

City of Waukesha Application for Development Review

City of Waukesha Community Development Department - 201 Delafield Street, Suite 200, Waukesha, WI 53188 262-524-3750 City of Waukesha Department of Public Works Engineering Division—130 Delafield Street, Waukesha, WI 53188 262-524-3600 www.waukesha-wi.gov

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Applicant Name: Abby Brzezinski	Applicant Name: Abby Brzezinski
Applicant Company Name:	Applicant Company Name: <u>A-Squared Development LLC</u>
Address:N16W23217 Stone Ridge Drive	Address: N16W23217 Stone Ridge Drive
City, State: Waukesha, WI Zip: 53188	City, State:Waukesha, WI Zip:53188
Phone:262.506.1000	Phone: 262.506.1000
E-Mail:ab@redskypartnersllc.com	E-Mail:ab@redskypartnersllc.com
ARCHITECT/ENGINEER/SURVEYOR INFORMATION	PROJECT & PROPERTY INFORMATION
Name: Adam Almquist	Project Name: Clearwater Apartments
Company Name:PURE architecture studio, llc	Property Address Clearwater Lane
Address: 735 N Water Street, Suite 1228	Tax Key Number(s): WAKC1375124003
City, State: Milwaukee, WI Zip: 53202	Zoning: Planned Unit Development
Phone: 414.416.5196	— Total Acreage: <u>8.03</u> Existing Building Square Footage <u>n/a</u>
E-Mail: adam@pure-arch.com	Proposed Building/Addition Square Footage:35,626sf
	Current Use of Property: vacant / multifamily residential

PROJECT SUMMARY (please provide a brief project description)

Phase 2 of the original Clearwater Apartments development consists of a two building, 25-unit development (with attached individual garages) and associated site work. Design style and scope to be very similar to the original multifamily development.

All submittals require a complete scaled set of digital plans (Adobe PDF) and shall include a project location map showing a 1/2 mile radius, a COLOR landscape plan, COLOR building elevation plans, and exterior lighting photometric maps and cut sheets. A pre-application meeting is required prior to submittal of any applications for Subdivisions, Planned Unit Developments, and Site and Architectural Plan Review. The deadline for all applications requiring Plan Commission Reviews is at 4:00 P.M, 30 days prior to the meeting date. The Plan Commission meets the Second and Fourth Wednesday of each month.

APPLICATION ACKNOWLEDGEMENT AND SIGNATURES

I hereby certify that I have reviewed the City of Waukesha Development Handbook, City Ordinances, Submittal Requirements and Checklists and have provided one PDF of all required information. Any missing or incomplete information may result in a delay of the review of your application. By signing this Lake authorize The City of Waukesha for its agents to enter upon the property for the purpose of reviewing this application.

this raiso authorize the City of	Waddesha of its agents to end	an apoin the property for the parpose	of reneming the approximation
Applicant Signature	NO PA		
Applicant Name (Please Print) _	Abby Brzezinski		
Date:	03.22.2019		
For Internal Use Only:			
Amount Due (total from page 2	2):	Amount Paid:	Check #:

Date Paid:

City of Waukesha Application for Development Review

TYPE OF APPLICATION & FEES (CHECK ALL THAT APPLY)

Fees

Please note that each application type has different submittal requirements. Detailed submittal checklists can be found in Appendix A of the Development Handbook. Plan Commission Consultation \$200 Traffic Impact Analysis Commercial, Industrial, Institutional, and Other Non-Residential \$480 Residential Subdivision or Multi-Family \$480 Resubmittal (3rd and all subsequent submittals \$480 Preliminary Site Plan Review \$2,320 Level I: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre \$2,200 ELevel 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres \$2,320 Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres \$2,440 Level 4: Buildings/additions over 100,001sq.ft. or sites greater than 25.01 acres. \$2,560 Resubmittal Fees (after 2 permitted reviews) \$750 Final Site Plan Review Level I: Buildings/additions less than 10,000 sq.ft. or sites less than I acre \$1,320 Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres \$1,440 Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres \$1,560 Level 4: Buildings/additions over 100,001sq.ft. or sites greater than 25.01 acres. \$1,680 Resubmittal Fees (3rd and all subsequent submittals) \$750 Minor Site or Architectural Plans (total site disturbance UNDER 3,000 total square feet) Projects that do not require site development plans \$330 Resubmittal Fees (3rd and all subsequent submittals) \$330 Certified Survey Map (CSM) □ I-3 Lots \$500 □4 lots or more **\$560** Resubmittal (3rd and all subsequent submittals) \$180 Extra-territorial CSM \$260 Preliminary Subdivision Plat Up to 12 lots \$1,270 □ 13 to 32 lots \$1,390 36 lots or more \$1,510 Resubmittal (3rd and all subsequent submittals) \$630 Final Subdivision Plat Up to 12 lots \$660 □ 1 3 to 32 lots \$780 □ 36 lots or more **\$900** Resubmittal (3rd and all subsequent submittals) \$480 Extra-territorial Plat \$540 Rezoning and/or Land Use Plan Amendment Rezoning \$630 Land Use Plan Amendment: \$630 Conditional Use Permit Conditional Use Permit with no site plan changes \$480 Conditional Use Permit with site plan changes \$480 plus applicable preliminary and final site plan fees above Planned Unit Development or Developer's Agreement (Site Plan Review is also required) New Planned Unit Development or Developer's Agreement \$1,760 Planned Unit Development or Developer's Agreement Amendment \$610 Annexation NO CHARGE House/Building Move \$150 □Street or Alley Vacations \$150

TOTAL APPLICATION FEES:

City of Waukesha

Development Review Submittal Requirements

PLAN COMMISSION CONSULTATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Plan Commission Consultation my be submitted for review and comment for the owner/developer to ascertain the feasibility of a proposed project. A consultation is not required but may be submitted in advance of an actual submittal for a preliminary plat, CSM, Planned Unit Development, rezoning, conditional use or site plan. The Plan Commission will only provide feedback, no approvals will be given. Prior to applying for a Plan Commission Consultation you must discuss your project with the Planning Division to determine if a Plan Commission Consultation is recommended.

Review Time: Approximately 30 days

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission (optional)

In addition to this application and corresponding application fee you will also need:

One (1) digital (PDF) copy of the plans you want conceptual review of

Attachment A: Development Review Checklist . You should also review all other corresponding checklists that relate to the project that you are seeking conceptual review of and include as much information as possible.

Cover letter outlining project details.

TRAFFIC IMPACT ANALYSIS SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Traffic Impact Analysis is required for projects that meet certain criteria. Please refer to the Developer's Handbook Section 4.4 to determine if your project requires a Traffic Impact Analysis

Review Time: Approximately 30 days

Reviewing Departments: Public Works Engineering Division

Reviewing Boards: None, however the Plan Commission may require a copy as part of site plan review process.

In addition to this application and corresponding application fee you will also need:

One (1) digital (PDF) copy of the Traffic Impact Analysis

PRELIMINARY SITE AND ARCHITECTURAL PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Preliminary site and architectural plans are required for any new residential development with 4 or more units and all non-residential developments. Preliminary site plan approval is also required for additions or modifications to existing developments and projects where a stormwater management plan is needed. Preliminary approval is required unless it is determined by City staff in the Pre-Application meeting that the project only needs Final Site and Architectural Review.

Review Time: Approximately 30 days (45 if Common Council review is needed)

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

One (1) digital (PDF) that includes of items listed below

Cover letter outlining project details.

 \Box Color architectural elevations of all sides of the building and color perspective renderings

🗋 Conceptual Landscape Plan

□ Attachment A: Development Review Checklist

Site Plan (see Attachment B: Engineering Plan Checklist)

Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)

🗌 Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

Utility Plans (see Attachment H: Sewer Plan Review Checklist)

Any other attachments as applicable.

FINAL SITE AND ARCHITECTURAL PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Final site and architectural plans are submitted only after the Plan Commission has approved Preliminary Site Plans for any new residential development with 4 or more units and all non-residential developments, including modifications to existing developments. Some projects may bypass Preliminary approval but only if it is determined by City staff in the Pre-Application meeting.

Review Time: Approximately 30 days (45 if Common Council review is needed)

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

One (1) digital (PDF) that includes of items listed below

- Cover letter outlining project details.
- Color architectural elevations of all sides of the building and color perspective renderings
- Landscape Plan (see Attachment I: Landscape Plan Checklist)
- Attachment A: Development Review Checklist
- Site Plan (see Attachment B: Engineering Plan Checklist)
- Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
- 🗆 Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
- Utility Plans (see Attachment H: Sewer Plan Review Checklist)

MINOR SITE AND ARCHITECTURAL PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Minor Site and Architectural review is intended for projects that may not need the extensive submittal requirements for Preliminary and Final Site Plan approval. Projects that qualify for Minor Site Plan submittal may include landscape, façade and building changes or minor site modifications that don't result in the addition of impervious surface.

Review Time: Approximately 30 days (45 if Common Council review is needed)

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

 \Box One (1) digital (PDF) that includes of items listed below

Cover letter outlining project details.

□ Architectural elevations of all sides of the building being modified

□ In addition, depending on the type of project, you may also need the following items:

□ Site Plan (see Attachment B: Engineering Plan Checklist)

Landscape Plan (see Attachment I: Landscape Plan Checklist)

CERTIFIED SURVEY MAP SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Certified Survey Map may be used to divide up to eight (8) lots in Commercial, Industrial, and Mixed Use zoning districts and up to four (4) lots in all other zoning districts.

