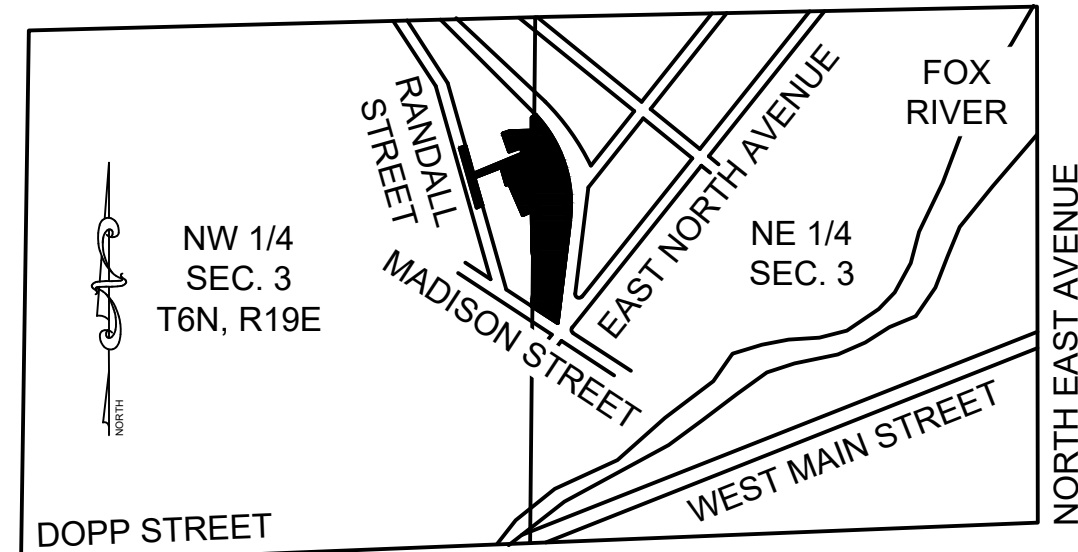


**LEGEND**

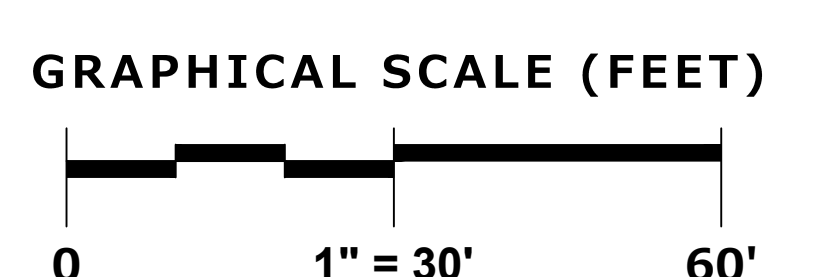
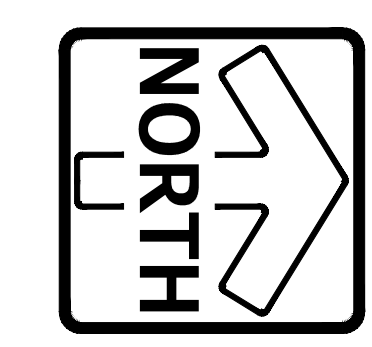
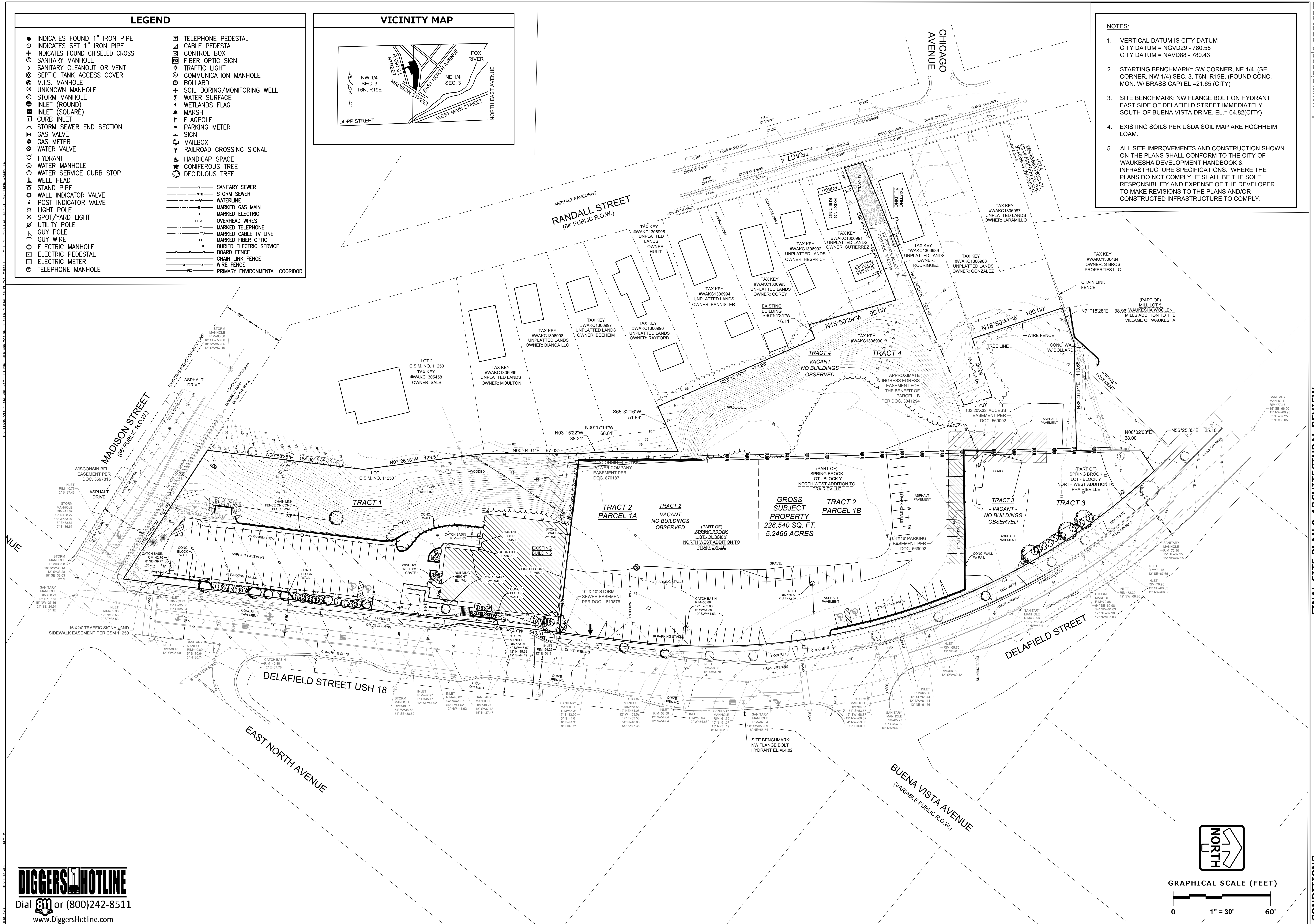
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES FOUND CHISELED CROSS
- ⊙ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR VENT
- ⊕ SEPTIC TANK ACCESS COVER
- ⊙ M.I.S. MANHOLE
- ⊙ UNKNOWN MANHOLE
- ⊙ STORM MANHOLE
- ⊙ INLET (ROUND)
- ⊙ INLET (SQUARE)
- ⊙ CURB INLET
- ⊙ STORM SEWER END SECTION
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER SERVICE CURB STOP
- ⊙ WELL HEAD
- ⊙ STAND PIPE
- ⊙ WALL INDICATOR VALVE
- ⊙ POST INDICATOR VALVE
- ⊙ LIGHT POLE
- ⊙ SPOT/YARD LIGHT
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ CONTROL BOX
- ⊙ FIBER OPTIC SIGN
- ⊙ TRAFFIC LIGHT
- ⊙ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MARSH
- ⊙ FLAGPOLE
- ⊙ PARKING METER SIGN
- ⊙ MAILBOX
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ HANDICAP SPACE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE

- S — SANITARY SEWER
- STD — STORM SEWER
- W — WATERLINE
- M — MARKED GAS MAIN
- E — MARKED ELECTRIC
- OHV — OVERHEAD WIRES
- T — MARKED TELEPHONE
- TV — MARKED CABLE TV LINE
- FO — MARKED FIBER OPTIC
- B — BURIED ELECTRIC SERVICE
- F — BOARD FENCE
- X — CHAIN LINK FENCE
- W — WIRE FENCE
- REC — PRIMARY ENVIRONMENTAL COORDINATOR

**VICINITY MAP**



- NOTES:**
- VERTICAL DATUM IS CITY DATUM  
CITY DATUM = NAVD88 - 780.55  
CITY DATUM = NAVD88 - 780.43
  - STARTING BENCHMARK = SW CORNER, NE 1/4, (SE CORNER, NW 1/4) SEC. 3, T6N, R19E, (FOUND CONC. MON. W/ BRASS CAP) EL. = 21.65 (CITY)
  - SITE BENCHMARK: NW FLANGE BOLT ON HYDRANT EAST SIDE OF DELAFIELD STREET IMMEDIATELY SOUTH OF BUENA VISTA DRIVE. EL. = 64.82 (CITY)
  - EXISTING SOILS PER USDA SOIL MAP ARE HOCHHEIM LOAM.
  - 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.



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(262) 754-8888  
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**MANDEL DELAFIELD STREET DEVELOPMENT WAUKESHA, WI**

**EXISTING CONDITIONS**

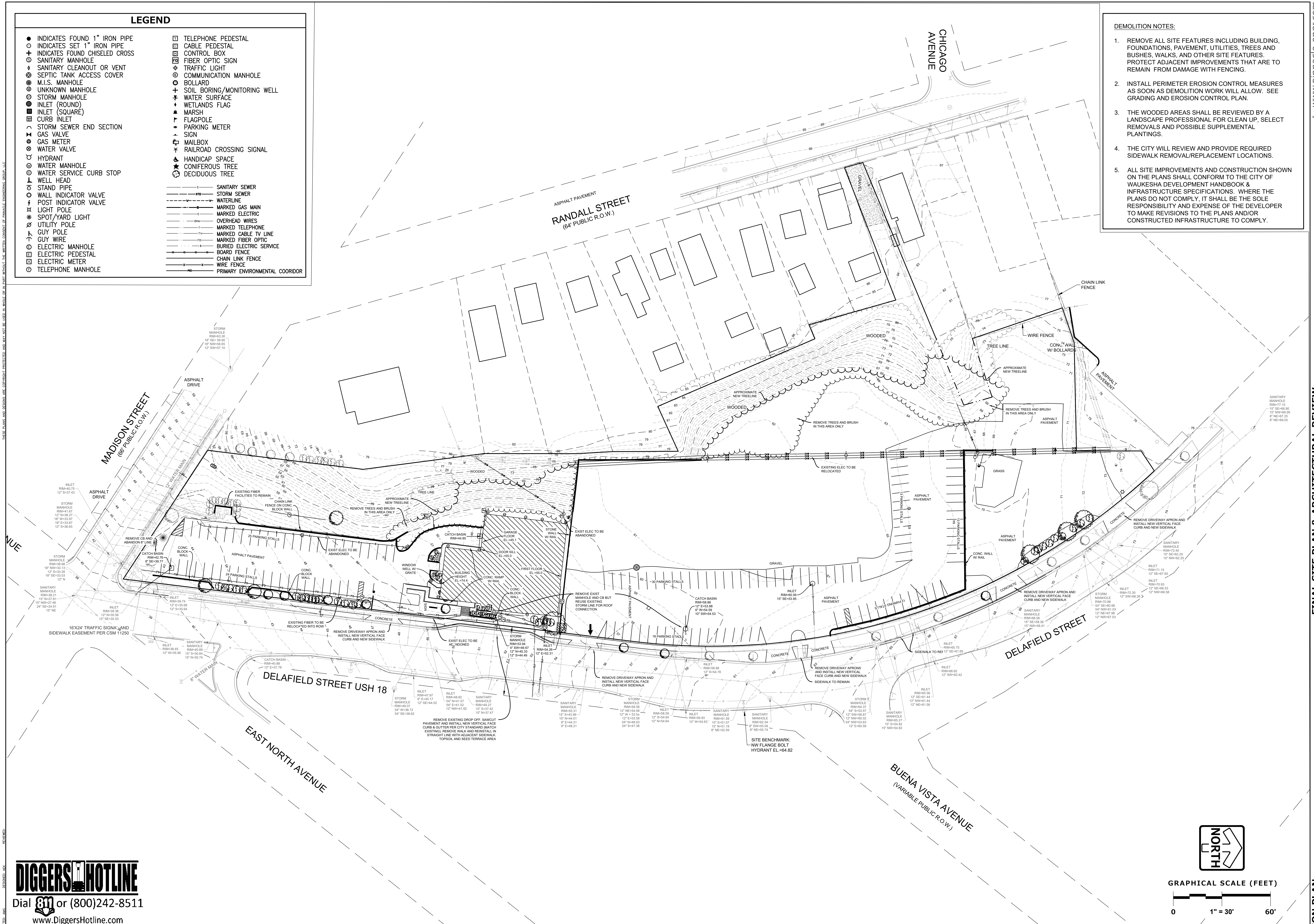
REVISIONS	
NO.	DESCRIPTION

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EXISTING CONDITIONS

**LEGEND**

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES FOUND CHISELED CROSS
- ⊙ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR VENT
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- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- PRIMARY ENVIRONMENTAL COORDINATOR

- DEMOLITION NOTES:**
1. REMOVE ALL SITE FEATURES INCLUDING BUILDING, FOUNDATIONS, PAVEMENT, UTILITIES, TREES AND BUSHES, WALKS, AND OTHER SITE FEATURES. PROTECT ADJACENT IMPROVEMENTS THAT ARE TO REMAIN FROM DAMAGE WITH FENCING.
  2. INSTALL PERIMETER EROSION CONTROL MEASURES AS SOON AS DEMOLITION WORK WILL ALLOW. SEE GRADING AND EROSION CONTROL PLAN.
  3. THE WOODED AREAS SHALL BE REVIEWED BY A LANDSCAPE PROFESSIONAL FOR CLEAN UP, SELECT REMOVALS AND POSSIBLE SUPPLEMENTAL PLANTINGS.
  4. THE CITY WILL REVIEW AND PROVIDE REQUIRED SIDEWALK REMOVAL/REPLACEMENT LOCATIONS.
  5. 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.



