

RIVERFRONT DEVELOPMENT

WAUKESHA, MUNICIPALITY

CIVIL ENGINEERING PLANS

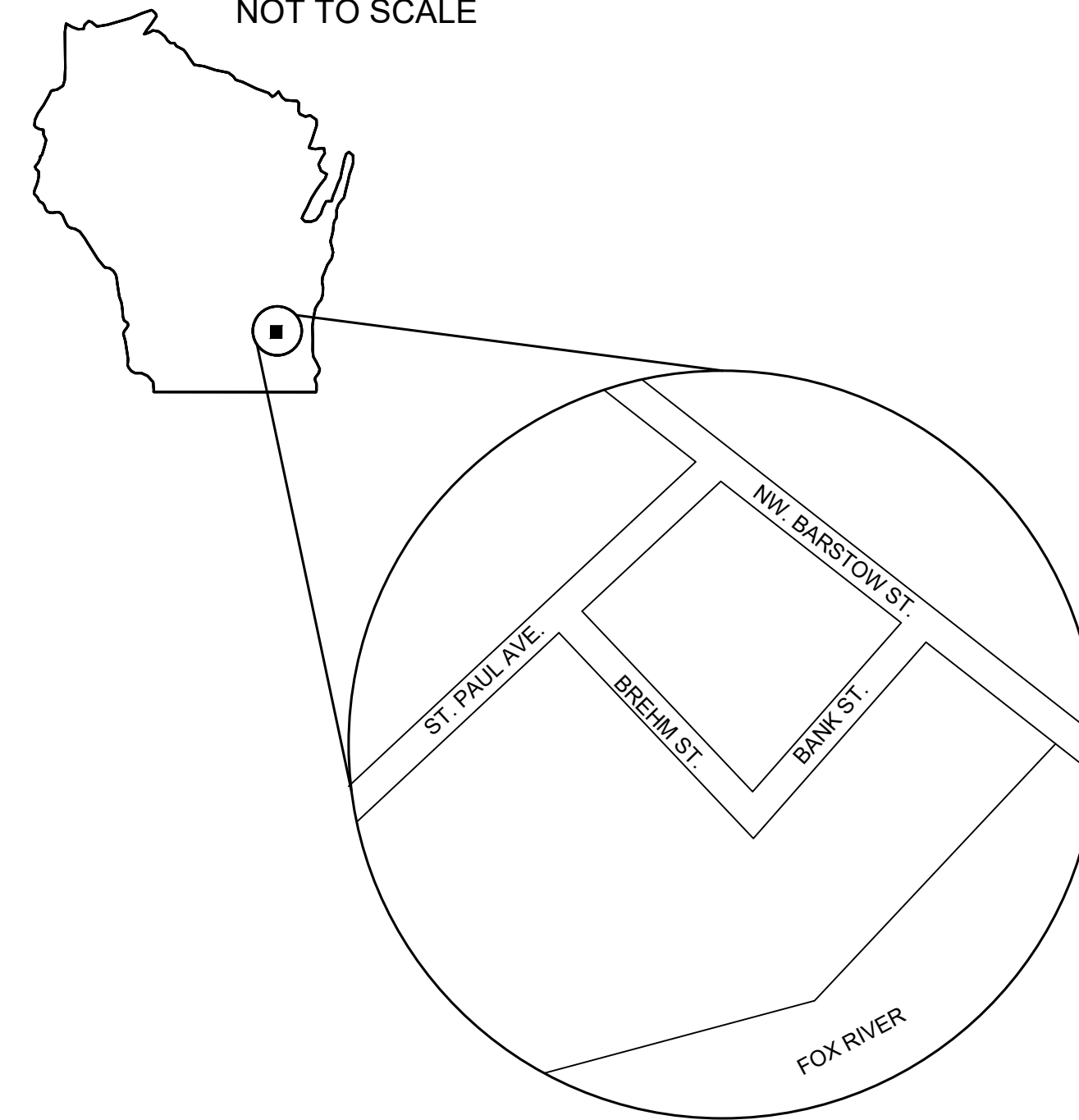
PREPARED BY:



www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

SITE LOCATION MAP:

NOT TO SCALE



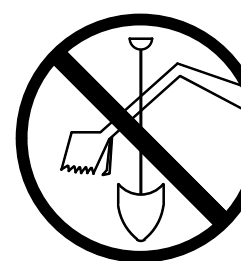
SHEET INDEX

SHEET NO.	DESCRIPTION
-	COVER SHEET
ARCHITECTURAL PLANS	
01	WEST BUILDING - 63 UNIT OVERALL FLOOR PLANS
02	WEST BUILDING - SOUTH AND EAST ELEVATIONS
03	WEST BUILDING - NORTH AND WEST ELEVATIONS
04	EAST BUILDING - 63 UNIT OVERALL FLOOR PLANS
05	EAST BUILDING - SOUTH AND EAST ELEVATIONS
06	EAST BUILDING - NORTH AND WEST ELEVATIONS
07	RIVERFRONT BUILDING - 66 UNIT FIRST FLOOR PLAN
08	RIVERFRONT BUILDING - 66 UNIT FLOOR PLAN - SECOND FLOOR
09	RIVERFRONT BUILDING - 66 UNIT FLOOR PLAN - THIRD AND FOURTH FLOOR
10	RIVERFRONT BUILDING - 66 UNIT FLOOR PLAN - FIFTH FLOOR AND ROOF TOP
11	RIVERFRONT BUILDING - RIVERFRONT AND BARSTOW ELEVATIONS
12	RIVERFRONT BUILDING - BANK STREET AND SOUTHWEST ELEVATIONS
13-24	CONCEPTUAL DESIGN FOR RIVERFRONT DEVELOPMENT - RENDERED PERSPECTIVE
CIVIL PLANS	
C001	SITE SURVEY
C002	TREE SURVEY
C003	EROSION CONTROL AND SITE PREPARATION PLAN
C100	SITE PLAN
C200	OVERALL GRADING PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C300	UTILITY PLAN
C400	EROSION CONTROL DETAILS
C401	DETAILS
C402	DETAILS
C403	DETAILS
C500	SPECIFICATIONS
C501	SPECIFICATIONS
L100	LANDSCAPE OVERVIEW
L101	LANDSCAPE PLAN WEST
L102	LANDSCAPE PLAN EAST
L200	LANDSCAPE DETAILS
ROADWAY PLANS	
R001	ROADWAY DEMOLITION PLAN
R100	ROADWAY PLAN AND PROFILE
R300	ROADWAY DETAILS
R301	ROADWAY DETAILS
R302	ROADWAY DETAILS
R303	ROADWAY DETAILS
R304	TYPICAL SECTIONS
R400	LANDSCAPE PLAN
ELECTRICAL PLANS	
EG221	SITE ELECTRIC PLAN

NOTES:

- SITE BENCHMARKS
 - STARTING BENCHMARK: 29.12 CHISELED SQUARE IN TOP OF E. END OF CONC. HEAD WALL OF W. WIS. AVE BRIDGE OVER FOX RIVER. CONC. MON. WITH BRASS CAP SW COR. OF NE 1/4 SEC 3, T6N, R19E.
 - SITE BENCHMARK: 33.77, EASE FLANGE BOLT OF HYDRANT, NORTH EAST CORNER OF BANK STREET.
 - SITE BENCHMARK: 32.14 CHISELED "X" ON CONC. POLE BASE SOUTHWEST CORNER OF BANK ST. AND BREHM ST.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

WE STATE BY 182.07(1)(1)(a)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU DIG/DATE.
 MILW. AREA 259-1181

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.

City Resubmittal Date: 12-23-21



GRAPHIC SCALE
 0 40' 80'

LEGEND:

- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- EASEMENT
- CHAIN LINK FENCE
- TREE LINE
- OHW OHW OVERHEAD UTILITY LINE
- E E ELECTRIC
- T T TELEPHONE
- FO FO FIBER OPTIC
- CTV CTV CABLE TV
- S S SANITARY SEWER
- FM FM FORCE MAIN
- STO STO STORM SEWER
- W W WATER MAIN
- G G GAS
- EXISTING CONTOUR

WATER BODY

- MANHOLE
- CATCH BASIN
- CATCH BASIN (ROUND)
- ROOF DRAIN
- HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- GAS METER
- ELECTRIC METER
- UTILITY PEDESTAL
- TRAFFIC SIGNAL
- LIGHT POLE
- SOIL BORING
- MONITORING WELL
- IRON PIPE FOUND/SET
- REBAR FOUND/SET
- CHISELED CROSS FOUND/SET
- PK NAIL FOUND/SET
- SPIKE/NAIL
- MONUMENT
- BENCHMARK
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- POST

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY CHAPUT LAND SURVEYS ON JULY 1, 2021. THE SIGMA GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
4. VERTICAL DATUM FOR THE PROJECT SURVEY IS BASED ON CITY OF WAUKESHA VERTICAL DATUM WHICH IS NGVD 1929 - 780.55. BENCHMARK FOR THE PROJECT SURVEY IS 29.12 CHISELED SQUARE IN TOP OF E. END OF CONCRETE HEAD WALL OF W. WISCONSIN AVE. BRIDGE OVER FOX RIVER. SITE BENCHMARK EAST FLANGE BOLT OF HYDRANT, 33.77. HYDRANT IS LOCATED ON THE NORTH SIDE OF BANK STREET NEAR THE BANK STREET AND BARSTOW STREET INTERSECTION.
5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

NO. REVISION DATE BY

1. CITY RESUBMITTAL 12/23/2021 JRG

DRAWING NO. 19754 SITE SURVEY.DWG

DRAWN BY: JRG

DATE: 10-06-2021

PROJECT NO: 19754

CHECKED BY: TPM

APPROVED BY: CTC

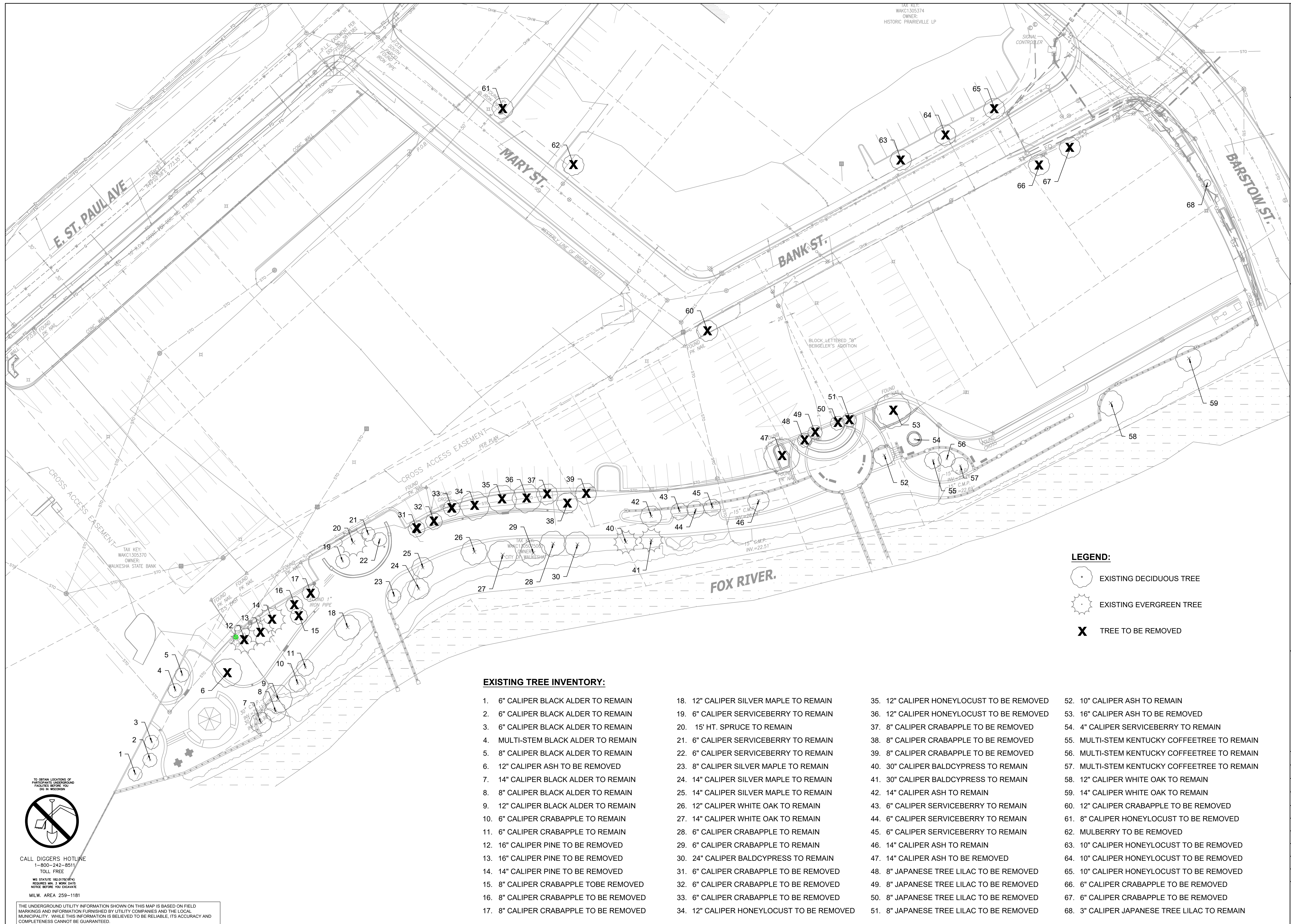
SHEET NO.:



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS. STATUTE 182.07(9) (9/43)
 REQUIRES MAX. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

C001



**E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN**

TREE SURVEY

LEGEND:
 EXISTING DECIDUOUS TREE
 EXISTING EVERGREEN TREE
 TREE TO BE REMOVED

EXISTING TREE INVENTORY:

- | | | | |
|--|---|---|--|
| 1. 6" CALIPER BLACK ALDER TO REMAIN | 18. 12" CALIPER SILVER MAPLE TO REMAIN | 35. 12" CALIPER HONEYLOCUST TO BE REMOVED | 72. 10" CALIPER ASH TO REMAIN |
| 2. 6" CALIPER BLACK ALDER TO REMAIN | 19. 6" CALIPER SERVICEBERRY TO REMAIN | 36. 12" CALIPER HONEYLOCUST TO BE REMOVED | 53. 16" CALIPER ASH TO BE REMOVED |
| 3. 6" CALIPER BLACK ALDER TO REMAIN | 20. 15' HT. SPRUCE TO REMAIN | 37. 8" CALIPER CRABAPPLE TO BE REMOVED | 54. 4" CALIPER SERVICEBERRY TO REMAIN |
| 4. MULTI-STEM BLACK ALDER TO REMAIN | 21. 6" CALIPER SERVICEBERRY TO REMAIN | 38. 8" CALIPER CRABAPPLE TO BE REMOVED | 55. MULTI-STEM KENTUCKY COFFEETREE TO REMAIN |
| 5. 8" CALIPER BLACK ALDER TO REMAIN | 22. 6" CALIPER SERVICEBERRY TO REMAIN | 39. 8" CALIPER CRABAPPLE TO BE REMOVED | 56. MULTI-STEM KENTUCKY COFFEETREE TO REMAIN |
| 6. 12" CALIPER ASH TO BE REMOVED | 23. 8" CALIPER SILVER MAPLE TO REMAIN | 40. 30" CALIPER BALDCYPRESS TO REMAIN | 57. MULTI-STEM KENTUCKY COFFEETREE TO REMAIN |
| 7. 14" CALIPER BLACK ALDER TO REMAIN | 24. 14" CALIPER SILVER MAPLE TO REMAIN | 41. 30" CALIPER BALDCYPRESS TO REMAIN | 58. 12" CALIPER WHITE OAK TO REMAIN |
| 8. 8" CALIPER BLACK ALDER TO REMAIN | 25. 14" CALIPER SILVER MAPLE TO REMAIN | 42. 14" CALIPER ASH TO REMAIN | 59. 14" CALIPER WHITE OAK TO REMAIN |
| 9. 12" CALIPER BLACK ALDER TO REMAIN | 26. 12" CALIPER WHITE OAK TO REMAIN | 43. 6" CALIPER SERVICEBERRY TO REMAIN | 60. 12" CALIPER CRABAPPLE TO BE REMOVED |
| 10. 6" CALIPER CRABAPPLE TO REMAIN | 27. 14" CALIPER WHITE OAK TO REMAIN | 44. 6" CALIPER SERVICEBERRY TO REMAIN | 61. 8" CALIPER HONEYLOCUST TO BE REMOVED |
| 11. 6" CALIPER CRABAPPLE TO REMAIN | 28. 6" CALIPER CRABAPPLE TO REMAIN | 45. 6" CALIPER SERVICEBERRY TO REMAIN | 62. MULBERRY TO BE REMOVED |
| 12. 16" CALIPER PINE TO BE REMOVED | 29. 6" CALIPER CRABAPPLE TO REMAIN | 46. 14" CALIPER ASH TO REMAIN | 63. 10" CALIPER HONEYLOCUST TO BE REMOVED |
| 13. 16" CALIPER PINE TO BE REMOVED | 30. 24" CALIPER BALDCYPRESS TO REMAIN | 47. 14" CALIPER ASH TO BE REMOVED | 64. 10" CALIPER HONEYLOCUST TO BE REMOVED |
| 14. 14" CALIPER PINE TO BE REMOVED | 31. 6" CALIPER CRABAPPLE TO BE REMOVED | 48. 8" JAPANESE TREE LILAC TO BE REMOVED | 65. 10" CALIPER HONEYLOCUST TO BE REMOVED |
| 15. 8" CALIPER CRABAPPLE TO BE REMOVED | 32. 6" CALIPER CRABAPPLE TO BE REMOVED | 49. 8" JAPANESE TREE LILAC TO BE REMOVED | 66. 6" CALIPER CRABAPPLE TO BE REMOVED |
| 16. 8" CALIPER CRABAPPLE TO BE REMOVED | 33. 6" CALIPER CRABAPPLE TO BE REMOVED | 50. 8" JAPANESE TREE LILAC TO BE REMOVED | 67. 6" CALIPER CRABAPPLE TO BE REMOVED |
| 17. 8" CALIPER CRABAPPLE TO BE REMOVED | 34. 12" CALIPER HONEYLOCUST TO BE REMOVED | 51. 8" JAPANESE TREE LILAC TO BE REMOVED | 68. 3" CALIPER JAPANESE TREE LILAC TO REMAIN |

TO OBTAIN LOCATIONS OF
 UNDERGROUND UTILITIES
 FACILITIES BEFORE YOU
 DIG IN WISCONSIN

 CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WE STATUTE 182.07(1)(b)
 REQUIRES YOU 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD
 MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL
 MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND
 COMPLETENESS CANNOT BE GUARANTEED.

NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG
DRAWING NO. 19754 TREE SURVEY.DWG	
DRAWN BY: JCT	
DATE: 10-06-2021	
PROJECT NO: 19754	
CHECKED BY: TPM	
APPROVED BY: CTC	
SHEET NO.:	

C002

NOTES:

THE PROJECT CONSTRUCTION ACTIVITY WILL CONSIST OF CONSTRUCTING THREE SEPARATE MULTI-FAMILY RESIDENTIAL BUILDINGS. EACH BUILDING WILL CONSIST OF AN UPPER STORY RESIDENTIAL UNITS ABOVE ENCLOSED PARKING PLUS ADDITIONAL STREET AND SURFACE PARKING. A 2,000 SQUARE FOOT RETAIL SPACE IS ALSO PROPOSED ALONG BARSTOW STREET. ADDITIONAL IMPROVEMENTS INCLUDE ASSOCIATED PARKING LOT AND SIDEWALK AS WELL AS PARK IMPROVEMENTS. A NEW SANITARY SERVICE, AND WATER SERVICE WILL BE CONSTRUCTED AND WILL CONNECT INTO THE EXISTING UTILITIES IN THE PUBLIC RIGHT-OF-WAY. STORM SEWER AND CATCH BASINS WILL BE CONSTRUCTED TO CAPTURE THE STORM WATER IN THE PARKING LOT AND THE STORM SEWER WILL ALSO CONNECT INTO THE EXISTING STORM SEWER WITHIN THE PUBLIC RIGHT-OF-WAY.

STORM WATER WILL BE FILTERED THROUGH THE POROUS PAVEMENT AND COLLECTED THROUGH UNDERDRAINS AND DIRECTED INTO STORM CATCH BASINS AND MANHOLES. FLOW WILL BE CONTROLLED USING AN OUTLET CONTROL STRUCTURE PRIOR TO DISCHARGING INTO AN EXISTING STORM SEWER SYSTEM WITHIN THE PUBLIC RIGHT-OF-WAY.

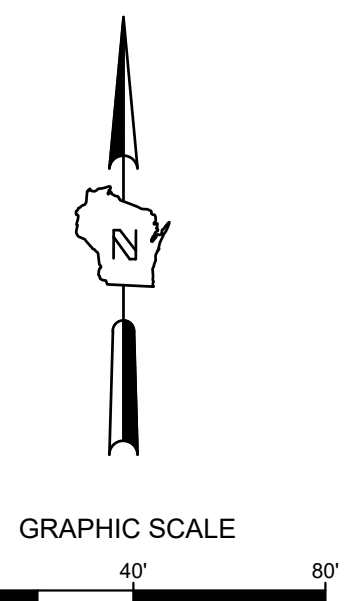
THE EROSION CONTROL MEASURES USED ON SITE DURING CONSTRUCTION WILL CONSIST OF STONE TRACK PAD, INLET PROTECTION ON-SITE AND IN THE PUBLIC STREETS, AND SILT FENCE. ANY SLOPES GREATER THAN 4:1 WILL BE STABILIZED WITH EROSION MATTING AND SEED. FINAL VEGETATION WILL BE ESTABLISHED FROM THE LANDSCAPE DESIGN.

EXISTING ZONING LAND USE IS B-2 CENTRAL BUSINESS.

SITE INFORMATION

SITE DISTURBED AREA = CONSTRUCTION SITE LIMITS= 219,557 SF (5.04 AC)
 EXISTING IMPERVIOUS AREA = 132,433 SF (3.04 AC)
 PROPOSED IMPERVIOUS AREA = 130,944 SF (3.01 AC)

EXISTING CN = 84 GREENSPACE
 EXISTING CN = 98 IMPERVIOUS
 PROPOSED CN = 80 GREENSPACE
 PROPOSED CN = 98 IMPERVIOUS
 PROPOSED TOTAL CN = 94



LEGEND:

- PROPOSED SILT FENCE (A C400)
- PROPOSED SILT LOG (E C400)
- PROPOSED INLET PROTECTION (B C400)
- ▨ PROPOSED TRACKING PAD (C C400)
- ▩ PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B (D C400)
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- ~ EXISTING STORM SEWER AND SANITARY SEWER TO BE TELEVIEWED. REFER TO GENERAL NOTES SECTION
- ||||| UTILITY REMOVAL
- ⊗ STRUCTURE REMOVAL
- ⊗ TREE REMOVAL
- PAVEMENT REMOVAL

PERSON RESPONSIBLE FOR EROSION INSTALL AND MAINTENANCE

COMPANY NAME: Joseph Property Development
 CONTACT NAME: David Conine
 COMPANY ADDRESS: 117 N Jefferson St., Suite 200, Milwaukee, WI 53202
 DAY TIME PHONE NUMBER: 414-988-7884

GENERAL NOTES:

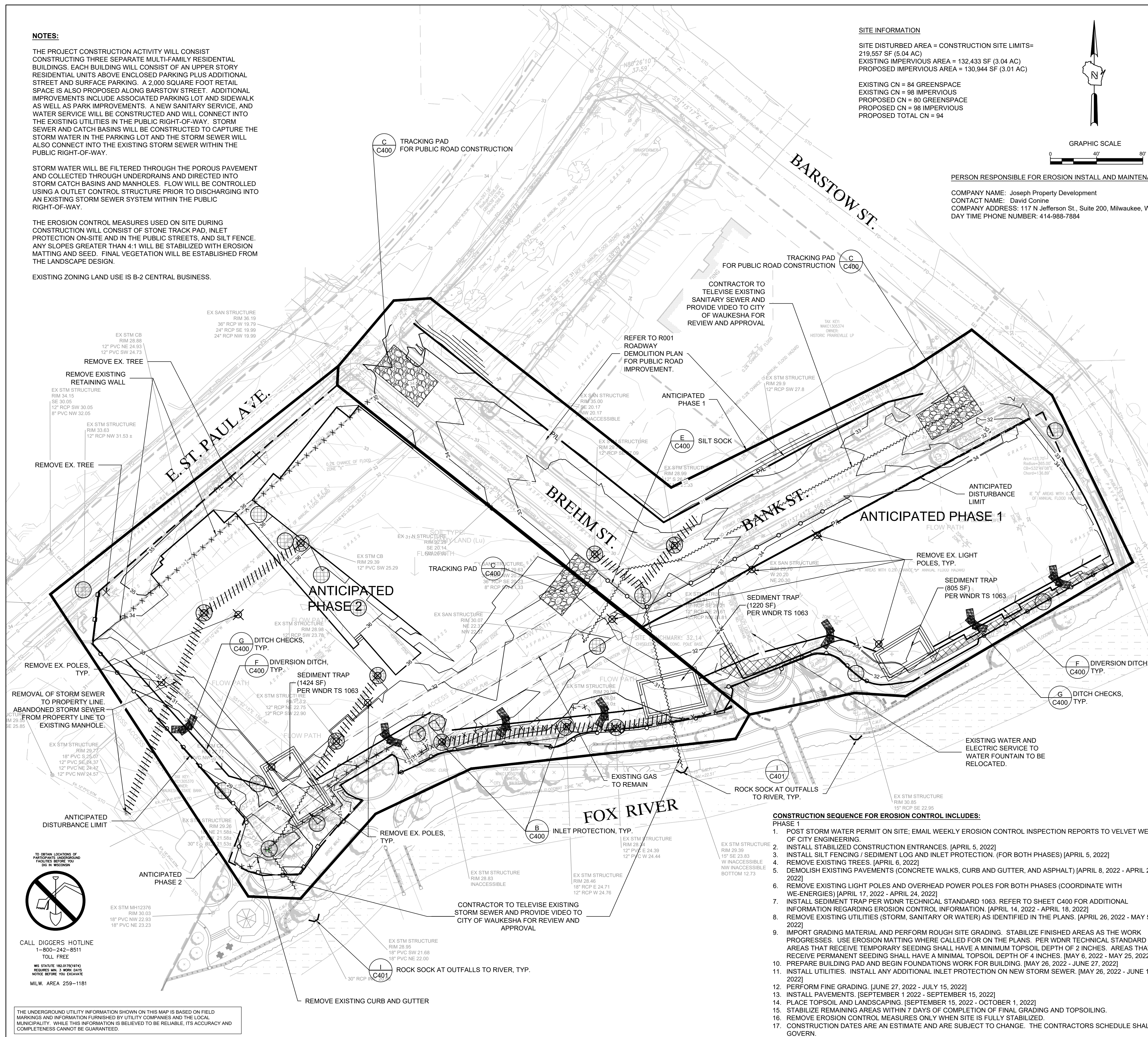
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
- SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
- DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM CHANNELIZED FLOW AND NO CLOSER THEN 25 FEET FROM ROADS, DITCHES, LAKES, STREAMS, PONDS, WETLANDS OR ENVIRONMENTAL CORRIDORS. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE STABILIZED.
- EXISTING STORM SEWER AND SANITARY SEWER SHALL BE TELEVIEWED DOWNSTREAM OF PROPOSED CONNECTIONS. CONTRACTOR TO PROVIDE TELEVISION VIDEO(S) TO CITY FOR REVIEW APPROVAL. CONTACT CITY ENGINEERING DEPARTMENT FOR THE VIDEO FORMAT. IF EXISTING STORM SEWER AND/OR SANITARY SEWER MAINTENANCE IS REQUIRED, THEN THE SEWER IMPROVEMENTS MAY NEED TO BE INCLUDED AS PART OF THIS PROJECT. THE SANITARY SEWER PIPE MAY NEED TO BE LINED OR RELAYED TO REDUCE INFILTRATION INTO THE CITY'S SANITARY SEWER SYSTEM OR IMPROVED THE STRUCTURAL INTEGRITY.
- REFER TO SOIL MANAGEMENT PLAN FOR PROCEDURES TO HANDLE THE CONTAMINATED SOIL.

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES: PHASE 2

- POST STORM WATER PERMIT ON SITE, EMAIL WEEKLY EROSION CONTROL INSPECTION REPORTS TO VELVET WIEVER OF CITY ENGINEERING.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE OFF OF BREHM STREET. (AUGUST 1, 2022)
- INSTALL / REPAIR ANY MISSING SILT FENCE / SEDIMENT LOG AND INLET PROTECT. (AUGUST 1, 2022)
- REMOVE EXISTING TREES (AUGUST 1, 2022 TO AUGUST 8, 2022)
- DEMOLISH EXISTING PAVEMENT (CONCRETE WALKS, CURB AND GUTTER, RETAINING WALLS AND ASPHALT). (AUGUST 2, 2022 TO AUGUST 8, 2022)
- REMOVE EXISTING LIGHT POLES AND OVERHEAD POWER POLES, IF NOT COMPLETED IN PHASE 1 (COORDINATE WITH WE-ENERGIES) (AUGUST 8, 2022 TO AUGUST 22, 2022)
- INSTALL SEDIMENT TRAP PER WDNR TECHNICAL STANDARD 1063. REFER TO SHEET C400 FOR ADDITIONAL INFORMATION REGARDING EROSION CONTROL INFORMATION. (AUGUST 8, 2022 TO AUGUST 12, 2022)
- REMOVE EXISTING UTILITIES (STORM, SANITARY OR WATER) AS IDENTIFIED IN THE PLANS. (AUGUST 12, 2022 TO AUGUST 26, 2022)
- IMPORT GRADING MATERIAL AND PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES. (AUGUST 26, 2022 TO SEPTEMBER 26, 2022)
- ROUGH GRADE PARK AREA, COORDINATE FINAL PARK CONSTRUCTION TO BE COMPLETED BY OTHERS. (AUGUST 26, 2022 TO SEPTEMBER 26, 2022)
- PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING. (SEPTEMBER 15, 2022 TO OCTOBER 6, 2022)
- INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER. (SEPTEMBER 8, 2022 TO SEPTEMBER 29, 2022)
- PERFORM FINE GRADING. (APRIL 15, 2023 TO APRIL 30, 2023)
- INSTALL PAVEMENTS. (JUNE 15, 2023 TO JUNE 22, 2023)
- REMOVE SEDIMENT TRAP. (JUNE 1, 2023 TO JUNE 16, 2023)
- PLACE TOPSOIL AND LANDSCAPING. (JUNE 23, 2023 TO JULY 15, 2023)
- STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
- REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
- CONSTRUCTION DATES ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE. THE CONTRACTORS SCHEDULE SHALL GOVERN.

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES: PHASE 1

- POST STORM WATER PERMIT ON SITE, EMAIL WEEKLY EROSION CONTROL INSPECTION REPORTS TO VELVET WIEVER OF CITY ENGINEERING.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES. [APRIL 5, 2022]
- INSTALL SILT FENCING / SEDIMENT LOG AND INLET PROTECTION. (FOR BOTH PHASES) [APRIL 5, 2022]
- REMOVE EXISTING TREES. [APRIL 6, 2022]
- DEMOLISH EXISTING PAVEMENTS (CONCRETE WALKS, CURB AND GUTTER, AND ASPHALT) [APRIL 8, 2022 - APRIL 23, 2022]
- REMOVE EXISTING LIGHT POLES AND OVERHEAD POWER POLES FOR BOTH PHASES (COORDINATE WITH WE-ENERGIES) [APRIL 17, 2022 - APRIL 24, 2022]
- INSTALL SEDIMENT TRAP PER WDNR TECHNICAL STANDARD 1063. REFER TO SHEET C400 FOR ADDITIONAL INFORMATION REGARDING EROSION CONTROL INFORMATION. [APRIL 14, 2022 - APRIL 18, 2022]
- REMOVE EXISTING UTILITIES (STORM, SANITARY OR WATER) AS IDENTIFIED IN THE PLANS. [APRIL 26, 2022 - MAY 5, 2022]
- IMPORT GRADING MATERIAL AND PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES. [MAY 6, 2022 - MAY 25, 2022]
- PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING. [MAY 26, 2022 - JUNE 27, 2022]
- INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER. [MAY 26, 2022 - JUNE 10, 2022]
- PERFORM FINE GRADING. [JUNE 27, 2022 - JULY 15, 2022]
- INSTALL PAVEMENTS. [SEPTEMBER 1, 2022 - SEPTEMBER 15, 2022]
- PLACE TOPSOIL AND LANDSCAPING. [SEPTEMBER 15, 2022 - OCTOBER 1, 2022]
- STABILIZE REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
- REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
- CONSTRUCTION DATES ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE. THE CONTRACTORS SCHEDULE SHALL GOVERN.



