. ACCESS PERMIT TO PUBLIC ROADS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

STONE TRACKING PAD DETAIL



NOTES:
1. INSTALL BALES BY DIGGING A 4" DEEP TRENCH WDE ENOUGH FOR BALE. EMBED BALE IN TRENCH AND SECURE WITH STAKES.
2. 2. BALES SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING PERIODS OF PROLONGED RAIN. REPAIR OR REPLACEMENT SHALL BE MADE IMMEDIATELY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT OR WHEN DEPOSITS REACH ONE HALF THE HEIGHT OF THE BARRIER. BALES SHALL BE REMOVED ONLY WHEN
4. THE THREAT OF EROSION HAS PASSED AND PERMANENT VEGETATION HAS BEEN ESTABLISHED.

EROSION BALES DETAIL



INLET PROTECTION WITH CURB BOX

INLET PROTECTION WITHOUT CURB BOX
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

①FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
②FOR INLET PROTECTION 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 OPENING.
③FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

NOTES:
1. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
2. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
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.

INLET PROTECTION

CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS	STANDARD CONSTRUCTION DETAILS EROSION CONTROL	APPROVED: ALEX DAMIEN DATE: APPROVED: DATE:	DRAWN BY: DSB DATE: CHECKED BY: DATE:	PLOT SCALE :0.808850 PLOT DATE : 12/13/2018 8:08 AM	DETAIL NUMBER: 02-0001 PROJECT NO: STANDARD DETAILS

FILE NAME: I:\Std\Standard Construction Specifications - 2018 Editions\2019 Updates and Revisions - Staff Mark-ups\Division 4 - Standard Details\s402-0001-EROSION CONTROL.dwg

DATE	DESCRIPTION
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raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
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EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

EROSION CONTROL DETAILS

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DATE: 07/29/2019
SCALE: N/A
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C501

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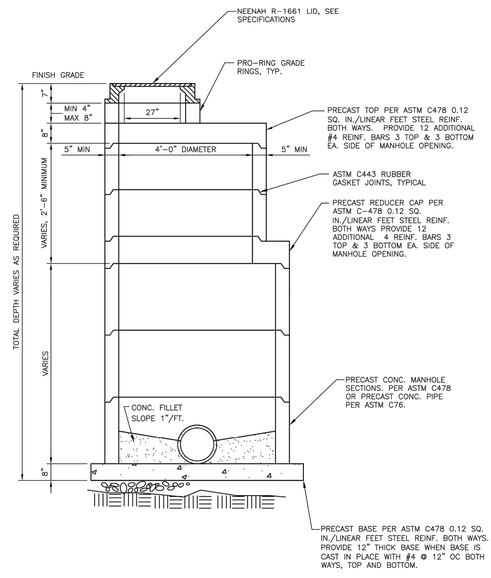
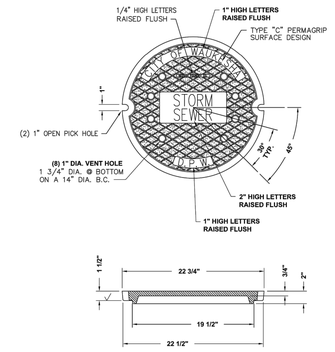
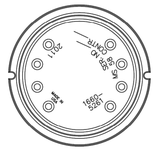


CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS	STANDARD CONSTRUCTION DETAILS STANDARD STORM MANHOLE
APPROVED: ALEX DAMIEN DATE: APPROVED: DATE:	DRAWN BY: JMEIL DATE: 12/13/18 CHECKED BY: DATE:
PLOT SCALE : 0.850000 PLOT DATE : 12/13/2018 8:14 AM	DETAIL NUMBER: **05-0003** PROJECT NO:

FILE NAME: I:\05\Standard Construction Specifications - 2018 Edition\2018 Updates and Revisions - Staff Mark-ups\Division 4 - Standard Details\d05-0003-STANDARD STORM MANHOLE.dwg





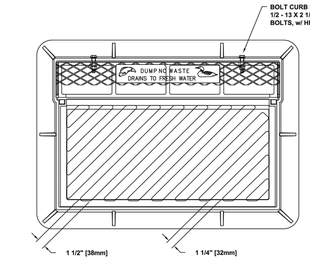
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
FINISH: NO PAINT
WEIGHT: 106#

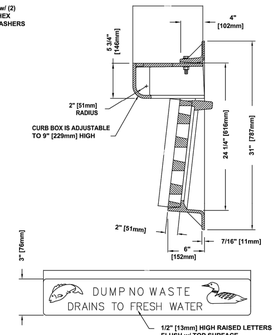
DR. E. NIVER	SCALE 1/8"=1"	TITLE: R-1660 LID LTRD. 'STORM SEWER' AND 'CITY OF WAUKESHA', 'D.P.W.'	
CH.			
APP.	DIM CHK.	NEENAH FOUNDRY COMPANY MENASHA WISCONSIN 54952	NF-16605261 B
DATE 04-27-2011			

10-15-2011	ADDED RIB DIMENSIONS PER PATTERN CHECK	CLK	
DATE	REVISION	BY	

CAD DWG. REF: 16605261.DWG-2

CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS	STANDARD CONSTRUCTION DETAILS R-1660 LID LTRD. 'STORM SEWER'	APPROVED: ALEX DAMIEN DATE: APPROVED: DATE:	DRAWN BY: DSB DATE: CHECKED BY: DATE:	PLOT SCALE : 0.85406 PLOT DATE : 12-13-2018 8:23 AM	DETAIL NUMBER: **05-1660** PROJECT NO: STANDARD DETAILS