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**MANDEL DELAFIELD STREET  
 DEVELOPMENT  
 WAUKESHA, WI**

**DEMOLITION PLAN**

**REVISIONS**

NO.	DATE	DESCRIPTION

SHEET  
**C-2**  
 1" = 30'  
 7-28-24

Z:\PROJECTS\2019\1773.00A-WI\CAD\1773.00A-WI DEMOLITION PLAN.DWG

FINAL SITE PLAN & ARCHITECTURAL REVIEW

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FINAL SITE PLAN & ARCHITECTURAL REVIEW

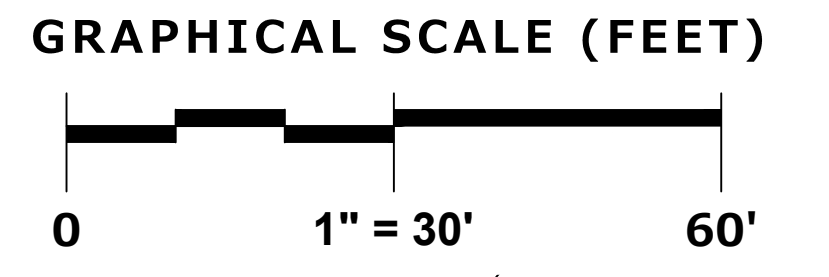
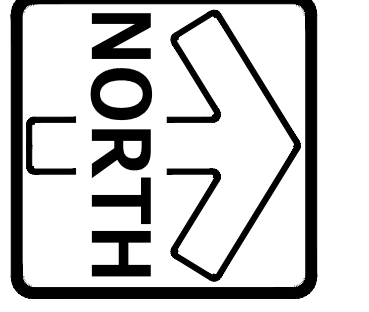
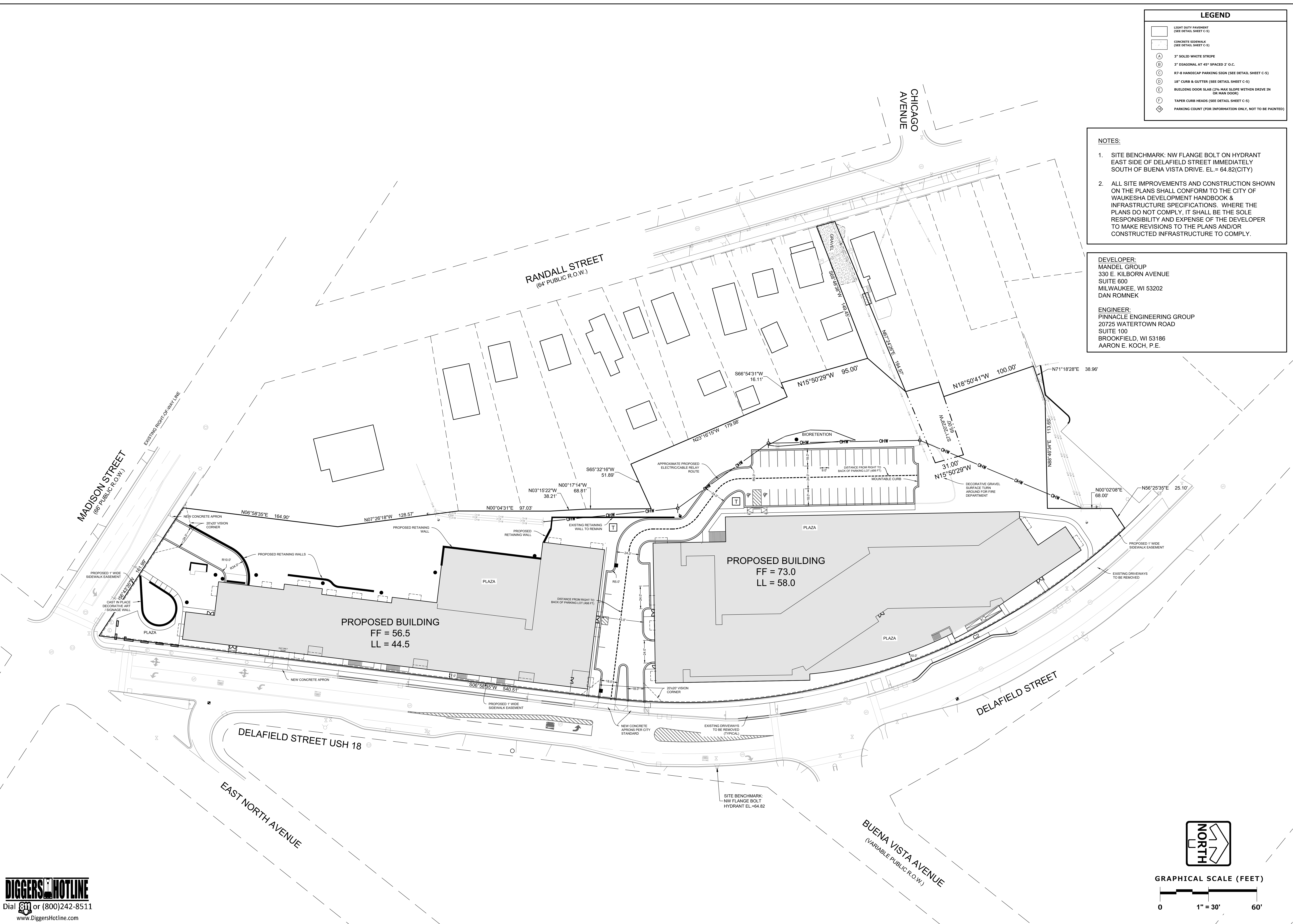
LEGEND	
	LIGHT DUTY PAVEMENT (SEE DETAIL SHEET C-5)
	CONCRETE SIDEWALK (SEE DETAIL SHEET C-5)
	3" SOLID WHITE STRIPE
	3" DIAGONAL AT 45° SPACED 2" O.C.
	7-8 HANDICAP PARKING SIGN (SEE DETAIL SHEET C-5)
	18" CURB & GUTTER (SEE DETAIL SHEET C-5)
	BUILDING DOOR SLAB (2% MAX SLOPE WITHIN DRIVE IN OR MAN DOOR)
	TAPER CURB HEADS (SEE DETAIL SHEET C-5)
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

**NOTES:**

- SITE BENCHMARK: NW FLANGE BOLT ON HYDRANT EAST SIDE OF DELAFIELD STREET IMMEDIATELY SOUTH OF BUENA VISTA DRIVE. EL. = 64.82(CITY)
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**DEVELOPER:**  
 MANDEL GROUP  
 330 E. KILBORN AVENUE  
 SUITE 600  
 MILWAUKEE, WI 53202  
 DAN ROMNEK

**ENGINEER:**  
 PINNACLE ENGINEERING GROUP  
 20725 WATERTOWN ROAD  
 SUITE 100  
 BROOKFIELD, WI 53186  
 AARON E. KOCH, P.E.



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**MANDEL DELAFIELD STREET  
 DEVELOPMENT  
 WAUKESHA, WI**

**SITE PLAN**

REVISIONS	

REG. JOB NO. 1173.00A  
 REG. JOB AREA  
 START DATE 7-24-24  
 SCALE 1" = 30' - 0"

SHEET  
**C-3**

SITE PLAN

Z:\PROJECTS\2019\1773.00A-W\CAD\SHETS\1773.00A SITE DIMENSIONAL.DWG

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### EROSION CONTROL SPECIFICATIONS & REQUIREMENTS

- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EROS. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT (WPER) NO. WIS0000014. FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF AND UNDERSTAND THE BMP PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 1/8-INCH OR MORE PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT CONTRACT. SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REPAIRED/DURING INSPECTIONS REPAIRED/REPLACED.
- POST VENDOR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED AND A NOTICE OF TERMINATION IS FILED WITH WWR.
- KEEP COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- MODIFICATIONS TO THE APPROVED SWAMP IN ORDER TO MEET UNFORSSEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPs. ALL MODIFICATIONS MUST BE APPROVED BY OWNERS/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- OWNER IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS). MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE. MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.
- REFER TO THE WWR STORMWATER CONSTRUCTION TECHNICAL STANDARDS.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WWR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCES.
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WWR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
- WHERE POSSIBLE, STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WWR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1057.
- NOTIFY OWNER & ENGINEER IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION OR IF DEWATERING WILL OCCUR FROM A HIGH-CAPACITY WELL (DIPW) OR MOBILE DEWATERING ONLY AFTER THE APPROPRIATE WWR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
- PUMPS MAY BE USED AS BYPASS DEVICES IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
- PROVIDE ANTI-SODUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DRAINAGE LIMIT PUMPING TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WWR TECHNICAL STANDARD DEWATERING #1061.
- COMPLETE AND STABILIZE SEDIMENT BASIN/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 525). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WWR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP #1063.
- CONSTRUCT AND PROTECT THE BIORETENTION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WWR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION #1054. BIOINFILTRATION MAY BE USED AS A SEDIMENT BASIN DURING CONSTRUCTION. DO NOT EXCAVATE FINAL IT OR INSTALL STONE-ENGINEERED MEDIA UNTIL UPSTREAM AREA IS STABILIZED. WHEN THIS ACCURSED REMOVE THE FINAL 1" PLUS ANY SOIL WHICH APPEARS TO BE IMPACTED BY SEDIMENT AND COMPLETE CONSTRUCTION OF BIOINFILTRATION AREA.
- INSTALL AND MAINTAIN SILT FENCES PER WWR TECHNICAL STANDARD SILT FENCE #1062. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPAIRING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL AND MAINTAIN STRAW BALES PER WWR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCK IN ACCORDANCE WITH WWR TECHNICAL STANDARD WATER MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER BETWEEN SEPTEMBER 15 AND OCTOBER 15. STABILIZE WITH MULCH TACKER AND A PERENNIAL SEED MIX WITH WINTER WHEAT ANNUAL OATS OR ANNUAL RYE AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE MUNICIPALITY. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

### LEGEND

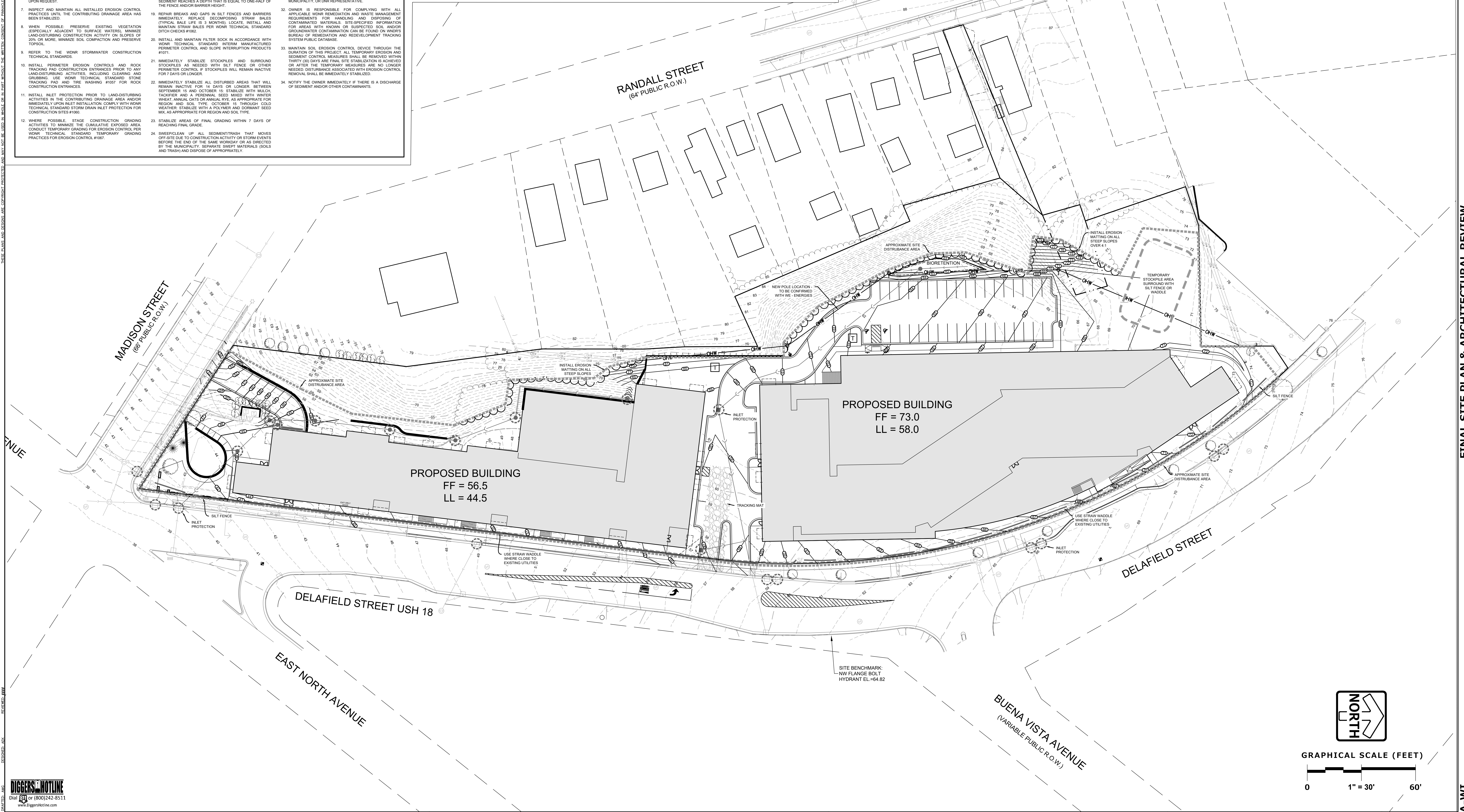
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- DEPRESSED CURB
- REVERSE FITCH CURB & GUTTER
- ADA ACCESS ROUTE
- EDGE OF PAVEMENT
- FINISHED FLOOR
- TOP OF WALK
- YARD GRADE
- SOIL BORING LOCATION

### CONSTRUCTION SITE SEQUENCING

- SPECIFIC DATES FOR ACTIVITIES TO BE PROVIDED ONCE CONSTRUCTION SCHEDULE IS ESTABLISHED
- ALL WORK SHALL BE IN CONFORMANCE WITH THE DNR WPDES PERMIT MUNICIPAL EROSION CONTROL PERMIT. SITE SEQUENCING IS ANTICIPATED BASED ON THE BEST INFORMATION AVAILABLE PRIOR TO CONSTRUCTION. DEVIATIONS FROM THE SEQUENCE MAY OCCUR WHEN THERE IS GOOD REASON TO DO SO. ALL CHANGES SHALL BE DOCUMENTED IN WRITING AND REVIEWED/APPROVED BY THE OWNER AND/OR ENGINEER IF NECESSARY.
- INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND CONSTRUCTION ENTRANCE.
  - CONSTRUCT BIORETENTION TO BE USED AS TEMPORARY SEDIMENT TRAP AND TO CONTAIN OFF-SITE RUNOFF. REFER TO DETAILS AND PLANS FOR SPECIFIC INSTRUCTIONS.
  - CONSTRUCT ANY NECESSARY DIVERSION BERMS AND SWALES TO ENSURE RUNOFF FROM THE SITE IS DIRECTED TO THE BASIN OR TO AN EXISTING STORM INLET.
  - STABILIZE ANY BERMS/SWALS AND SIDE SLOPES OF THE POND AS SOON AS FINISHED.
  - INSTALL SILT FENCE AROUND PERIMETER OF LONG TERM STOCKPILES AND STABILIZE ANY STOCKPILES IF THEY WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
  - CONDUCT ROUGH GRADING EFFORTS.
  - INSTALL UTILITY PIPING AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION.
  - COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSE, PLACEMENT OF CURBS, PAVEMENT, WALKS, ETC.
  - PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS.
  - EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WILL ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

### NOTES:

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- SITE DISTURBANCE AREA IS APPROXIMATELY 4.3ACRES



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**MANDEL DELAFIELD STREET  
DEVELOPMENT  
WAUKESHA, WI**

**EROSION CONTROL PLAN**

REVISIONS	
NO.	DESCRIPTION

REG. JOB NO. 1773.00A  
SHEET C-4  
1773.00A-WI

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FINAL SITE PLAN & ARCHITECTURAL REVIEW

1773.00A-WI

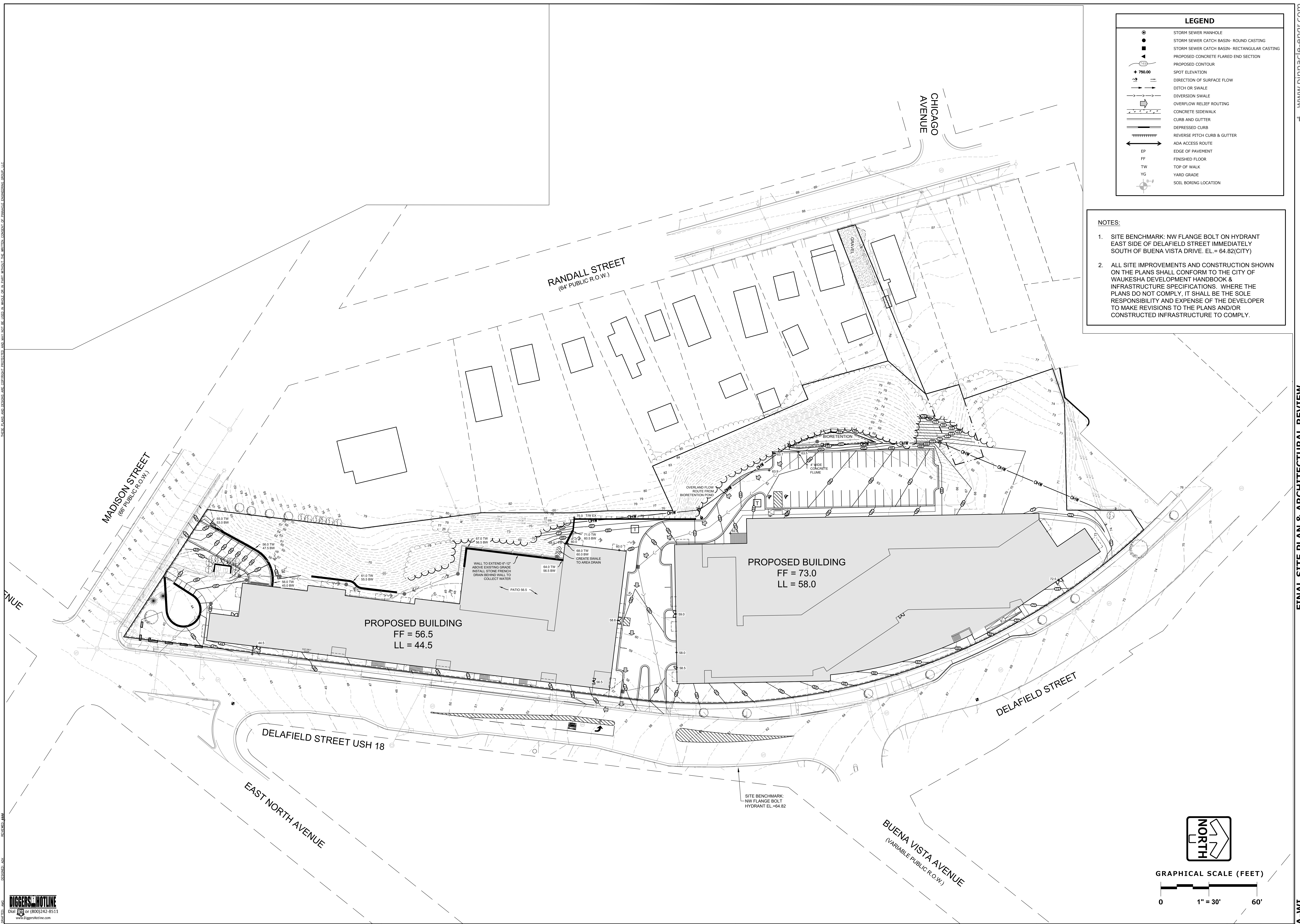
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1773-00A-WI

LEGEND	
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN - ROUND CASTING
	STORM SEWER CATCH BASIN - RECTANGULAR CASTING
	PROPOSED CONCRETE FLARED END SECTION
	PROPOSED CONTOUR
	SPOT ELEVATION
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
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	REVERSE PITCH CURB & GUTTER
	ADA ACCESS ROUTE
	EDGE OF PAVEMENT
	FINISHED FLOOR
	TOP OF WALK
	YARD GRADE
	SOIL BORING LOCATION

**NOTES:**

- SITE BENCHMARK: NW FLANGE BOLT ON HYDRANT EAST SIDE OF DELAFIELD STREET IMMEDIATELY SOUTH OF BUENA VISTA DRIVE. EL. = 64.82(CITY)
- 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.