GENERAL CAPITAL GROUP
 6938 N. Santa Monica Blvd,
 Fox Point, WI 53217
 Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
 117 N. Jefferson ST. #200
 Milwaukee, WI 53202
 Phone: 414-988-7885

AG ARCHITECTURE
 1414 Underwood Ave. #301
 Wauwatosa, WI 53213
 Phone: 414-4313131

E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN

EROSION CONTROL PLAN

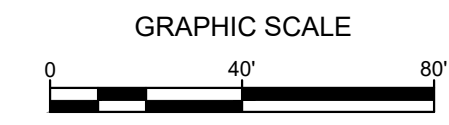
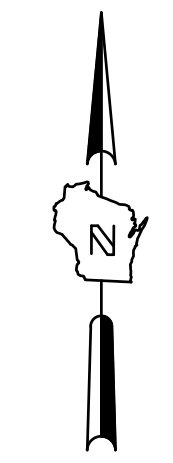
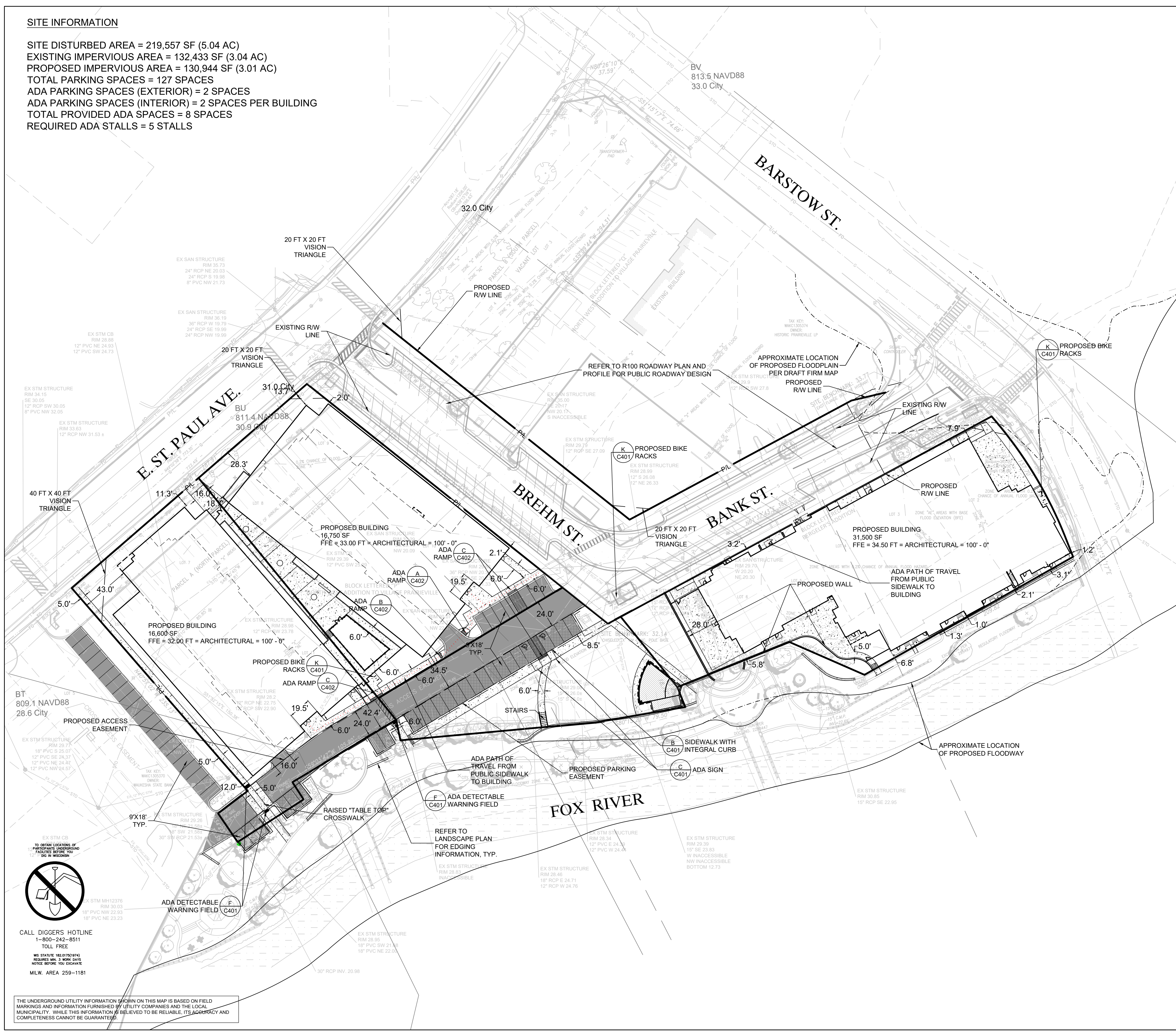
NO.	REVISION	DATE	BY
1.	CITY RESUBMITTAL	12/23/2021	JRG

DRAWING NO.	19754 EROSION CONTROL PLAN.DWG
DRAWN BY:	JRG
DATE:	10-06-2021
PROJECT NO.:	19754
CHECKED BY:	TPM
APPROVED BY:	CTC
SHEET NO.:	

C003

SITE INFORMATION

SITE DISTURBED AREA = 219,557 SF (5.04 AC)
 EXISTING IMPERVIOUS AREA = 132,433 SF (3.04 AC)
 PROPOSED IMPERVIOUS AREA = 130,944 SF (3.01 AC)
 TOTAL PARKING SPACES = 127 SPACES
 ADA PARKING SPACES (EXTERIOR) = 2 SPACES
 ADA PARKING SPACES (INTERIOR) = 2 SPACES PER BUILDING
 TOTAL PROVIDED ADA SPACES = 8 SPACES
 REQUIRED ADA STALLS = 5 STALLS



LEGEND:

- 5" THICK CONCRETE WALK (G C401)
- CONCRETE PAVEMENT (H C401)
- ASPHALT SURFACE (E C401)
- POROUS PAVEMENT (B C402)
- CURB & GUTTER (ACCEPT) (A C401)
- CURB & GUTTER (REJECT) (A C401)
- ADA PATH OF TRAVEL FROM THE PUBLIC SIDEWALK TO THE BUILDINGS

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMP, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

NO. REVISION DATE BY

1. CITY RESUBMITTAL 12/23/2021 JRG

DRAWING NO. 19754 SITE PLAN.DWG

DRAWN BY: JRG

DATE: 10-06-2021

PROJECT NO: 19754

CHECKED BY: TPM

APPROVED BY: CTC

SHEET NO.:

C100



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS STATUTE 182.0175(974)
 REQUIRED MIN. 3 WORK DAYS
 NOTICE BEFORE YOU DIG ANY
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

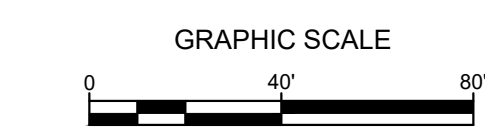
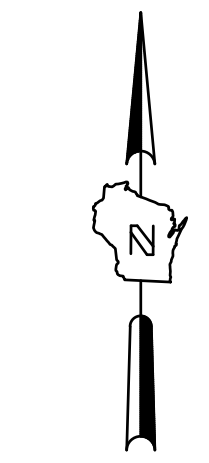
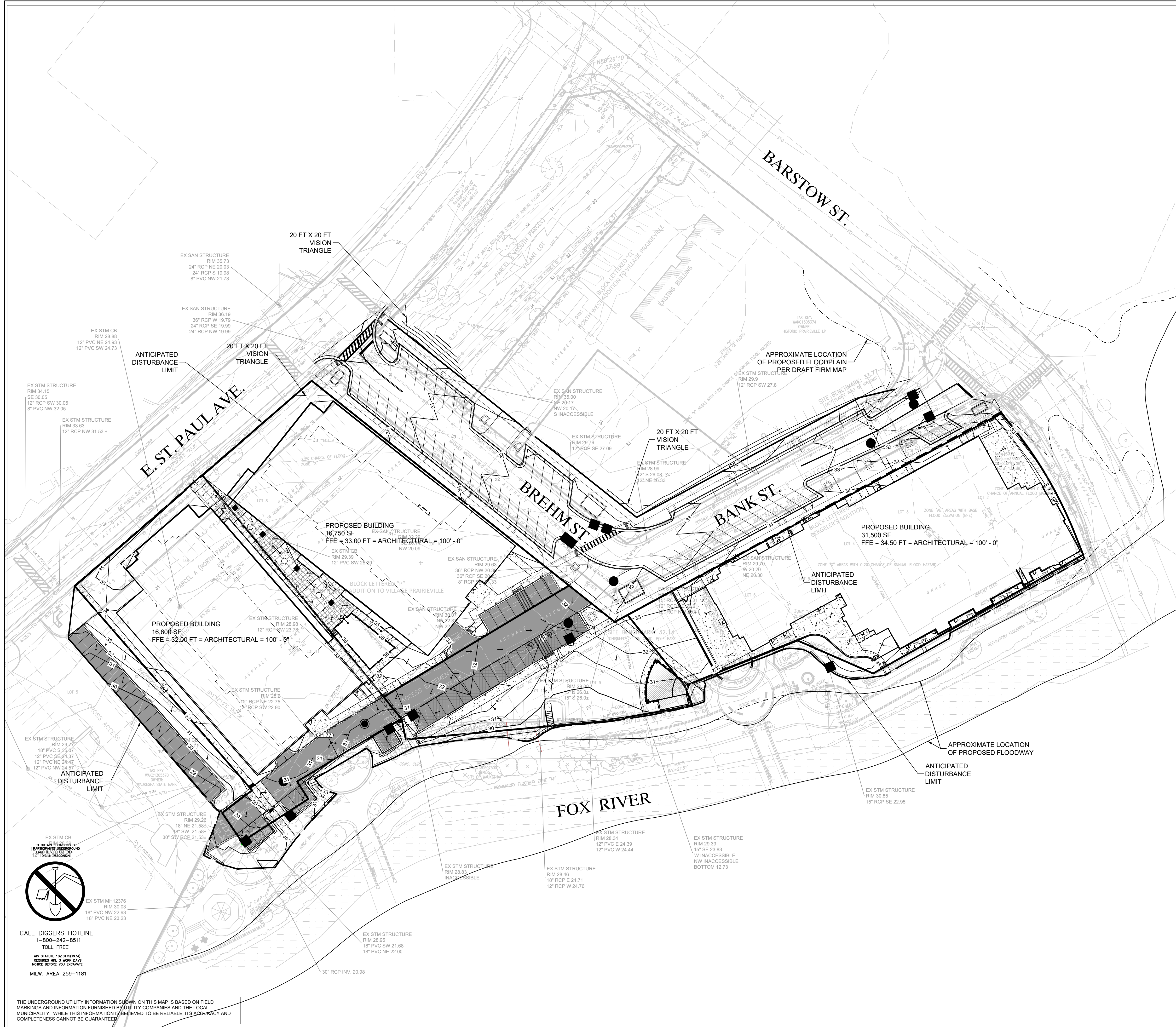
GENERAL CAPITAL GROUP
 6938 N. Santa Monica Blvd,
 Fox Point, WI 53217
 Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
 117 N. Jefferson ST. #200
 Milwaukee, WI 53202
 Phone: 414-988-7885

AG ARCHITECTURE
 1414 Underwood Ave. #301
 Wauwatosa, WI 53213
 Phone: 414-4313131

E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN

OVERALL GRADING PLAN



- LEGEND:**
- 5' THICK CONCRETE WALK (G C401)
 - CONCRETE PAVEMENT (H C401)
 - ASPHALT SURFACE (E C401)
 - POROUS PAVEMENT (B C402)
 - CURB & GUTTER (ACCEPT) (A C401)
 - CURB & GUTTER (REJECT) (A C401)
 - 5' EXISTING CONTOUR
 - 5' PROPOSED CONTOUR
 - PROPOSED CURB & GUTTER SPOT GRADE
T/C: TOP OF CURB GRADE
FL: FLOW LINE CURB GRADE
 - PROPOSED ASPHALT SPOT GRADE
 - EXISTING SURFACE SPOT GRADE (MATCH)
 - DRAINAGE FLOW PATH

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMP, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
 7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. REFER TO GEOTECHNICAL REPORT FOR EXISTING SOIL CHARACTERISTICS.

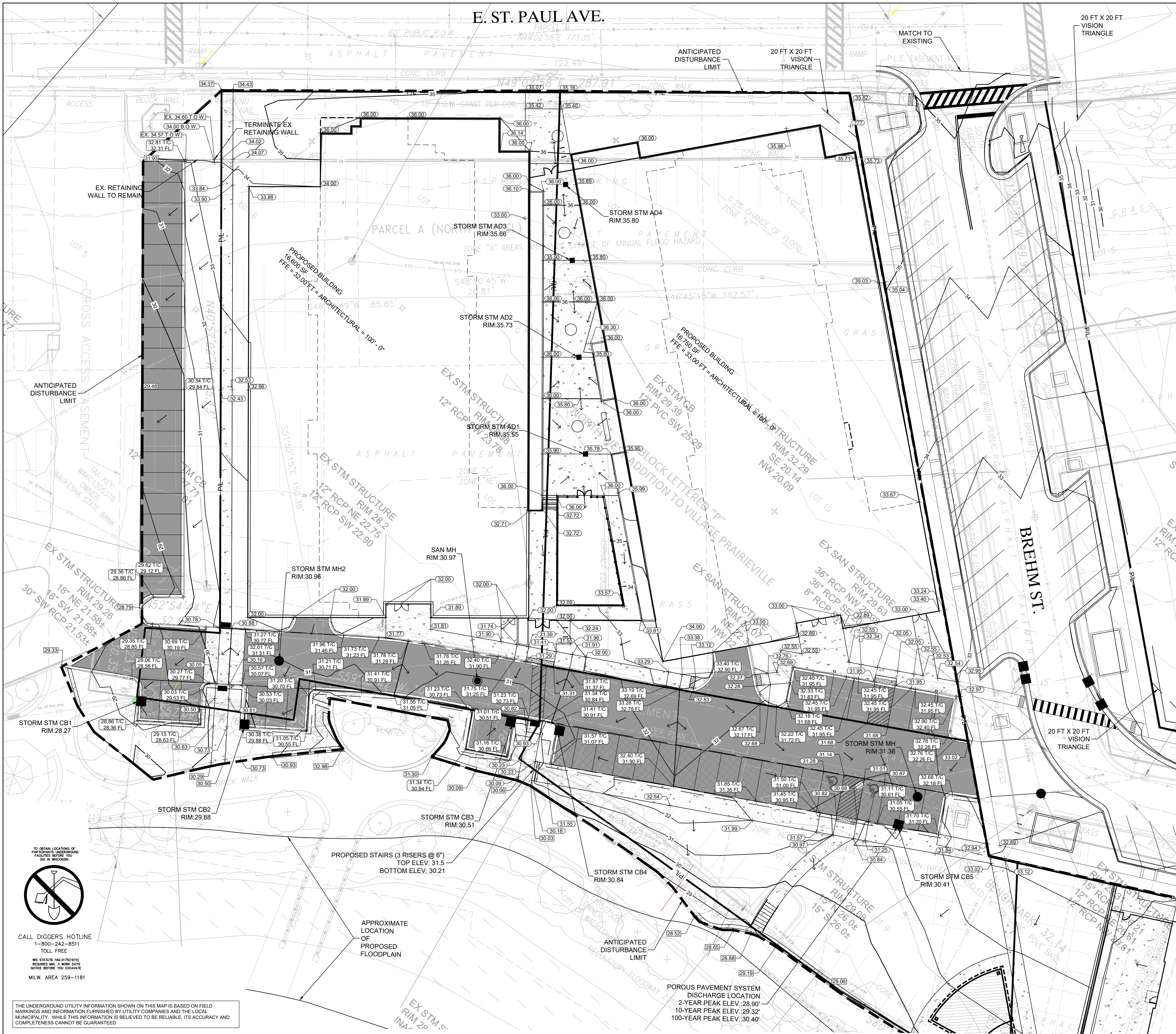
NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG
DRAWING NO.	19754 GRADING PLAN.DWG
DRAWN BY:	JRG
DATE:	10-06-2021
PROJECT NO.:	19754
CHECKED BY:	TPM
APPROVED BY:	CTC
SHEET NO.:	

C200

CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS STATUTE 182.0175(1974)
 REQUIRED MIN. 3 WORK DAYS
 NOTICE BEFORE YOU DIG ANY
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

E. ST. PAUL AVE.



LEGEND:

- 5" THICK CONCRETE WALK (G C401)
- CONCRETE PAVEMENT (H C401)
- ASPHALT SURFACE (E C401)
- POROUS PAVEMENT (B C402)
- CURB & GUTTER (ACCEPT) (A C401)
- CURB & GUTTER (REJECT) (A C401)
- EXISTING CONTOUR (5)
- PROPOSED CONTOUR (5)
- PROPOSED CURB & GUTTER SPOT GRADE (T/C: TOP OF CURB GRADE, FL: FLOW LINE CURB GRADE)
- PROPOSED ASPHALT SPOT GRADE (100.00)
- EXISTING SURFACE SPOT GRADE (MATCH) (100.00)
- DRAINAGE FLOW PATH

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
 7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. REFER TO GEOTECHNICAL REPORT FOR EXISTING SOIL CHARACTERISTICS.

SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

GENERAL CAPITAL GROUP
 6938 N. Santa Monica Blvd,
 Fox Point, WI 53217
 Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
 117 N. Jefferson ST. #200
 Milwaukee, WI 53202
 Phone: 414-988-7885

AG ARCHITECTURE
 1414 Underwood Ave. #301
 Wauwatosa, WI 53213
 Phone: 414-4313131

**E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN**

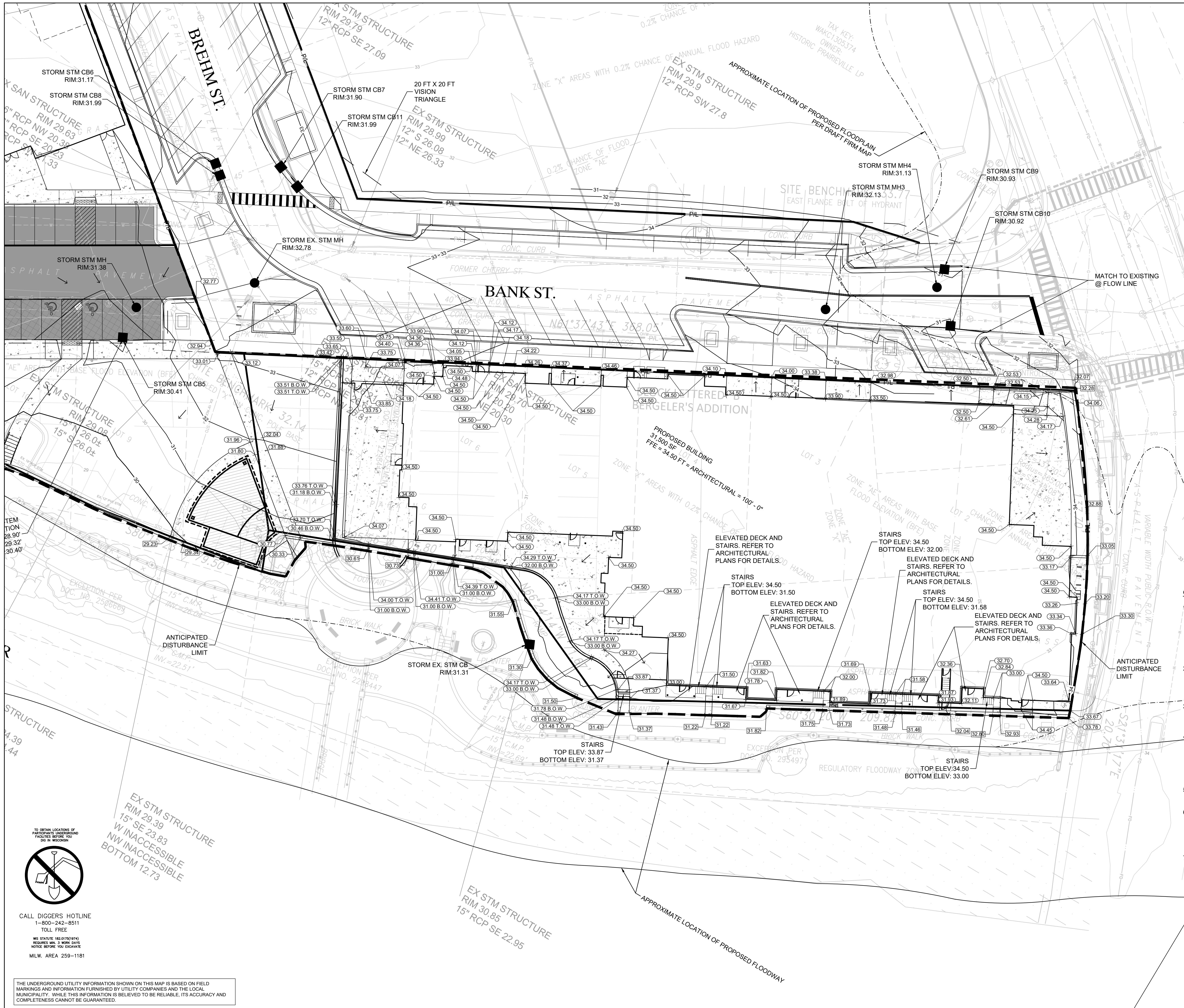
GRADING PLAN

NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG
DRAWING NO. 19754 GRADING PLAN.DWG	
DRAWN BY: JRG	
DATE: 10-06-2021	
PROJECT NO: 19754	
CHECKED BY: TPM	
APPROVED BY: CTC	
SHEET NO.:	

C201

**E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN**

GRADING PLAN



LEGEND:

	5" THICK CONCRETE WALK	
	CONCRETE PAVEMENT	
	ASPHALT SURFACE	
	POROUS PAVEMENT	
	CURB & GUTTER (ACCEPT)	
	CURB & GUTTER (REJECT)	
	EXISTING CONTOUR	
	PROPOSED CONTOUR	
	PROPOSED CURB & GUTTER SPOT GRADE	
	T/C. TOP OF CURB GRADE FL. FLOW LINE CURB GRADE	
	PROPOSED ASPHALT SPOT GRADE	
	EXISTING SURFACE SPOT GRADE (MATCH)	
	DRAINAGE FLOW PATH	

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
 7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. REFER TO GEOTECHNICAL REPORT FOR EXISTING SOIL CHARACTERISTICS.

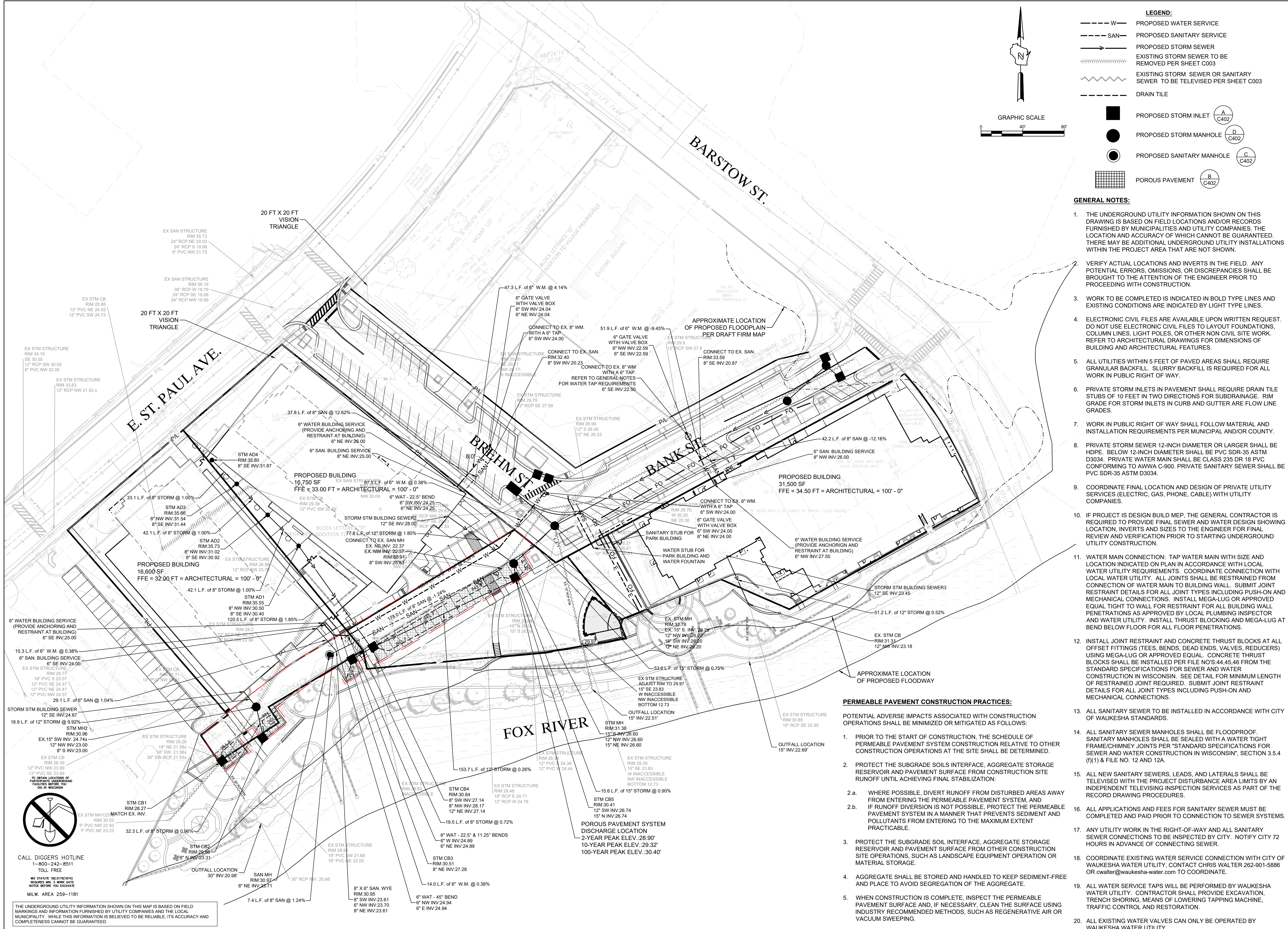
NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG

DRAWING NO.	19754 GRADING PLAN.DWG
DRAWN BY:	JRG
DATE:	10-06-2021
PROJECT NO.:	19754
CHECKED BY:	TPM
APPROVED BY:	CTC
SHEET NO.:	

C202

CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS STATUTE 182.0175(9/94)
 REQUIRED MIN. 3 WORK DAYS
 NOTICE BEFORE YOU DIG!
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



LEGEND:

- W --- PROPOSED WATER SERVICE
- SAN --- PROPOSED SANITARY SERVICE
- >--- PROPOSED STORM SEWER
- >--- EXISTING STORM SEWER TO BE REMOVED PER SHEET C003
- >--- EXISTING STORM SEWER OR SANITARY SEWER TO BE TELEVIEWED PER SHEET C003
- >--- DRAIN TILE
- PROPOSED STORM INLET (A C402)
- PROPOSED STORM MANHOLE (D C402)
- PROPOSED SANITARY MANHOLE (C C402)
- POROUS PAVEMENT (B C402)

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
12. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S 44.45.46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.
13. ALL SANITARY SEWER TO BE INSTALLED IN ACCORDANCE WITH CITY OF WAUKESHA STANDARDS.
14. ALL SANITARY SEWER MANHOLES SHALL BE FLOODPROOF. SANITARY MANHOLES SHALL BE SEALED WITH A WATER TIGHT FRAME/CHIMNEY JOINTS PER "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", SECTION 3.5.4 (f)(1) & FILE NO. 12 AND 12A.
15. ALL NEW SANITARY SEWERS, LEADS, AND LATERALS SHALL BE TELEVIEWED WITH THE PROJECT DISTURBANCE AREA LIMITS BY AN INDEPENDENT TELEVISION INSPECTION SERVICES AS PART OF THE RECORD DRAWING PROCEDURES.
16. ALL APPLICATIONS AND FEES FOR SANITARY SEWER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO SEWER SYSTEMS.
17. ANY UTILITY WORK IN THE RIGHT-OF-WAY AND ALL SANITARY SEWER CONNECTIONS TO BE INSPECTED BY CITY. NOTIFY CITY 72 HOURS IN ADVANCE OF CONNECTING SEWER.
18. COORDINATE EXISTING WATER SERVICE CONNECTION WITH CITY OF WAUKESHA WATER UTILITY. CONTACT CHRIS WALTER 262-901-5886 OR cwalter@waukesha-water.com TO COORDINATE.
19. ALL WATER SERVICE TAPS WILL BE PERFORMED BY WAUKESHA WATER UTILITY. CONTRACTOR SHALL PROVIDE EXCAVATION, TRENCH SHORING, MEANS OF LOWERING TAPPING MACHINE, TRAFFIC CONTROL AND RESTORATION.
20. ALL EXISTING WATER VALVES CAN ONLY BE OPERATED BY WAUKESHA WATER UTILITY.

PERMEABLE PAVEMENT CONSTRUCTION PRACTICES:

POTENTIAL ADVERSE IMPACTS ASSOCIATED WITH CONSTRUCTION OPERATIONS SHALL BE MINIMIZED OR MITIGATED AS FOLLOWS:

1. PRIOR TO THE START OF CONSTRUCTION, THE SCHEDULE OF PERMEABLE PAVEMENT SYSTEM CONSTRUCTION RELATIVE TO OTHER CONSTRUCTION OPERATIONS AT THE SITE SHALL BE DETERMINED.
2. PROTECT THE SUBGRADE SOILS INTERFACE, AGGREGATE STORAGE RESERVOIR AND PAVEMENT SURFACE FROM CONSTRUCTION SITE RUNOFF UNTIL ACHIEVING FINAL STABILIZATION:
 - 2.a. WHERE POSSIBLE, DIVERT RUNOFF FROM DISTURBED AREAS AWAY FROM ENTERING THE PERMEABLE PAVEMENT SYSTEM, AND IF RUNOFF DIVERSION IS NOT POSSIBLE, PROTECT THE PERMEABLE PAVEMENT SYSTEM IN A MANNER THAT PREVENTS SEDIMENT AND POLLUTANTS FROM ENTERING TO THE MAXIMUM EXTENT PRACTICABLE.
 - 2.b. PROTECT THE SUBGRADE SOIL INTERFACE, AGGREGATE STORAGE RESERVOIR AND PAVEMENT SURFACE FROM OTHER CONSTRUCTION SITE OPERATIONS, SUCH AS LANDSCAPE EQUIPMENT OPERATION OR MATERIAL STORAGE.
3. PROTECT THE SUBGRADE SOIL INTERFACE, AGGREGATE STORAGE RESERVOIR AND PAVEMENT SURFACE FROM OTHER CONSTRUCTION SITE OPERATIONS, SUCH AS LANDSCAPE EQUIPMENT OPERATION OR MATERIAL STORAGE.
4. AGGREGATE SHALL BE STORED AND HANDLED TO KEEP SEDIMENT-FREE AND PLACE TO AVOID SEGREGATION OF THE AGGREGATE.
5. WHEN CONSTRUCTION IS COMPLETE, INSPECT THE PERMEABLE PAVEMENT SURFACE AND, IF NECESSARY, CLEAN THE SURFACE USING INDUSTRY RECOMMENDED METHODS, SUCH AS REGENERATIVE AIR OR VACUUM SWEEPING.

SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

GENERAL CAPITAL GROUP
 6938 N. Santa Monica Blvd,
 Fox Point, WI 53217
 Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
 117 N. Jefferson ST. #200
 Milwaukee, WI 53202
 Phone: 414-988-7885

AG ARCHITECTURE
 1414 Underwood Ave. #301
 Wauwatosa, WI 53213
 Phone: 414-4313131

**E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN**

UTILITY PLAN

NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG

DRAWING NO. 19754 UTILITY PLAN.DWG
 DRAWN BY: JRG
 DATE: 10-06-2021
 PROJECT NO: 19754
 CHECKED BY: TPM
 APPROVED BY: CTC
 SHEET NO.:

C300

GENERAL CAPITAL GROUP
 6938 N. Santa Monica Blvd,
 Fox Point, WI 53217
 Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
 117 N. Jefferson ST. #200
 Milwaukee, WI 53202
 Phone: 414-988-7885

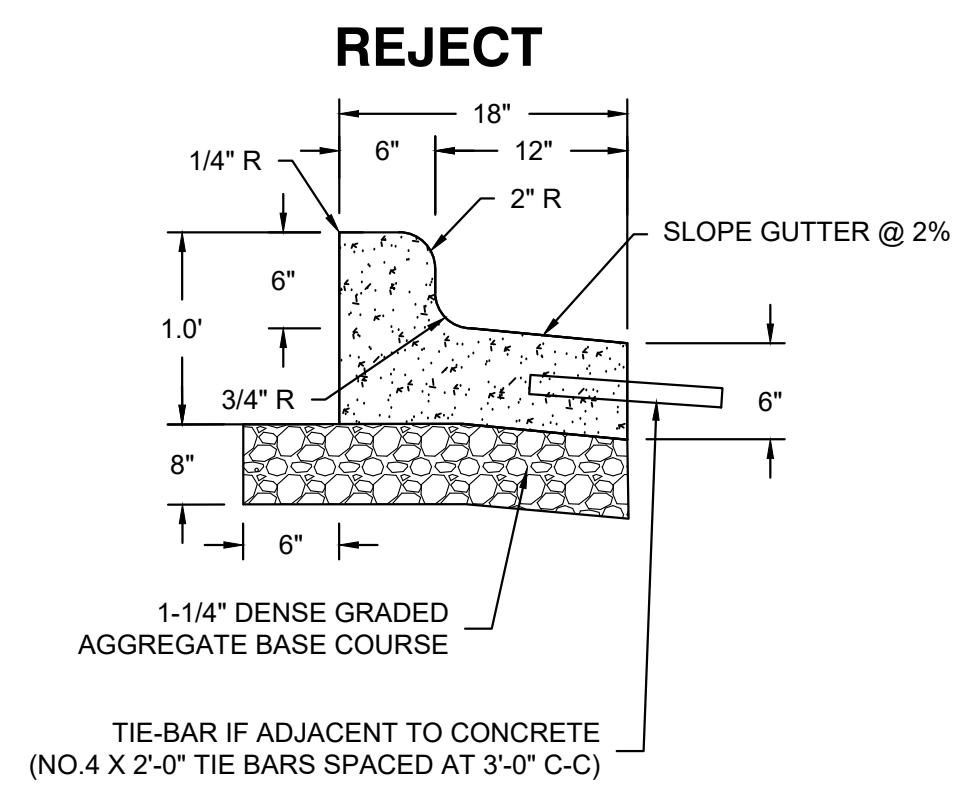
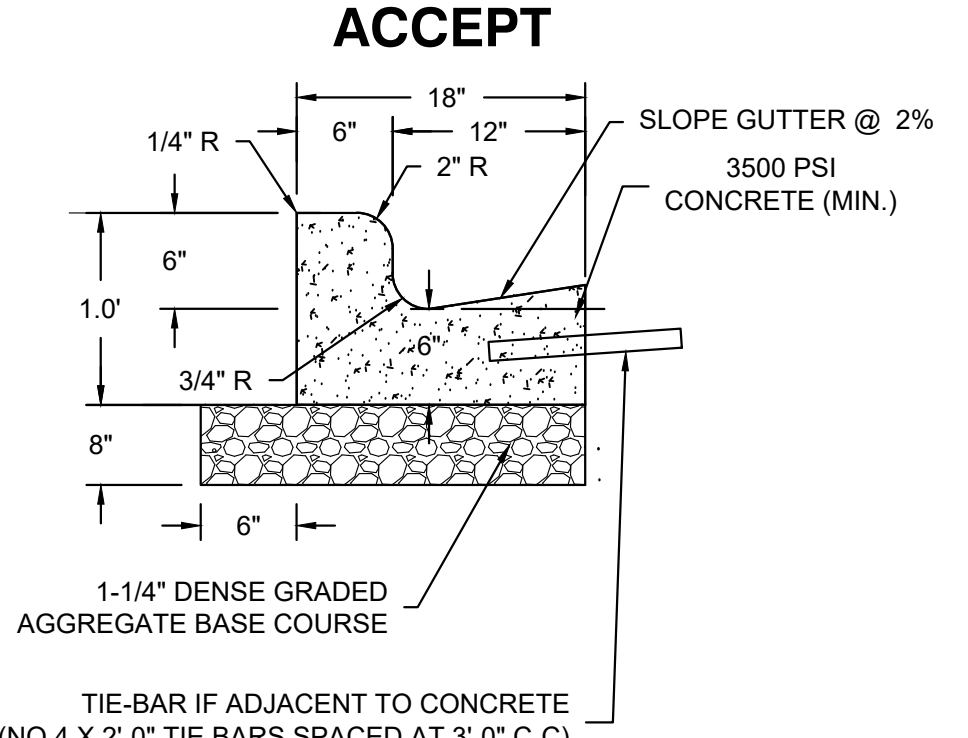
AG ARCHITECTURE
 1414 Underwood Ave. #301
 Wauwatosa, WI 53213
 Phone: 414-4313131

E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN

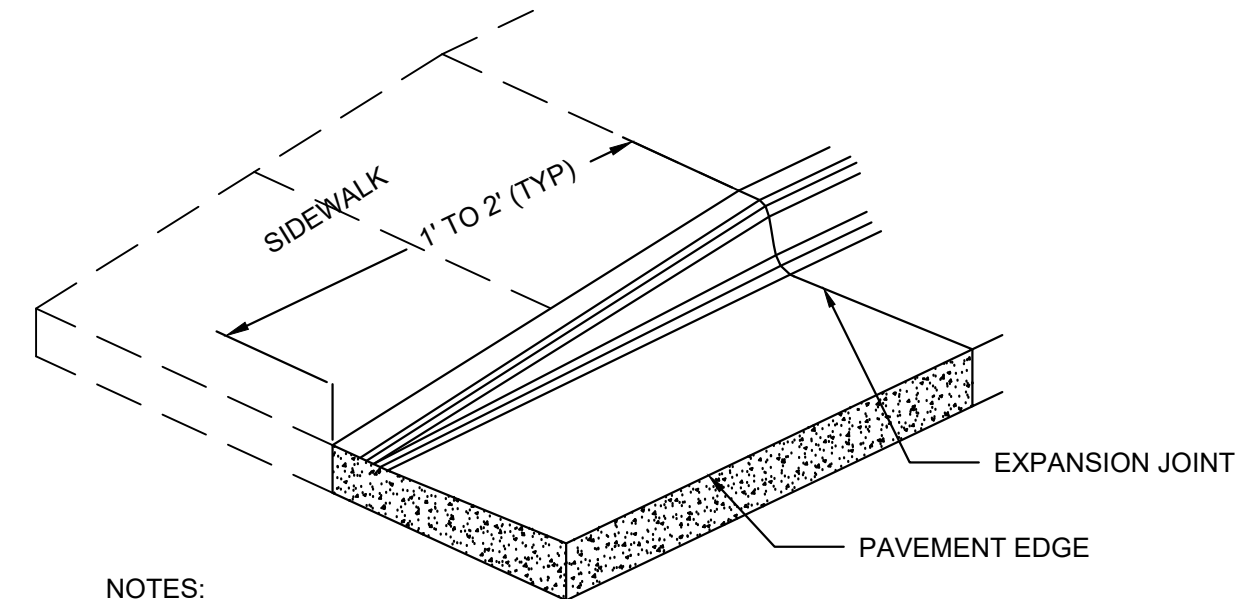
DETAILS

NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG
DRAWING NO.	19754 DETAILS.DWG
DRAWN BY:	##
DATE:	#####
PROJECT NO:	19754
CHECKED BY:	##
APPROVED BY:	###
SHEET NO.:	

C401



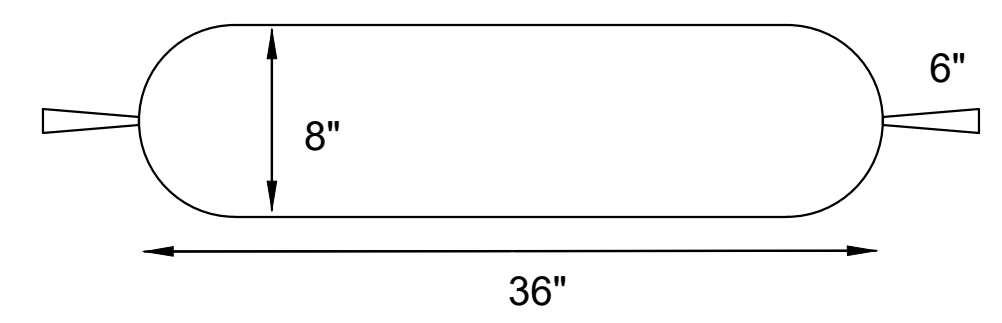
A 18" CONCRETE CURB & GUTTER SECTION
 NOT TO SCALE



