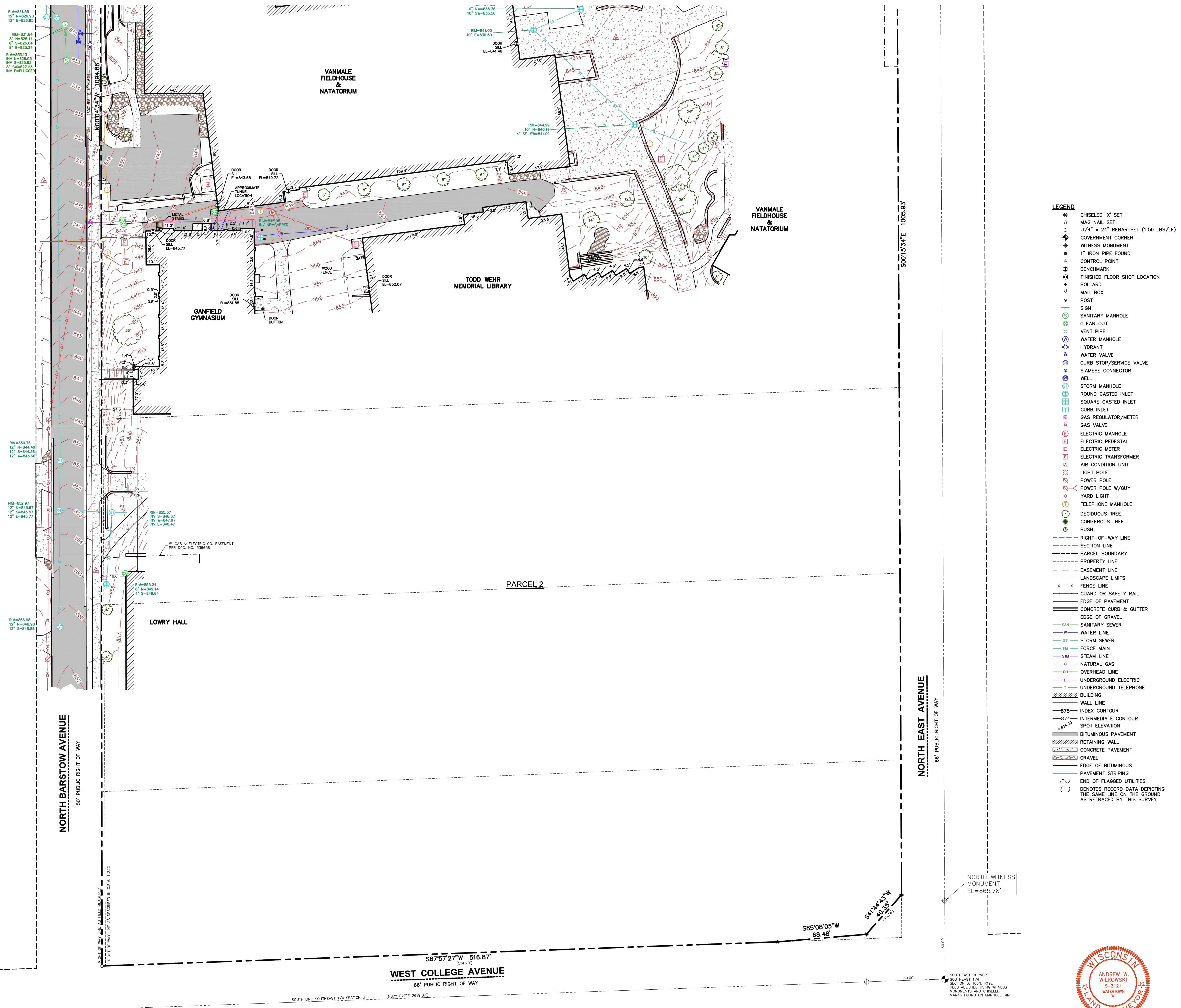


EXISTING CONDITIONS SURVEY

LOT 1 OF CERTIFIED SURVEY MAP NO. 11252, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



- LEGEND**
- ⊗ CHISELED 'X' SET
 - ⊙ MAG NAIL SET
 - ⊚ 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - ⊕ GOVERNMENT CORNER
 - ⊙ WITNESS MONUMENT
 - ⊙ 1" IRON PIPE FOUND
 - ⊙ CONTROL POINT
 - ⊙ BENCHMARK
 - ⊙ FINISHED FLOOR SHOT LOCATION
 - ⊙ BOLLARD
 - ⊙ MAIL BOX
 - ⊙ POST
 - ⊙ SIGN
 - ⊙ SANITARY MANHOLE
 - ⊙ CLEAN OUT
 - ⊙ VENT PIPE
 - ⊙ WATER MANHOLE
 - ⊙ HYDRANT
 - ⊙ WATER VALVE
 - ⊙ CURB STOP/SERVICE VALVE
 - ⊙ SAMESSE CONNECTOR
 - ⊙ WELL
 - ⊙ STORM MANHOLE
 - ⊙ ROUND CASTED INLET
 - ⊙ SQUARE CASTED INLET
 - ⊙ CURB INLET
 - ⊙ GAS REGULATOR/METER
 - ⊙ GAS VALVE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ ELECTRIC PEDESTAL
 - ⊙ ELECTRIC METER
 - ⊙ ELECTRIC TRANSFORMER
 - ⊙ AIR CONDITION UNIT
 - ⊙ LIGHT POLE
 - ⊙ POWER POLE
 - ⊙ POWER POLE W/GUY
 - ⊙ YARD LIGHT
 - ⊙ TELEPHONE MANHOLE
 - ⊙ DECIDUOUS TREE
 - ⊙ CONIFEROUS TREE
 - ⊙ BUSH
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EASEMENT LINE
 - LANDSCAPE LIMITS
 - FENCE LINE
 - GUARD OR SAFETY RAIL
 - EDGE OF PAVEMENT
 - CONCRETE CURB & GUTTER
 - EDGE OF GRAVEL
 - SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - FORCE MAIN
 - STEAM LINE
 - NATURAL GAS
 - OVERHEAD LINE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - BUILDING
 - WALL LINE
 - 875 INDEX CONTOUR
 - 874 INTERMEDIATE CONTOUR
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - RETAINING WALL
 - CONCRETE PAVEMENT
 - GRAVEL
 - EDGE OF BITUMINOUS
 - PAVEMENT STRIPING
 - END OF FLAGGED UTILITIES
 - () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

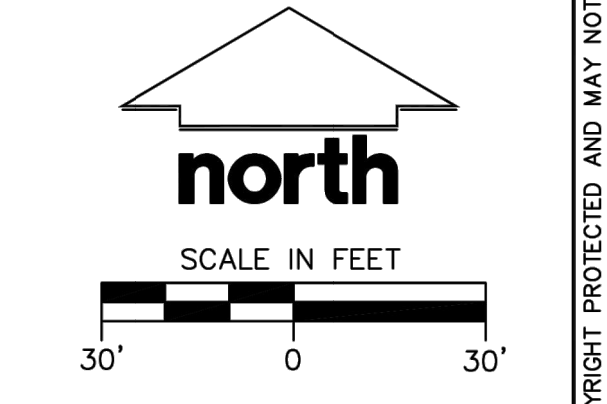
MILWAUKEE REGIONAL OFFICE
2028 N 1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
KAHLER SLATER INC.

CLIENT ADDRESS:
**648 N. PLANKINGTON AVENUE
MILWAUKEE, WI 53203**

PROJECT:
**CARROLL UNIVERSITY
COLLEGE AVE. & EAST AVE**

PROJECT LOCATION:
**WAUKESHA, WI
WAUKESHA COUNTY**



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE REQUIRES WISCONSIN HOME OWNERS AND CONTRACTORS TO CALL DIGGER'S HOTLINE.

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE 100% RESPONSIBLE FOR MAKING THE CONTRACTOR'S OWN OF UNDERGROUND UTILITIES AS TO BE TYPE AND LOCATION TO AVOID DAMAGE THEREOF.

PLAN MODIFICATIONS:

#	Date	Description
1	7/29/22	ADBN TOPO ON NORTH BOUNDARY TO NORTH
2		ADBN TOPO
3	8/18/24	ADBN TOPO SEVERAL AREAS
4		ADBN TOPO
5	8/20/2024	STORM SEWER REVISION
6	10/15/2024	CITY OF WAUKESHA
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: **DHS 11/2/24**
Approved: **AWW 11/2/24**

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
2 OF 2

JSD PROJECT NO: 21-10760

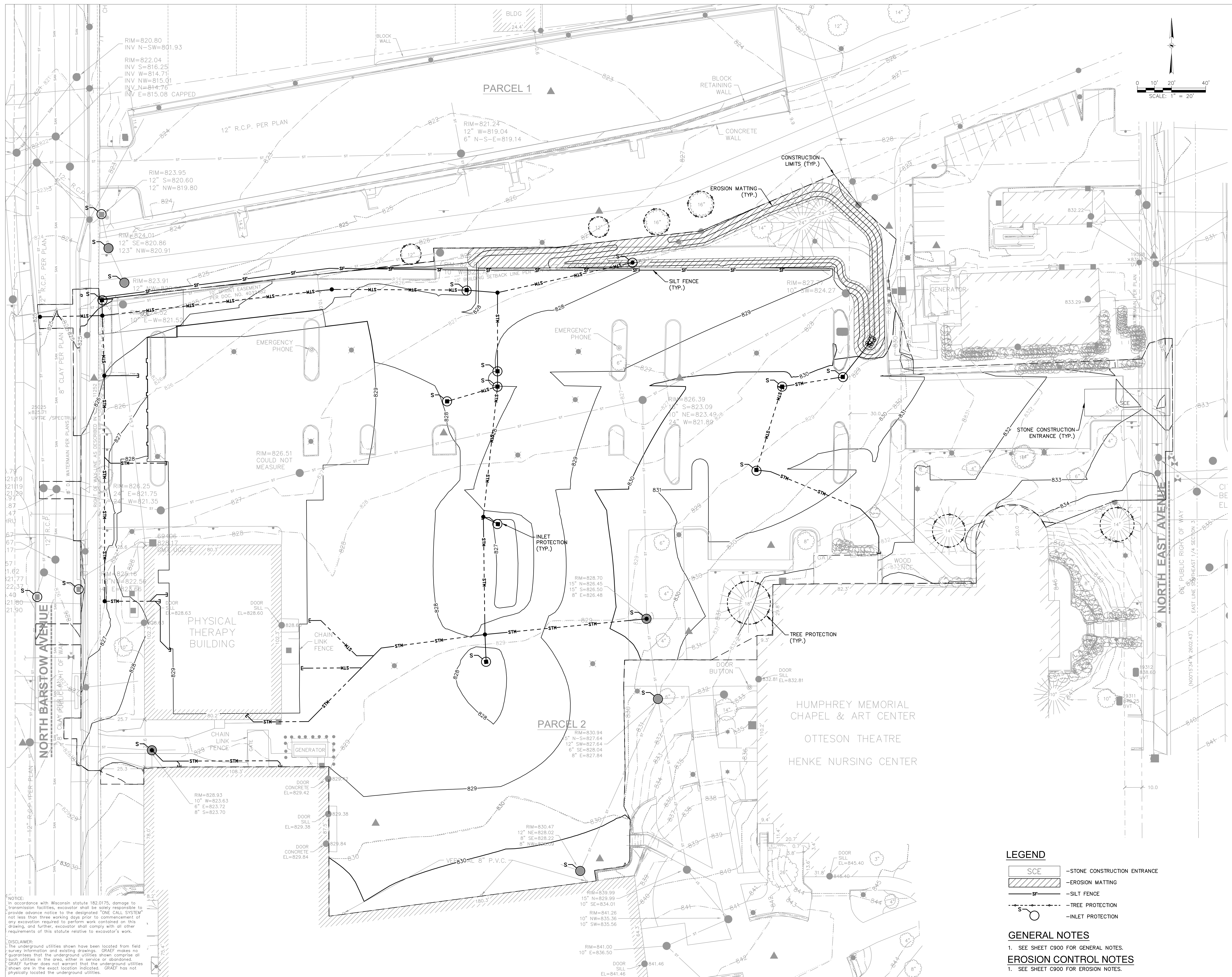
File: \\JSD\c:\vme\projects\2021\10760\DWG\Survey\Sheet\10760_Exist.dwg Layout: SHEET 2 User: chuchehzhtz Plotted: Oct 15, 2024 - 11:28am Xref's:

SOUTHWEST CORNER
SOUTHEAST 1/4
SECTION 3, TOWNSHIP 6 NORTH, RANGE 19 EAST
EVIDENCE MONUMENT
W/BRASS CAP
EL=816.45'



NOVEMBER 11, 2021
REVISED OCTOBER 17, 2024

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Revisions

12/3/2025	ADDENDUM #01
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BID DOCUMENTS

SCOPE DOCUMENTS

Drawing Date
08.11.2025

SULLIVAN SCHOOL OF BUSINESS & TECHNOLOGY

245 N. Barstow St.
Waukesha, WI 53186

Project No. CARROLL UNIVERSITY
221071.00

Sheet Title
EROSION CONTROL PLAN

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750 N Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414.272.2000 Fax 414.272.2011
104 Shockoe Slip, Richmond, Virginia 23219
722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.283.8300 Fax 608.283.8317

150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606
Telephone 312.379.4516

Sheet No.
C200

LEGEND

	-STONE CONSTRUCTION ENTRANCE
	-EROSION MATTING
	-SILT FENCE
	-TREE PROTECTION
	-INLET PROTECTION

GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES.

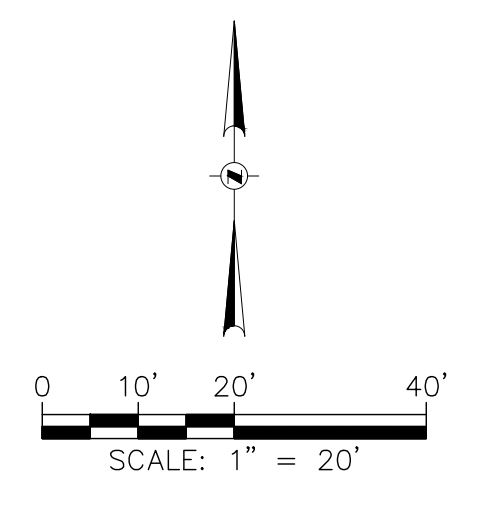
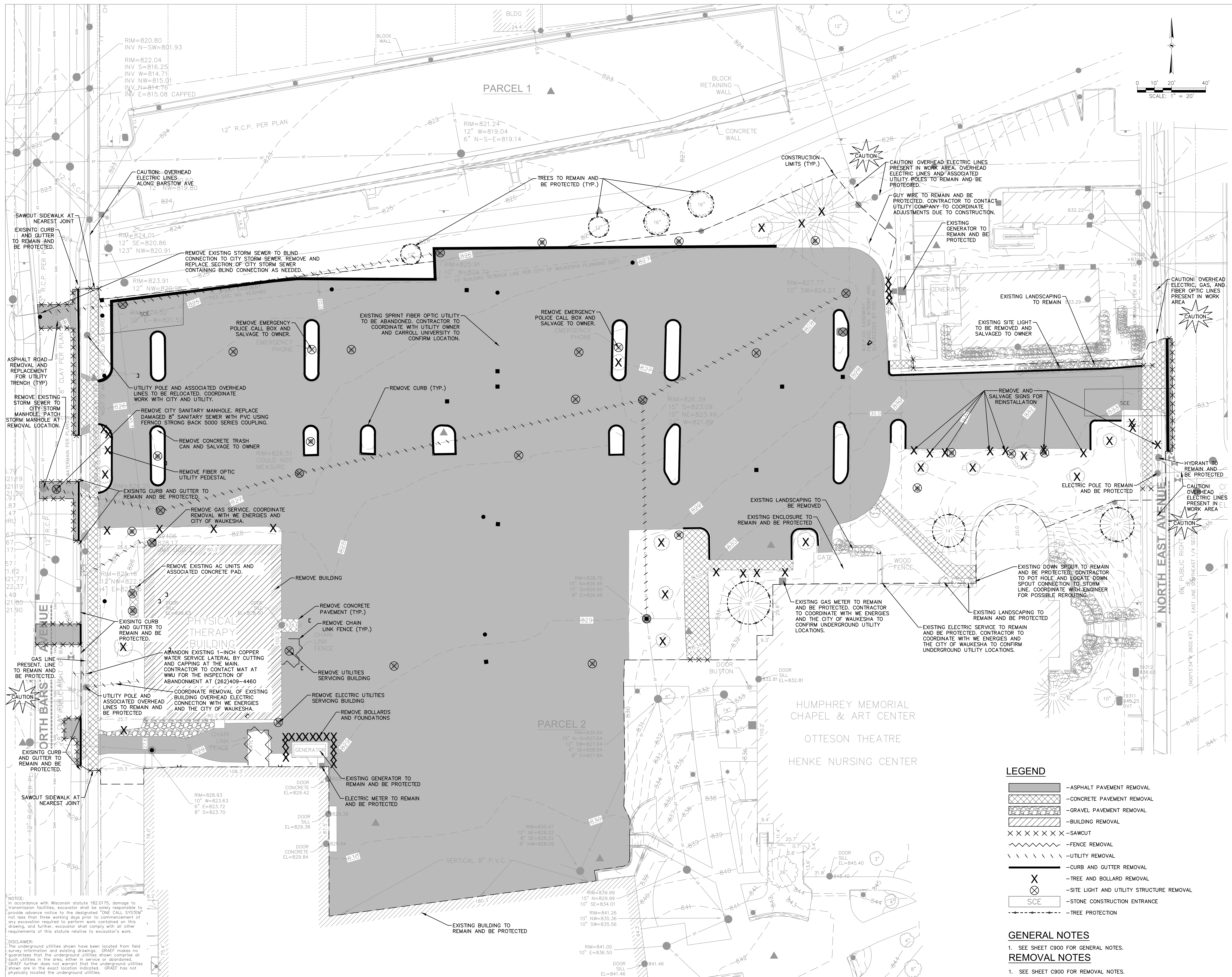
EROSION CONTROL NOTES

1. SEE SHEET C900 FOR EROSION NOTES.

X:\MIL\2022\2023\10\Design\Civil\00C_00_C200_Erosion Control_0310
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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.

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Revisions
12/3/2025 ADDENDUM #01

BID DOCUMENTS

SCOPE DOCUMENTS
Drawing Date
08.11.2025

SULLIVAN SCHOOL OF
BUSINESS &
TECHNOLOGY

245 N. Barstow St.
Waukesha, WI 53186

Project No. CARROLL UNIVERSITY
221071.00

Sheet Title
DEMOLITION PLAN

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Telephone 312.789.4516

Sheet No.
C201

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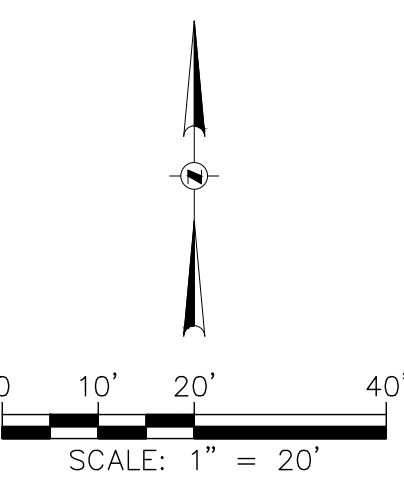
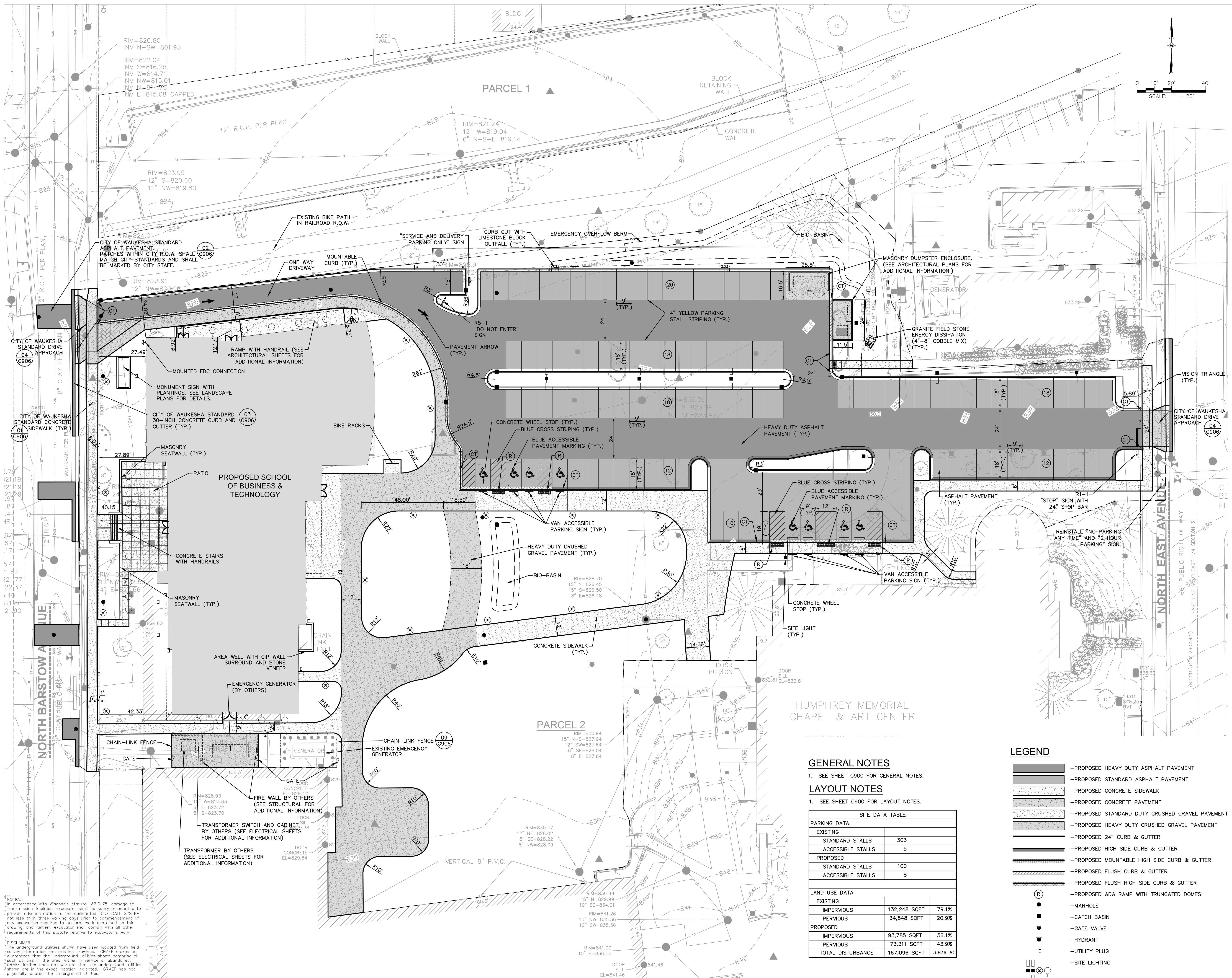
NOTICE:
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- LEGEND**
- ASPHALT PAVEMENT REMOVAL
 - CONCRETE PAVEMENT REMOVAL
 - GRAVEL PAVEMENT REMOVAL
 - BUILDING REMOVAL
 - SAWCUT
 - FENCE REMOVAL
 - UTILITY REMOVAL
 - CURB AND GUTTER REMOVAL
 - TREE AND BOLLARD REMOVAL
 - SITE LIGHT AND UTILITY STRUCTURE REMOVAL
 - STONE CONSTRUCTION ENTRANCE
 - TREE PROTECTION

GENERAL NOTES
1. SEE SHEET C900 FOR GENERAL NOTES.

REMOVAL NOTES
1. SEE SHEET C900 FOR REMOVAL NOTES.



Revisions

12/3/2025	ADDENDUM #01
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BID DOCUMENTS

SCOPE DOCUMENTS

Drawing Date
08.11.2025

SULLIVAN SCHOOL OF BUSINESS & TECHNOLOGY

245 N. Barstow St.
Waukesha, WI 53186

Project No. CARROLL UNIVERSITY
221071.00

Sheet Title
PROPOSED SITE LAYOUT

GENERAL NOTES

- SEE SHEET C900 FOR GENERAL NOTES.

LAYOUT NOTES

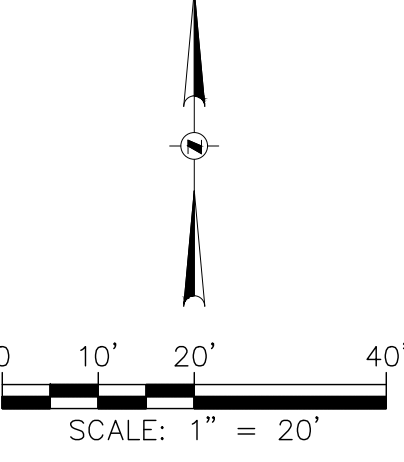
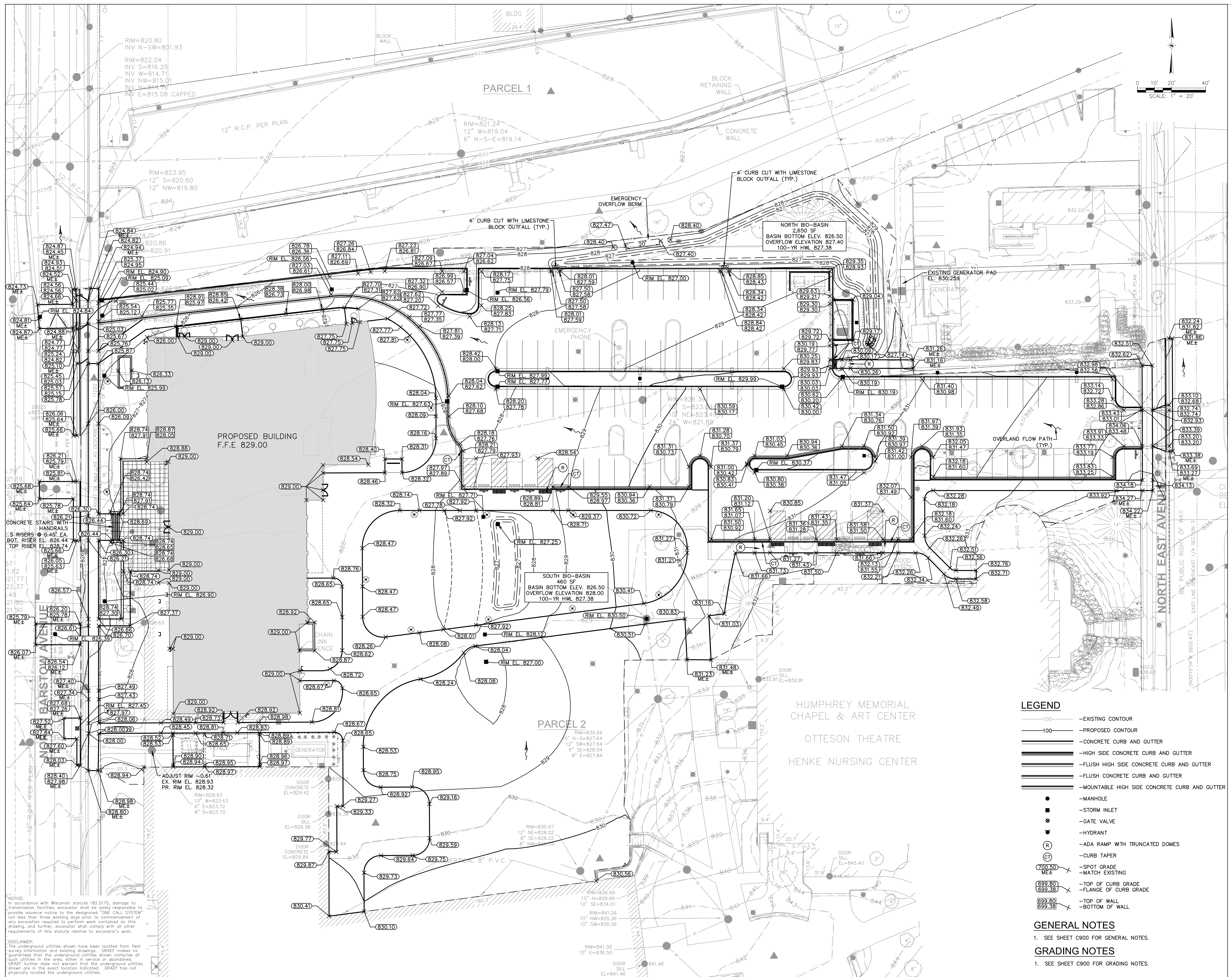
- SEE SHEET C900 FOR LAYOUT NOTES.

SITE DATA TABLE		
PARKING DATA		
EXISTING		
STANDARD STALLS	303	
ACCESSIBLE STALLS	5	
PROPOSED		
STANDARD STALLS	100	
ACCESSIBLE STALLS	8	
LAND USE DATA		
EXISTING		
IMPERVIOUS	132,248 SQFT	79.1%
PERVIOUS	34,848 SQFT	20.9%
PROPOSED		
IMPERVIOUS	93,785 SQFT	56.1%
PERVIOUS	73,311 SQFT	43.9%
TOTAL DISTURBANCE	167,096 SQFT	3.836 AC

LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STANDARD DUTY CRUSHED GRAVEL PAVEMENT
- PROPOSED HEAVY DUTY CRUSHED GRAVEL PAVEMENT
- PROPOSED 24" CURB & GUTTER
- PROPOSED HIGH SIDE CURB & GUTTER
- PROPOSED MOUNTABLE HIGH SIDE CURB & GUTTER
- PROPOSED FLUSH CURB & GUTTER
- PROPOSED FLUSH HIGH SIDE CURB & GUTTER
- PROPOSED ADA RAMP WITH TRUNCATED DOMES
- MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- UTILITY PLUG
- SITE LIGHTING

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Revisions
12/3/2025 ADDENDUM #01

BID DOCUMENTS

SCOPE DOCUMENTS

Drawing Date
08.11.2025

SULLIVAN SCHOOL OF BUSINESS & TECHNOLOGY

245 N. Barstow St.
Waukesha, WI 53186

Project No. CARROLL UNIVERSITY
221071.00

GRADING PLAN

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150 N. Wacker Drive, Suite 1700, Chicago, Illinois 60606
Telephone 312.789.4516

Sheet No.
C400

LEGEND

	-EXISTING CONTOUR
	-PROPOSED CONTOUR
	-CONCRETE CURB AND GUTTER
	-HIGH SIDE CONCRETE CURB AND GUTTER
	-FLUSH HIGH SIDE CONCRETE CURB AND GUTTER
	-FLUSH CONCRETE CURB AND GUTTER
	-MOUNTABLE HIGH SIDE CONCRETE CURB AND GUTTER
	-MANHOLE
	-STORM INLET
	-GATE VALVE
	-HYDRANT
	-ADA RAMP WITH TRUNCATED DOMES
	-CURB TAPER
	-SPOT GRADE
	-MATCH EXISTING
	-TOP OF CURB GRADE
	-FLANGE OF CURB GRADE
	-TOP OF WALL
	-BOTTOM OF WALL

GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES.