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**MANDEL DELAFIELD STREET  
DEVELOPMENT  
WAUKESHA, WI**

**GRADING PLAN**

REVISIONS	

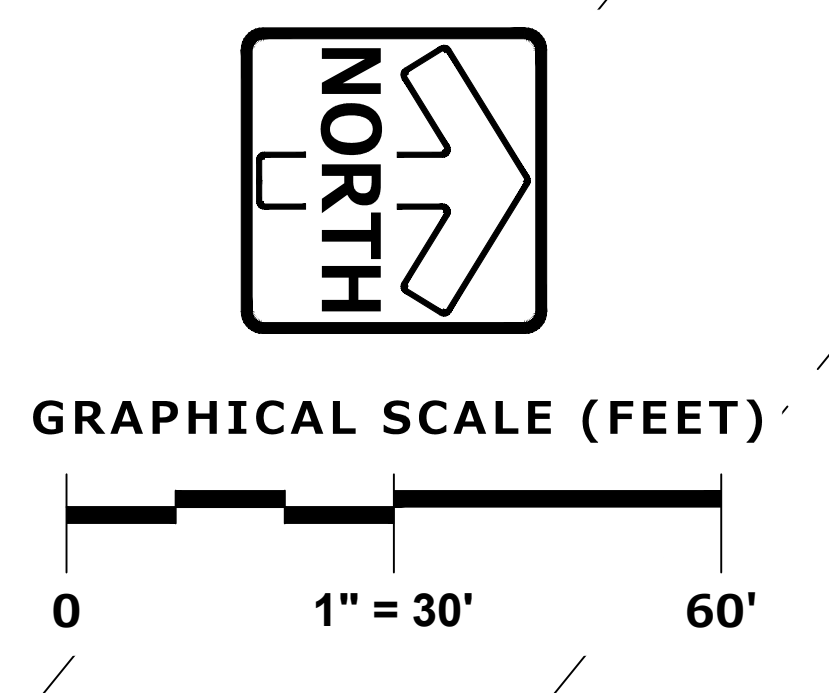
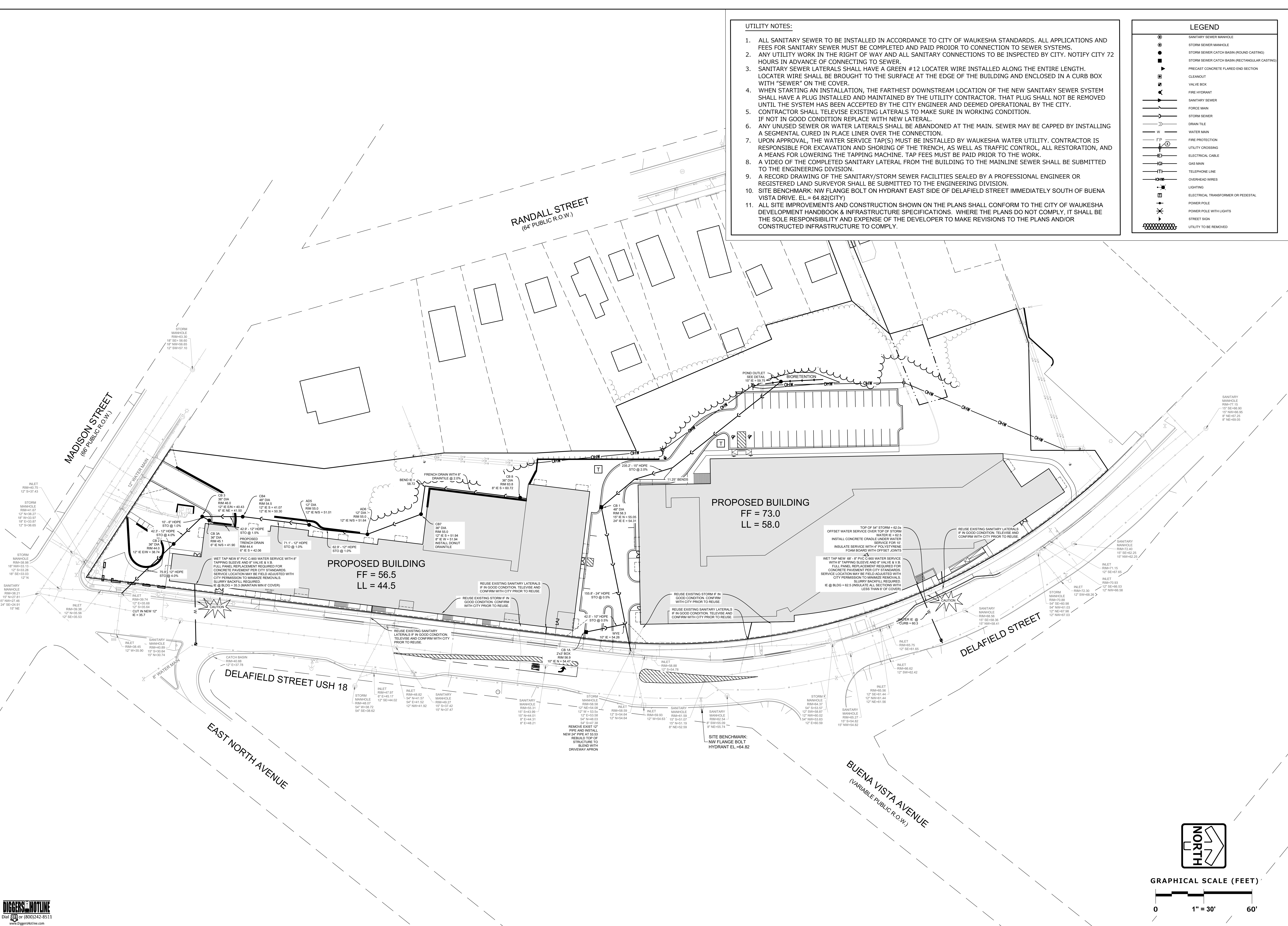
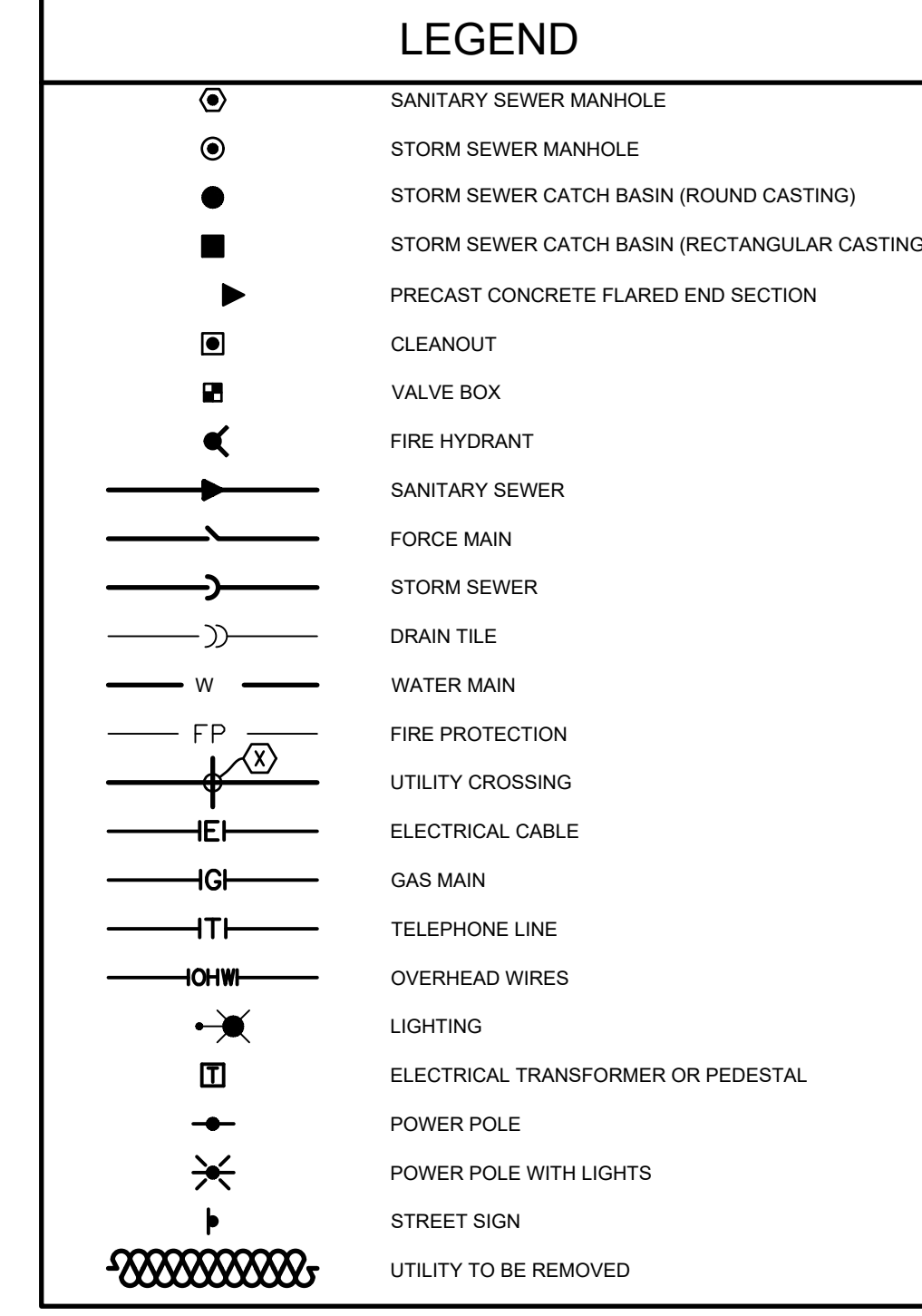
FIG. NO. 1773-00A	DATE 7-24-24	SCALE 1" = 30'	SHEET C-5
DESIGNER	CHECKED	DATE	PROJECT

Z:\PROJECTS\2019\1773-00A-WI\CAD\1773-00A GRADING.DWG

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FINAL SITE PLAN & ARCHITECTURAL REVIEW

- UTILITY NOTES:**
- ALL SANITARY SEWER TO BE INSTALLED IN ACCORDANCE TO CITY OF WAUKESHA STANDARDS. ALL APPLICATIONS AND FEES FOR SANITARY SEWER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO SEWER SYSTEMS.
  - ANY UTILITY WORK IN THE RIGHT OF WAY AND ALL SANITARY CONNECTIONS TO BE INSPECTED BY CITY. NOTIFY CITY 72 HOURS IN ADVANCE OF CONNECTING TO SEWER.
  - SANITARY SEWER LATERALS SHALL HAVE A GREEN #12 LOCATER WIRE INSTALLED ALONG THE ENTIRE LENGTH. LOCATER WIRE SHALL BE BROUGHT TO THE SURFACE AT THE EDGE OF THE BUILDING AND ENCLOSED IN A CURB BOX WITH "SEWER" ON THE COVER.
  - WHEN STARTING AN INSTALLATION, THE FARTHEST DOWNSTREAM LOCATION OF THE NEW SANITARY SEWER SYSTEM SHALL HAVE A PLUG INSTALLED AND MAINTAINED BY THE UTILITY CONTRACTOR. THAT PLUG SHALL NOT BE REMOVED UNTIL THE SYSTEM HAS BEEN ACCEPTED BY THE CITY ENGINEER AND DEEMED OPERATIONAL BY THE CITY.
  - CONTRACTOR SHALL TELEVISION EXISTING LATERALS TO MAKE SURE IN WORKING CONDITION. IF NOT IN GOOD CONDITION REPLACE WITH NEW LATERAL.
  - ANY UNUSED SEWER OR WATER LATERALS SHALL BE ABANDONED AT THE MAIN. SEWER MAY BE CAPPED BY INSTALLING A SEGMENTAL CURED IN PLACE LINER OVER THE CONNECTION.
  - UPON APPROVAL, THE WATER SERVICE TAP(S) MUST BE INSTALLED BY WAUKESHA WATER UTILITY. CONTRACTOR IS RESPONSIBLE FOR EXCAVATION AND SHORING OF THE TRENCH, AS WELL AS TRAFFIC CONTROL, ALL RESTORATION, AND A MEANS FOR LOWERING THE TAPPING MACHINE. TAP FEES MUST BE PAID PRIOR TO THE WORK.
  - A VIDEO OF THE COMPLETED SANITARY LATERAL FROM THE BUILDING TO THE MAINLINE SEWER SHALL BE SUBMITTED TO THE ENGINEERING DIVISION.
  - A RECORD DRAWING OF THE SANITARY/STORM SEWER FACILITIES SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR SHALL BE SUBMITTED TO THE ENGINEERING DIVISION.
  - SITE BENCHMARK: NW FLANGE BOLT ON HYDRANT EAST SIDE OF DELAFIELD STREET IMMEDIATELY SOUTH OF BUENA VISTA DRIVE. EL = 64.82(CITY)
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**MANDEL DELAFIELD STREET  
DEVELOPMENT  
WAUKESHA, WI**