Review Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

One (1) digital (PDF) that includes of items listed below

Attachment E: Certified Survey Map Checklist

Attachment A: Development Review Checklist and other attachments as applicable.

*Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.

PRELIMINARY PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Preliminary Plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Preliminary Plat to Waukesha County and the State of Wisconsin for review.

Review Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

One (1) digital (PDF) that includes of items listed below

Attachment F: Preliminary Plat Checklist

Cover letter outlining project details.

Attachment A: Development Review Checklist and other attachments as applicable

Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

FINAL PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Final plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Final Plat to Waukesha County and the State of Wisconsin for review.

Review Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

One (1) digital (PDF) that includes of items listed below

- Attachment G: Final Plat Checklist
- Cover letter outlining project details.
- □ Attachment A: Development Review Checklist and other attachments as applicable.
- Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

REZONING & COMPREHENSIVE PLAN AMENDMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

This review is for any requests to rezone land or amend the City's Comprehensive Master Plan. For rezonings all property owners within 300 feet of the property will be notified of your request.

Review Time: 45-60 Days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council

Additional Information: Rezonings must be done in accordance with the Comprehensive Plan. Please consult with Planning staff to determine if a Comprehensive Plan Amendment is also required prior to submitting a rezoning application.

In addition to this application and corresponding application fee you will also need:

□ One (1) digital (PDF) that includes of items listed below

- Cover letter outlining project details and rationale for rezoning
- □ Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
- Conceptual Plan (if applicable)

*Please note this application fee only covers the rezoning and/or Comprehensive Plan Amendment. If you are proposing site plan changes or are subdividing land you will also need to meet the applicable submittal requirements for those proposals.

CONDITIONAL USE PERMIT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Any use listed as a Conditional Use in Chapter 22 (Zoning Code) requires a Public Hearing in front of the Plan Commission prior to building or occupancy permits being issued. All property owners within 300 feet of the property will be notified of your request.

Review Time: 30-45 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission

In addition to this application and corresponding application fee you will also need:

 \Box One (1) digital (PDF) that includes of items listed below

Conditional Use Permit Application

*Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.

PLANNED UNIT DEVELOPMENT OR DEVELOPER'S AGREEMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL IN-FORMATION

The PUD Overlay District is intended to permit development that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building heights and types, and/or mixing of compatible uses. The PUD Overlay District under this Chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the standards or use requirements set forth in the underlying basic zoning district.

Developer's Agreements are used for any project that require public infrastructure improvements (sewer, storm sewer, sidewalks, etc) and other off-

site improvements such as median openings, traffic signals, street widening, etc..

Review Time: 45-60 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council. Some projects will also require Board of Public Works review.

In addition to this application and corresponding application fee you will also need:

 \Box One (1) digital (PDF) that includes of items listed below

 \Box Cover letter/statement that outlining project details and all of the required information set forth in the Zoning Ordinance Section 22.52 (4)(a)

Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)

🗆 General Development Plan

□ Proposed Supplemental Design Elements (required for all PUDs under the minimum required acreage)

*Please note in addition to the PUD submittal requirements your project will also need additional application fees and submittal materials based on the project type. This may include Preliminary and Final Plats, Preliminary and Final Site and Architectural Plans, Certified Survey Maps, Traffic Impact Analysis. Staff will inform you of any additional submittal requirements at the Pre-Application meeting, which is required prior to submitting your application.

ANNEXATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Requests for annexation as permitted under Section 66.0217 Wisconsin Statutes.

Review Time: 45-60 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council

In addition to this application and corresponding application fee you will also need:

One (1) digital (PDF) that includes of items listed below

Copy of your State of Wisconsin Request for Annexation Review Application

□ Signed City of Waukesha Direct Annexation Petition

 $\hfill\square$ Map of property of property to be annexed.

 \Box A boundary description (legal description of property to be annexed)

 \Box Any additional information on the annexation.

HOUSE/BUILDING MOVE SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Any application to move a home or building from one location to another in the City requires review by staff and the Plan Commission.

Review Time: 30-45 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility, Police Department, Any affected Public Utilities

Reviewing Boards: Plan Commission

In addition to this application and corresponding application fee you will also need:

□ One (1) digital (PDF) that includes of items listed below

 \Box Address of existing structure and address of final destination for structure

□ Site Plan showing location of house/building at the new location

□ Proposed route for moving structure. Should also include any overhead wires, mailboxes, or other obstructions that will need to be tem porarily relocated to allow for the house/building to get to the new site.

STREET VACATIONS

Street Vacations must be reviewed and approved by the Plan Commission.

Review Time: 45-60 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council

In addition to this application and corresponding application fee you will also need:

One (1) digital (PDF) that includes a map and legal description of the areas to be vacated.



March 22, 2019

City of Waukesha Community Development Department Attn: Doug Koehler 201 Delafield Street, Suite 200 Waukesha, WI 53188

Project Details – Clearwater Apartments Phase 2

Dear Doug,

This Preliminary Site and Architectural Plan Submittal is for Phase 2 of the Clearwater Apartments development. The site consists of an approximately 8.03 acre parcel with a 0.51 acre stormwater pond outlot on Clearwater Lane in Waukesha, WI. Phase 1 of this development included three 2-story apartment buildings (two 18-unit buildings and one 19-unit building), six single-story freestanding garage buildings, and associated sitework (including development stormwater pond construction).

Phase 2 of this development consists of two smaller 2-story apartment buildings (one 11-unit building and one 14-unit building), trash enclosure screen construction, and associated sitework. There are no freestanding garage structures planned, as all garage spaces are included within the apartment buildings (each unit has both a dedicated garage space and surface parking space, with additional visitor parking spaces provided). Exterior building materials and colors will be very similar to Phase 1, and include: cultured stone veneer, lap siding, operable residential windows, and asphalt shingle roofing. Both buildings will have a NFPA 13R automatic sprinkler system, per State of Wisconsin requirements.

We look forward to presenting this project at the next scheduled Waukesha Plan Commission meeting.

Sincerely,

Adam Almquist

Adam Almquist Executive Vice President 414.416.5196 adam@pure-arch.com



Attachment A - Application for Development Review Checklist

Project Name: Clearwater Apartment Phase 2

Engineering Design Firm: **JSD Professional Services Inc.**

Checklist Items	CSM	Preliminary Plat	Final Plat	Property Survey for Bldg Permit	Storm Water Plan	Erosion Control Plan	Site, Grading, Drainage Plan	Street Plan	Utility Plan	Landscape Plan	Traffic Control Plan	Traffic Impact Analysis	Conditional Use or Home Indus.	PUD or Developer's Ag.	Minor site or Arch. Change	Conditional Use	Rezoning & Comp. Plan Change
Followed Construction Drawing Sheet Layout standards in Development Handbook						X	x	N/A	X								
Followed Development Handbook and Storm Water Ordinance standards for Erosion control plans						Х											
Obtained geotechnical evaluation for storm water and pavement design					N/A		X	N/A	X								
Followed Development Handbook standards, and Wisconsin Administrative Code for Property Survey				x													
least 1 foot above the highest seasonal high water table elevation				x													
Followed Development Handbook standards and Ordinance for Preliminary Plat		N/A															
Followed Site, Grading, and Drainage Plan design standards in Development Handbook and Storm Water Ordinance							x						N/A		N/A	N/A	N/A
Followed Traffic impact analysis standards in Development Handbook												N/A					
Specifications conform to current City Standard Specifications					N/A	Х	X	N/A	X	N/A	N/A			N/A			
Followed Lighting Plan standards in Development Handbook									N/A								
Development site contains Contaminated Waste							X										
Followed storm water management requirements in Development Handbook, and Ordinance					N/A												
Site contains mapped FEMA floodplain or a local 100-year storm event high water limits							N/A										
Site contains wetlands or Natural Resource limits (ie. Primary, Secondary, Isolated , shoreland limits)							x										
CSM follows standards in Development Handbook, City Ordinance, and State Statutes	N/A																
Followed Development Handbook standards for Street plans and profiles								N/A									
Followed Development Handbook standards for utility plans and profiles									x								
Existing sanitary sewer lateral has been televised							N/A		N/A				N/A		N/A	N/A	N/A

Checklist Items	CSM	Preliminary Plat	Final Plat	Property Survey for Bldg Permit	Storm Water Plan	Erosion Control Plan	Site, Grading, Drainage Plan	Street Plan	Utility Plan	Landscape Plan	Traffic Control Plan	Traffic Impact Analysis	Conditional Use or Home Indus.	PUD or Developer's Ag.	Minor site or Arch. Change	Conditional Use	Rezoning & Comp. Plan Change
Development Agreement needed for Public Infrastructure														N/A			
Followed Development Handbook standards for Landscape plans										N/A							
Followed Development Handbook standards, State Statures and Ordinance for Final Plat			N/A														
A-E 2.02(4): Each sheet of plans, drawings, documents, specifications and reports for architectural, landscape architectural, professional engineering, design or land surveying practice should be signed, sealed, and dated by the								N/A									
32.10(e)(12.)H. A cover sheet stamped and signed by a professional engineer registered in the State of Wisconsin indicating that all plans and supporting documentation have been reviewed and approved by the engineer and certifying that they have read					N/A												
City, DNR, County or State Permits are needed					N/A		x	N/A	х		N/A						
Complete and submit Plan Sheet and Submittal Specific checklists in Development Handbook	N/A	N/A	N/A	x	N/A	x	x	N/A	x	N/A		N/A					
Proposed easements needed are shown.			N/A		N/A		x	N/A	x								
All Existing easements are shown	N/A	N/A	N/A	X	N/A	X	x	N/A	x	N/A			N/A	N/A	N/A	N/A	N/A



City of Waukesha Department of Public Works 130 Delafield Street Waukesha, WI 53188 Waukesha-wi.gov

Engineering Plan Checklist Attachment B

(Rev 12/18)

Proiect Name:	Clearwater Apartment Phase 2	
	-	

Engineering & Design Firm:

JSD Professional Services Inc.