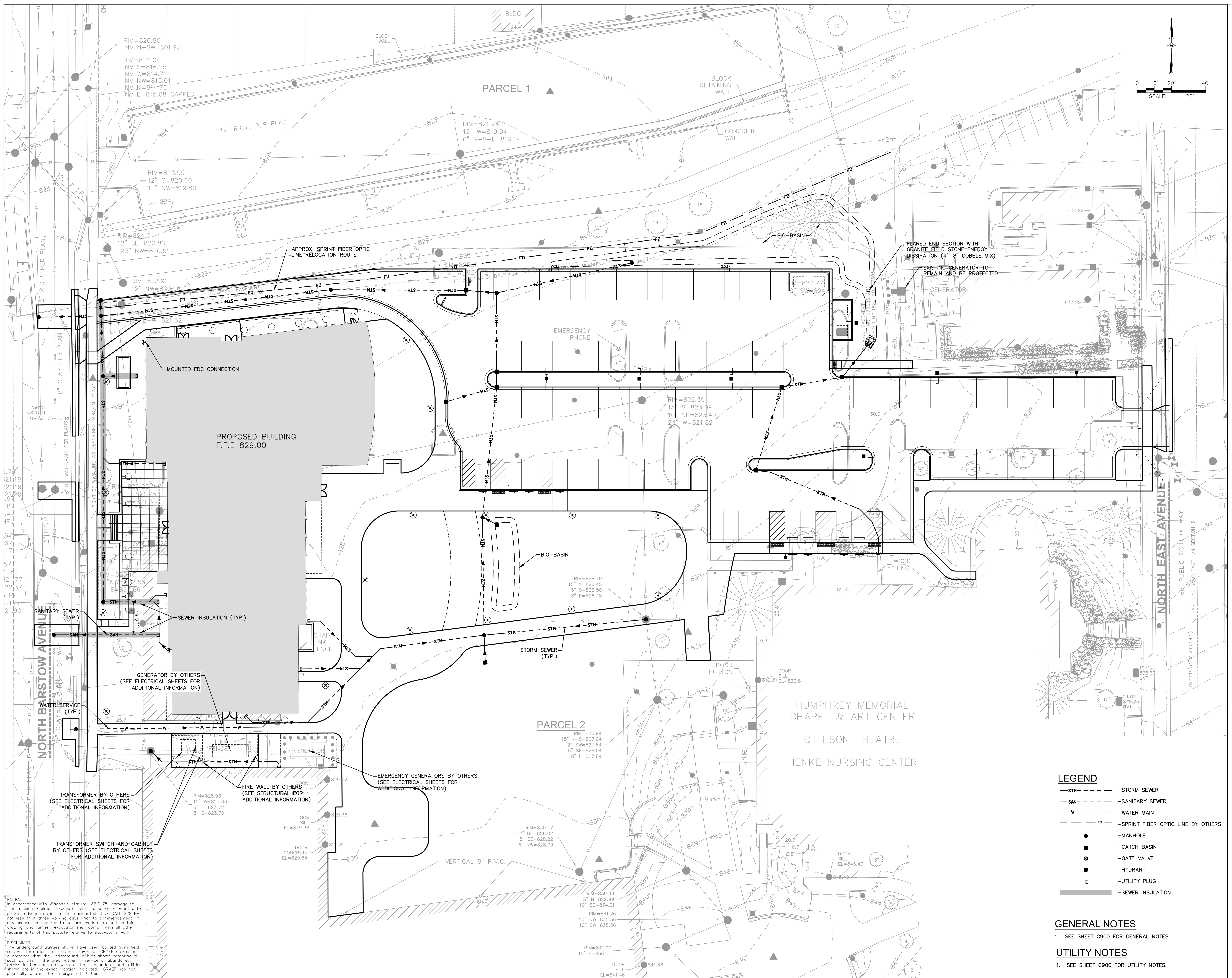
GRADING NOTES

1. SEE SHEET C900 FOR GRADING NOTES.

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NOTICE:
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Revisions

12/3/2025	ADDENDUM #01
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BID DOCUMENTS

SCOPE DOCUMENTS

Drawing Date 08.11.2025

SULLIVAN SCHOOL OF BUSINESS & TECHNOLOGY

245 N. Barstow St. Waukesha, WI 53186

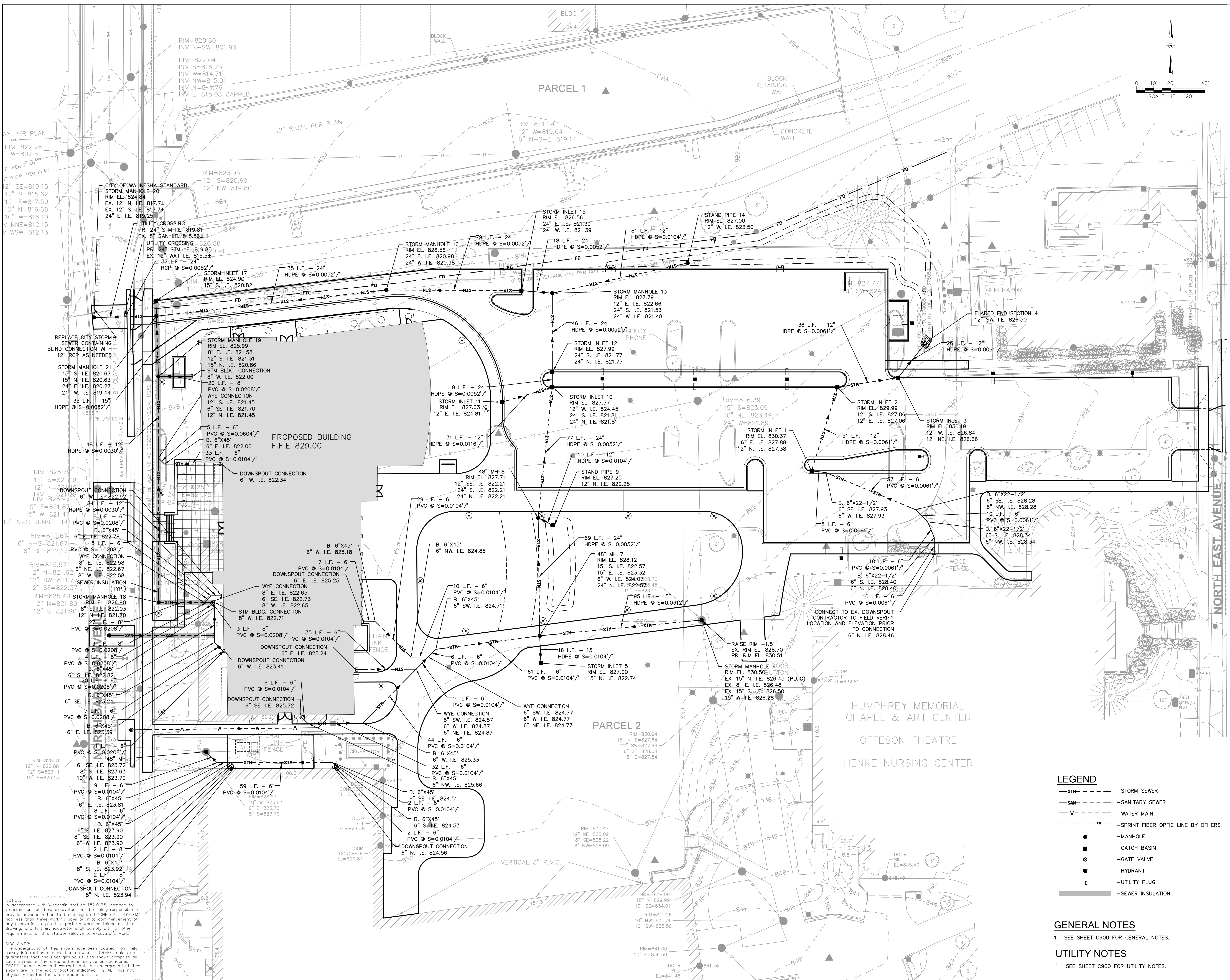
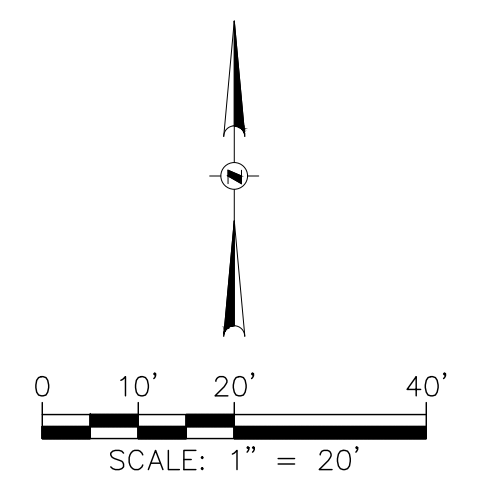
Project No. CARROLL UNIVERSITY 221071.00

Sheet Title OVERALL UTILITY PLAN

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 150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606
 Telephone 312.789.4516

Sheet No. C500

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Revisions

12/3/2025	ADDENDUM #01
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BID DOCUMENTS

SCOPE DOCUMENTS

Drawing Date 08.11.2025

SULLIVAN SCHOOL OF BUSINESS & TECHNOLOGY

245 N. Barstow St. Waukesha, WI 53186

Project No. CARROLL UNIVERSITY 221071.00

STORM UTILITY PLAN

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104 Shockoe Site, Richmond, Virginia 23219 Telephone 688.283.0000 Fax 688.283.5317

722 Williamson Street, Madison, Wisconsin 53703 Telephone 608.253.5300 Fax 608.253.5317

150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606 Telephone 312.789.4516

Sheet No. C501

LEGEND

—STM—	—STORM SEWER
—SAN—	—SANITARY SEWER
—W—	—WATER MAIN
—FO—	—SPRINT FIBER OPTIC LINE BY OTHERS
●	—MANHOLE
■	—CATCH BASIN
⊙	—GATE VALVE
▼	—HYDRANT
⊥	—UTILITY PLUG
—	—SEWER INSULATION

GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES.

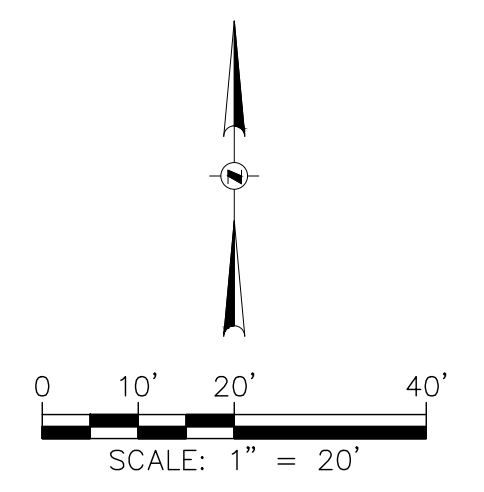
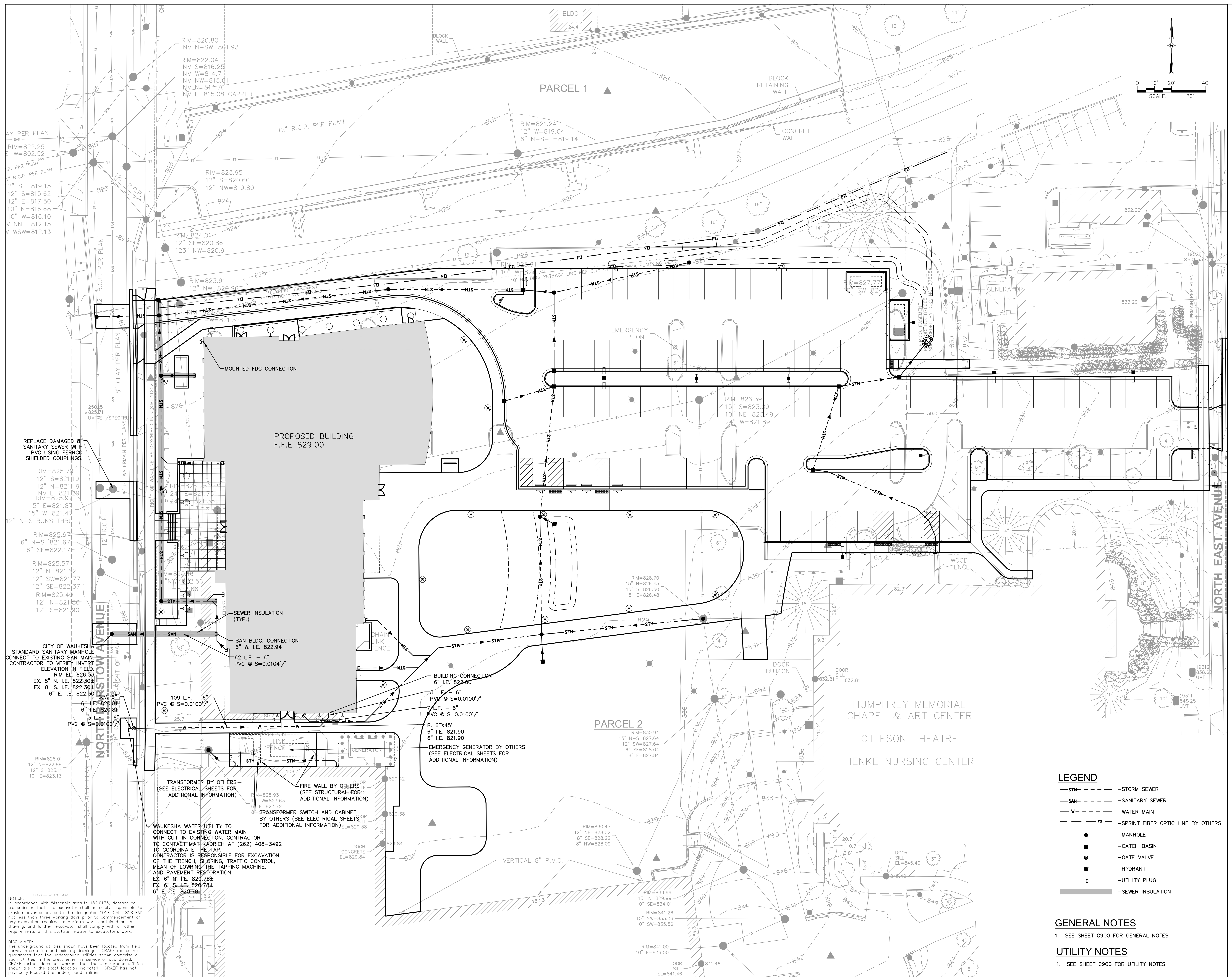
UTILITY NOTES

1. SEE SHEET C900 FOR UTILITY NOTES.

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12/3/2025	ADDENDUM #01
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BID DOCUMENTS

SCOPE DOCUMENTS

Drawing Date
08.11.2025

SULLIVAN SCHOOL OF BUSINESS & TECHNOLOGY

245 N. Barstow St.
Waukesha, WI 53186

Project No. CARROLL UNIVERSITY
221071.00

SANITARY AND WATER PLAN

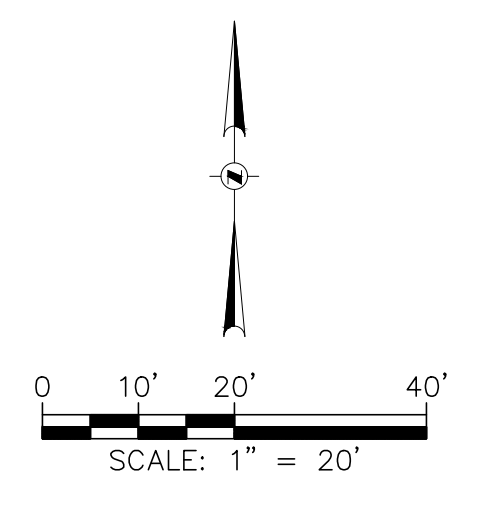
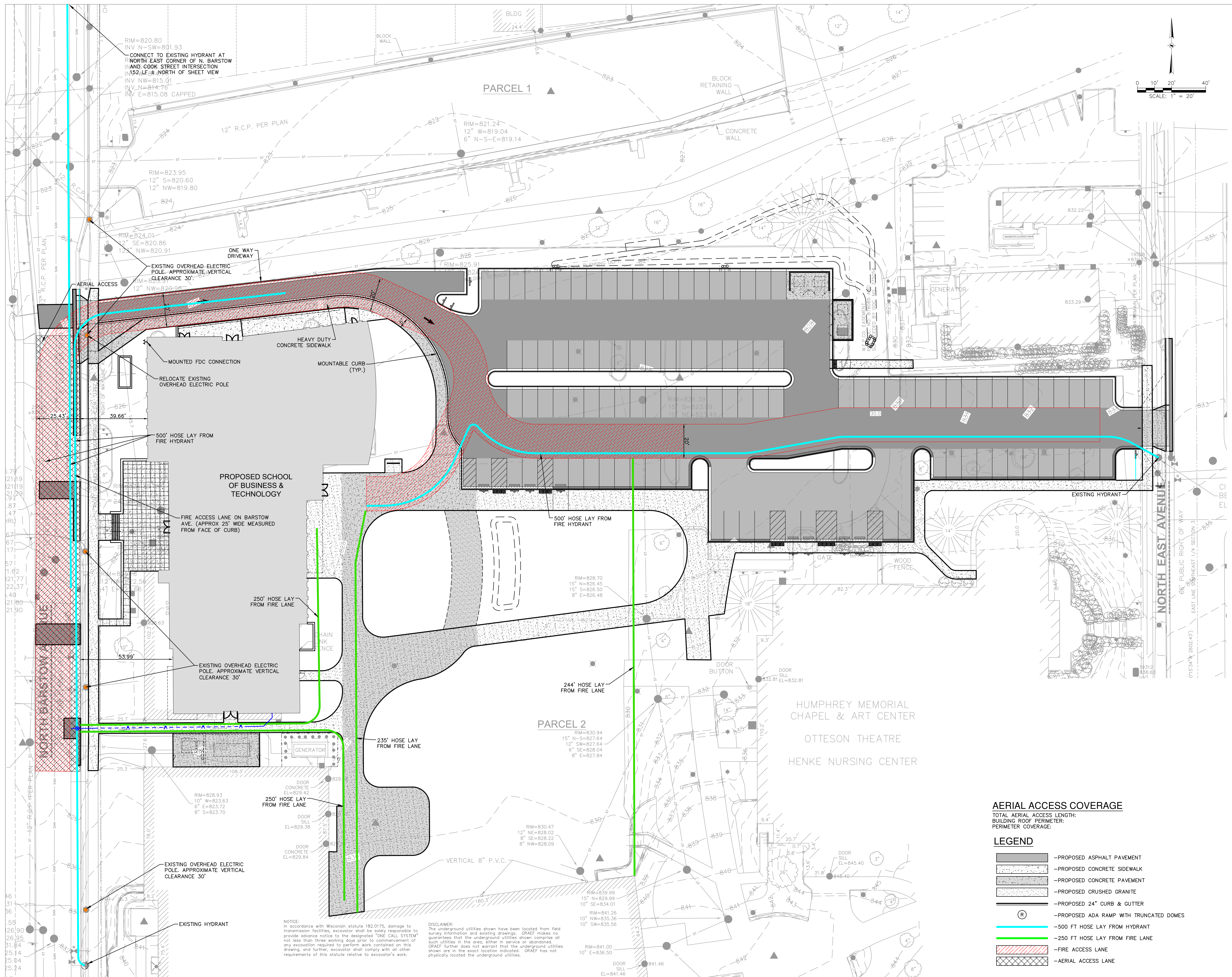
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Telephone 608.281.6300 Fax 608.281.6317

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Sheet No.
C502

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Revisions

12/3/2025	ADDENDUM #01
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BID DOCUMENTS

SCOPE DOCUMENTS

Drawing Date
08.11.2025

SULLIVAN SCHOOL OF BUSINESS & TECHNOLOGY

245 N. Barstow St.
Waukesha, WI 53186

Project No. CARROLL UNIVERSITY
221071.00

Sheet Title
FIRE ACCESS PLAN

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Telephone 414.272.2000 Fax 414.272.2011
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Telephone 608.283.6300 Fax 608.283.6317
150 Wacker Drive, Suite 1700, Chicago, Illinois 60606
Telephone 312.789.4516

Sheet No.
C600

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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.

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AERIAL ACCESS COVERAGE

TOTAL AERIAL ACCESS LENGTH:
BUILDING ROOF PERIMETER:
PERIMETER COVERAGE:

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CRUSHED GRANITE
- PROPOSED 24" CURB & GUTTER
- PROPOSED ADA RAMP WITH TRUNCATED DOMES
- 500 FT HOSE LAY FROM HYDRANT
- 250 FT HOSE LAY FROM FIRE LANE
- FIRE ACCESS LANE
- AERIAL ACCESS LANE

SPECIFICATIONS

INFORMATION FOR 02 41 14 – UTILITY ABANDONMENT AND REMOVAL

WORK SHALL COMPLY WITH:

STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION, (SSSW).

STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION:
STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. (WISDOT)

CITY OF WAULESHA:
ORDINANCE FOR CONSTRUCTION SITE EROSION CONTROL.

REGULATORY REQUIREMENTS

CONFORM TO FOLLOWING CODES AS APPLICABLE TO ABANDONMENT AND REMOVAL WORK OF THIS PROJECT:

STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

STATE OF WISCONSIN ADMINISTRATIVE CODE, DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, CHAPTER SPS 381 – DEFINITIONS AND STANDARDS, CHAPTER SPS 382 – DESIGN, CONSTRUCTION, INSTALLATION, SUPERVISION, AND INSPECTION OF PLUMBING, AND CHAPTER SPS 384 – PLUMBING PRODUCTS, AND LOCAL CODE IF MORE STRINGENT FOR MATERIALS AND INSTALLATION OF THE WORK OF THIS SECTION.

INFORMATION FOR 01 57 13 – TEMPORARY EROSION AND SEDIMENT CONTROL REFERENCES

WORK SHALL COMPLY WITH:

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR):
STORM WATER CONSTRUCTION TECHNICAL STANDARDS, MODELS AND BEST MANAGEMENT PRACTICES (BMP'S):
[WDNR STORM WATER CONSTRUCTION TECHNICAL STANDARDS WEBPAGE](#)

STORM WATER POST-CONSTRUCTION TECHNICAL STANDARDS:
[WDNR STORM WATER POST-CONSTRUCTION TECHNICAL STANDARDS WEBPAGE](#)

STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT):
STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.

EROSION CONTROL PRODUCT ACCEPTABILITY LISTS FOR MULTI-MODAL APPLICATIONS. (PAL)

CITY OF WAUKESHA:
ORDINANCE FOR CONSTRUCTION SITE EROSION CONTROL.

INFORMATION FOR 31 10 00 – SITE CLEARING

WORK SHALL COMPLY WITH:

STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT):
STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.
[HTTP://ROADWAYSTANDARDS.DOT.WI.GOV/STANDARDS/STNDSPEC/INDEX.HTM](http://roadwaystandards.dot.wi.gov/standards/STNDSPEC/INDEX.HTM)

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR):
CONSTRUCTION SITE EROSION & SEDIMENT CONTROL.
[HTTP://DNR.WI.GOV/Topic/STORMWATER/](http://dnr.wi.gov/Topic/STORMWATER/)

U.S. ENVIRONMENTAL PROTECTION AGENCY (USEPA):
DEVELOPING YOUR STORMWATER POLLUTION PREVENTION PLAN, A GUIDE FOR CONSTRUCTION SITES.
[HTTP://EFPB.EPA.GOV/NPDES/STORMWATER/SWPPP.CFM](http://efpb.epa.gov/NPDES/STORMWATER/SWPPP.CFM)

INFORMATION FOR 31 22 00 – GRADING

WORK SHALL COMPLY WITH:

STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT):
STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.
[STATE OF WISCONSIN DOT STANDARD SPECIFICATIONS](#)

MATERIALS

TOPSOIL SEE TOPSOIL NOTES.

SUBSOIL FILL AS SPECIFIED IN SECTION 31 23 23 – FILL.

AGGREGATE FILL AS SPECIFIED IN SECTION 31 23 23 – FILL.

SCHEDULES

AGGREGATE FILL:
MAXIMUM 7-INCH LOOSE LIFTS.
COMPACT EACH LIFT TO MINIMUM 95 PERCENT OF MODIFIED PROCTOR DENSITY.

SUBSOIL FILL:
MAXIMUM 12-INCH LOOSE LIFTS.
COMPACT EACH LIFT TO MINIMUM 95 PERCENT OF MODIFIED PROCTOR DENSITY.

TOPSOIL FILL:
FILL TYPE: MAXIMUM 12-INCH LOOSE LIFTS.
COMPACT EACH LIFT TO MINIMUM 85 PERCENT OF MODIFIED PROCTOR DENSITY.

TEST ROLLING SUBGRADE

A. TEST ROLLING SHALL BE USED TO VERIFY STABILITY AND UNIFORMITY OF SUBGRADE. PERFORM THIS WORK IN PRESENCE OF OWNER'S REPRESENTATIVE.

B. USE TEST ROLLING EQUIPMENT CONFORMING TO FOLLOWING DESCRIPTION:

B.1. TANDEM AXLE, DUAL WHEEL DUMP TRUCK.

B.2. TIRE PRESSURE SHALL BE NO LESS THAN 90 PERCENT OF MANUFACTURER'S RECOMMENDED MAXIMUM INFLATION.

B.3. MINIMUM GROSS WEIGHT OF LOADED TRUCK SHALL BE 60,000 POUNDS.

B.4. PROVIDE WEIGH SLIP TO OWNER'S REPRESENTATIVE.

C. PERFORM TEST ROLLING PROCEDURE AS FOLLOWS:

C.1. OPERATE EQUIPMENT AT A RATE NOT TO EXCEED 3 TO 5 MPH OR A COMFORTABLE WALKING PACE. ADJUST SPEED TO ALLOW OWNER'S REPRESENTATIVE TO MEASURE ANY DEFLECTIONS AND AREAS OF RUTTING.

C.2. OPERATE TEST ROLLING EQUIPMENT IN A PATTERN SO THAT AFFECTED AREAS ARE LOADED WITH AT LEAST ONE PASS.

C.3. AFTER TEST ROLLING, CHECK SUBGRADE FOR CONFORMANCE TO DRAWINGS, AND CORRECT ANY SURFACE IRREGULARITIES. RE-SHAPE SUBGRADE WITHIN TOLERANCES SPECIFIED.

D. TEST ROLLING EVALUATION:

D.1. RUTTING UP TO 1-INCH IS ACCEPTABLE. RUTTING IN EXCESS OF 1-INCH BUT NOT MORE THAN 6 INCHES, SHALL BE CONSIDERED A FAILURE AND REQUIRES REWORKING SOIL AND COMPACTION TO REQUIRED DENSITY.

D.2. DEFLECTION (PUMPING) UP TO 1-INCH IS ACCEPTABLE. DEFLECTION IN EXCESS OF 1-INCH BUT NOT MORE THAN 2 INCHES SHALL BE ACCEPTABLE IF THERE IS NOT SUBSTANTIAL CRACKING OR LATERAL MOVEMENT OF SOIL.

D.3. DEFLECTION IN EXCESS OF 2 INCHES BUT NOT MORE THAN 6 INCHES SHALL BE CONSIDERED A FAILURE, AND REQUIRES REWORKING SOIL AND COMPACTION TO REQUIRED DENSITY.

D.4. RUTTING AND DEFLECTION IN EXCESS OF 6 INCHES WILL REQUIRE REVIEW AND RECOMMENDATION FOR CORRECTIVE ACTION BY AN APPROVED GEOTECHNICAL ENGINEER.

D.5. AFTER REMEDIAL WORK IS PERFORMED, A FINAL TEST ROLL SHALL BE PERFORMED UPON COMPLETION OF WORK.

D.6. IF REMEDIAL WORK IS PERFORMED AS DIRECTED, SECOND TEST ROLL MAY BE WAIVED AT DISCRETION OF OWNER'S REPRESENTATIVE.

INFORMATION FOR 31 23 16 – EXCAVATION

WORK SHALL COMPLY WITH:

PIPE INSULATION

EXTRUDED POLYSTYRENE BOARD TO ASTM C578, TYPE V, RIGID, CLOSED CELL TYPE, WITH INTEGRAL HIGH DENSITY SKIN.
THERMAL RESISTANCE: TYPICAL 5 YEAR AGED VALUE OF R=5 PER 1 INCH OF THICKNESS PER ASTM C518.
BOARD SIZE: 24 X 96 X 2-INCH THICK, SQUARE EDGES.
COMPRESSIVE STRENGTH: MINIMUM 100 PSI PER ASTM D1621.
WATER ABSORPTION: 0.7 PERCENT BY VOLUME MAXIMUM PER ASTM D2842.
INSULATION SHALL BE:
DOW CHEMICAL COMPANY STYROFOAM™ HIGHLOAD 100; [DOW CHEMICAL STYROFOAM HIGHLOAD 100 INSULATION](#)
OR APPROVED EQUAL.

INFORMATION FROM 31 23 23 – FILL

WORK SHALL COMPLY WITH:

SUBSOIL MATERIALS

SUBSOIL TYPE S1:
EXCAVATED AND RE-USED MATERIAL.
GRADED.
FREE OF LUMPS LARGER THAN THREE (3) INCHES, ROCKS LARGER THAN TWO (2) INCHES, AND DEBRIS.
CONTRACTOR SHALL PROVIDE 40 LB SAMPLE OF EXISTING SITE MATERIAL TO LABORATORY FOR SOIL CLASSIFICATION ANALYSIS CONFORMING TO ASTM D2487.

SUBSOIL TYPE S2:
IMPORTED BORROW.
GRADED.
FREE OF LUMPS LARGER THAN THREE (3) INCHES, ROCKS LARGER THAN TWO (2) INCHES, AND DEBRIS.
IMPORTED SUBSOIL AND BORROW SHALL BE SIMILAR IN COMPOSITION WHEN COMPARED TO EXISTING SITE SUBSOIL.
CONTRACTOR SHALL PROVIDE 40 LB SAMPLE OF PROPOSED IMPORTED BORROW MATERIAL TO LABORATORY FOR SOIL CLASSIFICATION ANALYSIS CONFORMING TO ASTM D2487.

AGGREGATES MATERIALS

STRUCTURAL FILL, COURSE AGGREGATE (GRAVEL): CRUSHED GRAVEL: FREE OF ORGANIC MATTER AND DEBRIS; GRADED IN ACCORDANCE WITH:
WISDOT 3/4-INCH GRADATION OR WISDOT 1-1/4-INCH GRADATION.

RECYCLED CONCRETE STRUCTURAL FILL: CRUSHED CONCRETE; FREE OF FROM WOOD, STEEL, ROOTS, BARK OR OTHER EXTRANEIOUS MATERIAL; GRADED IN ACCORDANCE WITH:
MATCH REQUIREMENTS FOR STRUCTURAL FILL.

RECYCLED CONCRETE STRUCTURAL FILL: CRUSHED ASPHALTIC CONCRETE, FREE OF FROM WOOD, STEEL, ROOTS, BARK OR OTHER EXTRANEIOUS MATERIAL; GRADED IN ACCORDANCE WITH:
MATCH REQUIREMENTS FOR STRUCTURAL FILL.

STONE: CRUSHED STONE; FREE OF CLAY, SHALE, ORGANIC MATTER; GRADED IN ACCORDANCE WITH:
WISDOT OPEN-GRADED GRADATION.

3/4-INCH STONE CHIPS: CRUSHED STONE; FREE OF CLAY, SHALE, ORGANIC MATTER; GRADED IN ACCORDANCE WITH THE FOLLOWING LIMITS:

SIZE	PERCENT PASSING
1-INCH	100
3/4-INCH	90 – 100
3/8-INCH	20 – 55
No. 4	0 – 10
No. 8	0 – 5

PEA GRAVEL: FRACTURED, WASHED, FREE OF CLAY, SHALE, ORGANIC MATTER; GRADED IN ACCORDANCE WITH THE FOLLOWING LIMITS:
MINIMUM SIZE: 1/4-INCH.
MAXIMUM SIZE: 3/8-INCH.

GRANULAR FILL:
WISDOT GRANULAR BACKFILL, GRADE 1.

BEDDING SAND / FINE AGGREGATE: UNWASHED BANK-RUN SAND OR REJECTED CONCRETE SAND; APPROXIMATELY SIX (6) PERCENT FINE CLAY OR LOAM PARTICLES BUT FREE OF SILT AND CLAY OR LOAM LUMPS CONSISTING OF DURABLE PARTICLES RANGING IN SIZE FROM FINE TO COARSE IN UNIFORM COMBINATIONS; MAXIMUM MOISTURE CONTENT SHALL BE 10 PERCENT, GRADED WITHIN FOLLOWING LIMITS:

SIEVE SIZE	PERCENT PASSING
1-INCH	100
No. 16	45 – 80
No. 200	2 – 10

INFORMATION FOR 32 12 16 – ASPHALT PAVING

ASPHALT PAVING MIX

ASPHALTIC CONCRETE BINDER COURSE: WISDOT SECTION 460, TYPE 3 LT 58-28 S, IN ACCORDANCE WITH TABLE 460-1 AND TABLE 460-2.

ASPHALTIC CONCRETE SURFACE COURSE: WISDOT SECTION 460, TYPE 5 LT 58-28 S, IN ACCORDANCE WITH TABLE 460-1 AND TABLE 460-2.

RECYCLED ASPHALT PAVEMENT (RAP) MAY BE USED.
CONTRACTOR MAY USE UP TO 25 PERCENT RAP FOR BASE, BINDER, AND INTERMEDIATE COURSE MIXTURES.

ASPHALT MATERIALS

TACK COAT: SS-1, IN ACCORDANCE WITH WISDOT SECTION 455.

SOURCE QUALITY CONTROL AND TESTS

PERFORM ASPHALTIC CONCRETE TESTING IN ACCORDANCE WITH WISDOT SECTION 460.

INFORMATION FOR 32 13 13 – CONCRETE PAVING

REINFORCEMENT

EPOXY-COATED JOINT DOWEL BARS: ASTM A775; WITH ASTM A615, GRADE 60, SMOOTH STEEL BARS. CUT BARS TRUE TO LENGTH WITH ENDS FLUSH AND FREE OF BURRS.

CONCRETE MIX – BY PERFORMANCE CRITERIA

PROVIDE CONCRETE TO THE FOLLOWING CRITERIA:

- CEMENT: ASTM C150 NORMAL – TYPE 1A, GRAY COLOR.
- AGGREGATES: ASTM C33
- WATER: ASTM C1602, POTABLE, NOT DETREMENTAL TO CONCRETE.
- AIR ENTRAINMENT: ASTM C260
- FLYASH: ASTM C618, CLASS C.
- REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
- PROVIDE CONCRETE TO THE FOLLOWING CRITERIA:
COMPRESSIVE STRENGTH: 4,000 PSI AT 28 DAYS.
SLUMP 4 INCHES.
AIR ENTRAINMENT: 6 ± 1 PERCENT.

INFORMATION FOR 33 1300 – DISINFECTING OF WATER UTILITY DISTRIBUTION

WORK SHALL COMPLY WITH:

STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION, WITH ADDENDUM.

INFORMATION FOR 33 14 16 – SITE WATER UTILITY DISTRIBUTION PIPING

WORK SHALL COMPLY WITH:

WORK SHALL COMPLY WITH:
STATE OF WISCONSIN ADMINISTRATIVE CODE, DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, CHAPTER SPS 381 – DEFINITIONS AND STANDARDS, CHAPTER SPS 382 – DESIGN, CONSTRUCTION, INSTALLATION, SUPERVISION, AND INSPECTION OF PLUMBING, AND CHAPTER SPS 384 – PLUMBING PRODUCTS.

REGULATORY REQUIREMENTS

PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS OF:
STATE OF WISCONSIN ADMINISTRATIVE CODE, DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, CHAPTER SPS 381 – DEFINITIONS AND STANDARDS, CHAPTER SPS 382 – DESIGN, CONSTRUCTION, INSTALLATION, SUPERVISION, AND INSPECTION OF PLUMBING, AND CHAPTER SPS 384 – PLUMBING PRODUCTS, AND LOCAL CODE IF MORE STRINGENT FOR MATERIALS AND INSTALLATION OF THE WORK OF THIS SECTION.

INSTALLATION – PIPE

MAINTAIN SEPARATION OF WATER MAIN FROM SEWER PIPING IN ACCORDANCE WITH:
STATE OF WISCONSIN ADMINISTRATIVE CODE, DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, CHAPTER SPS 381 – DEFINITIONS AND STANDARDS, CHAPTER SPS 382 – DESIGN, CONSTRUCTION, INSTALLATION, SUPERVISION, AND INSPECTION OF PLUMBING, AND CHAPTER SPS 384 – PLUMBING PRODUCTS, AND LOCAL CODE IF MORE STRINGENT FOR MATERIALS AND INSTALLATION OF THE WORK OF THIS SECTION.

TRACER WIRE INSTALLATION

LATERAL TRACER WIRE ORIGINATES AND TERMINATES IN TRACER WIRE ACCESS BOX LOCATED AT RIGHT-OF-WAY LINE. INSTALL CONDUCTOR TRACER WIRE IN ONE CONTINUOUS LOOP.

TAPE CONDUCTOR TRACER WIRE TO TOP OF PIPE AT MINIMUM 10-FOOT INTERVALS.
WRAPPING CONDUCTOR TRACER WIRE AROUND PIPE IS PROHIBITED.

FIELD TEST EACH LOCATING WIRE AFTER INSTALLATION IS COMPLETED.

FIELD QUALITY CONTROL

PRESSURE TEST: TEST IN ACCORDANCE WITH:
STATE OF WISCONSIN ADMINISTRATIVE CODE, DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, CHAPTER SPS 381 – DEFINITIONS AND STANDARDS, CHAPTER SPS 382 – DESIGN, CONSTRUCTION, INSTALLATION, SUPERVISION, AND INSPECTION OF PLUMBING, AND CHAPTER SPS 384 – PLUMBING PRODUCTS, AND LOCAL CODE IF MORE STRINGENT FOR MATERIALS AND INSTALLATION OF THE WORK OF THIS SECTION.

INFORMATION FOR 33 31 13 – SITE SANITARY SEWERAGE GRAVITY PIPING

WORK SHALL COMPLY WITH:

STATE OF WISCONSIN ADMINISTRATIVE CODE, DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, CHAPTER SPS 381 – DEFINITIONS AND STANDARDS, CHAPTER SPS 382 – DESIGN, CONSTRUCTION, INSTALLATION, SUPERVISION, AND INSPECTION OF PLUMBING, AND CHAPTER SPS 384 – PLUMBING PRODUCTS.

REGULATORY REQUIREMENTS

CONTRACTOR SHALL COMPLY WITH APPLICABLE RULES AND REGULATIONS OF

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) AND LOCAL CODE IF MORE STRINGENT FOR MATERIALS AND INSTALLATION OF THE WORK OF THIS SECTION.

TRACER WIRE MATERIALS

MARK ALL NON-CONDUCTIVE LATERAL PIPES WITH A LOCATING WIRE SYSTEM.

LOCATING WIRE SYSTEM CONSISTS OF THE FOLLOWING:
TRACER WIRE: 45-MIL SOLID COPPER, NO. 12 HMW-PE YELLOW JACKET COATING.
INSTALL TO ENABLE ELECTRONIC LOCATING OF UNDERGROUND UTILITY.

