

PROJECT TITLE:
WELLDALL MFG EXPANSION

2001 S. PRAIRIE AVE.
WAUKESHA, WI 53189

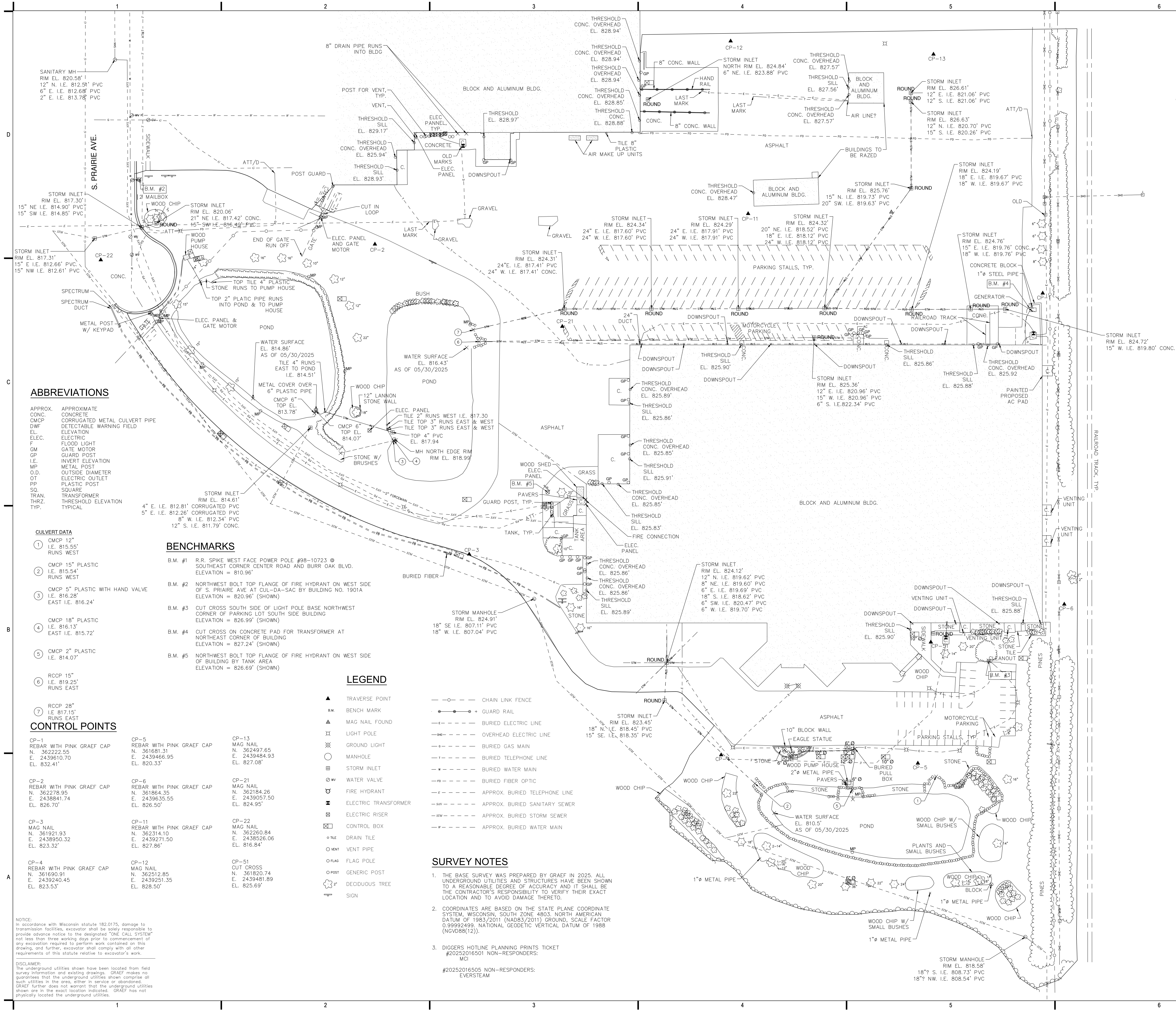
NO.	DATE	REVISIONS	ISSUE:
A	5/23/25	PRELIMINARY DEVELOPMENT REVIEW	BY
B	6/23/25	FINAL SPAR SUBMITTAL	

PRELIMINARY PROGRESS SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION:	
PROJECT NUMBER:	2025-0121.00
DATE:	5/23/2025
DRAWN BY:	SRK
CHECKED BY:	PMC
APPROVED BY:	JPH
SCALE:	AS SHOWN

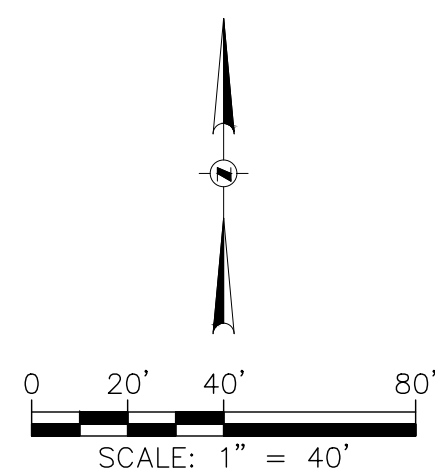
SHEET TITLE:
EXISTING CONDITIONS

SHEET NUMBER:



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.