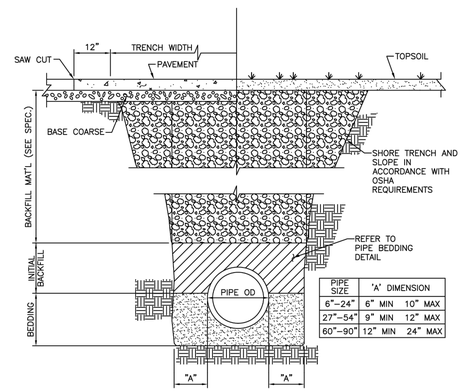
LOGO DETAIL
SCALE 1:4

NOTE: ALL DIMENSIONS ARE SHOWN IN ENGLISH AND [METRIC].
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
FINISH: NOT PAINTED
COMPONENT NO'S: FRAME 3067-2000 GRATE 3067-0004, CURB BOX 3067-7007
WEIGHT: FRAME - 181#, GRATE - 159#, CURB BOX - 123#

DR. CSM	SCALE 1/8"=1"	TITLE: R-3067 FRAME w/ TYPE "R" GRATE & CURB BOX	
CH.			
APP.	DIM CHK.	NEENAH FOUNDRY COMPANY MENASHA WISCONSIN 54956	NF-3067 413 B
DATE 03-06-2009			

CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS	STANDARD CONSTRUCTION DETAILS --FRAME W/ TYPE "R" GRATE & CURB BOX--	APPROVED: ALEX DAMIEN DATE: APPROVED: DATE:	DRAWN BY: DSB DATE: CHECKED BY: DATE:	PLOT SCALE : 0.800000 PLOT DATE : 12-13-2018 8:32 AM	DETAIL NUMBER: **05-3067** PROJECT NO: STANDARD DETAILS

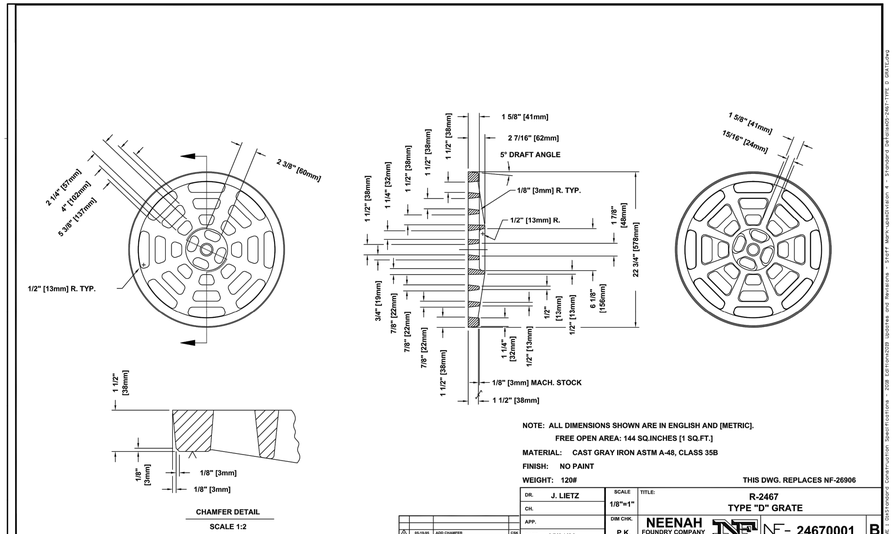
FILE NAME: I:\05\Standard Construction Specifications - 2018 Edition\2018 Updates and Revisions - Staff Mark-ups\Division 4 - Standard Details\d05-3067-FRAME & CURB BOX.dwg



PIPE SIZE	'A' DIMENSION
6"–24"	6" MIN 10" MAX
27"–54"	9" MIN 12" MAX
60"–90"	12" MIN 24" MAX

CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS	STANDARD CONSTRUCTION DETAIL --PIPE TRENCH DETAIL--
APPROVED: ALEX DAMIEN DATE: APPROVED: DATE:	DRAWN BY: JMEIL DATE: 12/13/18 CHECKED BY: DATE:
PLOT SCALE : 0.750 PLOT DATE : 12/13/2018 8:16 AM	DETAIL NUMBER: **05-0008** PROJECT NO:

FILE NAME: I:\05\Standard Construction Specifications - 2018 Edition\2018 Updates and Revisions - Staff Mark-ups\Division 4 - Standard Details\d05-0008-PIPE TRENCH.dwg



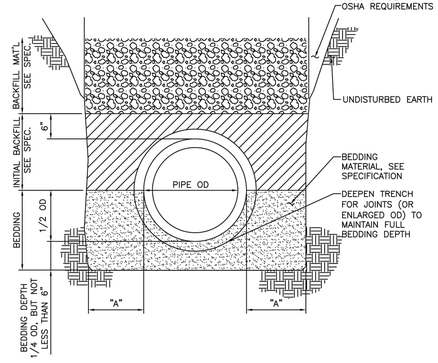
NOTE: ALL DIMENSIONS SHOWN ARE IN ENGLISH AND [METRIC].
FREE OPEN AREA: 144 SQ.INCHES [1 SQ.FT.]
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
FINISH: NO PAINT
WEIGHT: 120# THIS DWG. REPLACES NF-26906