TRACER WIRE LOCATING BOX: 2-1/2-INCH DIAMETER, MINIMUM, ABS PIPE WITH 2 POINT TERMINAL BOX AND CAST IRON COVER.
MANUFACTURER: VALCO, INC. MODEL C.P. MINI BOX, OR AN APPROVED EQUAL.

IDENTIFICATION WARNING TAPE: HEAVY PLASTIC UNDERGROUND WARNING TAPE, 2-INCH WIDTH. COLOR-BRIGHT GREEN, WARNING MESSAGE "CAUTION BURIED SANITARY SEWER BELOW" TO REPEAT EVERY 30 INCHES.

CLEANOUTS

SANITARY LATERAL SHALL HAVE 6 X 4-INCH WYE FOR 4-INCH ASTM D3034, SDR-35, CLEANOUT PIPE RISER.

RISER PIPE SHALL END IN SOLVENT WELDED GENOVA PRODUCTS 30340 ADAPTOR AND GENOVA PRODUCTS 31839 THREADED PLUG, OR APPROVED EQUAL.

ENCASE TOP OF CLEANOUT ASSEMBLY IN CAST IRON CASTING. TOP OF CLEANOUT ASSEMBLY SHALL BE 2 INCHES BELOW BOTTOM OF COVER TO PREVENT LOADS BEING TRANSFERRED FROM FRAME AND COVER TO PIPING.

CASTING SHALL BE NEENAH FOUNDRY R-1913, OR AN APPROVED EQUAL, [CAST INTO 12 X 12 X 6-INCH THICK CONCRETE PAD SET FLUSH WITH ADJACENT GRADE] [SET ON 6 INCHES OF TYPE A1 AGGREGATE].

CAST-IN-PLACE CONCRETE PAD: ASTM C150, PORTLAND CEMENT, AND ASTM C33, 3/4-INCH COARSE AGGREGATE AND SMALL AND LARGE GRAINED SANDS, 6 PER CENT AIR-ENTRAINED CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI.

FIELD QUALITY CONTROL

SEWER SYSTEM TESTING:

PRESSURE TEST, INFILTRATION TEST, DEFLECTION TEST: TEST IN ACCORDANCE WITH:
STATE OF WISCONSIN ADMINISTRATIVE CODE, DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, CHAPTER SPS 381 – DEFINITIONS AND STANDARDS, CHAPTER SPS 382 – DESIGN, CONSTRUCTION, INSTALLATION, SUPERVISION, AND INSPECTION OF PLUMBING, AND CHAPTER SPS 384 – PLUMBING PRODUCTS, AND LOCAL CODE IF MORE STRINGENT FOR MATERIALS AND INSTALLATION OF THE WORK OF THIS SECTION.

INFORMATION FOR 33 42 11 – STORMWATER GRAVITY

WORK SHALL COMPLY WITH:

STATE OF WISCONSIN ADMINISTRATIVE CODE, DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, CHAPTER SPS 381 – DEFINITIONS AND STANDARDS, CHAPTER SPS 382 – DESIGN, CONSTRUCTION, INSTALLATION, SUPERVISION, AND INSPECTION OF PLUMBING, AND CHAPTER SPS 384 – PLUMBING PRODUCTS.

TRACER WIRE MATERIALS

MARK ALL NON-CONDUCTIVE LATERAL PIPES WITH A LOCATING WIRE SYSTEM.

LOCATING WIRE SYSTEM CONSISTS OF THE FOLLOWING:
TRACER WIRE: 45-MIL SOLID COPPER, NO. 12 HMW-PE YELLOW JACKET COATING.
INSTALL TO ENABLE ELECTRONIC LOCATING OF UNDERGROUND UTILITY.

TRACER WIRE LOCATING BOX: 2-1/2-INCH DIAMETER, MINIMUM, ABS PIPE WITH 2POINT TERMINAL BOX AND CAST IRON COVER.
MANUFACTURER: VALCO, INC., MODEL C.P. MINI BOX, OR AN APPROVED EQUAL.

Kahler Slater

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Revisions

BID DOCUMENTS

SCOPE DOCUMENTS

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Sheet Title

CONSTRUCTION SPECIFICATIONS

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Sheet No.

C900

GENERAL NOTES

1. THE BASE SURVEY PREPARED BY JSD PROFESSIONAL SERVICES, INC. IN 2021. 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 EXISTING CONDITIONS SHEETS 1 OF 2 & 2 OF 2 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS PLAN SHALL BE VERIFIED BEFORE BEING UTILIZED. GRAEF DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
4. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
5. BEFORE EXCAVATION, THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE.
6. THE CITY OF WAUKESHA AND GRAEF SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
7. 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 ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
8. ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CITY OF WAUKESHA DEVELOPMENT HANDBOOK AND ALL CITY INFRASTRUCTURE SPECIFICATIONS, WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.
9. ALL WORK WITHIN THE CITY RIGHT OF WAY AND EASEMENTS TO BE IN ACCORDANCE WITH CURRENT CITY OF WAUKESHA STANDARD SPECIFICATIONS AND DETAILS.
10. NOTIFY CITY ENGINEERING DEPARTMENT 5 DAYS PRIOR TO WORK IN THE CITY RIGHT OF WAY.
11. CONTRACTOR SHALL POT HOLE AND LOCATE UNKNOWN UNDERGROUND GAS AND ELECTRICAL LOCATIONS AND REPORT TO ENGINEER, THE CITY OF WAUKESHA, AND THE RESPECTIVE UTILITY AUTHORITY.

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 THESE PLANS. ALL UTILITY STRUCTURES LOCATED ALONG REMOVED UTILITY LINES SHALL BE REMOVED IN THEIR ENTIRETY.
3. CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS PRIOR TO CONSTRUCTION FOR ALL TREE AND VEGETATION PROTECTION, REMOVALS, AND/OR RELOCATION WITHIN SITE.
4. ASPHALT AND CONCRETE PAVEMENT NOTED FOR REMOVAL SHALL BE SAW CUT TO FULL DEPTH PRIOR TO REMOVAL.
5. CONTRACTOR SHALL REMOVE ALL CONCRETE PAVEMENT TO THE NEAREST JOINT, UNLESS OTHERWISE SHOWN.
6. CONCRETE CURB AND GUTTER AND SIDEWALK NOTED FOR REMOVAL SHALL BE REMOVED AT THE NEAREST JOINT, UNLESS OTHERWISE SHOWN.
7. ITEMS SCHEDULED FOR REMOVAL AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.
8. CONTRACTOR IS RESPONSIBLE FOR SECURING THE JOB SITE TO PROTECT THE PUBLIC.
9. 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.
10. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL, GAS, CATV, AND COMMUNICATION UTILITY OWNERS PRIOR TO REMOVAL AND/OR ABANDONMENT OF THEIR RESPECTIVE SERVICES. REMOVAL OF TELECOMMUNICATIONS AND ELECTRICAL SERVICES SHALL BE COORDINATED WITH THE ELECTRICAL AND LOW VOLTAGE ENGINEER'S DOCUMENTS.
11. CONTRACTOR SHALL REPLACE PAVEMENT, CURB AND GUTTER, TREES, LAWN AREA, ANY ABOVE GROUND APPURTENANCES, OR ANY OTHER ITEM THAT WAS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES AS DEEMED 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.
12. CONTRACTOR SHALL COORDINATE WITH OWNER FOR REMOVING AND SALVAGING ANY AMENITIES BELONGING TO THE OWNER. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO SITE LIGHTS, FLAG POLES, AND DECORATIVE STONE, ETC.
13. CONTRACTOR SHALL TAKE CAUTION AROUND ITEMS TO REMAIN. ANY ITEMS DAMAGED DURING CONSTRUCTION THAT ARE TO REMAIN SHALL BE REPLACED IN KIND AT THE EXPENSE OF THE CONTRACTOR.
14. 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.
15. LIMITS OF FINAL CITY STREET PAVEMENT AND CURB AND GUTTER REMOVALS TO BE MARKED BY CITY ENGINEERING STAFF IN FIELD.

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 5' UNLESS INDICATED OTHERWISE.
5. ALL CURB AND GUTTER US 24" STANDARD CURB AND GUTTER, UNLESS NOTED OTHERWISE. USE HIGH SIDE CURB AS NECESSARY TO DRAIN WATER PROPERLY.
6. PAVEMENT STRIPING SHALL BE BLUE IN COLOR IN ACCESSIBLE LOCATIONS AND YELLOW IN COLOR ELSEWHERE.
7. SEE LANDSCAPE PLANS FOR LAYOUT AND DETAILED INFORMATION ON SITE FEATURES; INCLUDING BUT NOT LIMITED TO BOLLARDS, BENCHES, BIKE RACKS, CONCRETE JOINTING, CONCRETE STEPS, SITE LIGHTS, TREES AND OTHER VEGETATION, PLANTERS, MONUMENT SIGNS, AND SITE PAVEMENT UNLESS OTHERWISE SHOWN THE CIVIL DRAWINGS.
8. ANY REQUIRED REPLACEMENT OF PUBLIC PAVEMENT OR CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
9. ACCESSIBLE PARKING STALLS SHALL BE FURNISHED WITH A CONCRETE WHEEL STOP WHEN ADJACENT TO FLUSH CONCRETE CURB AND GUTTER.
10. 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.
11. 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.
12. LIMITS OF FINAL CITY STREET PAVEMENT AND CURB AND GUTTER REPLACEMENTS TO BE MARKED BY CITY ENGINEERING STAFF IN FIELD.

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. CONTRACTORS SHALL MAINTAIN A LOG BOOK THAT DOCUMENTS EROSION CONTROL INSPECTIONS
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS OR AS ADDITIONALLY NEEDED BY GENERAL CONTRACTOR PER SITE LOGISTICS TO COMPLETE THE WORK AND COMPLY WITH CITY REQUIREMENTS. 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. CRUSHED STONE ENTRANCE SHALL BE MAINTAINED BY TURNING OVER THE STONE OR BY PLACING NEW STONE ONCE THE SURFACE BECOMES CLOGGED WITH SEDIMENT.
7. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
8. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.
9. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES. NOTIFY CITY OF WAUKESHA OF ANY NEW STOCKPILE LOCATIONS.
10. CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
 1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 2. INSTALL SILT FENCE AND INLET PROTECTION.
 3. RAZE BUILDING, REMOVE EXISTING PAVEMENT, SIDEWALK, TREES, UTILITIES AND OTHER ABOVE GROUND APPURTENANCES NOTED FOR REMOVAL.
 5. PERFORM ROUGH GRADING AND BUILDING EXCAVATION.
 - INSTALL UTILITIES, INSTALL INLET PROTECTION ON NEW INLETS.
 7. CONSTRUCT BUILDING.
 8. INSTALL PAVEMENTS, CURB AND GUTTER, AND CONCRETE FLATWORK.
 9. INSTALL LANDSCAPING ON COMPLETED SITE WITHIN 7 DAYS OF COMPLETING CONSTRUCTION.
 10. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
11. 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.
12. 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.
13. TRACKING: EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING. TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". NOTIFY CITY OF WAUKESHA FOR CHANGES IN STONE CONSTRUCTION ENTRANCE LOCATION.
14. 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 THE WORK DAY.
15. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING AND MULCHING SODDING, 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.
16. PERMANENT SEEDING SHALL BE ESTABLISHED NO LATER THAN SEPTEMBER 15TH. IF PERMANENT SEEDING IS NOT ESTABLISHED, TEMPORARY SEEDING SHALL BE ESTABLISHED NO LATER THAN OCTOBER 15TH. ALL SEEDED AREAS MUST BE MULCHED AT A RATE OF 1.5 TO 2 TONS PER ACRE AND ANCHORED BY EITHER CRIMPING OR BY APPLYING A TACKIFIER.
17. PERMANENT SEED MIX SHALL BE WSDOT SEED MIX NO. 40 AT 7 POUNDS PER 1000 SQUARE FEET.
18. USE ANNUAL RYE SEED MIX AT 100 POUNDS PER ACRE AS A TEMPORARY SEED MIX. PERMANENT SEEDING SHALL FOLLOW WITHIN ONE YEAR. IF TEMPORARY SEEDING IS NOT ESTABLISHED BY OCTOBER 15TH, USE CLASS I TYPE B MATTING ON ALL SLOPES 4:1 OR STEEPER.
19. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE 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.
20. 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.
21. NOTIFY THE CITY WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
22. NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
23. 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.
24. REPAIR ANY SALTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGEWAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
25. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.

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 PARTURED 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. CONTRACTOR SHALL VERIFY LOCATION OF PROPOSED GRADES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
5. ALL SPOT GRADES WITHIN THE SITE ARE FINISHED GRADES. REFER TO LANDSCAPE ARCHITECT PLANS FOR SITE FEATURE DEPTHS FROM FINISHED GRADE, UNLESS OTHERWISE SHOWN.
6. RIM ELEVATIONS IN CURB AND GUTTER ARE FLANGE GRADES.
7. SPOT ELEVATIONS PROVIDED AT MANHOLE STRUCTURES AND VALVES ARE RIM ELEVATIONS.
8. ADJUST ALL RIM ELEVATIONS OF EXISTING UTILITY STRUCTURES TO MATCH PROPOSED GRADE WITHIN LIMITS OF SITE AND ROADWAY IMPROVEMENTS.
9. THIS GRADING PLAN IS BASED ON A TOPOGRAPHIC SURVEY. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED GRADES MEET EXISTING. REVIEW ANY REQUIRED CHANGES WITH GRAEF PRIOR TO CONSTRUCTION OF WORK.
10. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
11. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKESHA REQUIREMENTS.
12. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO GRAEF PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
13. PROPERTY CORNER MARKERS SHALL BE CAREFULLY PROTECTED. MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
14. PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CONSTRUCTION SHALL BE BASED UPON PROPOSED SPOT ELEVATIONS WHERE PROVIDED.
15. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES LOCATED ALONG THE FLANGE LINE, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
16. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
17. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY, PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
18. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS PER THE PROJECT MANUAL. THE CONTRACTOR SHALL NOTIFY GRAEF/OWNER/CONSTRUCTION MANAGER IF PROPER COMPACTION CANNOT BE OBTAINED. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
19. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
20. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE 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.
21. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
22. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF WAUKESHA PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID AUTHORITY. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
23. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
24. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
25. CONTRACTOR TO DEEP TILL ALL COMPACTED PVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
26. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
27. 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.

UTILITY NOTES

1. CONTRACTOR SHALL VERIFY ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF PROPOSED UTILITIES.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, HERIN REFERRED TO AS THE "STANDARD SPECIFICATIONS". IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
4. CONTRACTOR SHALL CENTER ONE FULL LENGTH OF WATER PIPE ON SEWER AT WATER MAIN CROSSINGS, THAT BOTH JOINTS WILL BE AS FAR FROM SEWER AS POSSIBLE.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANT 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.
6. 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.
7. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
8. 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.
9. 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.
10. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION, SIZE AND DEPTH OF NEW SERVICE. CONTRACTOR SHALL REMOVE WATER SERVICE TO THE NEAREST VALVE.
11. SANITARY SEWER SHALL BE PVC, ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.
12. WATER MAIN SHALL BE AWWA C900, CLASS 150, DR-14 PVC UNLESS INDICATED OTHERWISE.
14. ALL SANITARY PRECAST MANHOLES SHALL CONFORM TO ASTM C-478 AND SHALL BE A MINIMUM OF 48-INCH DIAMETER WITH ECCENTRIC ONE TOP CONCRETE TOPS AND SHALL BE FITTED WITH AN EXTERNAL SEAL. FLAT TOP SLABS SHALL BE USED ONLY WITH APPROVAL OF THE VILLAGE ENGINEER.
15. ANY UTILITY WORK IN THE RIGHT-OF-WAY AND ALL SANITARY SEWER CONNECTIONS TO BE INSPECTED BY THE CITY. NOTIFY CITY 72 HOURS IN ADVANCE OF CONNECTING TO SEWER.
16. WHEN STARTING AN INSTALLATION, THE FARTHEST DOWNSTREAM LOCATION OF THE NEW SANITARY SEWER SYSTEM SHALL HAVE A PLUG INSTALLED AND MAINTAINED BY THE UTILITY CONTRACTOR. THAT PLUG SHALL NOT BE REMOVED UNTIL THE SYSTEM HAS BEEN ACCEPTED BY THE CITY ENGINEER AND DEMAED OPERATIONAL BY THE CITY.
17. CONTRACTOR SHALL PROVIDE DRAIN TILE AT ALL PROPOSED CATCH BASINS. SEE PLAN VIEW FOR DETAIL DESIGN INFORMATION.
18. BUILDING ROOF DRAINS SHALL BE N12, HDPE, UNLESS OTHERWISE NOTED.
19. RIM ELEVATIONS IN CURB AND GUTTER ARE FLANGE GRADES.
20. CRUSHED STONE BACKFILL SHALL BE USED UNDER AND WITHIN 5' OF ALL PAVED AREAS.
21. STORM WATER GRAVITY SEWER SHALL MEET THE CITY OF WAUKESHA STANDARD CONSTRUCTION SPECIFICATIONS FOR WORK IN THE RIGHT OF WAY.
22. PUBLIC SANITARY SEWER, STORM SEWER, AND WATER MAIN SHALL COMPLY WITH THE CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS DESIGN AND CONSTRUCTION MANUAL. SEE THE CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS DESIGN AND CONSTRUCTION MANUAL FOR NOTES.

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Revisions

BID DOCUMENTS

SCOPE DOCUMENTS

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245 N. Barstow St.
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Project No. CARROLL UNIVERSITY

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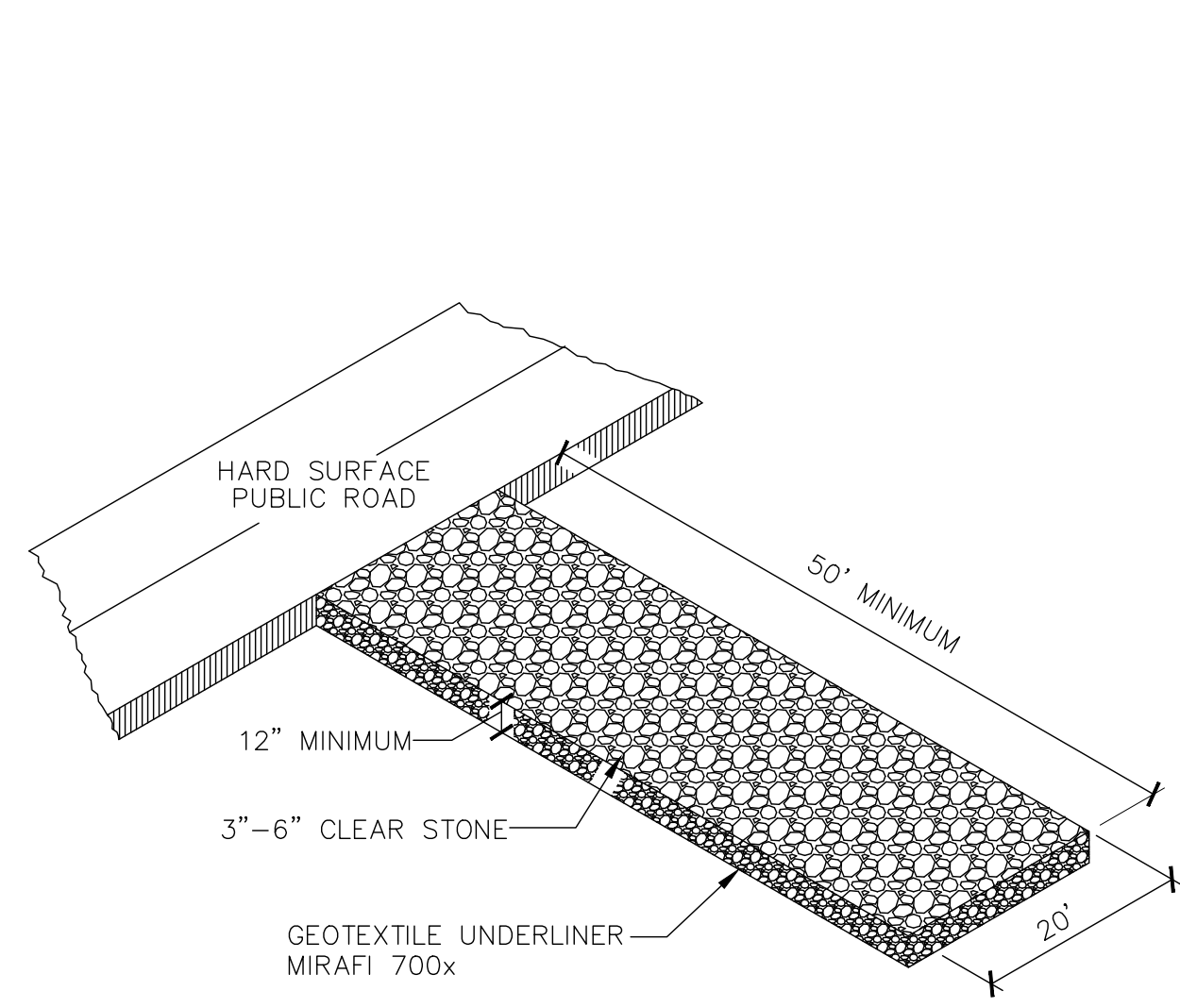
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CONSTRUCTION NOTES

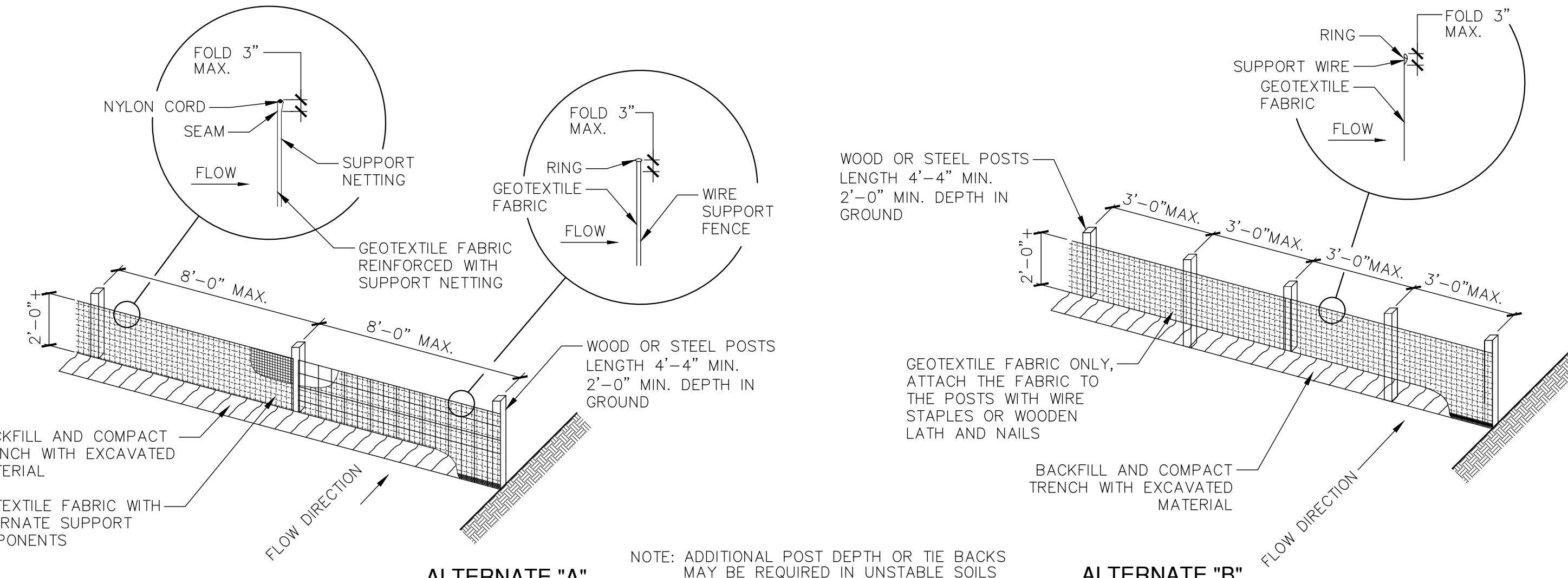
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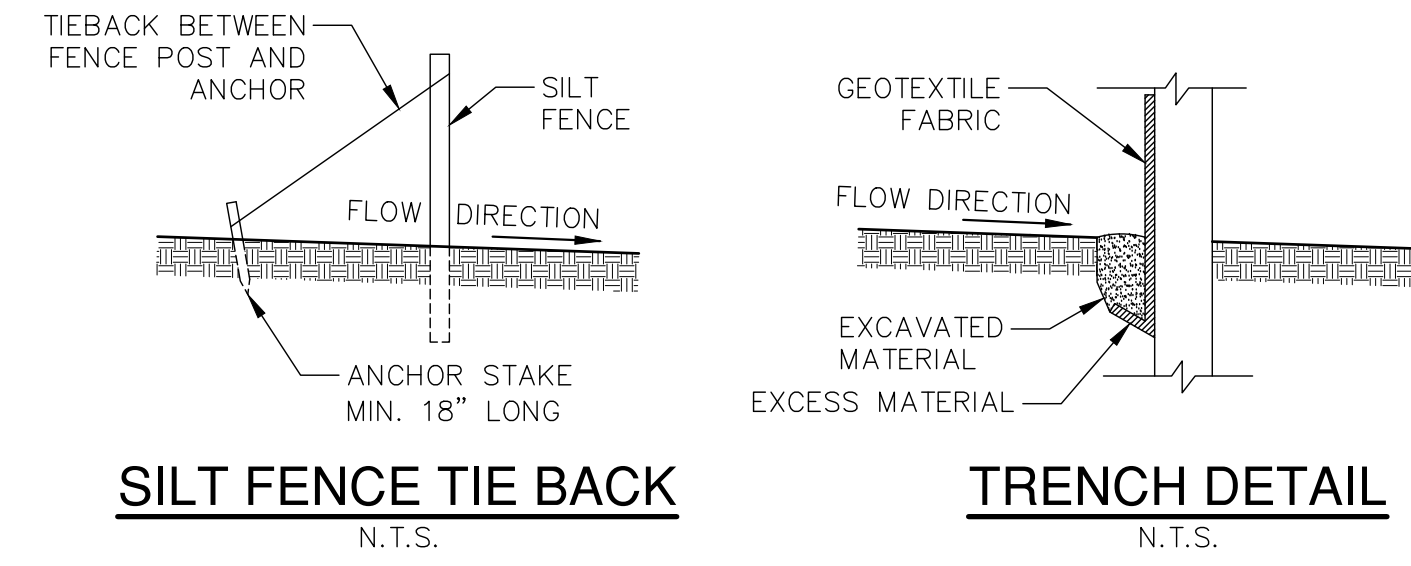
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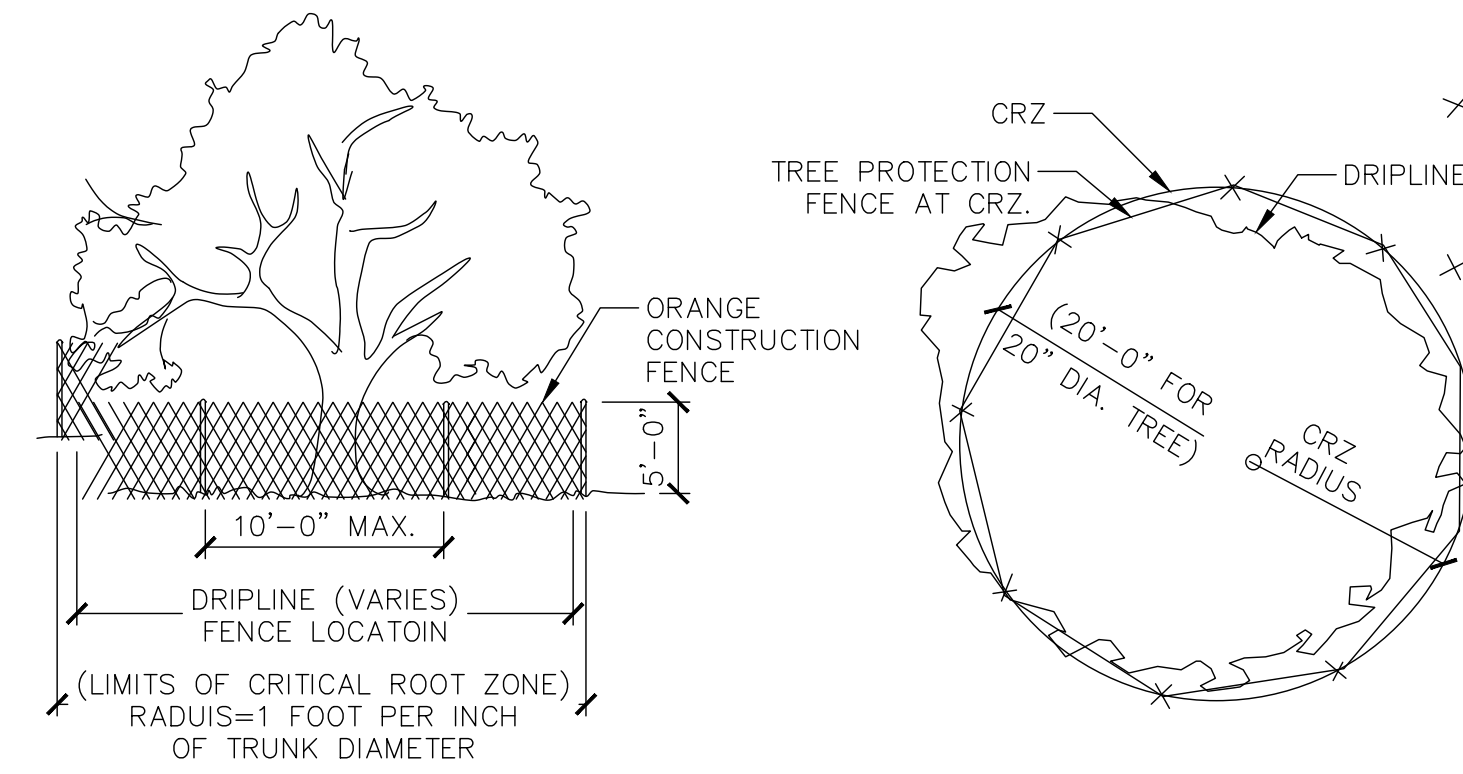
1 STONE CONSTRUCTION ENTRANCE
N.T.S.



2 SILT FENCE
N.T.S.

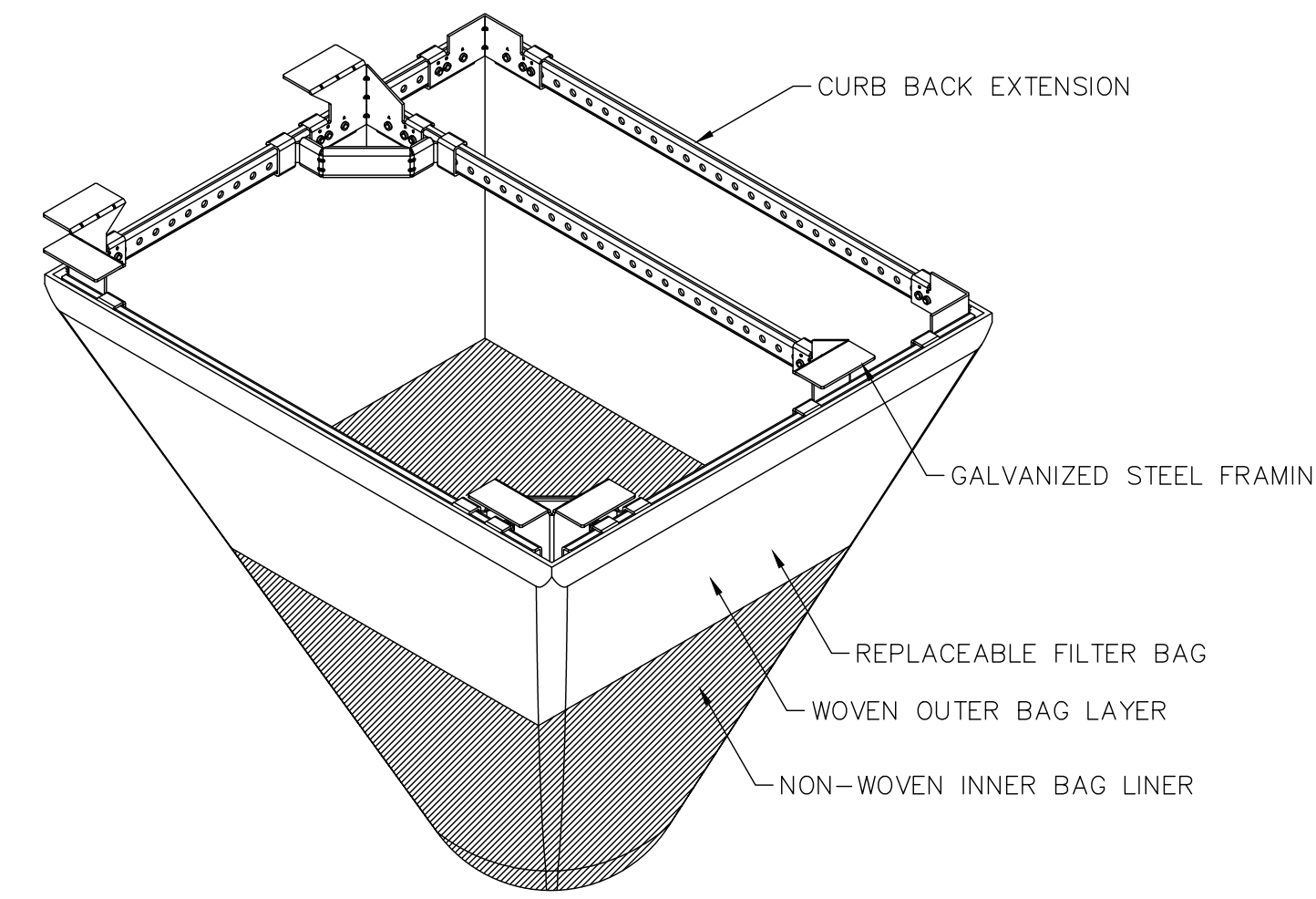


GENERAL NOTES:
DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DNR CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSE SHOE SHAPE, WITH THE ENDS POINTING UP SLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.
EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

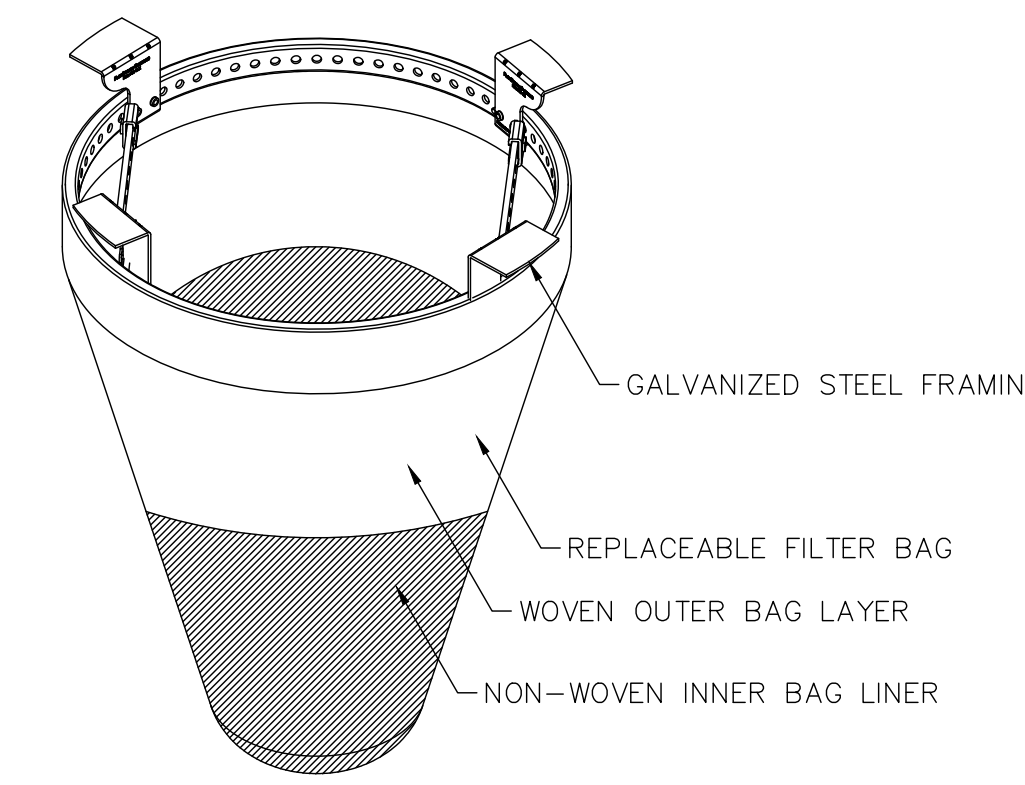


3 TREE PROTECTION FENCE — ORANGE CONSTRUCTION FENCE

- ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING).
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
- FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT.
- ANY 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.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION 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).