LEGEND

- ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVEMENT REMOVAL
- BUILDING CANOPY REMOVAL
- X X X X X X X X -SAWCUT
- A A A A A A A -ABANDON UTILITY
- X -UTILITY STRUCTURE REMOVAL
- STONE CONSTRUCTION ENTRANCE (04 C900)
- SILT FENCE (01 C900)
- RETAINING WALL REMOVAL
- INLET PROTECTION (02 C900)
- TREE PROTECTION (03 C900)
- BOLLARD REMOVAL
- COIR LOG (05 C900)

GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN 2025. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS PLAN SHALL BE VERIFIED BEFORE BEING UTILIZED. GRAEF DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
3. BEFORE EXCAVATION, THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE.
4. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
5. THE CITY OF WAUKESHA AND GRAEF SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
6. GRAEF SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTION BY ANY OR ALL REGULATORY AGENCIES.
7. ALL WORK WITHIN THE CITY RIGHT OF WAY AND CITY EASEMENTS SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS.
8. CONTRACTOR SHALL NOTIFY CITY ENGINEERING DEPARTMENT 5 DAYS PRIOR TO WORK IN CITY RIGHT OF WAY.

REMOVAL NOTES

1. EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LINES NOTED FOR ABANDONMENT OR REMOVAL. EXISTING UTILITIES THAT ARE TO BE ABANDONED OR REMOVED SHALL BE RESPECTIVELY ABANDONED OR REMOVED TO THE LOCATIONS INDICATED ON THIS PLAN. ALL UTILITY STRUCTURES LOCATED ALONG REMOVED UTILITY LINES SHALL BE REMOVED IN THEIR ENTIRETY.
3. ASPHALT PAVEMENT NOTED FOR REMOVAL SHALL BE SAW CUT TO FULL DEPTH PRIOR TO REMOVAL.
4. CONCRETE CURB AND GUTTER AND SIDEWALK NOTED FOR REMOVAL SHALL BE REMOVED AT THE NEAREST JOINT.
5. ITEMS SCHEDULED FOR REMOVAL AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.
6. CONTRACTOR IS RESPONSIBLE FOR SECURING THE JOB SITE TO PROTECT THE PUBLIC.
7. CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL CODES, RULES AND REGULATIONS APPLICABLE TO DEMOLITION WORK INCLUDING BUT NOT LIMITED TO EROSION CONTROL, AIR POLLUTION, NOISE POLLUTION, AND WASTE DISPOSAL.
8. CONTRACTOR SHALL REPLACE PAVEMENT, CURB AND GUTTER, TREES, LAWN AREA, ANY ABOVE GROUND APURTENCES, OR ANY OTHER ITEM THAT WAS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES AS DEMAND BY OWNERS REPRESENTATIVE THAT WAS NOT CALLED OUT FOR REMOVAL OR REPLACEMENT. CONTRACTOR SHALL REPLACE/REPAIR DAMAGED ITEM TO THE SATISFACTION OF OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
9. TREE PROTECTION FENCING LOCATIONS SHOWN ARE APPROXIMATE. ALL EXISTING TREES OUTSIDE OF GRADING LIMITS ARE INTENDED TO REMAIN. FINAL LOCATIONS OF FENCING SHALL BE DETERMINED IN THE FIELD AND AS IDENTIFIED ON CONSTRUCTION DETAILS. ADDITIONAL FENCING MAY BE REQUIRED. COORDINATE WITH OWNER'S REPRESENTATIVE. TREE PROTECTION FENCE SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
10. LIMITS OF FINAL CITY STREET PAVEMENT AND CURB AND GUTTER REMOVAL AND REPLACEMENTS TO BE MARKED BY CITY ENGINEERING STAFF IN FIELD.