DR. J. LIETZ	SCALE 1/8"=1"	TITLE: R-2467 TYPE "D" GRATE	
CH.			
APP.	DIM CHK. P.K.	NEENAH FOUNDRY COMPANY MENASHA WISCONSIN 54956	NF-24670001 B
DATE 05/31/89			

03-19-05	ADD CHAMFER	CSC	
DATE	REVISION	BY	

CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS	STANDARD CONSTRUCTION DETAILS TYPE "D" GRATE	APPROVED: ALEX DAMIEN DATE: APPROVED: DATE:	DRAWN BY: DSB DATE: CHECKED BY: DATE:	PLOT SCALE : 0.83766 PLOT DATE : 12-13-2018 8:05 AM	DETAIL NUMBER: **05-2467** PROJECT NO: STANDARD DETAILS

FILE NAME: I:\05\Standard Construction Specifications - 2018 Edition\2018 Updates and Revisions - Staff Mark-ups\Division 4 - Standard Details\d05-2467-TYPE D GRATE.dwg



NOTES:

1. REFER TO PIPE TRENCH DETAIL.
2. TRANSITION OF BEDDING TYPES SHALL ONLY BE MADE AT PIPE JOINTS.
3. COMPACTION SHALL NOT BE DONE IN LAYERS MORE THAN 12" THICK.
4. BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 90% STANDARD PROCTOR.

CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS	STANDARD CONSTRUCTION DETAIL --PIPE BEDDING DETAIL--
APPROVED: ALEX DAMIEN DATE: APPROVED: DATE:	DRAWN BY: JMEIL DATE: 12/13/18 CHECKED BY: DATE:
PLOT SCALE : 0.800000 PLOT DATE : 12/13/2018 8:17 AM	DETAIL NUMBER: **05-0011** PROJECT NO:

FILE NAME: I:\05\Standard Construction Specifications - 2018 Edition\2018 Updates and Revisions - Staff Mark-ups\Division 4 - Standard Details\d05-0011-PIPE BEDDING.dwg

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raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

UTILITY DETAILS

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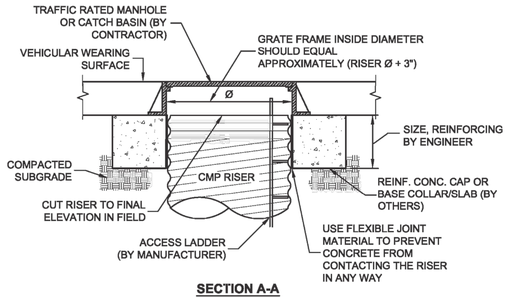
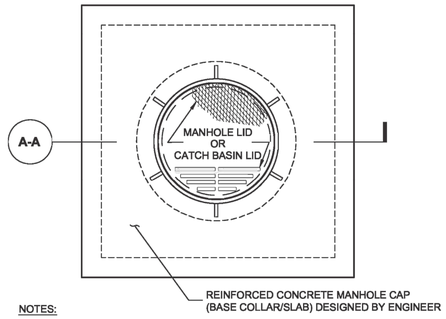
DATE: 07/29/2019
SCALE: N/A
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C502



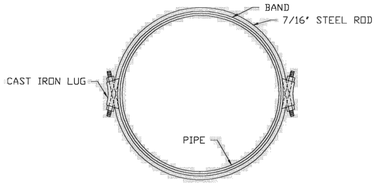
SECTION A-A



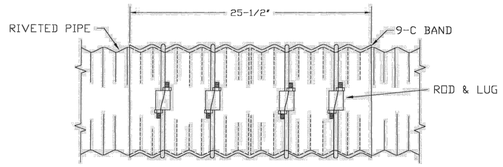
NOTES:

1. THE CONCRETE CAP (BASE COLLAR/SLAB) SHALL BE SIZED AND DESIGNED BY OTHERS SO THAT THE LOADS ARE TRANSMITTED TO THE SOIL, AND NOT THE RISER.
2. THE CONCRETE CAP SHALL BE SIZED TO PROVIDE AN ADEQUATE BOTTOM AREA BASED ON THE ALLOWABLE BEARING CAPACITY OF THE SOIL.
3. THE FLEXIBLE JOINT MATERIAL (RECYCLED VINYL OR EQ.) TO BE STIFF ENOUGH SO THAT THE CONCRETE CAN NEVER ENGAGE WITH THE RISER CORRUGATIONS.

UNDERGROUND DETENTION SYSTEM – CMP RISER WITH MANHOLE CAP



END VIEW
CORRUGATED LEVEE BAND

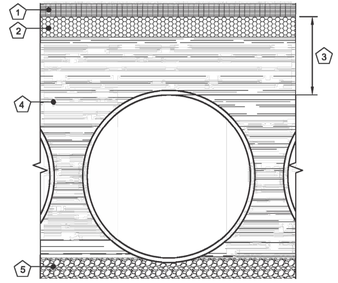


SIDE VIEW
CORRUGATED LEVEE BAND

GENERAL NOTES

1. The Corrugated Levee Band may be furnished with a 12" width in diameters of 12" thru 60".
2. The Corrugated Levee Band is also available with 3" X 1" corrugations.
3. Dimensions are subject to manufacturing tolerances.