NOTES:
 IF SIDEWALK IS ADJACENT TO CURB TAPER, TAPER SHALL BE EXTENDED TO 10' TO MAINTAIN 5% MAX SLOPE ON WALK FOR ADA ACCESS

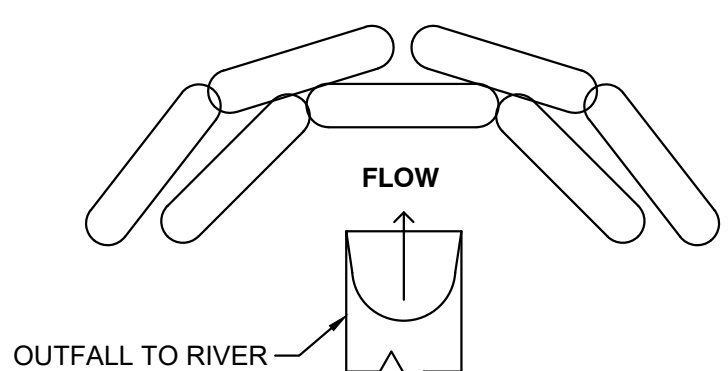
D CURB TAPER
 NOT TO SCALE

ROCK SOCK - MODULAR STORMWATER FILTER



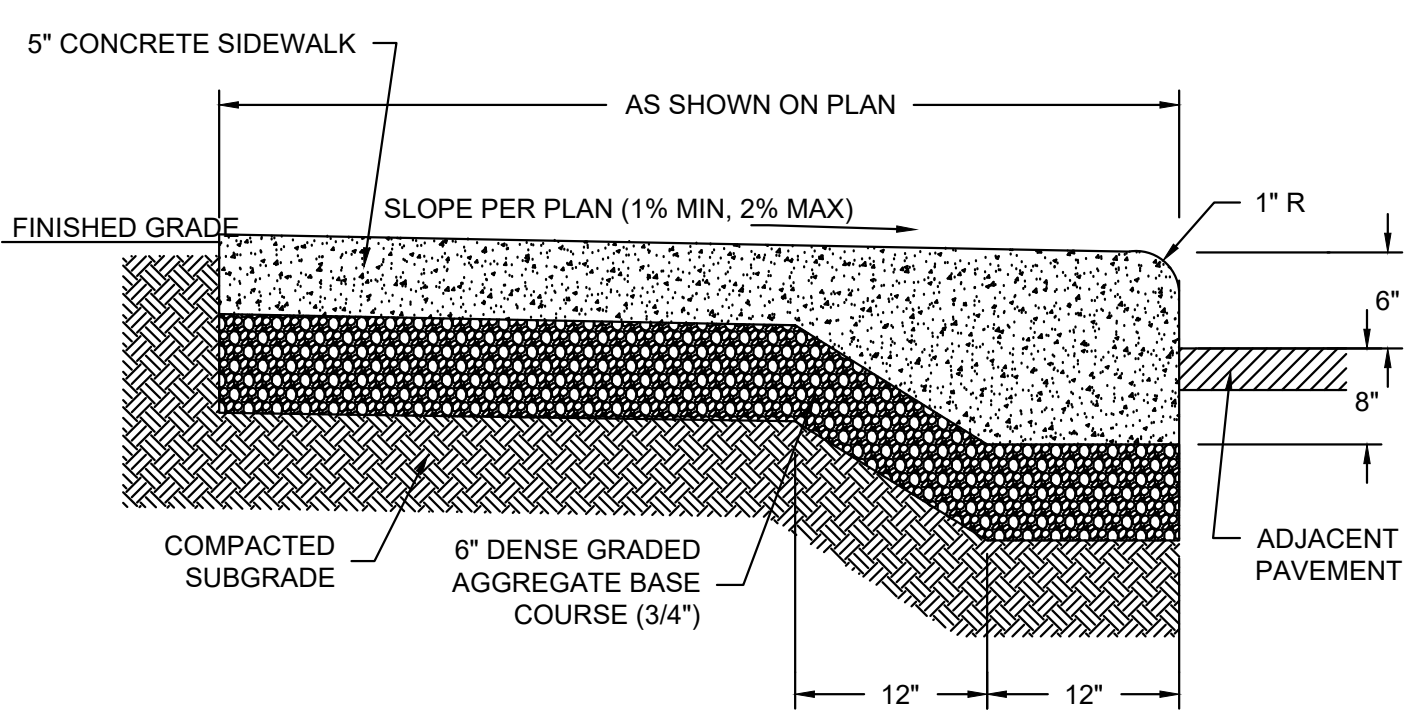
8" DIAMETER (6" EFFECTIVE HEIGHT). 36" LENGTH. 55 LBS PER PIECE, 40 PIECES PER SHIPPING PALLET. SHIPPING PALLET IS 2300 LBS.
 NETTING IS HIGH STRENGTH POLYESTER (HIGH FLOW, UV -RESISTANT, MULTI-FILAMENT KNOT TEXTILE. COLOR IS HI -VISIBILITY ORANGE OR GREEN.
 FILL IS A 50 -50 BLEND OF 1 1/2 (MINUS) DUST-FREE LIMESTONE GRAVEL AND COMPOSTED HARDWOOD CHIP.
 6" PIG TAILS ADDED FOR EASE OF HANDLING.
 DOUBLE HOG RING CLOSURE PREVENTS OPENING.

CONFIGURATION:

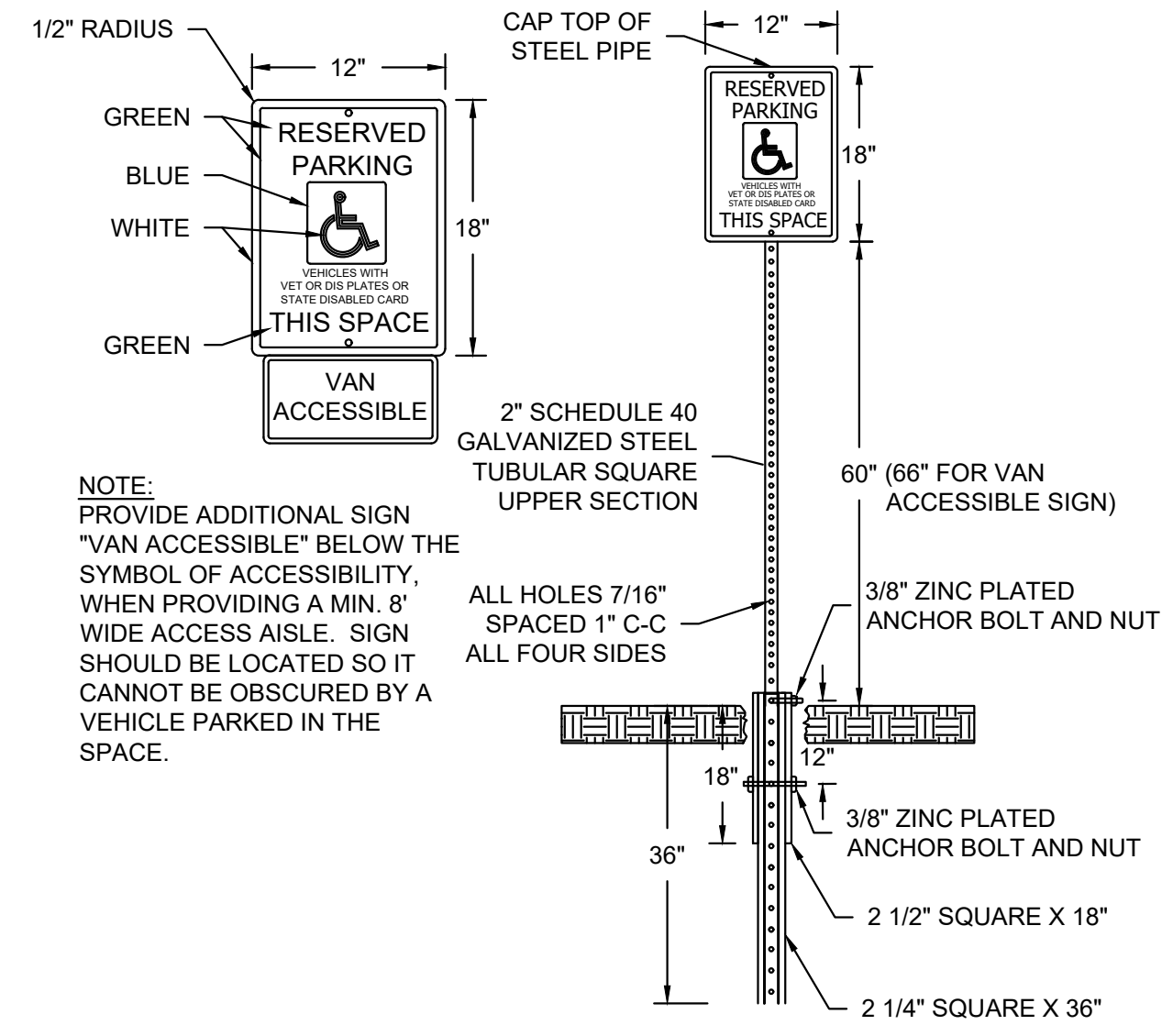


I ROCK SOCK DETAIL
 NOT TO SCALE

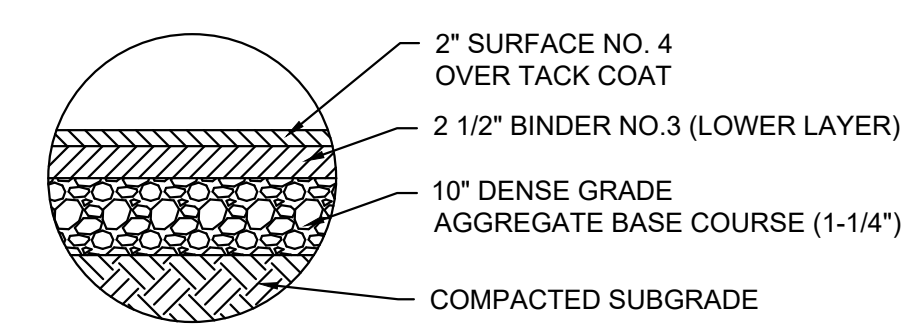
- ROCK SOCK MAINTENANCE NOTES:**
- INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, AND NOT REACTIVE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
 - SEDIMENT ACCUMULATED UPSTREAM OF THE ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP (TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 1/2 OF THE EFFECTIVE HEIGHT OF THE ROCK SOCK CONFIGURATION).
 - ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 - WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY THE LOCAL JURISDICTION.
- CALL MFG (MKB COMPANY - 888-578-0777) TO FIND DISTRIBUTOR NEAR YOU.



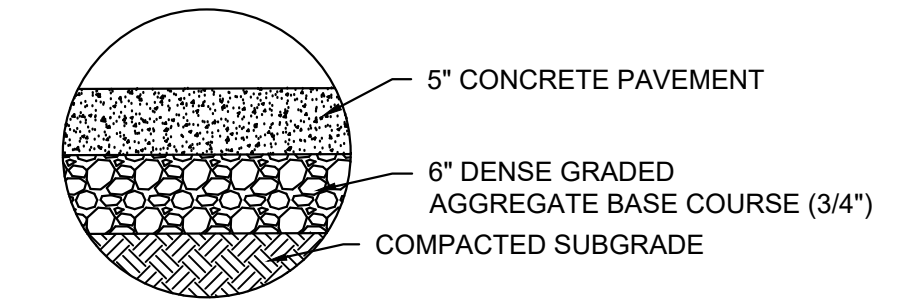
B CONCRETE WALK WITH INTEGRAL CURB
 NOT TO SCALE



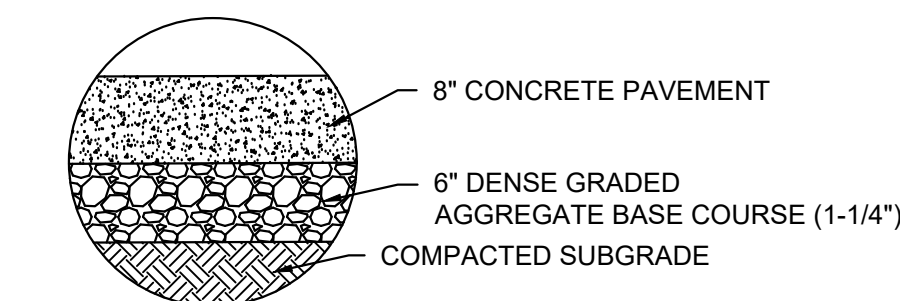
C HANDICAP SIGN & POST
 NOT TO SCALE



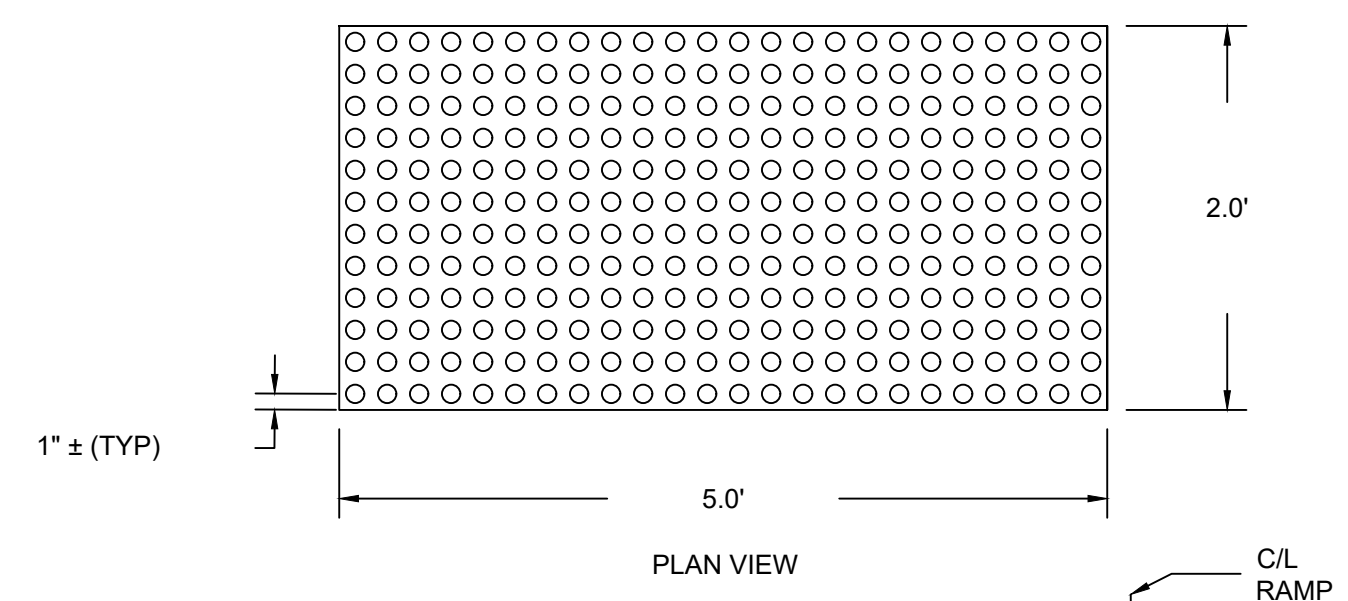
E ASPHALT PAVEMENT SECTION
 NOT TO SCALE



G CONCRETE SIDEWALK SECTION
 NOT TO SCALE



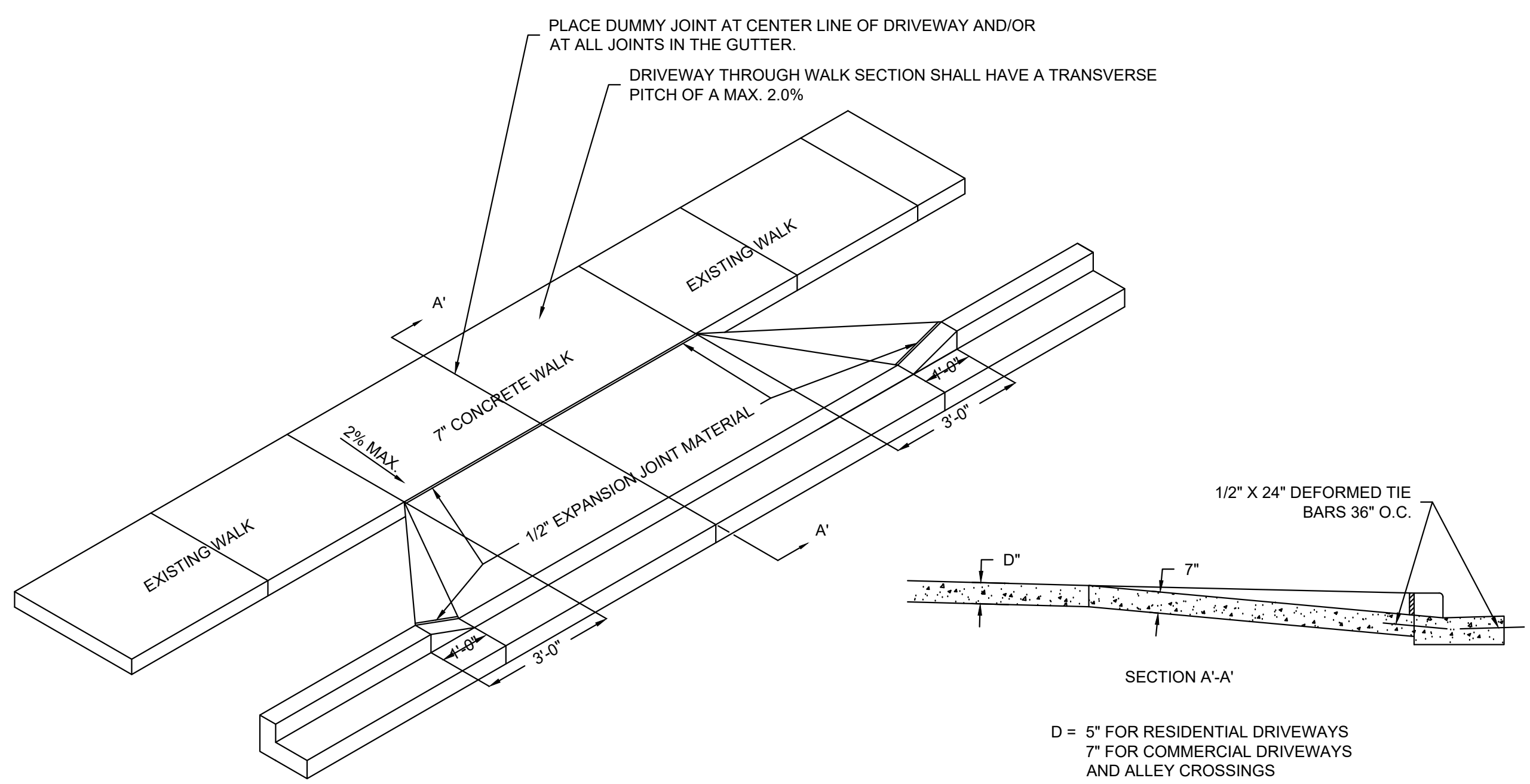
H CONCRETE PAVEMENT SECTION
 NOT TO SCALE



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

X = THE C DIMENSIONS IS 50% TO 65% OF THE D DIMENSION

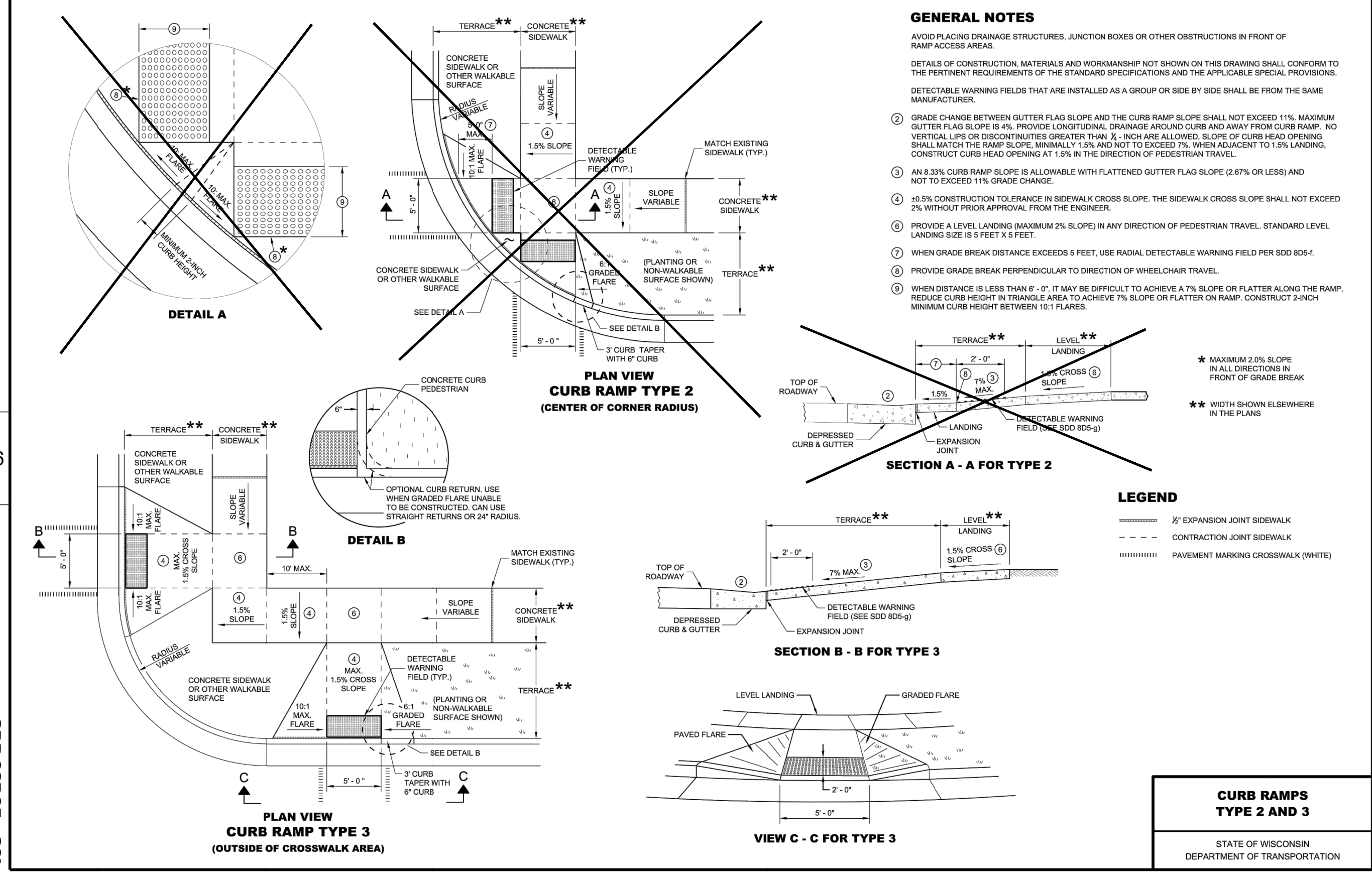
F DETECTABLE WARNING FIELD DETAIL
 NOT TO SCALE



- NOTES:
 1. IF LOCAL JURISDICTION HAS A TYPICAL DRIVEWAY DETAIL THAT DIFFERS FROM STANDARD DETAIL, LOCAL JURISDICTION SHALL OVERRIDE STANDARD DETAIL

K CONCRETE DRIVEWAY (WITH CONCRETE WALK)
 NOT TO SCALE

SDD 08D05-b Curb Ramps Types 2 and 3

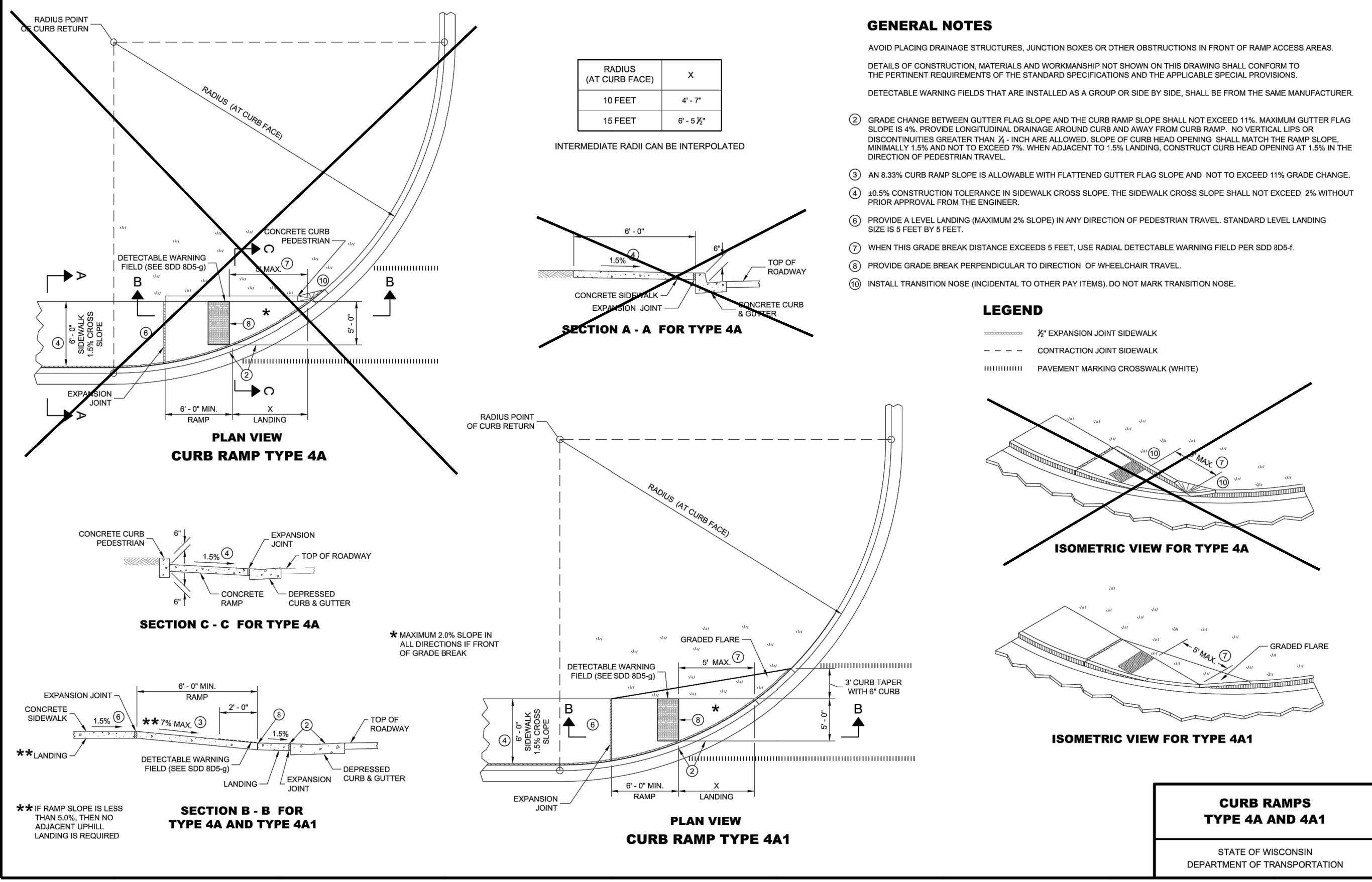


SDD 08D05 - 20b

SDD 08D05 - 20b

A ADA RAMP DETAIL (TYPE 3)
 NOT TO SCALE

SDD 08D05-c Curb Ramps Types 4A and 4A1

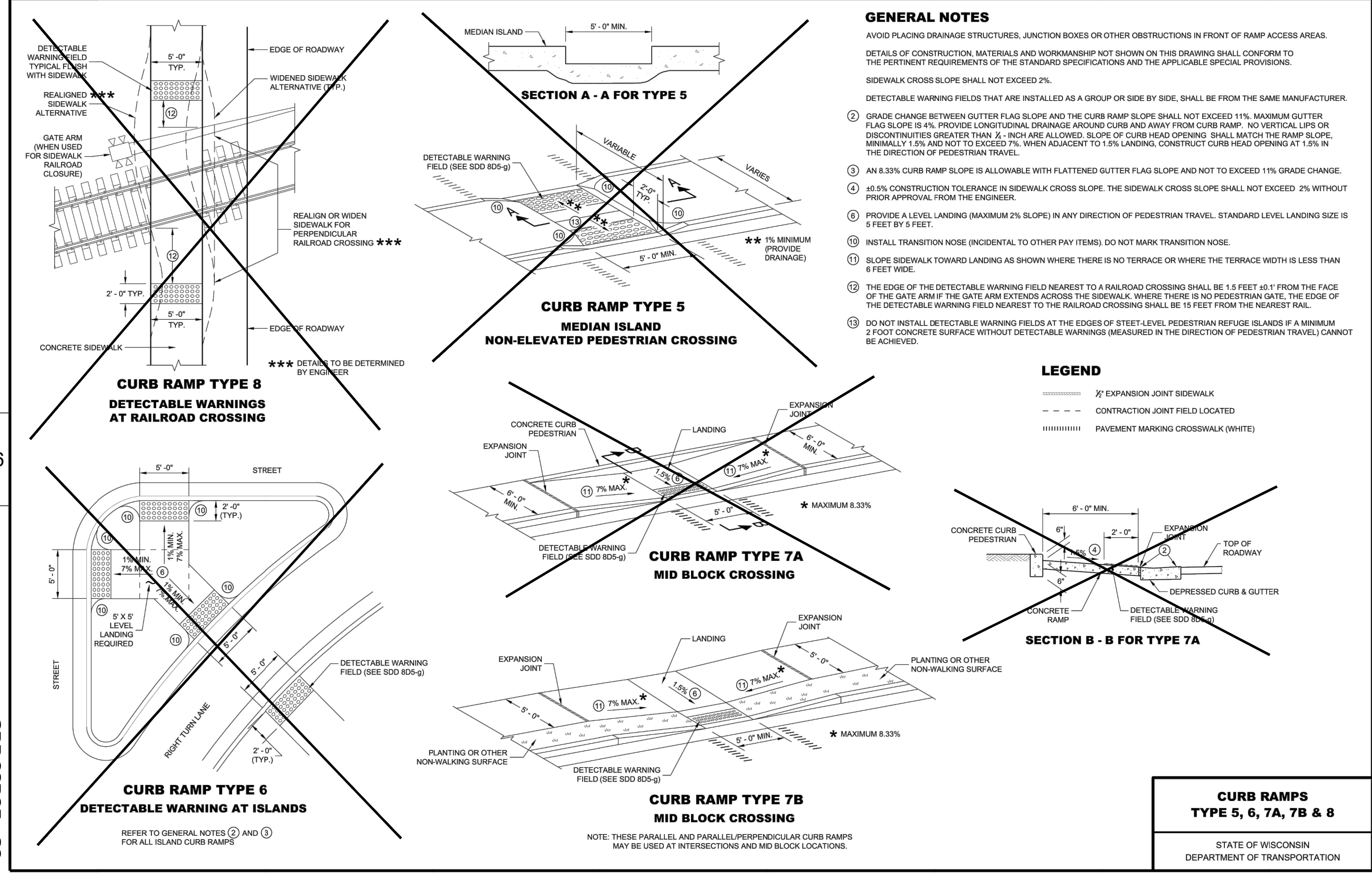


SDD 08D05 - 20c

SDD 08D05 - 20c

B ADA RAMP DETAIL (TYPE 4A1)
 NOT TO SCALE

SDD 08D05-e: Curb Ramps Types 5, 6, 7A, 7B and 8



SDD 08D05 - 20e

SDD 08D05 - 20e

C ADA RAMP DETAIL (TYPE 7B)
 NOT TO SCALE

SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesignmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

GENERAL CAPITAL GROUP
 6938 N. Santa Monica Blvd,
 Fox Point, WI 53217
 Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
 117 N. Jefferson ST. #200
 Milwaukee, WI 53202
 Phone: 414-988-7885

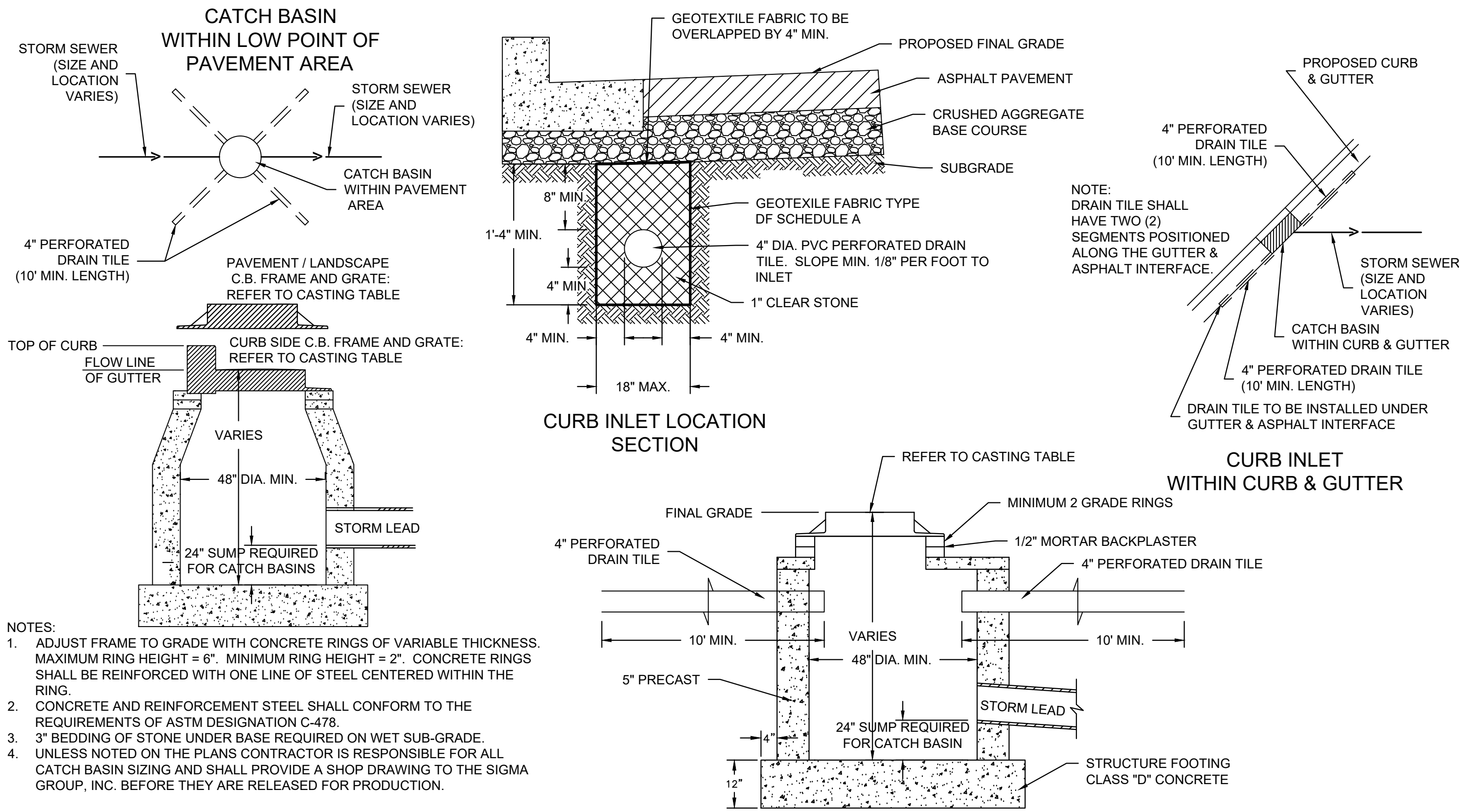
AG ARCHITECTURE
 1414 Underwood Ave. #301
 Wauwatosa, WI 53213
 Phone: 414-4313131

**E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN**

DETAILS

NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG
DRAWING NO.	19754 DETAILS.DWG
DRAWN BY:	###
DATE:	#####
PROJECT NO:	19754
CHECKED BY:	###
APPROVED BY:	###
SHEET NO.:	