PROJECT TITLE:
WELLDALL MFG EXPANSION

2001 S. PRAIRIE AVE.
WAUKESHA, WI 53189

NO. DATE		REVISIONS	ISSUE BY
A	5/23/25	PRELIMINARY DEVELOPMENT REVIEW	
B	6/23/25	FINAL SPAR SUBMITTAL	

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0121.00

DATE: 5/23/2025

DRAWN BY: SRK

CHECKED BY: PMC

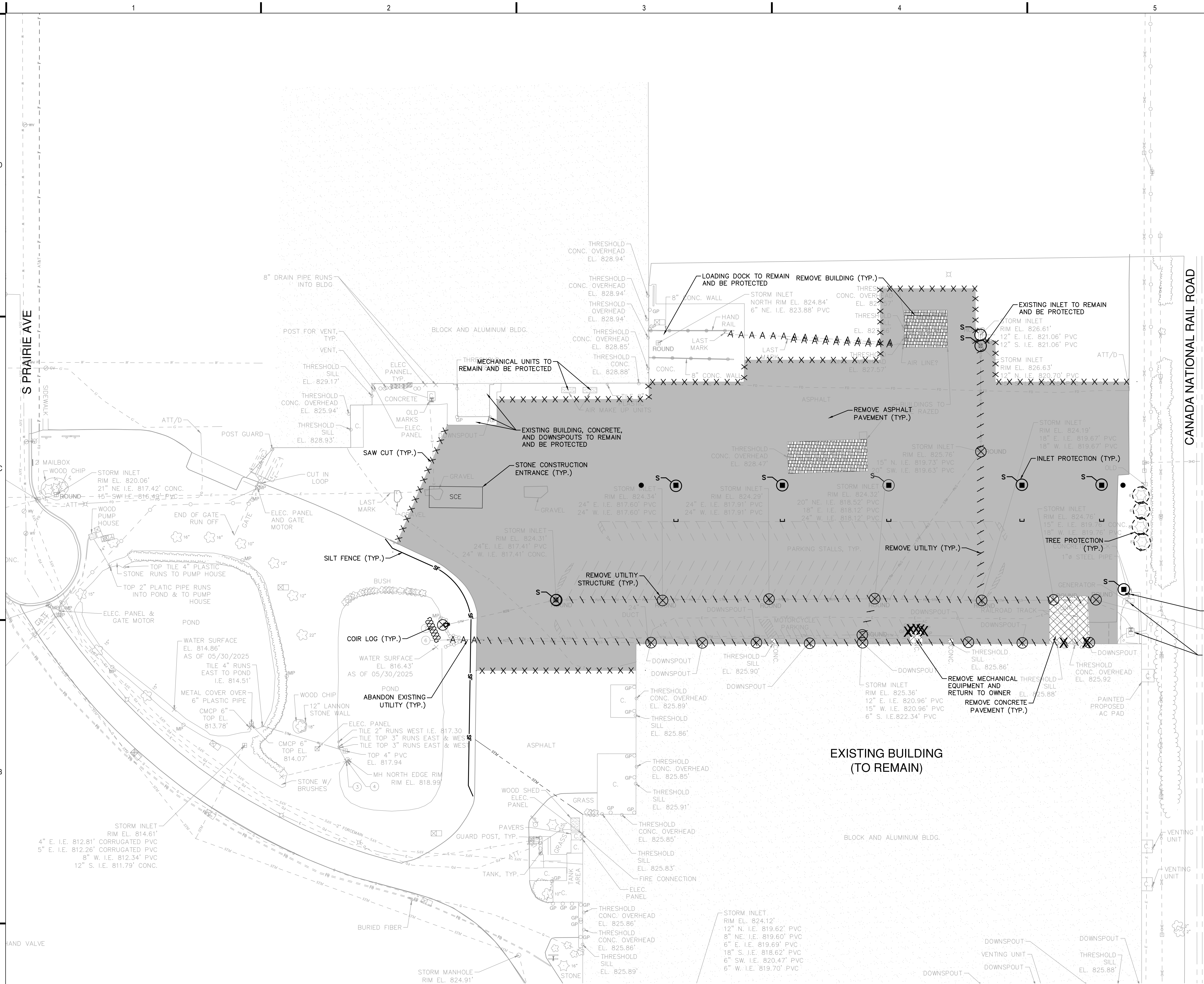
APPROVED BY: JPH

SCALE: AS SHOWN

SHEET TITLE:

DEMOLITION AND EROSION CONTROL PLAN

SHEET NUMBER:



EROSION CONTROL NOTES

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF WAUKESHA, AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS".
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. REPAIRS AND MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF INSPECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT AS PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. ANY INLETS MISSING OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL INLET PROTECTION.
7. CRUSHED STONE ENTRANCE SHALL BE MAINTAINED BY TURNING OVER THE STONE OR BY PLACING NEW STONE ONCE THE SURFACE BECOMES CLOGGED WITH SEDIMENT.
8. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
9. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.
10. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES. NOTIFY CITY OF WAUKESHA OF ANY NEW STOCKPILE LOCATIONS.
11. CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
 1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 2. INSTALL SILT FENCE AND INLET PROTECTION.
 3. STRIP TOPSOIL FROM REMAINDER OF SITE.

4. PERFORM ROUGH GRADING AND BUILDING EXCAVATION.
5. INSTALL UTILITIES. INSTALL INLET PROTECTION ON NEW INLETS.
6. CONSTRUCT BUILDING.
7. INSTALL PAVEMENTS.
8. INSTALL LANDSCAPING ON COMPLETED SITE WITHIN 7 DAYS OF COMPLETING CONSTRUCTION.
9. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
12. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS. CONTRACTOR SHALL TAKE CAUTION WHEN DEWATERING, TO NOT CAUSE RUTTING/SILTATION INTO THE EXISTING POND.
13. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.

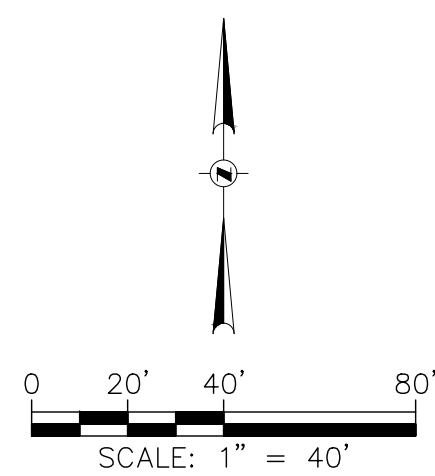
15. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
16. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, AND MULCHING SOODING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
17. PERMANENT SEEDING SHALL BE ESTABLISHED NO LATER THAN SEPTEMBER 15TH. IF PERMANENT SEEDING IS NOT ESTABLISHED, TEMPORARY SEEDING SHALL BE ESTABLISHED

20. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWO FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILE. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS.
21. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS SHALL BE REMOVED.
22. NOTIFY THE CITY WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.

23. NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
24. OBTAIN PERMISSION IN WRITING FROM THE CITY OF WAUKESHA ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN. NOTIFY WDNR AT LEAST FIVE WORKING DAYS PRIOR TO IMPLEMENTING CHANGES TO THE EROSION CONTROL PLAN.
25. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
26. STONE CONSTRUCTION ENTRANCE(S) OR EXIT(S) ARE TO BE DETERMINED BY CONTRACTOR BASED ON CONTRACTOR'S LOGISTICS PLAN AND PERMITTING WITH THE CITY AND MAY NOT BE LOCATED AS SHOWN ON PLAN.
27. NOT THAT PLANS ARE SCHEMATIC AND CONTRACTOR IS RESPONSIBLE FOR REQUIRED DEMOLITION TO COMPLETE THE SCOPE OF WORK AND INSTALL THE IMPROVEMENTS PER THE CONTRACT DOCUMENTS.
28. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.



LEGEND

- HEAVY DUTY ASPHALT PAVEMENT (08 C900)
- CONCRETE SIDEWALK (06 C900)
- CONCRETE PAVEMENT (07 C900)
- MANHOLE
- CATCH BASIN
- FLARED END SECTION (03 C901)
- RIP-RAP

GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN 2025. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS PLAN SHALL BE VERIFIED BEFORE BEING UTILIZED. GRAEF DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
3. BEFORE EXCAVATION, THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE.
4. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
5. THE CITY OF WAUKESHA AND GRAEF SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
6. GRAEF SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTION BY ANY OR ALL REGULATORY AGENCIES.
7. ALL WORK WITHIN THE CITY RIGHT OF WAY AND CITY EASEMENTS SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS.
8. CONTRACTOR SHALL NOTIFY CITY ENGINEERING DEPARTMENT 5 DAYS PRIOR TO WORK IN CITY RIGHT OF WAY.