UNDERGROUND DETENTION SYSTEM – CORRUGATED LEVEE BAND



KEY

1. RIGID OR FLEXIBLE PAVEMENT
2. GRANULAR ROAD BASE
3. 12" MIN. FOR DIAMETERS THROUGH 96" 18" MIN. FOR DIAMETERS FROM 102" AND LARGER MEASURED TO TOP OF RIGID OR BOTTOM OF FLEXIBLE PAVEMENT.
4. SELECT GRANULAR FILL PER AASHTO M145 A1, A2 OR A3, OR APPROVED EQUAL. PLACED IN 8" LIFTS (COMPACTED TO MIN. 90% STANDARD DENSITY PER AASHTO T99.)
5. GRANULAR BEDDING, ROUGHLY SHAPED TO FIT THE BOTTOM OF PIPE, 4" TO 6" IN DEPTH

FOUNDATION/BEDDING PREPARATION

PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER. ONCE THE FOUNDATION PREPARATION IS COMPLETE, 4" - 6" OF A WELL-GRADED GRANULAR MATERIAL SHALL BE PLACED AS THE BEDDING.

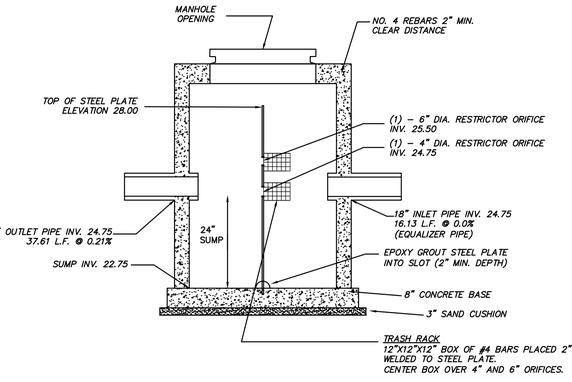
BACKFILL

THE BACKFILL SHALL BE AN A1, A2 OR A3 GRANULAR FILL PER AASHTO M145, OR A WELL-GRADED GRANULAR FILL AS APPROVED BY THE SITE ENGINEER (SEE INSTALLATION GUIDELINES). THE MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 90% AASHTO T99 STANDARD PROCTOR DENSITY. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE DETENTION SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON THE PIPE.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.

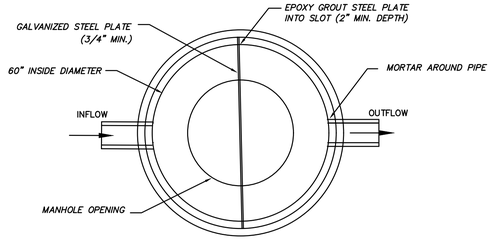
OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.

UNDERGROUND DETENTION SYSTEM – CMP BACKFILL DETAIL



NOTES:

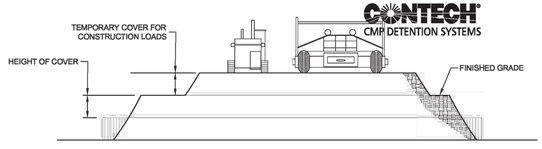
1. STRUCTURE SHALL BE CONSTRUCTED CONFORMING TO THE REQUIREMENTS OF ASTM C-478.
2. REINFORCING STEEL NOT SHOWN



TOP VIEW

OUTLET STRUCTURE 125 DETAIL

CONTECH CMP DETENTION SYSTEMS



CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

3/4 CONSTRUCTION LOADING DIAGRAM
SCALE: N.T.S.

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA).

INSTALLATION

SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

UNDERGROUND DETENTION SYSTEM – CONSTRUCTION LOADING DETAIL

CONTECH CMP DETENTION SYSTEMS

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raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

HYDROLOGY DETAILS

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R.A. Smith, Inc.

DATE: 07/29/2019
SCALE: N/A
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C503

SPECIFICATIONS

A. GENERAL

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY– EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN THEIR PROPOSAL. THE CONTRACTOR SHALL BASE THEIR BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1–800–242–8511 TO NOTIFY THE UTILITIES OF THEIR INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
11. SUBMITTALS:
    - A. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION
      - a. IS DIFFERENT FROM THAT SPECIFIED OR
      - b. IS PART OF THE WORK THAT WILL BE DEDICATED AS A PUBLIC UTILITY OR ROADWAY AT THE END OF THE PROJECT OR
      - c. IF REQUIRED BY THE MUNICIPAL ENGINEER.
    - B. FOR UTILITY OR ROAD WORK THAT WILL BE DEDICATED TO A MUNICIPALITY, CONTRACTOR MUST MAKE SUBMITTALS TO THE MUNICIPALITY AS WELL AS ENGINEER.
    - C. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. RELATED TO THE DESIGN HIGHLIGHTED IN SOME FASHION. EXAMPLE: A FITTING CUT SHEET HAS MULTIPLE PRESSURE RATING FOR DIFFERENT SIZE BENDS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON THE PROJECT. ALL SUBMITTALS NOT PROPERLY IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.
    - D. ALL DOCUMENTS SUBMITTED FOR REVIEW MUST INDICATE WHAT PART OF THE DESIGN THEY RELATE TO.
    - E. CONTRACTOR SHALL ALLOW A MINIMUM OF 10 WORKING DAYS FOR SUBMITTAL REVIEW.
    - F. SUBSTITUTION REQUESTS
      - a. IF A SUBSTITUTION IS REQUESTED, CONTRACTOR SHALL SUBMIT A SHOP DRAWING AND/OR MANUFACTURER'S DATA AND AN EXPLANATION AS TO EXACTLY HOW THE PROPOSED SUBSTITUTION MEETS THE PROPOSED DESIGN TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED.
      - b. THE CONTRACTOR SHALL ALSO INDICATE WITH THE SUBSTITUTION REQUEST THE AMOUNT THAT WILL BE CREDITED FROM THE CONTRACT AMOUNT TO THE OWNER IF THE SUBSTITUTION IS APPROVED.
      - c. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S APPROVAL IS GIVEN.

