

GRADING NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:

A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.

B. LOCATION AND ELEVATION OF:

1) EXISTING PIPE INVERTS

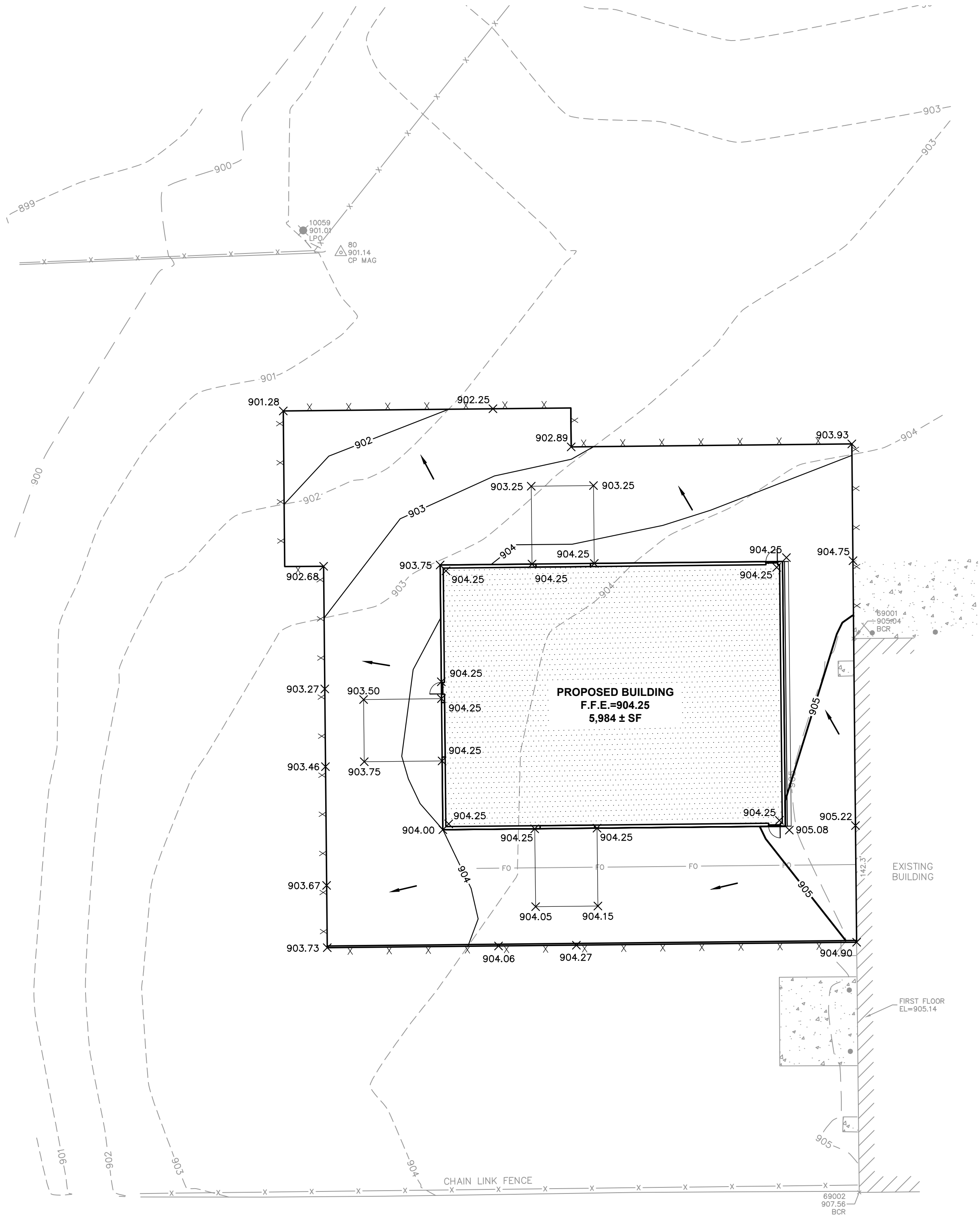
2) FLOOR ELEVATIONS

3) CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK

4) HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.

NOTIFY ENGINEER OF RECORD OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES. MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO JSD PROFESSIONAL SERVICES, INC. (JSD) PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
5. THE CONTRACTOR MAY SOLICIT APPROVAL FROM JSD/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
6. THIS GRADING PLAN IS BASED ON A TOPOGRAPHIC SURVEY. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED GRADES MEET EXISTING. REVIEW ANY REQUIRED CHANGES WITH JSD PRIOR TO CONSTRUCTION OF WORK.
7. PROPERTY CORNER MARKERS SHALL BE CAREFULLY PROTECTED. MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CONSTRUCTION SHALL BE BASED UPON PROPOSED SPOT ELEVATIONS WHERE PROVIDED.
9. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES LOCATED ALONG THE FLANGE LINE, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
10. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
11. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY, PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
12. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
13. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
14. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY JSD/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
15. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
16. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
17. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
18. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE AUTHORITY HAVING JURISDICTION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID AUTHORITY. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
19. CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.
20. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.



LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	STANDARD CURB AND GUTTER
	SAWCUT
	DRAINAGE DIRECTION
	SANITARY SERVICE
	SANITARY CLEANOUT
	WATER SERVICE
	WATER VALVE

north

SCALE IN FEET

Toll Free (800) 242-8511

NOT FOR CONSTRUCTION

THRIVE  
ARCHITECTS

Architect

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WAUKESHA, WI 53186  
p: 833-380-6180

Project Info. — 22041

Parks & Rec  
Dept

Cold Storage Building

1900 Aviation Dr.  
Waukesha, WI 53188

Sheet Title

GRADING AND DRAINAGE  
PLAN

Drawn by	Checked by
YT	KCB

Revisions		
No.	Date	Description
△	06.02.2022	Preliminary

Sheet No.

