

PROPOSED BUILDING ADDITION FOR: MONTESSORI SCHOOL

WAUKESHA, WI

LEGEND

<ul style="list-style-type: none"> 1000.00 PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED) 1000.00 EO EXISTING GRADE SPOT ELEVATIONS 1000.00 BR PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL) 1000.00 TC PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB) 1000.00 BC PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK) EXISTING WATER VALVE IN BOX PROPOSED WATER VALVE IN BOX EXISTING WATER VALVE IN MANHOLE EXISTING WATER SERVICE VALVE EXISTING TELEPHONE MANHOLE EXISTING ROUND CATCH BASIN PROPOSED ROUND CATCH BASIN EXISTING SQUARE CATCH BASIN EXISTING CURB INLET PROPOSED CURB INLET EXISTING UTILITY POLE EXISTING UTILITY POLE WITH GUY WIRE EXISTING STREET LIGHT EXISTING TELEPHONE PEDESTAL EXISTING ELECTRIC PEDESTAL EXISTING ELECTRIC BOX EXISTING CABLE TV PEDESTAL PROPOSED DRAINAGE FLOW 1-1/4" REBAR SET WEIGHING 4.30 LB/FT. 3/4" REBAR SET WEIGHING 1.50 LB/FT. 1-1/4" REBAR FOUND 3/4" REBAR FOUND 2" IRON PIPE FOUND 1" IRON PIPE FOUND EXISTING FLOOD LIGHT SECTION CORNER PROPOSED APRON ENDWALL EXISTING MARSH AREA EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER 	<ul style="list-style-type: none"> EXISTING CONIFEROUS TREE EXISTING SHRUB EXISTING STUMP SOIL BORING EXISTING WELL PROPOSED WELL EXISTING LIGHT POLE EXISTING SIGN CENTER LINE EXISTING HANDICAP PARKING STALL PROPOSED HANDICAP PARKING STALL EXISTING GAS VALVE EXISTING WOODED AREA EXISTING HEDGE EXISTING CHAINLINK FENCE EXISTING WOOD FENCE EXISTING BARBED WIRE FENCE PROPERTY LINE EXISTING GUARD RAIL EXISTING STORM SEWER AND MANHOLE PROPOSED STORM SEWER AND MANHOLE EXISTING SANITARY SEWER AND MANHOLE PROPOSED SANITARY SEWER AND MANHOLE EXISTING WATER LINE AND HYDRANT PROPOSED WATER LINE AND HYDRANT EXISTING OVERHEAD UTILITY LINE EXISTING UNDERGROUND FIBER OPTIC LINE EXISTING UNDERGROUND ELECTRIC CABLE EXISTING UNDERGROUND TELEPHONE CABLE EXISTING UNDERGROUND GAS LINE PROPOSED CURB AND GUTTER EXISTING CURB AND GUTTER GRADING/SEEDING LIMITS RIGHT-OF-WAY LINE PROPERTY LINE RAILROAD TRACKS EXISTING GROUND CONTOUR PROPOSED GROUND CONTOUR
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CIVIL SHEET INDEX

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C1.3	GRADING AND EROSION CONTROL PLAN
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31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGERS HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.

C. CONTRACTOR TO IDENTIFY EXISTING IMPROVEMENTS AND REPAIRS TO BE MAINTAINED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.

D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGERS HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. PROVIDE ALL LABOR MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS NOTED ON THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.

C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC TIRED EQUIPMENT, SUCH AS A FULLY LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT SPOTS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.

D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS, UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTING AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.

E. PLACE BACKFILL AND FILL MATERIAL IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY CONSTRUCTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698. STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWINGS AND THE GEOTECHNICAL REPORT:

- UNDER FOUNDATIONS, SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
- UNDER INTERIOR SLAB ON GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB, PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES.
- UNDER INTERIOR SLAB ON GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE, PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE, COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
- UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS, COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
- UNDER WALKWAYS, COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
- UNDER LAWN OR COURTS, COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.

G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.

H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER, PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING AND ONE TEST FOR EVERY 50 LINEAL FEET OF WALL STRIP FOOTING.

I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 1/10" OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO NR 216.46 AND NR 216.47. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES PURSUANT TO NR 216.48 OR TO AN AUTHORIZED LOCAL PROGRAM PURSUANT TO LOCAL ORDINANCES AND PERMITS.

B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES AND BE AVAILABLE FOR INSPECTION BY THE DESIGN ENGINEER AND WISCONSIN DNR.

C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NR 216.48. INSPECTIONS OF IMPLEMENTED EROSION AND EROSION CONTROL PLAN ARE REQUIRED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE.

E. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24 HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED.

F. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WISCONSIN DNR CONSTRUCTION SITE INSPECTION AND BARE SPOTS SHOULD NOT EXCEED 9"X9". CONTRACTOR SHALL INCLUDE ALL OF THE FOLLOWING:

- THE DATE, TIME, AND EXACT LOCATION OF THE CONSTRUCTION SITE INSPECTION.
- THE NAME OF THE INDIVIDUAL WHO CONDUCTED THE INSPECTION.
- AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
- A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL, IMPLEMENTATION AND MAINTENANCE PERFORMED.
- A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.

F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (S.A.C.) NR 107. THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO EROSION CONTROL PLAN IMPLEMENTATION.

G. EROSION CONTROL BEST MANAGEMENT PRACTICES SHOULD BE USED TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.

H. SILT FENCE SHALL BE PLACED AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056.

I. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD 1062.

J. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR TRACKING PAD LOCATIONS AND REQUIREMENTS.

K. TRACKING PADS SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1067.

L. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND EXISTING STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060.

M. MIST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL.

N. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068.

O. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.

P. THE CONTRACTOR SHALL MAINTAIN AN OPEN AREA TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONTAINER WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.

Q. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES REPORT REMOVABLE CLEANOUT PLUS. AN IF PVC FROST SLEEVE SHALL BE PROVIDED, THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE SANITARY LATERAL, OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A TURN (2-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.

R. ALL PROPOSED WATER PIPE SHALL BE C900 PE FOR PIPE DIAMETERS OF 4" OR LESS, C300 PVC FOR PIPE DIAMETERS OF 6" THROUGH 12", AND C405 PVC FOR PIPE DIAMETERS OF 14" THROUGH 36".

S. ALL PROPOSED SANITARY PIPE SHALL BE 8" OR 10" PVC.

T. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 4" OR 6" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUS. AN IF PVC FROST SLEEVE SHALL BE PROVIDED, THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE SANITARY LATERAL, OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A TURN (2-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.

U. ALL PROPOSED WATER PIPE SHALL BE C900 PE FOR PIPE DIAMETERS OF 4" OR LESS, C300 PVC FOR PIPE DIAMETERS OF 6" THROUGH 12", AND C405 PVC FOR PIPE DIAMETERS OF 14" THROUGH 36".

V. ALL PROPOSED SANITARY PIPE SHALL BE 8" OR 10" PVC.

W. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH ASTM F2408. ALL PVC PIPE SHALL BE SCH. 40. ALL CONCRETE STORM PIPING SHALL BE IN ACCORDANCE WITH ASTM C14 AND ASTM C78. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED.

X. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 6" OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.

Y. SANITARY UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.

Z. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6" TO 20 FEET AND AT ALL BENDS.

31 40 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING	HEAVY ASPHALT PAVING
1-1/2" SURFACE COURSE (5 # 58-28a)	1-1/2" SURFACE COURSE (5 # 58-28a)
2" BINDER COURSE (5 # 58-28a)	2" BINDER COURSE (5 # 58-28a)
8" OF 1-1/4" CRUSHED AGGREGATE	12" OF 1-1/4" CRUSHED AGGREGATE
GEOTEXTILE FABRIC - MIRAFA 1528	GEOTEXTILE FABRIC - MIRAFA 1528

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 309R-08.

D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.

E. CONTRACTOR TO PROVIDE 4" WIDE (YELLOW OR WHITE) PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. (YELLOW OR WHITE) PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.

B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PROVIDED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 309R-08.

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32 30 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.

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C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 309R-08.

D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.

E. CONTRACTOR TO PROVIDE 4" WIDE (YELLOW OR WHITE) PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. (YELLOW OR WHITE) PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

PLAN SPECIFICATIONS

1. STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.

2. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK.

3. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER.

4. SLUMP SHALL BE BETWEEN 1" TO 3" FOR NON-SLIP FORMED CURB AND GUTTER.

5. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINMENT WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.

6. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.

F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH RESPECTIVE CONTRACTORS. PADS SHALL HAVE FIBERESH 300 FIBERS AT A RATE OF 1.5 LBS/CY. OR 8 X 8-W/4 X W/4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 3 INCHES THICK WITH 1 INCH CHAMFER EDGES SPECIFIED OTHERWISE. COORDINATE ALL ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.

G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05" OF DESIGN SURFACE AND FLOWLINE GRADINGS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.

H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTS SHALL BE PLACED EVERY 10' OR CLOSER IF MIN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.

I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO 8# BARS, 60 DIAMETERS FOR #7 TO 10# BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE, OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.

J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONSTRUCTION. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAYS POUR OF EACH COURSE FOR EACH ADDITIONAL 50 CY. OR FRACTION THEREOF. PERFORM COMPRESSIVE STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAYS POUR OF EACH COURSE MIX. PERFORM ADDITIONAL TESTS COMPUND ACCORDING TO MANUFACTURERS INSTRUCTIONS AFTER SCREEDING AND BULL FINISHING, BUT BEFORE POWER FLOATING AND TROWELING.