TYPICAL RECTANGULAR INLET FILTER



TYPICAL ROUND INLET FILTER

ASTM D8057 REQUIREMENTS

- FILTER SYSTEM CONSISTS OF RIGID FRAME AND REMOVABLE GEOSYNTHETIC BAG
- FILTER BAG SIZED TO MEET TREATMENT FLOW RATE OF THE DRAINAGE LOCATION
- BAG MAINTAINS SHAPE TO BE EXTRACTED WHEN COMPLETELY FILLED WITH SEDIMENT
- RIGID FRAME CAPABLE OF SUPPORTING FULL LOAD OF SEDIMENT WITH GRATE REMOVED
- FRAME DOES NOT INTERFERE OR ELEVATE GRATE BY MORE THAN 1/8"
- BYPASS FLOW EXCEEDS DESIGN FLOW OF DRAINAGE LOCATION
- FILTER BAG ACHIEVES >80% FILTRATION EFFICIENCY PER ASTM D7351 OR ASTM D5141

MAINTENANCE GUIDELINES

- EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
- REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE
- DISPOSE OF SEDIMENT AND DEBRIS AS DIRECTED BY THE ENGINEER OF MAINTENANCE CONTRACT
- ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM FILTER BAG

INSTALLATION INSTRUCTIONS

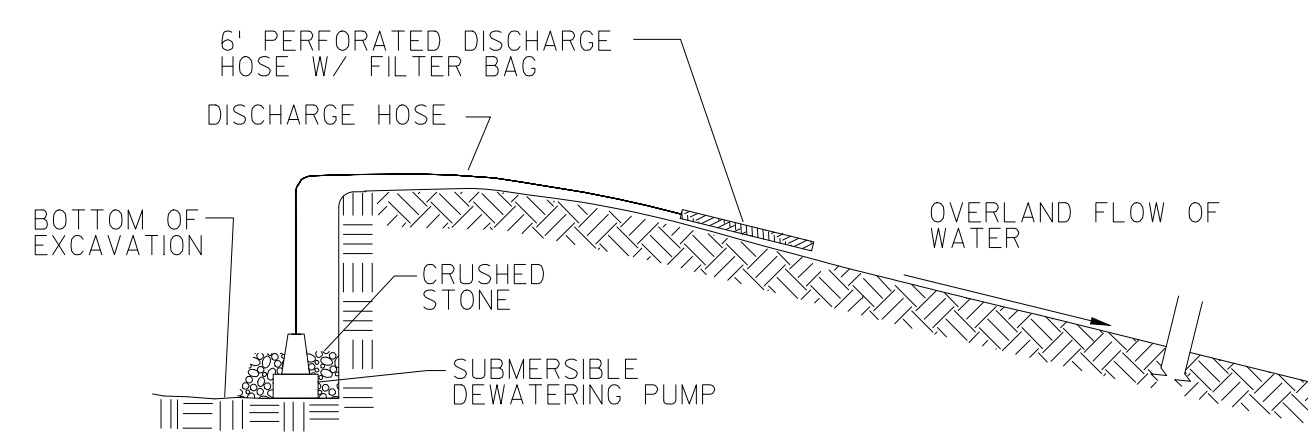
- REMOVE GATE FROM THE DRAINAGE STRUCTURE
- CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
- DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
- REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

Revisions

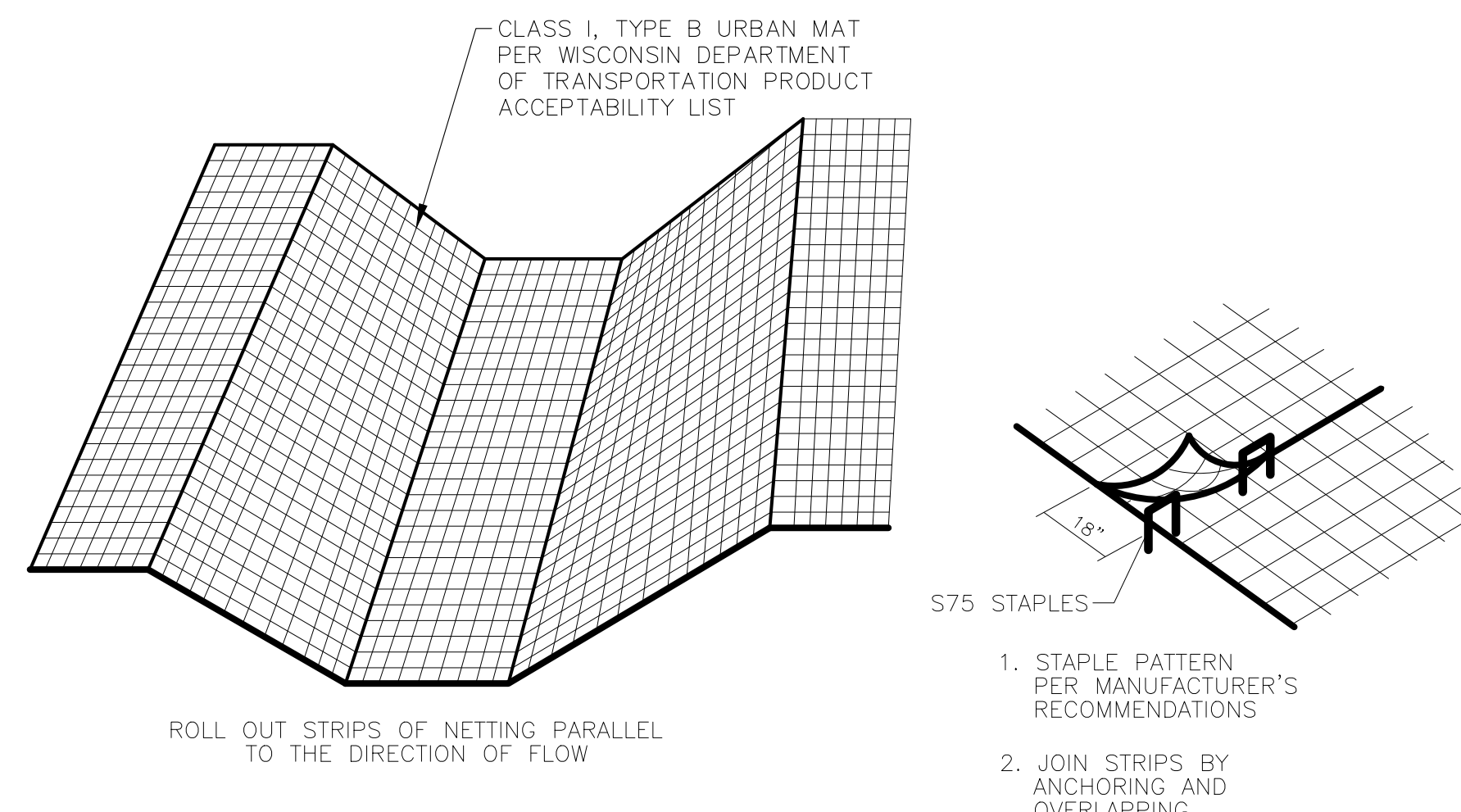
3 TREE PROTECTION
N.T.S.

4 RIGID FRAME INLET PROTECTION
N.T.S.

SCALE



5 DEWATERING SEDIMENTATION CONTROL
N.T.S.



6 EROSION MATTING
N.T.S.

BID DOCUMENTS

SCOPE DOCUMENTS

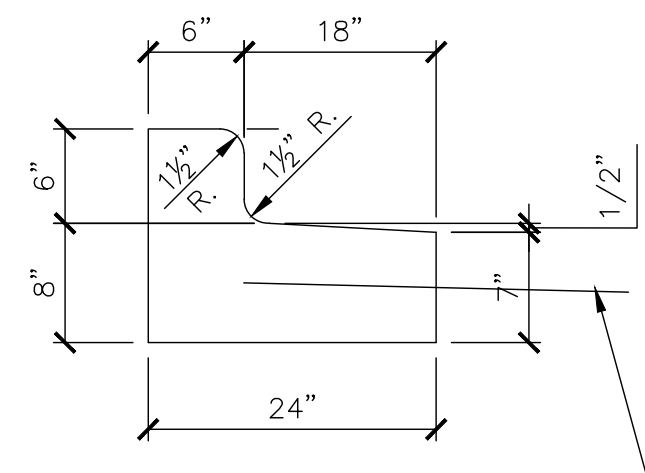
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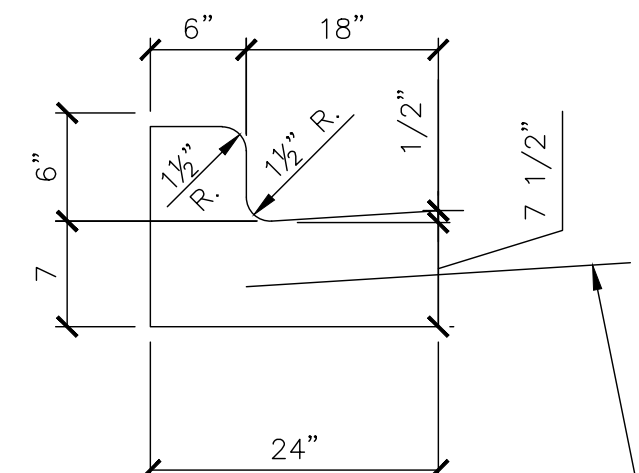
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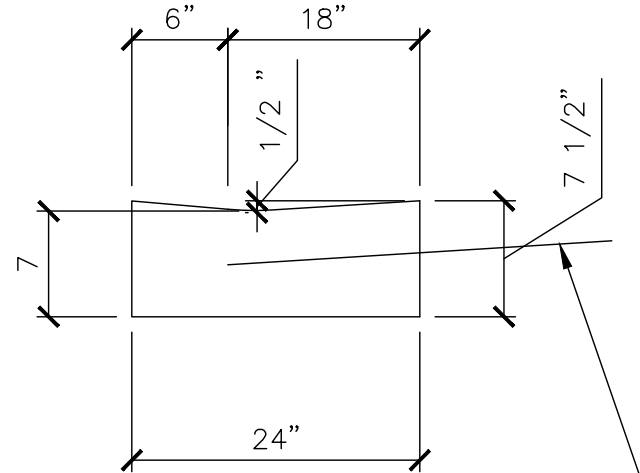
CONSTRUCTION DETAILS



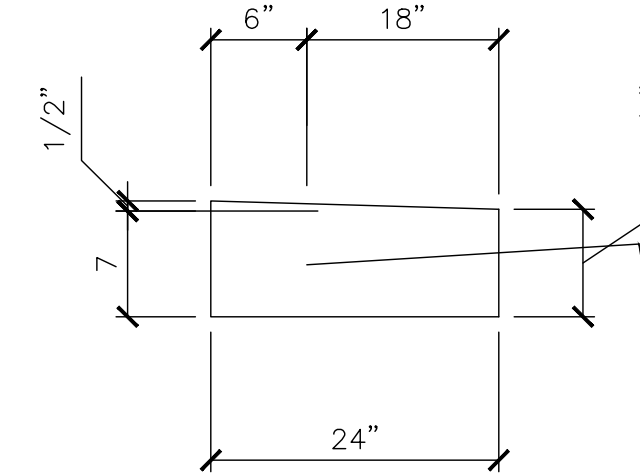
FOR CURB AND GUTTER ADJACENT TO CONCRETE PAVEMENT, INSTALL 3/4" DIA. x 24" TIE BARS @ 2'-0" O.C.



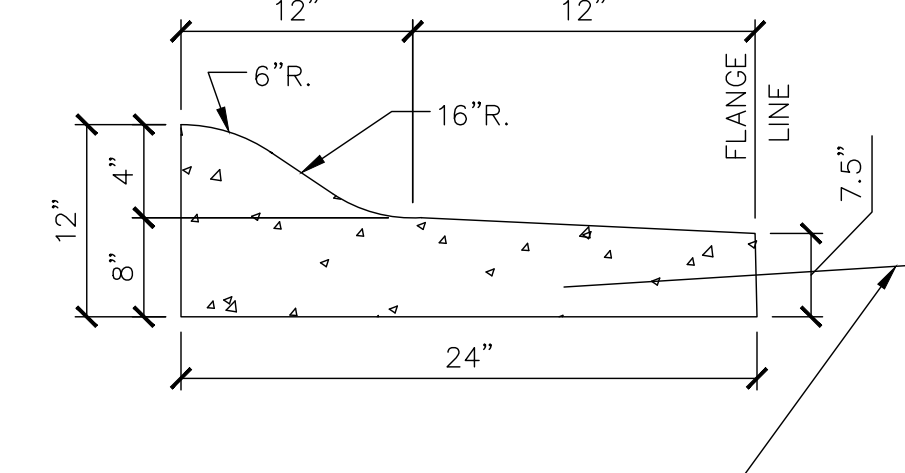
FOR CURB AND GUTTER ADJACENT TO CONCRETE PAVEMENT, INSTALL 3/4" DIA. x 24" TIE BARS @ 2'-0" O.C.



FOR CURB AND GUTTER ADJACENT TO CONCRETE PAVEMENT, INSTALL 3/4" DIA. x 24" TIE BARS @ 2'-0" O.C.



FOR CURB AND GUTTER ADJACENT TO CONCRETE PAVEMENT, INSTALL 3/4" DIA. x 24" TIE BARS @ 2'-0" O.C.



FOR CURB AND GUTTER ADJACENT TO CONCRETE PAVEMENT, INSTALL 3/4" DIA. x 24" TIE BARS @ 2'-0" O.C.

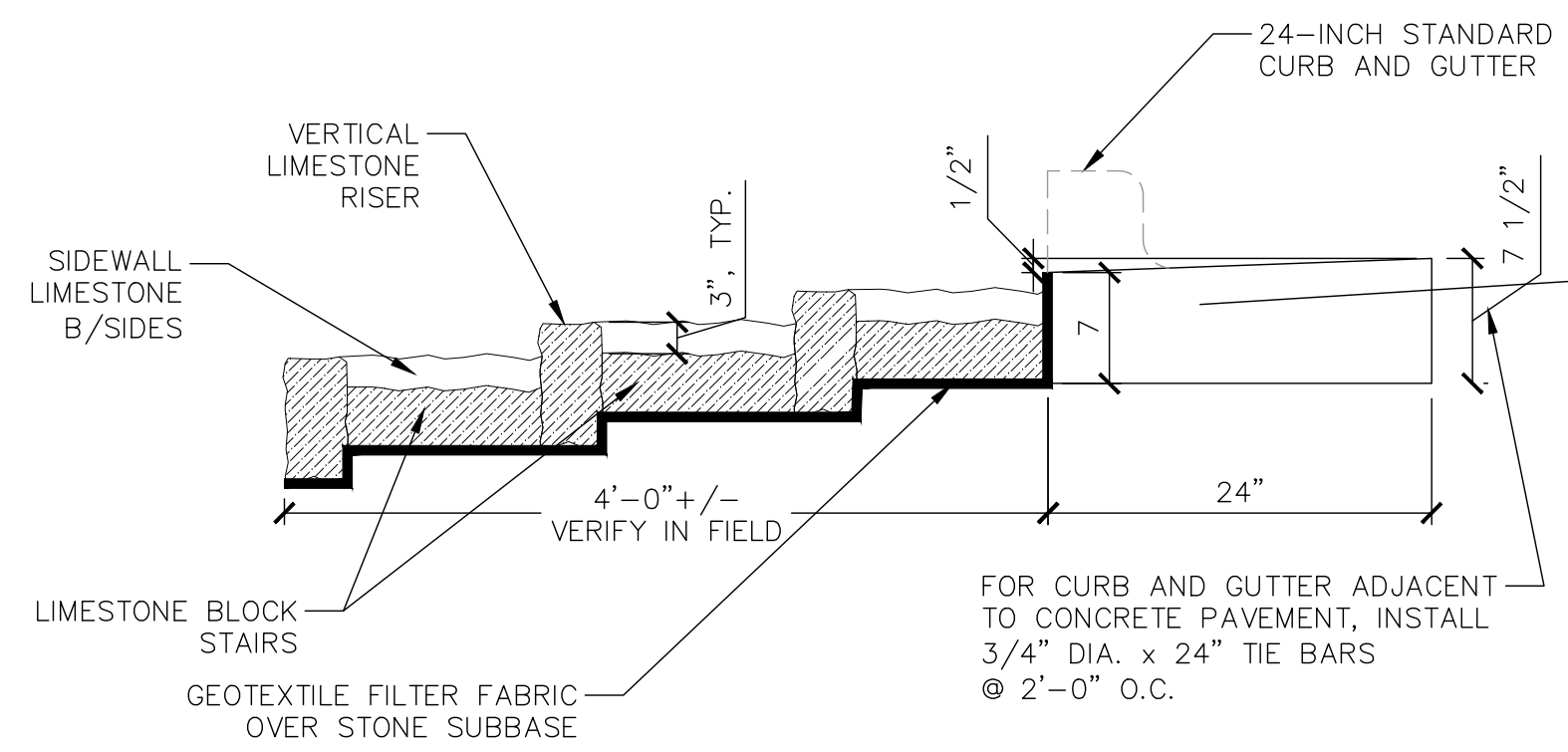
1 24-INCH HIGHSIDE CONCRETE CURB & GUTTER N.T.S.

2 24-INCH STANDARD CONCRETE CURB & GUTTER N.T.S.

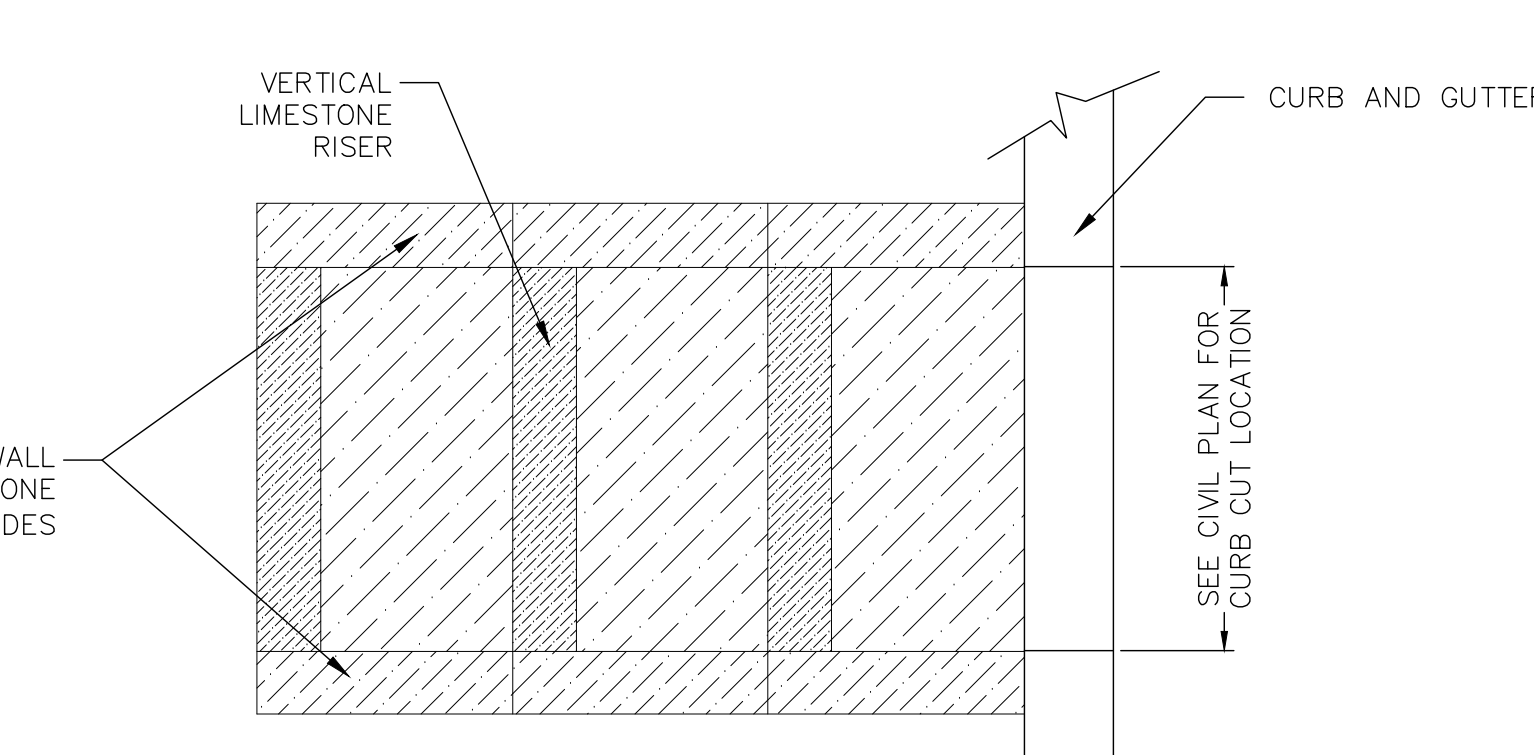
3 24-INCH FLUSH CONCRETE CURB & GUTTER N.T.S.

4 24-INCH HIGHSIDE FLUSH CONCRETE CURB & GUTTER N.T.S.

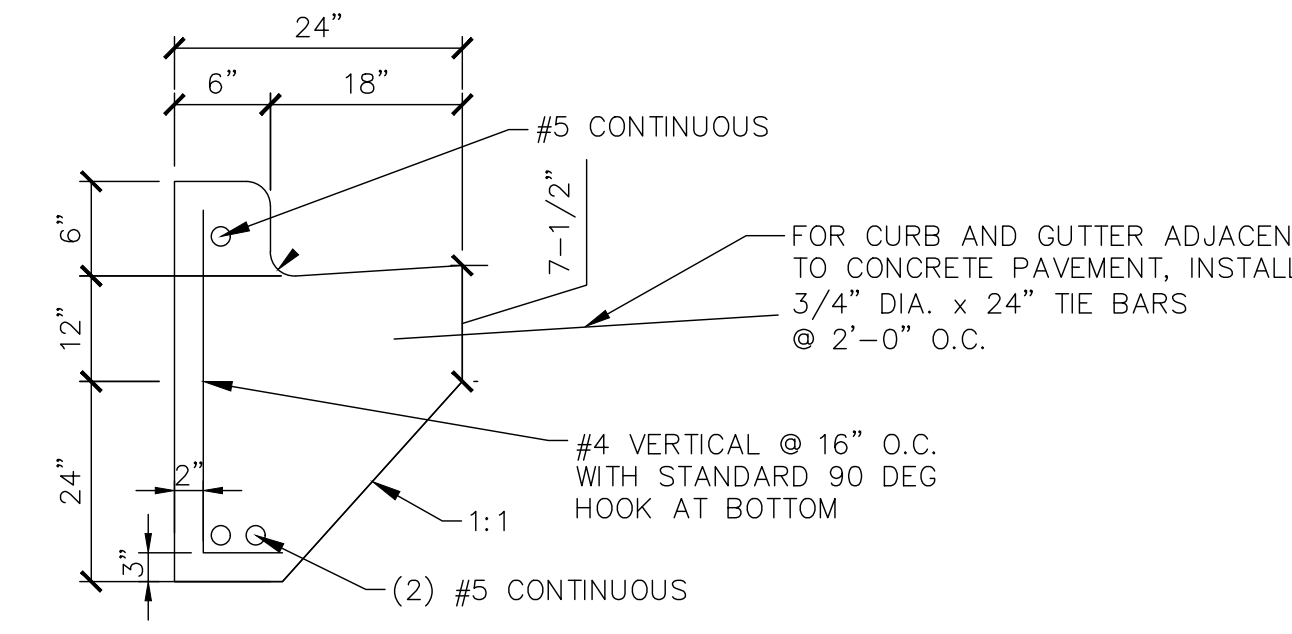
5 MOUNTABLE HIGHSIDE CONCRETE CURB & GUTTER N.T.S.



SECTION

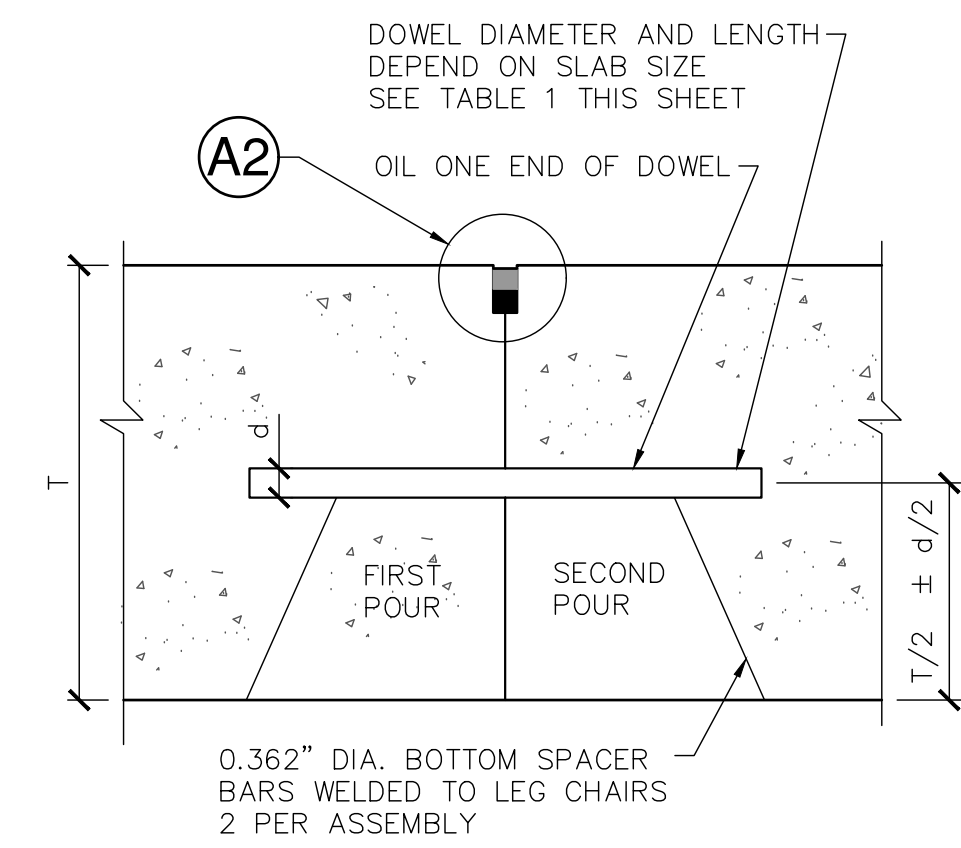


PLAN VIEW

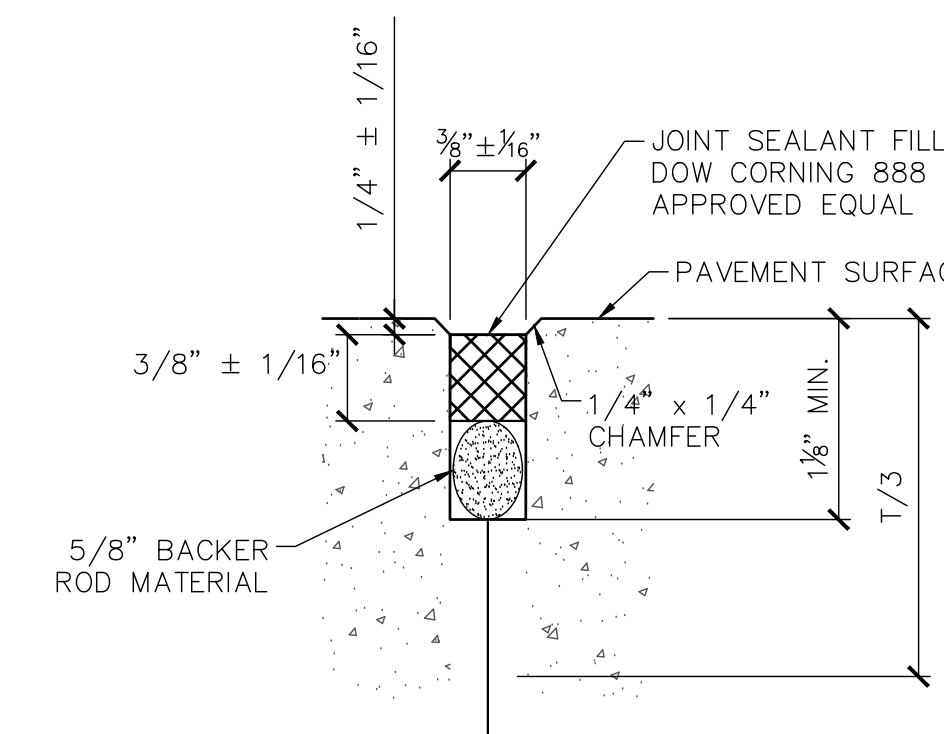


7 24-INCH THICKENED EDGE CONCRETE CURB & GUTTER N.T.S.

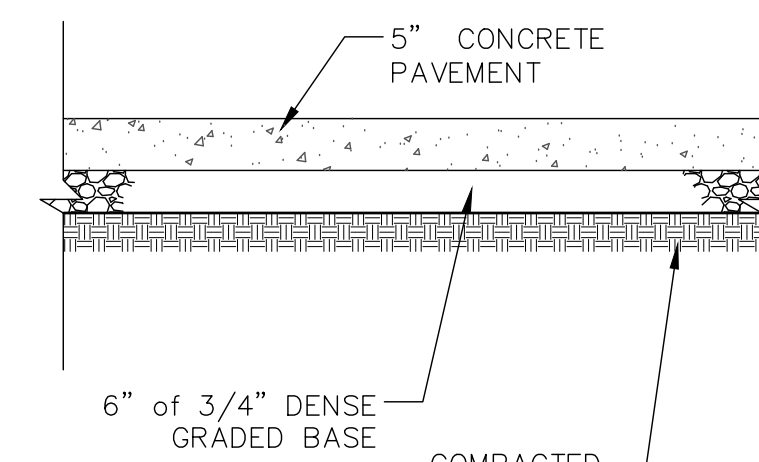
6 CURB CUT WITH LIMESTONE BLOCK OUTFALL N.T.S.



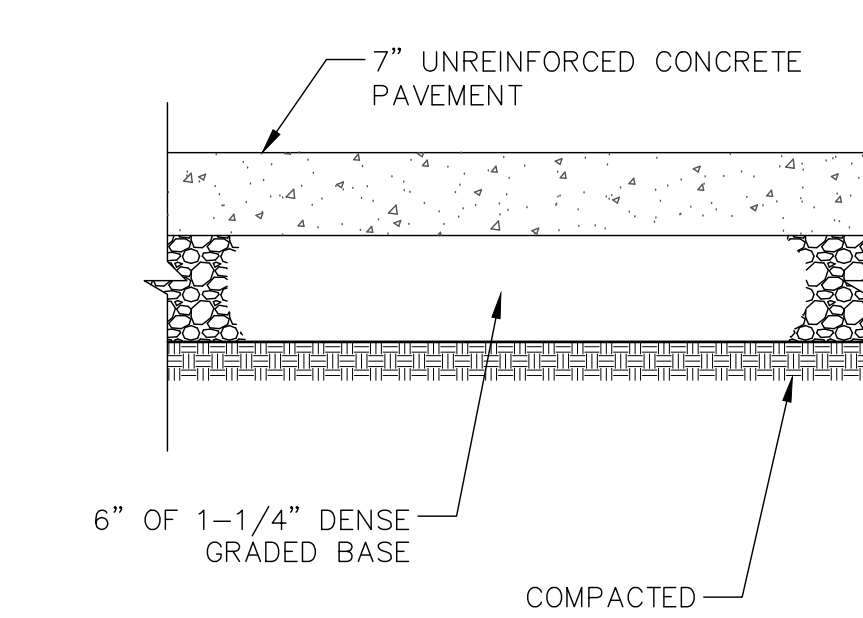
8 TYPE E DOWELED CONSTRUCTION JOINT N.T.S.



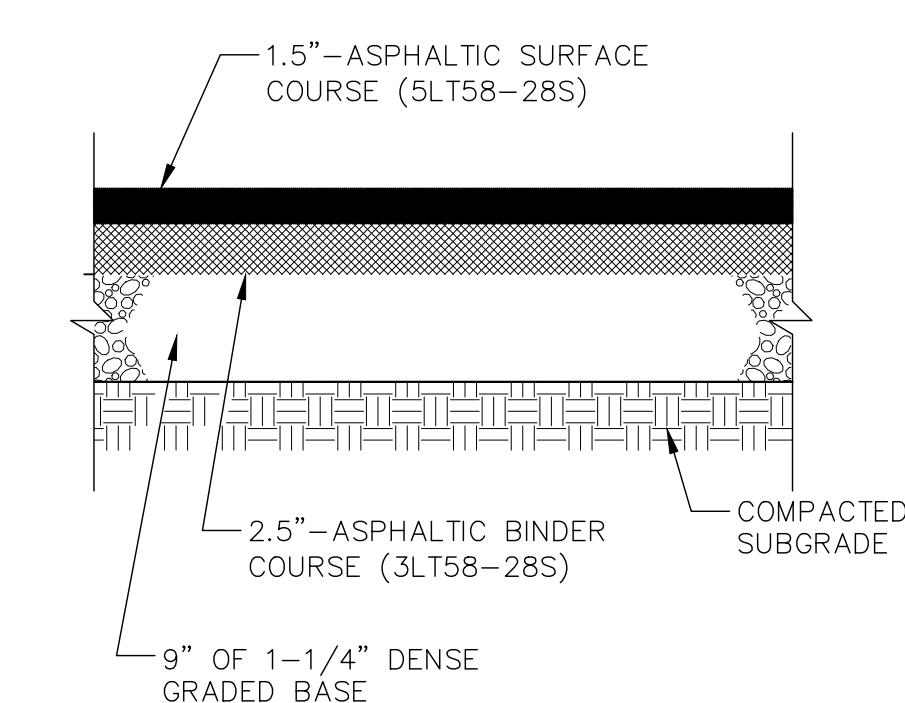
9 CONSTRUCTION JOINT FILLER N.T.S.