LAYOUT NOTES

1. THE BUILDING OUTLINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON THE STAKING OF THE BUILDING.
2. SITE LIGHTS ARE SHOWN FOR REFERENCE PURPOSES ONLY AND THE CONTRACTOR SHALL REFER TO THE ELECTRICAL PLANS FOR DETAIL DESIGN INFORMATION. CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL ENGINEER ON STAKING OF THE SITE LIGHTS.
3. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CONCRETE CURB IS SHOWN.
4. STANDARD CURB RADIUS IS 3' UNLESS INDICATED OTHERWISE.
5. ALL PAVEMENT STRIPING SHALL BE YELLOW IN COLOR.
6. REFER TO LANDSCAPING PLANS FOR SITE RESTORATION INFORMATION AND DETAILS.
7. ACCESSIBLE PARKING STALLS SHALL BE FURNISHED WITH A CONCRETE WHEEL STOP WHEN ADJACENT TO FLUSH CONCRETE CURB AND GUTTER.
8. CONTRACTOR SHALL SUBMIT A CONCRETE JOINTING PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION. JOINTING PLAN SHALL INDICATE: POUR SEQUENCE, LOCATION OF CONSTRUCTION, ISOLATION, CONTRACTION JOINTS, AND TYPE OF REINFORCEMENT.
9. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB, AND SIDEWALKS MEET EXISTING PAVEMENT, CURB, AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
10. LIMITS OF FINAL CITY STREET PAVEMENT AND CURB AND GUTTER REMOVAL AND REPLACEMENTS TO BE MARKED BY CITY ENGINEERING STAFF IN FIELD.

PROJECT TITLE:

WELDALL MFG EXPANSION

2001 S. PRAIRIE AVE.
WAUKESHA, WI 53189

NO.	DATE	REVISIONS	ISSUE
A	5/23/25	PRELIMINARY DEVELOPMENT REVIEW	BY
B	6/23/25	FINAL SPAR SUBMITTAL	

PROJECT INFORMATION:

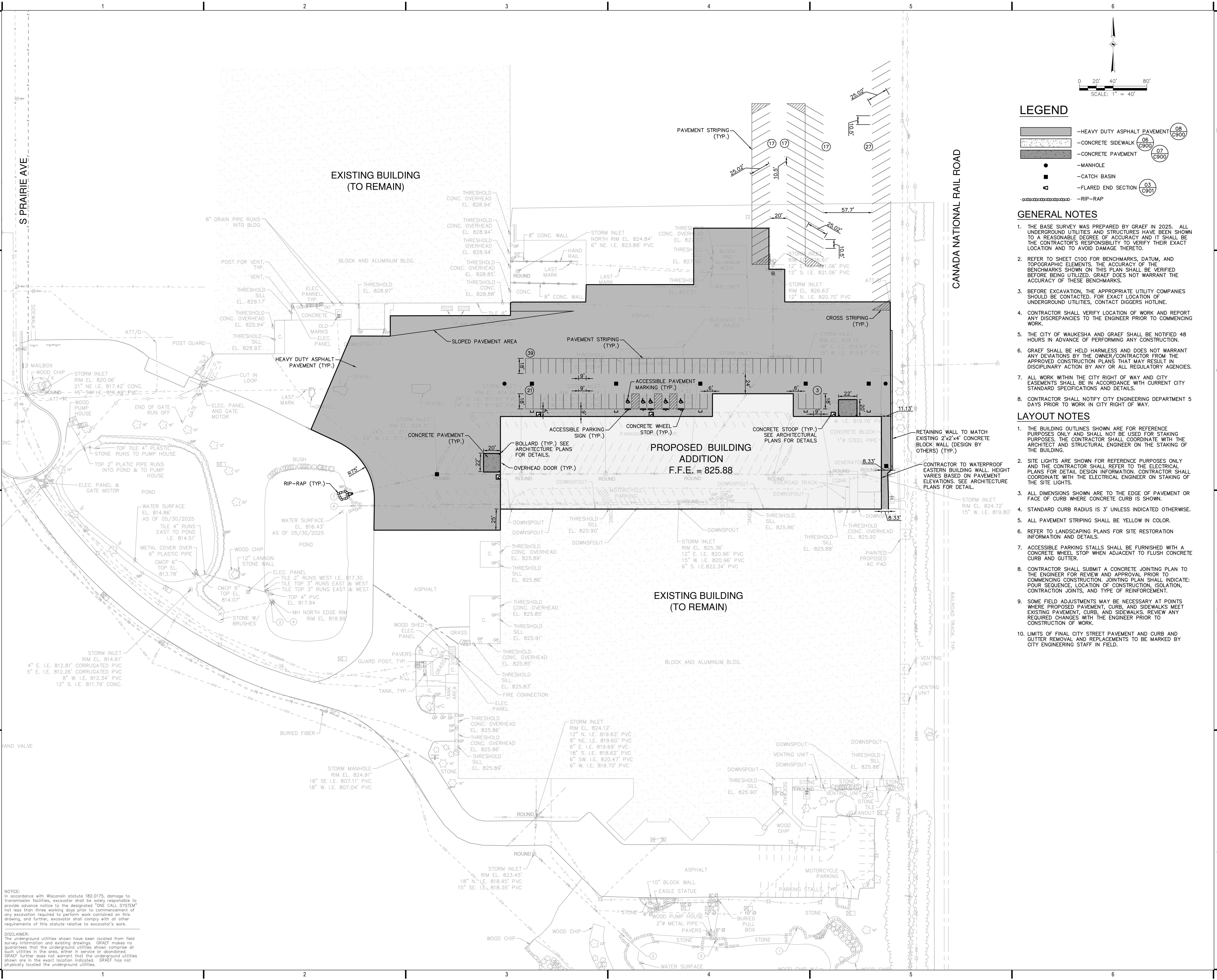
PROJECT NUMBER: 2025-0121.00
DATE: 5/23/2025
DRAWN BY: SRK
CHECKED BY: PMC
APPROVED BY: JPH
SCALE: AS SHOWN