K. TEST FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLO OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURERS INSTRUCTIONS.

L. LIMIT MAXIMUM WATER-CEMENT RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.

M. TEST RESULTS SHALL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONTRACT TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMpressive BREAKING AND OTHER EXTRACTABLE MATERIALS AS ACCORDING TO ACI 301.1, BUT LESS THAN 25 CY. YD. PLUS ONE SET FOR EACH ADDITIONAL 50 CY. YD. OR FRACTION THEREOF. PERFORM LIGHT LOGGING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL. CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL, STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OPEN PILES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS TO VERIFY SOIL QUALITY AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATZININE AND INFORM EXCEL ENGINEERING, INC. OF THE RESULTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

B. SEEDING LAWNS.

- PERMANENT LAWN AREAS SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.2-2.6 LBS./1,000 S.F.), 20% PERENNIAL RyEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.5-0.7 LBS./1,000 S.F.), STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDDED AS FOLLOWS:
- PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ON SITE.
- ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 40% KENTUCKY BLUEGRASS (0.60 LBS./1,000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 10% PERENNIAL RyEGRASS (0.20 LBS./1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
- ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RyEGRASS AT 1.0 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 FERTILIZER AT 4.0 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.

C. SEEDING AND MAINTENANCE. CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 9"X9". CONTRACTOR SHALL REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

D. EROSION MATTING.

- CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS.
- CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED.
- CONTRACTOR TO PROVIDE EROSION CONTROL MATTING AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TOP OF HR FILTER FABRIC PER SECTION 645 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURAL CONSTRUCTION.
- TREES AND SHRUBS. FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPARENTING OR ROOT PRUNING. PROVIDE FULLY BRANCHED AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, WRASSHONS, AND DISCOLORMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIES TYPE, SIZE, AND LOCATION.
- TREES AND SHRUB INSTALLATION. EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL, MIX AROUND ROOT BALL, IN LAYERS AND TAMPE TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS FOLLOWS.
- TREES AND SHRUB MAINTENANCE/WARRANTY. CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
- MINERAL MULCH. PROVIDE 3" MINIMUM THICK BLANKET OF 7/8" MINIMUM TO 1.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEDGE BARRIER FABRIC. COLOR BY OWNER.
- PLASTIC EDGING. INSTALL VALLEY VIEW INDUSTRIES BLACK GRANITE LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 6.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS.

32 40 00 UTILITIES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES (BY PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.

B. ALL PROPOSED SANITARY PIPE SHALL BE 8" OR 10" PVC.

C. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 4" OR 6" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUS. AN IF PVC FROST SLEEVE SHALL BE PROVIDED, THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE SANITARY LATERAL, OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A TURN (2-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.

D. ALL PROPOSED WATER PIPE SHALL BE C900 PE FOR PIPE DIAMETERS OF 4" OR LESS, C300 PVC FOR PIPE DIAMETERS OF 6" THROUGH 12", AND C405 PVC FOR PIPE DIAMETERS OF 14" THROUGH 36".

E. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH ASTM F2408. ALL PVC PIPE SHALL BE SCH. 40. ALL CONCRETE STORM PIPING SHALL BE IN ACCORDANCE WITH ASTM C14 AND ASTM C78. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED.

F. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 6" OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.

G. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.

H. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6" TO 20 FEET AND AT ALL BENDS.

I. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.

J. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

CONSTRUCTION SEQUENCE

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION OCT. 1, 2018 -OCT. 15, 2018	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION. 2. PLACE ALL SILT FENCE. 3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS. 4. CONSTRUCT PERMANENT DETENTION PONDS AND PERMANENT STORMWATER CONVEYANCE SYSTEMS. 5. CONSTRUCT TEMPORARY SEDIMENT TRAPS, SEDIMENT BASINS, AND ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS. 6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION OCT. 15, 2018 -JUNE 1, 2018	1. SITE DEMOLITION AS REQUIRED. 2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. 3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS. 4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE. 5. DIG AND POUR ALL BUILDING FOOTINGS. 6. PLACE GRAVEL FOR ALL PROPOSED PAVED AREAS, INCLUDING FIRE LANES. 7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS. 8. CONSTRUCT BUILDING. 9. PAVE DRIVEWAYS AND PARKING AREAS. 10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION JUNE 1, 2018 -JUNE 15, 2018	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION. 2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

CONSTRUCTION ST

PROPOSED MASTER PLAN FOR:
MONTESSORI SCHOOL OF WAUKESHA
2600 SUMMIT AVENUE • WAUKESHA, WI



PRELIMINARY DATES
JULY 9, 2018
AUGUST 13, 2018

NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PLAN

SHEET NUMBER

C1.2

SITE INFORMATION:

LEGAL DESCRIPTION: 2600 SUMMIT AVENUE (3 EXISTING LOTS TO BE COMBINED BY CSM)
 PROPERTY AREA: AREA = 366,662 S.F. (8.42 ACRES)
 PROPOSED ZONING: I-1 INSTITUTIONAL
 PROPOSED USE: SCHOOL
 AREA OF SITE DISTURBANCE: 243,255 S.F. (5.58 ACRES)

SETBACKS: BUILDING: FRONT = 25'
 SIDE = 10'
 REAR = 40'
 PAVEMENT: FRONT = 15'
 SIDE = 5'
 REAR = 5'
 **RESIDENTIAL = 25' OR 10' WITH 3' HIGH BERM

PROPOSED BUILDING HEIGHT: 39'-4" (MAX. HEIGHT: NONE)

PARKING REQUIRED: 1 STALL/TEACHER (48) OR STAFF PLUS 1 PER EACH 5 STUDENTS AGE 16 OR OLDER (30) = 54 STALLS REQ'D

PARKING PROVIDED: EXISTING 34 SPACES (4 H.C. ACCESSIBLE)
 PROPOSED 73 SPACES (4 H.C. ACCESSIBLE)
 TOTAL = 107 SPACES (8 H.C. ACCESSIBLE)

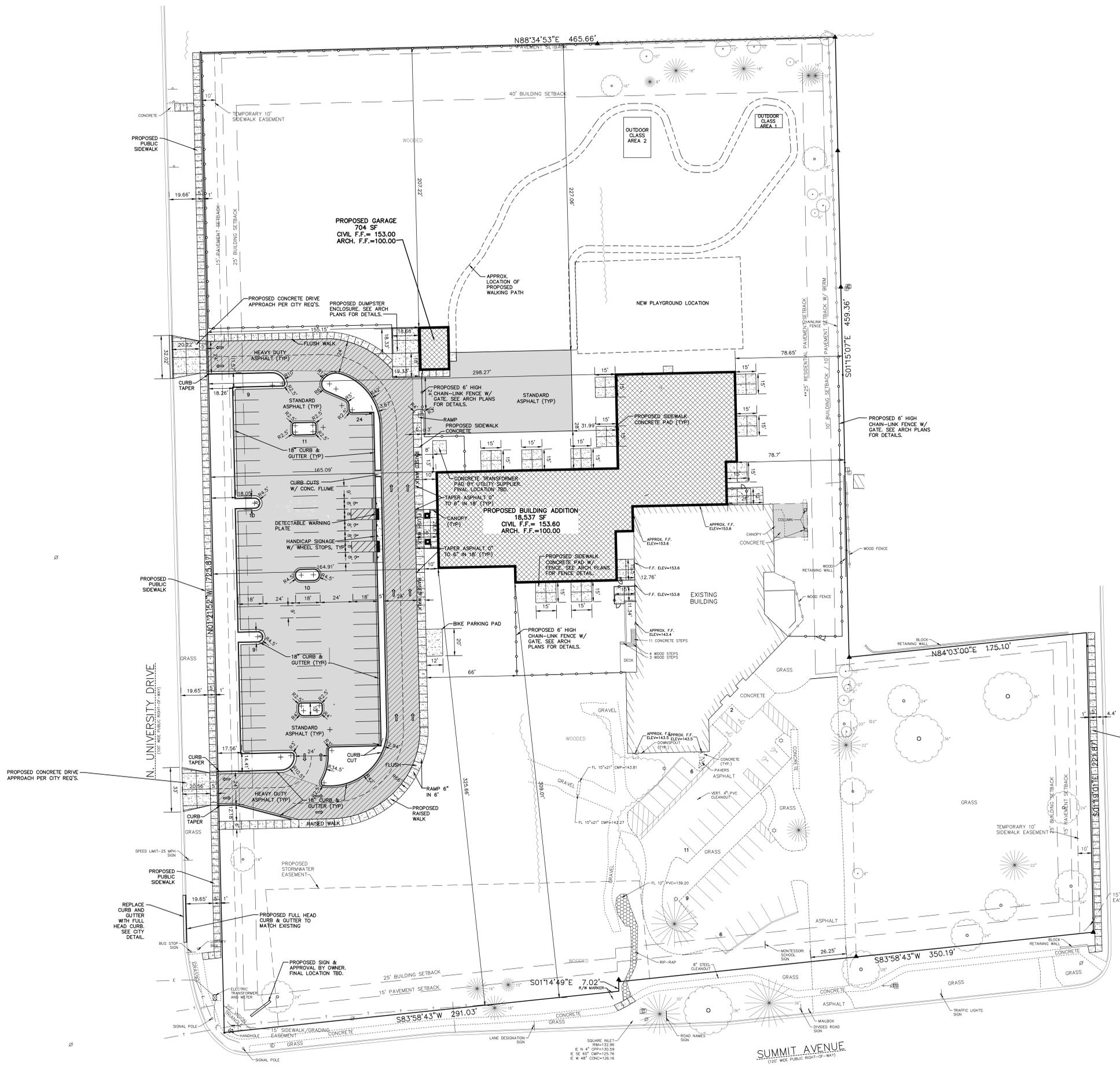
HANDICAP STALLS REQUIRED: 5, HANDICAP STALLS PROVIDED: 8
 LANDSCAPE REQUIREMENTS: MIN. INTERNAL LANDSCAPE SURFACE RATIO: 5%