**UTILITY PLAN**

REVISIONS	
NO.	DESCRIPTION

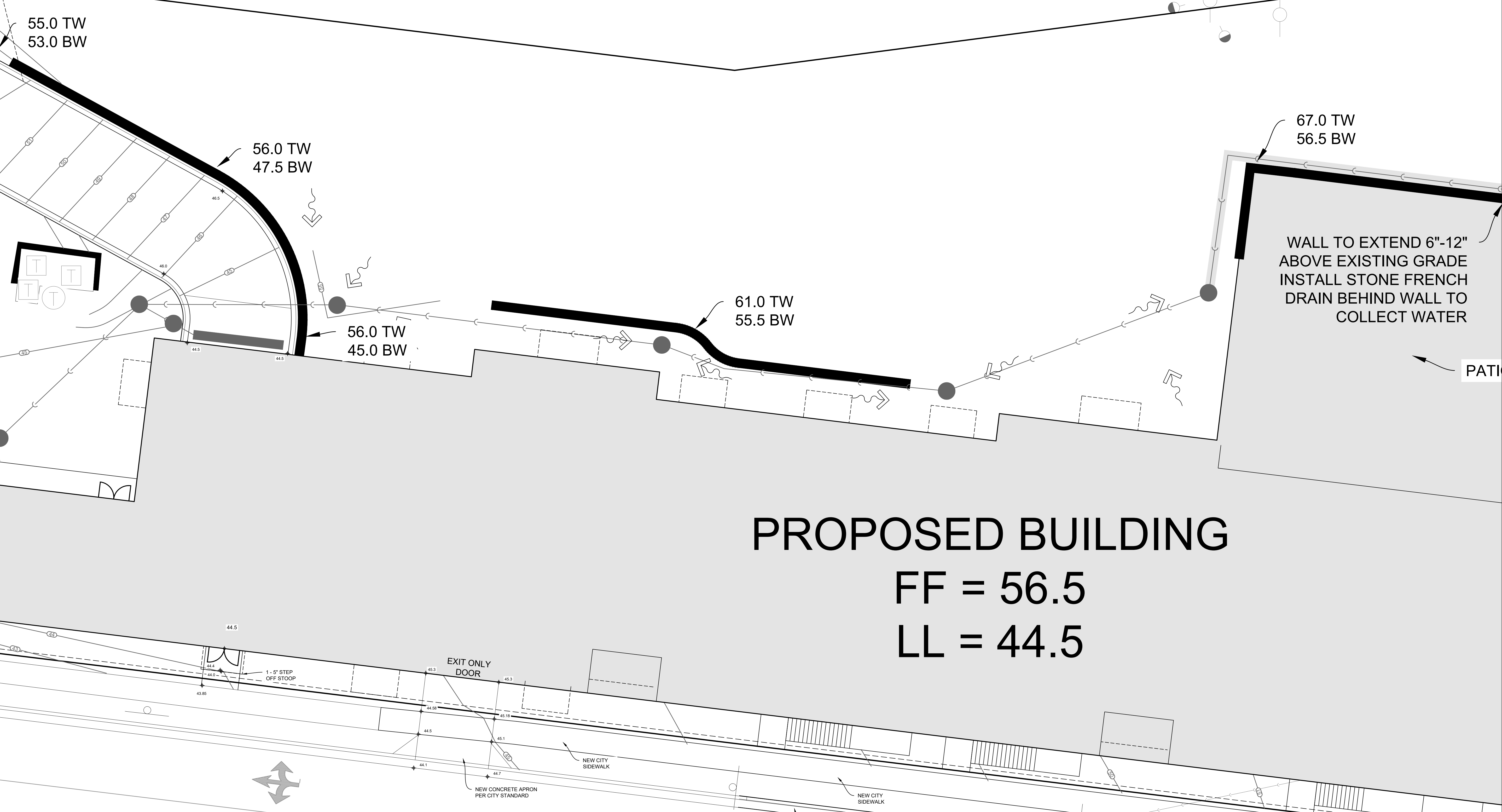
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SCALE: 1" = 30'

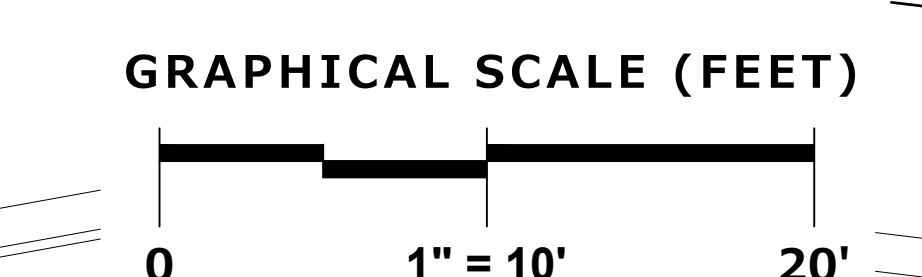
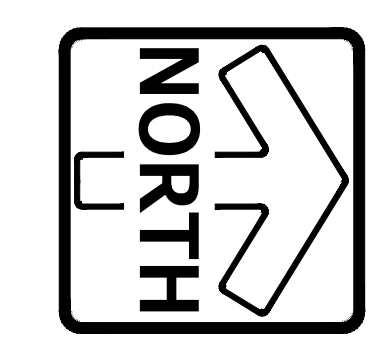
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**MADISON STREET**  
(66' PUBLIC R.O.W.)

LEGEND	
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN- ROUND CASTING
	STORM SEWER CATCH BASIN- RECTANGULAR CASTING
	PROPOSED CONCRETE FLARED END SECTION
	PROPOSED CONTOUR
	SPOT ELEVATION
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	DIVERSION SWALE
	OVERFLOW RELIEF ROUTING
	CONCRETE SIDEWALK
	CURB AND GUTTER
	DEPRESSED CURB
	REVERSE PITCH CURB & GUTTER
	ADA ACCESS ROUTE
	EDGE OF PAVEMENT
	FINISHED FLOOR
	TOP OF WALK
	YARD GRADE
	SOIL BORING LOCATION



**PROPOSED BUILDING**  
FF = 56.5  
LL = 44.5

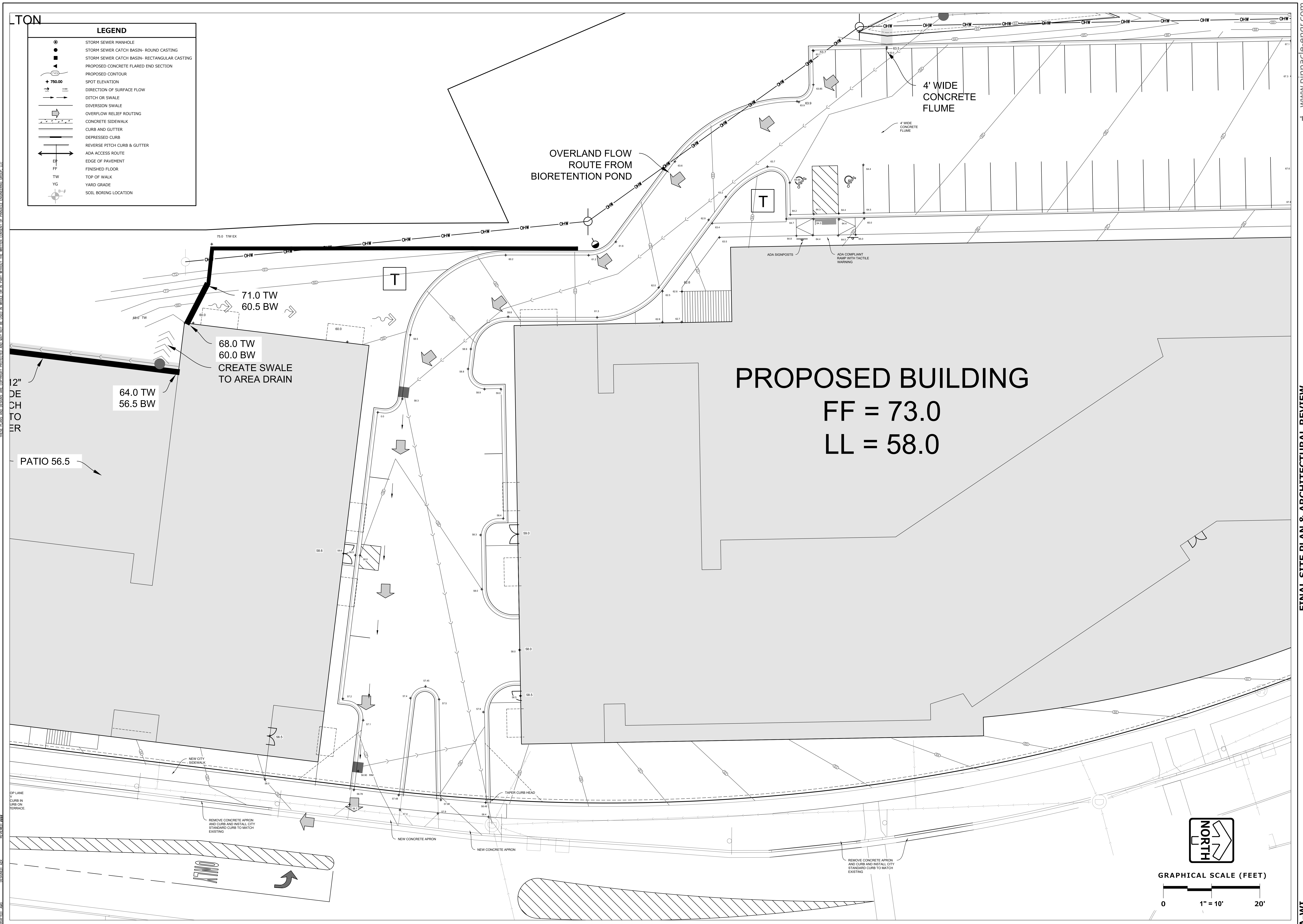


**DELAFIELD STREET**

REVISIONS	

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FINAL SITE PLAN & ARCHITECTURAL REVIEW



Z:\PROJECTS\2019\1773.00A\W\CAD\1773.00A PAVING PLAN.DWG

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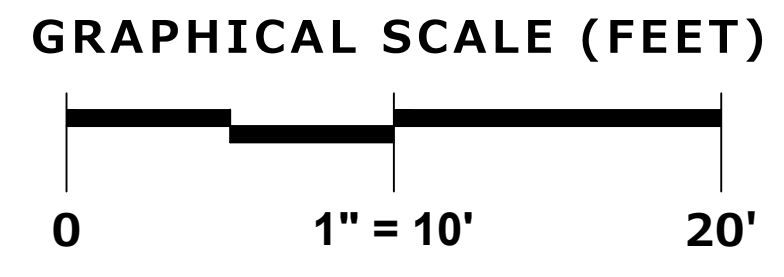


**LEGEND**

- ⊙ STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- ▭ PROPOSED CONCRETE FLARED END SECTION
- ~ PROPOSED CONTOUR
- + 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- ▭ CONCRETE SIDEWALK
- ▭ CURB AND GUTTER
- ▭ DEPRESSED CURB
- ▭ REVERSE PITCH CURB & GUTTER
- ↔ ADA ACCESS ROUTE
- EF EDGE OF PAVEMENT
- FF FINISHED FLOOR
- TW TOP OF WALK
- YG YARD GRADE
- ⊙ SOIL BORING LOCATION

**PROPOSED BUILDING**  
 FF = 73.0  
 LL = 58.0

**DELAFIELD STREET**



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**MANDEL DELAFIELD STREET  
 DEVELOPMENT  
 WAUKESHA, WI**

**PAVING PLAN - NORTH**

REVISIONS	

REG. JOB NO. 11773.00A  
 REG. P.N. ABE  
 START DATE 7-24-24  
 SCALE 1" = 10'

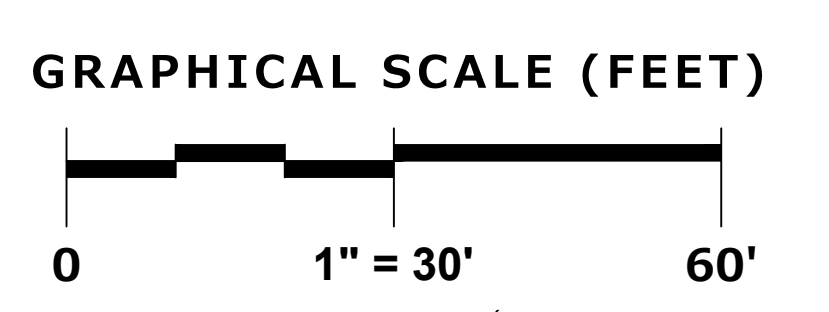
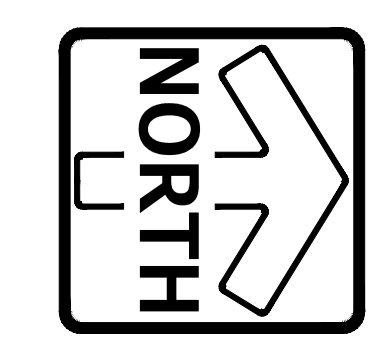
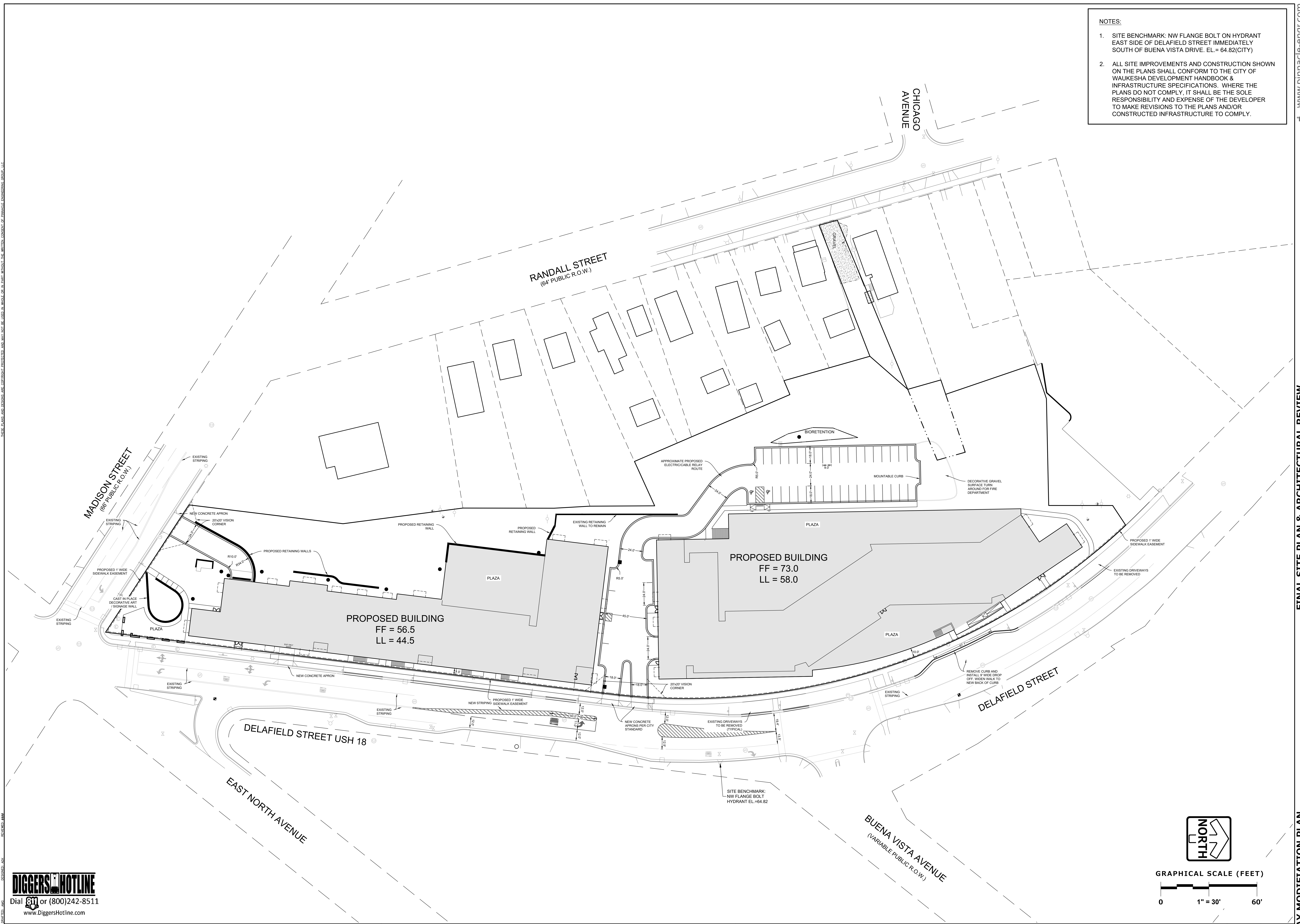
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1773.00A-WI

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FINAL SITE PLAN & ARCHITECTURAL REVIEW