C3.0

STORAGE  
BUILDING

NEW CONSTRUCTION

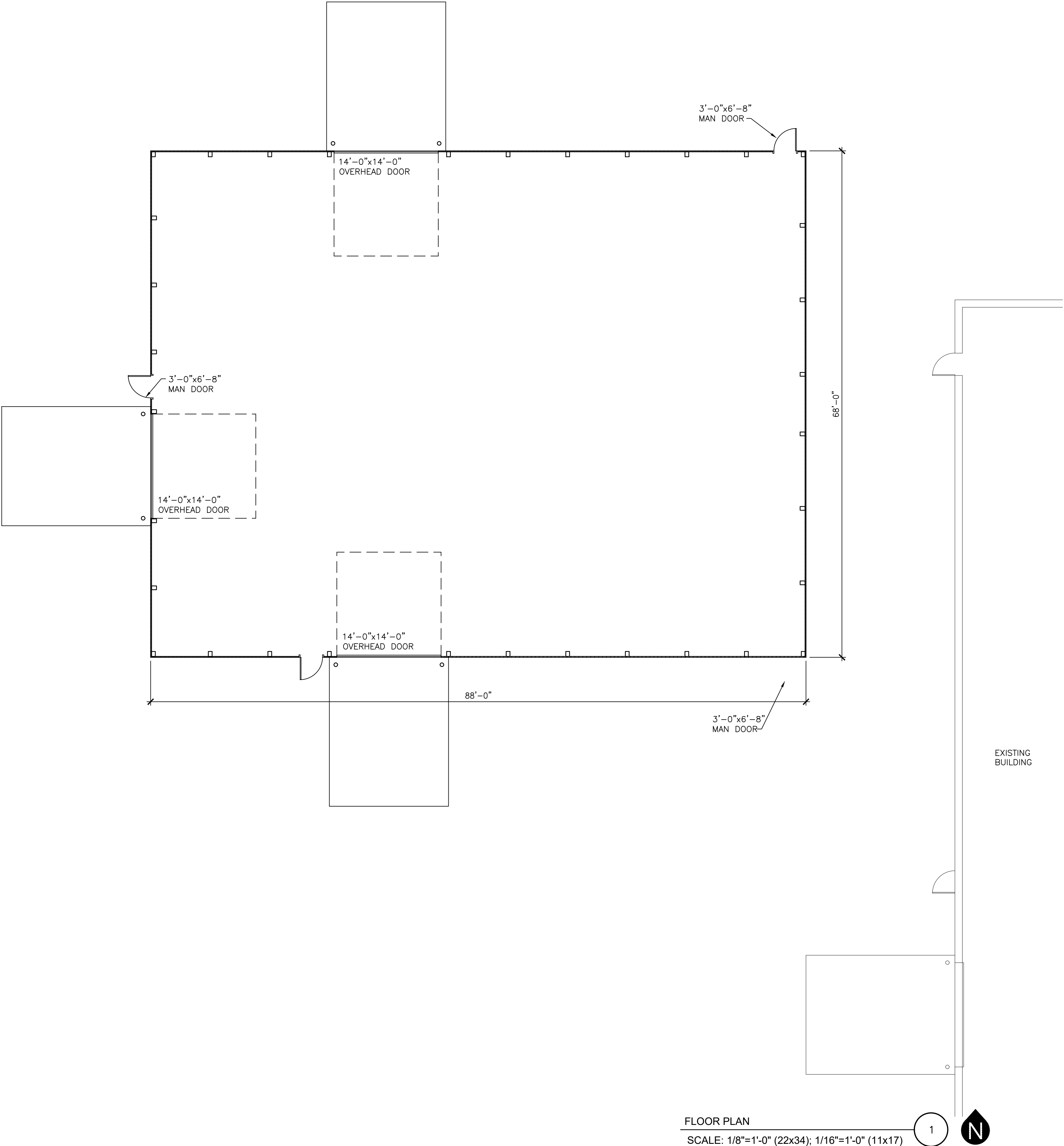
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FLOOR PLAN

Drawn by	Checked by
DMR	---

Revisions		
No.	Date	Description
	06.10.2022	Preliminary

A1.0



SITE PLAN  
SCALE: N.T.S.



FLOOR PLAN  
SCALE: 1/8"=1'-0" (22x34); 1/16"=1'-0" (11x17)



STORAGE  
BUILDING

NEW CONSTRUCTION

1900 Aviation Dr.  
Waukesha, WI 53188

Sheet Title

EXTERIOR  
ELEVATIONS

Drawn by

DMR

Checked by

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Revisions

No.	Date	Description
	06.10.2022	Preliminary

Sheet No.

A2.0

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STORAGE  
BUILDING

NEW CONSTRUCTION

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Sheet Title

EXTERIOR RENDERING

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DMR	---

Revisions		
No.	Date	Description
	06.10.2022	Preliminary

Sheet No.

A9.0

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Project Info. — 22041 —

STORAGE  
BUILDING

NEW CONSTRUCTION

1900 Aviation Dr.  
Waukesha, WI 53188

Sheet Title

EXTERIOR RENDERING

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DMR	---

Revisions		
No.	Date	Description
	06.10.2022	Preliminary

Sheet No.

A9.1

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