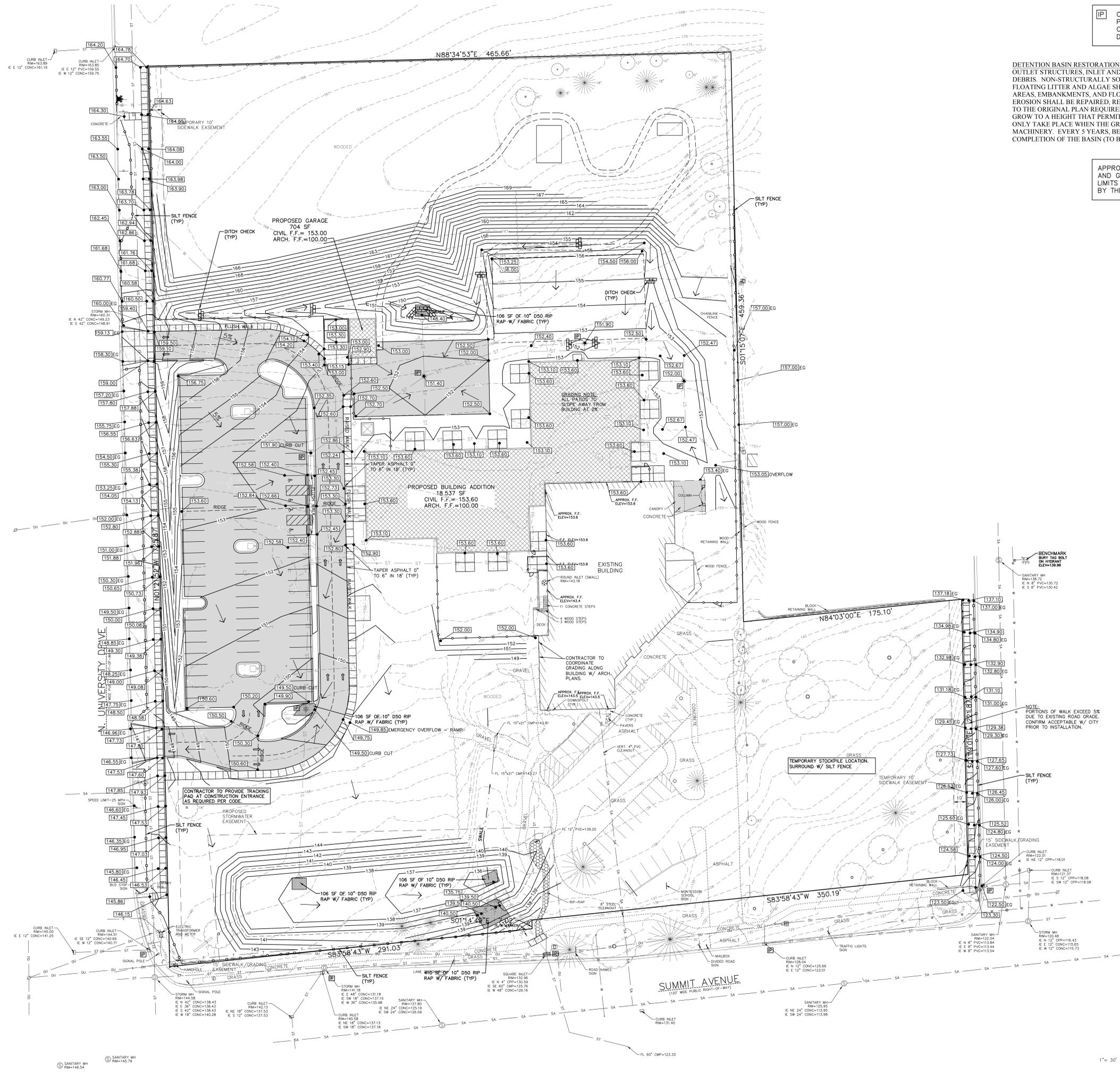
EXISTING SITE DATA (3 LOTS)

PROJECT SITE	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	8.42	366,662	
BUILDING FLOOR AREA	0.38	16,507	4.5%
PAVEMENT (ASP. & CONC.)	0.60	26,191	7.1%
TOTAL IMPERVIOUS	0.98	42,698	11.6%
LANDSCAPE/ OPEN SPACE	7.44	323,964	88.4%

PROPOSED SITE DATA (COMBINED CSM)

PROJECT SITE	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	8.42	366,662	
BUILDING FLOOR AREA	0.80	35,044	9.6%
PAVEMENT (ASP. & CONC.)	1.79	78,169	21.3%
TOTAL IMPERVIOUS	2.60	113,213	30.9%
LANDSCAPE/ OPEN SPACE	5.82	253,449	69.1%





IP CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE AND OFFSITE DOWNSTREAM OF THE PROJECT SITE.