General Information

Plans shall include the seal and signature of the Wisconsin licensed professional engineer responsible for the preparation of the construction plans on the cover sheet or on each sheet

YES	NO	N/A	
		X	Provide a copy of the WisDOT permit for any work in the State of Wisconsin right of way.
		X	Provide a copy of the Waukesha County Department of Public Works permit for any work in right of way of Waukesha County.
	X		Provide a copy of Wisconsin Department of Natural Resources Water Resources Application for Project Permits (WRAPP) for all sites greater than one acre.
	X		Provide a copy of US Army Corps of Engineers 404 permit.
		X	Provide cross access agreements for use of entrances.
X			Provide off-site utility easements.
	X		Provide hydraulic gradeline calculations for all storm sewer pipes signed and sealed by a professional engineer licensed in the State of Wisconsin.
	X		Provide a storm water management plan and calculations signed and sealed by a professional engineer licensed in the State of Wisconsin.

All Plan Sheets

YES	NO	N/A	
X			Plans prepared on sheets measuring 11" high by 17" wide or no larger than 24" high by 36" wide.
X			Sanitary Sewer, watermain and storm sewer system plans for the entire development are included.
X			A profile view is located below a plan view on plan and profile sheets and both views are aligned by stationing whenever possible. In general, stationing is from left to right.
X			Plan and profile sheets start and terminate at match lines.
X			The assumed bearing base, control monuments and stationing reference line(s)
X			Right-of-way limits and easement limits
X			Edge of pavement or flange, face and back of curb
X			Name of each existing, proposed, and future roadway and any intersecting roadways
X			Lot lines, lot and block numbers
X			Addresses and names of Owners for existing parcels

X		All obstructions located within the project limits including, but not limited to: trees, signs, utilities, fences, light poles, structures, etc.
X		A note warning that underground utilities must be located by "Diggers Hotline" prior to start of construction
X		Legend (relevant to each sheet) showing all special symbols, line types and hatch used
X		Title block includes at a minimum, the following information: Name and address of engineering (design) firm and owner/developer Date of the drawing and last revision Scale Plan sheet number (# of #) Name and location description of development (Included in Architectural Plans)
X		North to the top or right of the sheet and shown by a north arrow, clearly shown without intrusion.
X		Scale of the plans $1" = 40'$ horizontally and $1" = 8'$ vertically for $11"$ by $17"$ plan sheets and $1" = 20'$ horizontally and $1" = 4'$ vertically for $22"$ by $34"$ sheets. Partial site plans have a scale of $1" = 20'$ or larger. The scale of details is such that the detail is clearly shown. The scale is shown with a line scale and text.
X		Existing surface objects indicated with screened lines and clearly labeled.

Cover Sheet

YES	NO	N/A	
		ф	Project title.
		ф	Location Map (Proximity to two main streets minimum).
		ф	Index of all plan sheets
		ф	For large or phased subdivisions, a key map of layout and phases.
			A minimum of two (2) current SEWRPC reference benchmarks. Survey documentation of tie to Wisconsin State Plane Coordinate System, South Zone (horizontal) and City of Waukesha datum (vertical) provided. Elevations shown based on City of Waukesha datum.
		ф	All permanent or temporary benchmarks and elevations.
			A description of the locations of the benchmarks; and the basis or origin of the vertical control network.
		ф	Date of plan preparation and applicable revision date(s)
			The following statement: "All site improvements and construction shown on the plans shall conform to the City of Waukesha <u>Development Handbook & Infrastructure Specifications</u> . 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."

<u>Roadway</u>

YES	NO	N/A	
		⊨	For all new streets, a site specific geotechnical evaluation and pavement design submitted with the plans.
			A separate detail sheet showing typical cross-sections for each roadway standard width and cul-de-sac if applicable.

<u> Plan View</u>

YES	NO	N/A	
		X	The assumed bearing base, control monuments and stationing reference line along the centerline of the roadway, including cul-de-sacs.
X			At least one clearly labeled benchmark or control point per sheet.
X			Pavement and median dimensions.
X			Final grade elevations at 25' intervals at the right-of-way including at the edge of pavement for rural sections or at the flange of curb for urban sections.
		X	Final grade elevations for cul-de-sacs at 25' intervals at the right-of-way including at the edge of pavement for rural sections or at the flange of curb for urban sections.
		X	Label all PVC's, PVT's, and PC's, PT's for vertical and horizontal curves. Radii of all intersections (edge of pavement or flange of curb, with note indicating which is referenced).
X			Driveways for all lots adjacent to storm inlets and intersections.
X			Sidewalks labeled and dimensioned.
X			Existing, proposed, future streets and drives labeled and dimensioned.
X			All roadside ditch locations, flowline elevations at 50' intervals of the ditches.
		X	Slope intercepts.
		X	Invert profile for 200' downstream for any existing ditches receiving flow from a proposed road or street.
		X	Limits of any areas which need special stabilization techniques.
X			Specific details of all existing connected roadways. Pavement, shoulders, ditches, curb alignment, and grades shall be shown as needed to adequately make the transition.

Intersection Details

YES	NO	N/A	
X			Radii of all intersections (edge of pavement or flange of curb, with note indicating which is referenced).
X			Sidewalks and accessible ramps labeled and dimensioned.
		X	Right of way corner clips and sight visibility easements.
X			Spot grades as necessary to ensure proper drainage and compliant ADA slopes.
X			Spot grades shall be shown at end of radius for all curb and gutter and the end radius for all back of sidewalk.
X			Drainage clarified by flow arrows, high points, sags, ridges, etc. Slope intercepts shall be clearly labeled by station, elevation to the nearest 0.1', and offset distance (left or right) from the reference line.
		X	Invert elevation of ditches (for rural roadway).
		X	Final subgrade elevation at the centerline of the street or roadway.

Cross Sections

YES	NO	N/A	
		ф	Right of way limits.
		ф	Slope intercepts clearly labeled.
		ф	Elevations to the nearest 0.01'.
		Φ	Offset distance (left or right) from the reference line.
			Final grade elevations at back of walk, face of walk, top of curb, flange elevation (edge of pavement for rural section), and the centerline of the street or roadway.
			Cross slope of sidewalk, terrace area, and roadway.
			Invert elevation of ditches (for rural section)



City of Waukesha Department of Public Works 130 Delafield Street Waukesha, WI 53188 Waukesha-wi.gov

Site, Grading and Drainage Plan Conditional Use Permit Checklist

Attachment C (Rev 12/18)

Project Name: Clearwater Apartment Phase 2

Engineering & Design Firm: _

JSD Professional Services Inc.

General Requirements

YES	NO	N/A	
X			Applicant's name
X			Name and location of development
X			Scale and north arrow
X			Date of original and revisions noted
X			License number and professional seal
X			Digital Drawings in AutoCAD format of the site layout & building plan layout
X			Pay impact fees

Building Plans

YES	NO	N/A	
X			Contact Community Development Department

Site Plans

YES	NO	N/A	
X			Dimensions of development site
X			Location, footprint, and outside dimensions
X			Existing and proposed pedestrian access points
X			Existing and proposed vehicular access points
X			Parking lots, driveways shown
		X	Front, side and rear yard setbacks shown and labeled
X			Location, identification and dimensions of all existing or planned easements
X			Identification of all land to be dedicated
X			Location, elevation, and dimensions of walls and fences
		X	Location of outdoor lighting with lighting design plan and calculations
		X	Sign complies with City Code Book
		X	Location of existing and proposed signs

Site Access

YES	NO	N/A							
X			Legal description or certified survey of property						
X			Development compatible with its zoning district						
X			Sidewalks to be shown						
X			Site entrance drive dimensions						
		X	Individual development vehicular entrances at least 125 feet apart						
		X	Adjacent development share driveway where possible						
X									At least one vehicular and pedestrian access point to each adjoining site granted by
			cross easements						
X			Cross access to be provided with minimum paved width of 24 feet						
		X	Design detail for all new public streets						

Parking/Traffic

YES	NO	N/A	
X			5-foot wide (min) paved walkway to building entrance
X			7-foot parking separation from front of building
X			Minimum parking spaces provided
		X	Service truck parking in designated service areas
X			Parking spaces and layout dimensioned
X			Lot paved with HMA or concrete
X			Handicap parking provided
		X	Minimum required stacking distance
X			Concrete curb and gutter around parking lot

Grading and Drainage Plans

YES	NO	N/A	
X			Show existing tree lines and any obstructions (fences, structures, power poles, etc.) within the project limits.
X			All proposed lot lines and lot numbers or addresses
X			Lot line dimensions
		X	Outline of buildable areas for each lot
		X	Typical setbacks of buildable area to front, side and back lot lines
X			All existing buildings, structures and foundations
X			All existing drainage channels and watercourses
X			Emergency overflow routes
X			Drainage clarified by flow arrows, high points, sags, ridges, and valley gutters
X			Proposed retaining wall locations with top and bottom of wall elevations at key locations
		X	100-year flood plain limit (both pre-and post-project)
		X	100-year storm water surface elevation
X			Wetlands. Wetland limits labeled with bearings and distances and dimensioned to lot lines. Bearings and distances may be shown in tabulated format.