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**MANDEL DELAFIELD STREET  
 DEVELOPMENT  
 WAUKESHA, WI**

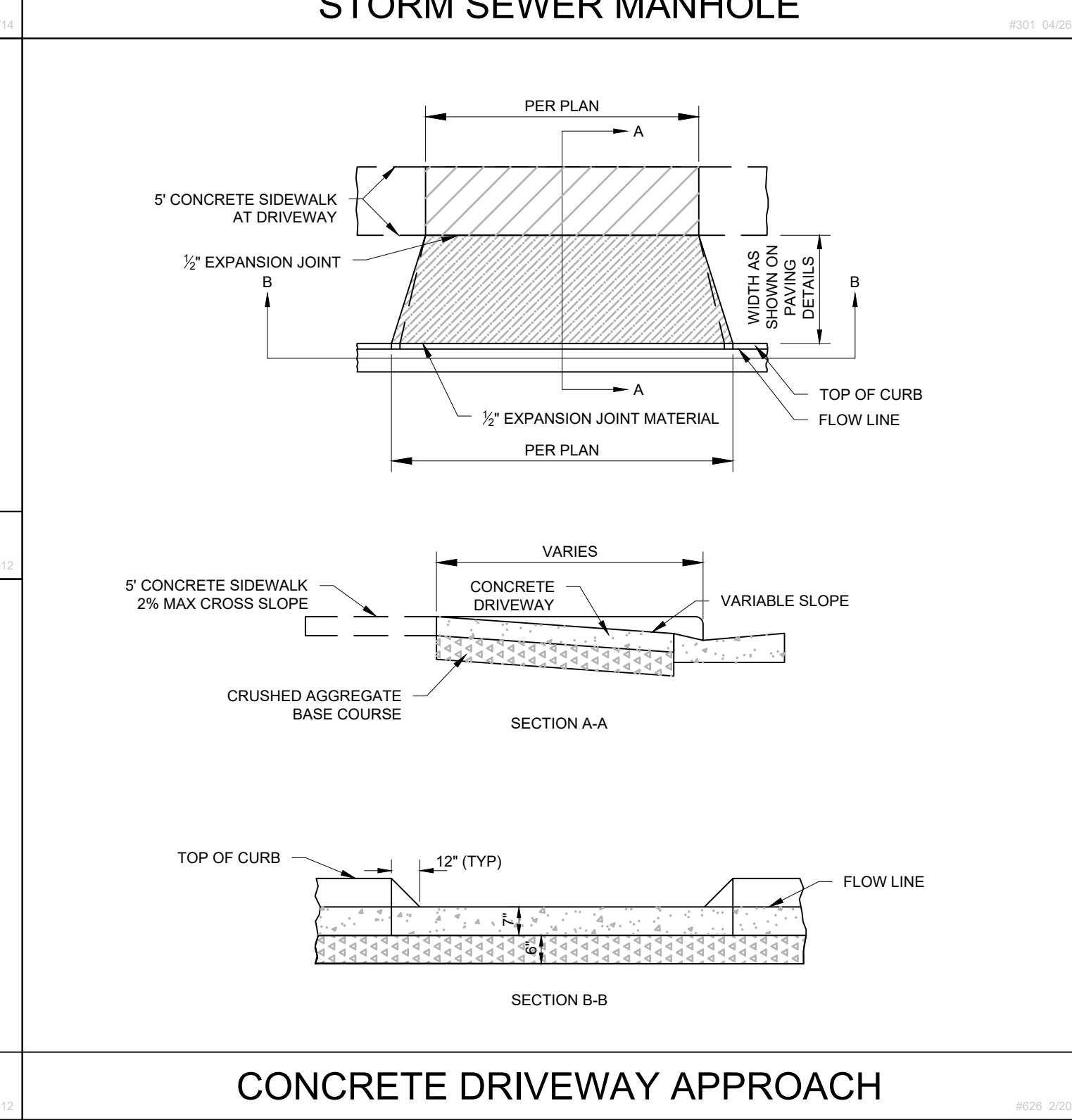
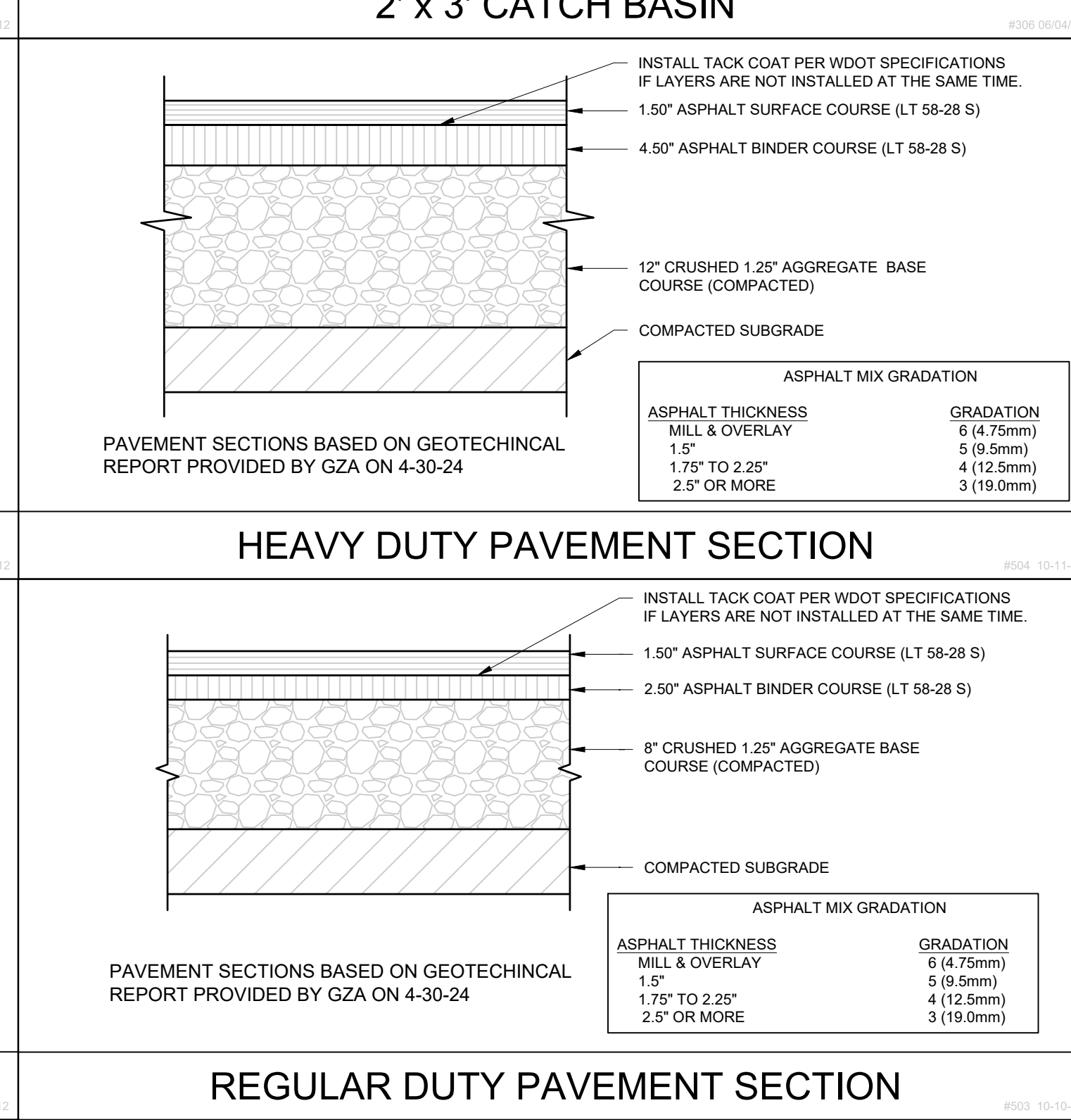
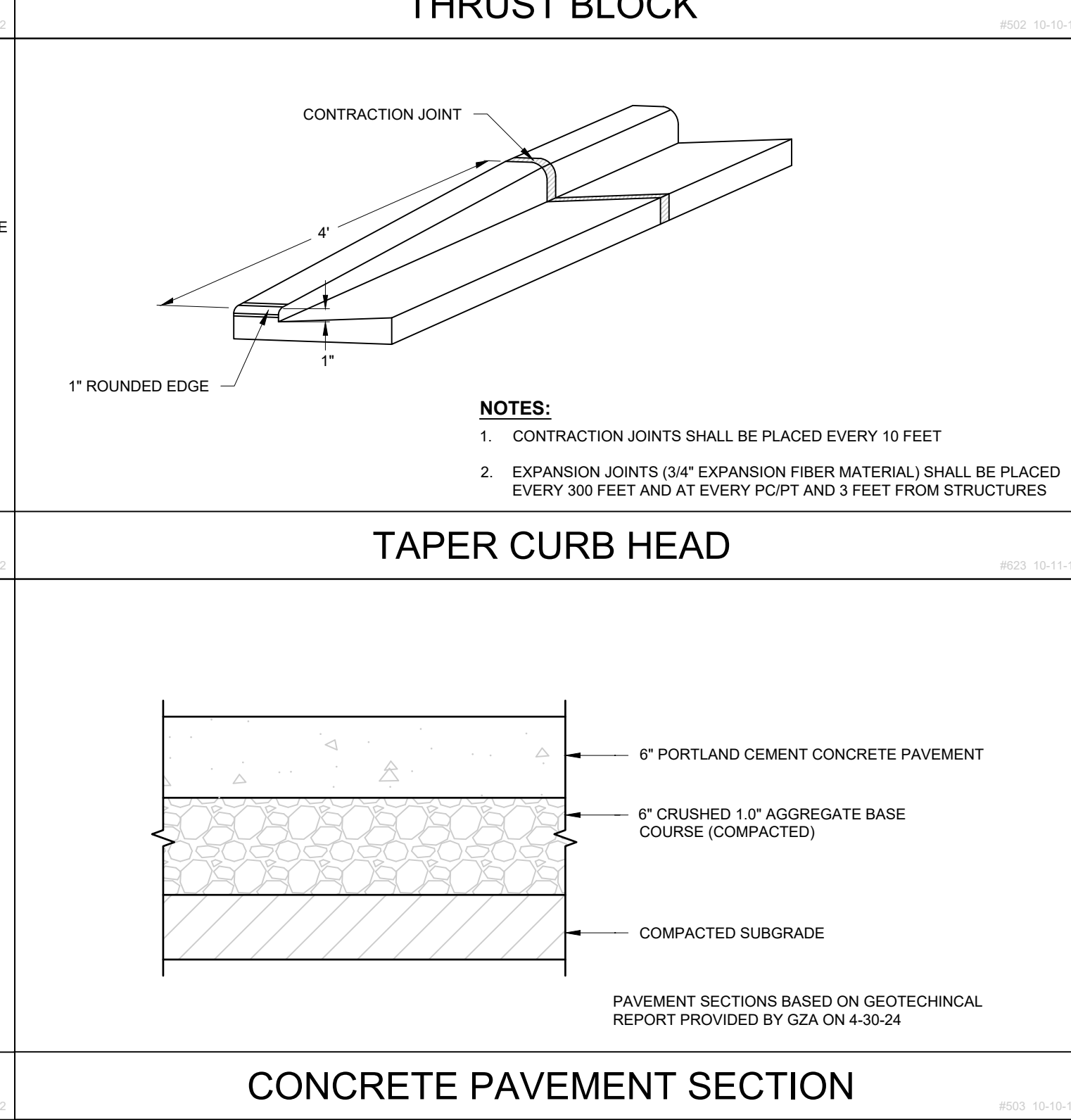