SHEET TITLE:

SITE LAYOUT PLAN

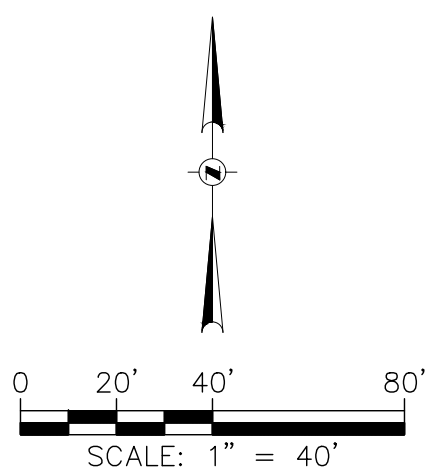
SHEET NUMBER:

C-300



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.



LEGEND

- 100--- EXISTING CONTOUR
- 100— PROPOSED CONTOUR
- MANHOLE
- CATCH BASIN
- ◀ FLARED END SECTION (03/0901)
- EMERGENCY OVERFLOW PATH
- ✕ (828.88) ME± SPOT ELEVATION
- ✕ (888.88) ME± MATCH EXISTING
- ✕ (888.88) ME± TOP OF CURB ELEVATION
- ✕ (888.88) ME± FLANGE OF CURB ELEVATION
- ✕ (888.88) ME± TOP OF WALL ELEVATION
- ✕ (888.88) ME± BOTTOM OF WALL ELEVATION

GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN 2025. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS PLAN SHALL BE VERIFIED BEFORE BEING UTILIZED. GRAEF DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
3. BEFORE EXCAVATION, THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE.
4. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
5. THE CITY OF WAUKESHA AND GRAEF SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
6. GRAEF SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTION BY ANY OR ALL REGULATORY AGENCIES.
7. ALL WORK WITHIN THE CITY RIGHT OF WAY AND CITY EASEMENTS SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS.
8. CONTRACTOR SHALL NOTIFY CITY ENGINEERING DEPARTMENT 5 DAYS PRIOR TO WORK IN CITY RIGHT OF WAY.

GRADING NOTES

1. ADA REGULATIONS FOR A NON-RAMP ACCESSIBLE REQUIRE A MAXIMUM SLOPE OF 1:20 (5%) ALONG THE LENGTH OF THE ROUTE AND A MAXIMUM CROSS SLOPE OF 1:48 (2.08%) ACROSS THE WIDTH OF THE ROUTE.
2. ADA REGULATIONS FOR ACCESSIBLE PARKING, ACCESS AISLES, AND PASSENGER LOADING ZONES REQUIRES A MAXIMUM SLOPE OF 1:48 (2.08%) ALONG THE LENGTH OF ACCESSIBLE ZONE AND 1:48 (2.08%) ACROSS THE WIDTH OF THE ACCESSIBLE ZONE.
3. ACCESSIBLE AREAS DESCRIBED ABOVE SHALL BE MEASURED IN ACCORDANCE WITH THE US ACCESS BOARD REPORT "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY" PART II, SECTION 4, 1.1 MEASUREMENT PROTOCOLS.
4. PROPOSED SPOT ELEVATIONS PROVIDED REPRESENT THE ELEVATION OF THE FINAL FINISHED SURFACE. IN ORDER TO CONVEY SURFACE DRAINAGE, DISCREPANCIES SHALL BE REPORTED TO GRAEF PRIOR TO COMMENCEMENT OF FINAL SURFACE INSTALLATION ACTIVITIES.
5. ADJUSTMENTS TO PROPOSED ELEVATIONS AT GRADING LIMITS MAY BE REQUIRED TO ACCOMMODATE EXISTING CONDITIONS IF THE EXISTING CONDITIONS DIFFER FROM THE TOPOGRAPHIC SURVEY. DISCREPANCIES SHALL BE REPORTED TO GRAEF PRIOR TO COMMENCEMENT OF FINAL GRADING ACTIVITIES.
6. DETAILED SPOT ELEVATIONS AND CONTOURS ARE PROVIDED FOR DESIGN DIRECTION. IN AREAS THAT CONTAIN SPOT ELEVATIONS, ELEVATIONS SUPERCEDE CONTOURS FOR DESIGN DIRECTION. AREAS WITHOUT SPOT ELEVATIONS SHALL BE GRADED IN ACCORDANCE WITH THE PROVIDED CONTOURS.
7. CONTRACTOR SHALL CONTACT "DIG SAFE" AND/OR HIRE A PRIVATE LOCATING COMPANY FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES TO REMAIN FROM ANY DAMAGE DURING CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
9. RIM ELEVATIONS IN CURB AND GUTTER ARE FLANGE GRADES AND FINISHED GRADES IN PAVEMENT.
10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEED, MULCH, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.