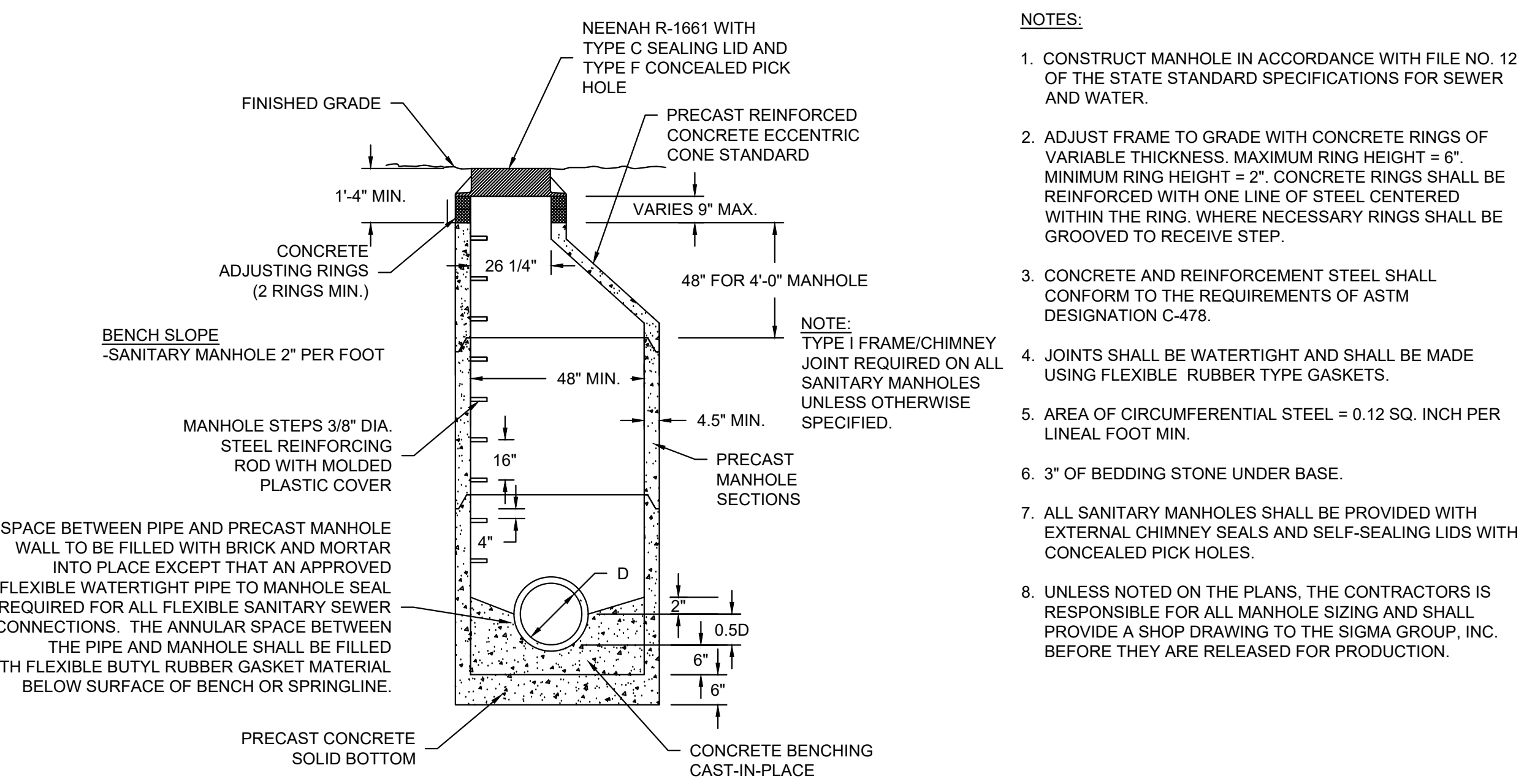
C402



- NOTES:
- ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING.
 - CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
 - 3" BEDDING OF STONE UNDER BASE REQUIRED ON WET SUB-GRADE.
 - UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL CATCH BASIN SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

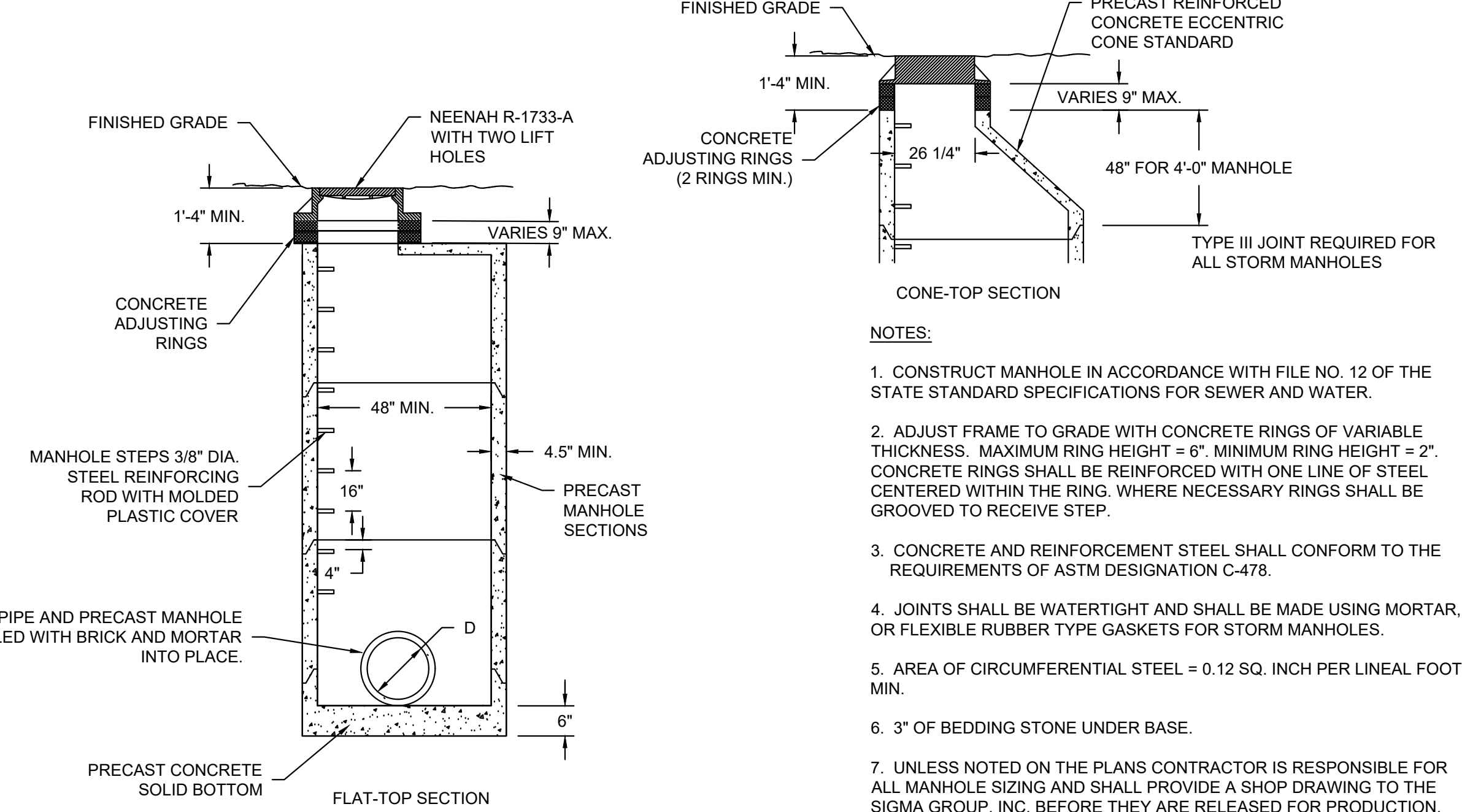
CATCH BASIN / INLET CASTING TABLE						
	IF 18" CURB & GUTTER		IF 24" CURB & GUTTER		IF 30" CURB AND GUTTER	
	CASTING	GRATE	CASTING	GRATE	CASTING	GRATE
CURB INLET	NEENAH R-3170	B	NEENAH R-3067	A	NEENAH R-32284	C
AREA INLET	NEENAH R-2050	C				

A INLET AND CATCH BASIN
NOT TO SCALE



- NOTES:
- CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
 - ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
 - CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
 - JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING FLEXIBLE RUBBER TYPE GASKETS.
 - AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
 - 3" OF BEDDING STONE UNDER BASE.
 - ALL SANITARY MANHOLES SHALL BE PROVIDED WITH EXTERNAL CHIMNEY SEALS AND SELF-SEALING LIDS WITH CONCEALED PICK HOLES.
 - UNLESS NOTED ON THE PLANS, THE CONTRACTORS IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

C PRECAST SANITARY MANHOLE
NOT TO SCALE



- NOTES:
- CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
 - ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
 - CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
 - JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR, OR FLEXIBLE RUBBER TYPE GASKETS FOR STORM MANHOLES.
 - AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
 - 3" OF BEDDING STONE UNDER BASE.
 - UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

D PRECAST STORM MANHOLE
NOT TO SCALE

B PERMEABLE ASPHALT
NOT TO SCALE

- NOTES:
- PAVEMENT SURFACE PERCENT VOIDS SHOULD BE LESS THAN 25%.
 - JOINT STONE AND BEDDING COURSE SHALL CONSIST OF ASTM C-33, 8, 9, 89, OR 57 AGGREGATE.
 - AGGREGATE STORAGE RESERVOIR DEPTH SHALL BE A MINIMUM OF 12 INCHES. AGGREGATE STORAGE RESERVOIR SHALL USE AN OPEN GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL WITH NO GRATER THAN 5% PASSING THE NO. 200 SIEVE.
 - BASE AND/OR SUBBASE COURSES WITH MINIMUM POROSITY OF 30% CAN BE CONSIDERED AGGREGATE STORAGE RESERVOIR. BASE COURSE FOR PERVIOUS PAVEMENT SHALL BE 5.0" DEPTH OF ASTM C-33, 57 AGGREGATE AND CAN BE CONSIDERED PART OF THE AGGREGATE STORAGE DEPTH.
 - UNDERDRAINS CAN BE LOCATED WITHIN OR BELOW THE AGGREGATE STORAGE RESERVOIR. UNDERDRAINS (OR EQUIVALENT) ARE REQUIRED IF THE AGGREGATE STORAGE RESERVOIR DRAIN DOWN TIME WILL EXCEED 72 HOURS.
 - THE SLOPE OF THE SUBGRADE SHALL BE AS FLAT AS POSSIBLE BUT NO GREATER THAN 2%.
 - POROUS PAVEMENT SHALL CONFORM TO THE WDRN TECHNICAL STANDARD #1008
- PERMEABLE PAVEMENT CONSTRUCTION PRACTICES:**
- POTENTIAL ADVERSE IMPACTS ASSOCIATED WITH CONSTRUCTION OPERATIONS SHALL BE MINIMIZED OR MITIGATED AS FOLLOWS:
- PRIOR TO THE START OF CONSTRUCTION, THE SCHEDULE OF PERMEABLE PAVEMENT SYSTEM CONSTRUCTION RELATIVE TO OTHER CONSTRUCTION OPERATIONS AT THE SITE SHALL BE DETERMINED.
 - PROTECT THE SUBGRADE SOILS INTERFACE, AGGREGATE STORAGE RESERVOIR AND PAVEMENT SURFACE FROM CONSTRUCTION SITE RUNOFF UNTIL ACHIEVING FINAL STABILIZATION.
 - WHERE POSSIBLE, DIVERT RUNOFF FROM DISTURBED AREAS AWAY FROM ENTERING THE PERMEABLE PAVEMENT SYSTEM, AND
 - IF RUNOFF DIVERSION IS NOT POSSIBLE, PROTECT THE PERMEABLE PAVEMENT SYSTEM IN A MANNER THAT PREVENTS SEDIMENT AND POLLUTANTS FROM ENTERING TO THE MAXIMUM EXTENT PRACTICABLE.
 - PROTECT THE SUBGRADE SOIL INTERFACE, AGGREGATE STORAGE RESERVOIR AND PAVEMENT SURFACE FROM OTHER CONSTRUCTION SITE OPERATIONS, SUCH AS LANDSCAPE EQUIPMENT OPERATION OR MATERIAL STORAGE.
 - AGGREGATE SHALL BE STORED AND HANDLED TO KEEP SEDIMENT-FREE AND PLACE TO AVOID SEGREGATION OF THE AGGREGATE.
 - WHEN CONSTRUCTION IS COMPLETE, INSPECT THE PERMEABLE PAVEMENT SURFACE AND, IF NECESSARY, CLEAN THE SURFACE USING INDUSTRY RECOMMENDED METHODS, SUCH AS REGENERATIVE AIR OR VACUUM SWEEPING.

NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG
DRAWING NO.	19754 DETAILS.DWG
DRAWN BY:	##
DATE:	#####
PROJECT NO:	19754
CHECKED BY:	##
APPROVED BY:	###
SHEET NO.:	

POROUS PAVEMENT:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS) AND WISCONSIN ASPHALT PAVEMENT ASSOCIATION (WAPA) POROUS ASPHALT PAVEMENTS TECHNICAL BULLETIN.
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS; CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.
4. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER.
5. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS AS MODIFIED BY THE WAPA POROUS ASPHALT PAVEMENTS TECHNICAL BULLETIN.
6. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS AS MODIFIED BY THE WAPA POROUS ASPHALT PAVEMENTS TECHNICAL BULLETIN.
7. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS.
8. POROUS ASPHALT: POROUS ASPHALT MIXES SHALL BE COMPATIBLE WITH WISDOT-APPROVED WARM-MIX ASPHALT TECHNOLOGIES. ASPHALTIC BINDER SHALL BE GRADE 28 IN ACCORDANCE WITH WAPA POROUS ASPHALTIC TECHNICAL BULLETIN.
9. AGGREGATE STORAGE RESERVOIR: USE A WASHED OR OPEN-GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL WITH NO GREATER THAN 50% PASSING THE NO. 200 SIEVE. PROVIDE A MINIMUM POROSITY OF 30% PER ASTM C29 STANDARD TEST METHOD FOR BULK DENSITY AND VOIDS IN AGGREGATE. COMPLY WITH SOUNDNESS, WEAR, AND FRACTURE REQUIREMENTS LISTED IN WISCONSIN DOT STANDARD SPECIFICATION SECTION 301.2.4.5 - AGGREGATE BASE PHYSICAL PROPERTIES.
10. PAVEMENT PLACEMENT GENERAL: ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB-MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE WISDOT STANDARD SPECIFICATIONS AS MODIFIED BY THE WAPA POROUS ASPHALT PAVEMENTS TECHNICAL BULLETIN.
11. PREPARE AND PROOFROLL SUBGRADES AND AGGREGATE BASE COURSE AS OUTLINED IN EARTH MOVING SPECIFICATIONS PRIOR TO PLACEMENT OF ASPHALT PAVEMENTS. THE SLOPE OF THE SUBGRADE SHALL BE AS FLAT AS POSSIBLE BUT NO GREATER THAN 2%.
12. SWEEP LOOSE GRANULAR PARTICLES FROM SURFACE OF AGGREGATE BASE COURSE PRIOR TO PAVEMENT PLACEMENT. DO NOT DISLodge OR DISTURB AGGREGATE EMBEDDED IN COMPACTED SURFACE OF BASE COURSE.
13. SPREAD AND FINISH ASPHALTIC MIXTURE IN ACCORDANCE WITH SECTION 450.3.2.5 OF THE WISDOT STANDARD SPECIFICATIONS AS MODIFIED BY THE WAPA POROUS PAVEMENTS TECHNICAL BULLETIN. PAVEMENT THICKNESSES SHALL BE AS INDICATED ON THE PLANS.
14. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAVER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FORMING HIGH SPOTS. FILL DEPRESSIONS WITH POROUS ASPHALT TO PREVENT SEGREGATION OF MIX; USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.
15. COMPACT ASPHALTIC PAVEMENT IN ACCORDANCE WITH SECTION 450.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS AS MODIFIED BY THE WAPA POROUS ASPHALT PAVEMENTS TECHNICAL BULLETIN. POROUS ASPHALT SHOULD BE COMPACTED WITH TWO TO FOUR PASSES OF A 10-TON ROLLER.
16. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT FOR AT LEAST 24 HOURS. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.
17. THICKNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS ¼ INCH FOR BINDER COURSE AND PLUS ¼ INCH FOR SURFACE COURSE, NO MINUS.
18. SURFACE SMOOTHNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS: BINDER COURSE: ¼ INCH; SURFACE COURSE: 1/8 INCH. REMOVE AND REPLACE ALL HUMPS OR DEPRESSIONS EXCEEDING THE SPECIFIED TOLERANCES.
19. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH ENGINEER.
20. APPLY MARKINGS TO A DRY SURFACE FREE FROM FROST, REMOVE DUST, DIRT, OIL, GREASE, GRAVEL, DEBRIS OR OTHER MATERIAL THAT MAY PREVENT BONDING TO THE PAVEMENT.
21. APPLY PAINT AS THE MANUFACTURER SPECIFIES WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES AT A MINIMUM RATE OF 17.6 GALLONS/MILE FOR A CONTINUOUS 4" LINE.
22. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND TO PREPARE TEST REPORTS.



GENERAL CAPITAL GROUP
6938 N. Santa Monica Blvd,
Fox Point, WI 53217
Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
117 N. Jefferson ST. #200
Milwaukee, WI 53202
Phone: 414-988-7885

AG ARCHITECTURE
1414 Underwood Ave. #301
Wauwatosa, WI 53213
Phone: 414-4313131

**E. ST. PAUL AVENUE
WAUKESHA, WISCONSIN**

SPECIFICATIONS

NO. REVISION	DATE	BY
--------------	------	----

1.	CITY RESUBMITTAL 12/23/2021	JRG
----	-----------------------------	-----

DRAWING NO. 19754 SPECIFICATIONS.DWG

DRAWN BY: JRG

DATE: 10-06-2021

PROJECT NO: 19754

CHECKED BY: TPM

APPROVED BY: CTC

SHEET NO.:

C502

E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN

LANDSCAPE OVERVIEW

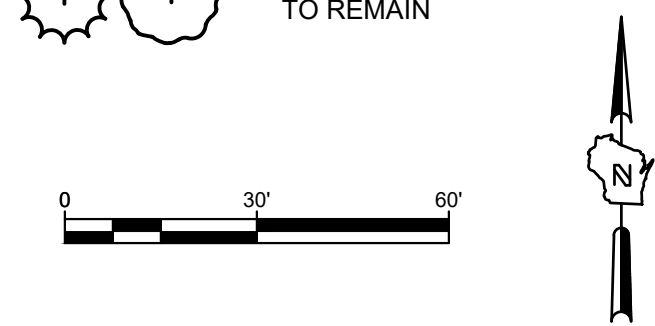


LEGEND:

	HARDWOOD BARK MULCH PLANTING BED
	TURFGRASS LAWN
	ARTIFICIAL TURF
	CONCRETE PAVEMENT, SEE CIVIL
	DECOMPOSED GRANITE SURFACING
	ASPHALT PAVMENT, SEE CIVIL
	POROUS PAVEMENT, SEE CIVIL
	PERMEABLE PAVERS, SEE CIVIL
	EXISTING TREE TO REMAIN

- | | | | |
|--|--------------------------------------|---|--|
| 1 CONCRETE TABLETOP CROSSING | 6 RAIN GARDEN | 11 COMMUNITY SEATING AREA | 16 PRIVATE RESIDENTIAL PATIO |
| 2 EXISTING MASONRY WALL TO REMAIN | 7 COMMUNITY ACTIVITY AREA | 12 BAND SHELL / STORAGE / RESTROOMS | 17 STAIR CONNECTION TO EXISTING RIVERWALK |
| 3 PAINTED CROSSWALK CONNECTION | 8 STAIR TO EXISTING RIVERWALK | 13 CURB WALL, MATCH INTO EX. FOUNTAIN | 18 PRIVATE UNIT ENTRANCES FROM RIVERWALK |
| 4 PRIVATE RESIDENTIAL COURTYARD | 9 AT-GRADE CONCRETE CROSSING | 14 PRIVATE RESIDENTIAL PATIO | 19 PATIO FOR CORNER RETAIL |
| 5 GATED DOG RUN | 10 OPEN SPACE | 15 EXISTING FOUNTAIN / PLAZA TO REMAIN | |

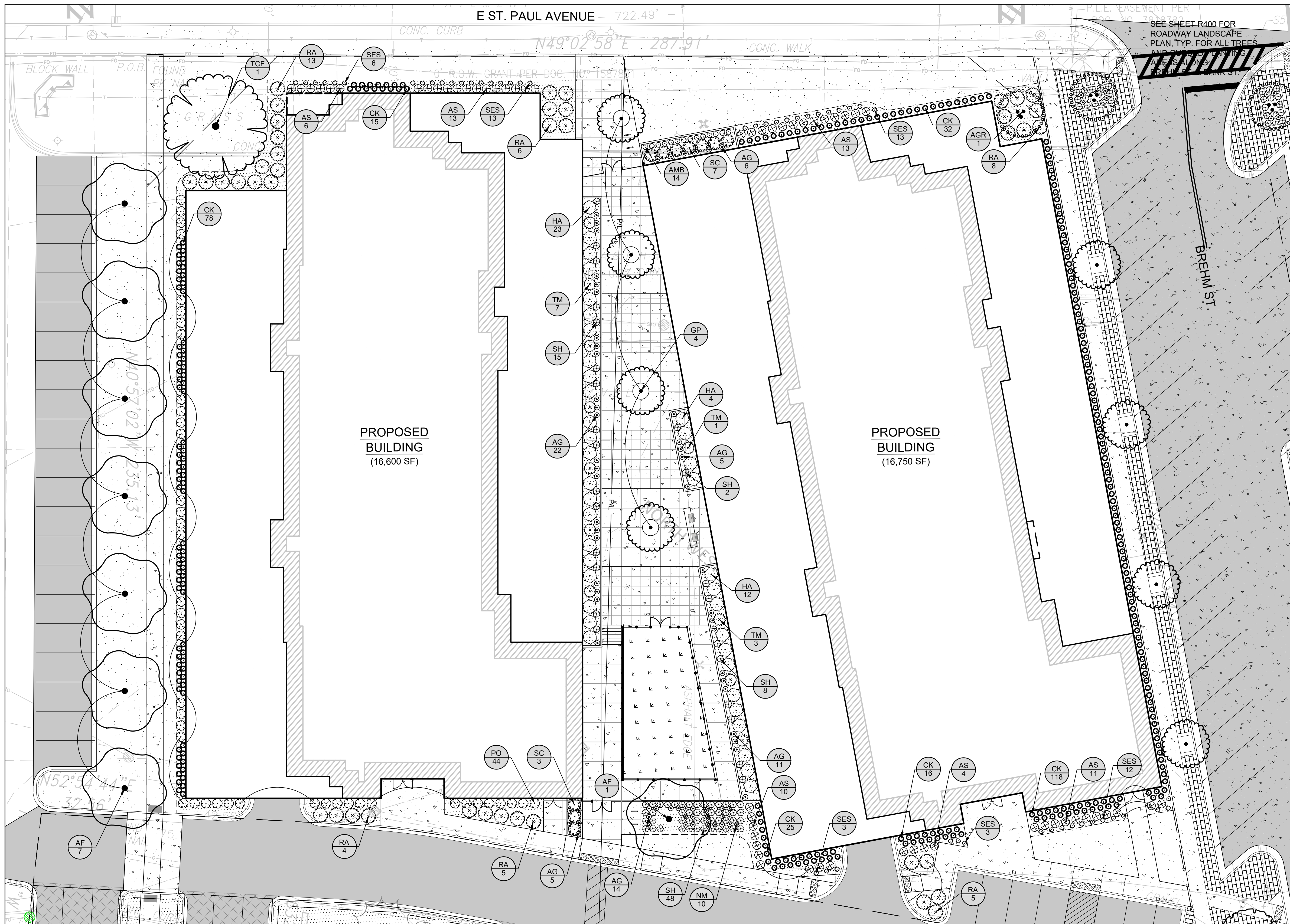
NOTE:
 SEE SHEET L101 & L102 FOR EXACT SPECIES AND LOCATIONS OF PROPOSED PLANT MATERIAL AT PROPOSED BUILDINGS, SEE SHEET R400 FOR PROPOSED PLANT MATERIAL ALONG ROADWAYS



NO.	REVISION	DATE	BY
1.	CITY RESUBMITTAL	12/23/2021	JRG

DRAWING NO.	
DRAWN BY:	JCT
DATE:	10-06-2021
PROJECT NO:	19754
CHECKED BY:	TPM
APPROVED BY:	CTC
SHEET NO.:	

L100

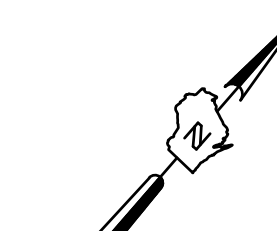
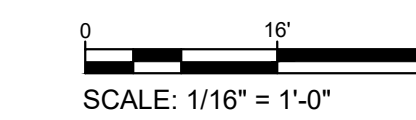


GENERAL NOTES:

- IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL PROTECT ALL BENCHMARKS.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDING AND/OR REPAIRED WITH ORIGINAL MATERIALS AND PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL.

LEGEND:

- HARDWOOD BARK MULCH
- PLANTING BED
- TURFGRASS LAWN
- ARTIFICIAL TURF
- CONCRETE PAVEMENT, SEE CIVIL
- DECOMPOSED GRANITE SURFACING
- ASPHALT PAVEMENT, SEE CIVIL
- POROUS PAVEMENT, SEE CIVIL
- PERMEABLE PAVERS, SEE CIVIL
- EXISTING TREE TO REMAIN



PLANT SCHEDULE: L102 LANDSCAPE PLAN - EAST

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AF	Acer x freemanii / Freeman Maple	2' Cal.	B&B	8
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	2' Cal.	B&B	4
	TCF	Tilia cordata / Littleleaf Linden	2.5' Cal.	B&B	1

ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AGR	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry	MULTI-STEM (4' HT. MIN)	B&B	1
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AS	Aronia melanocarpa 'Low Scape Hedger' / Low Scape Hedger Chokeberry	1 gal.	18" HT. (MIN.)	57
	HA	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	1 gal.	Cont.	39
	PO	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	1 gal.	Cont.	44
	RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal.	Cont.	41
	SC	Stephanandra incisa 'Crispa' / Cutleaf Stephanandra	1 gal.	18" SPR. (MIN.)	10

EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	TM	Taxus x media 'Taunton' / Taunton's Anglo-Japanese Yew	1 gal.	Cont.	11
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	284
	SES	Sesleria autumnalis / Autumn Moor Grass	1 qt.	Cont.	50
	SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	73
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AG	Allium x 'Globemaster' / Globemaster Ornamental Onion	Bulb	Pot	63
	AMB	Armonia tabernaemontana 'Blue Ice' / Blue Ice Star Flower	1 qt.	Cont.	14
	NM	Narcissus x 'Dutch Master' / Dutch Master Daffodil	Bulb	Pot	10

NO. REVISION DATE BY

1. CITY RESUBMITTAL 12/23/2021 JRG

DRAWING NO.

DRAWN BY: JCT

DATE: 10-06-2021

PROJECT NO: 19754

CHECKED BY: TPM

APPROVED BY: CTC

SHEET NO.:

L101



CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

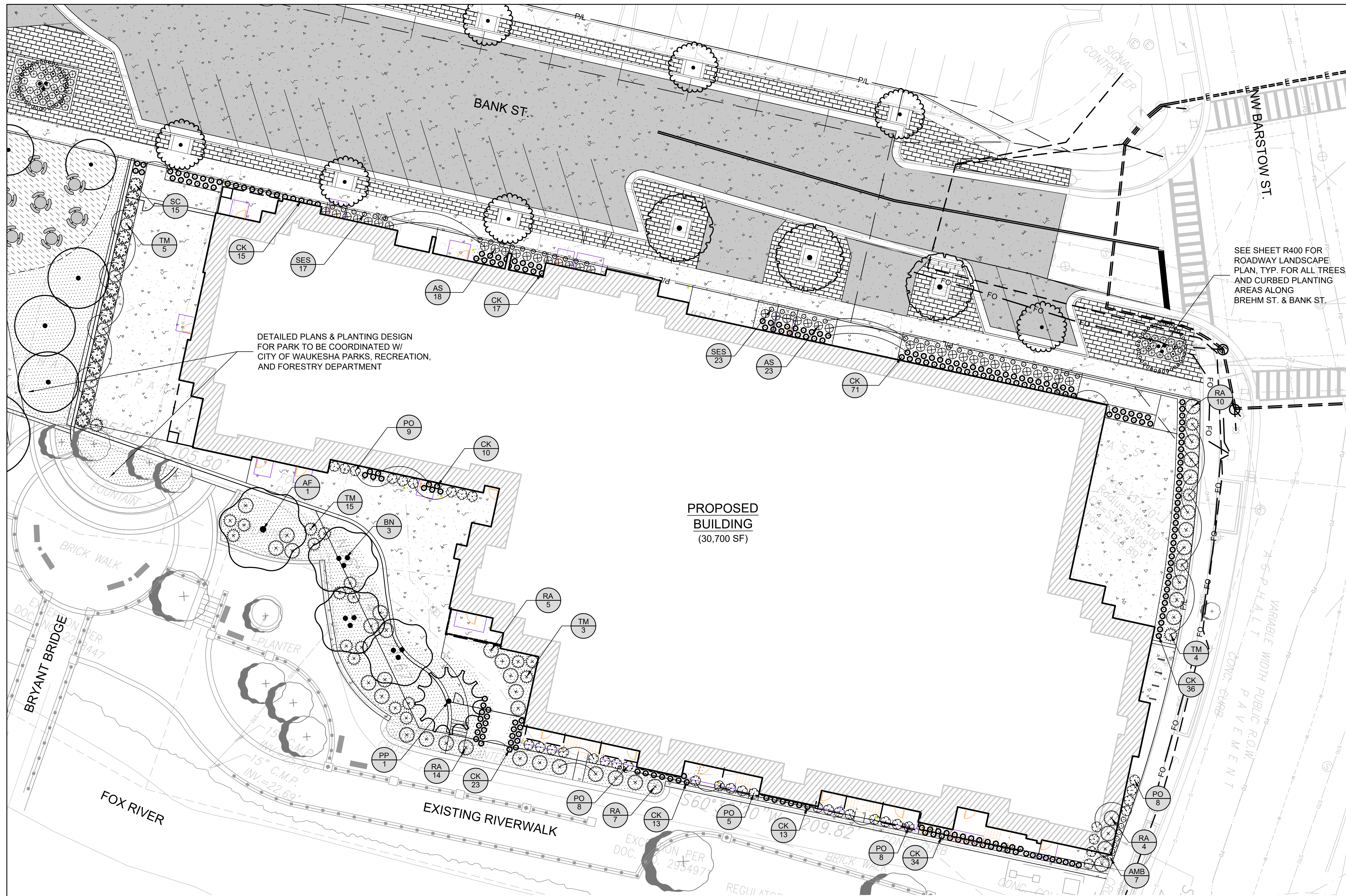
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thisigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GENERAL CAPITAL GROUP
6938 N. Santa Monica Blvd,
Fox Point, WI 53217
Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
117 N. Jefferson ST. #200
Milwaukee, WI 53202
Phone: 414-988-7885

AG ARCHITECTURE
1414 Underwood Ave. #301
Wauwatosa, WI 53213
Phone: 414-4313131

**E. ST. PAUL AVENUE
WAUKESHA, WISCONSIN
LANDSCAPE PLAN - WEST**

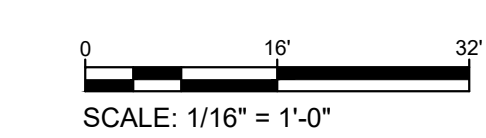


GENERAL NOTES:

- IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL PROTECT ALL BENCHMARKS.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL.