X		All environmental corridors, & or environmentally sensitive areas as required by DNR
X		All existing and proposed easements.
X		Existing topography of the site and all areas within 50 feet of the site shown at a one foot contour interval using City of Waukesha datum. Existing contours shown as thin, dashed screened or grey lines with a readily discernable heavier line used for the 5-foot contour intervals.
X		Proposed grading shown at a contour interval of 1 foot using City of Waukesha datum. Proposed contour lines shown as solid medium lines, with a discernible heavier line use for the 5-foot contour intervals.
X		The yard grade and first floor elevation of proposed building and any existing buildings located within 150 feet of the parcel boundary.
X		Proposed road(s), curb and gutter, all storm sewer grates and storm sewer manholes (or cross-culverts for open ditches). Show any off-road storm inlets and discharge locations with surface entry elevations.
X		Spot grades as necessary to ensure proper drainage and compliant ADA slopes and routing where applicable.
	X	At front setback line show a typical house shell on each lot and the proposed yard grade to the nearest tenth of a foot (assumed to be 0.7' below the top of block) for each building. Show proposed finished elevations to the nearest tenth of a foot at all lot corners and alongside lot lines adjacent to the front and back corners of the typical house. Show proposed finished elevations to the nearest tenth of a foot at high and low points along any side or back lot lines, and at high and low points if roads to demonstrate proposed drainage.
	X	The grading plan for any house that will require special design due to topography, clearly show separate grades for the garage and yard grade if extra steps are needed. Separate spot finish elevations shown for rear or side exposure or walkout.
X		Indicate minimum finished floor elevations adjacent to floodplains, ponds, creeks/channels, etc.
X		Proposed storm inlets shown on each grading plan. Each plan also includes specific details on all applicable retention/detention basins, ponds, overflows, etc. Separate sheets or notes as required.
X		Locations of existing and proposed streets, drives, alleys, easements, right-of-way, parking as required, vehicular and pedestrian access points, and sidewalks
	X	Outline of any development stages
	X	Location and details on any required emergency access roads
	X	Soil characteristics
X		Existing and proposed topography shown for the site and or adjacent properties
X		Floodplain, shore land, environmental and wetlands shown
X		Location and dimensions of on-site storm water drainage facilities
X		Location and footprint of all existing buildings
	X	Locations and species of existing trees
	X	Berm detail
	X	Lot grades and swales shown
X		Drainage calculations provided

Erosion Control

YES	NO	N/A	
		X	Location Map
		X	Soils Survey Map
X			Existing Land Use Mapping
X			Predeveloped Site Conditions
X			Existing contours
X			Property lines
X			Existing flow paths and direction
X			Outlet locations
X			Drainage basin divides and subdivides
X			 Existing drainage structures on and adjacent to the site
		X	Nearby watercourses
		X	 Lakes, streams, wetlands, channels, ditches, etc.
		X	Limits of the 100-year floodplain
X			Practice location/layout/cross sections
X			Construction Details
		X	Name of receiving waters
X			Site description/Nature of construction activity
X			Sequence of construction
X			Estimate of site area and disturbance area
		X	Pre- and post-developed runoff coefficients
X			Description of proposed controls, including
X			Interim and permanent stabilization practices
X			Practices to divert flow from exposed soils
X			Practices to store flows or trap sediment
X			Any other practices proposed to meet ordinance
X			Existing topography of the site and all areas within 50 feet of the site shown at a one foot contour interval using City of Waukesha datum. Existing contours shown as thin, dashed screened or grey lines with a readily discernable heavier line used for the 5-foot contour intervals.
X			Proposed grading shown at a contour interval of 1 foot using City of Waukesha datum. Proposed contour lines shown as solid medium lines, with a discernible heavier line use for the 5-foot contour intervals.
X			List the total disturbed acreage including offsite areas.
X			Provide free survey in accordance with City Erosion Control Ordinance
X			Proposed limits of disturbance including proposed tree cutting areas.
X			Location and dimensions of all temporary topsoil and dirt stockpiles.
X			Location and dimensions of all appropriate best management practices (BMP).
X			Phasing of BMP's with the construction activities listed / described.
X			Schedule of anticipated starting and completion date of each land disturbing and land developing activity, including the installation of the BMP measures that are needed.
X			Location of all channels, pipes, basins or other conveyances proposed to carry runoff to the nearest adequate outlet, including applicable design assumptions and computations.

X		Areas to be sodded or seeded and mulched or otherwise stabilized with vegetation, describing the type of final vegetative cover.
X		Areas of permanent erosion control (other than vegetation).
X		Boundaries of the construction site
X		Drainage patterns/slopes after grading activities
X		Areas of land disturbance
X		Locations of structural and nonstructural controls
X		Drainage basin delineations and outfall locations

Optional Submittals as Determined by Review Authority

YES	NO	N/A	
			Traffic impact analysis
			Environmental impact statement
			Soil and Site Evaluation Report per DNR Technical Standard 1002
			Plot of effect of exterior illumination on site and adjacent properties
			Description of any unusual characteristics
			Street perspectives showing view corridors
			Historic site
			Economic feasibility study
			Contaminated Waste Site

I hereby certify that I have reviewed the City ordinances and provided one (1) full-sized set of all required information along with all the required reduced copies of plans.

Applicant's Signature:



City of Waukesha Department of Public Works 130 Delafield Street Waukesha, WI 53188 Waukesha-wi.gov

Sewer Plan Review Checklist Attachment H (Rev 12/18)

Project Name:	Clearwater Apartment Phase 2
Engineering & D	esign Firm:

Sanitary System

YES	NO	N/A				
X			Minimum 4" sanitary sewer lateral from the main to the property line, PVC SDR 26 or 35 conforming to ASTM standards D 3034 with rubber gasket joints			
X			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.			
		X	Sampling manhole required for all food service developments (or developments with the potential to become food service) and industrial/manufacturing facilities.			
		X	Industrial facilities must complete an industrial discharge form.			
		X	Outside drop manhole connection required where drop is greater than 24 inches.			
			Sanitary Plan View			
YES	NO	N/A				
X			Ghost existing utilities and lateral locations in screened format. Label the pipe size of existing utilities.			
X			Label the proposed sewer and laterals with length, size, and material type			
X			Material and size of the existing sanitary sewer being connected to.			
		X	Label the stub-outs with length, size, slope, and invert elevations (if not profiled).			
		X	Dimensions showing offset from right-of-way to the sewer and separation distance between other utilities.			
		X	Show type and size of encasement where needed			
X			Show flow directions of all proposed mains.			
X			Length of each sewer lateral and height of any lateral risers. Label proposed invert elevations at right-of-way lines.			
		X	Distance from downstream manhole to each upstream sewer lateral.			
X			Proposed manholes and cleanouts labeled with a design plan number. Existing manholes labeled with numbers obtained from City records.			
X			Rim and invert elevations at each manhole, based on City of Waukesha datum (for private sewer if not profiled)			
X			Show and label all easements			
			Sanitary Profile View			
YES	NO	N/A				
		Ф	Stationing.			
		ф	Existing and proposed surface profiles and elevations over the sewer.			
		T	All utility crossings. Label elevations if known.			

N/A

		ф	Pipe material / class, size, length, and percent grade to two (2) decimal places.			
		ф	Material and size of the existing sanitary sewer being connected to.			
		ф	Length, type, and size of encasement as needed.			
		ф	Proposed manholes. Indicate type and diameter.			
			Label station, rim, and invert elevations, based on City of Waukesha datum, and design plan number for each manhole and cleanout. Existing manholes to be labeled with numbers obtained from City records.			
			Limits of gravel and/or slurry backfill.			
	Sanitary for Subdivisions/Large Developments					
(Complete copies of City specifications for sanitary sewer are available upon request.)						
		comple	the copies of city specifications for samilary sewer are available upon request.)			
YES	NO	N/A	te copies of city specifications for samilary sewer are available upon request.)			
YES	NO	N/A	Each parcel should have a separate sanitary sewer lateral.			
YES	NO	N/A	Each parcel should have a separate sanitary sewer lateral. Sanitary sewer – 8 ft. horizontal separation from water main per DNR requirements. 8" diameter minimum size, PVC SDR 26 for depths up to 25 ft.			
YES □ □ □	NO		Each parcel should have a separate sanitary sewer lateral. Sanitary sewer – 8 ft. horizontal separation from water main per DNR requirements. 8" diameter minimum size, PVC SDR 26 for depths up to 25 ft. Sanitary sewer manhole at every change of direction and a maximum distance of 400 ft.			
YES			Each parcel should have a separate sanitary sewer lateral. Sanitary sewer – 8 ft. horizontal separation from water main per DNR requirements. 8" diameter minimum size, PVC SDR 26 for depths up to 25 ft. Sanitary sewer manhole at every change of direction and a maximum distance of 400 ft. A chimney seal shall be required on all manholes.			