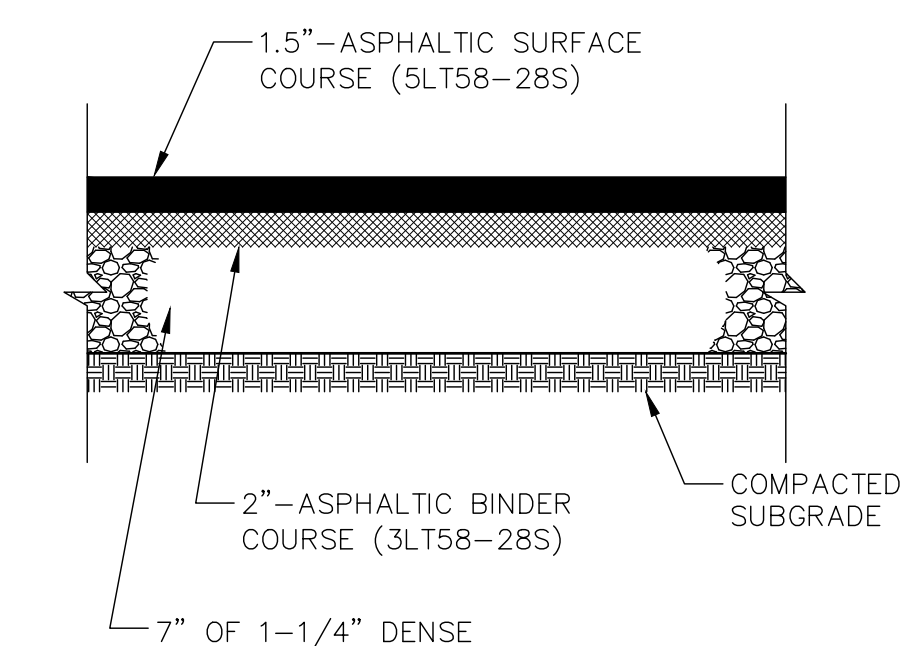
10 TYPICAL CONCRETE SIDEWALK SECTION N.T.S.



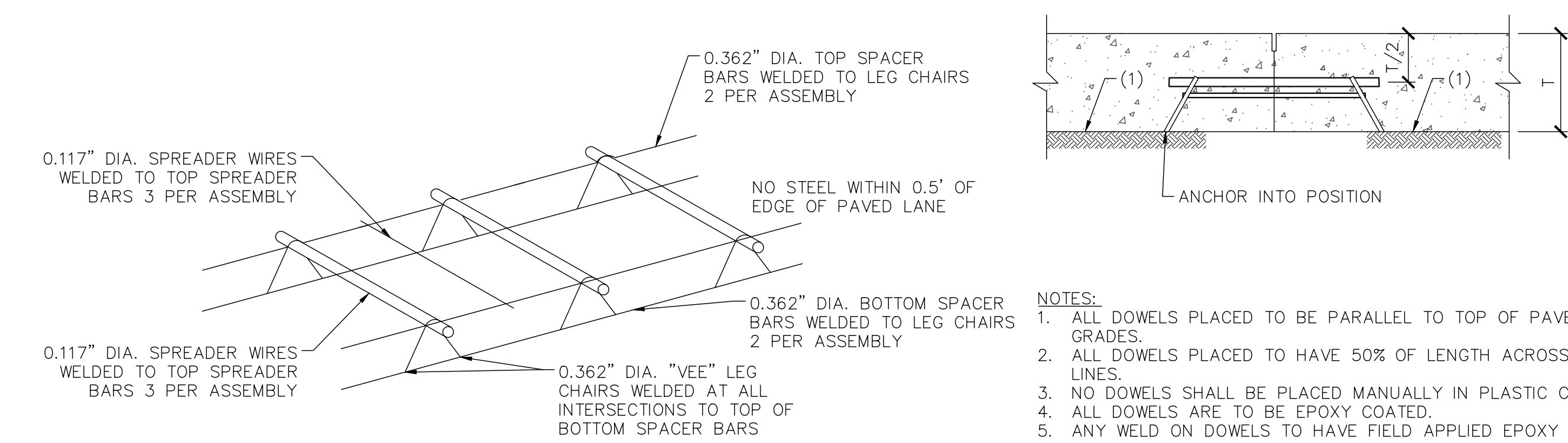
11 TYPICAL CONCRETE PAVING SECTION N.T.S.



12 HEAVY DUTY ASPHALT PAVEMENT N.T.S.



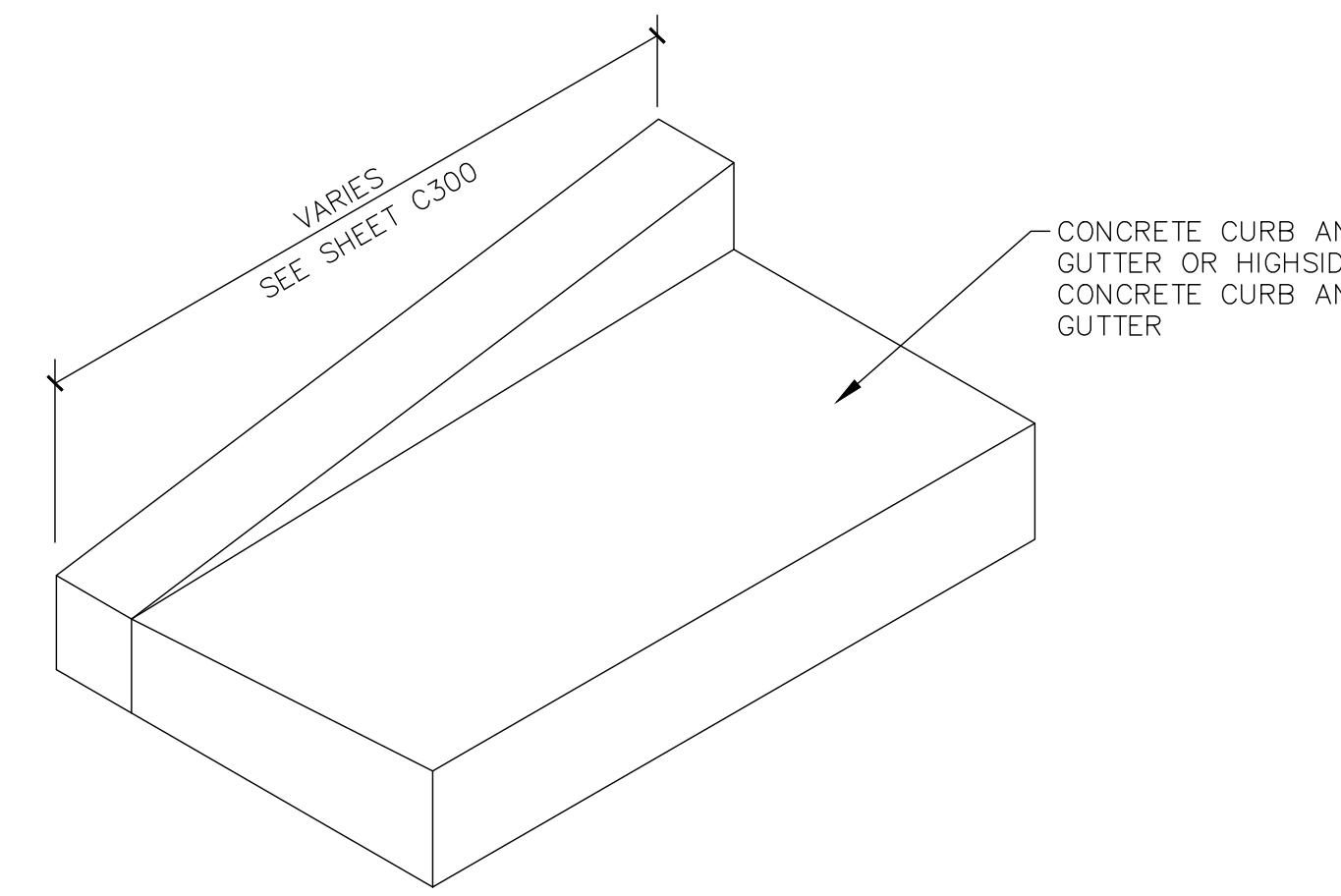
13 STANDARD ASPHALT PAVEMENT N.T.S.



NOTES:
1. BASKET MUST BE FIRMLY ATTACHED TO EXISTING OR NEW BASE.
2. ALL WIRE SIZES SHOWN ARE MINIMUM SIZE.
3. DOWELS SHALL BE HELD FIRMLY IN THE ABOVE WELDED ASSEMBLY.

TABLE 1: DIMENSIONS AND SPACING OF STEEL DOWELS			
SLAB THICKNESS (T)	DIAMETER (d)	LENGTH (L)	SPACING MAX.
7.5-12"	1"	19"	12" O.C.

14 TYPICAL DOWEL AND TIE BAR BASKET N.T.S.



15 CURB TAPER N.T.S.

Revisions

BID DOCUMENTS

SCOPE DOCUMENTS

Drawing Date
08.11.2025

SULLIVAN SCHOOL OF BUSINESS & TECHNOLOGY

245 N. Barstow St.
Waukesha, WI 53186

Project No. CARROLL UNIVERSITY
221071.00

Sheet Title
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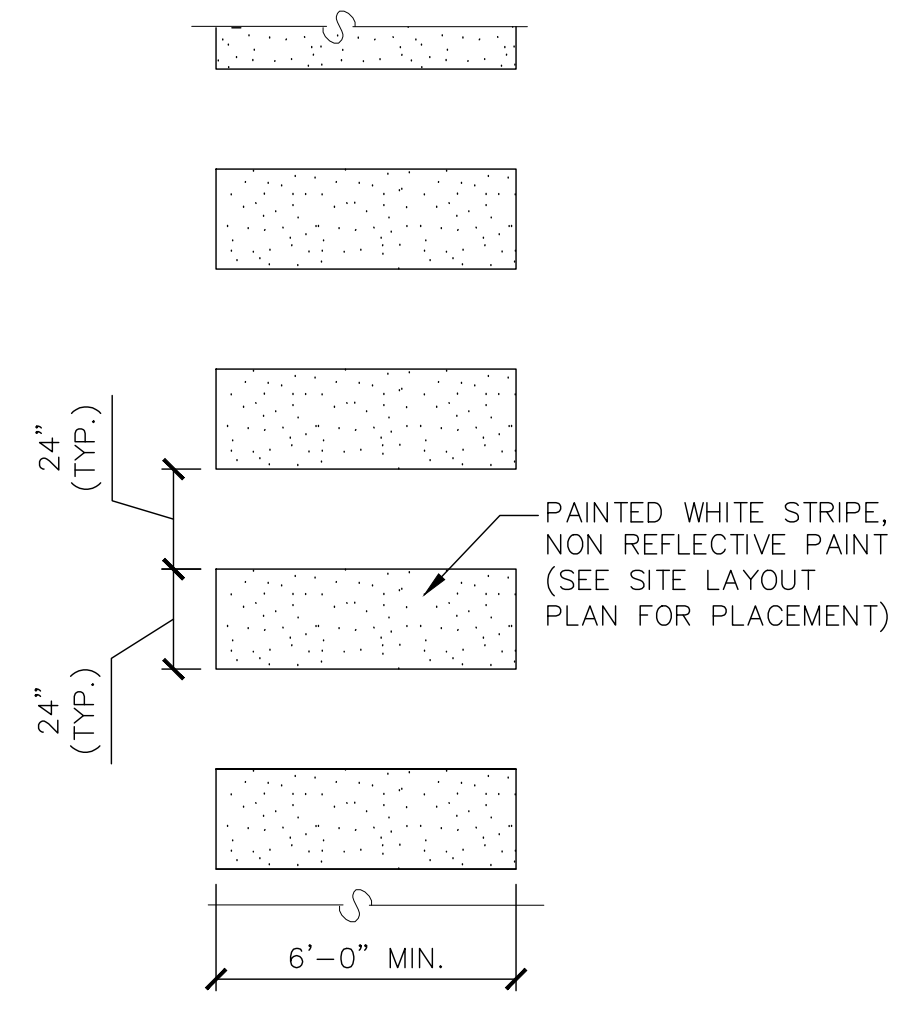
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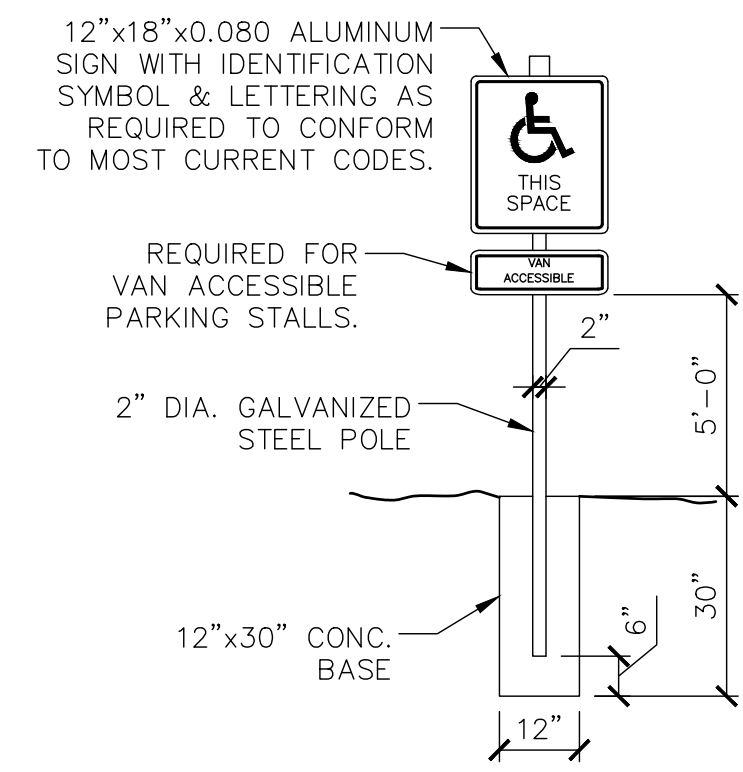
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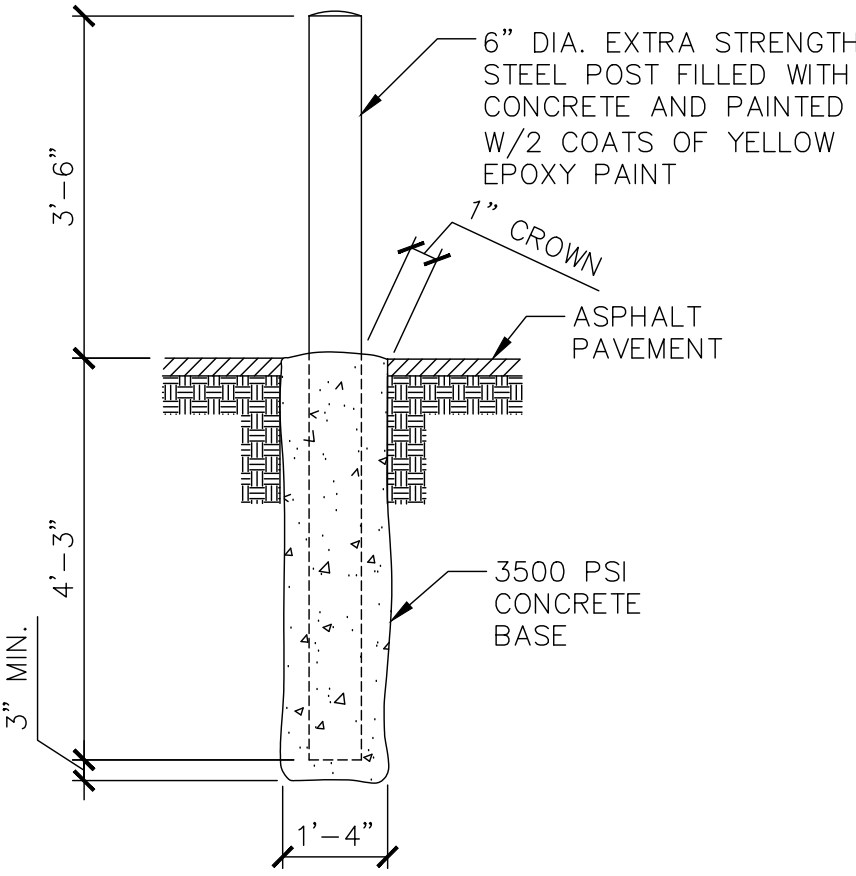
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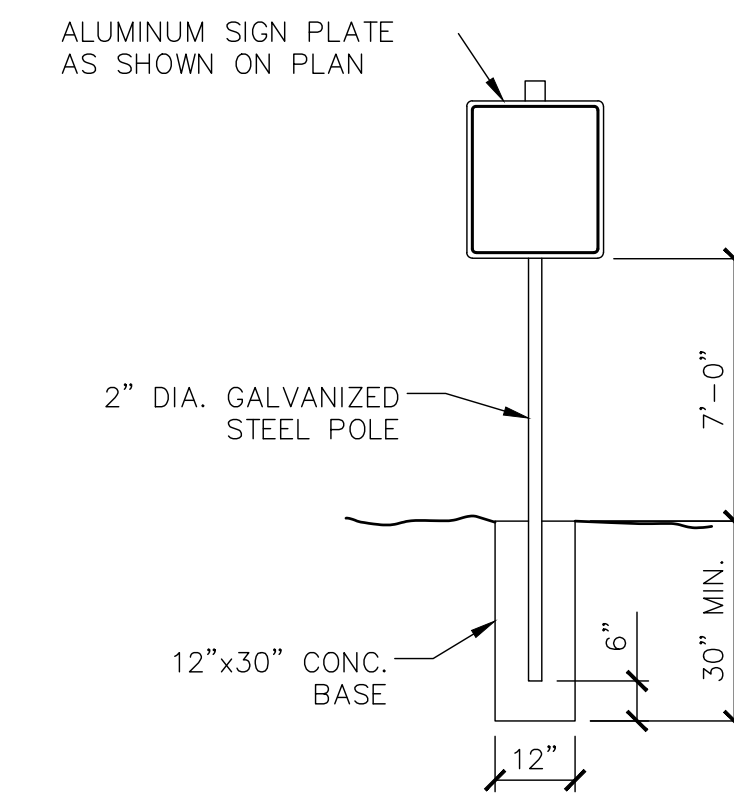
01 CROSSWALK PAVEMENT MARKING
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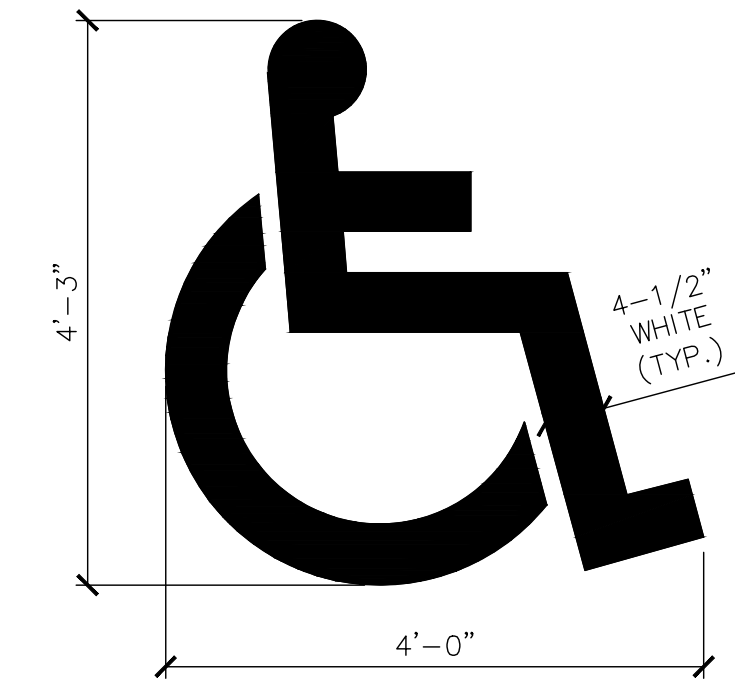
02 ACCESSIBLE SIGN
SCALE N.T.S.



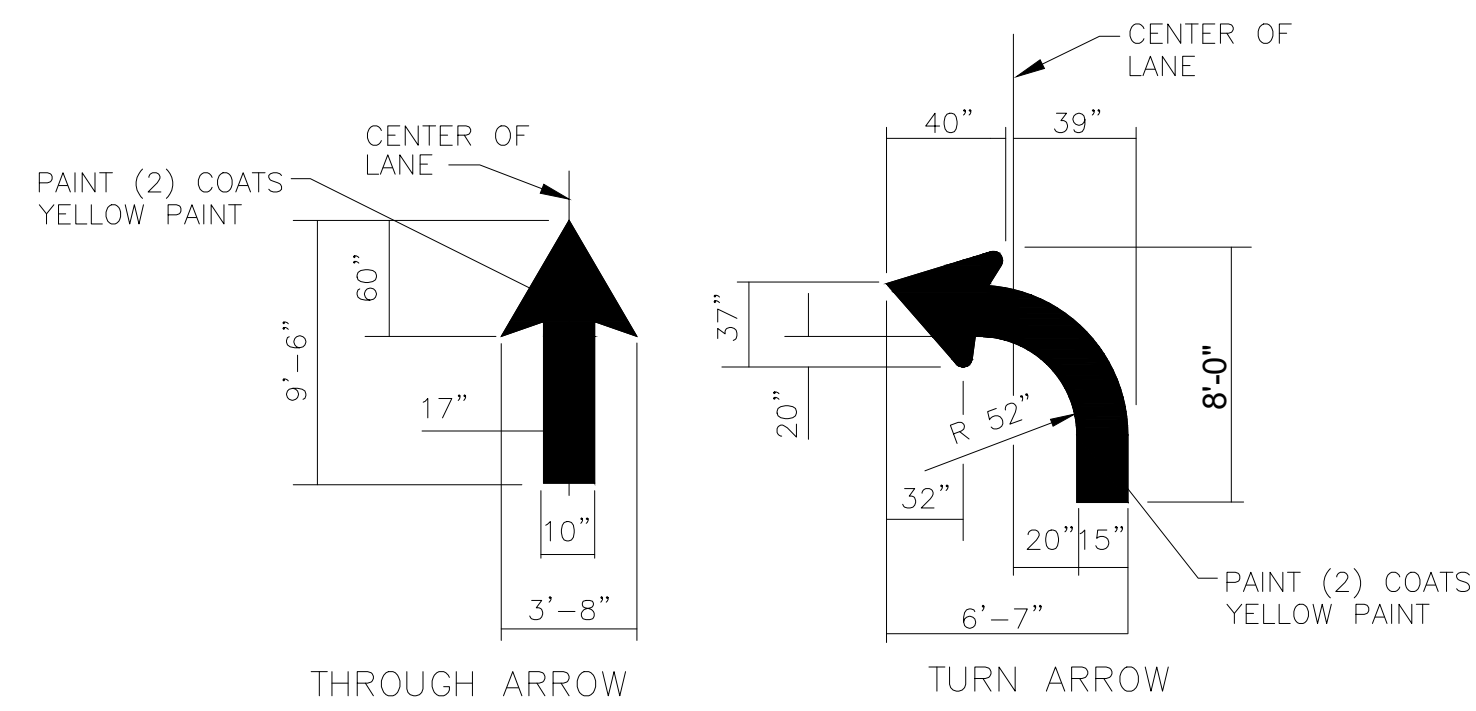
03 SITE BOLLARD
SCALE N.T.S.



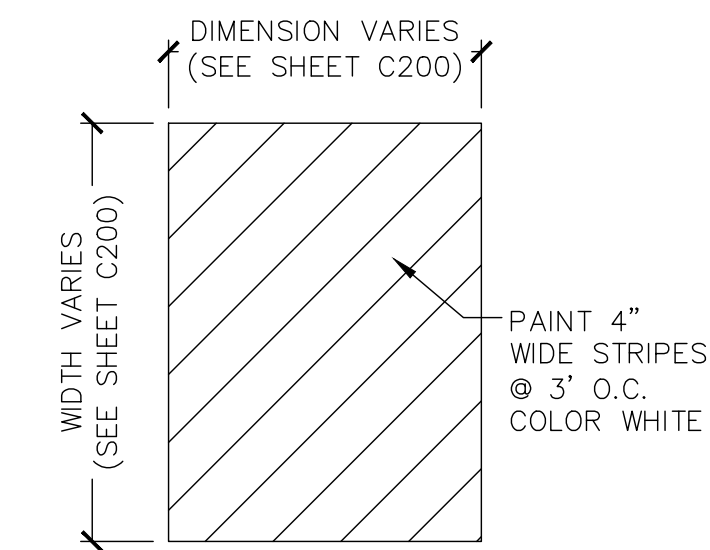
04 TYPICAL SIGN POST
SCALE N.T.S.



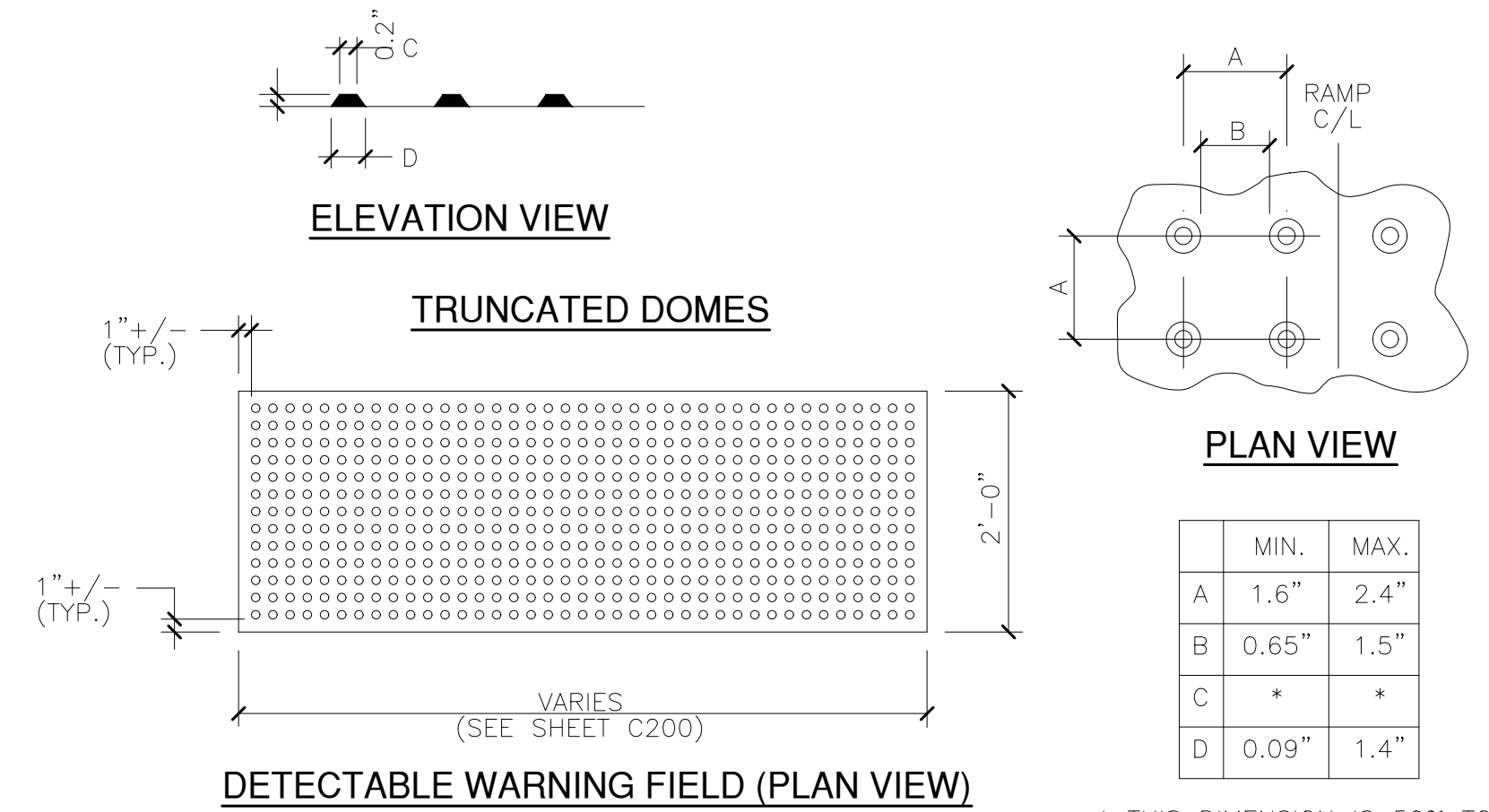
05 ACCESSIBLE PARKING PAVEMENT SYMBOL
SCALE N.T.S.



06 PAVEMENT ARROW
SCALE N.T.S.

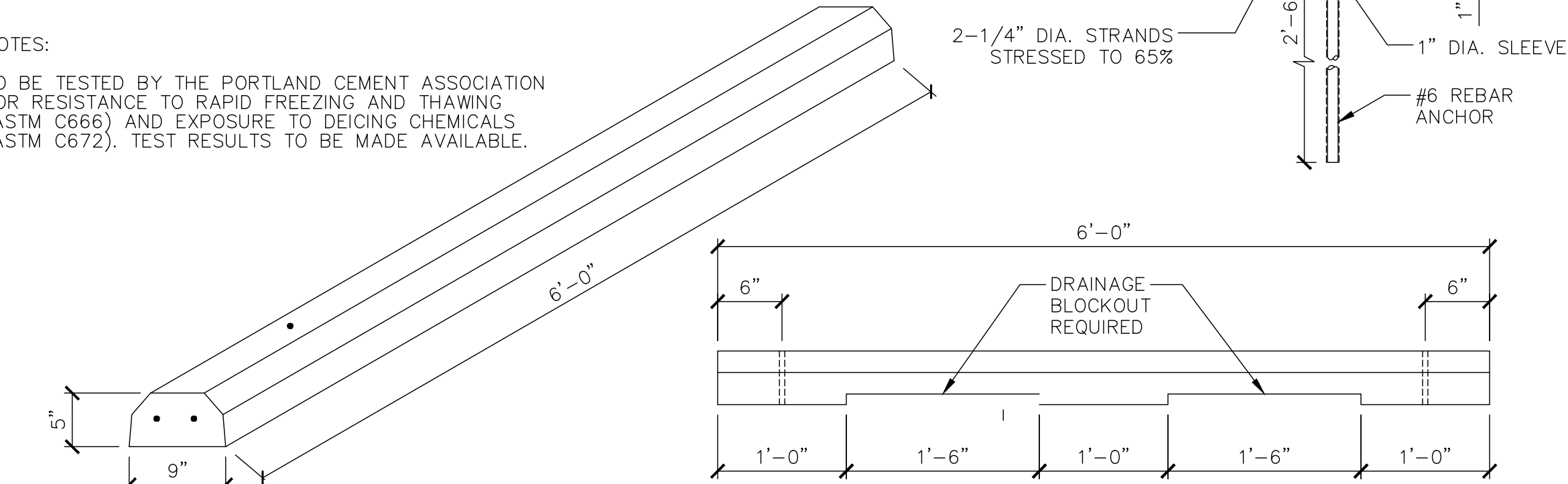


07 CROSS STRIPING
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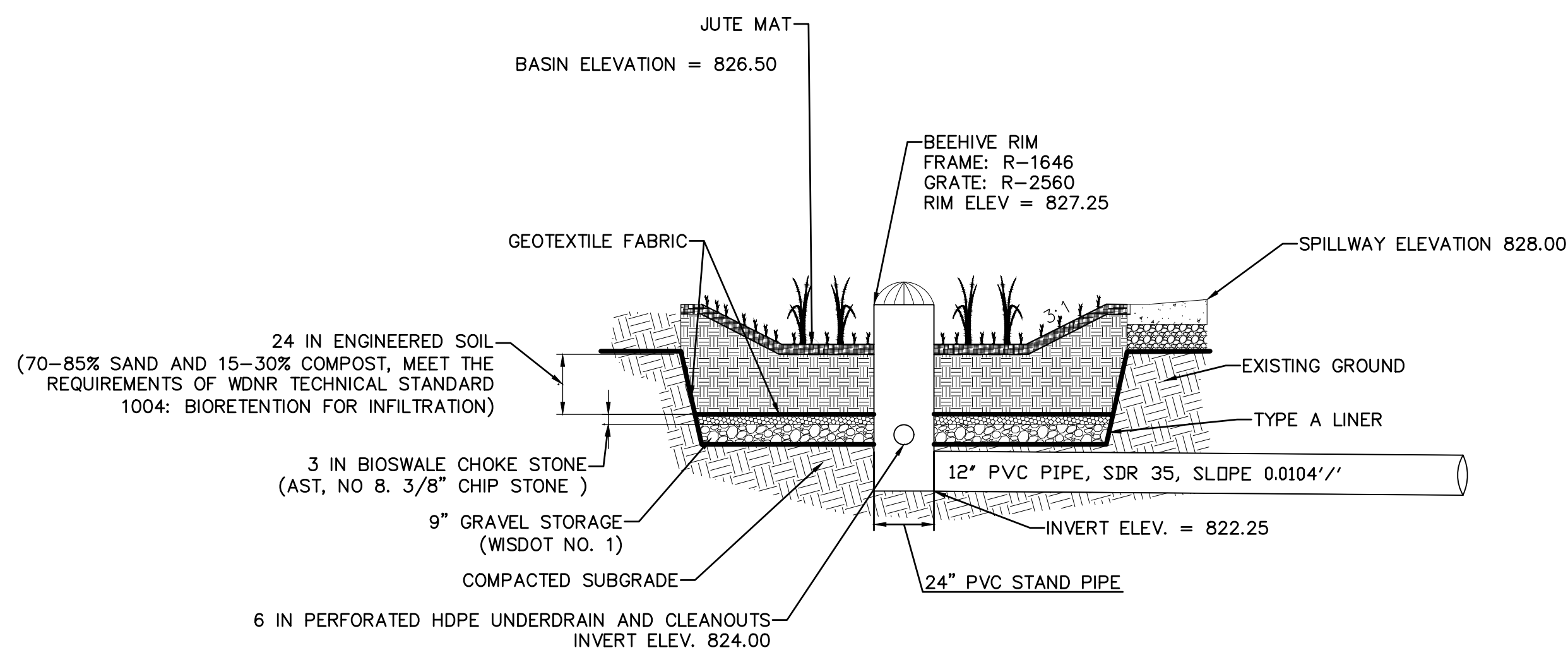


08 TRUNCATED DOME PANELS
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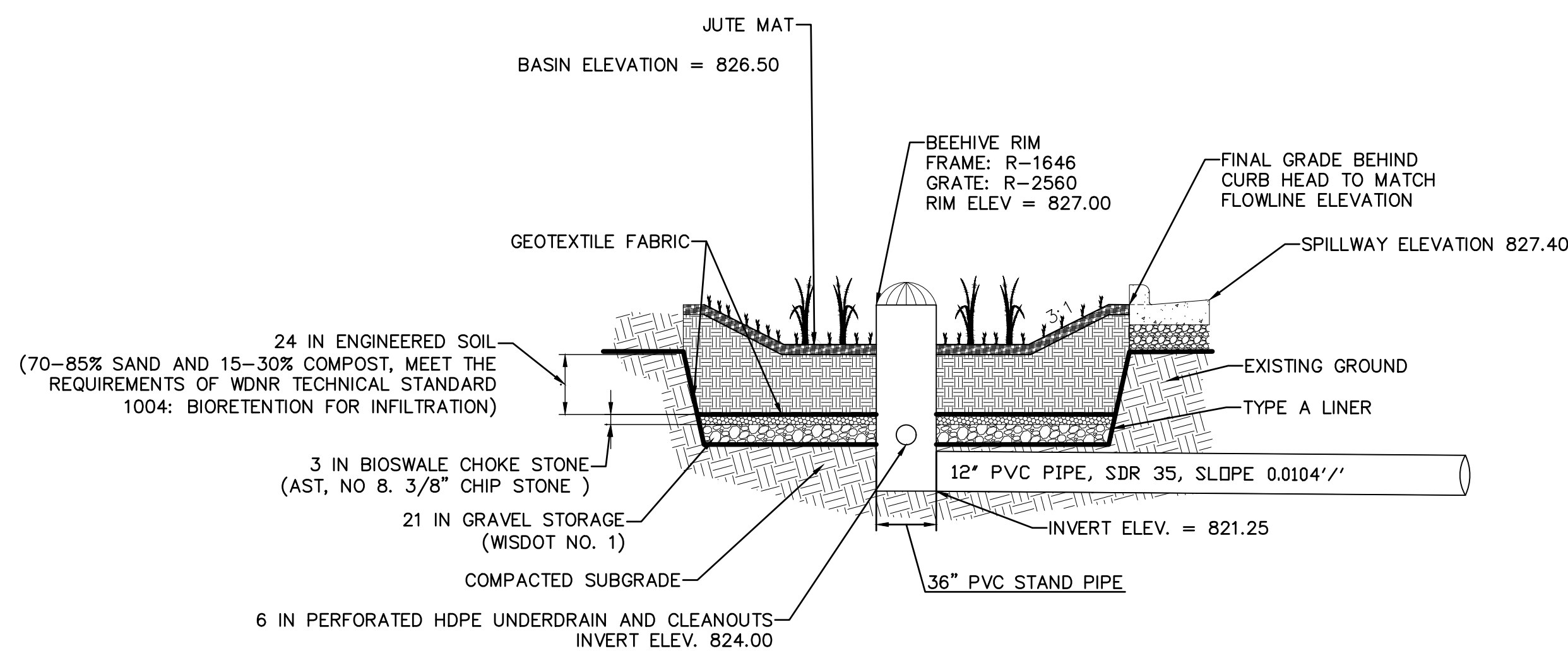
NOTES:
TO BE TESTED BY THE PORTLAND CEMENT ASSOCIATION FOR RESISTANCE TO RAPID FREEZING AND THAWING (ASTM C666) AND EXPOSURE TO DEICING CHEMICALS (ASTM C672). TEST RESULTS TO BE MADE AVAILABLE.