B. EROSION CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WPDES DISCHARGE PERMITS (IF APPLICABLE), AND THE CITY OF WAUKESHA EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD.
3. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH THE DNR WPDES GENERAL PERMIT.
4. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
5. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS 1059 AND 1058.
6. TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WSDOT STANDARD SPECIFICATIONS. USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
7. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
8. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE. THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
9. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE. CONTRACTOR RESPONSIBLE FOR REVISING THE PERMIT, IF NECESSARY.
10. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
11. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
12. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
13. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
14. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

C. GRADING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE GEOTECHNICAL REPORT AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AN ON–SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF–ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
8. TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

D. PAVING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE (1–1/4 INCH) DENSE GRADED BASE IN ACCORDANCE WITH SUBSECTION 305.2.2 OF THE STANDARD SPECIFICATIONS.
4. HOT MIX ASPHALT PAVEMENT (HMA) SHALL BE CLASSIFIED AS (LT) IN ACCORDANCE WITH SECTION 460 AND TABLE 460–2 OF THE STANDARD SPECIFICATIONS.
5. ASPHALTIC MATERIALS SHALL BE PERFORMANCE GRADED (PG) BINDERS IN ACCORDANCE WITH SECTION 455 OF THE STANDARD SPECIFICATIONS. UPPER LAYERS SHALL BE 4 LT 58–28 S, AND LOWER LAYERS SHALL BE 5 LT 58–28 S.
6. AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SUBSECTION 460.2.2.3 OF THE STANDARD SPECIFICATIONS. THE NOMINAL AGGREGATE SIZE FOR THE UPPER LAYER PAVEMENT SHALL BE 12.5MM, AND THE LOWER LAYER PAVEMENT SHALL BE 19.0MM.
7. TACK COAT SHALL BE IN ACCORDANCE WITH SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.050–0.070 GAL/SY.
8. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON–FLOOR SLABS SHALL BE GRADE A (OR GRADE A2 IF PLACING BY SLIP–FORMED PROCESS) AIR ENTRAINED IN ACCORDANCE WITH SECTION 501 FOR THE STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
9. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS: SECTION 415 FOR CONCRETE PAVEMENT, SECTION 601 FOR CONCRETE CURB AND GUTTER, AND SECTION 602 FOR CONCRETE SIDEWALKS.
10. ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE 2, IN ACCORDANCE WITH SECTION 415 OF THE STANDARD SPECIFICATIONS.
11. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. (COLOR SHALL BE AS INDICATED ON THE PLANS.) THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

    PARKING STALLS: WHITE
    PEDESTRIAN CROSSWALKS: WHITE
    LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
    LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
    ADA SYMBOLS: BLUE OR PER LOCAL CODE
    FIRE LANES: PER LOCAL CODE
    EXTERIOR SIDEWALK CURBED, LIGHTPOLE BASES, AND GUARD POSTS: YELLOW

E. PRIVATE UTILITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE, SECTION SPS 382–384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
3. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
4. PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS:

    STORM SEWER PIPE WITHIN PUBLIC RIGHT–OF–WAY SHALL BE REINFORCED CONCRETE, ASTM C–76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C–443.

    STORM SEWER PIPE 24" OR LESS SHALL BE EITHER:
    - A) HIGH DENSITY POLYETHYLENE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS, SUCH AS ADS N–12 WT. HDPE PIPE SHALL CONFORM TO ASTM F2648 AND F2306. JOINTS SHALL BE WATER TIGHT CONFORMING TO ASTM D3212 WITH ELASTOMERIC SEALS (GASKETS) CONFORMING TO ASTM F477.
    - B) POLYVINYL CHLORIDE (PVC) PIPE, ASTM D–3034, SDR 35, WITH ELASTOMERIC PUSH–ON JOINTS CONFORMING TO ASTM D–3212.
    - C) REINFORCED CONCRETE, ASTM C–76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C–443.

    TRENCH SECTION SHALL BE CLASS "C" FOR CONCRETE AND CLASS "B" FOR ALL OTHER MATERIALS.

    INLETS SHALL BE SOLID CONCRETE BLOCK OR PRE CAST REINFORCED CONCRETE, ASTM C–478.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS:

    SANITARY SEWER PIPE SHALL BE PVC, ASTM D–3034, SDR–35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D–3212.

    TRENCH SECTION SHALL BE CLASS "B" BEDDING. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR SANITARY LATERALS
7. MATERIALS FOR WATER SERVICE SHALL BE AS FOLLOWS:

    WATER SERVICE SHALL BE PVC, SDR–18, CLASS 235, AWWA C–900, WITH ELASTOMERIC JOINTS (ASTM D–3139), WITH A VALVE AT THE SUPPLY MAIN.

    WATER SERVICE SHALL BE DUCTILE IRON (DI), ASTM A–377, WITH ELASTOMERIC JOINTS (AWWA C–111), WITH A VALVE AT THE SUPPLY MAIN.

    WATER SERVICE SHALL BE COPPER, TYPE "K", WITH A VALVE AT THE SUPPLY MAIN.