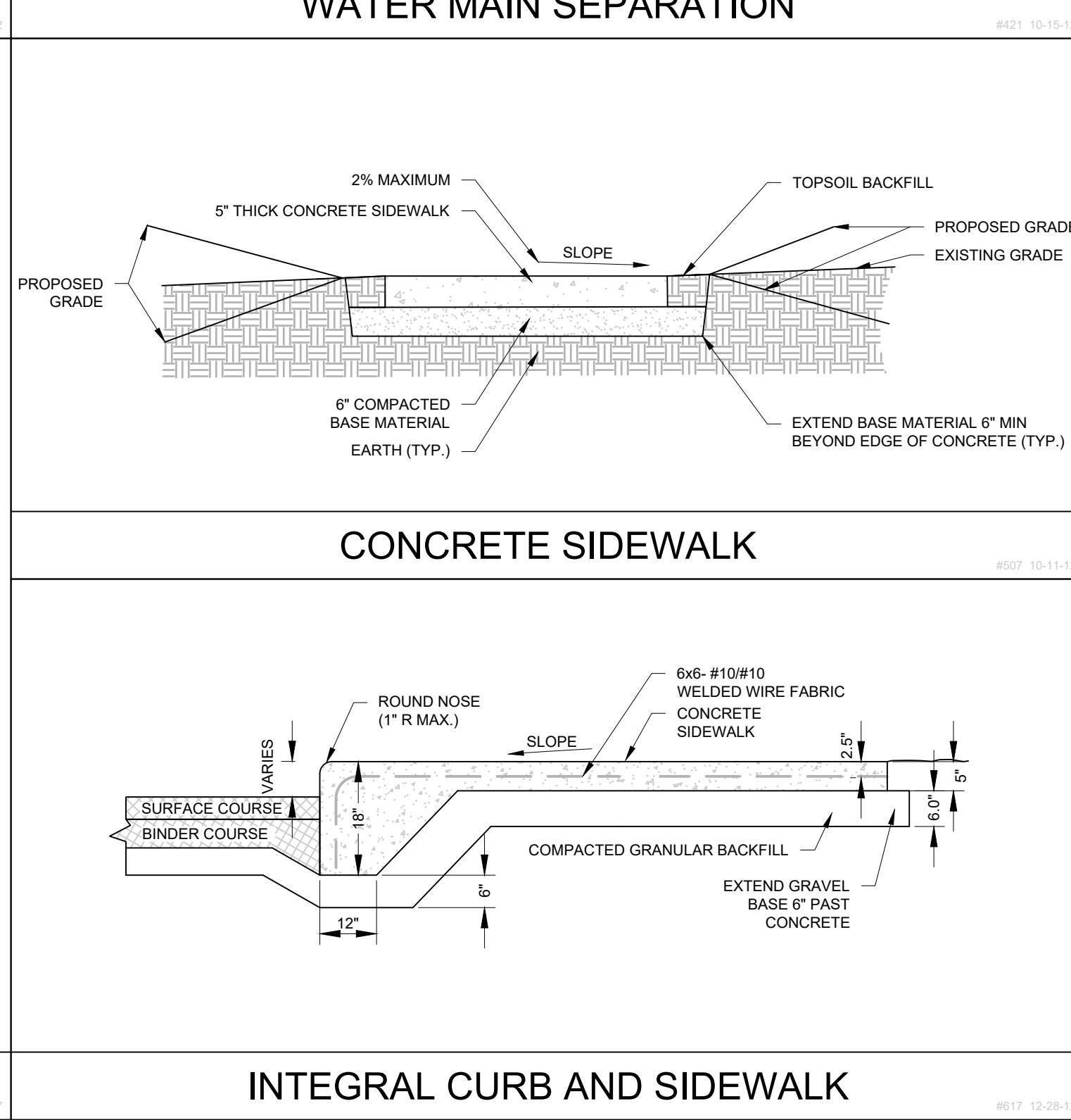
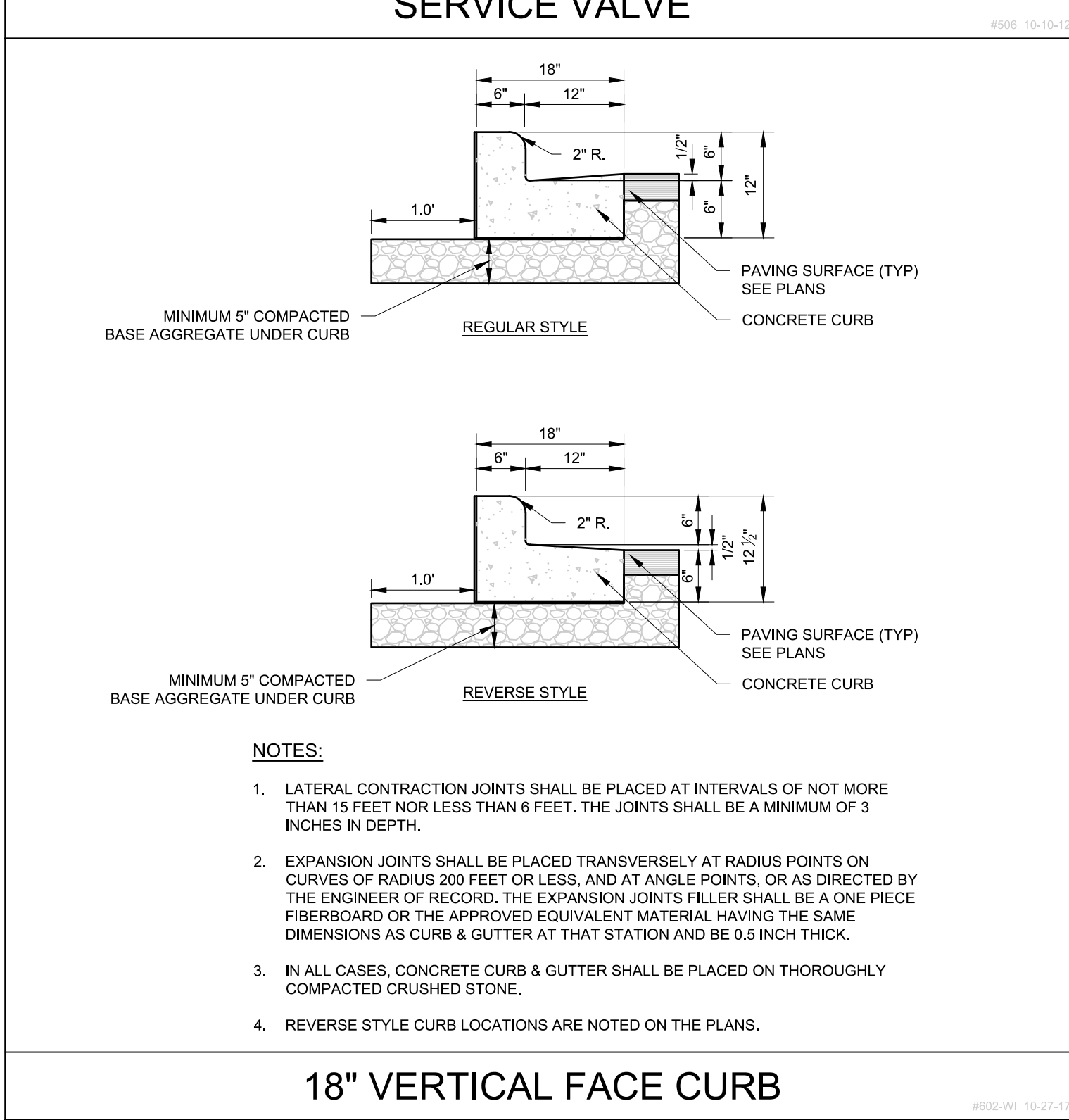
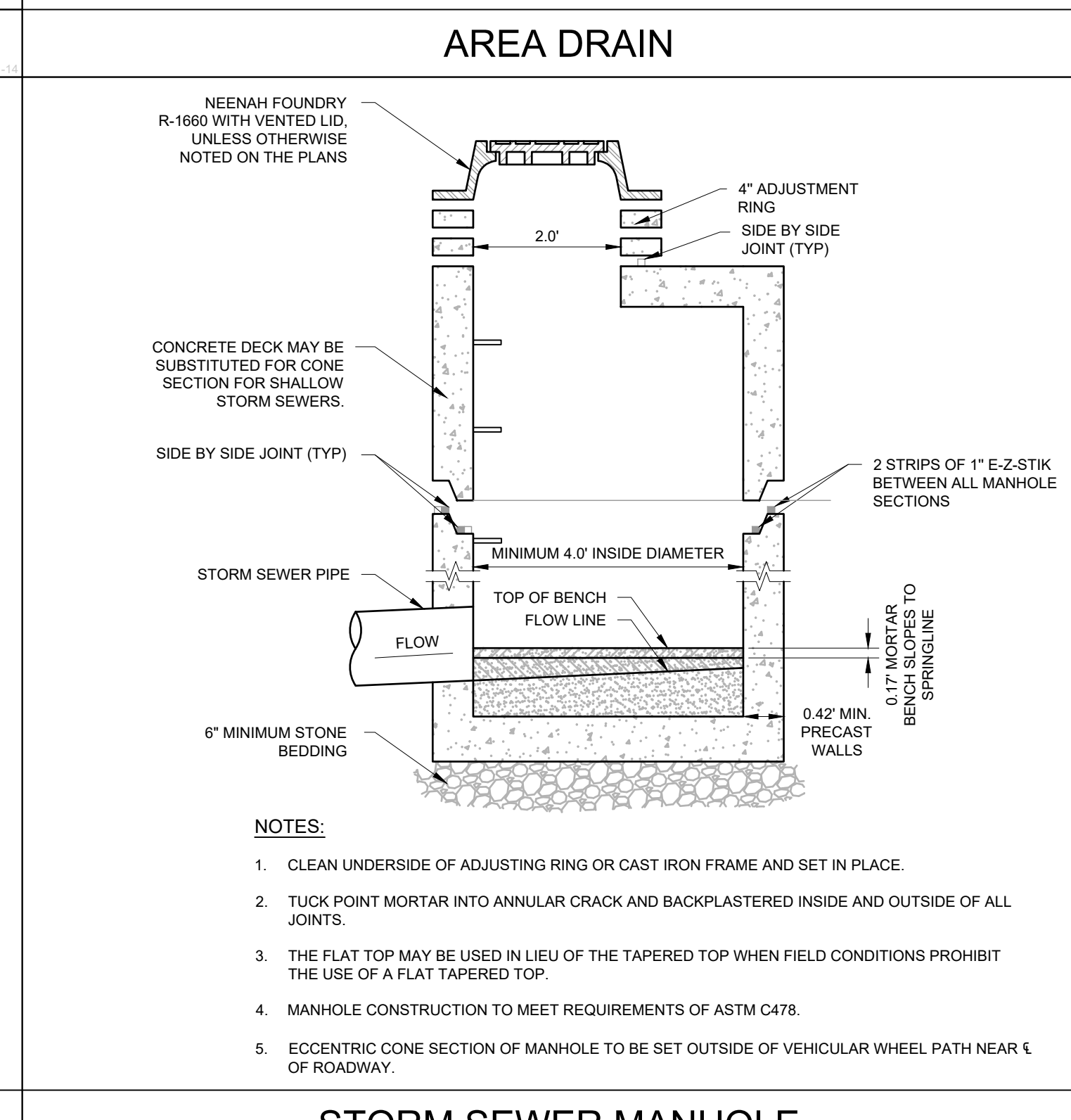
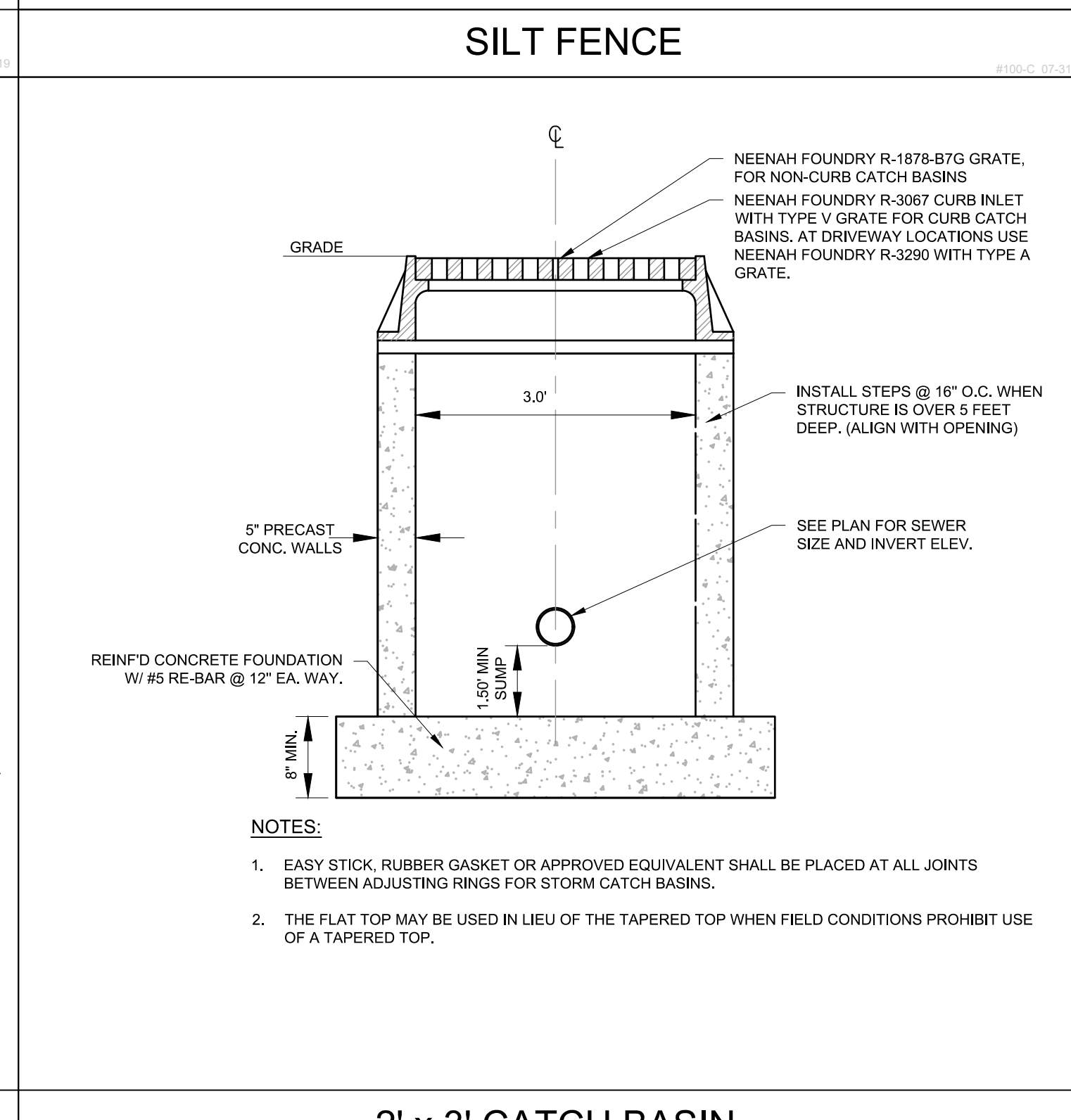
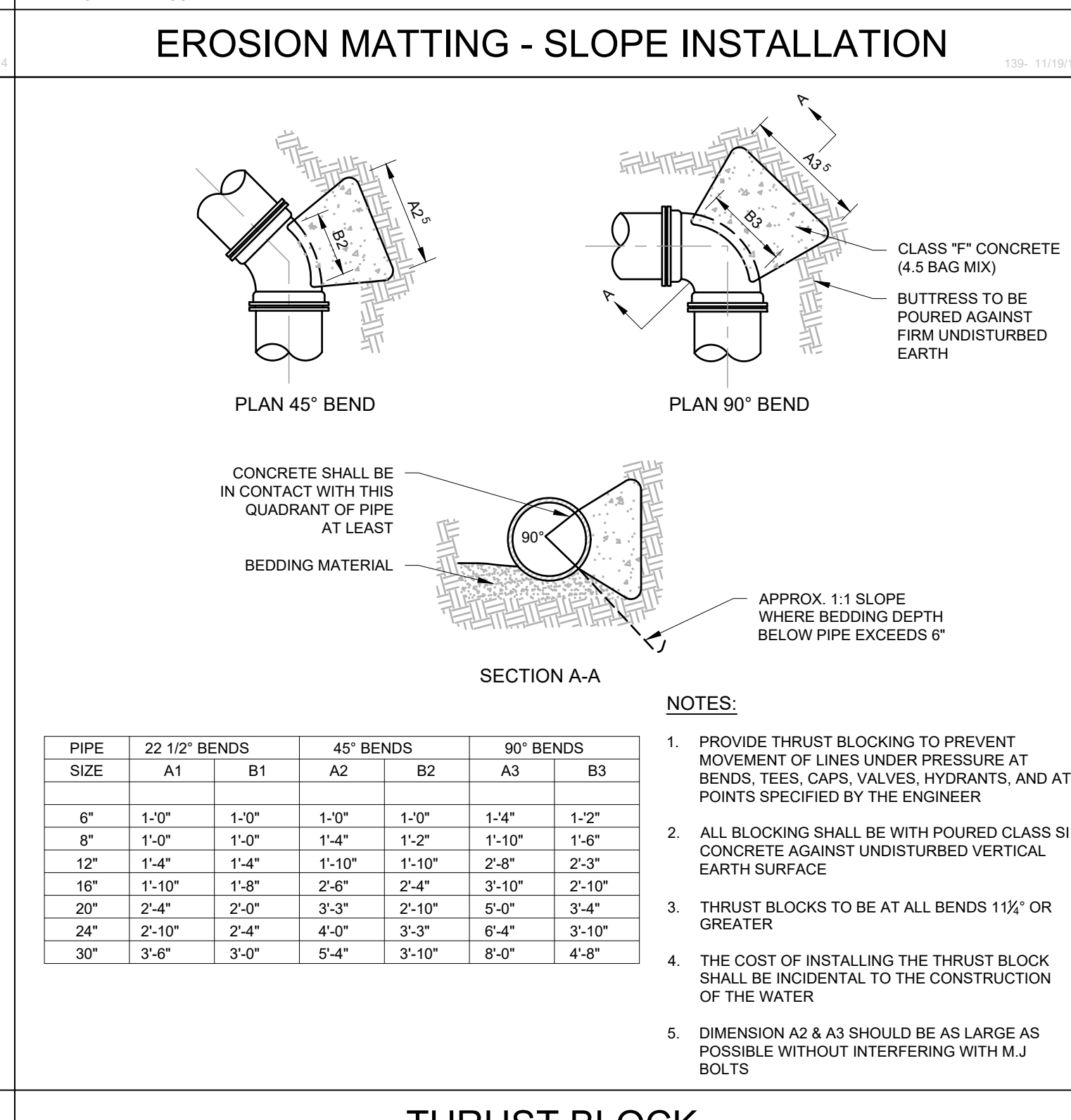
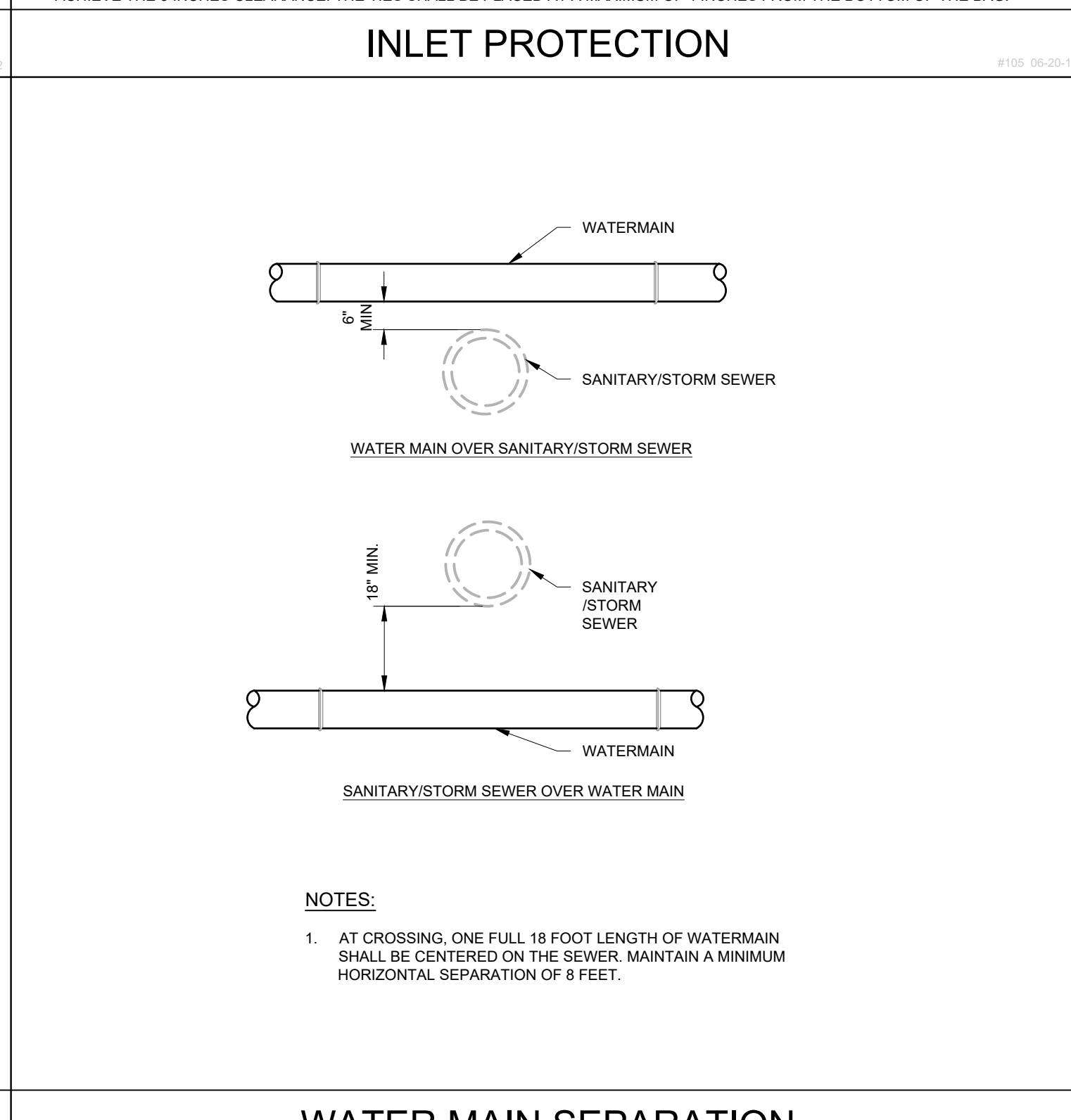
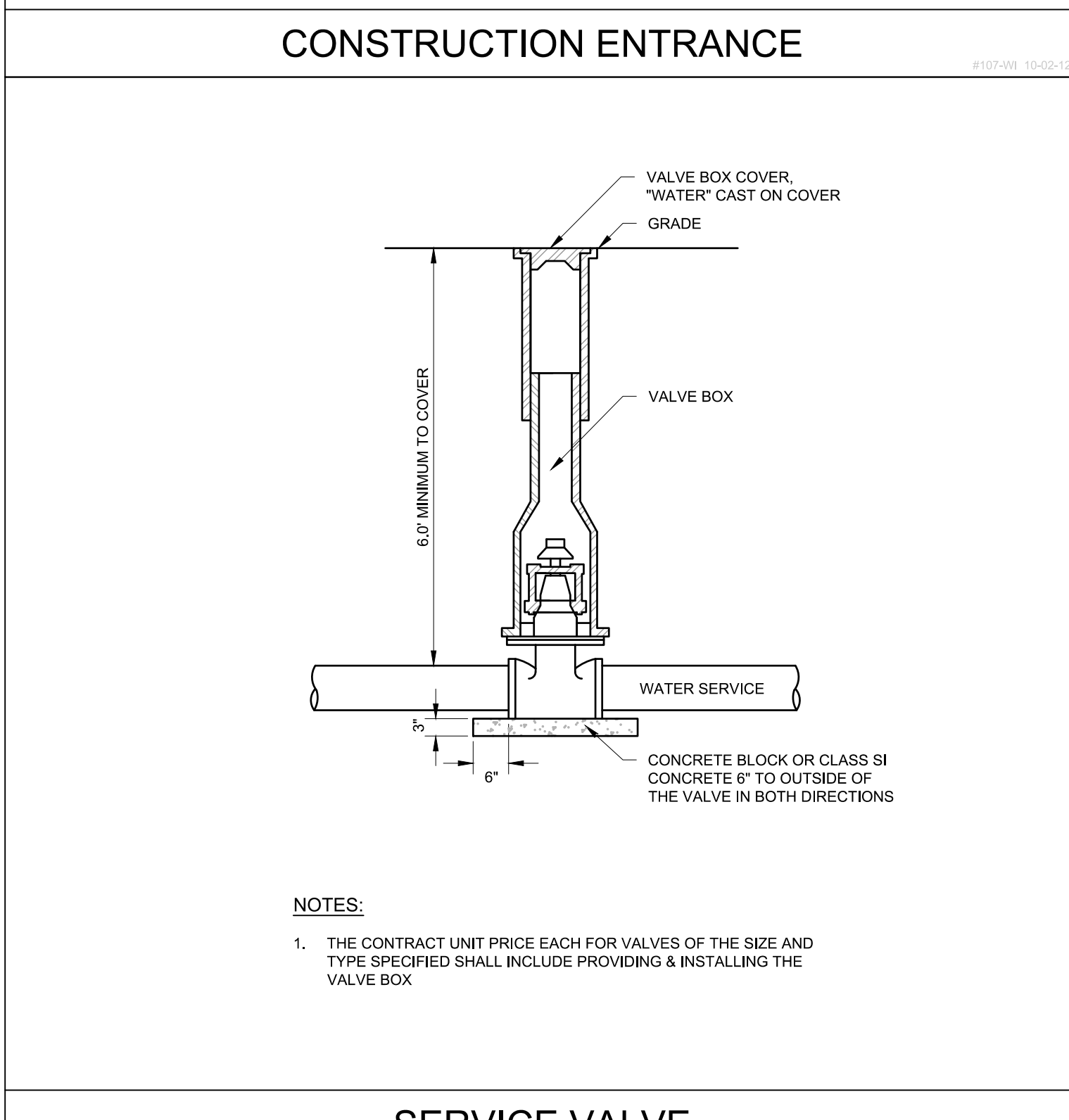