Storm System

Storm Plan View				
YES	NO	N/A		
X			Ghost existing utilities and lateral locations in screened format. Pipe size of existing utilities labeled.	
X			Proposed sewer and laterals with length, size, and material type clearly labeled.	
X			Material and size of the existing storm sewer being connected to.	
		X	Stub-outs labeled with length, size, slope, and invert elevations (if not profiled).	
		X	Dimensions showing offset from right-of-way to the sewer and separation distance between other utilities.	
		X	Type and size of encasement where needed	
X			Length of any sewer lateral. Label proposed invert elevations at right-of-way lines.	
X			Proposed inlets, manholes, and other drainage structures.	
X			Proposed drainage structures labeled with a design plan number. Existing drainage structures labeled with numbers obtained from City records.	
X			Details of outfall or ditch inlet protection requirements such as rip-rap, end sections or headwalls as needed.	
X			Details of detention facilities, outfall, overflow and control structures as needed.	
			Storm Profile View	
YES	NO	N/A		
		Ψ	Stationing.	
		ф	Existing and proposed surface profiles and elevations over the sewer.	
		ф	All utility crossings. Label elevations if known.	
		ф	Pipe material / class, size, length, and percent grade to two (2) decimal places.	
		ф	Material and size of the existing storm sewer being connected to	
		ф	Length, type, and size of encasement as needed.	
		ф	Proposed inlets, manholes, and other drainage structures. Label type and size.	
		₽	Label station, rim, and invert elevations, based on City of Waukesha datum, at each manhole, catch basin, inlet, and detention control structure.	

		N/A	
		Ŧ	Proposed drainage structures labeled with a design plan number. Existing drainage
		Ч	structures to be labeled with numbers obtained from City records.
			Cross-section of open channels and detention facilities, including outfall, overflow, and
			Ψ
			Limits of gravel and/or slurry backfill.

General System

YES	NO	N/A				
X			Show all easements, public or private.			
X			No structures allowed within a public easement.			
		X	Plantings or signs within public easements, if permitted by City, shall be at least 5 feet from the utilities.			
			General for Subdivisions/Large Developments			
YES	NO	N/A				
			Provide plans sealed by Registered Professional Engineer			
			Show benchmark, north arrow and scale.			
		ф	Show existing/proposed sewer and water utilities.			
		-	All sewer to be installed by the developer under the terms of a Development Agreement.			
			Utility Plans			
YES	NO	N/A				
X			Location of all utilities: storm and sanitary sewers, water mains, fire hydrants, electrical, natural gas, and communication (cable television, telephone, etc.) lines			
		X	Exterior lighting for parking and other outdoor areas, outdoor signs, and building exteriors.			
X			Location of waste and trash collection, and indicate plans for snow removal.			
X			Location and footprint of any and all buildings			
X			Location and names of existing and proposed streets			
X			Location and size of existing and proposed storm sewer, sanitary sewer, and water utility systems shown			
X			Electric, gas, telephone, and cable lines shown			
X			All new utilities are underground			
		X	Exterior lighting detail provided			
X			Location of all utility and private fire hydrants			
		X	Sampling manhole shown (if applicable)			
		X	Grease interceptor shown (if applicable)			
		X	Location and size of existing and proposed water meters			
Incluc	le the f	ollowin	ng notes on the Utility Plan:			
YES	NO	N/A				
X			All sanitary sewer to be installed in accordance with 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 sewer connections to be inspected by City. Notify City 72 hours in advance of connecting to sewer.			
The ab	ove list	contains	s items that are commonly missed on Utility Plans. For subdivisions or other large or complex			
projects, a complete plan review includes many more checks too numerous to list here. Please call (262) 524-3600 for						
Note: For water main. contact Waykesha Water Utility at (262) 521-5272						

PROJECT: Clearwater Apartments - Phase 2 Waukesha, WI



ISSUED FOR: Municipal Review

ARCHITECT: PURE architecture studio, IIc Milwaukee, WI

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PURE architecture studio, I 735 N Water Street. Suite 1228 Milwaukee, WI 53202 www.pure-arch.com

PROJECT

Clearwater Apartments Phase 2

OWNER

A-Squared Development LLC

This drawing, its design concept, and its detail are the sole property of PURE architecture studio, IIc and shall not be copied in any form or manner, or used on any other projects, without written authorization of its designer/creator

REVISIONS DESCRIPTION

INFORMATION

PROJECT ARCHITEC	T PA
PROJECT MANAGER	<u> </u>
PROJECT NUMBER	19112
ISSUED FOR	MUNICIPAL REVIEW
DATE	03.22.2019

SHEET

TITLE PAGE

G000

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: R:\2018\18-8890 Clearwater Apartments\Dwa\18-8890 C4.0 - Utility Plan.dwa Lavout: C4.0 User: pmartens Plotted: Mar 22. 2019 - 2:49pn

GENERAL NOTES AND SPECIFICATIONS

- 1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- 3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- 4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- 5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
- 6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL 5. THE CONTRACTOR IS RESPONSIBLE FOR MEETIN RESPONSÉS SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- 7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE. AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- 8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT
- 9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, 8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY SPECIFICATIONS AND PLANS. THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- 10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE 9. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- 11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES. UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
- 12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE. INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- 13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
- 14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- 15. ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

CONSTRUCTION SITE SEQUENCING

- 1. INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE
- 2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE
- 3. CONSTRUCT RAIN GARDEN AND CONDUCT ROUGH GRADING EFFORTS.
- 4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
- 5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- . PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
- 7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER THAT MEETS OR EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES DEFINITION OF 'FINAL STABILIZATION'.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

- 1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF WAUKESHA ORDINANCES.
- 2. CONCRETE PAVING SPECIFICATIONS-CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305. STATE HIGHWAY SPECIFICATIONS

- SURFACE PREPARATION NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-
- CODES AND STANDARDS THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455. 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35" F (1" C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

CRUSHED AGGREGATE BASE COURSE - BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS. SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK

UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

GRADING NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, ENSUR TO JSD PROFESSIONAL SERVICES, INC. PRIOR TO
- ALL EXISTING CONTOURS REPRESENT EXISTING GRADES SHOWN ARE FINISH SURFACE GRADES U
- ALL EXCAVATIONS AND MATERIAL PLACEMENT SH PLANS CONTRACTOR SHALL ASSUME SOLE RESPON
- WHILE JSD ATTEMPTS TO PROVIDE A COST IS BASED ON MANY FACTORS, INCLUDING CARE. THEREFORE NO GUARANTEE CAN BE THE CONTRACTOR MAY SOLICIT APPROVAL GRADES TO PROVIDE AN OVERALL SITE BALAN
- 4. GRADING ACTIVITIES SHALL BE IN A MANNER TO INCLUDE EXCAVATION OF TEMPORARY DITCHES T PONDING. CONTRACTOR SHALL PREVENT SURFAC OWNER BE RESPONSIBLE FOR REMEDIATION IMPROPER SITE GRADING OR SEQUENCING. CONTR OF DISTURBED SOILS DUE TO WEATHER.
- GEOTECHNICAL ENGINEER. CONTRACTOR SHALL RI SITE COMPACTION REQUIREMENTS. THE CONTRA CANNOT BE OBTAINED. THE PROJECT'S GEOTECH TO BE CONSIDERED UNSUITABLE SOILS. THE E DETERMINE IF REMEDIAL MEASURES WILL BE NEC
- 6. IN THE EVENT THAT ANY MOISTURE-DENSITY CONTRACTOR SHALL PERFORM CORRECTIVE WORK RETEST THE FAILED AREA AT NO COST TO THE
- WITH THE AUTHORIZATION OF THE ENGINEER/OW MAY BE SPREAD ON FILL AREAS IN AN EFFORT LIMITS OF SPREAD MATERIAL WITH PAINTED LATH THE LIMITS. UNDER NO CONDITION SHALL THE EFFECTIVE TREATMENT DEPTH OF MACHINERY TH MAXIMUM COMPACTION LIFT DEPTH.
- EXCAVATION.
- SHORING, BRACING, RETENTION STRUCTURES, ANI
- 10. THE SITE SHALL BE COMPLETED TO WITHIN 0.10 PLANS PRIOR TO PLACEMENT OF TOPSOIL OR S SUCH THAT THE SITE IS DIVIDED INTO SMALLER UPON COMPLETION OF INDIVIDUAL SMALLER AREA
- 11. CONTRACTOR SHALL CONTACT "DIGGER'S HOTL COMMENCEMENT OF ANY CONSTRUCTION ACTIVITI FROM ANY DAMAGE DURING CONSTRUCTION.
- 12. CONTRACTOR SHALL PROTECT INLETS AND ADJ CONTROL METHODS UNTIL CONSTRUCTION IS C SLOPE SIDE OF GRADING LIMITS.
- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR DA SHALL BE REPAIRED TO THE OWNER'S SATISFACT
- 14 WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SH PRIOR TO COMMENCEMENT OF ANY CONSTRU OBTAINING ALL NECESSARY PERMITS AND FEES. GRAD SAID OFFICIALS. 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.
- 15. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.