DETENTION BASIN RESTORATION - SEE MAINTENANCE AGREEMENT
 OUTLET STRUCTURES, INLET AND OUTLET PIPES SHALL BE KEPT CLEAR OF DEBRIS. NON-STRUCTURALLY SOUND DEVICES SHALL BE REPLACED. FLOATING LITTER AND ALGAE SHALL BE REMOVED MONTHLY. ALL GRASSED AREAS, EMBANKMENTS, AND FLOW CONTROL DEVICES SHOWING SIGNS OF EROSION SHALL BE REPAIRED, REINFORCED, AND REVEGETATED IMMEDIATELY TO THE ORIGINAL PLAN REQUIREMENTS. GRASSES SHALL NOT BE ALLOWED TO GROW TO A HEIGHT THAT PERMITS BRANCHING OR BENDING. MOWING SHALL ONLY TAKE PLACE WHEN THE GROUND IS DRY AND ABLE TO SUPPORT MACHINERY. EVERY 5 YEARS, BEGINNING IN THE FIRST SUMMER FOLLOWING COMPLETION OF THE BASIN (TO BE COMPLETED AFTER DETENTION BASIN IS

APPROXIMATE MATCH LIMBS OF PAVEMENT AND GRADES ARE SHOWN. ACTUAL LIMITS WILL BE DETERMINED IN THE FIELD BY THE CITY ENGINEER.



PROJECT INFORMATION
 PROJECT NUMBER 1818660

PROPOSED MASTER PLAN FOR:
MONTESSORI SCHOOL OF WAUKESHA
 2600 SUMMIT AVENUE • WAUKESHA, WI



PRELIMINARY DATES
 MAY 15, 2018
 JUNE 12, 2018
 JULY 9, 2018
 AUGUST 13, 2018

NOT FOR CONSTRUCTION

SHEET INFORMATION
 CONCEPT GRADING PLAN
 SHEET NUMBER
C1.3

PROPOSED MASTER PLAN FOR:
MONTESSORI SCHOOL OF WAUKESHA
2600 SUMMIT AVENUE • WAUKESHA, WI



PRELIMINARY DATES
JUNE 12, 2018
AUGUST 13, 2018

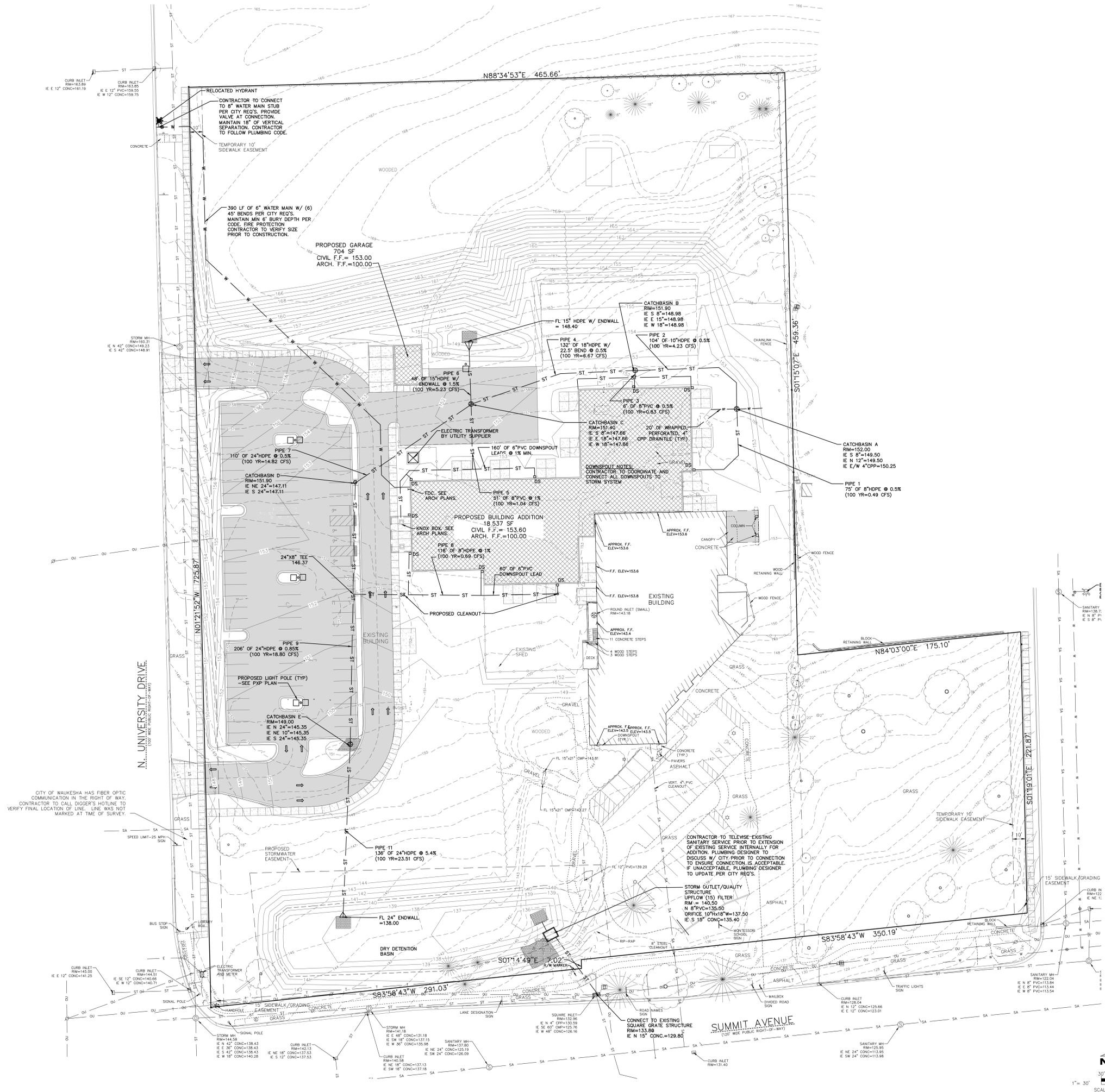
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SHEET INFORMATION