LEGEND:

- HARDWOOD BARK MULCH
- PLANTING BED
- TURFGRASS LAWN
- ARTIFICIAL TURF
- CONCRETE PAVEMENT, SEE CIVIL
- DECOMPOSED GRANITE SURFACING
- ASPHALT PAVEMENT, SEE CIVIL
- POROUS PAVEMENT, SEE CIVIL
- PERMEABLE PAVERS, SEE CIVIL
- EXISTING TREE TO REMAIN



THE SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

GENERAL CAPITAL GROUP
 6938 N. Santa Monica Blvd,
 Fox Point, WI 53217
 Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
 117 N. Jefferson ST. #200
 Milwaukee, WI 53202
 Phone: 414-988-7885

AG ARCHITECTURE
 1414 Underwood Ave. #301
 Wauwatosa, WI 53213
 Phone: 414-4313131

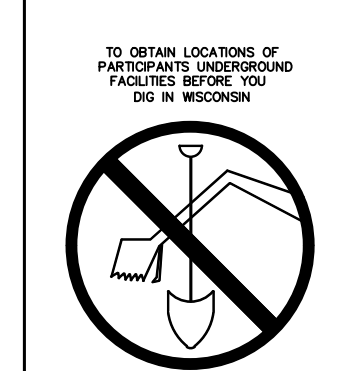
**E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN
 LANDSCAPE PLAN - EAST**

PLANT SCHEDULE: L102 LANDSCAPE PLAN - EAST

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AF	Acer x freemanii / Freeman Maple	2" Cal.	B&B	1
	BN	Betula nigra / River Birch	MULTI-STEM (4 HT. MIN)	B&B	3
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	PP	Picea pungens 'Fat Albert' / Fat Albert Colorado Spruce	6" HL.	B&B	1
ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AGR	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry	MULTI-STEM (4 HT. MIN)	B&B	2

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AS	Aronia melanocarpa 'Low Scape Hedger' / Low Scape Hedger Chokeberry	1 gal.	18" HT. (MIN.)	41
	PO	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	1 gal.	Cont.	38
	RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal.	Cont.	40
	SC	Stephanandra incisa 'Crispa' / Cutleaf Stephanandra	1 gal.	18" SPR. (MIN.)	15
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	TM	Taxus x media 'Tauntori' / Tauntori's Anglo-Japanese Yew	1 gal.	Cont.	27

GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	232
	SES	Sesleria autumnalis / Autumn Moor Grass	1 qt.	Cont.	40
	SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	28
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AG	Allium x 'Globemaster' / Globemaster Ornamental Onion	Bulb	Pot	8
	AMB	Amsonia tabernaemontana 'Blue Ice' / Blue Ice Star Flower	1 qt.	Cont.	7



CALL DIGGER'S HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS. STATUTE 182.07(2)(97A)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG
DRAWING NO.	
DRAWN BY:	JCT
DATE:	10-06-2021
PROJECT NO:	19754
CHECKED BY:	TPM
APPROVED BY:	CTC
SHEET NO.:	

L102

GENERAL CAPITAL GROUP
 6938 N. Santa Monica Blvd,
 Fox Point, WI 53217
 Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
 117 N. Jefferson ST. #200
 Milwaukee, WI 53202
 Phone: 414-988-7885

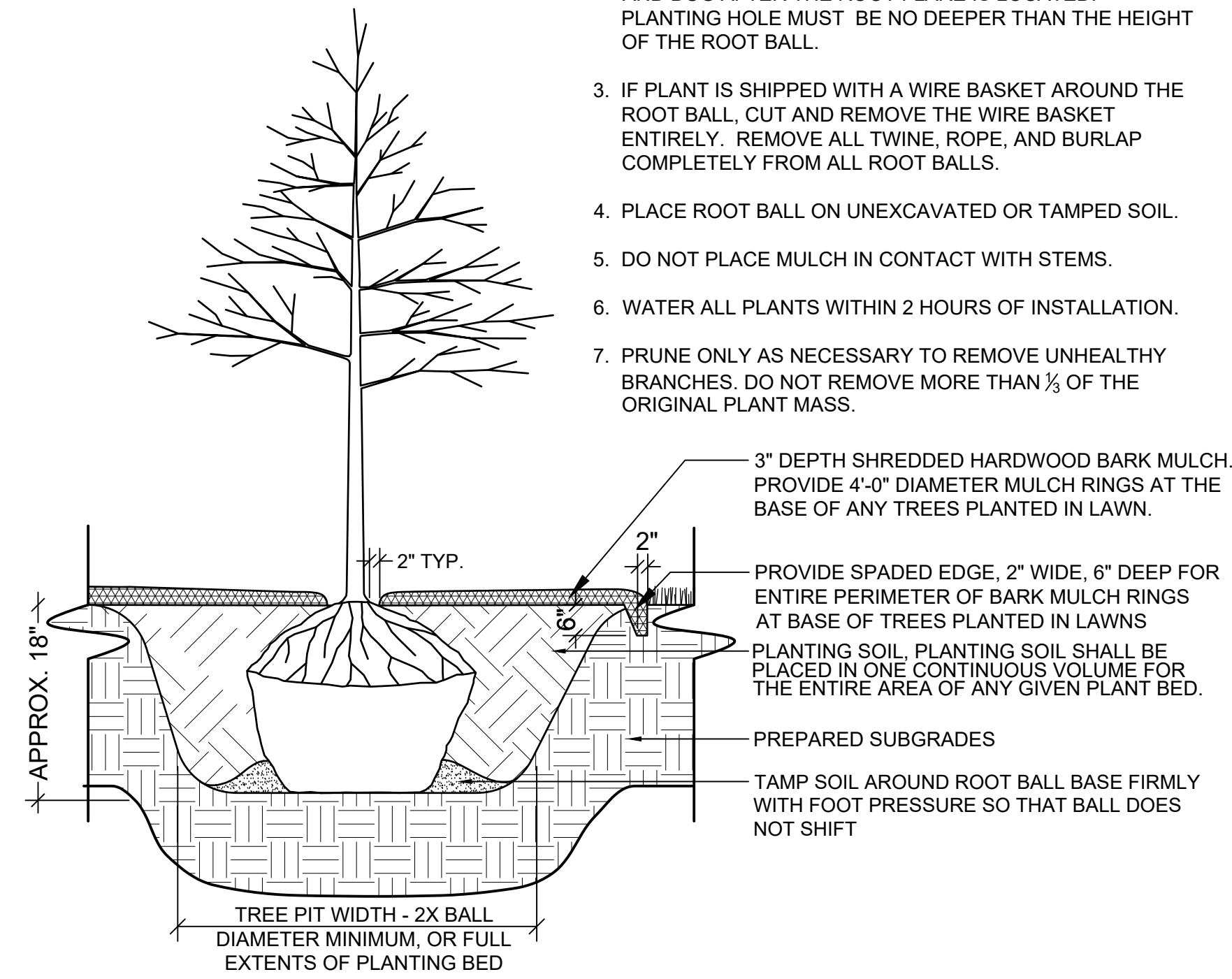
AG ARCHITECTURE
 1414 Underwood Ave. #301
 Wauwatosa, WI 53213
 Phone: 414-4313131

**E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN**

LANDSCAPE DETAILS

NOTES:

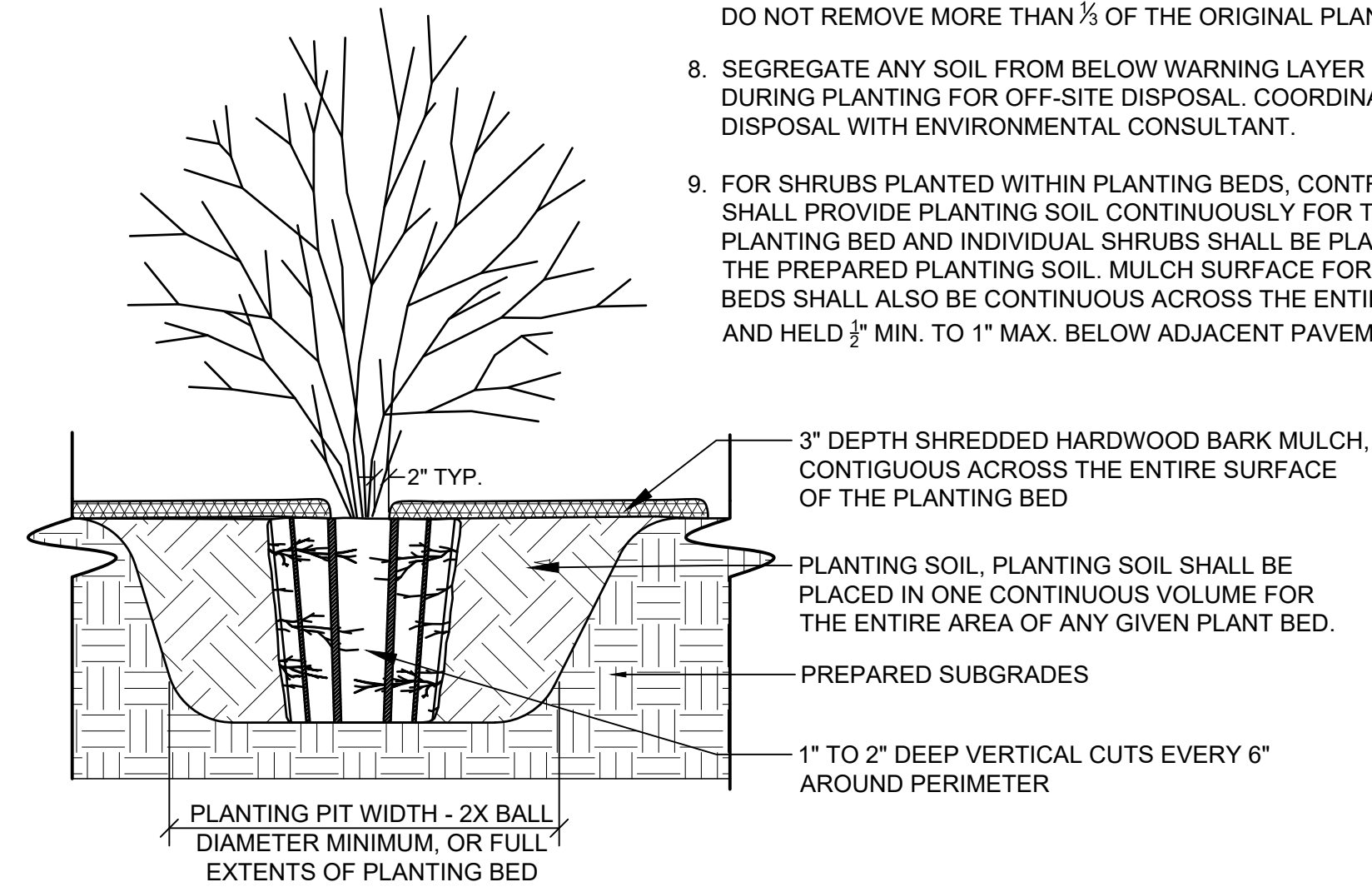
1. PLANT EACH TREE SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET ENTIRELY. REMOVE ALL TWINE, ROPE, AND BURLAP COMPLETELY FROM ALL ROOT BALLS.
4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
5. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.



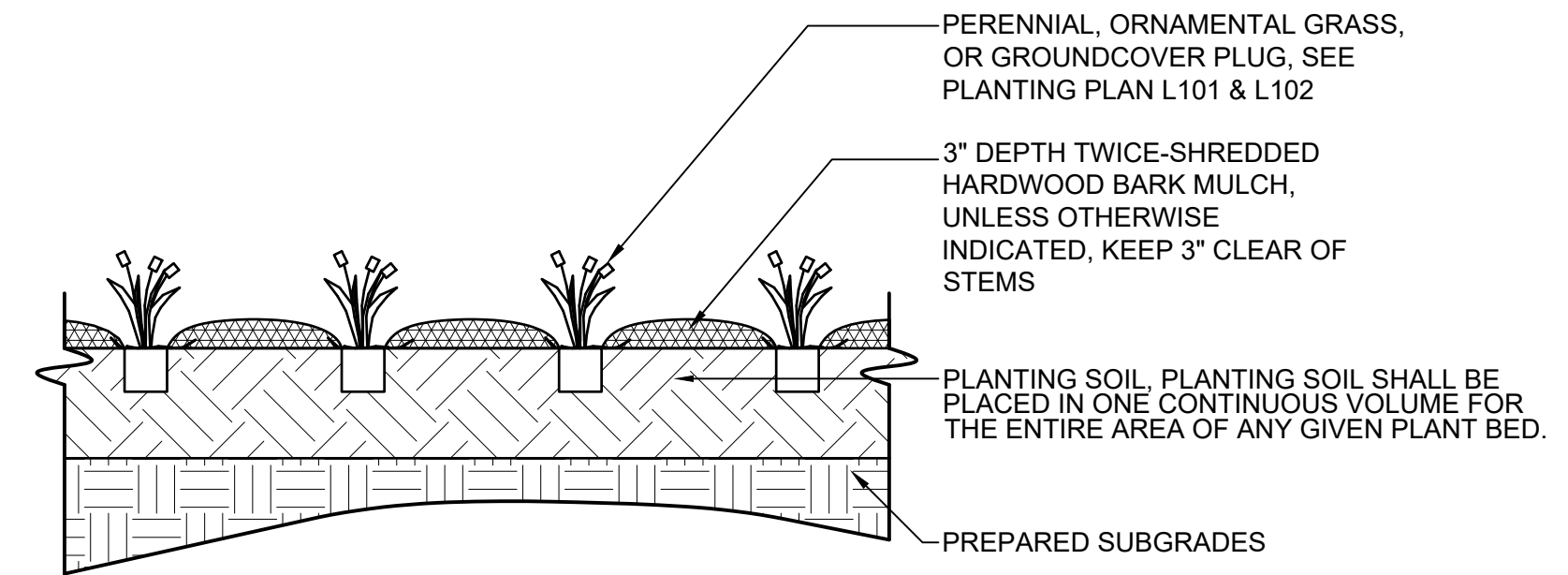
1 TYPICAL TREE PLANTING
 NOT TO SCALE

NOTES:

1. MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING TO LOOSEN POT-BOUND ROOTS.
2. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.
8. SEGREGATE ANY SOIL FROM BELOW WARNING LAYER EXCAVATED DURING PLANTING FOR OFF-SITE DISPOSAL. COORDINATE DISPOSAL WITH ENVIRONMENTAL CONSULTANT.
9. FOR SHRUBS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD 1/2" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.



2 TYPICAL SHRUB PLANTING
 NOT TO SCALE



3 TYPICAL PERENNIAL PLANTING
 NOT TO SCALE

NO. REVISION	DATE	BY
1.	CITY RESUBMITTAL 12/23/2021	JRG
DRAWING NO.		
DRAWN BY:	JCT	
DATE:	10-06-2021	
PROJECT NO:	19754	
CHECKED BY:	TPM	
APPROVED BY:	CTC	
SHEET NO.:		

L200

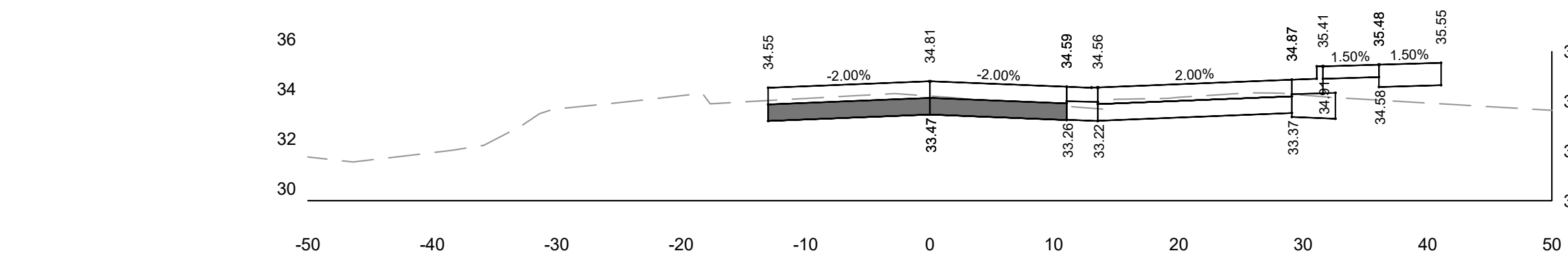
GENERAL CAPITAL GROUP
 6938 N. Santa Monica Blvd,
 Fox Point, WI 53217
 Phone: 414-228-3500

JOSEPH PROPERTY
 DEVELOPMENT
 117 N. Jefferson ST. #200
 Milwaukee, WI 53202
 Phone: 414-988-7885

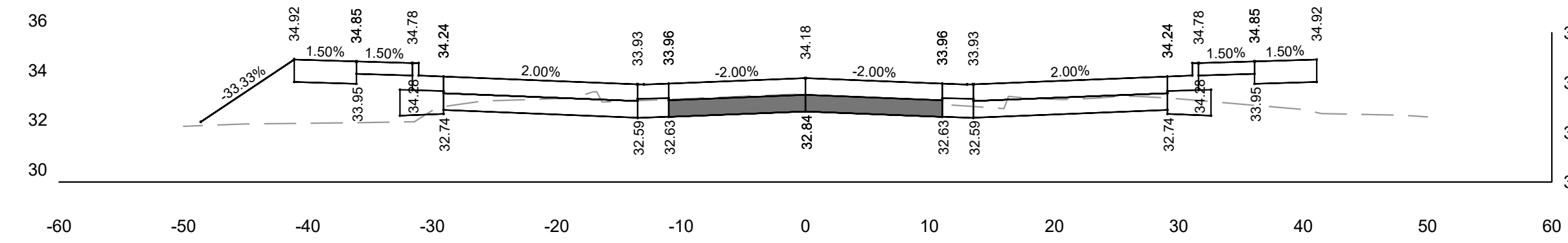
AG ARCHITECTURE
 1414 Underwood Ave. #301
 Wauwatosa, WI 53213
 Phone: 414-4313131

E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN

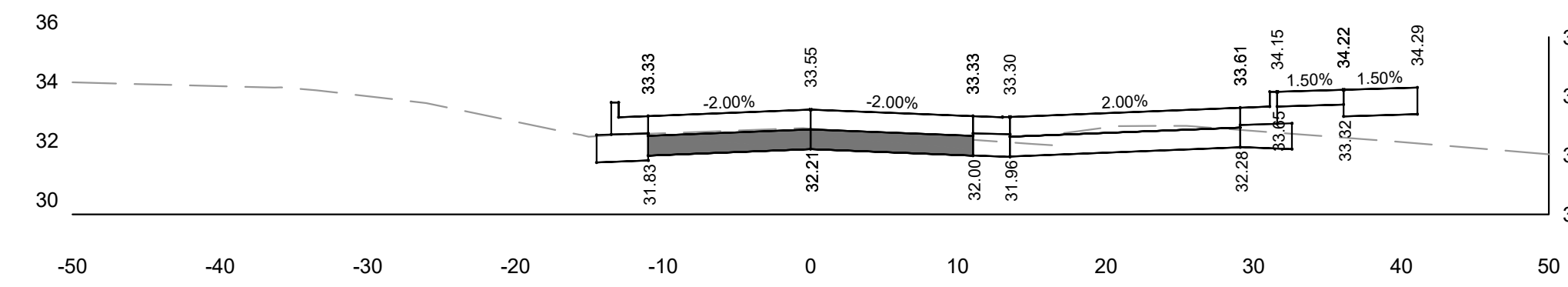
**ROADWAY CROSS SECTIONS
 11+50 - 15+50**



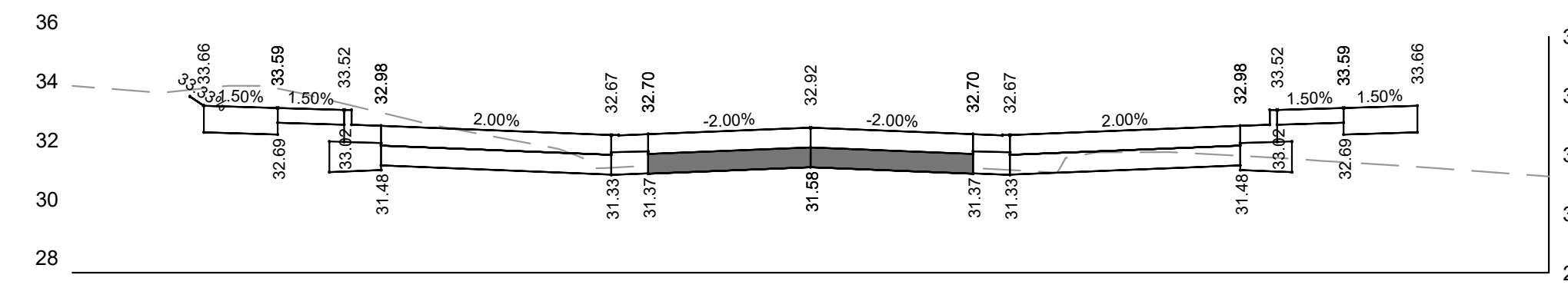
11+50.00



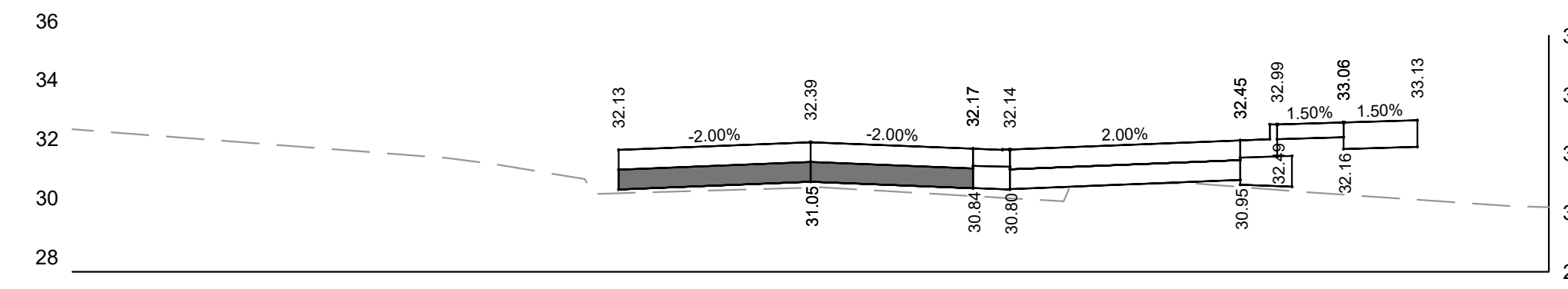
12+00.00



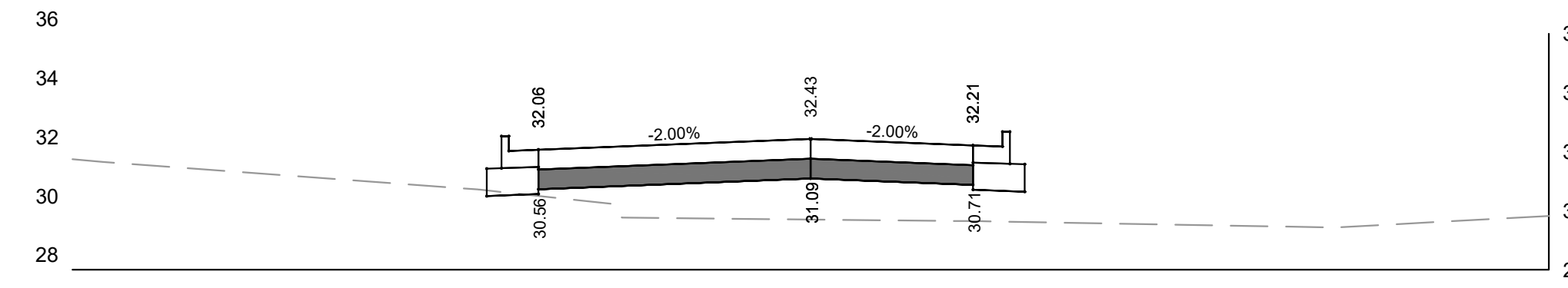
12+50.00



13+00.00



13+50.00



14+00.00

NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG
DRAWING NO.	19754-ROAD CROSS SECTS DWG
DRAWN BY:	JRG
DATE:	10-06-2021
PROJECT NO:	19754
CHECKED BY:	TPM
APPROVED BY:	CTC
SHEET NO.:	

XS 01

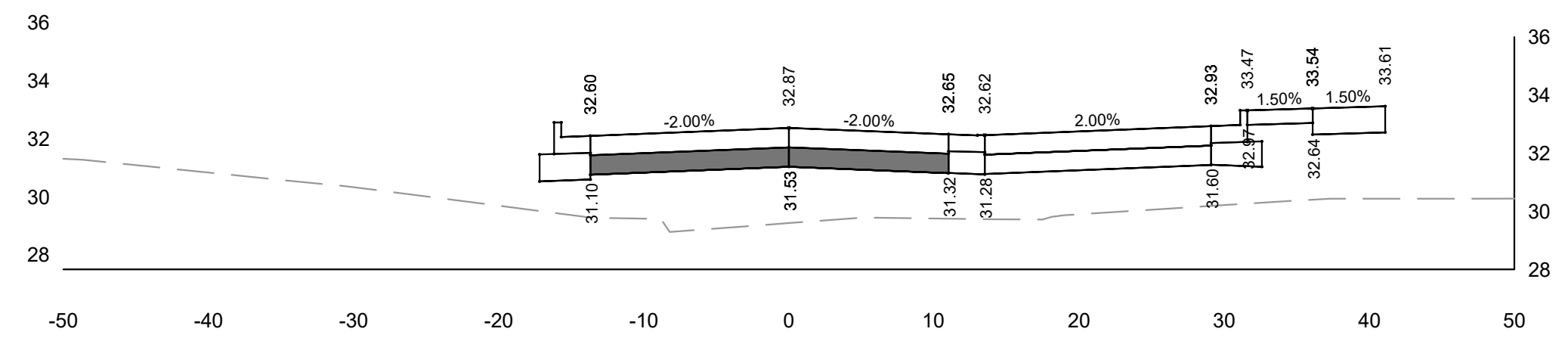
GENERAL CAPITAL GROUP
 6938 N. Santa Monica Blvd,
 Fox Point, WI 53217
 Phone: 414-228-3500

JOSEPH PROPERTY
 DEVELOPMENT
 117 N. Jefferson ST. #200
 Milwaukee, WI 53202
 Phone: 414-988-7885

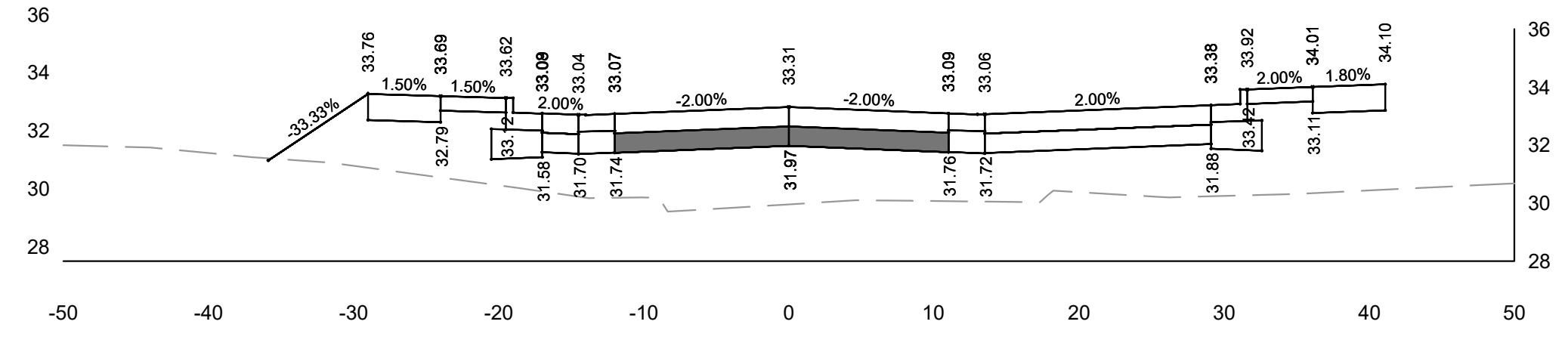
AG ARCHITECTURE
 1414 Underwood Ave. #301
 Wauwatosa, WI 53213
 Phone: 414-4313131

E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN

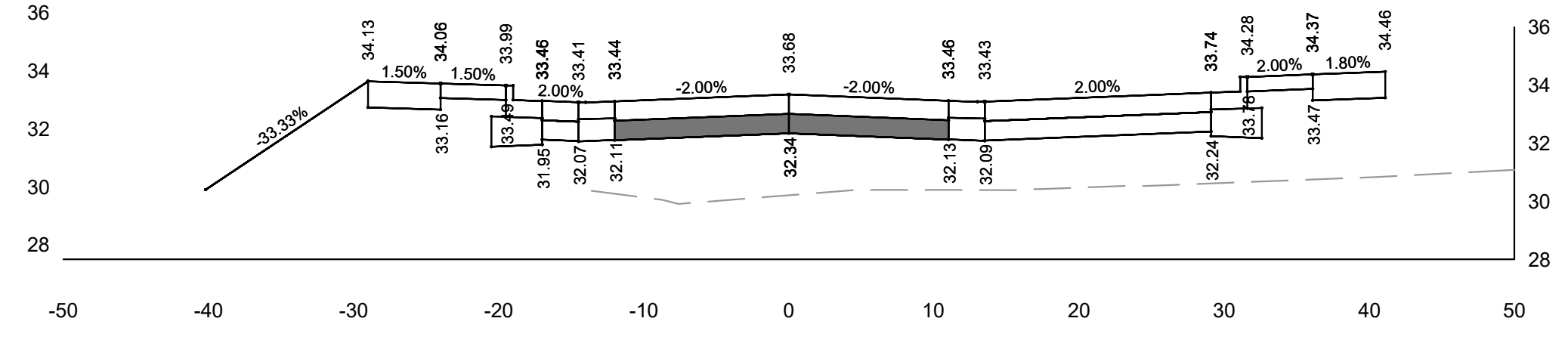
**ROADWAY CROSS SECTION 16+00
 - 17+00**



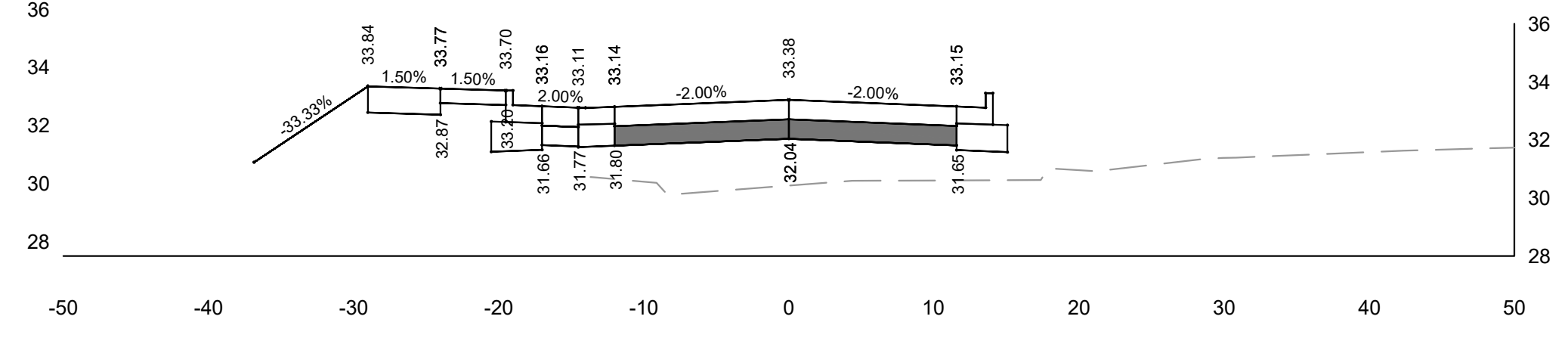
14+50.00



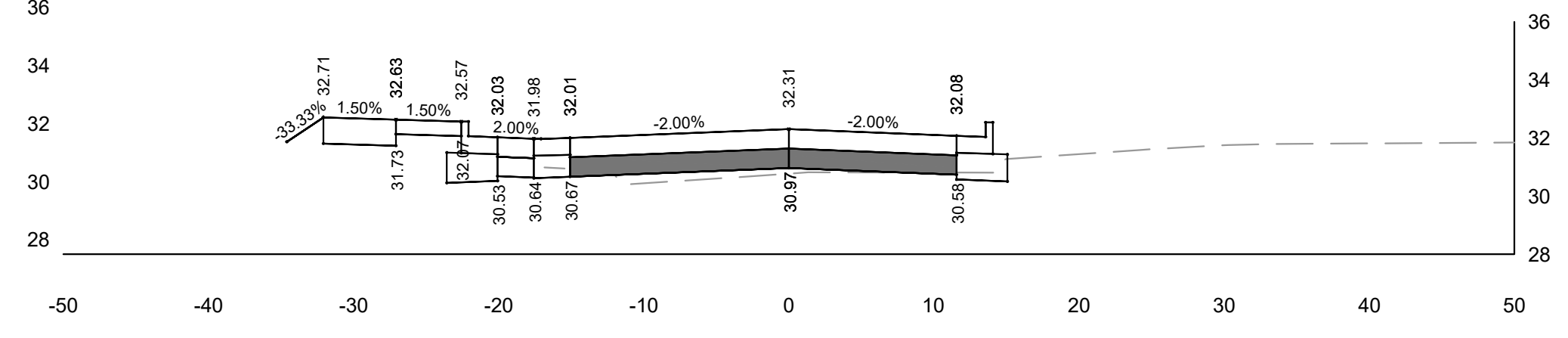
15+00.00



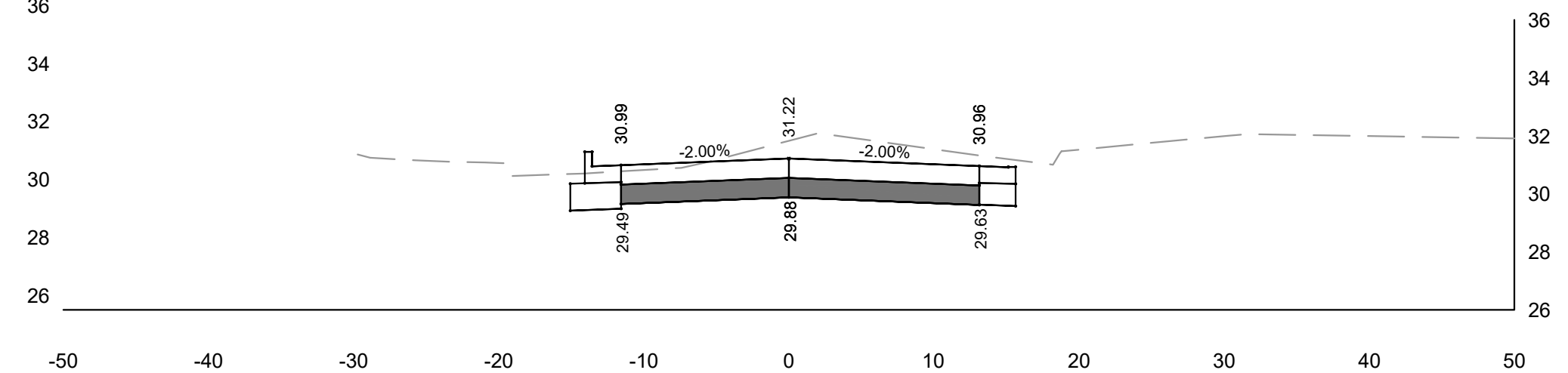
15+50.00



16+00.00



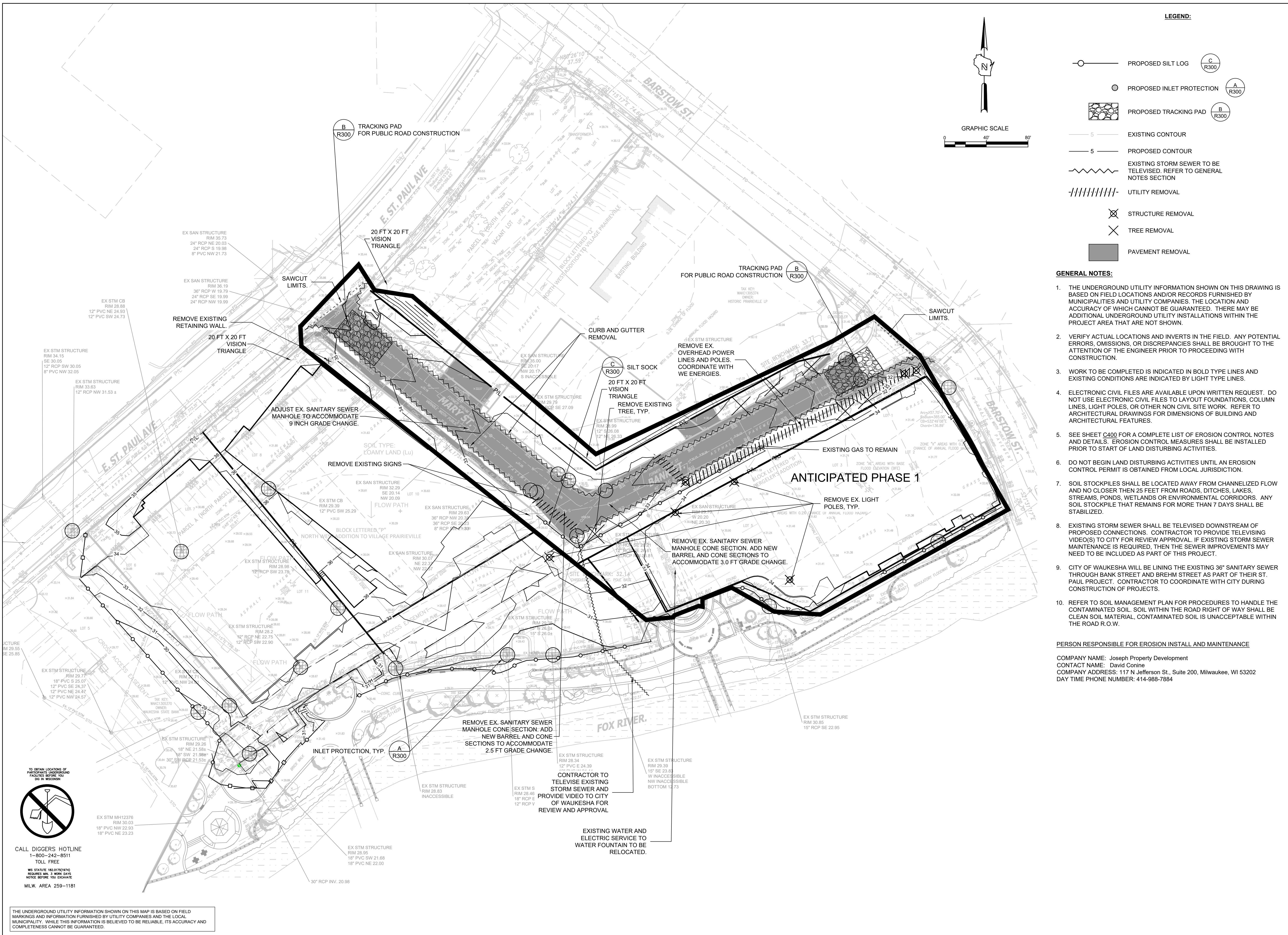
16+50.00



17+00.00

NO. REVISION	DATE	BY
1.	CITY RESUBMITTAL 12/23/2021	JRG
DRAWING NO.	19754-ROAD CROSS SECTS.DWG	
DRAWN BY:	JRG	
DATE:	10-06-2021	
PROJECT NO:	19754	
CHECKED BY:	TPM	
APPROVED BY:	CTC	
SHEET NO.:		

XS 02



**E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN**

ROADWAY DEMOLITION

NO.	REVISION	DATE	BY
1.	CITY RESUBMITTAL	12/23/2021	JRG
DRAWING NO. 19754 EROSION CONTROL PLAN - ROADWAY			
DRAWN BY:		JRG	
DATE:		10-06-2021	
PROJECT NO.:		19754	
CHECKED BY:		TPM	
APPROVED BY:		CTC	
SHEET NO.:			

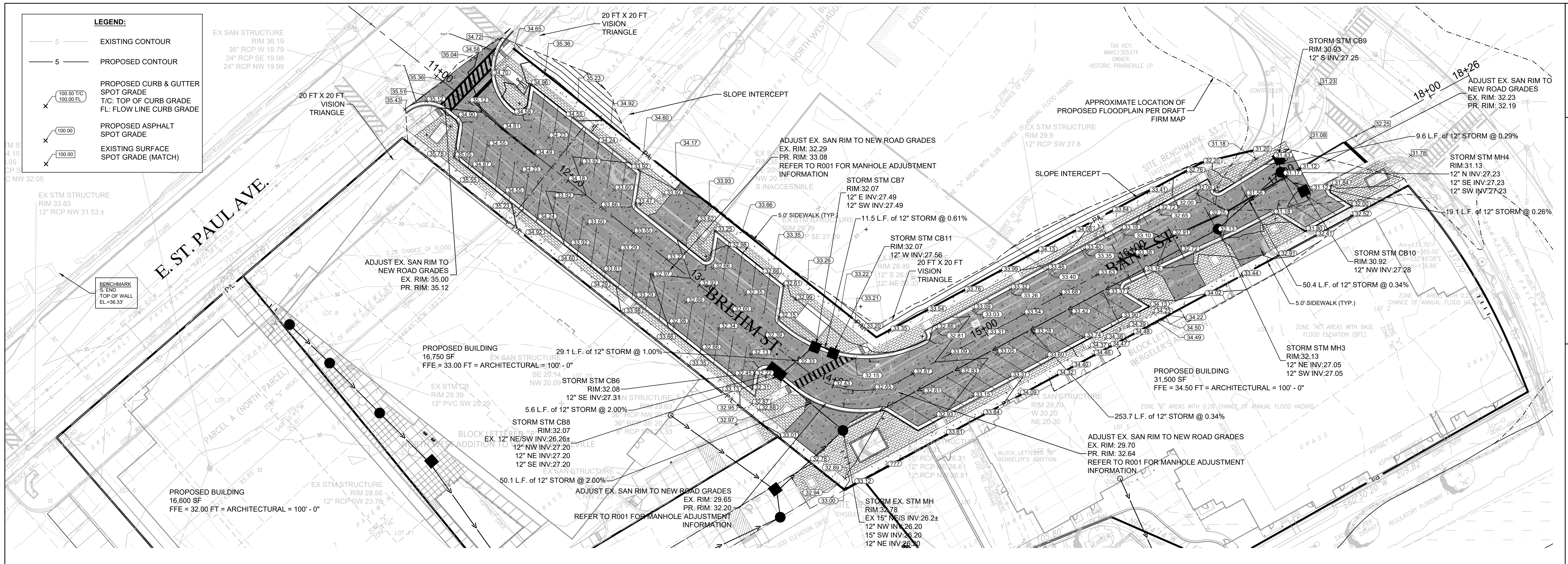
R001

TO OBTAIN LOCATIONS OF
 PARCELS WITH UNDERGROUND
 UTILITIES BEFORE YOU
 DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