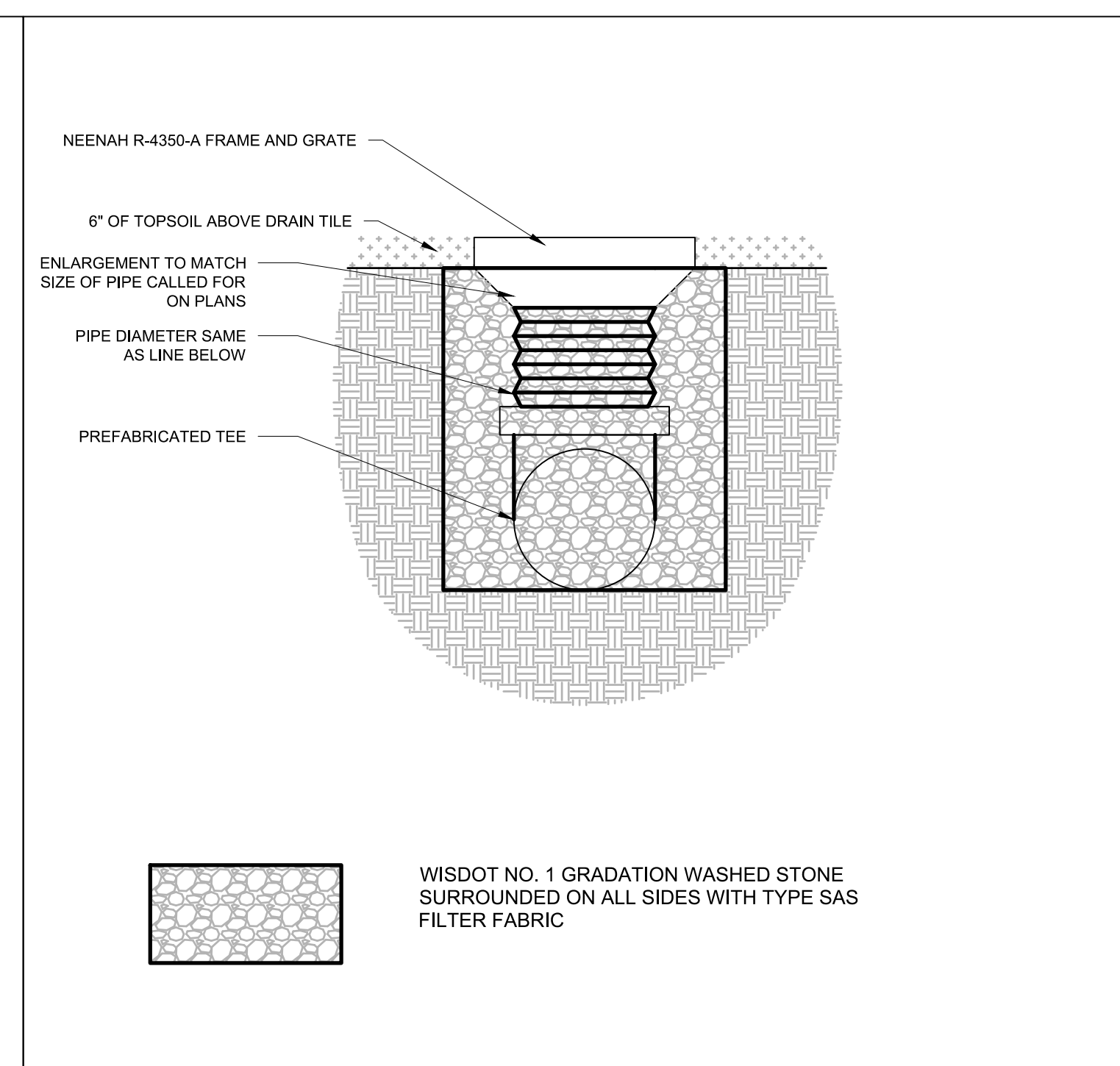
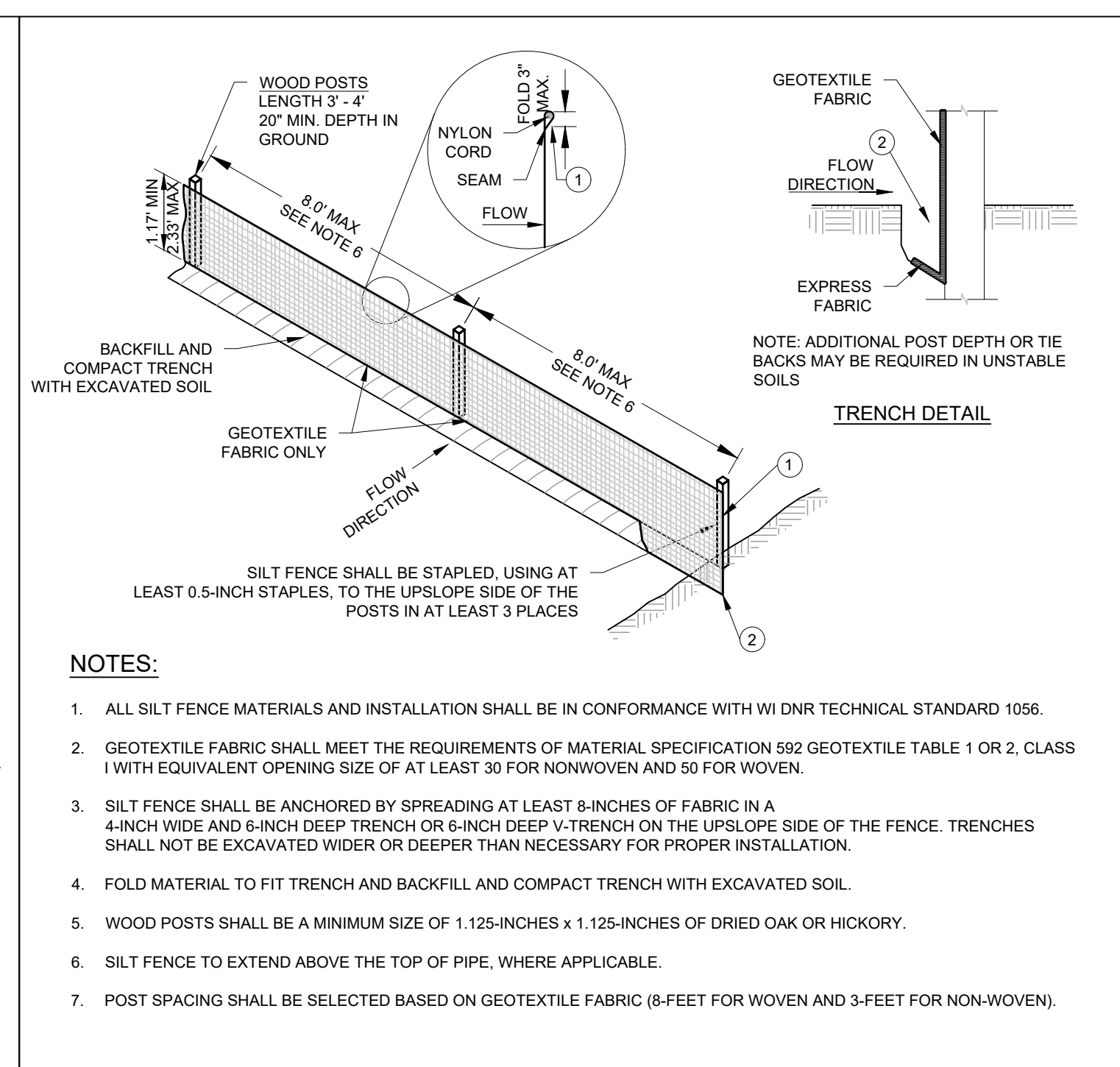
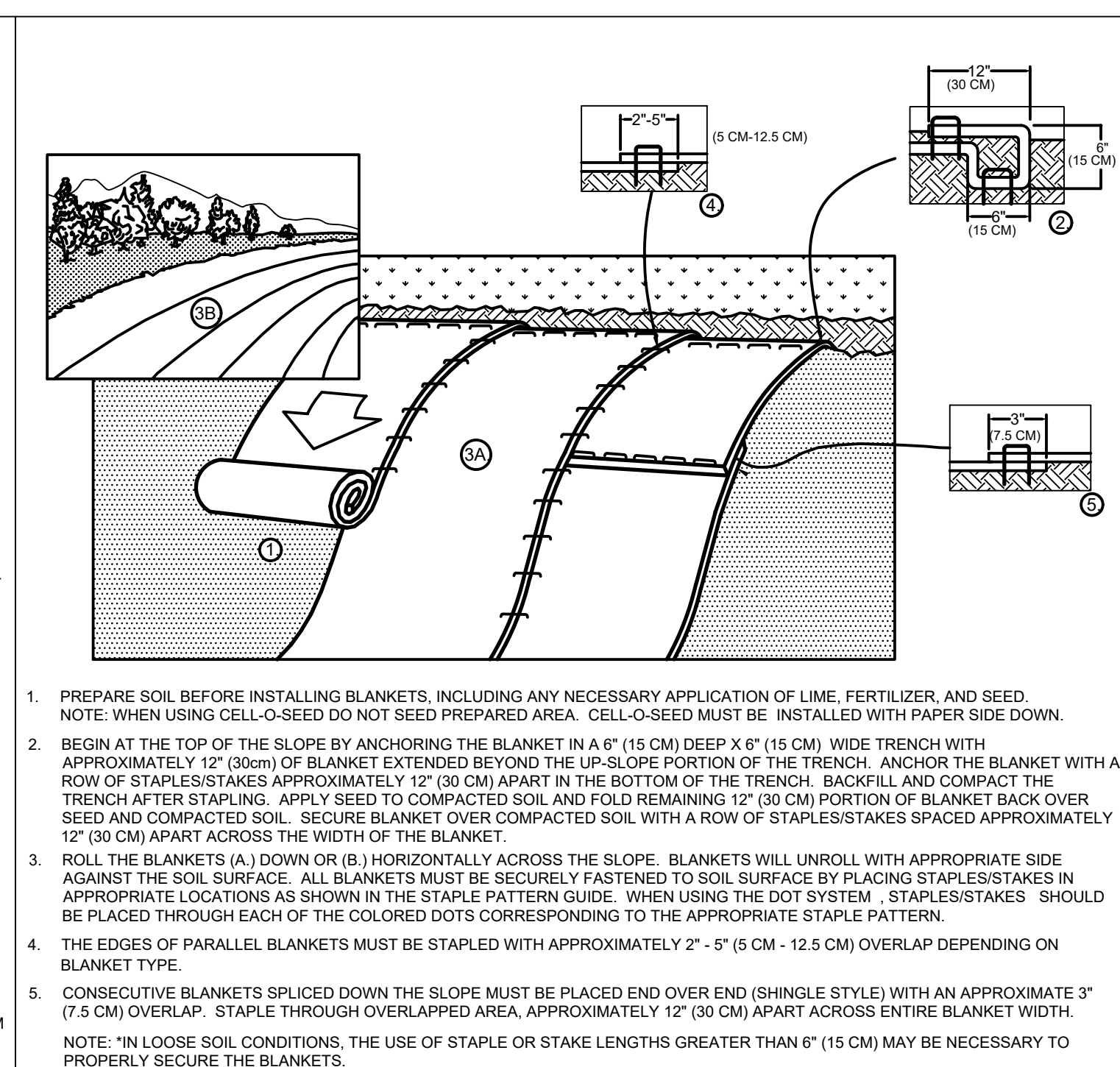
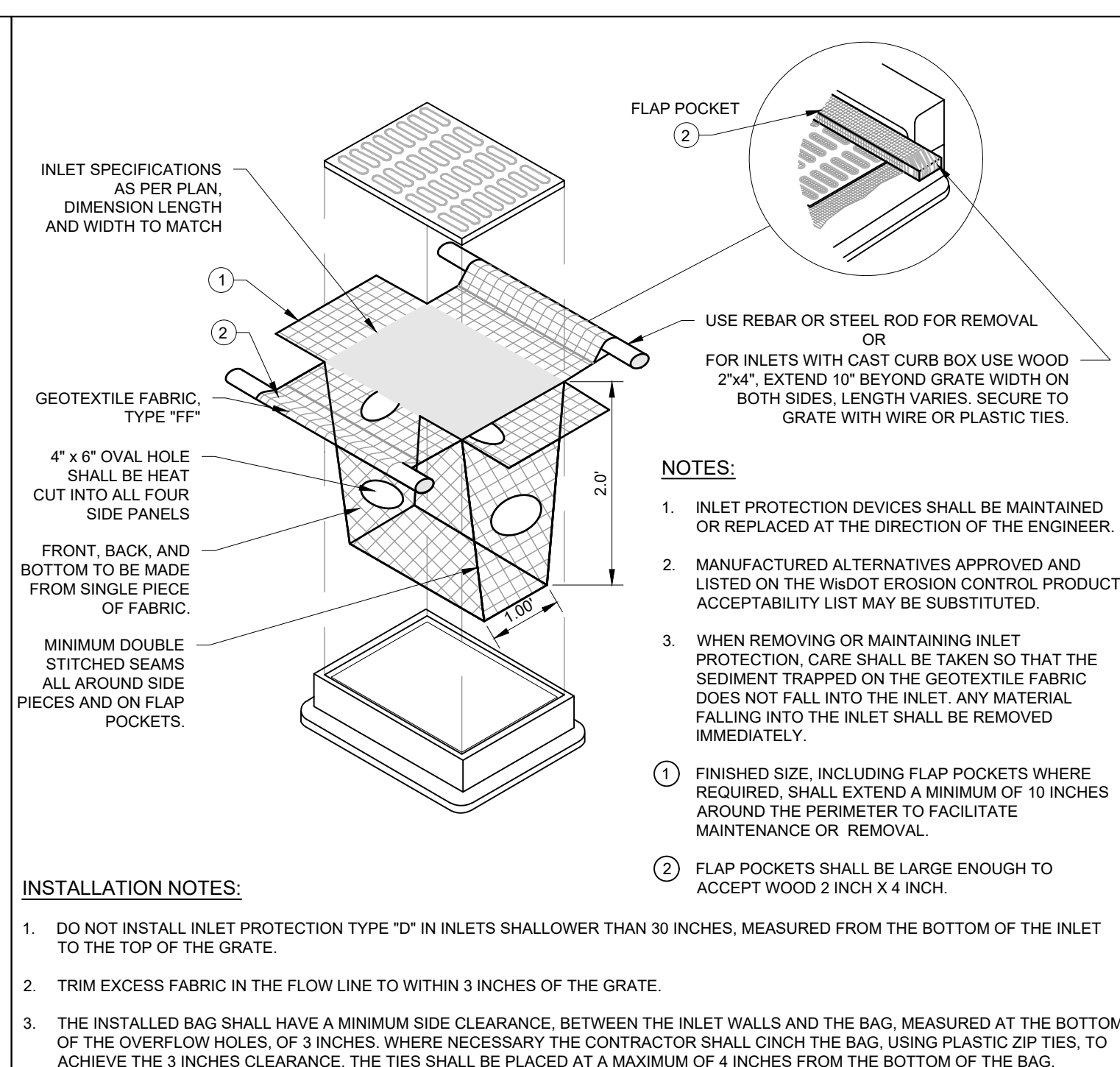
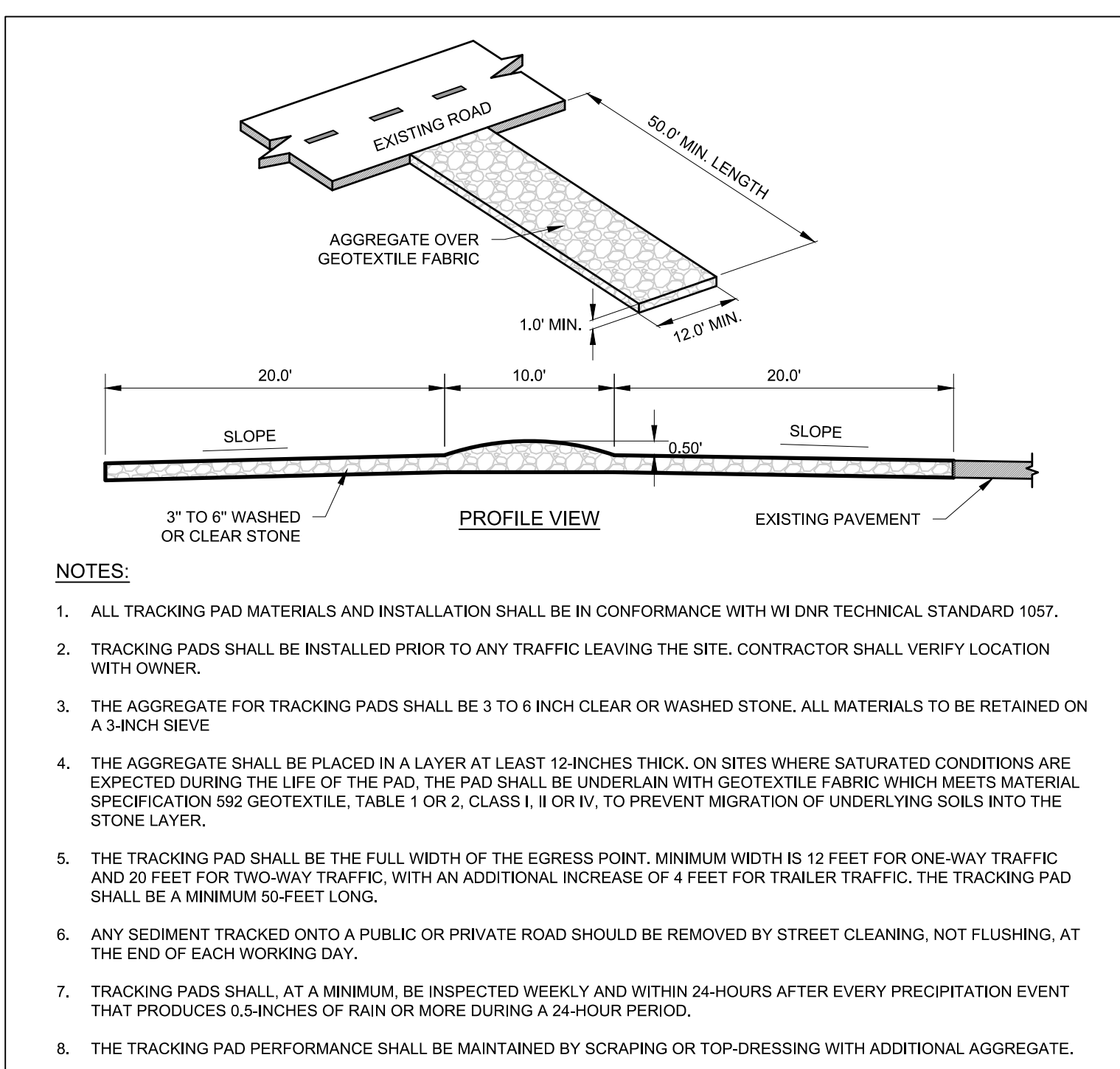
**ROADWAY MODIFICATION PLAN**