PROJECT TITLE:

WELLDALL MFG EXPANSION

2001 S. PRAIRIE AVE.
WAUKESHA, WI 53189

NO. DATE		REVISIONS	BY	ISSUE:
A	5/23/25	PRELIMINARY DEVELOPMENT REVIEW		FINAL SPAR SUBMITTAL
B	6/23/25			

PRELIMINARY PROGRESS SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

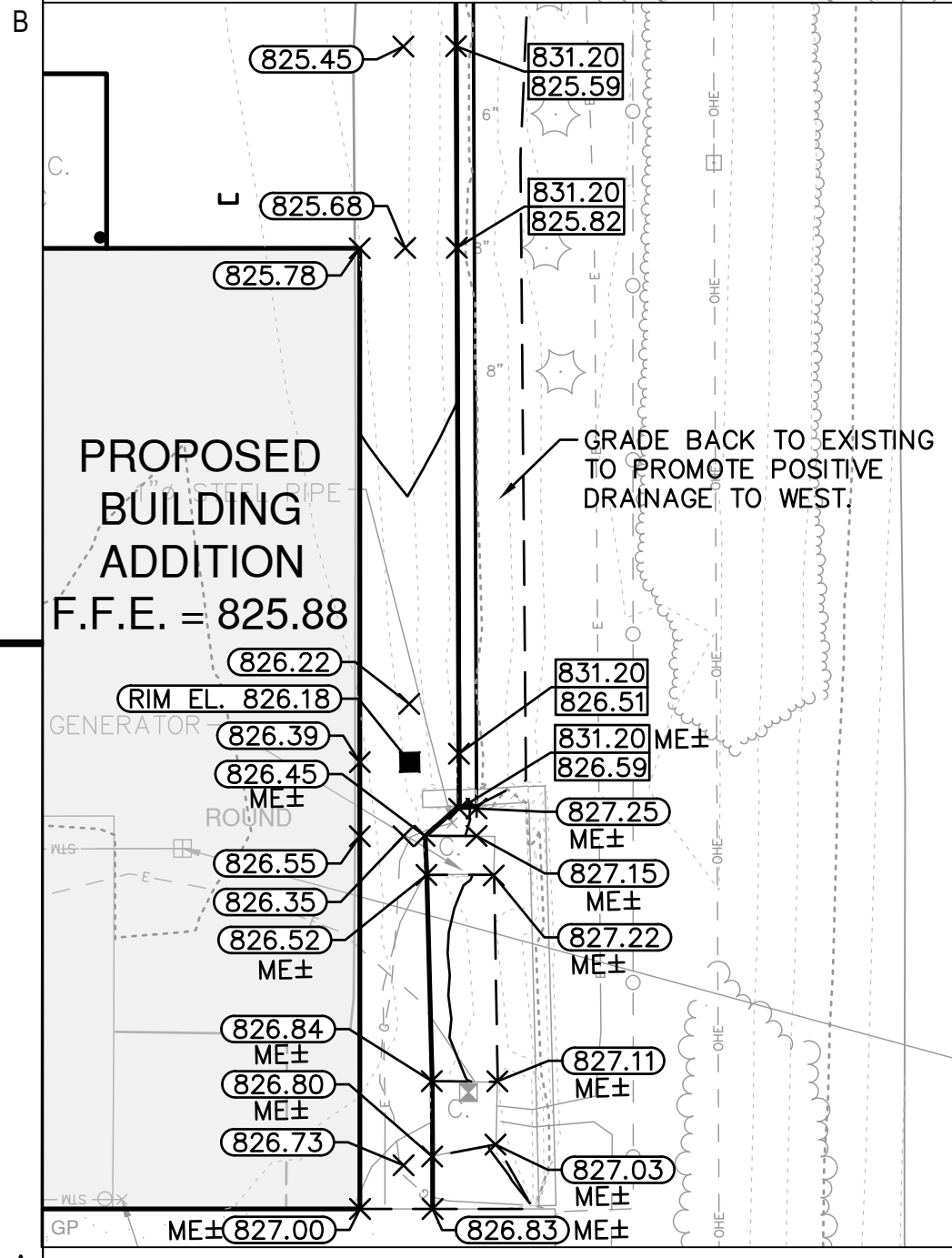
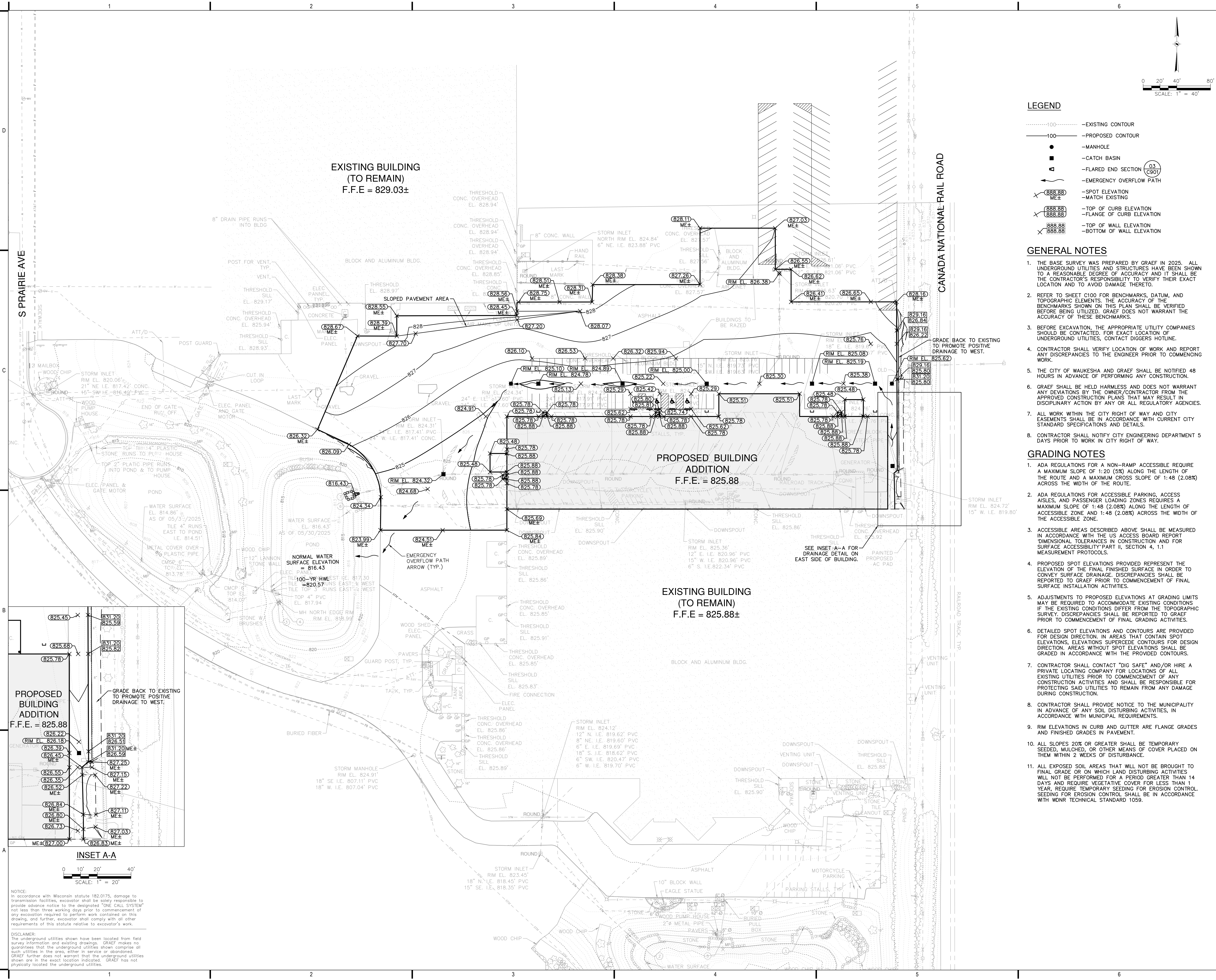
PROJECT NUMBER: 2025-0121.00
DATE: 5/23/2025
DRAWN BY: SRK
CHECKED BY: PMC
APPROVED BY: JPH
SCALE: AS SHOWN