	<u>U</u>	TILITY NOTES
RE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES THE START OF ANY CONSTRUCTION ACTIVITIES.	1.	EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR
SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED NLESS OTHERWISE NOTED.		TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
ALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE	2.	ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATEF CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND
SIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF		SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
TROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN NCE AS A RESULT OF FIELD CONDITIONS.	3.	UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF WAUKESHA CONSTRUCTION MANUAL AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY O PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE	4.	TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AN CITY OF WAUKESHA REQUIREMENTS.
CE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF RACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE	<u>-</u> 5.	LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
IG MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE EFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT FOR ACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION	6.	CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
INICAL CONSULTANT SHALL DETERMINE WHICH IN—SITU SOILS ARE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL ESSARY.	7.	CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
(TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE	8.	STORM SEWER SPECIFICATIONS -
AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND DWNER.		STORM SEWER TO BE CONSTRUCTED PER VS-0300 CITY OF WAUKESHA STANDARD CONSTRUCTION SPECIFICATION, EXCEPT AS MODIFIED BELOW.
NER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR I AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE AT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING		INLETS/CATCH BASINS — INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS". FRAME & GRATE SHALL BE NEENAH R—2501 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R—3067, OR EQUAL.
		FIELD TILE CONNECTION — ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
		WATER MAIN SPECIFICATIONS -
DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY D EXCAVATIONS.		WATER MAIN TO BE CONSTRUCTED PER VS-0100 AND VS-0400 OF THE CITY OF WAUKESHA STANDARD CONSTRUCTION SPECIFICATION. (SEE PLAN SHEETS C5.5, C5.9 TO C5.10)
-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE TONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION	10.	. SANITARY SEWER SPECIFICATIONS -
AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY		SANITARY SEWER TO BE CONSTRUCTED PER THE CITY OF WAUKESHA STANDARD CONSTRUCTION MANUAL.
LINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO ES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES	11.	WATER MAIN, SANITARY FORCE MAIN, AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
ACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN	12.	. TRACER WIRE SHALL BE INSTALLED ALONG THE SANITARY SEWER SERVICE. THE TRACER WIRE SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
MAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE TION AT THE EXPENSE OF THE CONTRACTOR.	13.	. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
ALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL CTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR CRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY	14.	. THE CONTRACTOR SHALL CONTACT THE CITY OF WAUKESHA ENGINEERING DEPARTMENT 72-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.

EROSION CONTROL DE 2"x2" WOODEN STAKE FILTER FABRIC FILL MATERIAL FLOW ____ NOT TO SCALE GEOTEXTILE DOUBLE ROW OF-BALES, TYPICAL DIRECTION OF FLOW 1. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY AND/OR ¢ OF DITCH WITHIN 24 HOURS OF CONSTRUCTING DITCHES, DIVERSIONS, OR OTHER CHANNELS 2. SILT FENCE FABRIC SHALL HAVE THE FOLLOWING PROPERTIES GRAB STRENGTH: 100 LBS (ASTM D-1682) MULLEN BURST: 200 PSI MIN. (ASTM D-3786) BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE. PLAN VIEW -2"x2"x30" WOOD STAKES D. WATER FLOW RATE OF 10 GAL/MIN/SQ. FT. AT 50 MM CONSTANT HEAD (ASTM MINIMUM 2 PER BALE UI TRA VIOLET RADIATION STABILITY OF 90% -EMBEDDED BALE IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL DIRECTION OF FLOW POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED 3. INSTALLATION PROCEDURE AS FOLLOWS: . EXCAVATE A U-TRENCH UPSLOPE FROM THE LINE OF STAKES. 3. INSTALL SILT FENCE IN TRENCH. CARE SHOULD BE TAKEN TO AVOID TEARING CROSS SECTION FABRIC. TORN FABRIC SHALL BE REMOVED AND A NEW SEGMENT OF SILT FENCE SHALL BE PLACED. STAKES SHALL BE DRIVEN A MINIMUM OF 12" DEEP. SILT FENCE SHALL BE A MINIMUM OF 18" AND A MAXIMUM OF 36" IN HEIGHT. C. FIT LOWER 8" OF FILTER FABRIC INTO U-TRENCH. BACKFILL AND COMPACT D. THE ENDS OF TWO SECTIONS OF SILT FENCE MUST BE WRAPPED TOGETHER AROUND A STAKE AND THEN DRIVEN INTO THE GROUND. 4. SILT FENCE SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR SECTION A-A AILY DURING PERIODS OF PROLONGED RAIN. REPAIR OR REPLACEMENT SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT OR WHEN NOTES: DEPOSITS REACH ONE HALF THE HEIGHT OF THE BARRIER. SILT FENCE SHALL BE REMOVED ONLY WHEN THE THREAT OF EROSION HAS PASSED 1. INSTALL BALES BY DIGGING A 4" DEEP TRENCH WIDE ENOUGH FOR BALE. EMBED BALE IN TRENCH AND SECURE AND PERMANENT VEGETATION HAS BEEN ESTABLISHED. WITH STAKES. 2. 2. BALES SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR SILT FENCE DETAIL DAILY DURING PERIODS OF PROLONGED RAIN. REPAIR OR REPLACEMENT SHALL BE MADE IMMEDIATELY. PUBLIC RIGHT-OF-WAY TRACKING PAD EROSION BALES DETAIL ANG ANG ANG ANG ANG USE 3-INCH CLEAN STONE. MINIMUM 50' LENGTH OR AS 4. WHEELS SHALL E こくび しこちんきんご レントントレート PRIOR TO ENTERI SHOWN ON PLAN. MINIMUM 20' WIDTH. MINIMUM 12" - FILTER CLOTH WASHING IS DO 12" MINIMUM -2. FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA - STRIP TOPSOIL & STABILIZED WITH APPROVED SEDIM SET TO PLAN SUBGRADE PRIOR TO PLACING STONE. THE FABRIC SHALL BE WISDOT TYPE R GEOTEXTILE ALL SEDIMENT SI FABRIC. THE ENTRANCE SHALL BE MAINTAINED IN A TRACKED ONTO REMOVED IMMED CONDITION WHICH WILL PREVENT TRACKING OR FLOWING - 20' MIN. WIDTH F SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY 6. ACCESS PERMIT REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL PRIOR TO CONSTI STONE AS CONDITIONS DEMAND AND/OR REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT STONE TRACKING PAD DETAIL CITY OF WAUKESHA STANDARD CONSTRUCTION DETAILS PROVED: ALEX DAMIEN DATE: EROSION CONTROL DEPARTMENT OF PUBLIC WORKS PROVED:

PAVEMENT STRIPING NOTES

1. STRIPING SHALL BE WHITE.

2. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

 $_{
m R}$ 3. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

4. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

5. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.

6. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.

7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATION)

E 8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR

9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

DRAIN TILE GENERAL SPECIFICATIONS

1. THE DRAIN TILE CONDUIT AND FITTINGS SHALL MEET STRENGTH AND DURABILITY REQUIREMENTS FOR THE SITE ALL CONDUITS AND FITTINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPROPRIATE SPECIFICATIONS PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) CONDUIT AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM M252. CONDUIT TYPE (SINGLE WALL OR DUAL WALL) SHALL INSTALLED PER THE LOCATIONS SHOWN IN THE PLANS. CONTRACTOR MAY SUBSTITUTE DUAL WALL CONDUIT AT LOCATIONS SPECIFIED FOR SINGLE WALL CONDUIT AT THE SOLE EXPENSE OF THE CONTRACTOR.

• SINGLE WALL CONDUIT SHALL BE TYPE CP WITH CLASS II PERFORATION PATTERN. • DUAL WALL CONDUIT SHALL BE TYPE SP WITH A SMOOTH INTERIOR THAT CARRIES A MAXIMUM MANNING'S "N" VALUE OF 0.12 WITH CLASS II PERFORATION PATTERN.

2. ALL DRAIN TILE CONSTRUCTION MUST BE PROVIDED WITH TRACER WIRE OR OTHER APPROVED METHODS IN ORDER TO BE LOCATED IN ACCORD WITH 182.0715(2R) OF THE STATUTES. CONTRACTOR SHALL PROVIDE JSD & CENTERPOINT NOTICE OF LOCATION METHOD PRIOR TO THE START OF CONSTRUCTION.

3. THE MINIMUM DEPTH OF COVER (FINISH GRADE TO TOP PIPE) SHALL BE:

• CONCRETE PAVED AREAS - 2.0-FT • ASPHALT PAVED AREAS - 2.5-FT • BEHIND CURB - 0.5-FT

MATERIALS, TRASH, AND RODENTS INTO THE CONDUIT.

DATE:

• OTHER LANDSCAPED/GRASS/PERVIOUS AREAS - 2.0-FT

4. A MAXIMUM TRENCH WIDTH OF 2-FT SHALL BE MAINTAINED FOR ALL DRAIN TILE INSTALLATION WITH THE EXCEPTION OF CONNECTION POINTS TO THE EXISTING STORM SEWER SYSTEM IN WHICH CASE THE CONTRACTOR SHALL LIMIT DISTURBANCE AS POSSIBLE.