UTILITY PLAN

SHEET NUMBER

C1.4

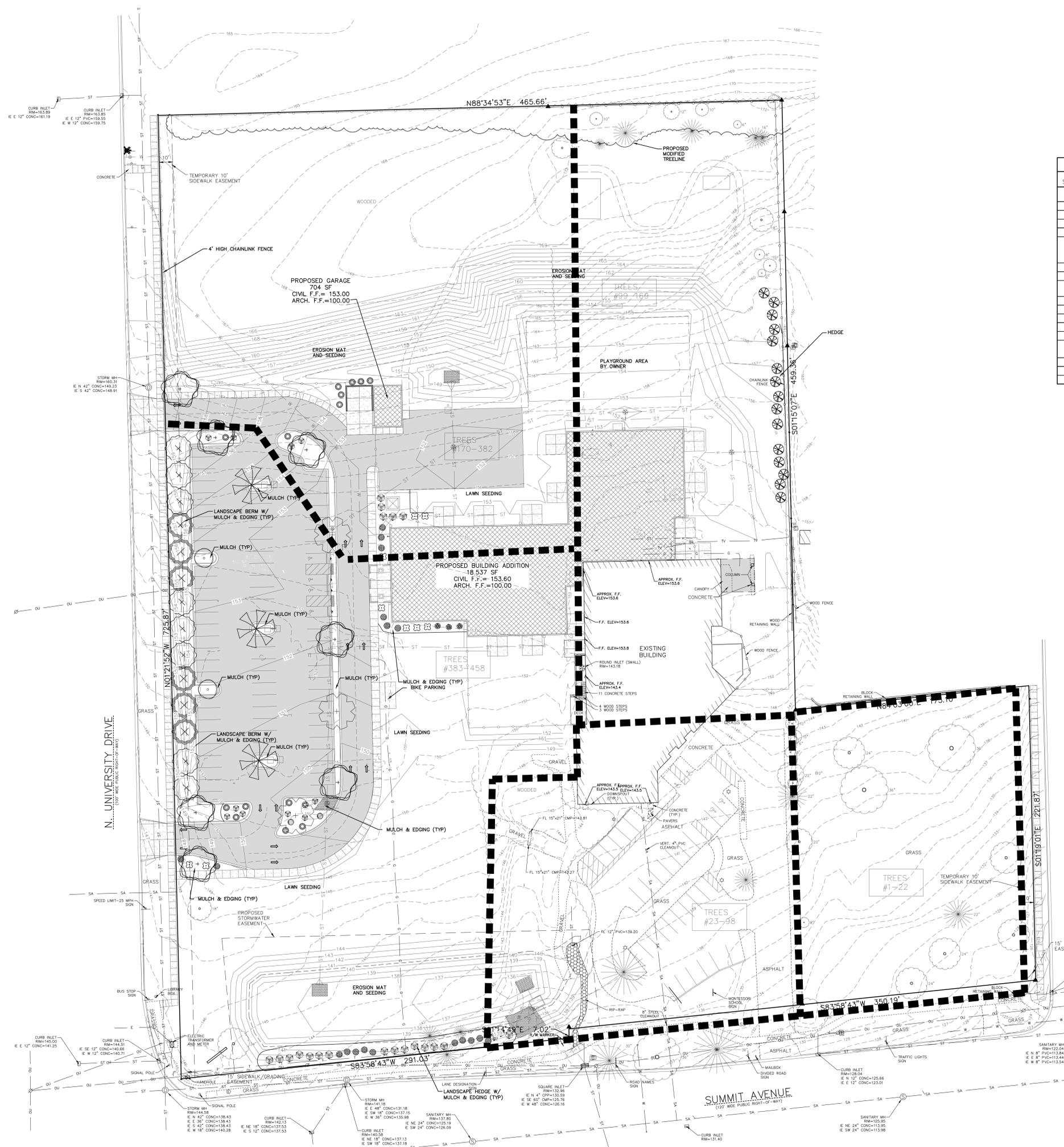


CITY OF WAUKESHA HAS FIBER OPTIC COMMUNICATION IN THE RIGHT OF WAY. CONTRACTOR TO CALL DIGGER'S HOTLINE TO VERIFY FINAL LOCATION OF LINE. LINE WAS NOT MARKED AT TIME OF SURVEY.

CONTRACTOR TO TELEPHONE EXISTING SANITARY SERVICE PRIOR TO EXTENSION OF EXISTING SERVICE INTERNALLY FOR ADDITIONAL PLUMBING DESIGNER TO ENSURE CONNECTION IS ACCEPTABLE. IF UNACCEPTABLE, PLUMBING DESIGNER TO UPDATE PER CITY REQ'S.

STORM OUTLET/QUALITY STRUCTURE UPFLOW (15) FILTER RIM = 140.50 N 8" PVC = 135.50 OFFICE 10" x 18" W = 137.50 IE S 18" CONC = 135.40

CONNECT TO EXISTING SQUARE GRATE STRUCTURE RIM = 133.80 IE N 15" CONC = 129.80



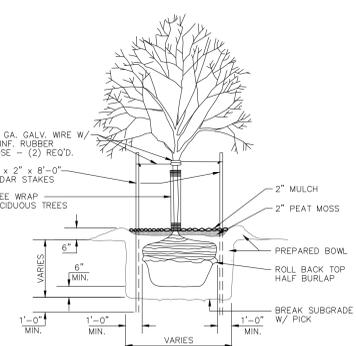
LANDSCAPING NOTES

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
⊙	Redmond Linden	Tilia americana	2.5"	7
⊙	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2.5"	3
⊙	Flowering Crabapple (Spring Snow)	Malus x hybrid (Spring Snow)	1.5"	2
⊙	Amur Maple	Acer ginnala	2.5"	3
EVERGREEN TREES				
⊙	Colorado Blue Spruce	Picea pungens	6"	8
⊙	Austrian Pine	Pinus nigra	6"	6