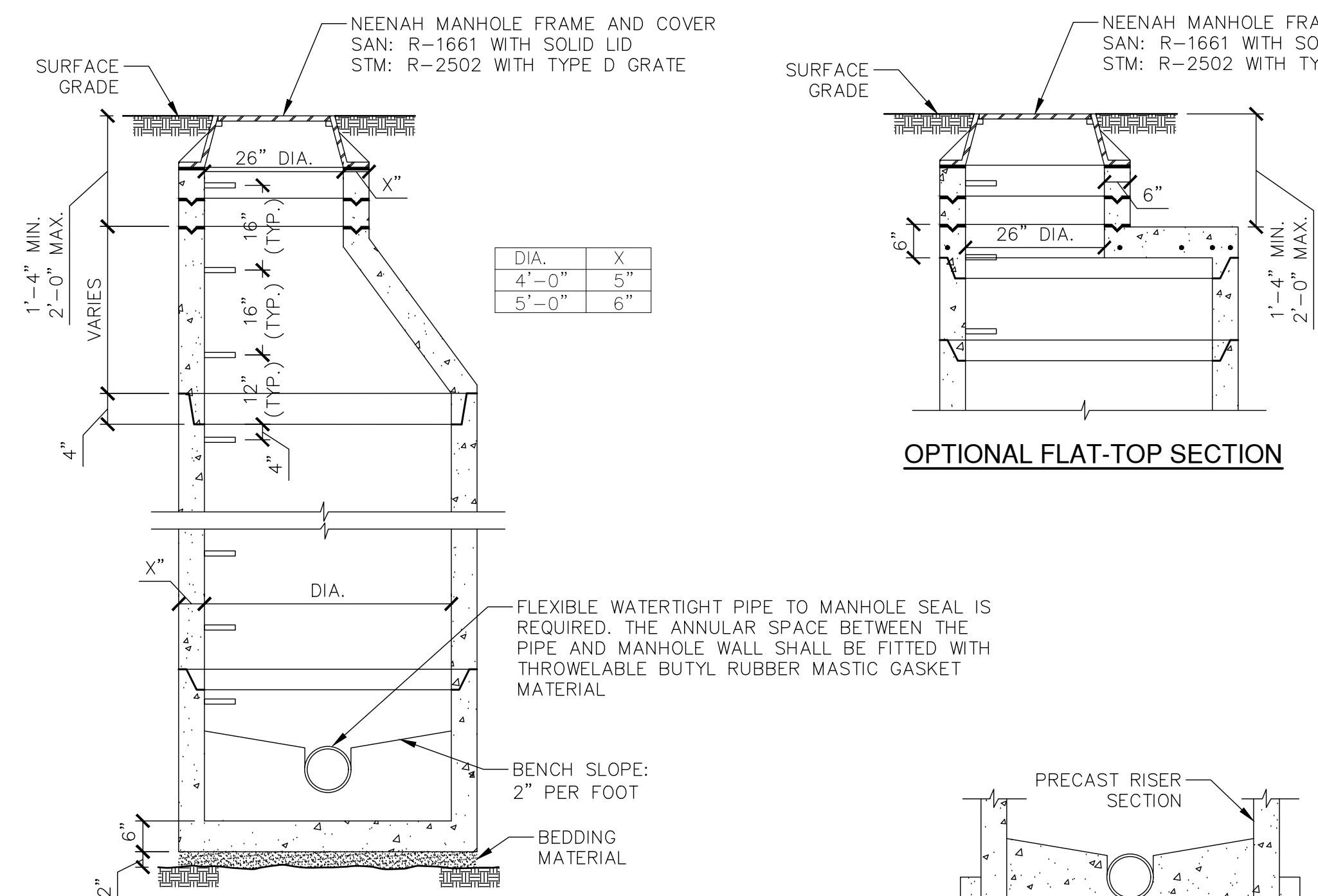
09 TYPICAL CONCRETE WHEEL STOP
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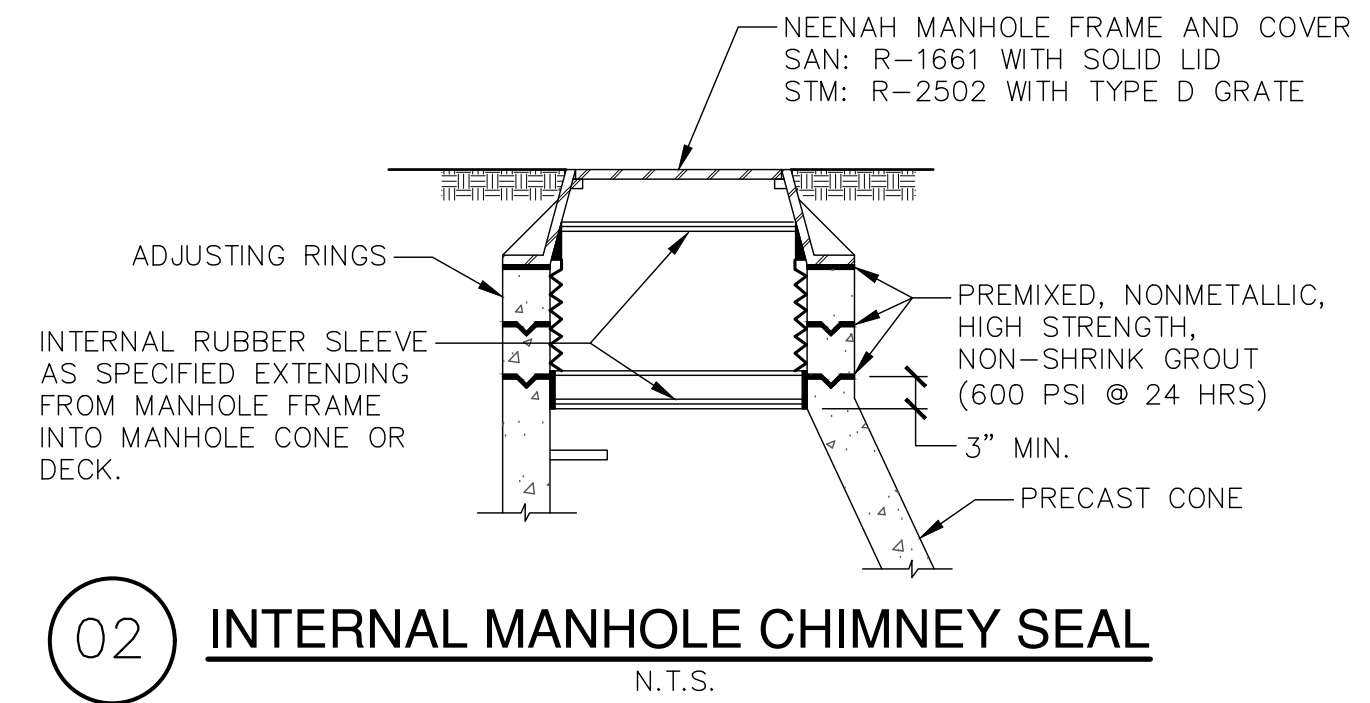
10 SOUTH BIORETENTION BASIN AND OUTLET STRUCTURE
SCALE N.T.S.



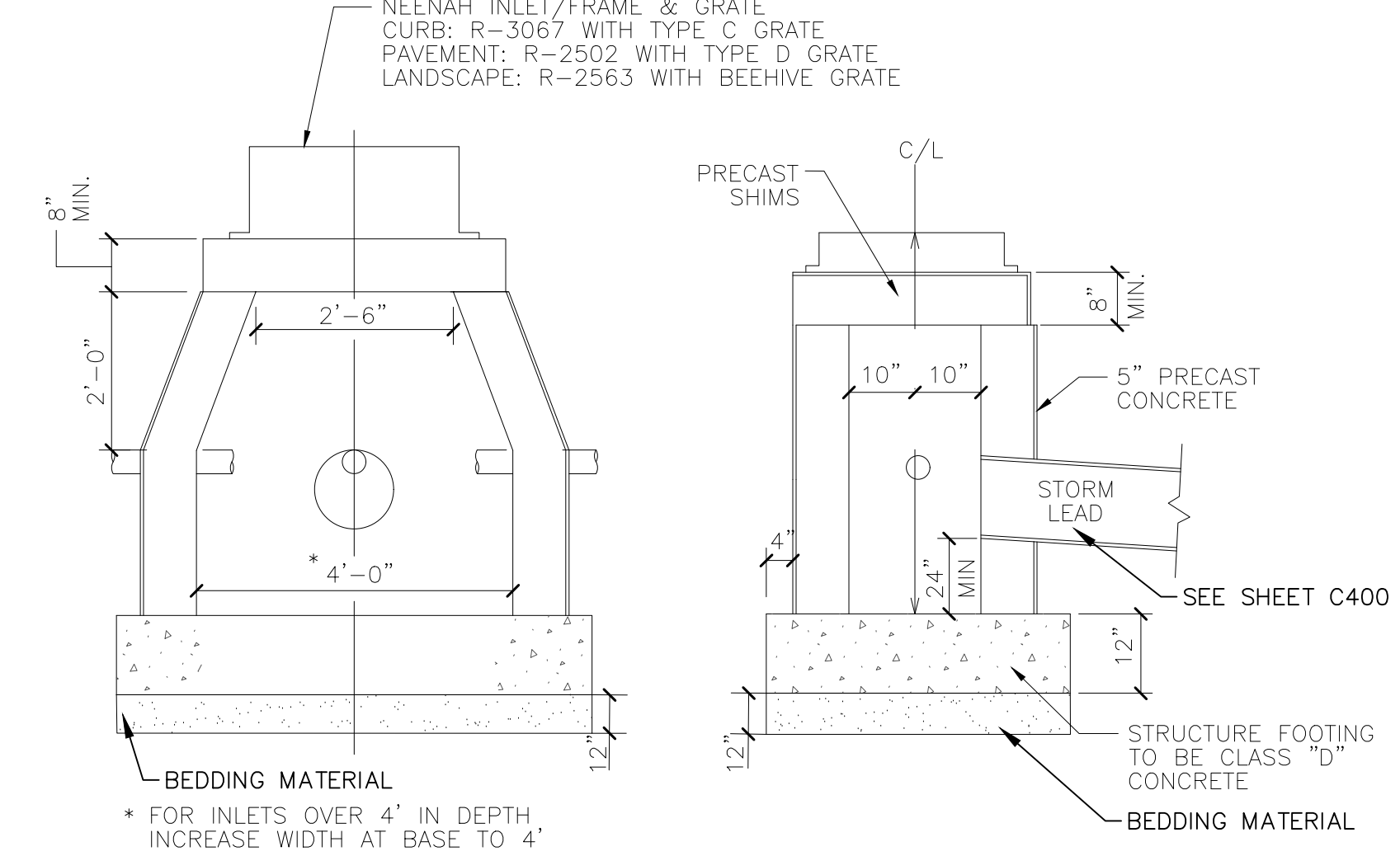
12 NORTH BIORETENTION BASIN AND OUTLET STRUCTURE
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01 MANHOLE
SCALE N.T.S.

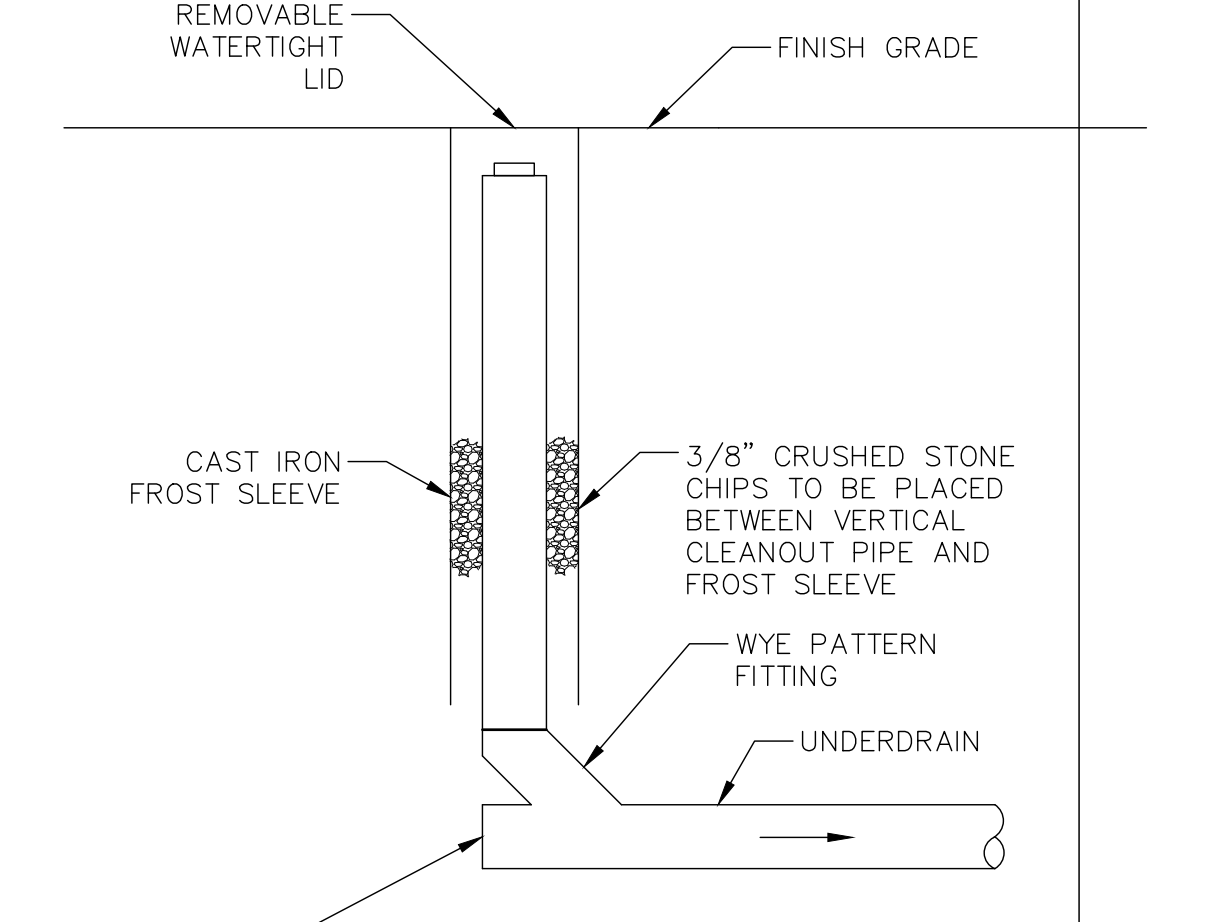


02 INTERNAL MANHOLE CHIMNEY SEAL
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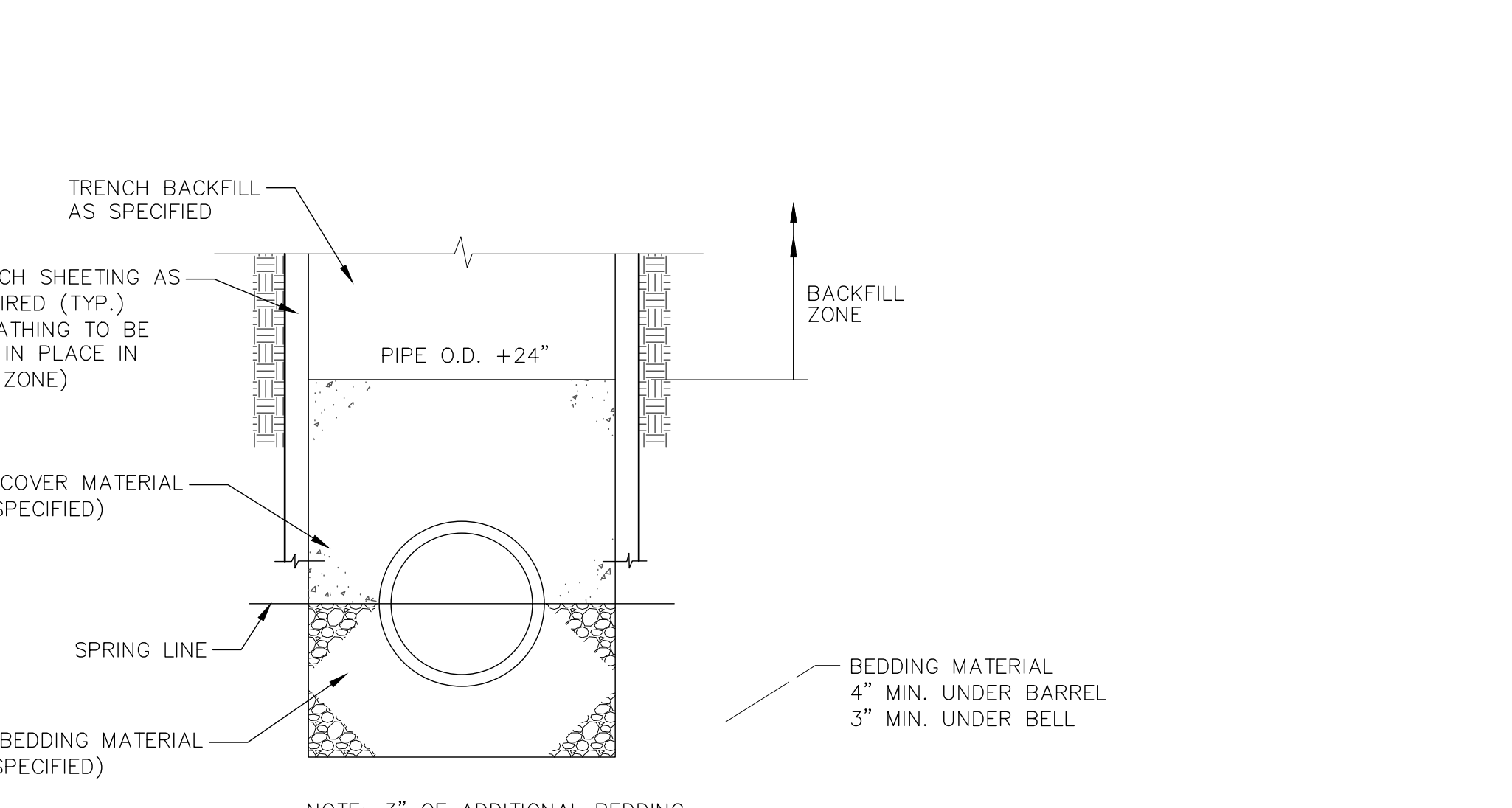
03 NEW CONNECTION TO EXISTING UTILITY STRUCTURE
N.T.S.

04 CATCH BASIN
N.T.S.

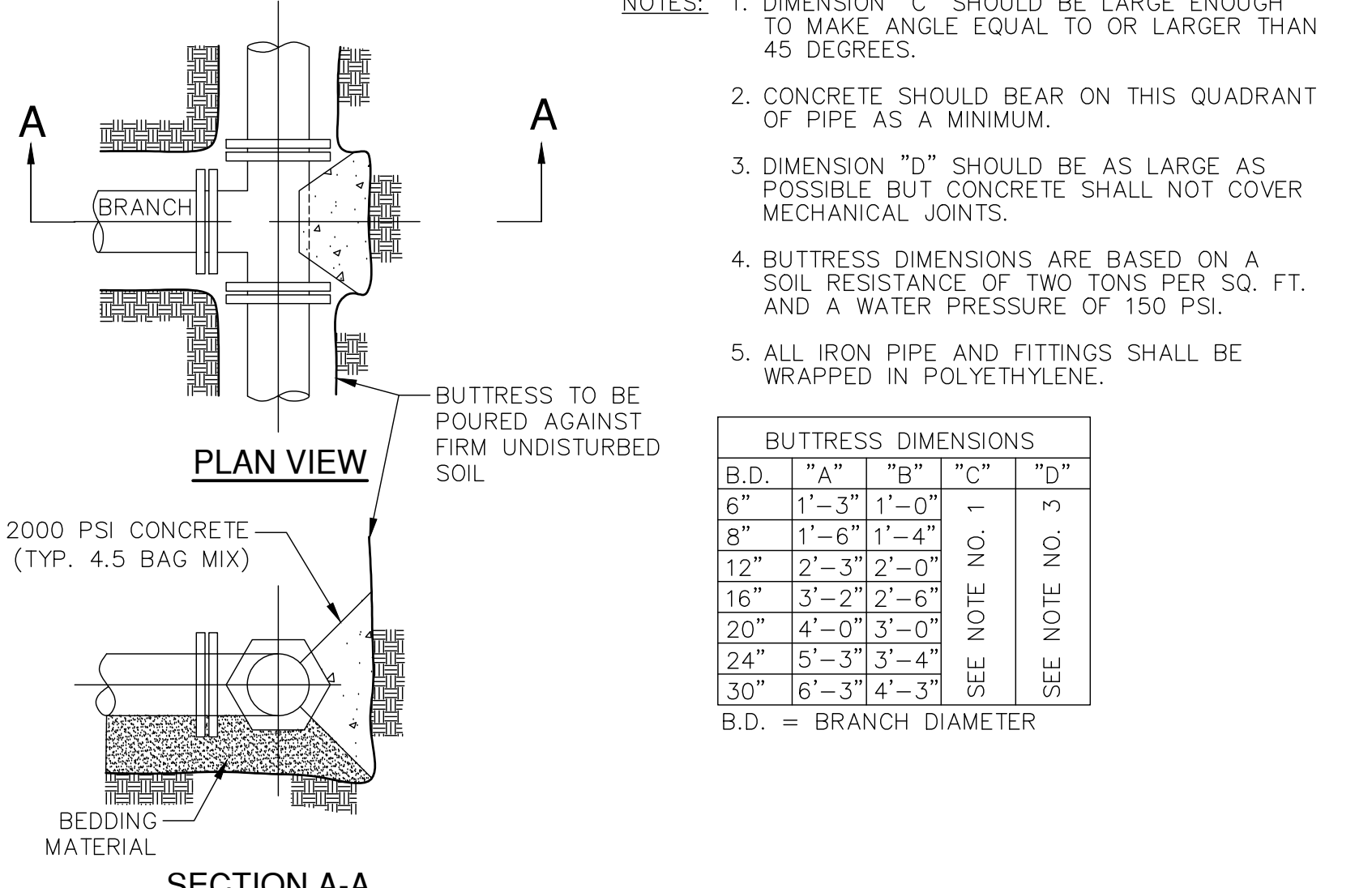


05 CLEANOUT
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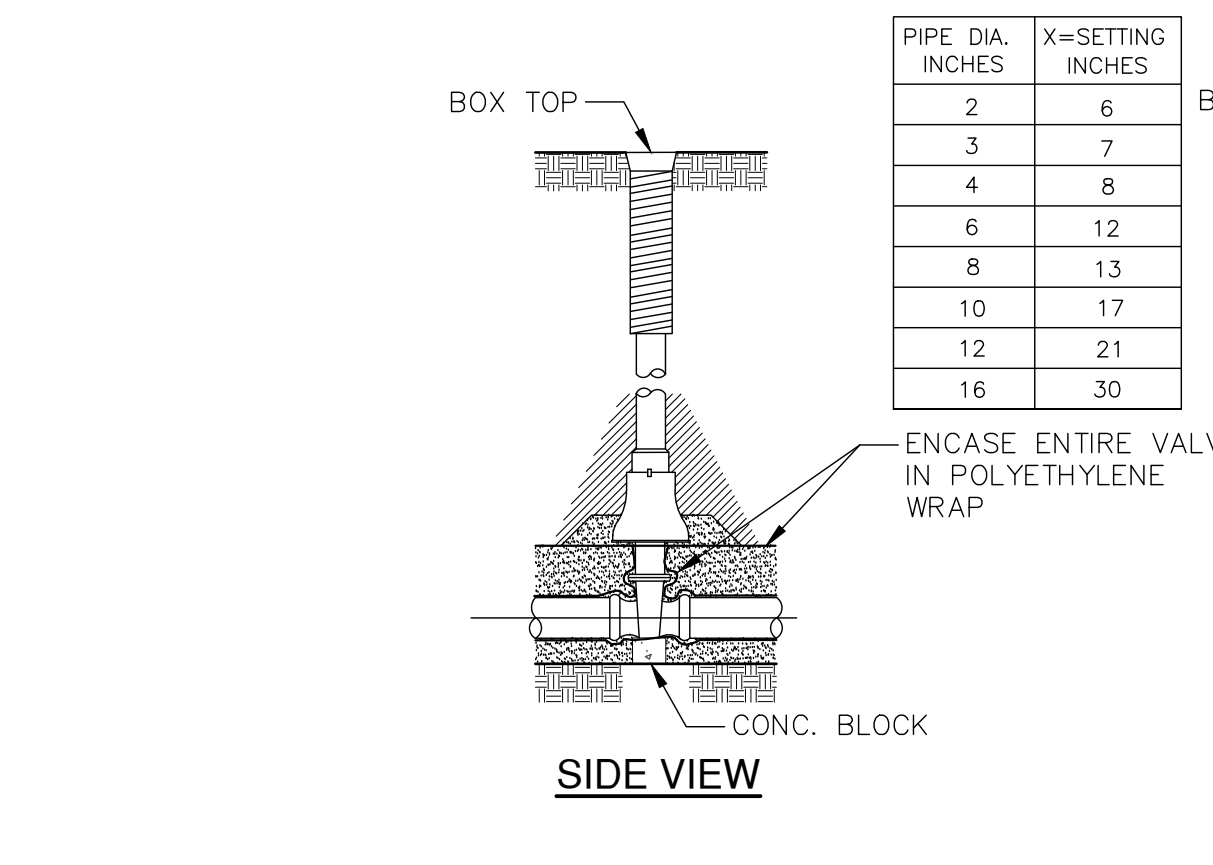
06 CONCRETE ENDWALL RIP RAP
SCALE N.T.S.



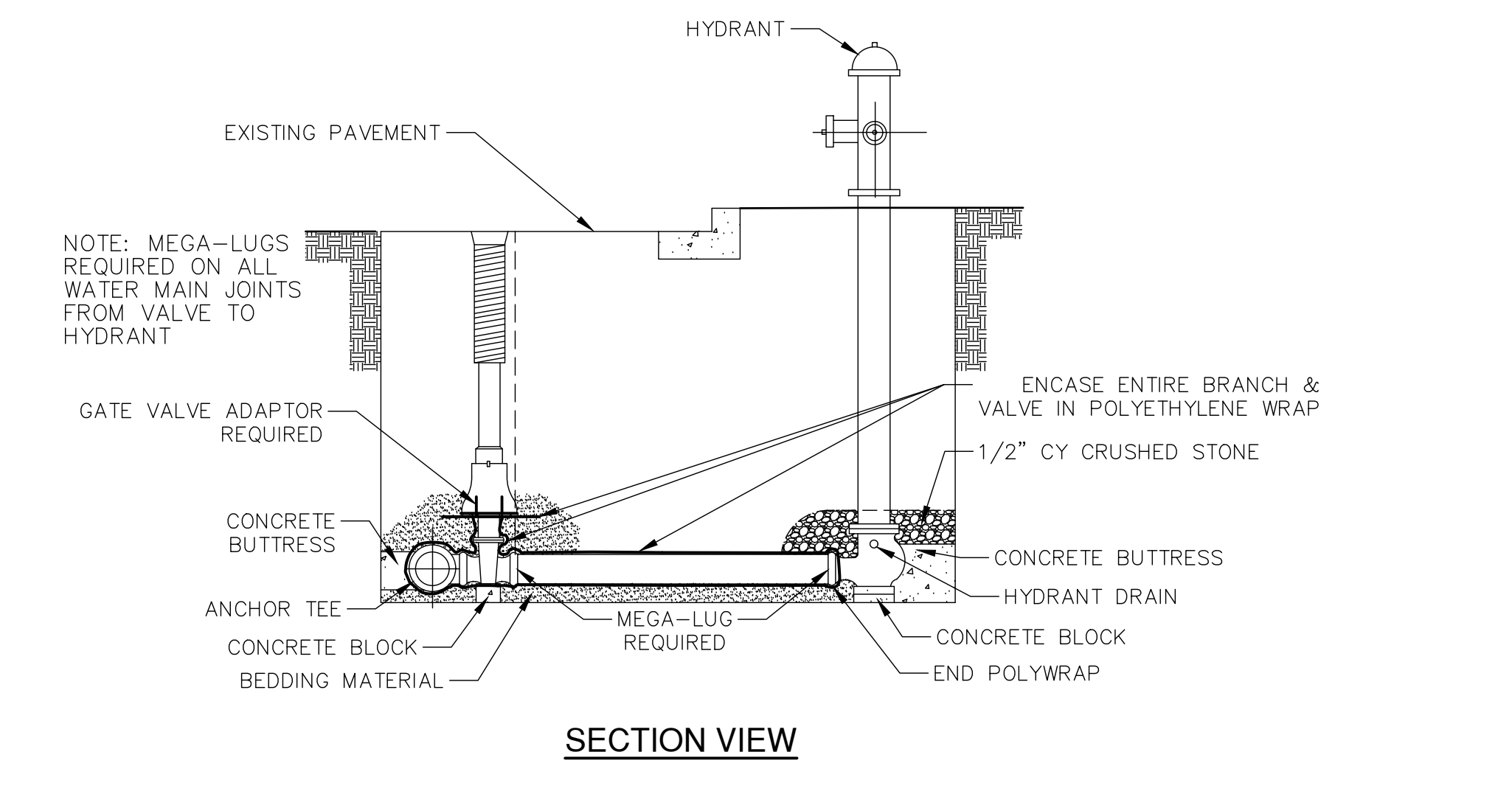
07 STORM SEWER/SANITARY SEWER
N.T.S.



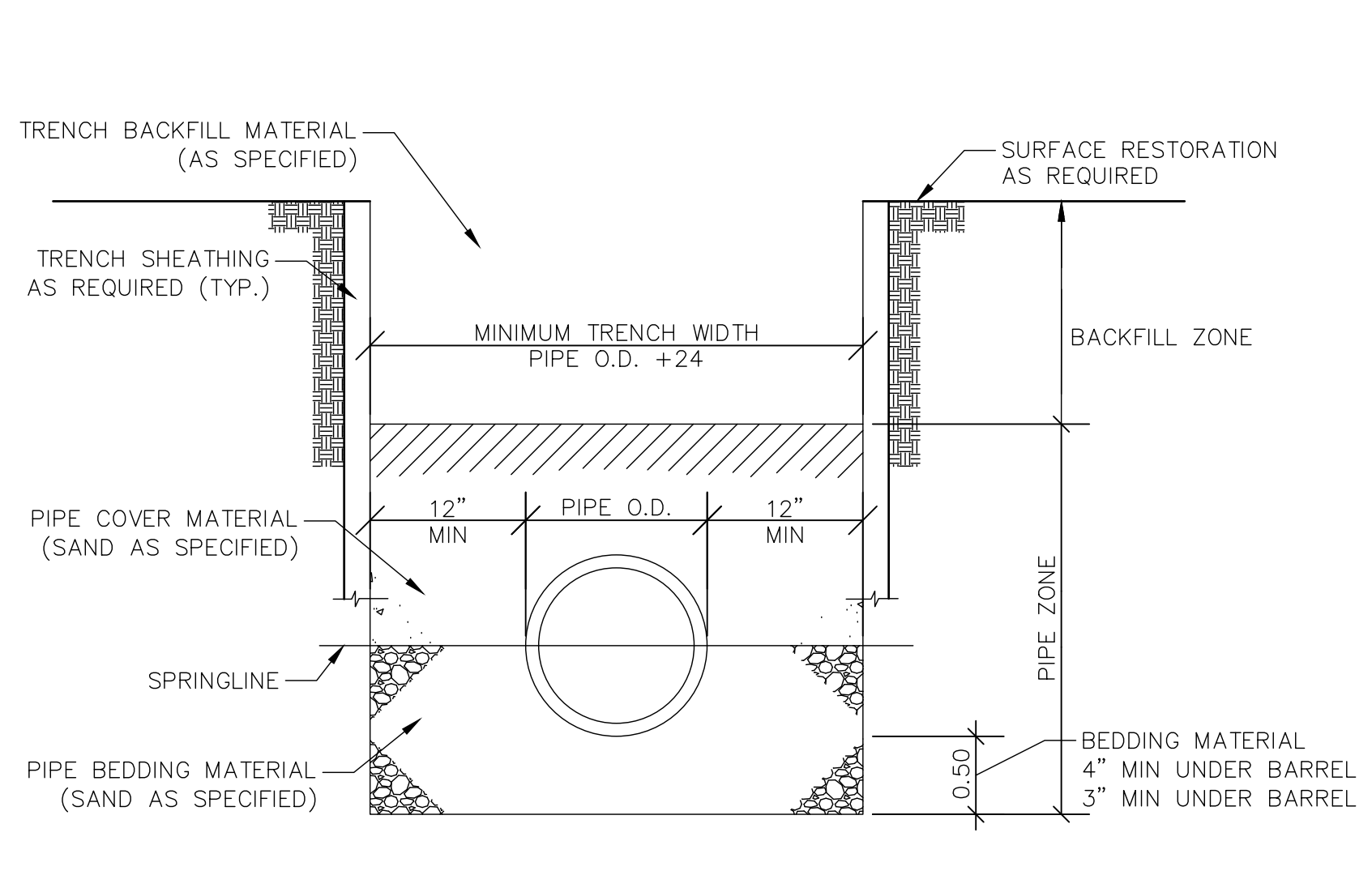
08 CONCRETE BUTTRESS FOR TEES
SCALE N.T.S.