5. CONNECTION TO THE EXISTING STORM SEWER SYSTEM SHALL ACHIEVED BY CORING THE EXISTING REINFORCED CONCRETE STORM SEWER STRUCTURES OR PIPING TO THE DIAMETER NECESSARY TO ACCOMMODATE A PERMANENT CONNECTION. ALL CONNECTIONS TO THE EXISTING REINFORCED CONCRETE STORM SEWER SHALL BE ACHIEVED BY THE USE OF KOR-N-SEAL CONNECTORS, OR EQUAL.

6. FOR TRENCH INSTALLATIONS OF CORRUGATED PLASTIC CONDUIT (OTHER THAN BEHIND CURB LOCATIONS), THE FOLLOWING BEDDING METHODS ARE REQUIRED:

• A STONE BEDDING LAYER, AT LEAST 3 IN. THICK, USING A CLEAR STONE SHALL BE INSTALLED TO PROVIDE CONDUIT SUPPORT. • COMPACT BEDDING MATERIAL BESIDE AND TO THE UPPER (TOP) LIMITS OF BASE COURSE IN PAVED AREAS OR TOP OF CLAY (BOTTOM OF TOPSOIL LAYER) ABOVE THE CONDUIT ..

7. ANY HARD OBJECTS LARGER THAN 1.5 IN. IN DIAMETER EXPOSED WITHIN THE TRENCH BOTTOM OR WALLS SHALL BE REMOVED TO PREVENT UNDUE STRESSES ON THE CONDUIT AND FITTINGS.

8. PRE MANUFACTURED FITTINGS (SUCH AS: WYES, TEES, BENDS, CAPS, ETC) OF THE SAME MATERIAL AS THE CONDUIT SHALL BE USED AT ALL CONNECTIONS AND DEFLECTIONS GREATER THAN 22.5 DEGREES. 9. IF NOT CONNECTED TO A STRUCTURE. THE UPPER END OF EACH SUBSURFACE DRAIN TILE SHALL BE CAPPED

WITH A TIGHT-FITTING EXTERNAL CAP OF THE SAME MATERIAL AS THE CONDUIT. 10. AT ALL TIMES THE DRAIN TILE SYSTEM SHALL BE KEPT CLEAN AND PROTECTED AGAINST UNDERMINING OF THE CONDUIT AND DAMAGE DURING CONSTRUCTION. TYPICAL UNDERMINING INCLUDES ENTRY OF CONSTRUCTION

AILS WOOD 2" + 4" EXTENDS	
WOOD 2" x 4" EXTENDS 8" BEYOND GRATE WIDTH ON BOTH SIDES, LENGTH VARIES. SECURE TO GRATE WITH WIRE OR PLASTIC TIES	ILE Notice
	-0001-EROSION C
	ə ¹ alis≠02
INLET PROTECTION WITH CURB BOX (can be installed in any inlet without a curb box)	ב אַרַ אַר
OFINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOV	VAL.
(2) OR INCET FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING. (3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.	livision 4
NOTES: 1. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3"	1−.,
 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. WHEN REMOVING OR MAINTAINING INLET PROTECTION, 	Staff Mark
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.	- si ons
INLET PROTECTION	and Rev
	dates
IMENT DEPOSITS SHOULD BE IOVED AFTER EACH STORM EVENT WHEN DEPOSITS REACH ONE	-2019 UF
F THE HEIGHT OF THE BARRIER. ES SHALL BE REMOVED ONLY N	ruo + p;
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	itions -
CLEANED TO REMOVE SEDIMENT	96CI fi CC
G PUBLIC RIGHT-OF-WAYS. WHEN , IT SHALL BE DONE IN AN AREA TONE AND WHICH DRAINS TO AN	ton s
NT TRAPPING DEVICE. LED, DROPPED, WASHED, OR PUBLIC RIGHT-OF-WAY SHALL BE	onstruo
PUBLIC ROADS MUST BE OBTAINED ICTION.	dard Cc
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CITY OF WAUKESHA EROSION CONTROL GENERAL PROJECT INFORMATION

GENERAL PROJECT INFORMATION

<u> PROJECT LOCATION AND NARRATIVE</u>

HIS EROSION CONTROL PROJECT AND SITE IS CURRENTLY A HOTEL COMMERCIAL SITE. IT IS LOCATED IN PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP TO6N , RANGE R19E, CITY OF WAUKESH, WAUKESHA COUNTY, WISCONSIN.

THE CONTRACTOR AND OWNER ARE REQUIRED TO APPLY FOR A GENERAL PERMIT TO DISCHARGE UNDER THE WISCONSIN POLLUTANT DISCHARGE ELIMINATION SYSTEM WPDES PERMIT NO. WI-5067831-3 AT LEAST 14 DAYS PRIOR TO THE START OF THE WORK.

THE CONTRACTOR AND OWNER SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs WHO WILL OVERSEE THE IMPLEMENTATION OF THE WRAPP.

OWNER:	CONTACT PERSON	PHONE:
PLAN PREPARER	CONTACT PERSON	PHONE:
CONTRACTOR	CONTACT PERSON	PHONE:
PERSON RESPONSIBLE FOR INSPECTIONS	CONTACT PERSON	PHONE:
STATE REGULATION ENTITY	CONTACT PERSON	PHONE:
LOCAL REGULATING ENTITY	CONTACT PERSON	PHONE:

PROJECT AREAS

TOTAL PROJECT SIZE (DISTURBED AREA) = 3.245 ACRES MINIMUM AREA REQUIRING A WRAPP PERMIT = 1.0 ACRES

EXISTING AREA OF IMPERVIOUS SURFACE = 0.00 ACRES POST-CONSTRUCTION AREA OF IMPERVIOUS SURFACE = 1.222 ACRES

STORMWATER MANAGEMENT

$\frac{1}{2}$		<u> </u>	
	WET DETENTION POND	SITE EVALUATION	
	VEGETATED SWALES	RAIN GARDENS	

- BIORETENTION FOR INFILTRATION INFILTRATION BASIN

RECEIVING WATERS

SURFACE WATERS AND WETLANDS THAT WILL RECEIVE STORMWATER RUNOFF FROM THE SITE AND ARE WITHIN (1) MILE OF THE SITE AREA INDICATED. IN ADDITION, IMPAIRED WATERS (STATE'S 303d LIST) WITHIN (1) MILE OF THE SITE AND COULD BE RECEIVING RUNOFF FROM THE SITE ARE LISTED BELOW:

NAME OF WATER BODY TYPE OF IMPAIRMENT

CONSTRUCTION ACTIVITY NOTES ALL CONSTRUCTION ACTIVITIES SHALL MEET THE REQUIREMENTS OF THE WISCONSIN POLLUTANT DISCHARGE ELIMINATION SYSTEM. <u>EROSION PREVENTION</u>

THE CONTRACTOR SHALL USE PHASED CONSTRUCTION WHENEVER POSSIBLE OR PRACTICAL TO MINIMIZE DISTURBED AREAS. ALL DISTURBED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION, AND SHALL BE STABILIZED NO LATER THAN 7 (SEVEN) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA OF THE SITE HAS BEEN TEMPORARILY OR PERMANENTLY COMPLETED.

THE FOLLOWING EROSION PREVENTION ITEMS SHALL BE INSTALLED WITHIN 24 HOURS AFTER INSTALLATION OF NOTED CONVEYANCE:

1). ENERGY DISSIPATION (RIPRAP) AT APRON ENDWALLS.

2). STABILIZATION OF TEMPORARY OR PERMANENT DRAINAGE SWALES WITHIN 200 FEET OF THE PROPERTY LINES, OR CONNECTION TO SURFACE STORMWATER DRAINAGE INCLUDING INLETS.

CONSTRUCTION SEQUENCE, SCHEDULE AND PHASING

ALL SILT FENCE AND CONSTRUCTION ENTRANCE/EXIT(S) AND OTHER NECESSARY EROSION CONTROL BMPs SHALL BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION-RELATED ACTIVITIES. REMOVE TOPSOIL NECESSARY AND STOCKPILE IN DESIGNATED AREA(S). STOCKPILES SHALL BE STABILIZED BY TEMPORARY

SEEDING AND MULCHING IF THEY ARE TO REMAIN FOR MORE THAN 10 (TEN) DAYS. DISTURBED SOIL OUTSIDE OF THE DAY-TO-DAY CONSTRUCTION AREAS SHALL BE STABILIZED BY MULCHING, TEMPORARY SEEDING, COVERING WITH TARPS OR EQUIVALENT CONTROL MEASURES.

COMPLETE TANK (UST) REMOVALS, EQUIPMENT AND ASSOCIATED PIPING AND SOILS.

REMOVE CONCRETE AND ASPHALT PAVING. AND REMOVE AS SPECIFIED.

WITHIN 7 DAYS OF COMPLETION OF THE REQUIRED FACILITIES AND PAVEMENT, THE ENTIRE SITE SHALL BE GRADED AS DESCRIBED IN THE WORK PLAN AND SPECIFICATIONS. CONTRACTOR SHALL STABILIZE THE SITE FOR THE FUTURE DEVELOPMENT BY OTHERS

CONTRACTOR SHALL REMOVE ALL INLET PROTECTION ONLY AFTER THE SITE IS STABILIZED, OR AS DIRECTED BY THE ENGINEER. <u>ECORD RETENTION</u>

THE WRAPP, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS ARE THE RESPONSIBILITY OF THE PERMITEE AND MUST BE KEPT AT THE SITE DURING CONSTRUCTION.