DECIDUOUS SHRUBS				
⊙	Emerald Mound Honeysuckle	Lonicera x xylostem 'Emerald Mound'	15"-18"	3
⊙	Arrowwood Viburnum	Viburnum dentatum	30"-36"	32
⊙	Burning Bush	Evonymus alatus 'compactus'	30"-36"	2
⊙	Weigela Carnival	Weigela Florida 'courtyard'	24"	9
⊙	Goldmound Spiraea	Spiraea x bumalda 'Goldmound'	15"-18"	1
EVERGREEN SHRUBS				
⊙	Techy Arborvitae	Thuja occidentalis	6"	15
⊙	Arcadia Juniper	Juniperus sabinia 'arcadia'	24"	14
⊙	Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana'	12"-15"	18

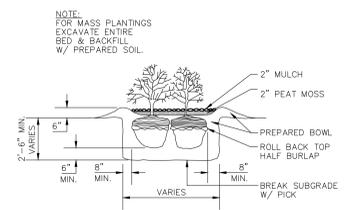
NOTES:
1) TREE SURVEY TO BE COMPLETED BY OTHERS, ONCE COMPLETED.
2) HILL TO BE SEEDING.

LANDSCAPING CALCULATIONS

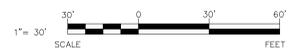
ZONE	REQ. PLANTS	PLANTS PROVIDED
PARKING	5% INTERNAL LANDSCAPING 31,514 SF * 0.05 = 1576 SF	3,774 SF (12%)
PARKING LOT BUFFER	SOLID HEDGE ROW ALONG PARKING LOT	SOLID HEDGE ROW PROVIDED WEST SIDE OF WEST PARKING LOT AND EAST SIDE OF EAST PARKING LOT.



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



PRELIMINARY DATES
JULY 9, 2018
AUGUST 13, 2018

NOT FOR CONSTRUCTION

SHEET INFORMATION

LANDSCAPE PLAN

SHEET NUMBER

C1.5