SHEET TITLE:

SITE GRADING PLAN

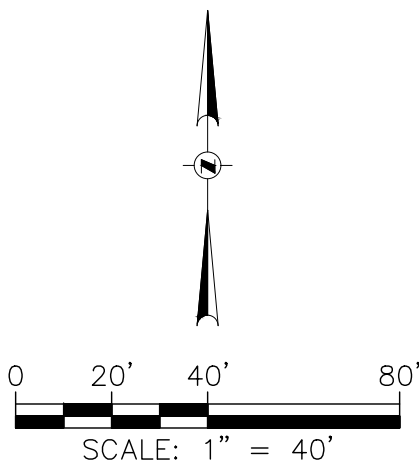
SHEET NUMBER:

C-400



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.



LEGEND

- STM - - - - - STORM SEWER
- SAN - - - - - SANITARY SEWER
- W - - - - - WATER MAIN
- E - - - - - ELECTRICAL
- EASE - - - - - UTILITY EASEMENT
- - - - - - MANHOLE
- - - - - - CATCH BASIN
- - - - - - UTILITY PLUG

GENERAL NOTES

- THE BASE SURVEY WAS PREPARED BY GRAEF IN 2025. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THEREOF.
- REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS PLAN SHALL BE VERIFIED BEFORE BEING UTILIZED. GRAEF DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- BEFORE EXCAVATION, THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. CONTACT DIGGERS HOTLINE.
- CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
- THE CITY OF WAUKESHA AND GRAEF SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- GRAEF SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTION BY ANY OR ALL REGULATORY AGENCIES.
- ALL WORK WITHIN THE CITY RIGHT OF WAY AND CITY EASEMENTS SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL NOTIFY CITY ENGINEERING DEPARTMENT 5 DAYS PRIOR TO WORK IN CITY RIGHT OF WAY.

UTILITY NOTES

- CONTRACTOR SHALL VERIFY ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF PROPOSED UTILITIES.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, HEREIN REFERRED TO AS THE "STANDARD SPECIFICATION". IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY COO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR.
- LENGTHS OF ALL 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION, SIZE AND DEPTH OF NEW SERVICE.

STORM SEWER SPECIFICATIONS -

- PIPE - ALL STORM SEWER USED ON THIS PROJECT SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS III UNLESS OTHERWISE NOTED.
- INLET AND FRAMES AND GRATE - INLET FRAMES AND GRATES SHALL BE NEENAH R-3227 WITH TYPE "K" GRATE OR EQUAL IN PAVEMENT AREAS AND NEENAH R-3067 WITH TYPE "C" GRATE WHERE INSTALLED WITHIN CURB AND GUTTER.
- MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
- CLEANOUTS - CLEANOUTS SHALL BE EQUIPPED WITH FROST SLEEVES IN ACCORDANCE WITH SPS 382.35(S)(A)2. (REFER TO DETAIL)
- BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
- BUILDING ROOF DRAINS SHALL BE SDR-35, ASTM D3034, PVC, UNLESS OTHERWISE NOTED.
- CRUSHED STONE BACKFILL SHALL BE USED UNDER AND WITHIN 5' OF ALL PAVED AREAS.
- ALL MANHOLES TO BE 48" DIAMETER UNLESS OTHERWISE NOTED.
- ALL NEW ON-SITE STORM SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

PROJECT TITLE:

WELDALL MFG EXPANSION

2001 S. PRAIRIE AVE.
WAUKESHA, WI 53189

NO. DATE		REVISIONS	ISSUE:
		BY	
A	5/23/25	PRELIMINARY DEVELOPMENT REVIEW	
B	6/23/25	FINAL SPAR SUBMITTAL	

PRELIMINARY PROGRESS SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

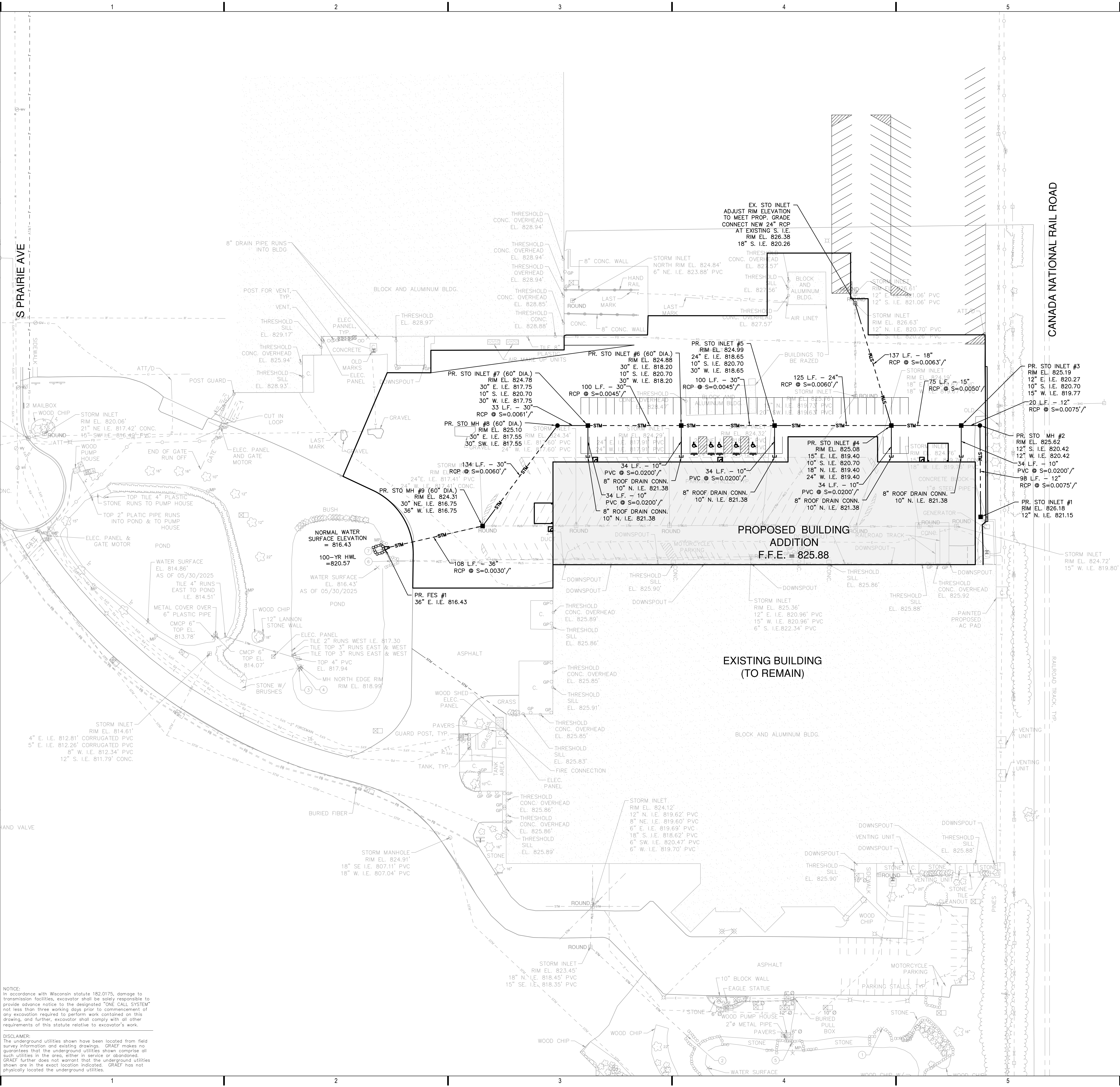
PROJECT NUMBER: 2025-0121.00
DATE: 5/23/2025
DRAWN BY: SRK
CHECKED BY: PMC
APPROVED BY: JPH
SCALE: AS SHOWN

SHEET TITLE:

SITE UTILITY PLAN

SHEET NUMBER:

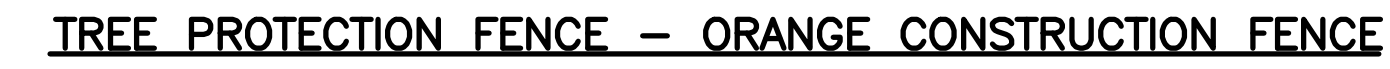
C-500



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

- NOTE: ADDITIONAL POST DEPTH OR TIE BACKS
MAY BE REQUIRED IN UNSTABLE SOILS



1. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING).
3. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
4. FENCING SHALL BE MAINTAINED AROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIFLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT.
5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
6. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIFLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO PREVENT ROOTS FROM REMAINING IN THE EXCAVATION.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIFLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
8. PRIOR TO PROCEEDING WITH CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A TREE PROTECTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).

SCALE

SCALE

(03) — (VV)
SCALE

(04) — **SI**
SCALE

(05) —

(06) — SCALE

(07) — CO
SCALE

08 AS
SCALE

09 — ISC
SCALE

10.

11 — CO
SCALE



FLAT TOP SLAB MAY BE USED FOR 5'-0" AND 6'-0" DIA. MANHOLES.

PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED
WITH ONE LINE OF STEEL CENTERED WITHIN THE RING.
WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE
STEP.

CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT.

3" BEDDING MATERIAL REQUIRED UNDER BASE. MANHOLES
TO BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL.

SCALE

N.T.S.



SECTION A-A

SCALE

N.T.S.



SCALE

N.T.S.



SCALE

N.T.S.