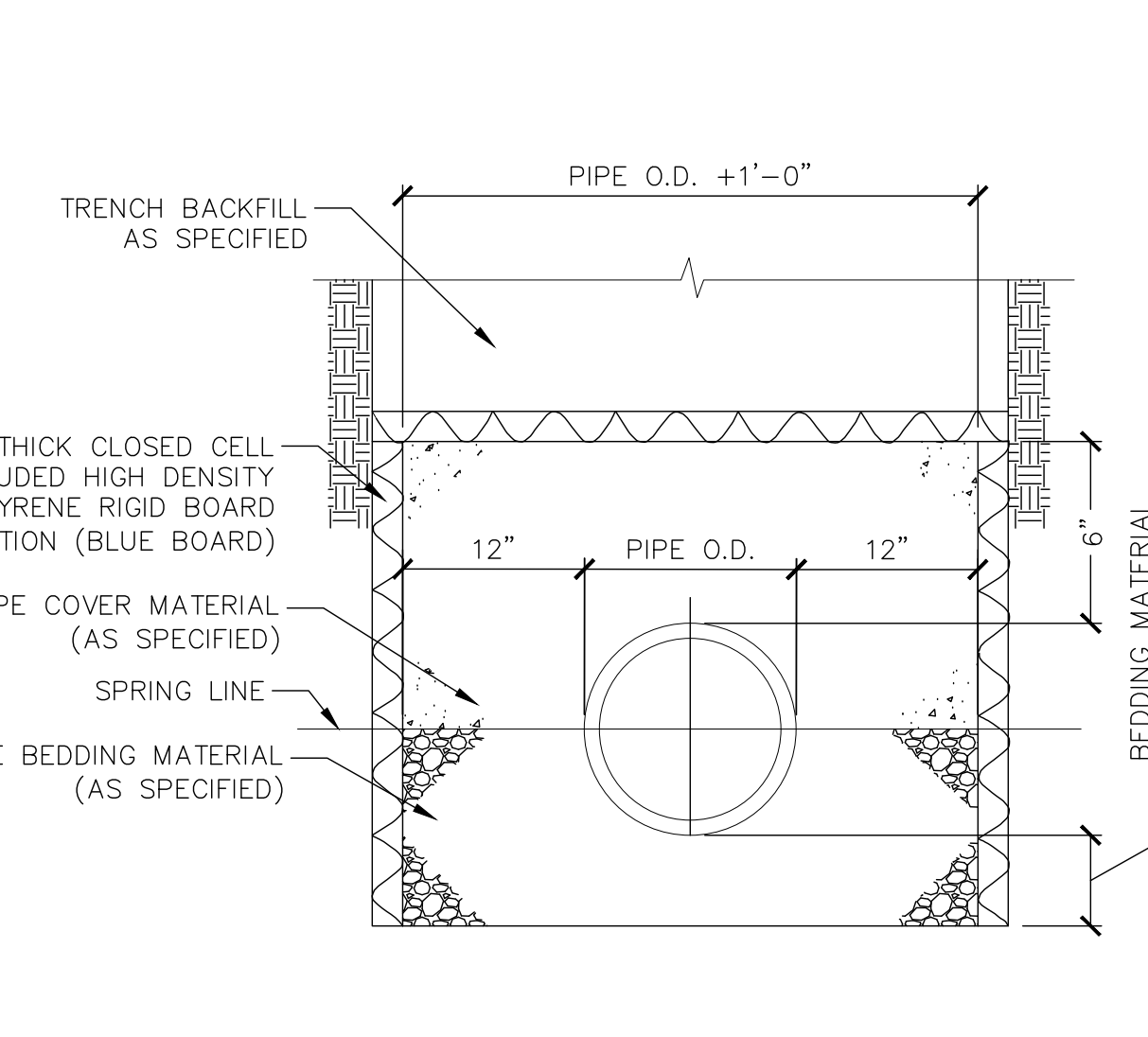
09 STANDARD GATE VALVE BOX SETTING DETAIL
SCALE N.T.S.



10 STANDARD HYDRANT SETTING
SCALE N.T.S.



11 WATER MAIN TRENCH DETAIL
SCALE N.T.S.



12 UTILITY INSULATION
SCALE N.T.S.

Revisions

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SCOPE DOCUMENTS

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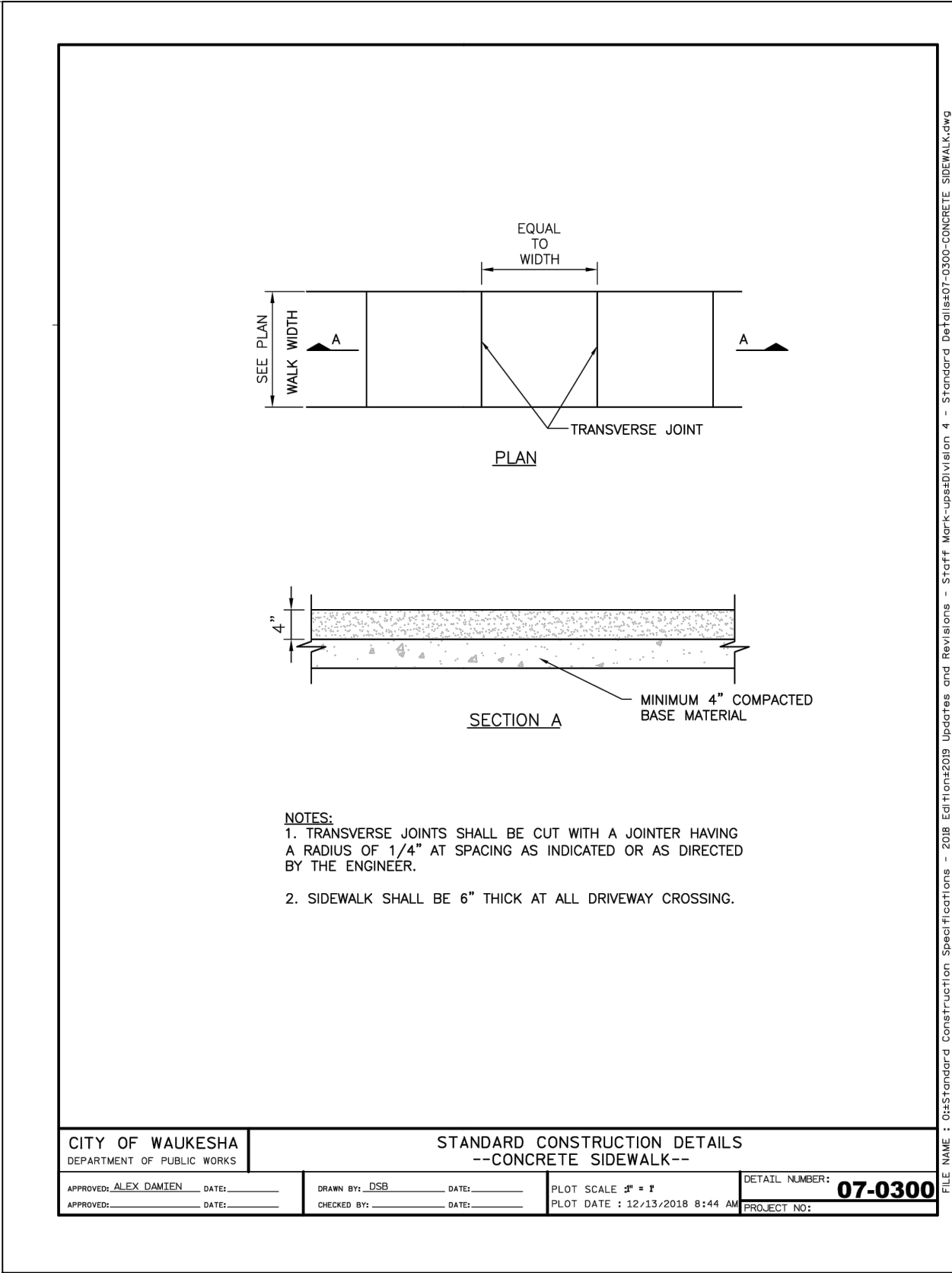
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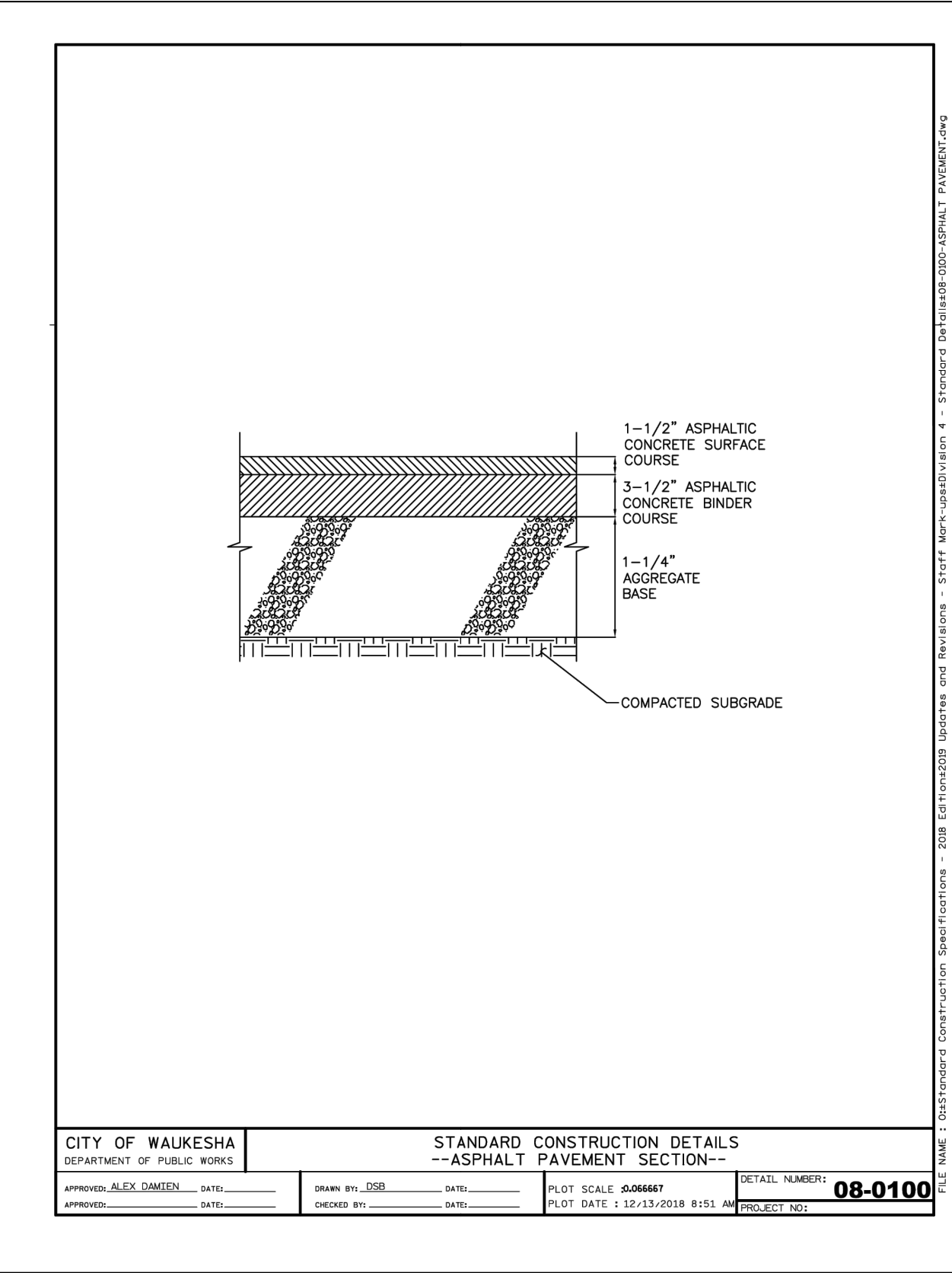
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C905

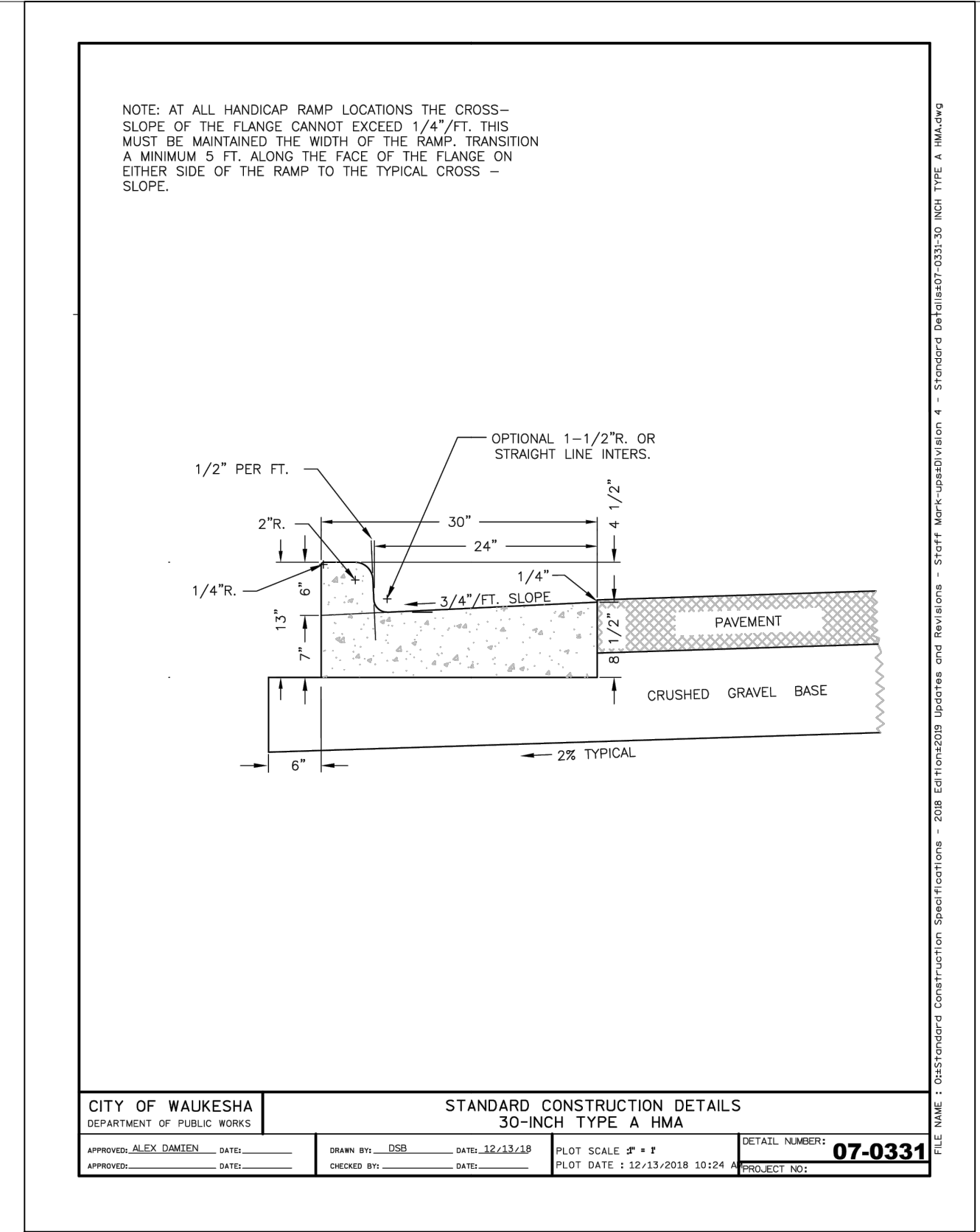
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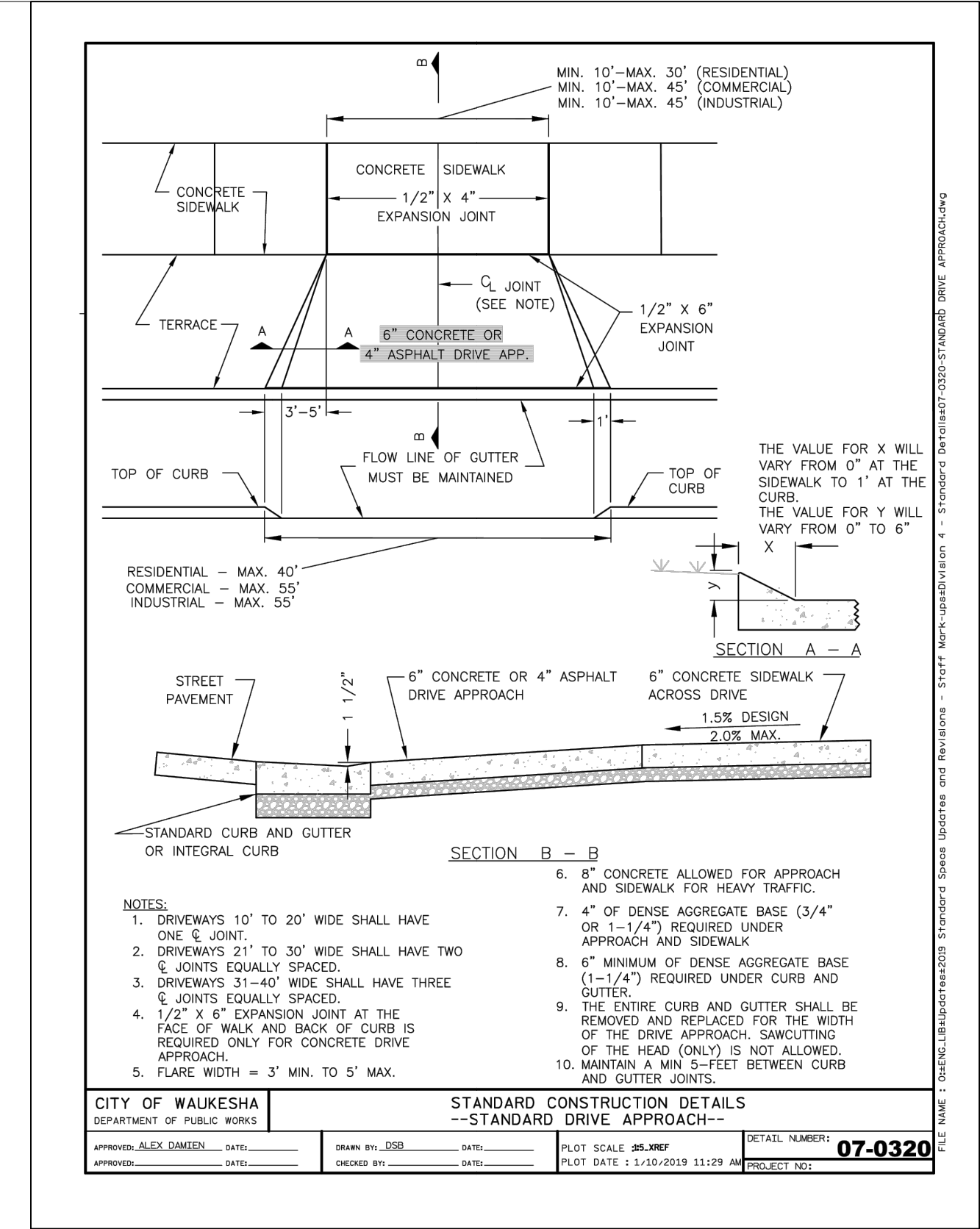
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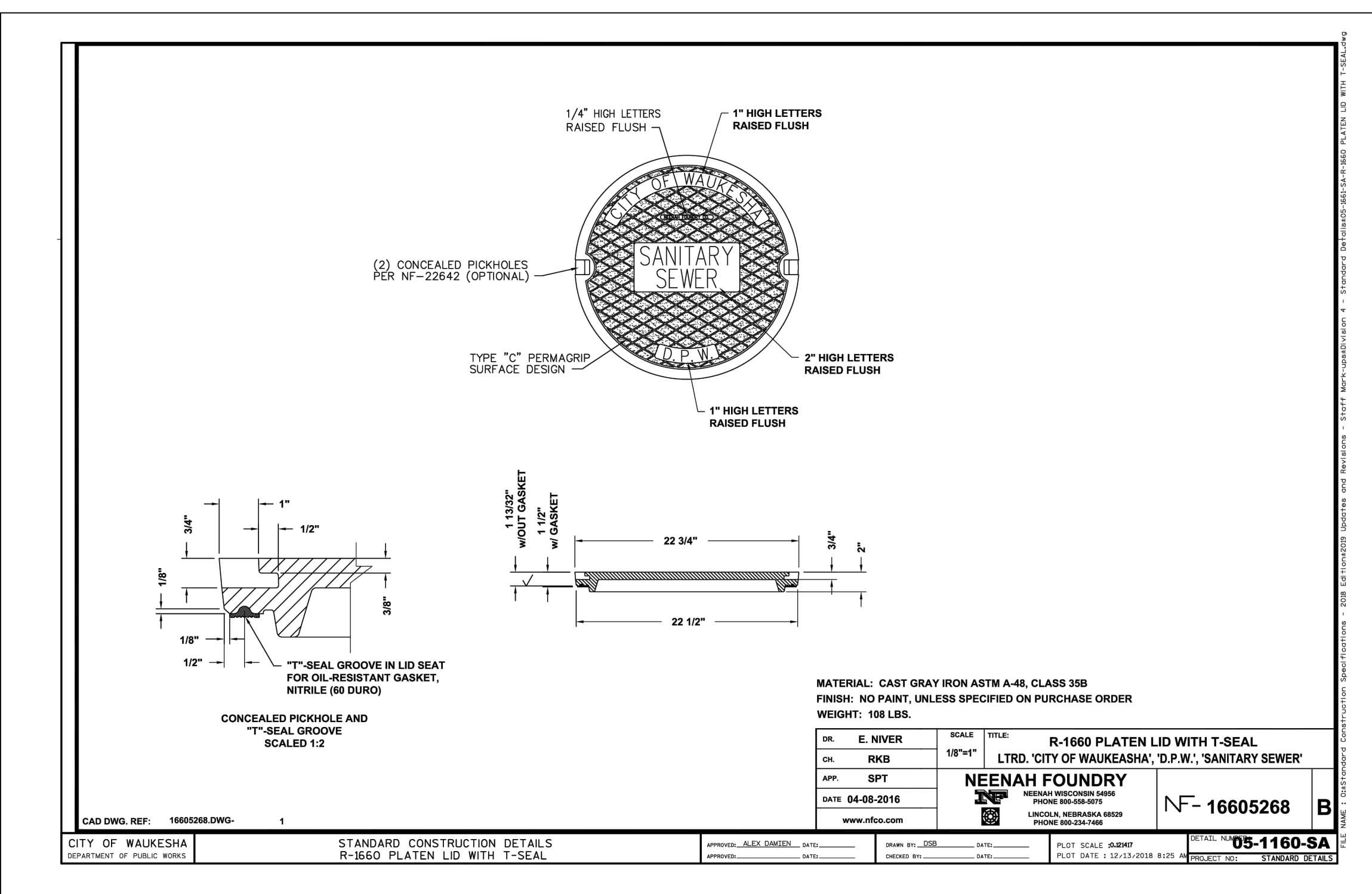
02 CITY OF WAUKESHA ASPHALT PAVEMENT SECTION SCALE N.T.S.



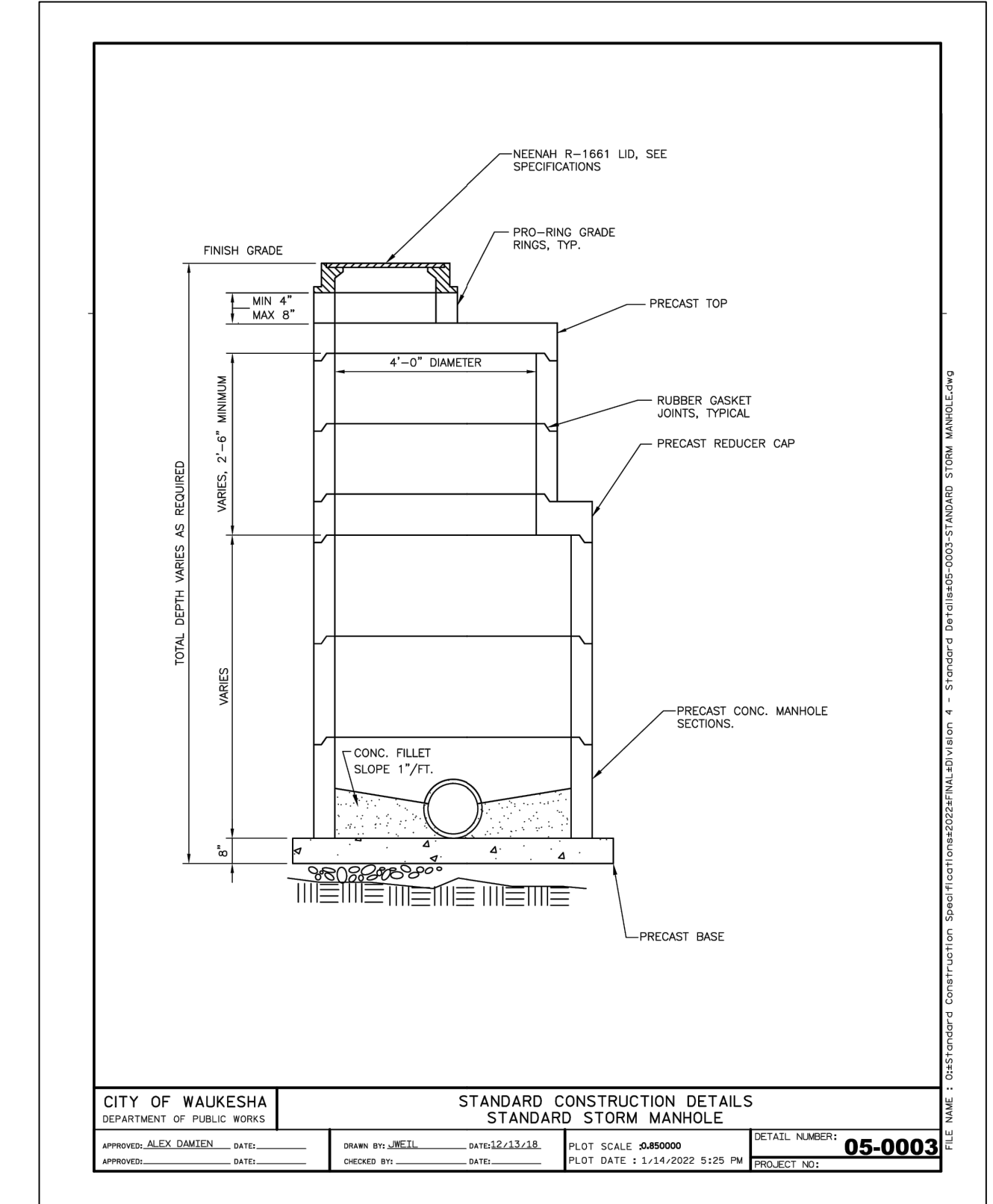
03 CITY OF WAUKESHA 30-INCH CONCRETE CURB & GUTTER SCALE N.T.S.



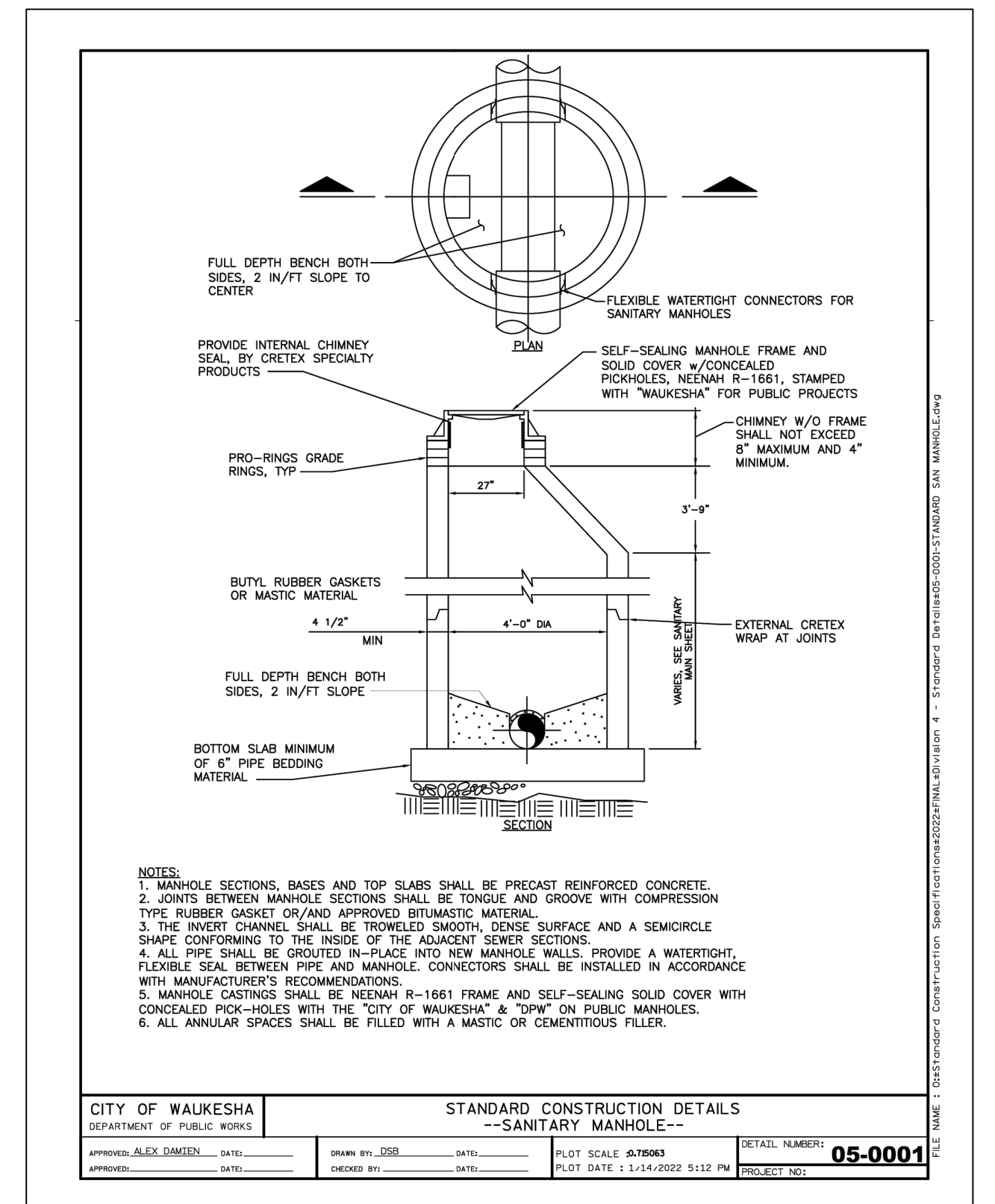
04 CITY OF WAUKESHA STANDARD DRIVE APPROACH SCALE N.T.S.



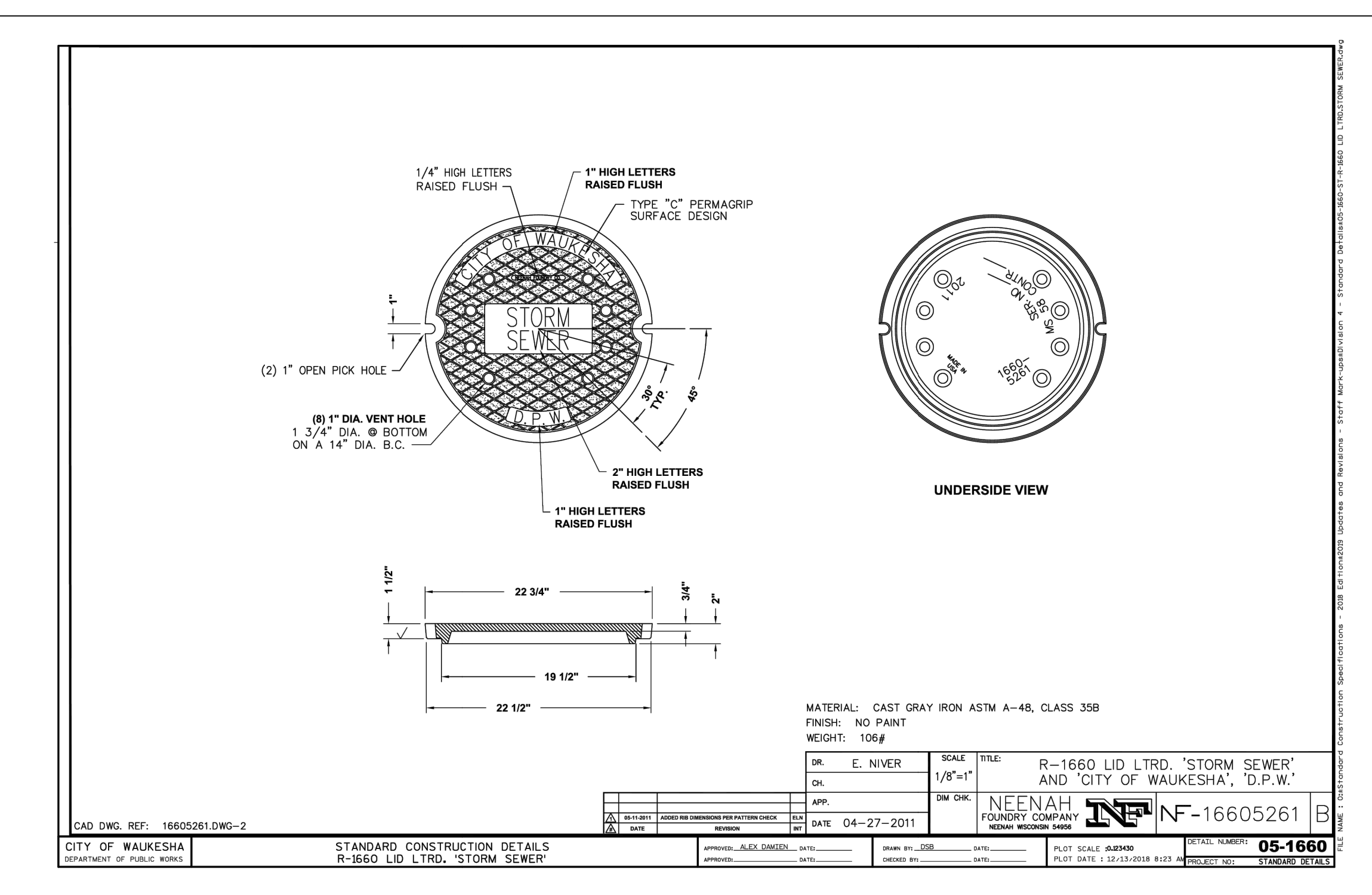
05 CITY OF WAUKESHA SANITARY SEWER LID SCALE N.T.S.