    ALL FITTINGS SHALL BE MECHANICAL JOINT, DUCTILE IRON CONFORMING TO AWWA C–111.

    HYDRANTS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY'S STANDARD SPECIFICATIONS.

    GATE VALVES SHALL BE RESILIENT WEDGE TYPE, AWWA C–509, AND SHALL BE INSTALLED WITH AN ADJUSTABLE VALVE BOX AND COVER MARKED "WATER".

    TRENCH SECTION SHALL CONFORM TO SECTION 4.3.C, FILE NO. 38 OF THE STANDARD SPECIFICATIONS. SAND OR STONE CHIP BEDDING MATERIAL IS REQUIRED.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
9. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED–UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
11. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON–METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL ALSO BE INSTALLED ON ALL BURIED NON–METALLIC WATER SERVICES AND PRIVATE WATER MAINS CONNECTED TO MUNICIPAL SUPPLY SYSTEMS. TRACER WIRE SHALL BE IN ACCORDANCE WITH COMM 82.30(11)(b)(1). TRACER WIRE SHALL BE A MINIMUM OF 18–GAUGE, INSULATED, SINGLE–CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.

SANITARY SEWER LATERALS SHALL HAVE A GREEN #12 LOCATER WIRE INSTALLED ALONG THE ENTIRE LENGTH. LOCATER WIRE SHALL BE BROUGHT TO THE SURFACE AT THE EDGE OF THE BUILDING AND ENCLOSED IN A CURB BOX WITH "SEWER" ON THE COVER.

ALL SANITARY SEWER TO BE INSTALLED IN ACCORDANCE WITH CITY OF WAUKESHA STANDARDS.

ALL APPLICATION FEES FOR SANITARY SEWER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION OF SEWER SYSTEMS.

ANY UTILITY WORK IN THE RIGHT–OF–WAY AD ALL SANITARY SEWER CONNECTIONS TO BE INSPECTED BY CITY NOTIFY CITY 72 HOURS IN ADVANCE OF CONNECTING TO SEWER.

DATE	DESCRIPTION
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raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

SPECIFICATIONS

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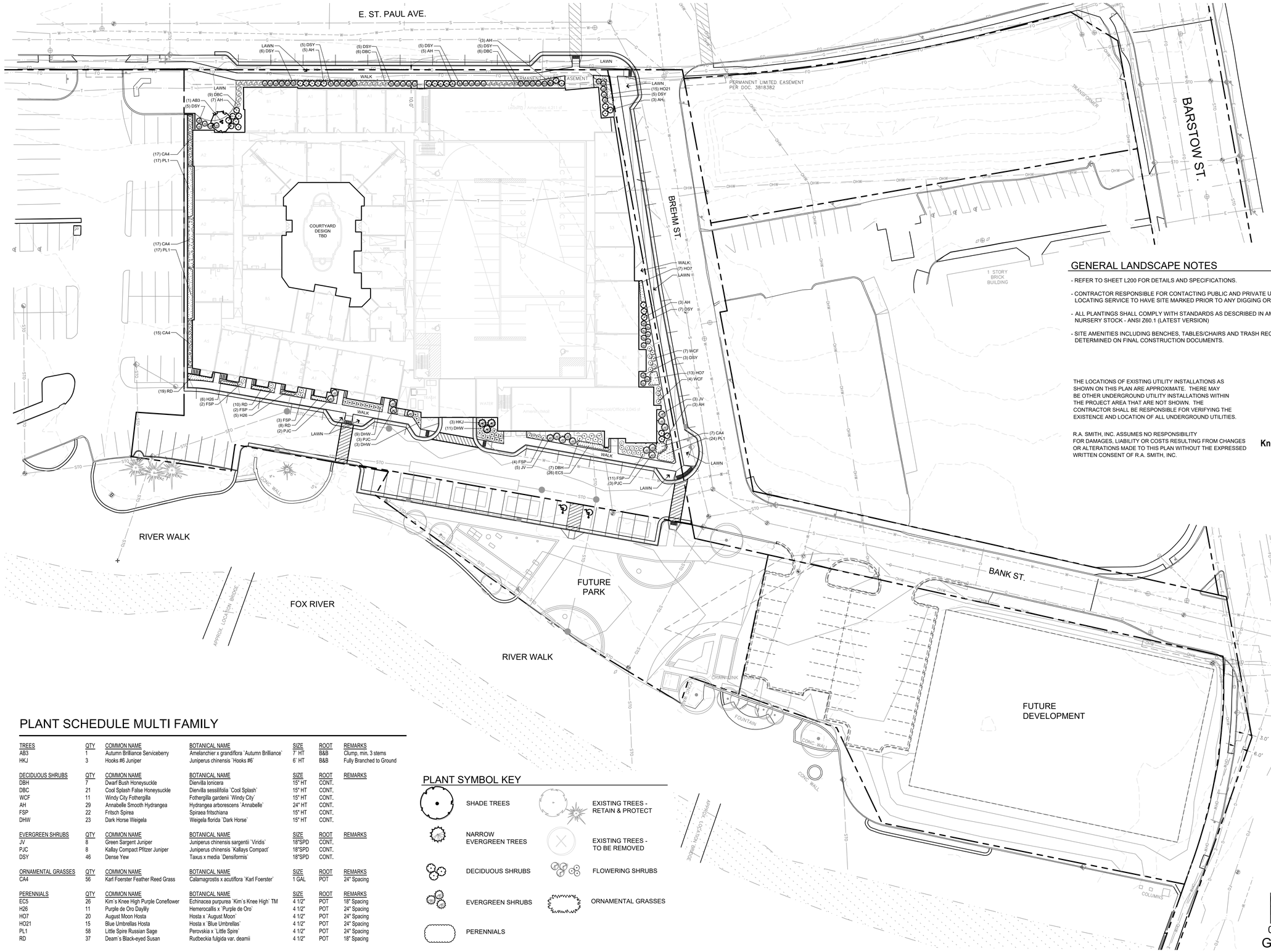
R.A. Smith, Inc.