ALL OWNER(S) SHALL RETAIN THE FOLLOWING FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION:

-). WRAPP). ANY OTHER PERMITS REQUIRED FOR THE PROJECT.
- 5). INSPECTION AND MAINTENANCE LOGS/REPORTS.

4). ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS FOR SURFACE WATER FACILITIES. 5). ALL DESIGN CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER

NSPECTIONS AND MAINTENANCE

CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES AND SHALL COMPLY WITH ALL REQUIREMENTS SHOWN ON THE PLANS, IN THE PROJECT SPECIFICATIONS, AND AS MANDATED BY LOCAL, STATE AND FEDERAL REGULATIONS.

INSPECT THE EROSION CONTROL MEASURES WITHIN 24 HOURS AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE EACH WEEK. MAKE NEEDED REPAIRS AND DOCUMENT THE FINDINGS OF THE INSPECTIONS IN A SITE EROSION CONTROL LOG WITH THE DATE OF INSPECTION, THE NAME OF THE PERSON CONDUCTING THE INSPECTION, AND A DESCRIPTION OF THE PRESENT PHASE OF THE CONSTRUCTION AT THE SITE.

ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING (NOT FLUSHING) BEFORE END OF WORK EACH DAY.

FOR MORE EROSION CONTROL REQUIREMENTS, REFER TO STANDARD SPECIFICATION SECTION 02.

CONTRACTOR TO OBTAIN APPLICABLE PERMITS.

IF DEWATERING IS NEEDED, CONTRACTOR SHALL PROVIDE FOR SEDIMENT REMOVAL AND SHALL OBTAIN ALL APPLICABLE DNR PERMITTING.

BUILT-UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

THE CONTRACTOR SHALL ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION, AND WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN 0.5 INCHES IN A 24-HOUR PERIOD.

ALL INSPECTIONS MUST BE RECORDED AND RECORDS MUST BE RETAINED WITH THE ECIP ON SITE. COPIES SHALL BE MADE AVAILABLE TO THE ENGINEER OR UPON REQUEST.

IF TEMPORARY SEDIMENT BASINS ARE REQUIRED, THEY SHALL BE DRAINED AND CLEANED OF EXCESS SEDIMENT WHEN THE DEPTH OF THE SEDIMENT IN THE BASIN IS EQUAL TO THE ORIGINAL STORAGE VOLUME INTENDED. FOR THIS SITE, IT SHALL BE WHEN THE FOREBAY ACCUMULATES TWO (2) FEET OF SEDIMENT AND WHEN THE MAIN POND ACQUIRES SIX (6) INCHES OF SEDIMENT. DRAINAGE AND REMOVAL SHALL BE COMPLETED WITHIN 72 HOURS OF DISCOVERY

ALL NON-FUNCTIONAL BMPs SHALL BE REPAIRED. REPLACED OR SUPPLEMENTED WITH ADDITIONAL BMPs WITHIN A 24-HOUR PERIOD OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.

CITY OF WAUKESHA EROSION CONTROL GENERAL PROJECT INFORMATION

POLLUTION PREVENTION ACCORDANCE WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL REGULATIONS.

ALL HAZARDOUS MATERIALS (OILS, GASOLINE, FUEL, PAINT, ETC.) MUST BE PROPERLY AND SECURELY STORED AND CONTAINED TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE.

VEHICLE OR EQUIPMENT WASHING OR TEMPORARY MAINTENANCE AREAS MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF CONTAINING ANY HAZARDOUS WASTES MUST BE PROPERLY AND LAWFULLY COLLECTED AND DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON THE SITE.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MONITORING AIR POLLUTION AND ENSURING THAT IT DOES NOT EXCEED LEVELS SET BY LOCAL, STATE OR FEDERAL LEVELS. THIS INCLUDES DUST BEING CREATED BY WORK BEING PERFORMED ON THE SITE. DUST CONTROL MEASURES ARE CONSIDERED INCIDENTAL TO THE CONTRACT FOR WHICH WORK IS BEING PERFORMED. ADDITIONAL DUST CONTROL MEASURES OR OTHER AIR POLLUTION CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER.

FINAL STABILIZATION

THE CONTRACTOR SHALL ENSURE FINAL STABILIZATION OF THE SITE. THE PERMITEES SHALL SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE.

ALL TEMPORARY EROSION CONTROL MEASURES AND BMPs MUST BE REMOVED AS PART OF THE FINAL SITE STABILIZATION. THE GENERAL PERMIT FURTHER DEFINES FINAL STABILIZATION AND ITS REQUIREMENTS.

EROSION AND SEDIMENT CONTROL NOTES

- CONSTRUCTION ACTIVITIES.

- DFBRIS.
- CONTROLS SHALL INCORPORATE THE FOLLOWING: • BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION. INTO STORM SEWER OR DITCHES.

- REQUIRED.
- PRIOR TO THE COMPLETION OF EACH WORK DAY.
- 13. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT IMMEDIATELY STABILIZED.

- WITH MANUFACTURER'S GUIDELINES.

- REPAIRED/REPLACED.

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION

- A. COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
- INCHES IN HEIGHT. C. FREQUENT WATERING OF EXCAVATION AND FILL AREAS.

ALL SOLID WASTE GENERATED BY / COLLECTED FROM THE CONSTRUCTION SITE SHALL BE DISPOSED OF IN

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND THE CITY OF WAUKESHA ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF

2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF

3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY JSD/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.

4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.

5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES. PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.

6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE GOVERNING AGENCIES.

7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND

8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

• DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE

9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.

10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.

11. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS

12. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER

CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE

14. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. 15. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.

16. ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE

17. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.

18. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.

19. 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 0.5-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 PART IV D.4. (a-f). OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS

20. THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.

• SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE. CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS. • <u>DITCH CHECK (STRAW BALES)</u> - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF TORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE. EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

 <u>DIVERSION BERM/SWALE</u> – REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY. • INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE BAG BECOMES ONE-HALF FULL OF SEDIMENT.

ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

• CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS. • DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

B. ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6)

D. PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS. • STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

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PURE architecture studio, llc 735 N Water Street, Suite 1228 Milwaukee, WI 53202 www.pure-arch.com

PROJECT

Clearwater Apartments Phase 2

OWNER

A-Squared Development LLC

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REVISIONS NO. DESCRIPTION DATE

INFORMATION

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19112
MUNICIPAL REVIEW
03.22.2019

SHEET

BUILDING A

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PROJECT ARCHITEC	T PA
PROJECT MANAGER	
PROJECT NUMBER	19112
ISSUED FOR	MUNICIPAL REVIEW
DATE	03.22.2019

SHEET

BUILDING B

ELEVATION KEYNOTES

- $\langle 1
 angle$ dimensional asphalt shingle roofing
- $\left< 2 \right>$ Thin stone veneer
- $\langle 3 \rangle$ PRECAST OR CAST STONE BAND
- $\langle 4 \rangle$ PRECAST OR CAST STONE SILL
- $\langle 5 \rangle$ PRECAST OR CAST STONE LINTEL
- $\langle 6 \rangle$ LOWER LP SMARTSIDE LAP SIDING
- $\langle 7 \rangle$ UPPER LP SMARTSIDE LAP SIDING
- $\langle 8 \rangle$ GABLE LP SMARTSIDE SHAKE SIDING
- (9) 4/4x4 LP SMARTSIDE TRIM BOARD
- (10) 4/4x6 LP SMARTSIDE TRIM BOARD
- $\langle 11 \rangle$ 4/4x8 LP SMARTSIDE TRIM BOARD
- $\langle 12 \rangle$ LP smartside fascia

- $\langle \overline{13} \rangle$ VENTED LP SMARTSIDE SOFFIT
- $\langle \overline{14} \rangle$ LP SMARTSIDE TRIM BOARD WRAPPED SUPPORT BRACKET
- $\langle 15 \rangle$ PREFINISHED METAL GUTTER
- $\langle \overline{16} \rangle$ window system
- $\langle \overline{17} \rangle$ SLIDING PATIO DOOR SYSTEM
- $\langle \overline{18} \rangle$ INSULATED ENTRY DOOR SYSTEM
- (19) PREFINISHED METAL INSULATED OVERHEAD DOOR
- $\langle 20
 angle$ PREFINISHED ALUMINUM RAILING SYSTEM WITH CORNER POSTS
- $\langle 21 \rangle$ STAINED/PAINTED DECORATIVE WOOD TRELLIS

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BUILDING ELEVATIONS

ELEVATION KEYNOTES

- $\langle 1
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- $\langle 11 \rangle$ 4/4x8 LP SMARTSIDE TRIM BOARD
- $\langle 12 \rangle$ LP SMARTSIDE FASCIA

 $\langle 13 \rangle$ VENTED LP SMARTSIDE SOFFIT

_____T.<u>O. ROOF</u>______ 133' - 4"

1ST FLOOR 100' - 0"

Clearwater Apartments Phase 2

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DATE	03.22.2019

SHEET

BUILDING ELEVATIONS

building b - north perspective 03.22.19

building b - south perspective 03.22.19

building b - west perspective 03.22.19

building a - north perspective 03.22.19

building a - south perspective 03.22.19