WS STATUTE 182.07(2)(974)
 REQUIRES 90-3 WORK DAYS
 NOTICE BEFORE YOU DIG ANY
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



SIGMA GROUP
Single Source. Smart Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GENERAL CAPITAL GROUP
6938 N. Santa Monica Blvd,
Fox Point, WI 53217
Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
117 N. Jefferson ST. #200
Milwaukee, WI 53202
Phone: 414-988-7885

AG ARCHITECTURE
1414 Underwood Ave. #301
Wauwatosa, WI 53213
Phone: 414-4313131

**E. ST. PAUL AVENUE
WAUKESHA, WISCONSIN**

ROADWAY PLAN AND PROFILE

NO. REVISION DATE BY

1. CITY RESUBMITTAL 12/23/2021 JRG

DRAWING NO. 19754 ROADWAY P&P.DWG

DRAWN BY: JRG

DATE: 10-06-2021

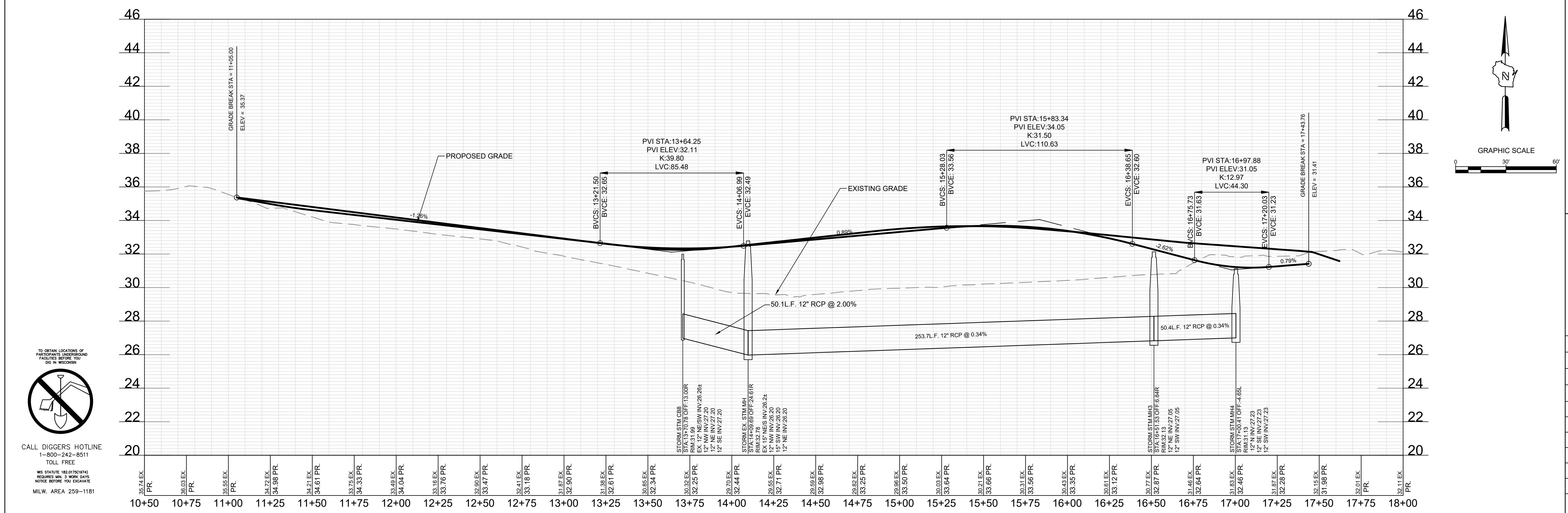
PROJECT NO: 19754

CHECKED BY: TPM

APPROVED BY: CTC

SHEET NO.:

R100



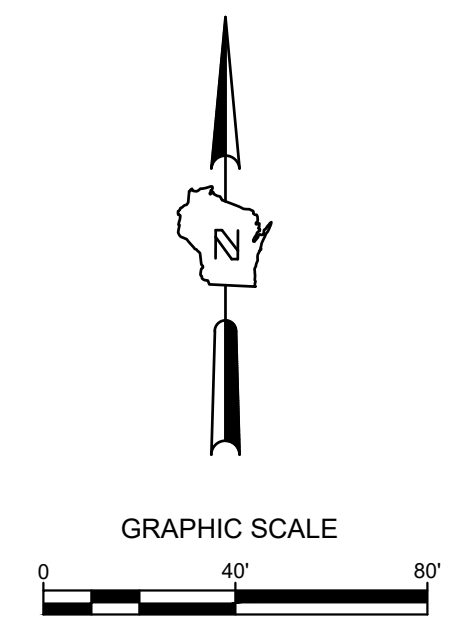
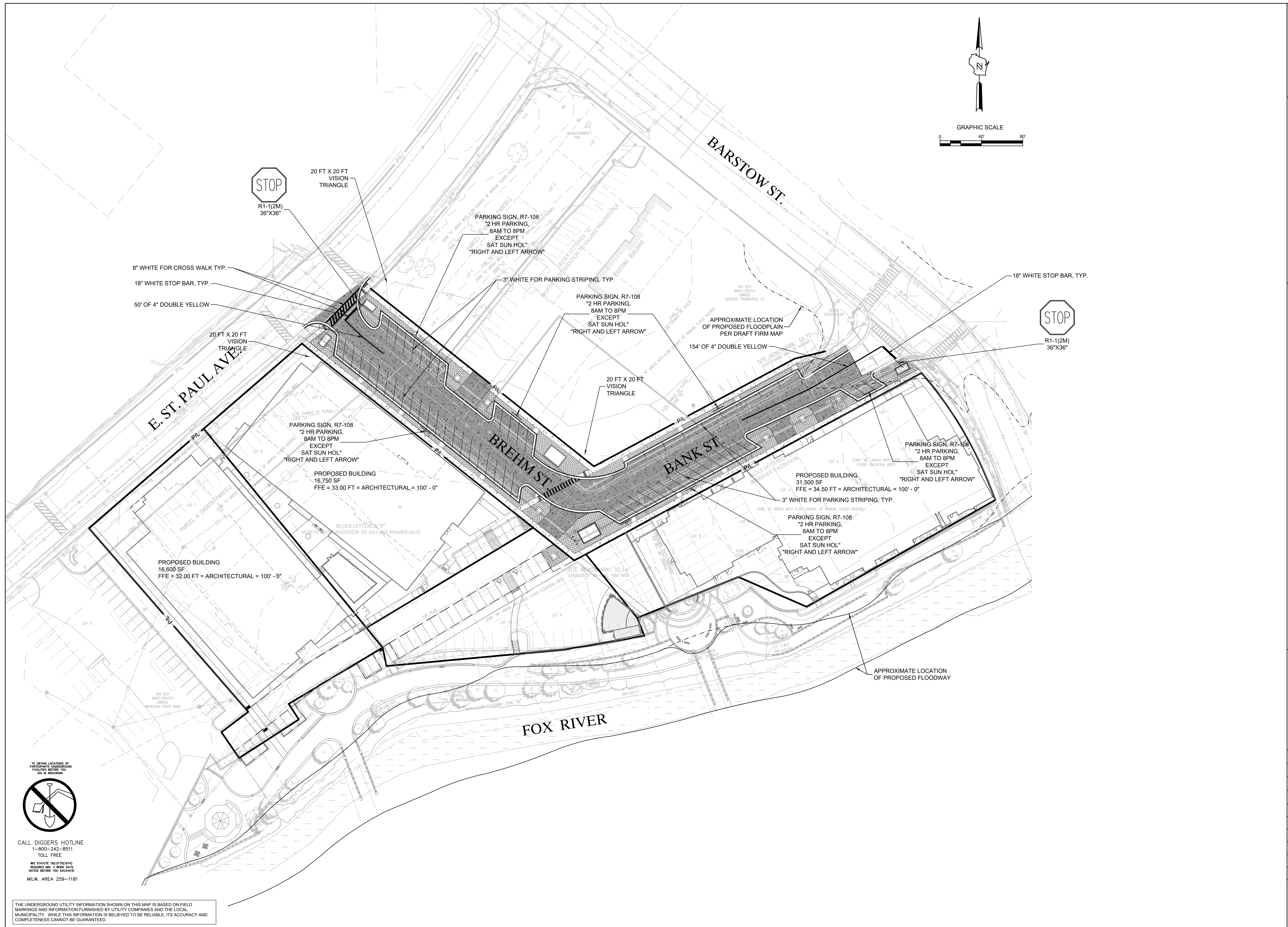
TO OBTAIN LOCATIONS OF PARTMENTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

WIS STATUTE 182.0175(974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU DIG ANYWHERE MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

File: I:\GENERAL CAPITAL\19754 - E. ST. PAUL WAUKESHA\I060 CADIC - CIVIL\500 PRODUCTION - CIVIL PLANS\506 - ROADWAY P&P\19754 ROADWAY P&P.DWG 2022-2-11



THE SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

GENERAL CAPITAL GROUP
 6938 N. Santa Monica Blvd,
 Fox Point, WI 53217
 Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
 117 N. Jefferson ST. #200
 Milwaukee, WI 53202
 Phone: 414-988-7885

AG ARCHITECTURE
 1414 Underwood Ave. #301
 Wauwatosa, WI 53213
 Phone: 414-4313131

**E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN**

**ROADWAY - PAVEMENT MARKING
 AND SIGNAGE PLAN**

NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG
DRAWING NO.	19754 ROADWAY - PAVEMENT MARKING
DRAWN BY:	JRG
DATE:	10-06-2021
PROJECT NO.:	19754
CHECKED BY:	TPM
APPROVED BY:	CTC
SHEET NO.:	

R101

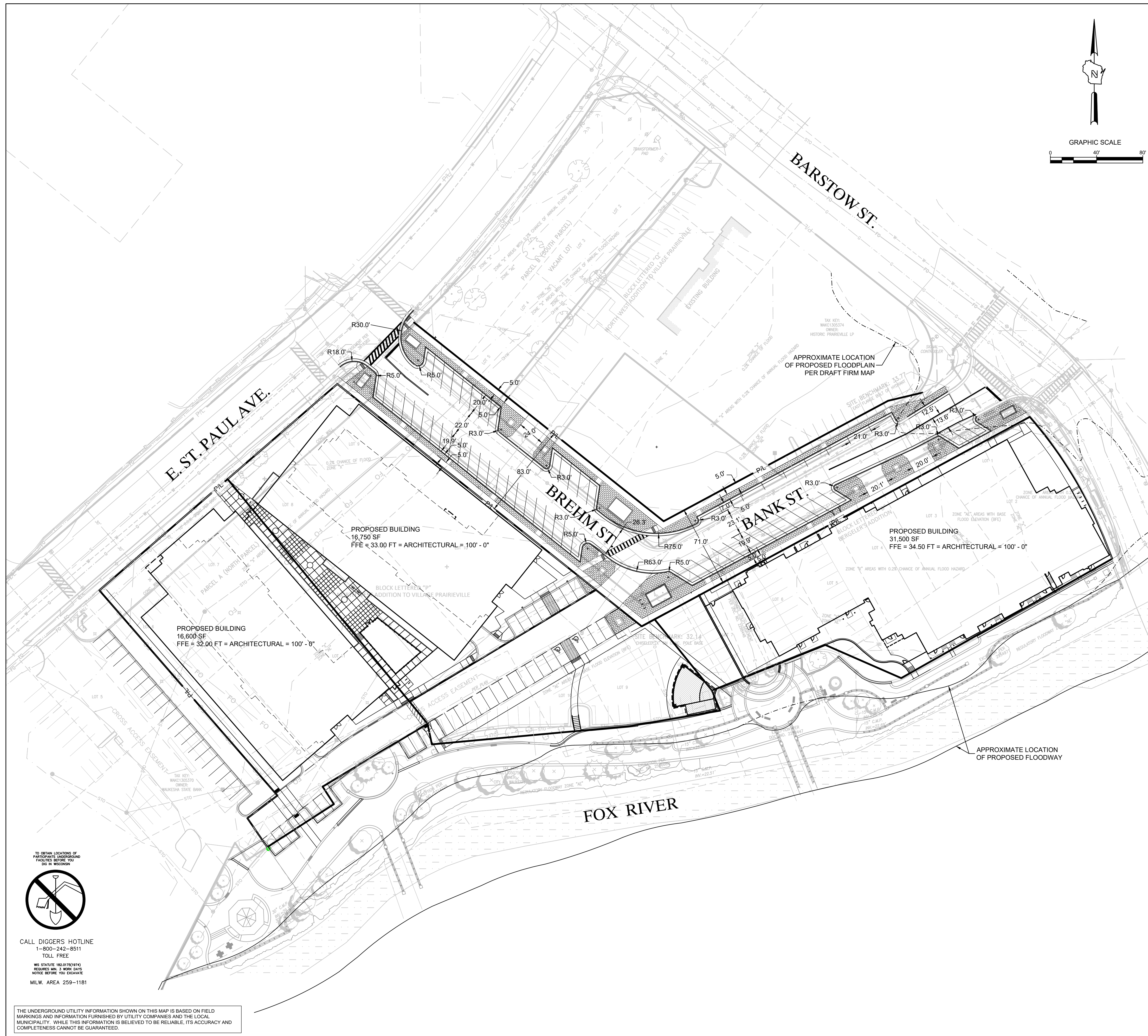
TO OBTAIN LOCATIONS OF
 PARTNERS UNDERGROUND
 FACILITIES BEFORE YOU
 DIG IN WISCONSIN



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

WIS STATUTE 182.0175(974)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU DIG ANYWHERE
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



GENERAL CAPITAL GROUP
 6938 N. Santa Monica Blvd,
 Fox Point, WI 53217
 Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
 117 N. Jefferson ST. #200
 Milwaukee, WI 53202
 Phone: 414-988-7885

AG ARCHITECTURE
 1414 Underwood Ave. #301
 Wauwatosa, WI 53213
 Phone: 414-4313131

**E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN
 ROADWAY - SITE DIMENSION PLAN**

NO. REVISION	DATE	BY
1.	CITY RESUBMITTAL 12/23/2021	JRG
DRAWING NO.	19754 ROADWAY - SITE DIMENSIONING	
DRAWN BY:	JRG	
DATE:	10-06-2021	
PROJECT NO.:	19754	
CHECKED BY:	TPM	
APPROVED BY:	CTC	
SHEET NO.:		

R102



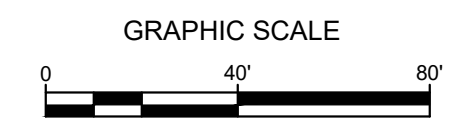
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS STATUTE 182.0175(1974)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU DIG ANYWHERE
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

GENERAL CAPITAL GROUP
 6938 N. Santa Monica Blvd,
 Fox Point, WI 53217
 Phone: 414-228-3500

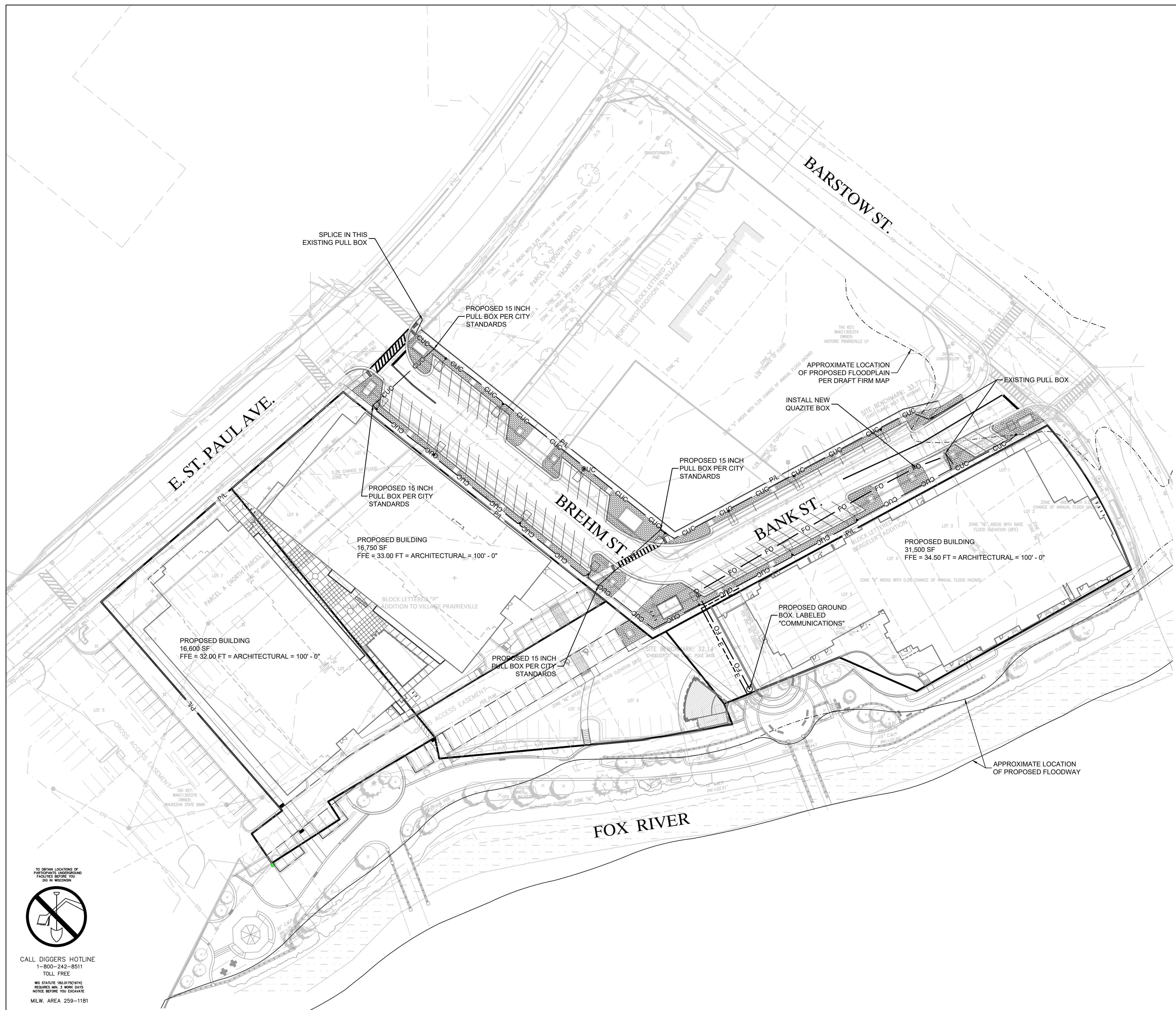
JOSEPH PROPERTY DEVELOPMENT
 117 N. Jefferson ST. #200
 Milwaukee, WI 53202
 Phone: 414-988-7885

AG ARCHITECTURE
 1414 Underwood Ave. #301
 Wauwatosa, WI 53213
 Phone: 414-4313131



- LEGEND:**
- CUC — PROPOSED LIGHTING CONDUIT
 - - - - - E - - - - - PROPOSED ELECTRIC LINE
 - FO — PROPOSED FIBER OPTICS LINE
 - PROPOSED LIGHTING POLE (A, B, C)
 R304 R304 R304

- GENERAL NOTES:**
1. WIRE SHALL BE #4 XLP WIRE, BLACK, RED, WHITE AND #6 XLP GREEN.
 2. TRACER WIRE IN EMPTY DUCT SHALL BE #10 XLP MINIMUM.
 3. POLE BASES SHALL BE TIGHT TO THE SIDEWALK, UNLESS THERE ARE ADA RESTRICTIONS.
 4. STREET LIGHTING CONDUIT SHALL NOT RUN UNDER ANY TREE PLANTERS.
 5. PULL BOXES SHALL BE THE 15-INCH CITY STANDARD.
 6. NO SPLICING IN JUNCTION BOXES UNLESS AUTHORIZED BY CITY ENGINEERING, WITH EXCEPTION, THE GROUND WIRE SHALL BE SPLICED USING A COPPER SPLIT BOLT. WIRES TO BE CAPPED OFF IN PULL BOXES EXCEPT THE PULL BOXES IDENTIFIED TO BE SPLICED.
 7. STANDARD ILLSCO OR EQUAL FOR SPLICING IN POLES, EXCEPT GROUND WIRES, THEN USE A COPPER SPLIT BOLT.
 8. BASES SHALL BE ABOUT 2-INCHES ABOVE GRADE. MAYBE HIGHER IF SLOPE REQUIRES.
 9. CONDUIT SHALL BE 2-INCH SCH40 HDPE, BLACK OR BLACK WITH A RED STRIPE.
 10. 2-INCH PVC SCH40 MAYBE USED IN CONCRETE BASES, SHURE-LOK2 COUPLING MUST BE USED TO MATE THE TWO DIFFERENT CONDUITS.
 11. PRE-MANUFACTURED BASES ARE ALLOWED FOR ONLY POST TOP LIGHT POLES.
 12. POST TOP POLE MOUNTS DIRECTLY TO THE BASE, USING SHIMS FOR LEVELING ONLY. NO LEVELING NUTS.
 13. BLANK OFF OUTLET BOX WITH BLACK SINGLE GANG LISTED COVER.
 14. LIGHTING SYSTEM THAT YOU ARE TYING INTO IS 480/240 SINGLE PHASE. FUSE ALL UNGROUNDED FEEDS TO LUMINAIRES WITH BREAK-AWAY FUSE HOLDERS AND 5-AMP MIDGET FUSES.
 15. TYPE 3 LIGHTING ONLY.
 16. SQUARE BOLTS WITH BACK OF CURB.
 17. ELECTRIC AND FIBER DUCTS CAN BE IN THE SAME TRENCH IN REGARDS TO CITY UTILITIES.
 18. CONTACT FOR QUESTIONS OR INSPECTIONS:
 JEFFREY HERNKE, CITY OF WAUKESHA, DEPARTMENT OF PUBLIC WORKS
 JHERNKE@WAUKESHA-WI.GOV
 262-336-5742



TO OBTAIN LOCATIONS OF PARTMENTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

WIS STATUTE 182.01(2)(9)4
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU DIG ANYWHERE
 MILW. AREA 259-1181

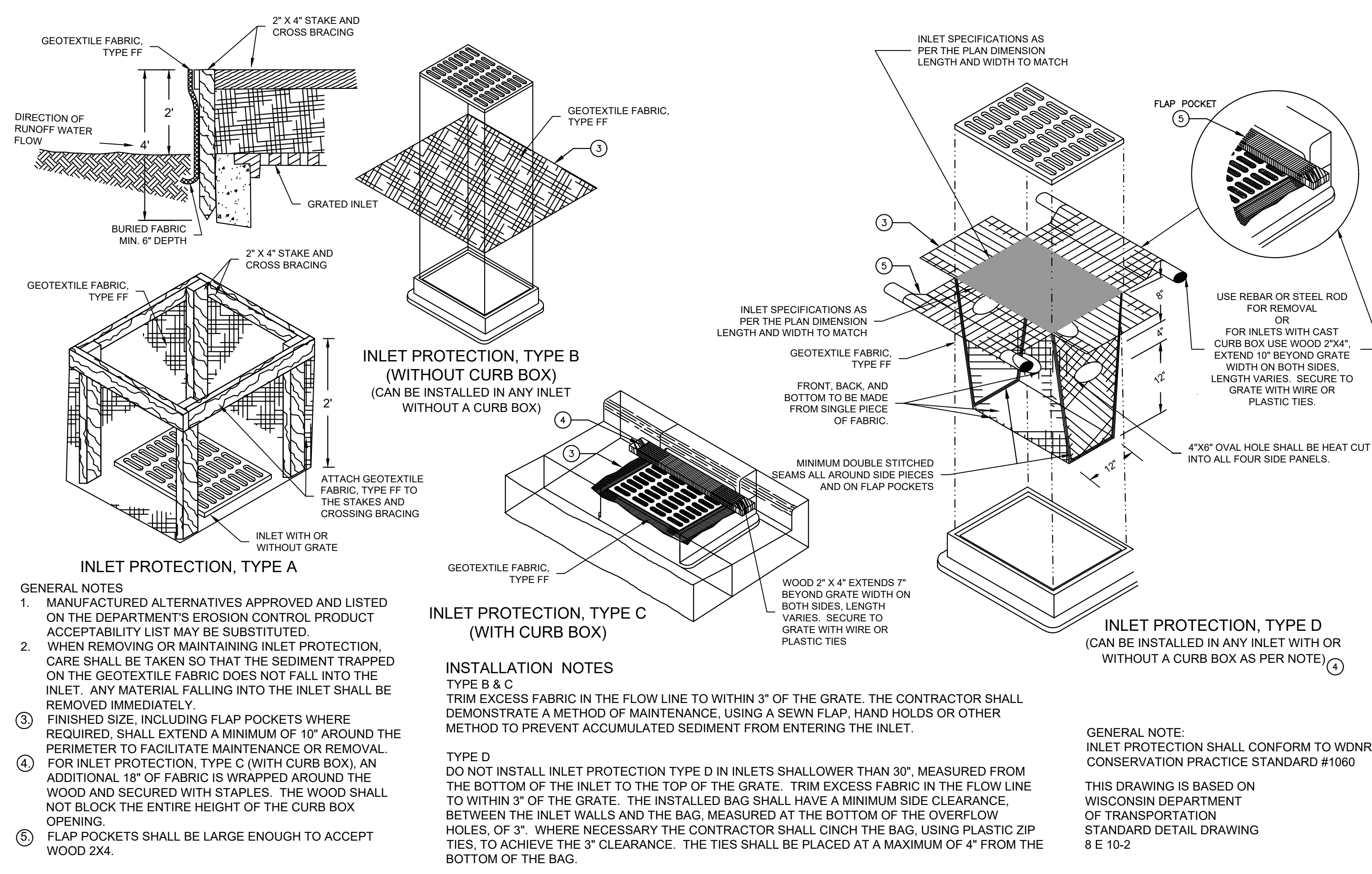
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

**E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN
 ROADWAY - STREET LIGHTING**

NO.	REVISION	DATE	BY
1.	CITY RESUBMITTAL	12/23/2021	JRG

DRAWING NO.	19754 ROADWAY - SITE LIGHTING.DWG
DRAWN BY:	JRG
DATE:	10-06-2021
PROJECT NO.:	19754
CHECKED BY:	TPM
APPROVED BY:	CTC
SHEET NO.:	

R200



- GENERAL NOTES**
1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
 2. 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.
 3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 4. FOR INLET PROTECTION, TYPE C (WITH 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.
 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

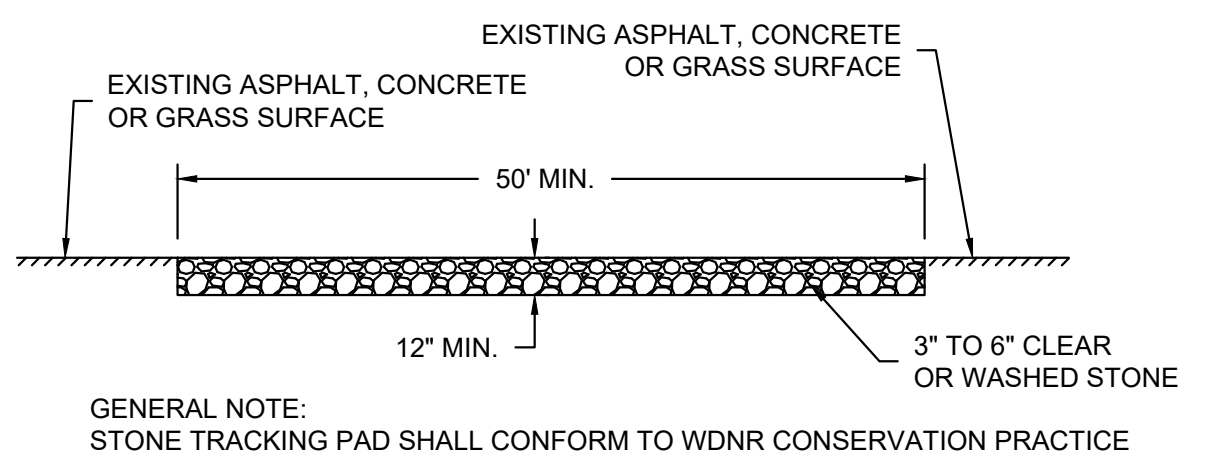
TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

GENERAL NOTE:
INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060

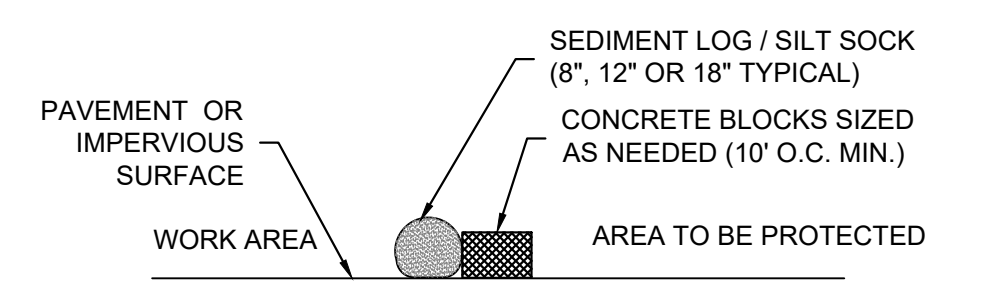
THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2

A INLET PROTECTION TYPE A, B, C, AND D: WDNR TS-1060
NOT TO SCALE

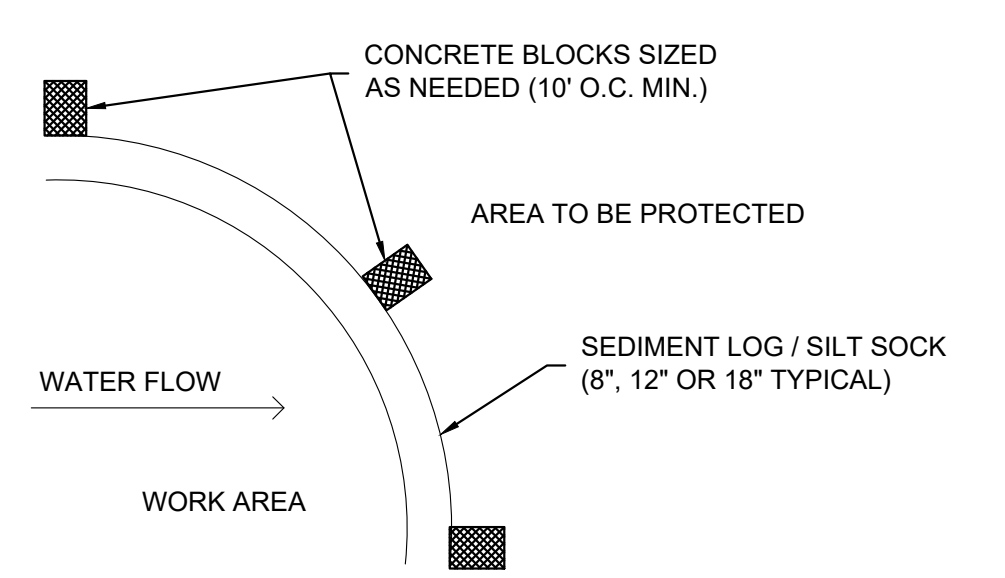


GENERAL NOTE:
STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057

B CONSTRUCTION ENTRANCE/EXIT DETAIL: WDNR TS-1057
NOT TO SCALE



SECTION NTS



PLAN

C SEDIMENT LOG / SILT SOCK ON PAVEMENT DETAIL
NOT TO SCALE

- EROSION CONTROL NOTES:**
1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
 2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
 3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
 4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
 5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
 6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
 7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
 8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
 9. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
 10. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
 11. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE MUNICIPALITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
 12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
 13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
 14. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
 15. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
 16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
 17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
 18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
 19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
 20. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
 21. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
 22. WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
 23. CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
 24. PERMANENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
 25. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY.

SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GENERAL CAPITAL GROUP
6938 N. Santa Monica Blvd,
Fox Point, WI 53217
Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
117 N. Jefferson ST. #200
Milwaukee, WI 53202
Phone: 414-988-7885

AG ARCHITECTURE
1414 Underwood Ave. #301
Wauwatosa, WI 53213
Phone: 414-4313131

**E. ST. PAUL AVENUE
WAUKESHA, WISCONSIN**

ROADWAY DETAILS

NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG
DRAWING NO.	19754 DETAILS ROADWAY.DWG
DRAWN BY:	JRG
DATE:	10-06-2021
PROJECT NO.:	19754
CHECKED BY:	TPM
APPROVED BY:	CTC
SHEET NO.:	

R300

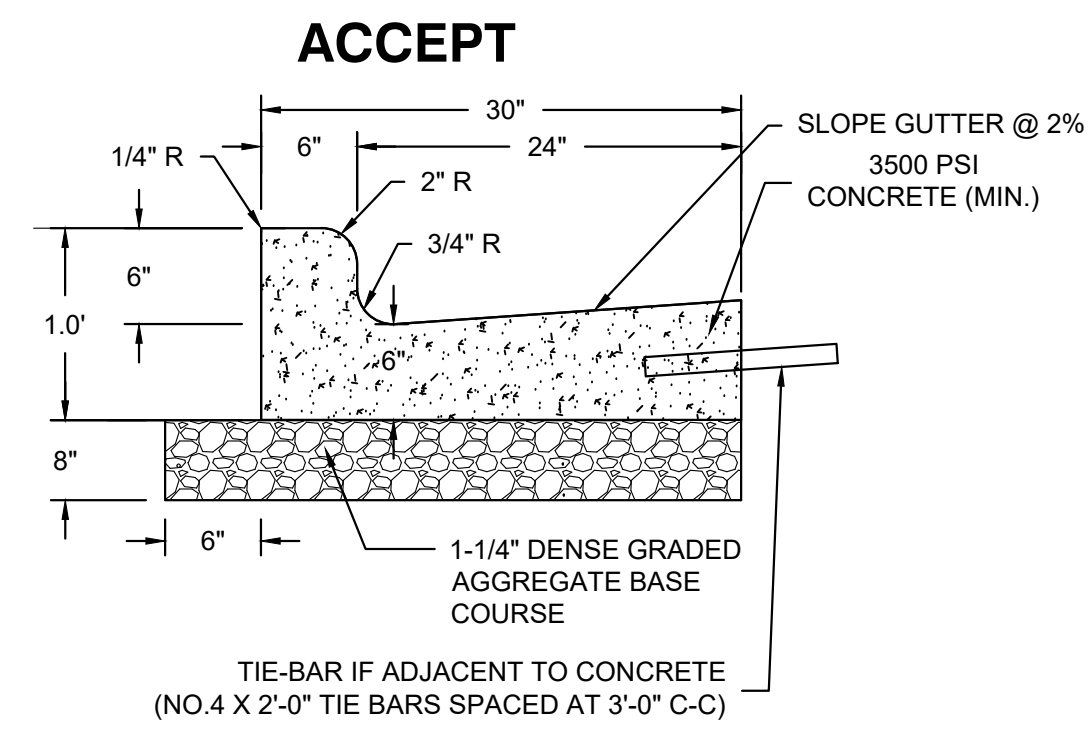
GENERAL CAPITAL GROUP
 6938 N. Santa Monica Blvd,
 Fox Point, WI 53217
 Phone: 414-228-3500

JOSEPH PROPERTY
 DEVELOPMENT
 117 N. Jefferson ST. #200
 Milwaukee, WI 53202
 Phone: 414-988-7885

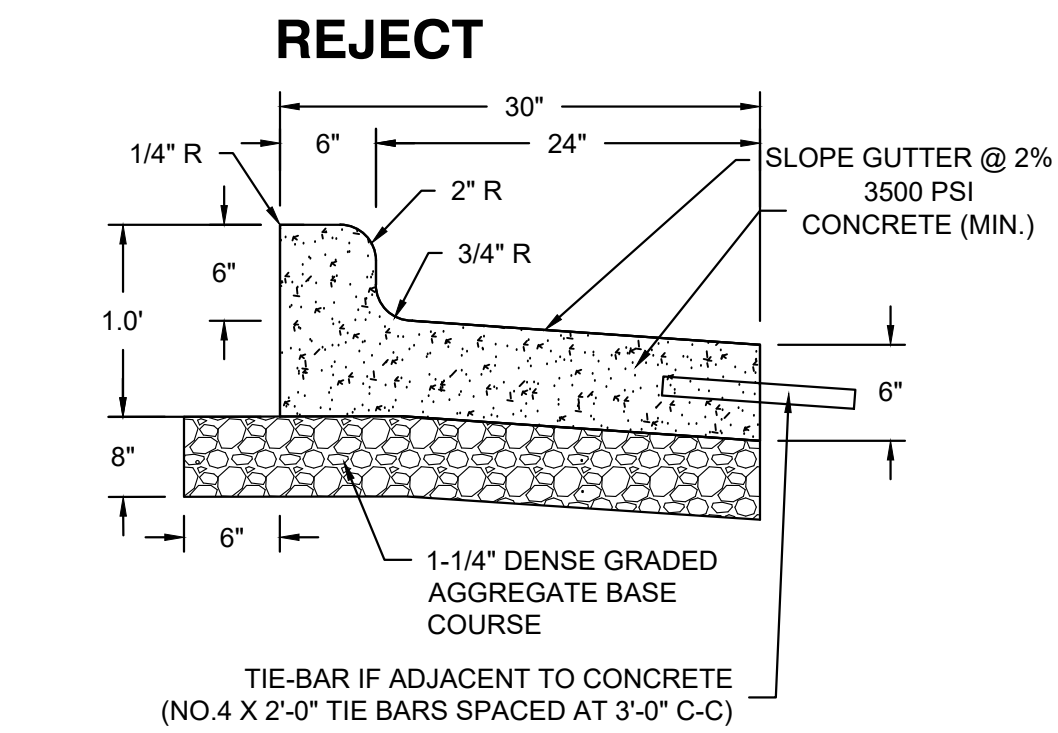
AG ARCHITECTURE
 1414 Underwood Ave. #301
 Wauwatosa, WI 53213
 Phone: 414-4313131

E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN

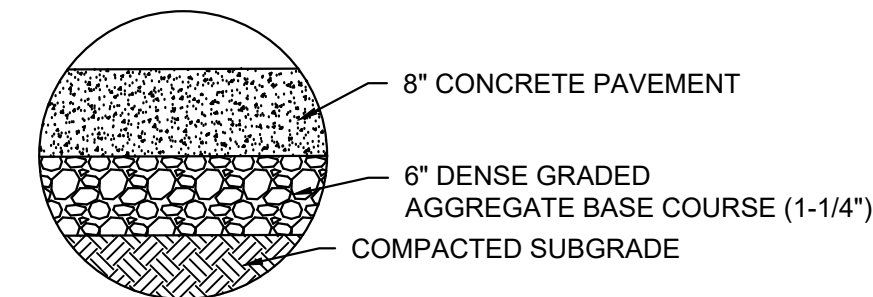
ROADWAY DETAILS



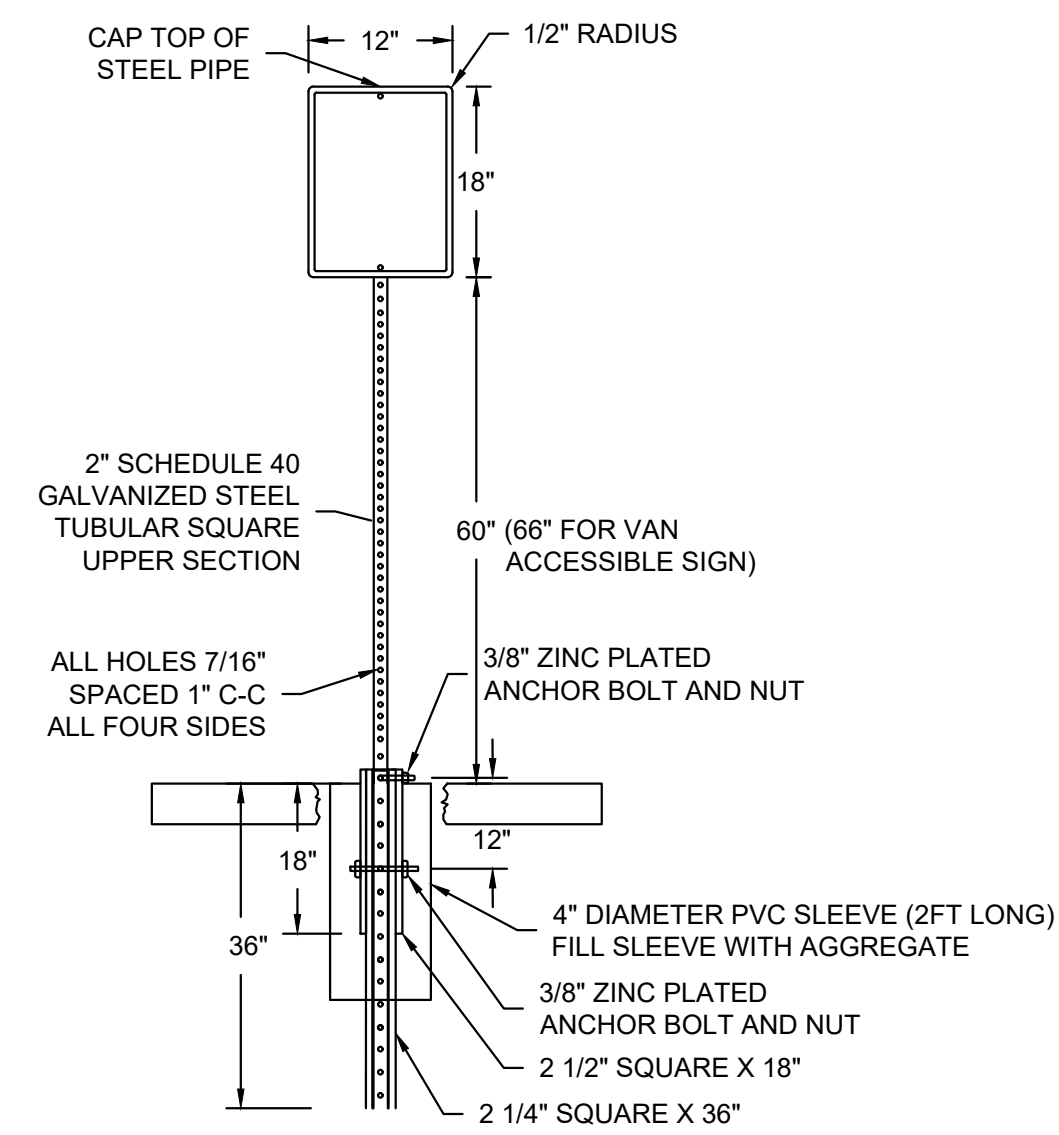
A 30" CONCRETE CURB & GUTTER SECTION
 NOT TO SCALE



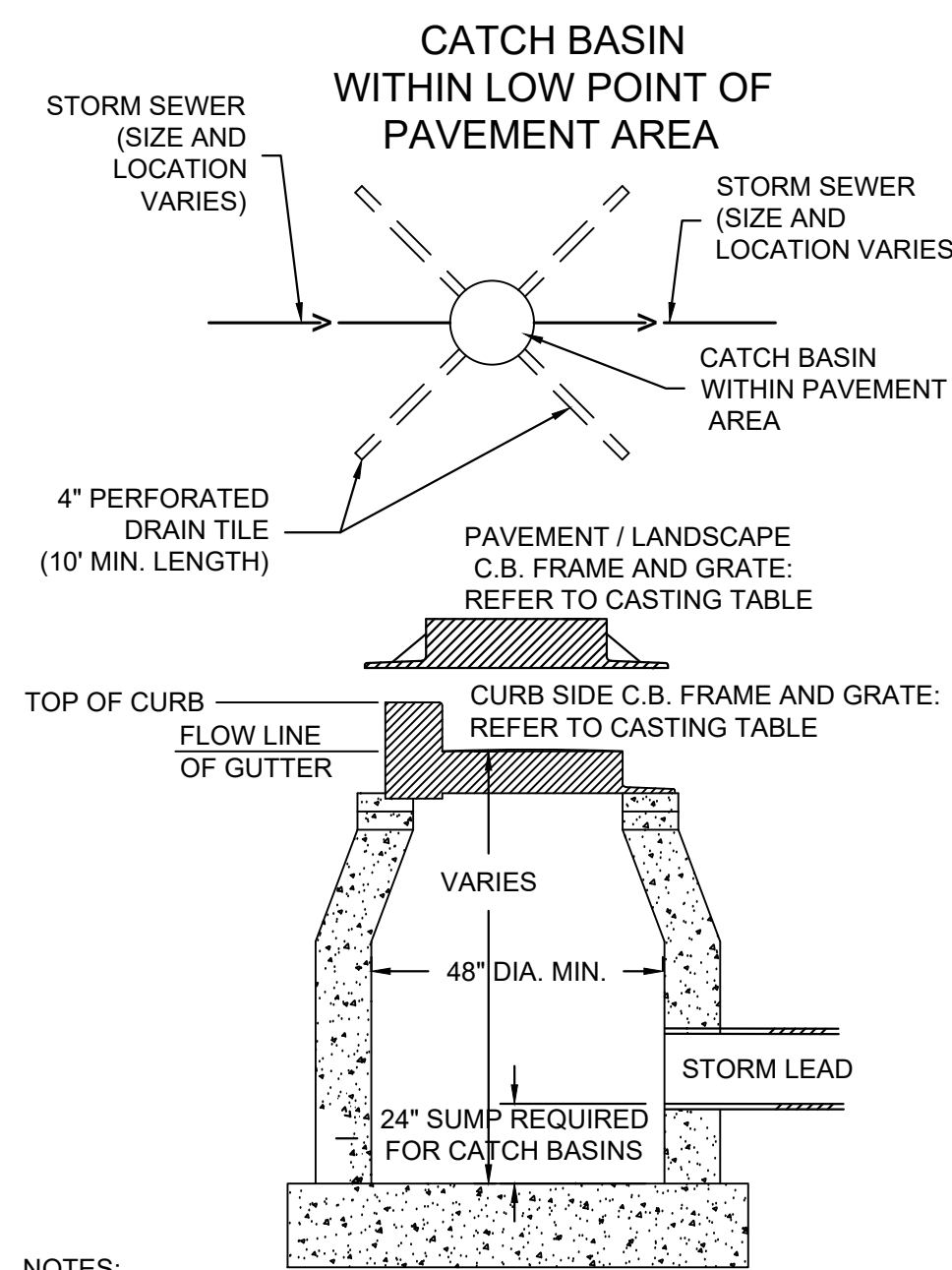
B CONCRETE SIDEWALK SECTION
 NOT TO SCALE



D CONCRETE PAVEMENT SECTION
 NOT TO SCALE



C SIGN & POST
 NOT TO SCALE



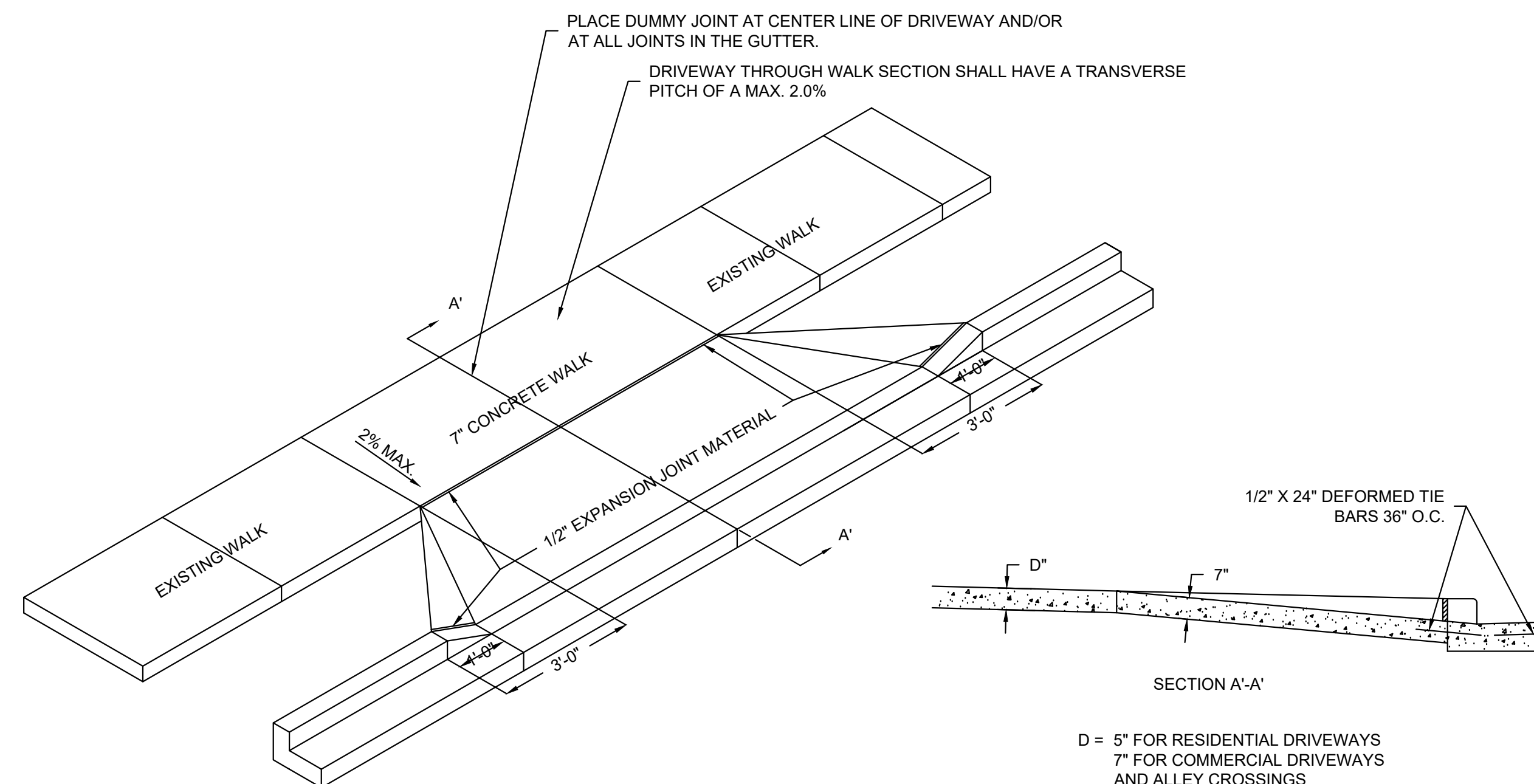
- NOTES:**
1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
 2. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
 3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
 4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR, OR FLEXIBLE RUBBER TYPE GASKETS FOR STORM MANHOLES.
 5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
 6. 3" OF BEDDING STONE UNDER BASE.
 7. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

F PRECAST STORM MANHOLE
 NOT TO SCALE

- NOTES:**
1. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING.
 2. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
 3. 3" BEDDING OF STONE UNDER BASE REQUIRED ON WET SUB-GRADE.
 4. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL CATCH BASIN SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

	CATCH BASIN / INLET CASTING TABLE					
	IF 18" CURB & GUTTER		IF 24" CURB & GUTTER		IF 30" CURB AND GUTTER	
	CASTING	GRATE	CASTING	GRATE	CASTING	GRATE
CURB INLET	NEENAH R-3170	B	NEENAH R-3067	A	NEENAH R-3228H	C
AREA INLET	NEENAH R-2050	C				

E INLET AND CATCH BASIN
 NOT TO SCALE

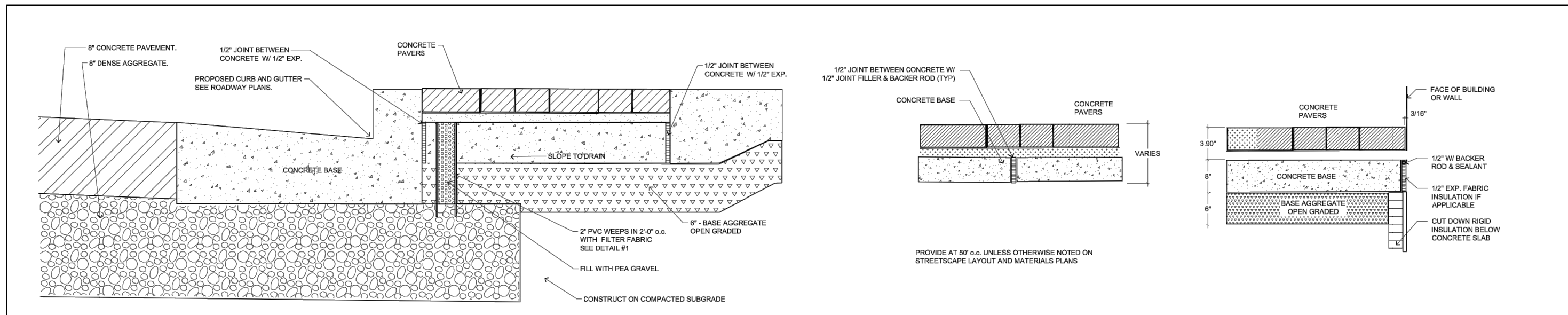


- NOTES:**
1. IF LOCAL JURISDICTION HAS A TYPICAL DRIVEWAY DETAIL THAT DIFFERS FROM STANDARD DETAIL, LOCAL JURISDICTION SHALL OVERRIDE STANDARD DETAIL

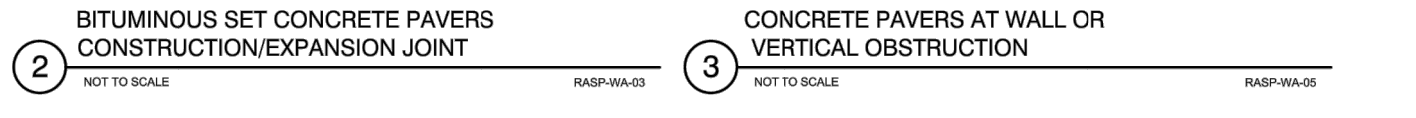
G CONCRETE DRIVEWAY (WITH CONCRETE WALK)
 NOT TO SCALE

NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG
DRAWING NO.	19754 DETAILS ROADWAY.DWG
DRAWN BY:	###
DATE:	#####
PROJECT NO:	19754
CHECKED BY:	###
APPROVED BY:	###
SHEET NO.:	

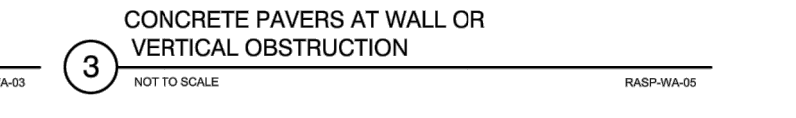
R301



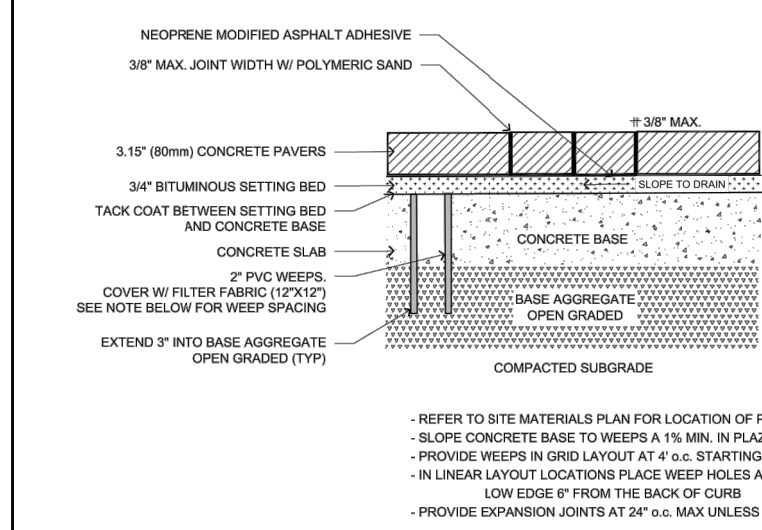
1 TYPICAL SECTION - CONCRETE PAVERS AT BACK OF CURB
NOT TO SCALE RASP-WA-01



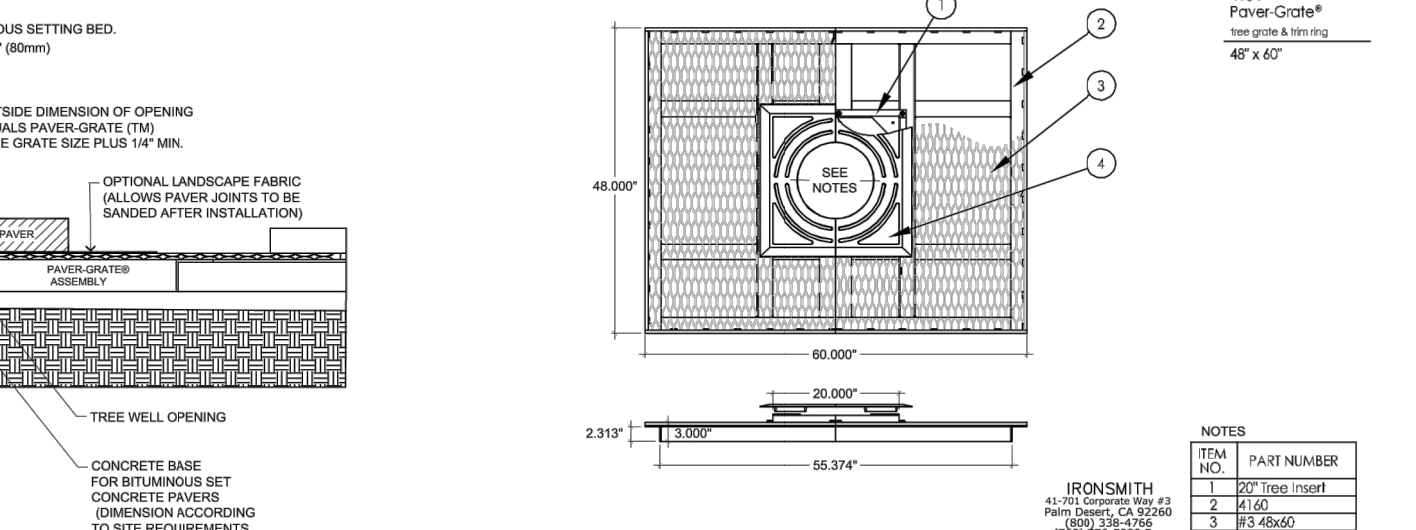
2 BITUMINOUS SET CONCRETE PAVERS CONSTRUCTION/EXPANSION JOINT
NOT TO SCALE RASP-WA-02



3 CONCRETE PAVERS AT WALL OR VERTICAL OBSTRUCTION
NOT TO SCALE RASP-WA-03



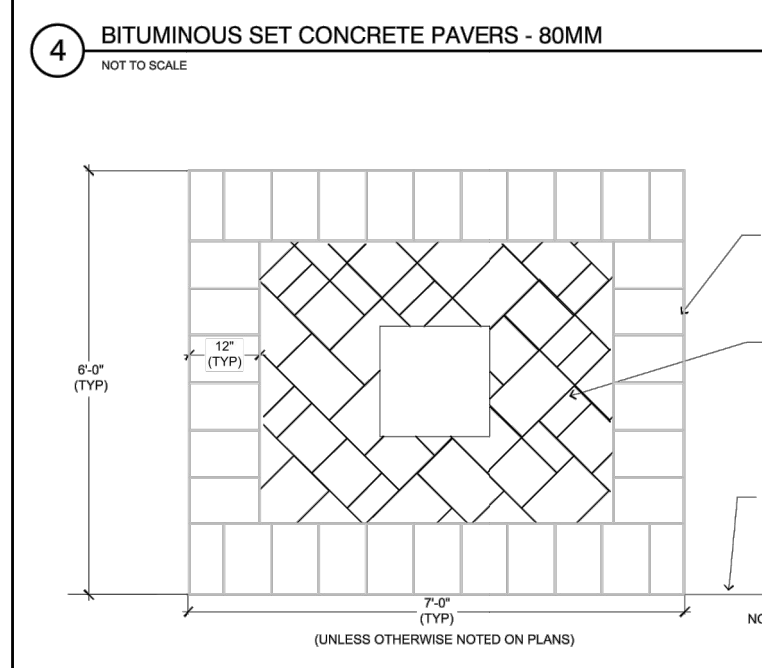
4 BITUMINOUS SET CONCRETE PAVERS - 80MM
NOT TO SCALE RASP-WA-04



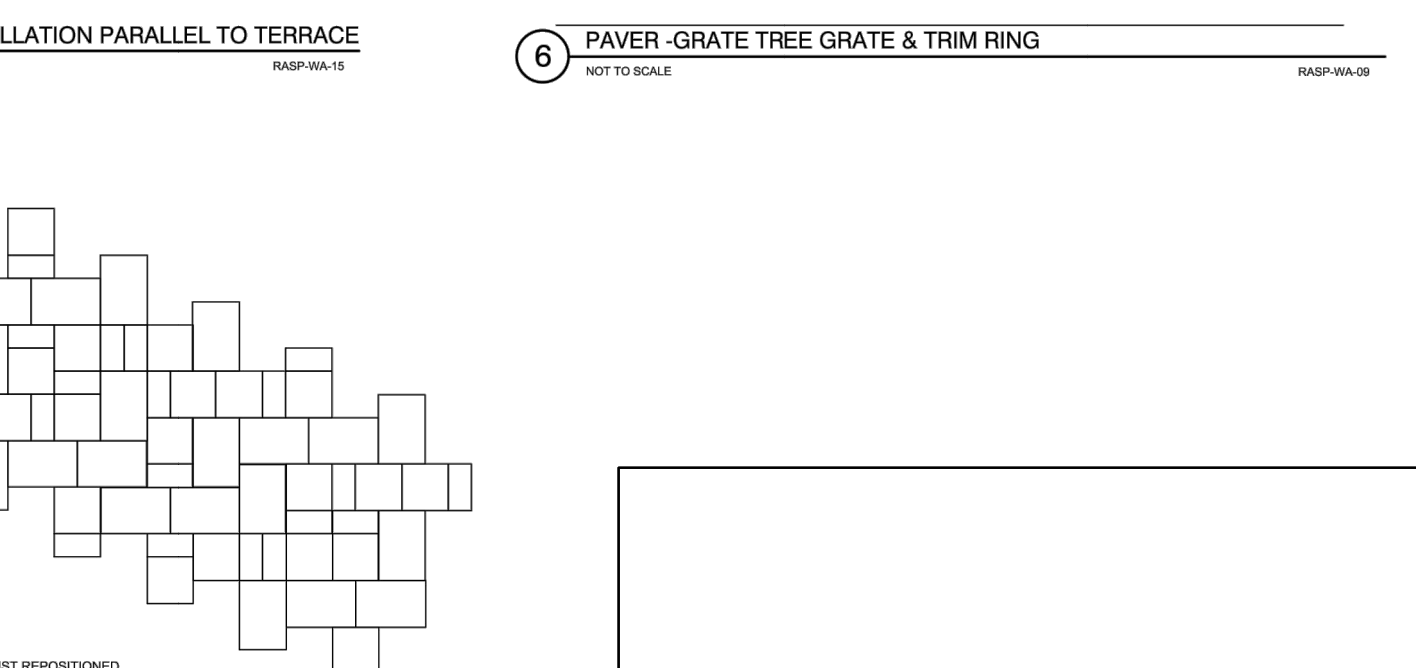
5 PAVER GRATE INSTALLATION PARALLEL TO TERRACE
NOT TO SCALE RASP-WA-10



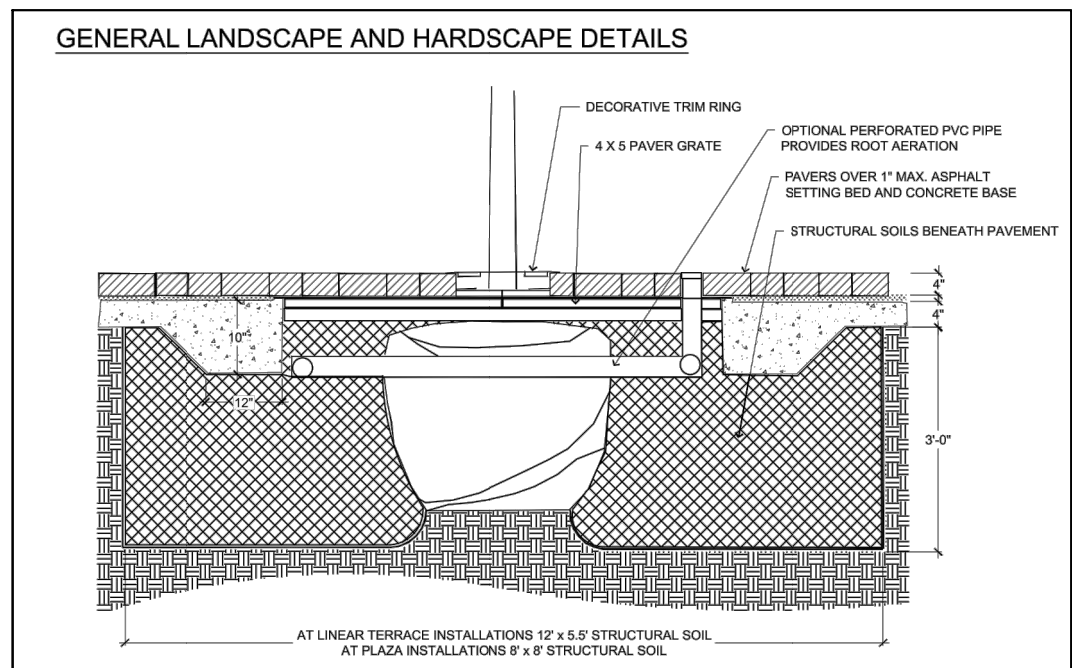
6 PAVER-GRATE TREE GRATE & TRIM RING
NOT TO SCALE RASP-WA-05



7 TYPICAL LAYOUT DETAIL - AT TREE PLANTING LOCATION CONCRETE PAVERS
NOT TO SCALE RASP-WA-11



8 PAVER PATTERN
NOT TO SCALE RASP-WA-12



9 TYPICAL SECTION - TREE GRATE
NOT TO SCALE RASP-WA-14

1. CONTRACTOR RESPONSIBLE FOR CONTACTING PUBLIC AND PRIVATE UNDERGROUND UTILITY LOCATING SERVICE TO HAVE SITE MARKED PRIOR TO ANY DIGGING OR EARTHWORK.
2. CONCRETE PLAZA: SOLOMON COLORS, INC. DRY PIGMENT COLOR #385 BARK
3. CONCRETE PAVERS:
SUPPLIED BY:
NORTHFIELD AN OLDCASTLE COMPANY
1 HUNT COURT
MUNDELEIN, IL 60060
NORTHFIELDBLOCK.COM
THE CONCRETE PAVER PRODUCTS REQUIRED INCLUDE:
PRODUCT: BELGARD URBANA 3 PIECE
PRODUCT TYPE: BELGARD URBANA
PRODUCT SIZE: 4" X 8", 8" X 8", 12" X 8"
PRODUCT THICKNESS: 80MM THICK
PRODUCT COLOR: DANVILLE BEIGE, COTSWOLD MIST, ONTARIO BLEND
PRODUCT FINISH: BELGARD TEXTURGARD FINISH (ADA COMPLIANT)
PATTERN & COLOR: SEE CIVIL SPECIFICATIONS
SEE DETAIL IN PLAN SHEET FROM THE PROPOSED PATTERN.

SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GENERAL CAPITAL GROUP
6938 N. Santa Monica Blvd,
Fox Point, WI 53217
Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
117 N. Jefferson ST. #200
Milwaukee, WI 53202
Phone: 414-988-7885

AG ARCHITECTURE
1414 Underwood Ave. #301
Wauwatosa, WI 53213
Phone: 414-4313131

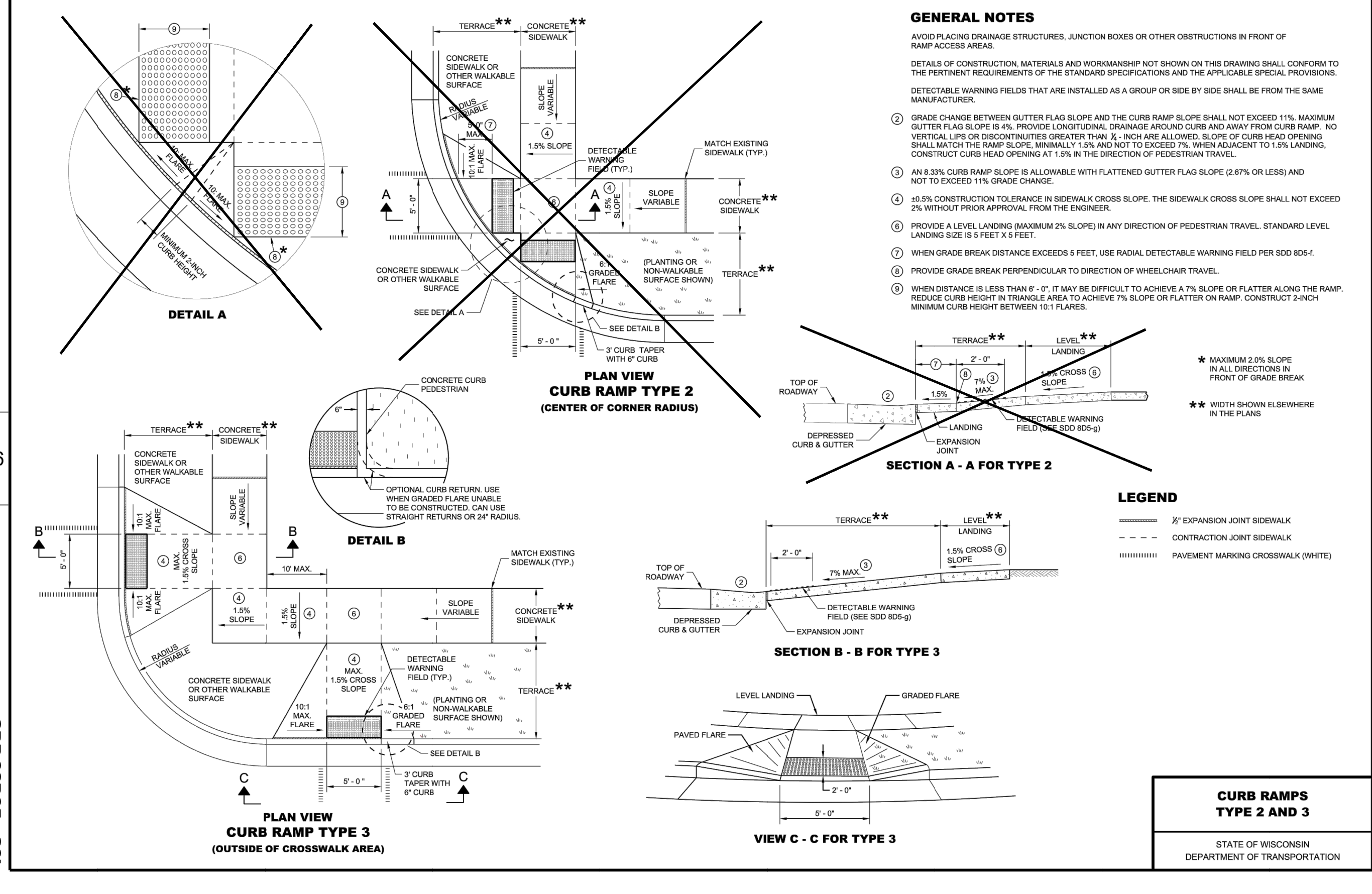
E. ST. PAUL AVENUE
WAUKESHA, WISCONSIN

ROADWAY DETAILS

NO. REVISION	DATE	BY
1.	CITY RESUBMITTAL 12/23/2021	JRG
DRAWING NO.	19754 DETAILS ROADWAY.DWG	
DRAWN BY:	##	
DATE:	#####	
PROJECT NO:	19754	
CHECKED BY:	##	
APPROVED BY:	###	
SHEET NO.:		

R302

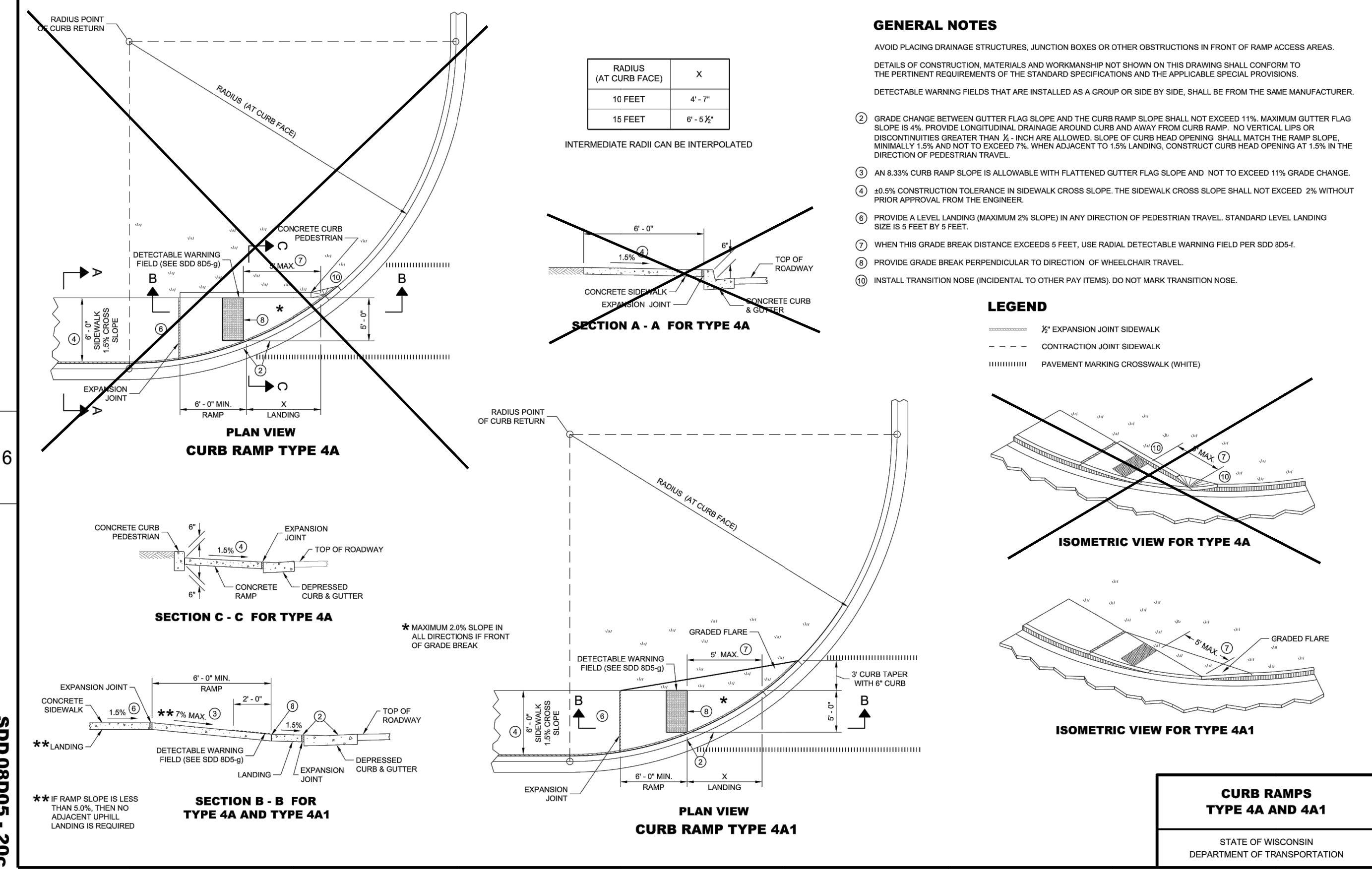
SDD 08D05-b Curb Ramps Types 2 and 3



SDD 08D05 - 20b

SDD 08D05 - 20b

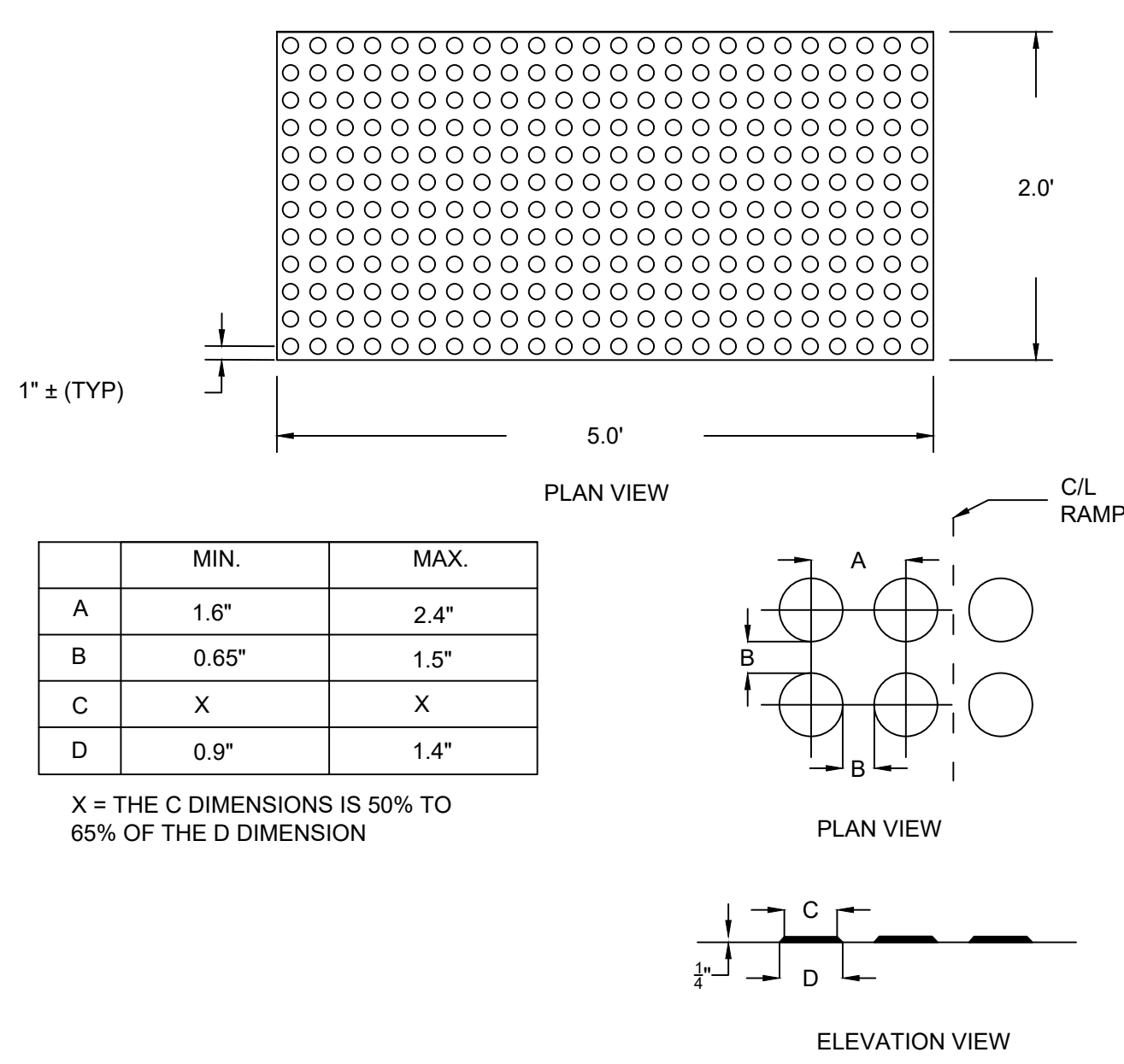
SDD 08D05-c Curb Ramps Types 4A and 4A1



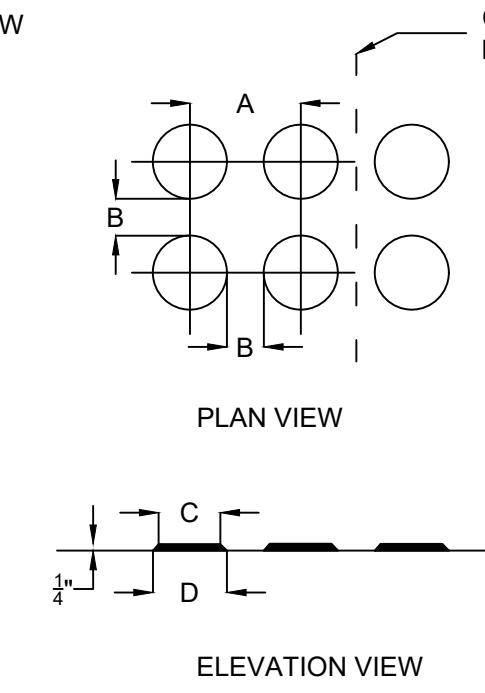
SDD 08D05 - 20c

SDD 08D05 - 20c

A ADA RAMP DETAIL (TYPE 3)
NOT TO SCALE



D DETECTABLE WARNING FIELD DETAIL
NOT TO SCALE



B ADA RAMP DETAIL (TYPE 4A1)
NOT TO SCALE

SIGMA GROUP
Single Source. Sound Solutions.
www.thesignmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GENERAL CAPITAL GROUP
6938 N. Santa Monica Blvd,
Fox Point, WI 53217
Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
117 N. Jefferson ST. #200
Milwaukee, WI 53202
Phone: 414-988-7885

AG ARCHITECTURE
1414 Underwood Ave. #301
Wauwatosa, WI 53213
Phone: 414-4313131

**E. ST. PAUL AVENUE
WAUKESHA, WISCONSIN**

ROADWAY DETAILS

NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG
DRAWING NO.	19754 DETAILS ROADWAY.DWG
DRAWN BY:	##
DATE:	#####
PROJECT NO:	19754
CHECKED BY:	##
APPROVED BY:	###
SHEET NO.:	

R303

Ordering Guide:
 C9667E: LUMINAIRE, 4000K
 Modifications:
 Sand blasted vertical ribbed globe.
 C9667H: LUMINAIRE, 3000K
 Modifications:
 Sand blasted vertical ribbed globe.
 C9667C: BASE COVER
 C9667E: POLE ASSEMBLY

Color:
 Black

PARKS Pole & Fixture only

POLE ASSEMBLY: MODIFIED,
 4"-3" ROUND TAPERED ALUMINUM,
 0.125" WALL THICKNESS,
 CAST ALUMINUM BASE W/ ACCESS
 DOOR, MODIFIED LESS BASE COVER,
 120V STANDARD DUPLEX OUTLET W/
 IN-USE COVER (see Pole Orientation
 detail for location)

POLE ORIENTATION

PHILIPS LEDgine
 Bottom View

PHILIPS HADCO

PHILIPS LEDgine Specifications:

64, 3000K (warm) or 4900K (neutral)
 (optionally) Philips Lumileds Luxeon T
 LEDs, typical 75 Color Rendering Index
 (CRI), >100,000 hours of operational
 life (at 25°C ambient temperature &
 70% lumen maintenance), injection
 molded Type V optical plates, IP66
 rated optical system.

Integral Philips Advance Xitanium LED
 driver, class 1, IP66 rated, 350mA,
 IntelliVolt 120-277 VAC, 50-60 Hz,
 RoHS compliant, field replaceable
 10kV/10kA surge suppression.
 -4000K: Delivered lumens: 8333
 Wattage: 69W.
 3000K: Delivered lumens: 7293,
 Wattage: 69W.

Luminaire Specifications:

UL8750 & UL1598 compliant, ETL &
 cUL listed to U.S. & Canadian
 standards for wet locations,
 manufactured to ISO 9001:2008
 standards, vibration tested to ANSI
 C136.31 for Normal Applications,
 LM80 & LM79 tested, DLC listed.

PHILIPS HADCO

100 Craftley Drive
 Littleton, CO 80120
 Phone 800-331-4185
 Fax 717-359-9289
 www.philips.com

JOB NAME:
 City of Waukesha
 - Parks Department

DRAWN BY:
 H. Kuhn

SCALE:
 1:20

DATE:
 02/17/17

DRAWING NUMBER:
 C9667-DWG11

REP:
 Spectrum Lighting

REV: E POK 18-003
BR: SMK DATE: 03/02/18

Ordering Guide:
 C9667F: LUMINAIRE
 C9667C: BASE COVER
 C9667H: 11"-8" POLE ASSEMBLY (shown)
 C9667E: 15'-0 3/16" POLE ASSEMBLY

Color:
 Black

Roadway Pole & Fixture only

POLE ASSEMBLY: MODIFIED,
 4"-3" ROUND TAPERED ALUMINUM,
 0.125" WALL THICKNESS,
 CAST ALUMINUM BASE W/ ACCESS
 DOOR, MODIFIED LESS BASE COVER,
 120V STANDARD DUPLEX OUTLET W/
 IN-USE COVER (see Pole Orientation
 detail for location)

POLE ORIENTATION

PHILIPS LEDgine
 Bottom View

PHILIPS HADCO

PHILIPS LEDgine Specifications:

64, 3000K (warm) Philips Lumileds
 Luxeon T LEDs, typical 75 Color
 Rendering Index (CRI), 200,000 hours
 of operational life (at 25°C ambient
 temperature & 70% lumen
 maintenance), injection molded
 Type II optical plates, IP66 rated
 LED module.

Integral Philips Advance Xitanium LED
 driver, class 1, IP66 rated, 350mA,
 IntelliVolt 120-277 VAC, 50-60 Hz,
 RoHS compliant, field replaceable
 10kV/10kA surge suppression.
 Delivered lumens: 7041, Wattage: 69W.

Luminaire Specifications:

UL8750 & UL1598 compliant, ETL &
 cUL listed to U.S. & Canadian
 standards for wet locations,
 manufactured to ISO 9001:2008
 standards, vibration tested to ANSI
 C136.31 for Normal Applications,
 LM80 & LM79 tested, DLC listed.

PHILIPS HADCO

100 Craftley Drive
 Littleton, CO 80120
 Phone 800-331-4185
 Fax 717-359-9289
 www.philips.com

JOB NAME:
 City of Waukesha

DRAWN BY:
 H. Kuhn

SCALE:
 1:20

DATE:
 02/28/17

DRAWING NUMBER:
 C9667-DWG12

REP:
 Spectrum Lighting

REV: D POK 17-014
BR: SMK DATE: 06/05/17

LIGHT DUTY MANHOLE FRAME AND SOLID LID.

NOTE:
 PROVIDE GROUNDING OF FRAME AND LID
 AS SHOWN IN PULL BOX, 24 X 36-INCH
 DETAIL.

FINAL GRADE

**BELL END - USE APPROPRIATE
 ADHESIVE FOR MATERIALS**

WALL THICKNESS=0.375"

**CUT OPENINGS AS REQUIRED
 IN THE FIELD.**

**HDPE DUCT-ALL
 DUCTS PITCHED TO
 DRAIN TO PULL BOXES.**

**FREE DRAINING MATERIAL (2" ROCK OR
 CRUSHED AGGREGATE)**

**WEIGHT OF MANHOLE LID AND FRAME
 SHALL BE 40 POUND ± 5%**

CITY OF WAUKESHA
 DEPARTMENT OF PUBLIC WORKS

STANDARD CONSTRUCTION DETAILS
 --PULL BOX--

APPROVED: ALEX DAMIEN DATE: [] DRAWN BY: JAW DATE: []
PROJECT NO: 11-0025
PLANT DATE: 12/13/2018 8:58 AM

A ROADWAY POLE AND FIXTURE
 NOT TO SCALE

NOTES

- Sign is Type II - Type H Reflective - reference WIS DOT Standard Specification for HIGHWAY and STRUCTURE CONSTRUCTION latest edition.
- Color:
 Background - Red
 Message - White
- Message Series - C

STANDARD SIGN
 R1-1

WISCONSIN DEPT OF TRANSPORTATION
 APPROVED: *Matthew R. Rauch*
 Sup. State Traffic Engineer
 DATE: 11/12/15 PLATE NO. R1-L13

SIZE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	Wt.
1	30				3/4	10	12 1/2	45°		12	3/4																5.18
2S	30				3/4	10	12 1/2	45°		12	3/4																5.18
2M	36				3/4	12	15	45°		15	3/4																7.46
3	36				3/4	12	15	45°		15	3/4																7.46
4	48				1	16	20	45°		20	1/2																13.25
5	48				1	16	20	45°		20	1/2																13.25
6	18				3/4	6	7 3/4	45°		7 3/4																	1.86
7	12				3/4	4	5	45°		5 1/4																	0.78

PROJECT NO: [] HWY: [] COUNTY: []
 FILE NAME: C:\CHG\19754\Proj\19754-010\19754-010.dwg PLOT DATE: 22-AUG-2017 07:19 PLOT BY: [] PLOT NAME: [] SHEET NO: []

9C2: Concrete Bases Types 1, 2, 5 and 6

GENERAL NOTES

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

BASES SHALL BE EXCAVATED BY USE OF A CIRCULAR AUGER. TOP SURFACES OF CONCRETE BASES SHALL BE TROWEL FINISHED SMOOTH AND LEVEL.

CONDUIT SIZES AND LOCATIONS SHALL BE AS SHOWN ON THE PLANS. THE FINAL OR TERMINATING CONDUIT BASE IN A CONDUIT RUN SHALL HAVE A 6" EXT. STUB INSTALLED FOR FUTURE CABLE USE. THE EXT. STUB SHALL BE SIZED AS USED THROUGHOUT THE CONDUIT RUN AS SHOWN AT THE ENTRANCE OF THE BASE.

MINIMUM BONDING RADIUS OF CONDUIT IS EQUAL TO 6 X THE DIAMETER. CONDUIT HEIGHT ABOVE CONCRETE BASES SHALL BE 1 INCH. ALL METALLIC CONDUIT ENDS SHALL BE REAMED AND THREADED.

ALL CONDUIT ENDS AT THE TOP OF CONCRETE BASES SHALL BE CAPPED IF METALLIC OR PLUGGED IF NONMETALLIC IMMEDIATELY AFTER PLACEMENT AND BEFORE CONCRETE IS POURED. CONDUITS IN WHICH WIRE OR CABLE IS NOT INSTALLED SHALL REMAIN CAPPED OR PLUGGED.

GENERAL NOTES (CONTINUED)

BELLS ENDS SHALL BE INSTALLED ON ALL PVC CONDUIT EXPOSED AT THE TOP OF CONCRETE BASES BEFORE INSTALLATION OF CABLE OR WIRE.

ENDS OF CONDUIT INSTALLED BELOW GRADE FOR FUTURE USE SHALL BE CAPPED IF METALLIC OR PLUGGED IF NONMETALLIC.

WHEN REQUIRED TO CONNECT NONMETALLIC CONDUIT TO METALLIC CONDUIT, ONLY ADAPTER FITTINGS, UNLISTED FOR ELECTRICAL USE, SHALL BE USED.

IF A BASE REQUIRES A DEEP FORM BECAUSE OF LOOSE DIRT OR FILL, THE FORM SHALL BE REMOVED BEFORE BACKFILLING AROUND THE BASE. BACKFILL SHALL BE TAMPED TIGHT AGAINST THE BARE CONCRETE BASE IN LAYERS OF 1 FOOT OR LESS.

A NO. 4 BARE STRANDED COPPER EQUIPMENT GROUNDING CONDUCTOR SHALL BE EXOTHERMICALLY WELDED TO THE EQUIPMENT GROUNDING ELECTRODE (IGRND) ROD FOR TYPE 1, TYPE 2, TYPE 5, AND TYPE 6 BASES.

THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE FURNISHED AND INSTALLED TO ENTER THE BASE OF THE TYPE 2 AND TYPE 5 BASES THROUGH A 1 INCH CONDUIT INSTALLED FOR GROUNDING PURPOSES, LEAVING A 4 FOOT END OF WIRE ABOVE THE CONCRETE BASE. THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE NEATLY COILED AND THE ENDS TIED TOGETHER.

ANCHOR RODS SHALL BE THREADED 12" IN LENGTH ON EACH END OF THE ROD. ANCHOR RODS SHALL BE MANUFACTURED IN ACCORDANCE WITH SECTION 654.2.1 OF THE STANDARD SPECIFICATIONS.

WASHERS AND LOCK WASHERS ARE REQUIRED ON ALL ANCHOR RODS. WHEN ANCHOR RODS USING THE ALTERNATE "L" BEND ARE FURNISHED, THE 4" "L" BEND SHALL BE IN ADDITION TO THE SPECIFIED ANCHOR ROD BAR LENGTH. THE "L" BEND END SHALL NOT BE THREADED.

ANCHOR RODS SHALL BE INSTALLED WITH MISALIGNMENTS OF LESS THAN 1/40 FROM VERTICAL.

WELDING OF THE ANCHOR RODS TO THE CAGE IS UNNECESSARY. TIE Wires SHALL BE USED.

BAR STEEL REINFORCEMENT SHALL BE COATED WITH POWDERED EPOXY RESIN IN ACCORDANCE WITH SECTION 505 OF THE STANDARD SPECIFICATIONS LATEST EDITION.

① THE MINIMUM DEPTH OF CONDUIT EXTING THE CONCRETE BASE AND INSTALLED BELOW THE TRAVELED WAY SHALL BE 24 INCHES. THE MINIMUM DEPTH OF CONDUIT EXTING THE CONCRETE BASE THAT IS NOT INSTALLED BELOW THE TRAVELED WAY SHALL BE 18 INCHES. THE MAXIMUM DEPTH OF ALL CONDUIT SHALL BE 36 INCHES EXCEPT WITH WRITTEN APPROVAL BY THE ENGINEER.

② 1/4" DIA. X 3'-6" ANCHOR RODS.

③ 1/4" DIA. X 5'-0" ANCHOR RODS.

④ 1/4" DIA. X 6'-0" BAR STEEL REINFORCEMENT.

⑤ 1/4" DIA. X 5'-0" BAR STEEL REINFORCEMENT @ 1'-0" C-C.

⑥ 1/4" DIA. X 3'-6" ANCHOR RODS.

⑦ 1/4" DIA. X 4'-8" BAR STEEL REINFORCEMENT.

⑧ 1/4" DIA. X 5'-0" BAR STEEL REINFORCEMENT @ 1'-0" C-C.

CONCRETE BASES:
 TYPES 1, 2, 5, & 6

STATE OF WISCONSIN
 DEPARTMENT OF TRANSPORTATION

APPROVED: [] DATE: []
 STATE ELECTRICAL ENGINEER

D CONCRETE BASES
 NOT TO SCALE

NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG

DRAWING NO. 19754 DETAILS.DWG
 DRAWN BY: []
 DATE: []
 PROJECT NO: 19754
 CHECKED BY: []
 APPROVED BY: []
 SHEET NO: []

R304

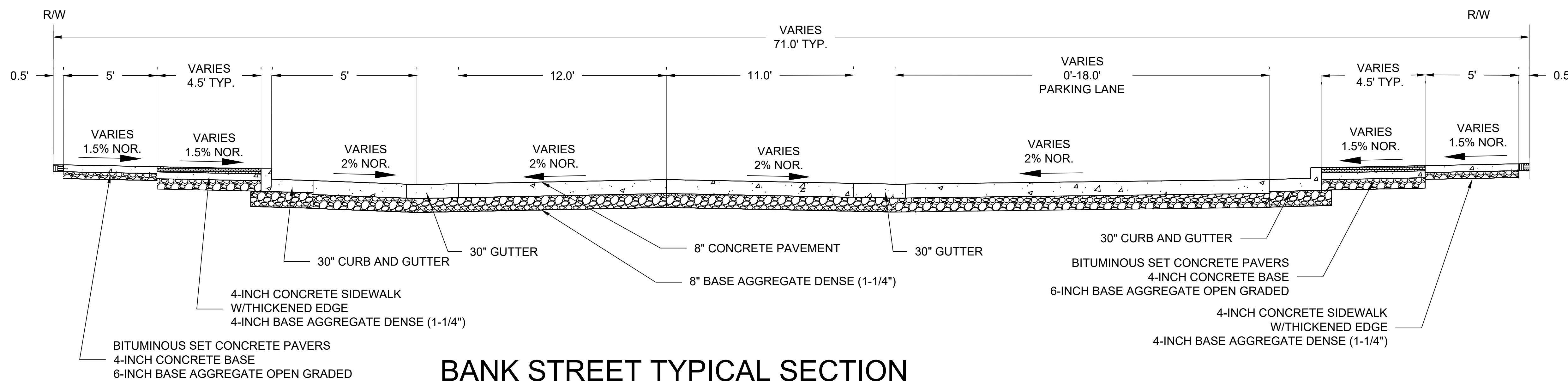
GENERAL CAPITAL GROUP
 6938 N. Santa Monica Blvd,
 Fox Point, WI 53217
 Phone: 414-228-3500

JOSEPH PROPERTY DEVELOPMENT
 117 N. Jefferson ST. #200
 Milwaukee, WI 53202
 Phone: 414-988-7885

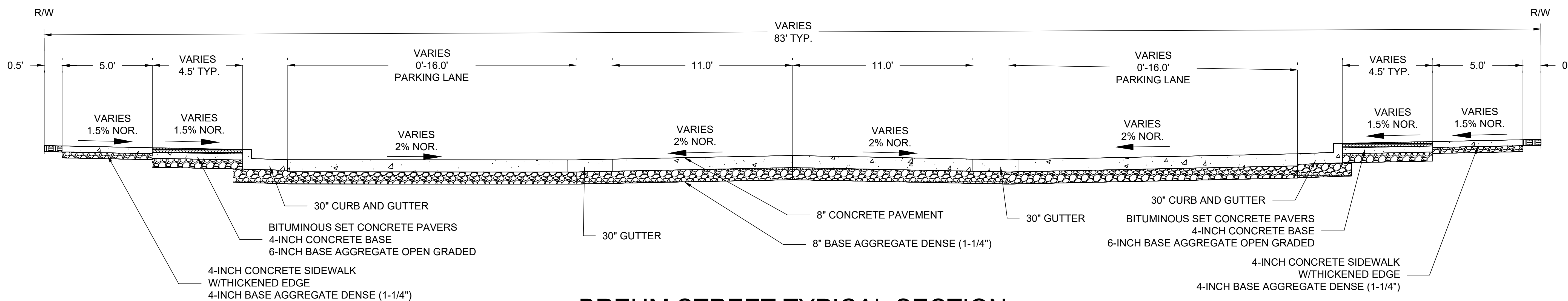
AG ARCHITECTURE
 1414 Underwood Ave. #301
 Wauwatosa, WI 53213
 Phone: 414-4313131

E. ST. PAUL AVENUE
 WAUKESHA, WISCONSIN

ROADWAY TYPICAL SECTIONS

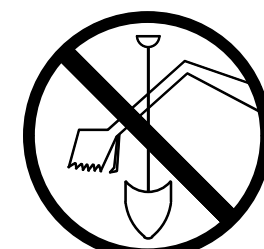


BANK STREET TYPICAL SECTION



BREHM STREET TYPICAL SECTION

TO OBTAIN LOCATIONS OF
 PARTICIPANTS UNDERGROUND
 UTILITIES BEFORE YOU
 DIG IN WISCONSIN



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

WIS STATUTE 182.0175(9)4
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU DIG!
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

NO. REVISION DATE BY

1. CITY RESUBMITTAL 12/23/2021 JRG

DRAWING NO. 19754 ROADWAYS.DWG

DRAWN BY: JRG

DATE: 10-06-2021

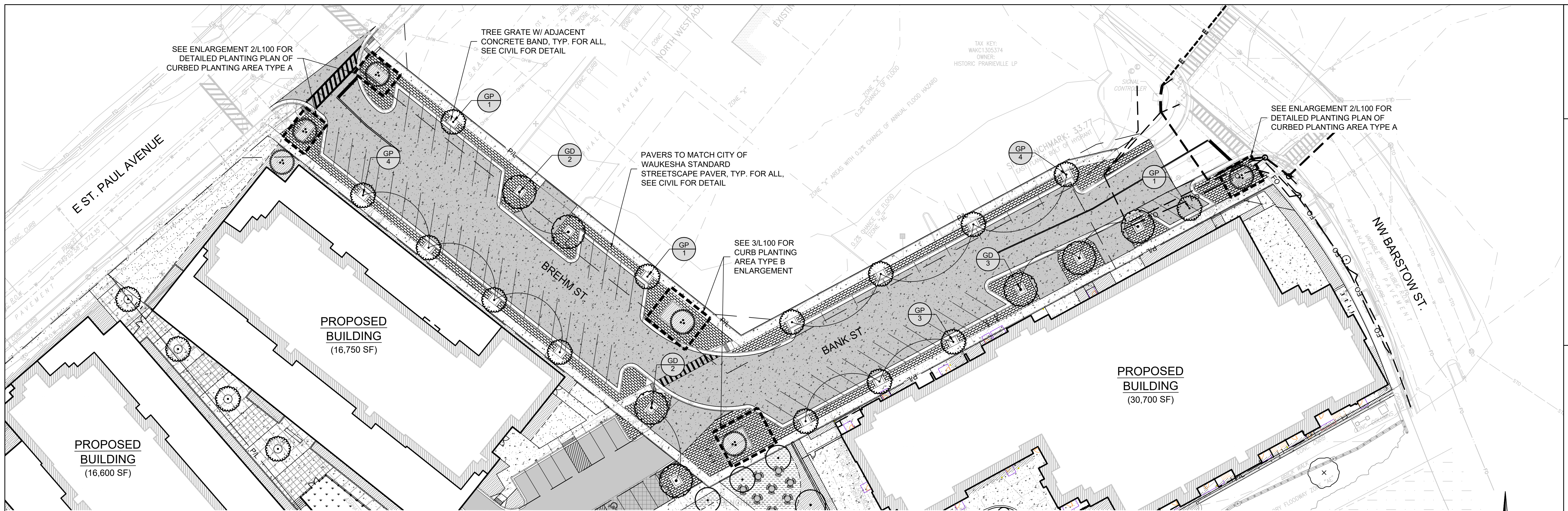
PROJECT NO: 19754

CHECKED BY: TPM

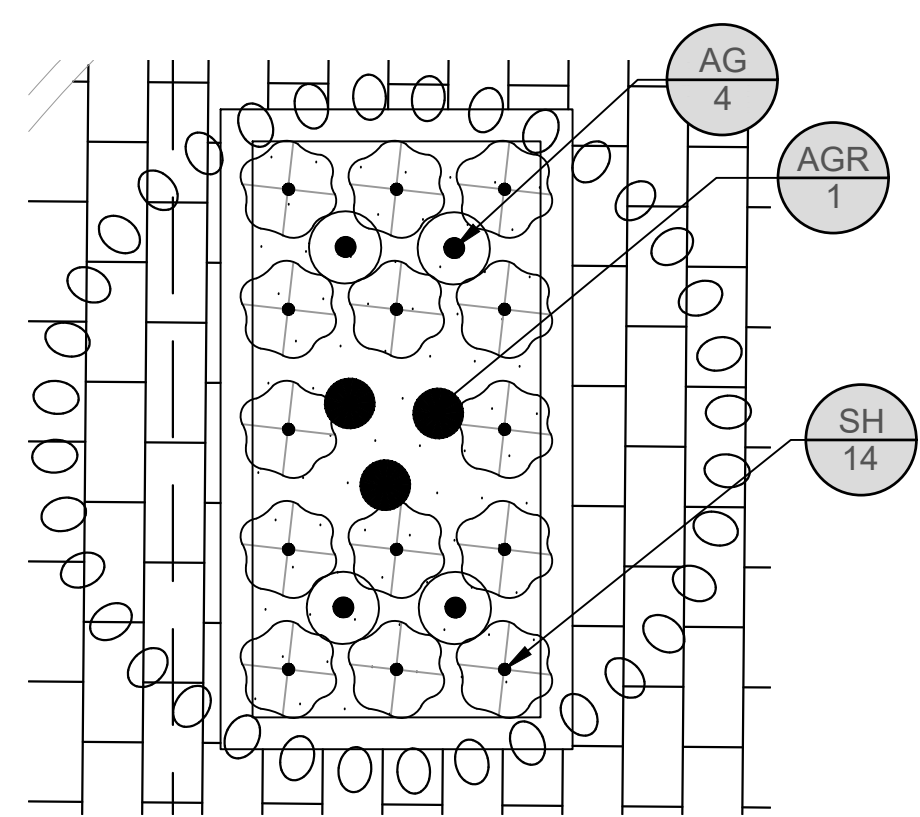
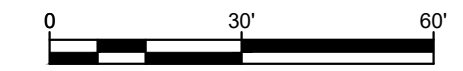
APPROVED BY: CTC

SHEET NO.:

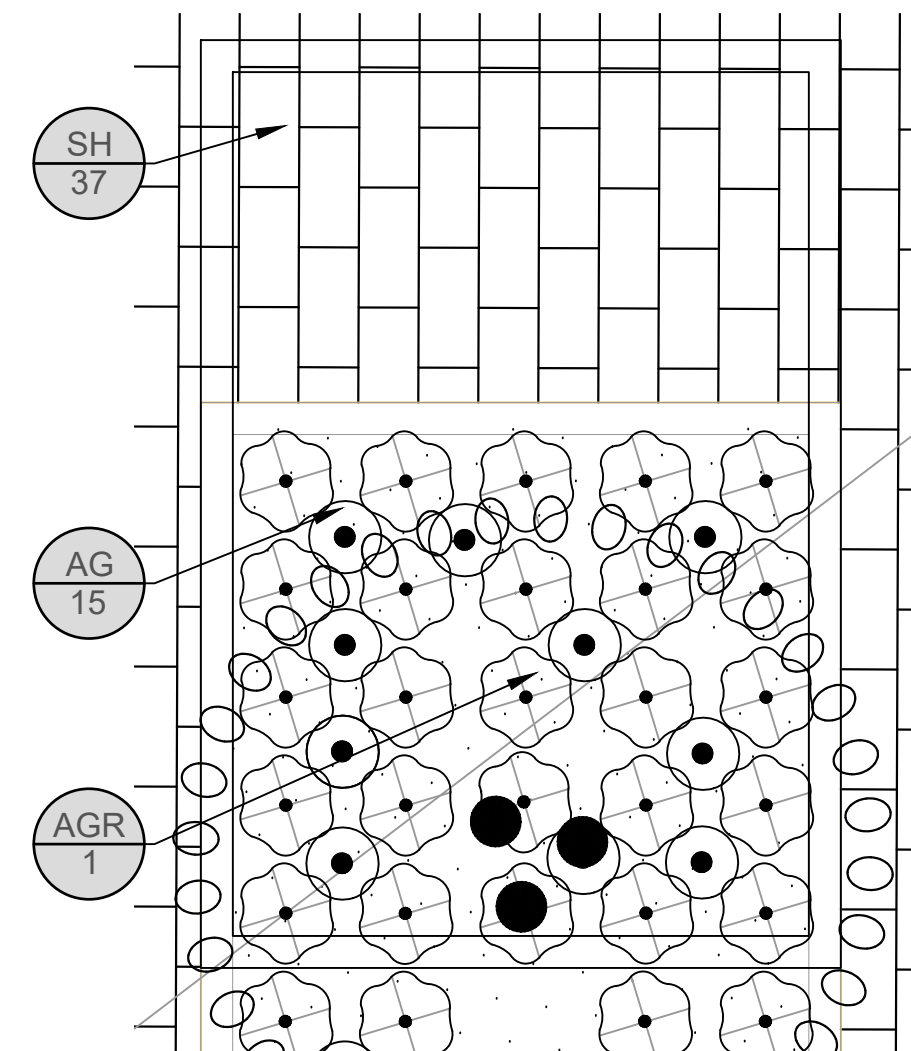
R304



1 ROADWAY PLANTING PLAN
 SCALE: 1" = 30'-0"



2 CURBED PLANTING AREA TYPE A ENLARGEMENT
 SCALE: 1/8" = 1'-0"



3 CURBED PLANTING AREA TYPE B ENLARGEMENT
 SCALE: 1/8" = 1'-0"

PLANT SCHEDULE: R400 LANDSCAPE PLAN - ROADWAY

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	2" Cal.	B&B	14
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	B&B	7
ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AGR	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry	MULTI-STEM (4' HT. MIN)	B&B	7
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	120
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AG	Allium x 'Globemaster' / Globemaster Ornamental Onion	Bulb	Pot	42

4 ROADWAY PLANT SCHEDULE

TO DEFINE LOCATIONS OF PARTIALS & GROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

WE STRIKE 8:00AM-5:00PM
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU DIG/AWAKE
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

NO. REVISION	DATE BY
1.	CITY RESUBMITTAL 12/23/2021 JRG
DRAWING NO.	
DRAWN BY:	JCT
DATE:	10-06-2021
PROJECT NO:	19754
CHECKED BY:	TPM
APPROVED BY:	CTC
SHEET NO.:	

R400