DATE: 07/29/2019
SCALE: N/A
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

SHEET NUMBER
C504



GENERAL LANDSCAPE NOTES

- REFER TO SHEET L200 FOR DETAILS AND SPECIFICATIONS.
- CONTRACTOR RESPONSIBLE FOR CONTACTING PUBLIC AND PRIVATE UNDERGROUND UTILITY LOCATING SERVICE TO HAVE SITE MARKED PRIOR TO ANY DIGGING OR EARTHWORK.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- SITE AMENITIES INCLUDING BENCHES, TABLES/CHAIRS AND TRASH RECEPTACLES TO BE DETERMINED ON FINAL CONSTRUCTION DOCUMENTS.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

811 Know what's below. Call before you dig.

PLANT SCHEDULE MULTI FAMILY

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AB3	1	Autumn Brilliance Serviceberry	Amelanchier x grandiflora `Autumn Brilliance`	7' HT	B&B	Clump, min. 3 stems
HKJ	3	Hooks #6 Juniper	Juniperus chinensis `Hooks #6`	6' HT	B&B	Fully Branched to Ground

DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBH	7	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
DBC	21	Cool Splash False Honeysuckle	Diervilla sessilifolia `Cool Splash`	15" HT	CONT.	
WCF	11	Windy City Fothergilla	Fothergilla gardenii `Windy City`	15" HT	CONT.	
AH	29	Annabelle Smooth Hydrangea	Hydrangea arborescens `Annabelle`	24" HT	CONT.	
FSP	22	Fritsch Spirea	Spiraea fritschiana	15" HT	CONT.	
DHW	23	Dark Horse Weigela	Weigela florida `Dark Horse`	15" HT	CONT.	

EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
JV	8	Green Sargent Juniper	Juniperus chinensis sargentii `Viridis`	18"SPD	CONT.	
PJC	8	Kallay Compact Pfitzer Juniper	Juniperus chinensis `Kallays Compact`	18"SPD	CONT.	
DSY	46	Dense Yew	Taxus x media `Densiformis`	18"SPD	CONT.	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA4	56	Karl Foerster Feather Reed Grass	Callamagrostis x acutiflora `Karl Foerster`	1 GAL	POT	24" Spacing

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC5	26	Kim`s Knee High Purple Coneflower	Echinacea purpurea `Kim`s Knee High` TM	4 1/2"	POT	18" Spacing
H26	11	Purple de Oro Daylily	Hemerocallis x `Purple de Oro`	4 1/2"	POT	24" Spacing
HO7	20	August Moon Hosta	Hosta x `August Moon`	4 1/2"	POT	24" Spacing
HO21	15	Blue Umbrellas Hosta	Hosta x `Blue Umbrellas`	4 1/2"	POT	24" Spacing
PL1	58	Little Spire Russian Sage	Perovskia x `Little Spire`	4 1/2"	POT	24" Spacing
RD	37	Deam`s Black-eyed Susan	Rudbeckia fulgida var. deamii	4 1/2"	POT	18" Spacing

PLANT SYMBOL KEY

- SHADE TREES
- NARROW EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- EXISTING TREES - RETAIN & PROTECT
- EXISTING TREES - TO BE REMOVED
- FLOWERING SHRUBS
- ORNAMENTAL GRASSES

NORTH

0 15 30 60
GRAPHIC SCALE

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA

EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

PRELIMINARY LANDSCAPE PLAN

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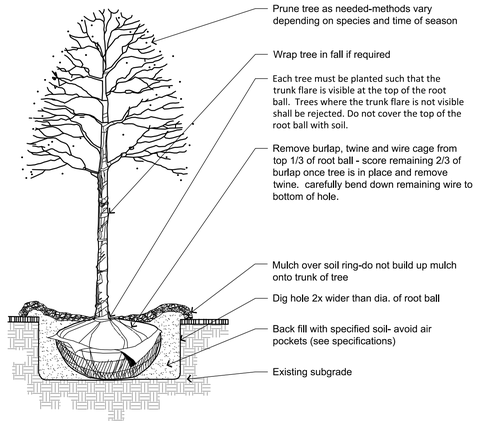
R.A. Smith, Inc.