REVISIONS	

REG. JOB No. 1173.00A  
 DESIGNED BY: ABE  
 START DATE: 7-24-24  
 SCALE: #####  
 SHEET C-10

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 DATE: 7/24/24  
 DESIGNED BY: ABE

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 FINAL SITE PLAN & ARCHITECTURAL REVIEW  
 ROADWAY MODIFICATION PLAN



GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE NOTICES.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER ANY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
- TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
- THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HALL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR IMPORT OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
- SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
- THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
- IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING. THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIALS AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PLOUGHING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERLAIN BY THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTIVELY. UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER, THE TOP TWELVE (12) INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3) INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6) INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN

- EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-998) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY. OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL 3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED. UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPES OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. SINGING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-998) MAXIMUM DENSITY.
- NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
- SUBGRADE TOLERANCES ARE +1/4" FOR LANDSCAPE AREAS AND +1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
- TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
- THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PAVING

- AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301 AND 305 OF THE STATE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS AND SHALL NOT BE LESS THAN PLAN THICKNESS. BASE SHALL BE 1 1/2" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
- SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
- EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
- ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460. LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
- CONCRETE FOR PARKING AREAS AND PRIVATE ROAD SHALL CONFORM TO THE DOT STANDARDS SPECIFICATIONS, SECTIONS 415 & 501. GRADE A CONCRETE PAVEMENT SHALL CONFORM TO SECTION 501 OF STATE STANDARD SPECIFICATIONS. CONCRETE CURB AND GUTTER SHALL CONFORM TO SECTIONS 415, 501 & 601 OF THE STATE STANDARD SPECIFICATIONS AND SIDEWALKS SHALL CONFORM TO SECTIONS 415, 501 & 602 OF THE STATE STANDARD SPECIFICATIONS. CONSTRUCTION JOINTS SHALL BE SPACED NOT FURTHER THAN 10' FOR PAVEMENT, 10' FOR SIDEWALKS (OR THE WIDTH OF THE WALK), AND 15' FOR CURB. EXPANSION JOINTS SHALL BE SPACED NO FURTHER THAN 50' FOR PAVEMENT, 300' FOR CURB, AND 100' FOR WALKS. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.12 IS REQUIRED.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO SECTIONS 646.2 & 646.3 OF THE STATE STANDARD SPECIFICATIONS. ALL PAVEMENTS SHALL BE FOUR (4) INCH WIDE WHITE STRIPES UNLESS OTHERWISE NOTED ON PLANS OR DIRECTED BY OWNER. LAYOUT MARKINGS USING GUIDELINES, TEMPLATES AND FORMS, STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HEAD" PAINTING OF ARROWS, SYMBOLS OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN. PROTECT ADJACENT CURBS, WALKS FENCES AND OTHER ITEMS FROM RECEIVING PAINT.

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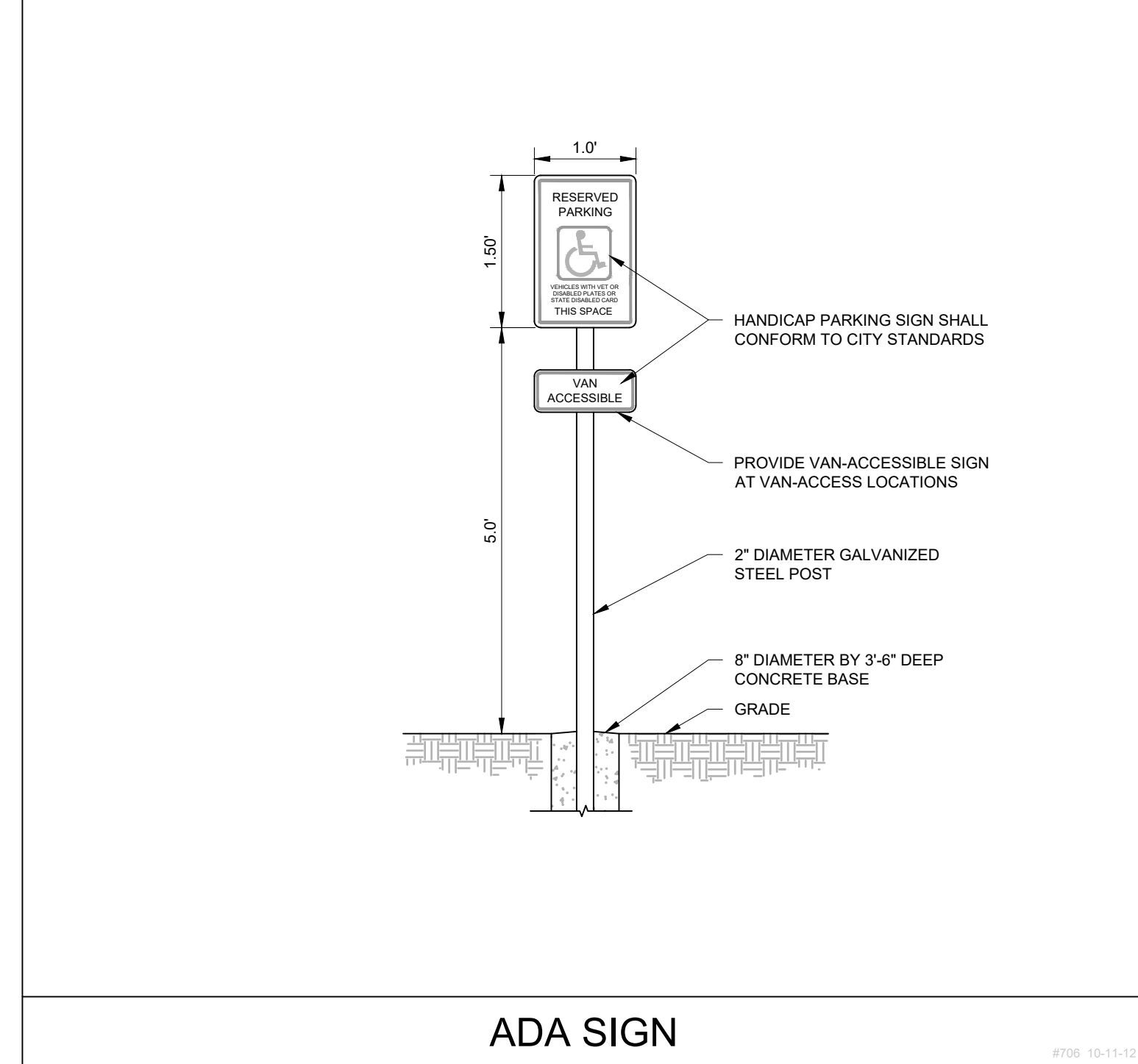
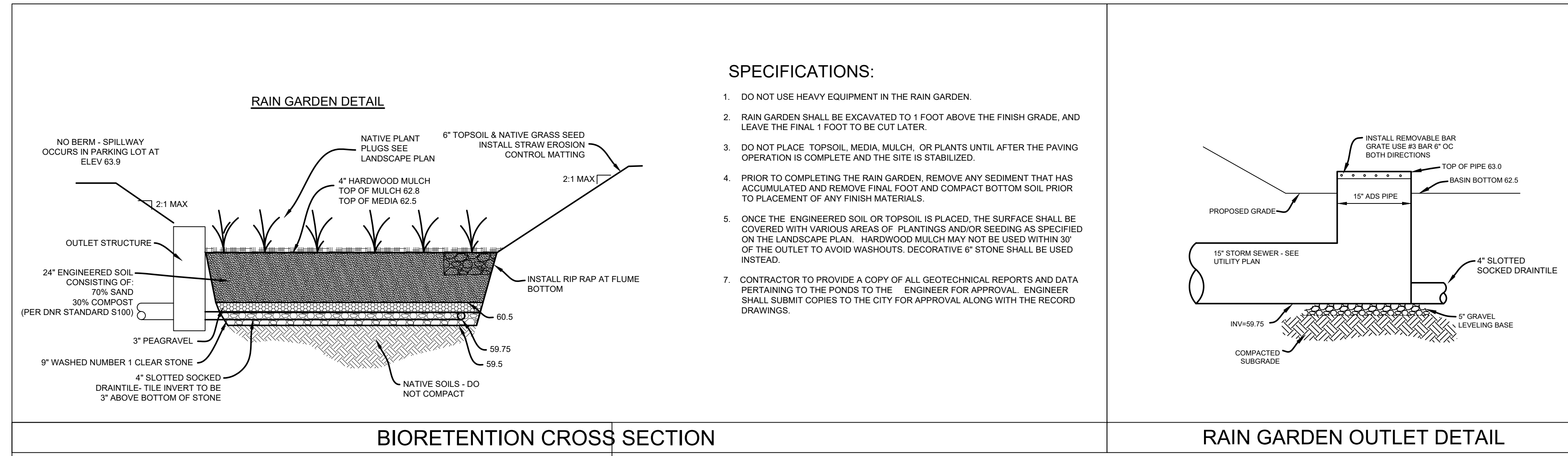
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**SITE DETAILS & SPECIFICATIONS**

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