DATE: 07/29/2019
SCALE: 1" = 30'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: LJH/ALS
CHECKED BY: LJH

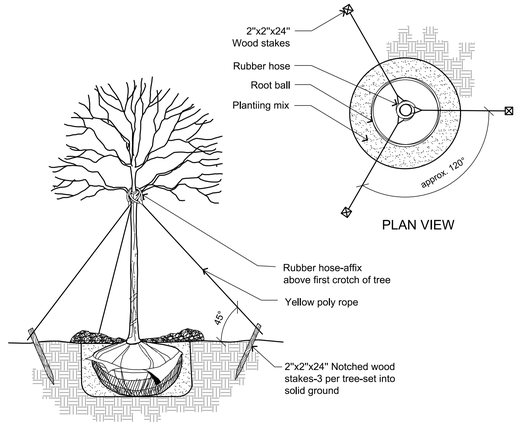
SHEET NUMBER
L100

PLANTING DETAILS



1 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



2 DECIDUOUS TREE STAKING DETAIL

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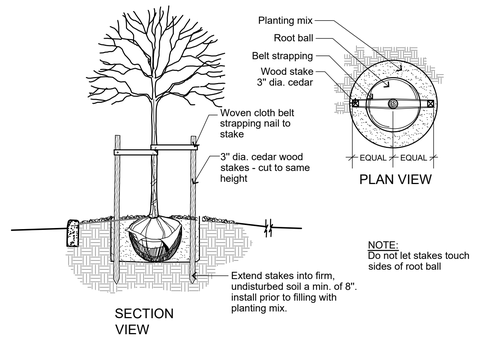
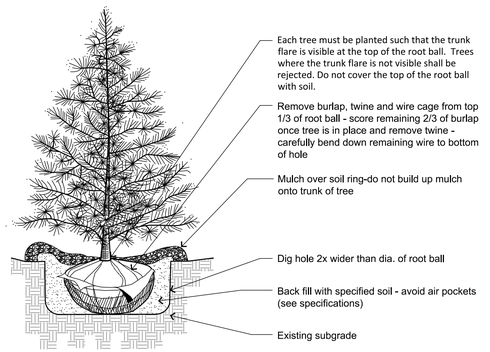


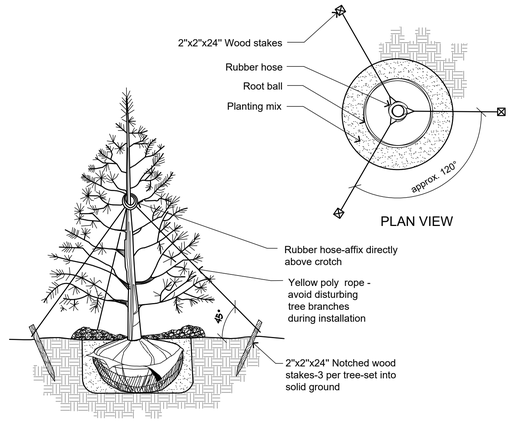
3 DECIDUOUS TREE STAKING FOR RESTRICTED AREAS

NOT TO SCALE P-PL-TREE-DEC-01



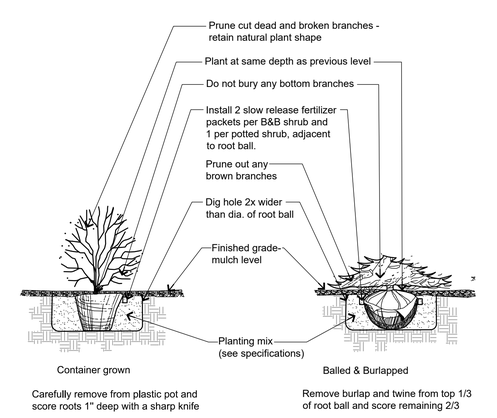
4 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



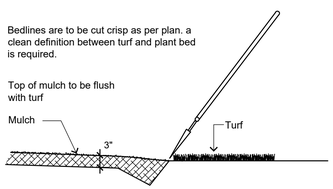
5 EVERGREEN STAKING DETAIL

NOT TO SCALE P-PL-TREE-EVER-02



6 SHRUB PLANTING DETAIL

NOT TO SCALE P-PL-SHR-02



7 SHOVEL CUT PLANT BED EDGING DETAIL

NOT TO SCALE P-PL-BDEG-01

GENERAL LANDSCAPE NOTES

1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
2. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
4. Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
5. All seeded areas and planting beds require topsoil to be placed within 3" of finish grade during rough grading operations . All parking lot islands require topsoil placed to a minimum depth of 18" to insure long term plant health. These requirements should be coordinated between the general contractor, grading contractor and landscape contractor.
6. The landscape contractor to be responsible for placing a minimum depth of 3" of blended, prepared and non-compacted topsoil in all seeded areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade. Finished landscaped areas to be smooth, uniform and provide positive drainage away from all structures and pavement.
7. Tree planting (see planting detail):
   Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed.Scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding.

   Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees according to the staking detail.
8. Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
9. Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
11. Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8" -

    Per every 100 square feet of bed area add:

    2 cu. ft. bale of peat moss
    2 lbs. of 5-10-5 slow release fertilizer
    1/4 cu. yard of composted manure
12. Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.

    An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas.
13. Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.
14. Lawn installation for all sodded turfgrass areas: remove / kill off any existing unwanted vegetation prior to sodding. Prepare the topsoil and sod bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a 10-10-10 starter fertilizer uniformly throughout areas prior to laying the sod. Use only premium sod blend according to TPI (revised 1995) and ASPA standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for the required watering during this period.
15. Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
16. The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, evergreens, perennials, ornamental grasses and turf grass. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
17. Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor .

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

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Know what's below. Call before you dig.

DESCRIPTION	DATE
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raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA

EAST ST. PAUL AVENUE APARTMENTS
CITY OF WAUKESHA, WI

LANDSCAPE NOTES & DETAILS

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R.A. Smith, Inc.

DATE: 07/29/2019
SCALE: NTS
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: LJH/ALS
CHECKED BY: LJH

SHEET NUMBER
L200