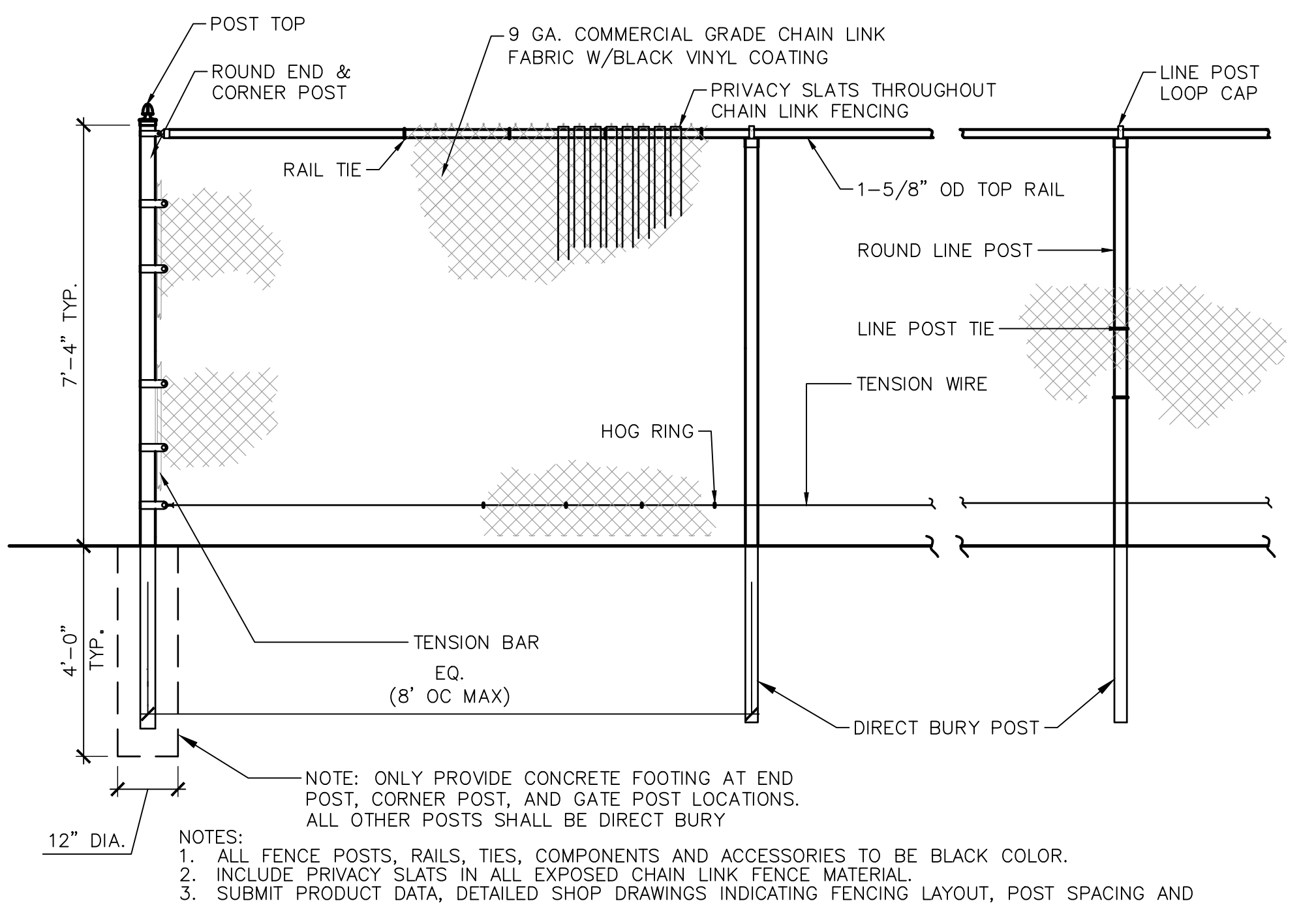
06 CITY OF WAUKESHA STANDARD STORM MANHOLE SCALE N.T.S.



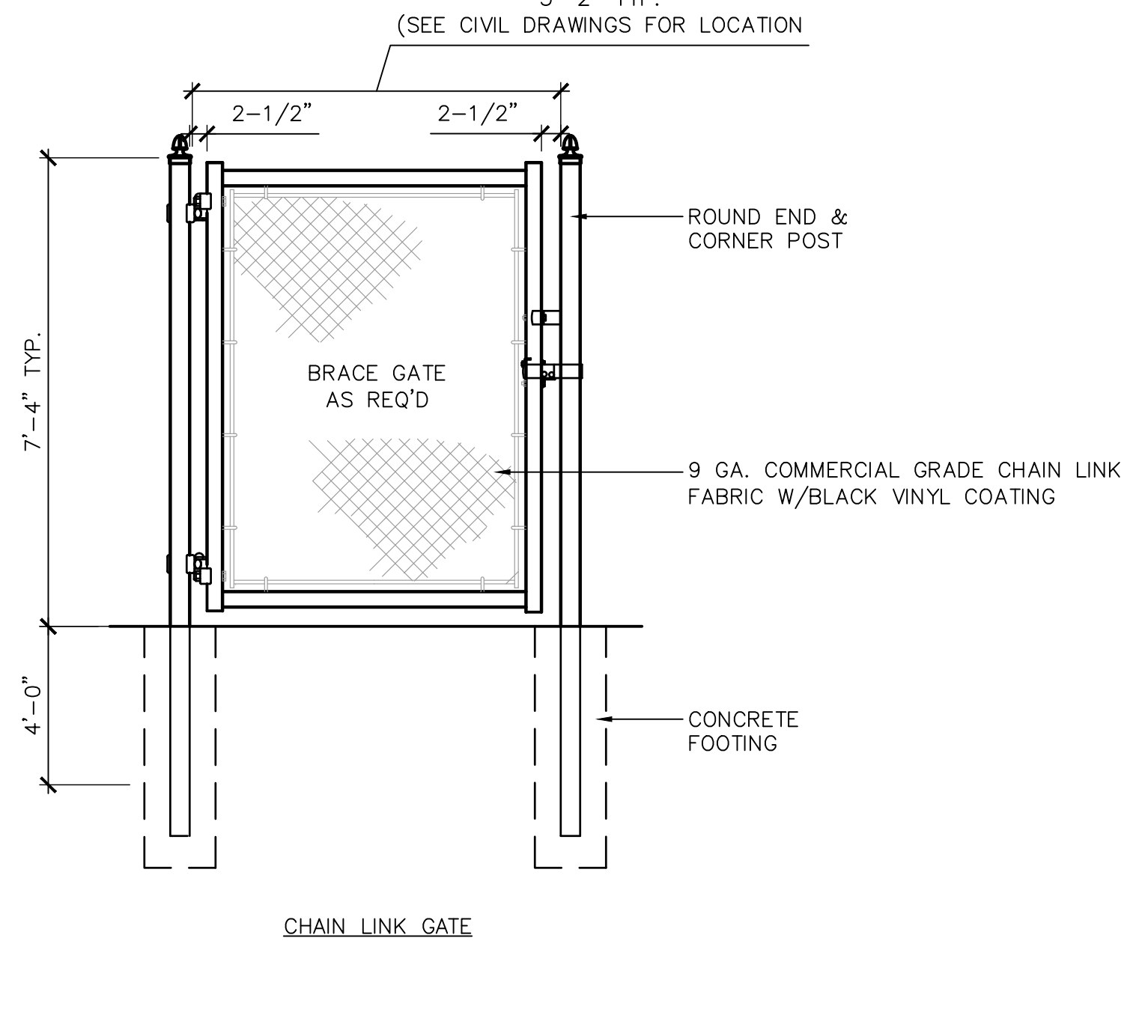
07 CITY OF WAUKESHA SANITARY MANHOLE SCALE N.T.S.



08 CITY OF WAUKESHA STORM SEWER LID SCALE N.T.S.



09 CHAIN LINK FENCE DETAIL SCALE



09 CHAIN LINK GATE SCALE N.T.S.

Revisions
12/3/2025 ADDENDUM #01

BID DOCUMENTS

SCOPE DOCUMENTS

Drawing Date
08.11.2025

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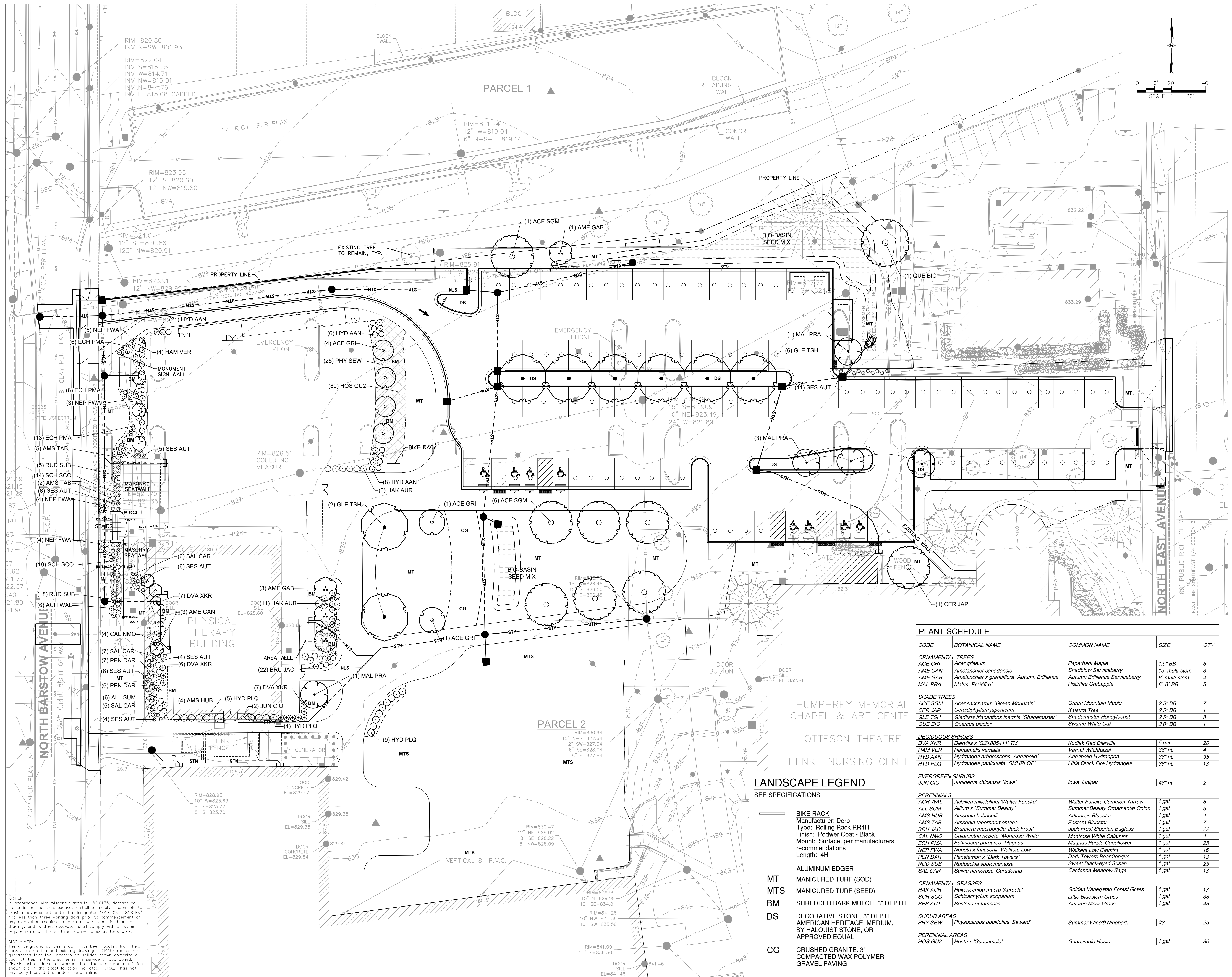
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CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
ORNAMENTAL TREES				
ACE GRI	<i>Acer griseum</i>	Paperbark Maple	1.5" BB	6
AME CAN	<i>Amelanchier canadensis</i>	Shadow Serviceberry	10' multi-stem	3
AME GAB	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	6' multi-stem	4
MAL PRA	<i>Malus 'Prainfire'</i>	Prainfire Crabapple	6-8' BB	5
SHADE TREES				
ACE SGM	<i>Acer saccharum 'Green Mountain'</i>	Green Mountain Maple	2.5" BB	7
CER JAP	<i>Cercidiphyllum japonicum</i>	Katsura Tree	2.5" BB	1
GLE TSH	<i>Gleditsia triacanthos inermis 'Shademaster'</i>	Shademaster Honeylocust	2.5" BB	8
QUE BIC	<i>Quercus bicolor</i>	Swamp White Oak	2.0" BB	1
DECIDUOUS SHRUBS				
DVA XKR	<i>Diervilla x 'G2X885411' TM</i>	Kodiak Red Diervilla	5 gal.	20
HAM VER	<i>Hamamelis vernalis</i>	Vernal Witchhazel	36" ht.	4
HYD AAN	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	36" ht.	35
HYD PLQ	<i>Hydrangea paniculata 'SMRPLQF'</i>	Little Quick Fire Hydrangea	36" ht.	18
EVERGREEN SHRUBS				
JUN CIO	<i>Juniperus chinensis 'Iowa'</i>	Iowa Juniper	48" ht.	2
PERENNIALS				
ACH WAL	<i>Achillea millefolium 'Walter Funcke'</i>	Walter Funcke Common Yarrow	1 gal.	6
ALL SUM	<i>Allium x 'Summer Beauty'</i>	Summer Beauty Ornamental Onion	1 gal.	6
AMS HUB	<i>Amsonia hubrichtii</i>	Arkansas Bluestar	1 gal.	4
AMS TAB	<i>Amsonia tabernaemontana</i>	Eastern Bluestar	1 gal.	7
BRU JAC	<i>Brunera macrophylla 'Jack Frost'</i>	Jack Frost Siberian Bugloss	1 gal.	22
CAL NMO	<i>Calamintha nepeta 'Montrose White'</i>	Montrose White Calamint	1 gal.	4
ECH PMA	<i>Echinacea purpurea 'Magnus'</i>	Magnus Purple Coneflower	1 gal.	25
NEP FWA	<i>Nepeta x 'faassenii' 'Walkers Low'</i>	Walkers Low Catmint	1 gal.	16
PEN DAR	<i>Pensstemon x 'Dark Towers'</i>	Dark Towers Beardtongue	1 gal.	13
RUD SUB	<i>Rudbeckia subtomentosa</i>	Sweet Black-eyed Susan	1 gal.	23
SAL CAR	<i>Salvia nemorosa 'Caradonna'</i>	Caradonna Meadow Sage	1 gal.	18
ORNAMENTAL GRASSES				
HAK AUR	<i>Hakonechloa macra 'Aureola'</i>	Golden Variegated Forest Grass	1 gal.	17
SCH SCO	<i>Schizachyrium scoparium</i>	Little Bluestem Grass	1 gal.	33
SES AUT	<i>Sesleria autumnalis</i>	Autumn Moor Grass	1 gal.	46
SHRUB AREAS				
PHY SEW	<i>Physocarpus opulifolius 'Seward'</i>	Summer Wine® Ninebark	#3	25
PERENNIAL AREAS				
HOS GUZ	<i>Hosta x 'Guacamole'</i>	Guacamole Hosta	1 gal.	80

LANDSCAPE LEGEND
 SEE SPECIFICATIONS

- BIKE RACK
 Manufacturer: Dero
 Type: Rolling Rack RR4H
 Finish: Powder Coat - Black
 Mount: Surface, per manufacturers recommendations
 Length: 4H
- ALUMINUM EDGER
- MT MANICURED TURF (SOD)
- MTS MANICURED TURF (SEED)
- BM SHREDDED BARK MULCH, 3" DEPTH
- DS DECORATIVE STONE, 3" DEPTH AMERICAN HERITAGE, MEDIUM, BY HALQUIST STONE, OR APPROVED EQUAL
- CG CRUSHED GRANITE, 3" COMPACTED WAX POLYMER GRAVEL PAVING

Revisions
 12/3/2025 ADDENDUM #01

BID DOCUMENTS

SCOPE DOCUMENTS
 Drawing Date
 08.11.2025

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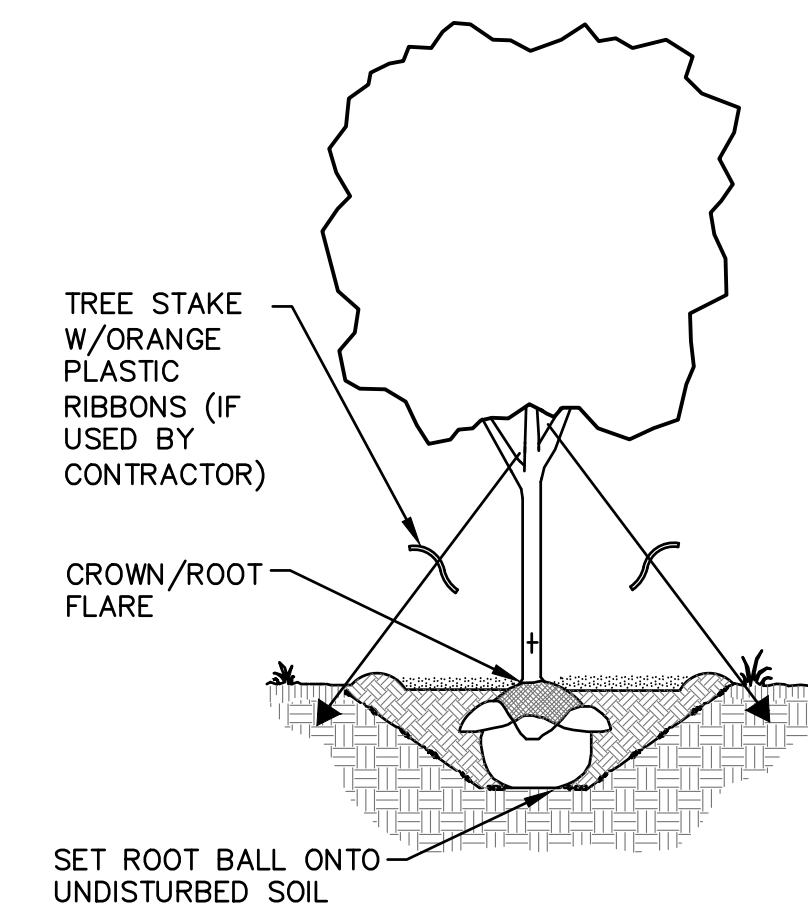
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LANDSCAPE PLAN

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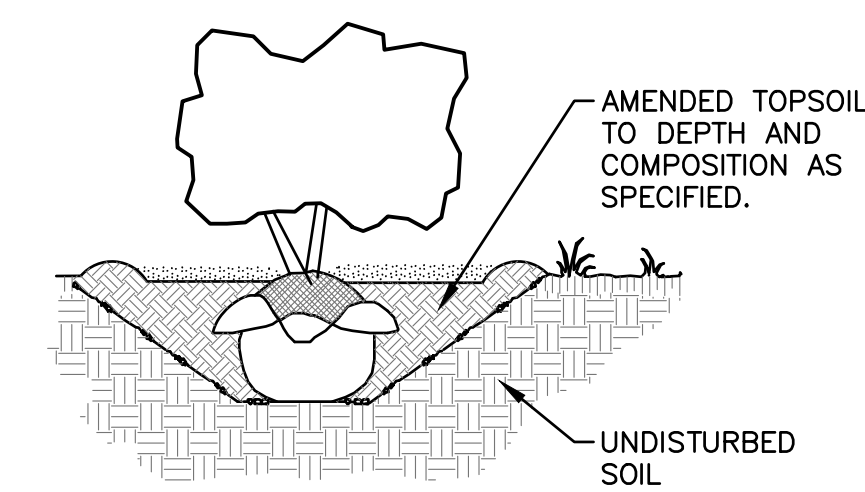
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- PRIOR TO DIGGING TREE, MARK NORTH SIDE OF TRUNK. INSTALL TREE IN SAME ORIENTATION.
- EXCAVATE PLANTING PIT 3-TIMES THE DIA. & APPROXIMATELY THE HEIGHT OF ROOT BALL DEPTH. ROOT FLARE SHALL BE AT OR SLIGHTLY HIGHER THAN ADJACENT F.G.
- LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY.
- SELECT BEST VIEWING ANGLE, LIFT STOCK BY BALL AND PLACE IN PLANTING PIT.
- CUT AND REMOVE ALL STRING AND WIRE AND UNWRAP TOP HALF OF ROOT BALL. BACKFILL PLANTING PIT WITH EXISTING SOIL UP TO BASE OF ROOT FLARE.
- PACK BACKFILL AROUND BASE OF ROOT BALL TO STABILIZE IT.
- BACKFILL REMAINDER OF PLANTING HOLE USING WATER PERIODICALLY TO REDUCE AIR POCKETS.
- FORM 3" HT. SAUCER IN 6"-0" DIAMETER AROUND TREE & FILL WITH 3" MULCH.
- KEEP MULCH 1-2 INCHES AWAY FROM TRUNK.
- WATER IMMEDIATELY & FREQUENTLY.
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE.

1 TREE PLANTING DETAIL

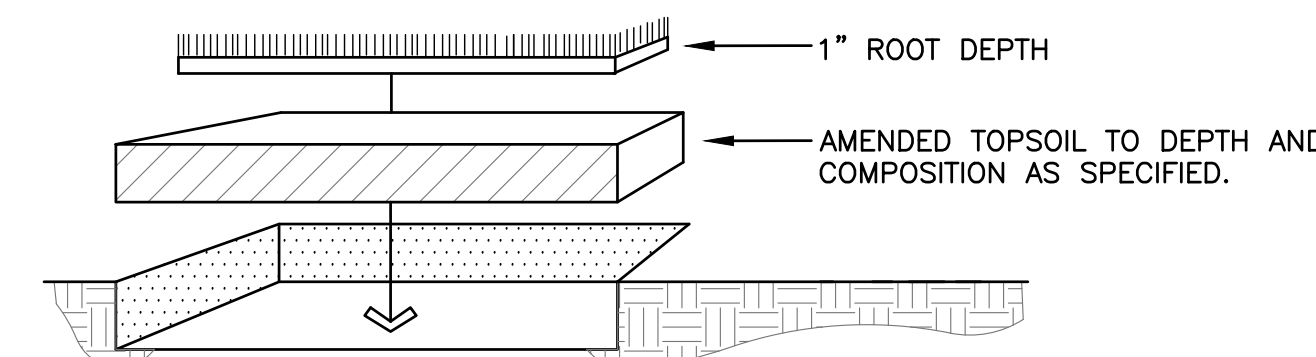
- EXCAVATE PLANTING PIT TWICE THE DIAMETER OF BALL & EQUAL IN DEPTH
- LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY
- PLACE PLANTING SOIL IN PLANTING PIT & FOOT TAMP
- SELECT BEST VIEWING ANGLE, LIFT STOCK BY BALL & PLACE IN PLANTING PIT
- UNWRAP TOP HALF OF ROOT BALL
- BACKFILL TO FINISHED GRADE WITH AMENDED TOPSOIL & TAMP
- FORM 3" SAUCER TO ENCIRCLE STOCK & FILL WITH 3" MULCH
- WATER IMMEDIATELY & FREQUENTLY.
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE



2 SHRUB PLANTING DETAIL

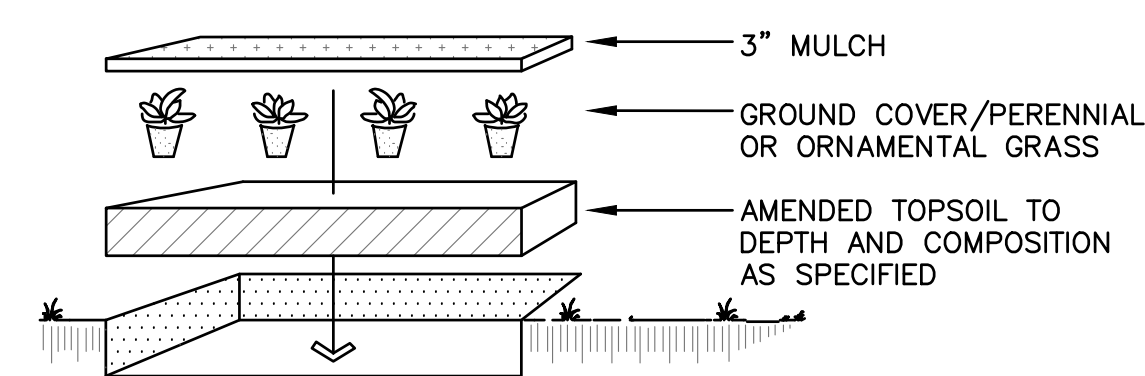
See planting plan for locations.
Application rate = 9lbs per acre

Wildflowers		Oz/Acre
Alisma subcordatum	Mud Plantain	2.00
Asclepias incarnata	Marsh (Red) Milkweed	6.00
Aster novae-angliae	New England Aster	2.00
Desmodium canadense	Canada Tick Trefoil	4.00
Ratibida pinnata	Yellow Coneflower	3.00
Rudbeckia hirta	Black-Eyed Susan	2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	2.00
Solidago ohioensis	Ohio Goldenrod	1.00
Verbena hastata	Blue Vervain	1.75
Vernonia fasciculata	Ironweed	2.00
Grasses, Sedges, & Rushes		Oz/Acre
Andropogon gerardii	Big Bluestem	10.00
Bromus ciliatus	Fringed Brome	36.00
Carex comosa	Bristly Sedge	5.00
Carex vulpinoidea	Brown Fox Sedge	1.50
Elymus virginicus	Virginia Wild Rye	36.00
Glyceria striata	Fowl Manna Grass	2.00
Panicum virgatum	Switchgrass	3.00
Scirpus atrovirens	Dark-Green Bulrush	0.50
Scirpus cyperinus	Wool Grass	0.25
Sorghastrum nutans	Indian Grass	16.00
Spartina pectinata	Prairie Cordgrass	8.00



- TOPSOIL SHALL CONFORM TO PROPERTIES AS SPECIFIED.
- CONTRACTOR TO PROVIDE FINISHED TURF GRADE PER DRAWINGS WITH UNIFORM, NATURAL SLOPES PRIOR TO LAYING SOD. SOD BLEND & APPLICATION PROCEDURES ARE DESCRIBED IN WRITTEN SPECIFICATION
- LAY SOD IN "RUNNING BOND" FASHION (W/ALTERNATE JOINTS). COMPRESS EACH BUTT JOINT TO REDUCE SHRINKAGE CRACKS. ANCHOR SOD APPLICATIONS ON SLOPES GREATER THAN 1:3 W/10" WOOD PEGS.
- LANDSCAPE CONTRACTOR SHALL ESTABLISH VIGOROUS GROWTH AND MOW & MAINTAIN AS SPECIFIED.

4 MANICURED TURF SOD



- LAYOUT PLANT MATERIAL AT SPACING AS SHOWN PER PLANT MATERIALS SCHEDULE
- HAND BROADCAST UNIFORM 3" MULCH THROUGHOUT PLANTING BED
- FLOOD IMMEDIATELY & WATER FREQUENTLY PER WRITTEN SPECIFICATIONS
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE

3 GROUND COVER / ORNAMENTAL GRASS / PERENNIAL PLANTING DETAIL

LANDSCAPING NOTES:

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. PROVIDE DIGITAL COPIES OF PHOTOGRAPHS TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE SUBMITTAL PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. SEE WRITTEN SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, EXECUTION AND PLANT PROTECTION, PLANT STAKING METHODS, PLANT PIT DIMENSIONS, BACKFILL AND OTHER RELATED REQUIREMENTS.
4. PLANT PLACEMENT IS REQUIRED AS SHOWN ON THE LAYOUT, PLANTING, AND OTHER DRAWINGS.
5. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR SYMBOLS, ABBREVIATIONS, BOTANICAL/COMMON NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
6. MAINTAIN AND WARRANT PLANT MATERIALS AS DESCRIBED IN WRITTEN SPECIFICATIONS.
7. PLANT BEDS AND TREE PLANTING PITS ARE TO RECEIVE 3" DEEP LAYER OF DECORATIVE STONE OR MULCH PER WRITTEN SPECIFICATIONS AND DETAILS. REFER TO DRAWINGS FOR LOCATIONS.
8. FORM 72-INCH, OR AS OTHERWISE INDICATED, WATERING BASIN AROUND TREES NOT INSTALLED IN PAVED AREAS.
9. MAINTAIN 72-INCH DIAMETER MINIMUM CLEAR SOIL AREA AROUND ALL TREES IN MANICURED TURF AREAS. SHOVEL CUT TREE RINGS AND MULCH WITH SPECIFIED DEPTH OF MULCH. SEE PLANTING DETAILS.
10. FINE GRADE, RAKE, AND ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND THROUGHOUT SITE WITHIN THE LIMITS OF CONSTRUCTION, WITH ACCURATELY SET FLOW LINES. LOW SPOTS OR PONDING OF SURFACE WATER WILL NOT BE ACCEPTED IN THE FINAL WORK. ROCKS OR DEBRIS WILL NOT BE ACCEPTED. FINAL GRADE TOLERANCES ARE +/-0.1 FOOT MAXIMUM.
11. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES ARE FOR INFORMATION ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CONDUCT QUANTITY TAKE-OFFS FOR PLANT MATERIALS AND SIZES SHOWN ON PLANS. PLANT SYMBOLS INDICATED ON THE PLAN TAKE PRECEDENCE IN CASE OF DISCREPANCIES BETWEEN CALLOUTS AND THE PLANT LIST.
12. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB AND RELATED STRUCTURES WITH OTHER TRADES.
13. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
14. UNLESS OTHERWISE INDICATED, PLACE SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES IN STRAIGHT ROWS, EQUALLY SPACED.
15. FOLLOWING TESTING & ANALYSIS OF TOPSOIL, INCORPORATION OF RECOMMENDED AMENDMENTS, AND TOPSOIL PLACEMENT, ALL PLANT BED AREAS SHALL BE PREPARED AS DESCRIBED IN WRITTEN SPECIFICATIONS.
16. TAKE NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, OR OTHER DAMAGE TO PLANTS.
17. PLANTING BEDS ARE TO BE SEPARATED FROM ADJACENT TURF AREAS WITH ALUMINUM EDGING AS SPECIFIED ON DRAWINGS. INSTALL AT LOCATIONS INDICATED ON DRAWINGS AND PER LANDSCAPE DETAILS.
18. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS THE LANDSCAPE CONTRACTOR CAN DEMONSTRATE THE PLANTS ARE NOT AVAILABLE FROM NURSERY SOURCES LOCATED WITHIN 100 MILES FROM THE PROJECT SITE. ANY PROPOSED PLANT SUBSTITUTION WILL REQUIRE PRIOR REVIEW AND WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
19. PROVIDE TREE STAKING AS DESCRIBED IN WRITTEN SPECIFICATIONS.

5 BIO-BASIN SEED MIX

Revisions

BID DOCUMENTS

SCOPE DOCUMENTS

Drawing Date
08.11.2025

SULLIVAN SCHOOL OF BUSINESS & TECHNOLOGY

245 N. Barstow St.
Waukesha, WI 53186

Project No. CARROLL UNIVERSITY
221071.00

LANDSCAPE NOTES & DETAILS

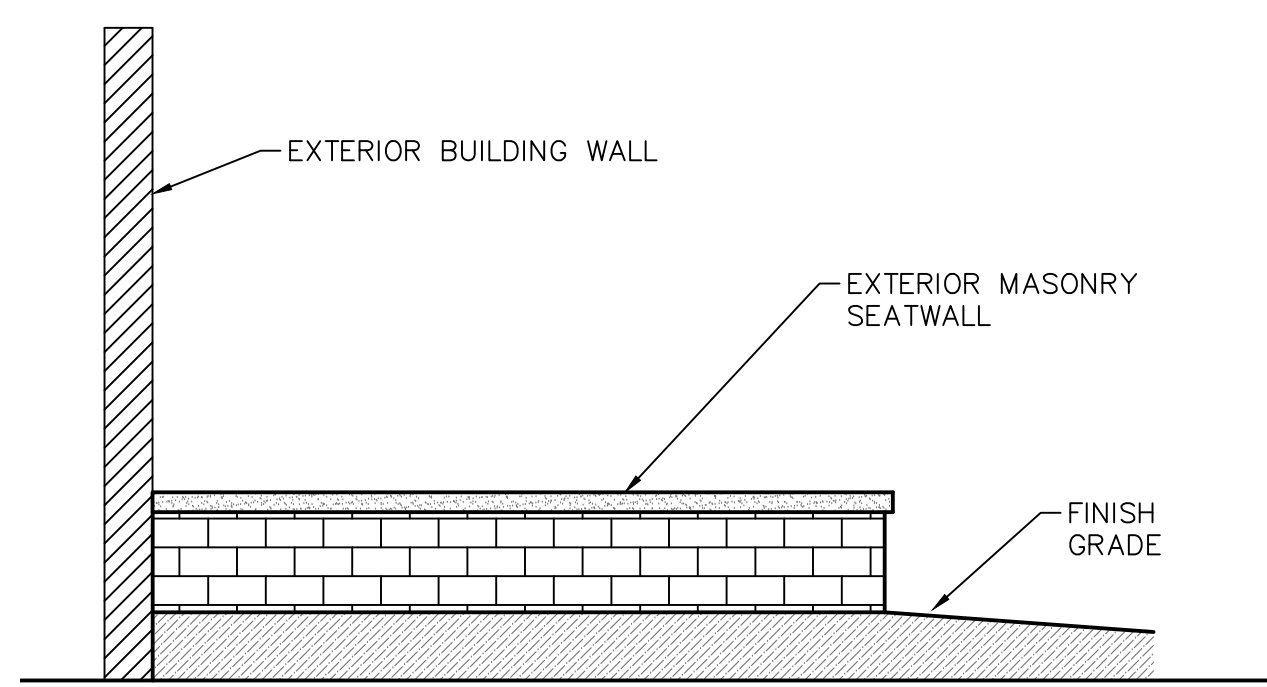
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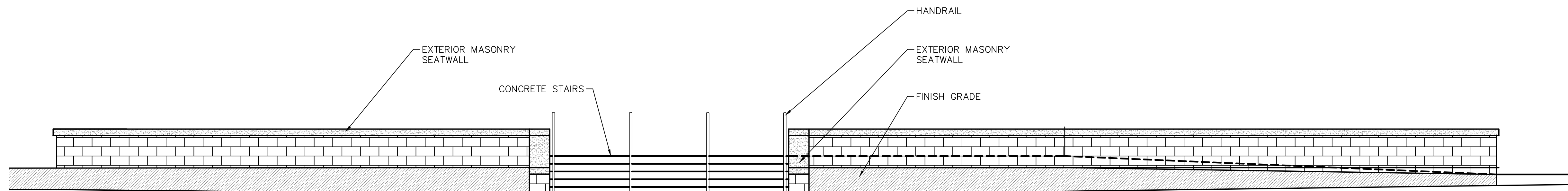
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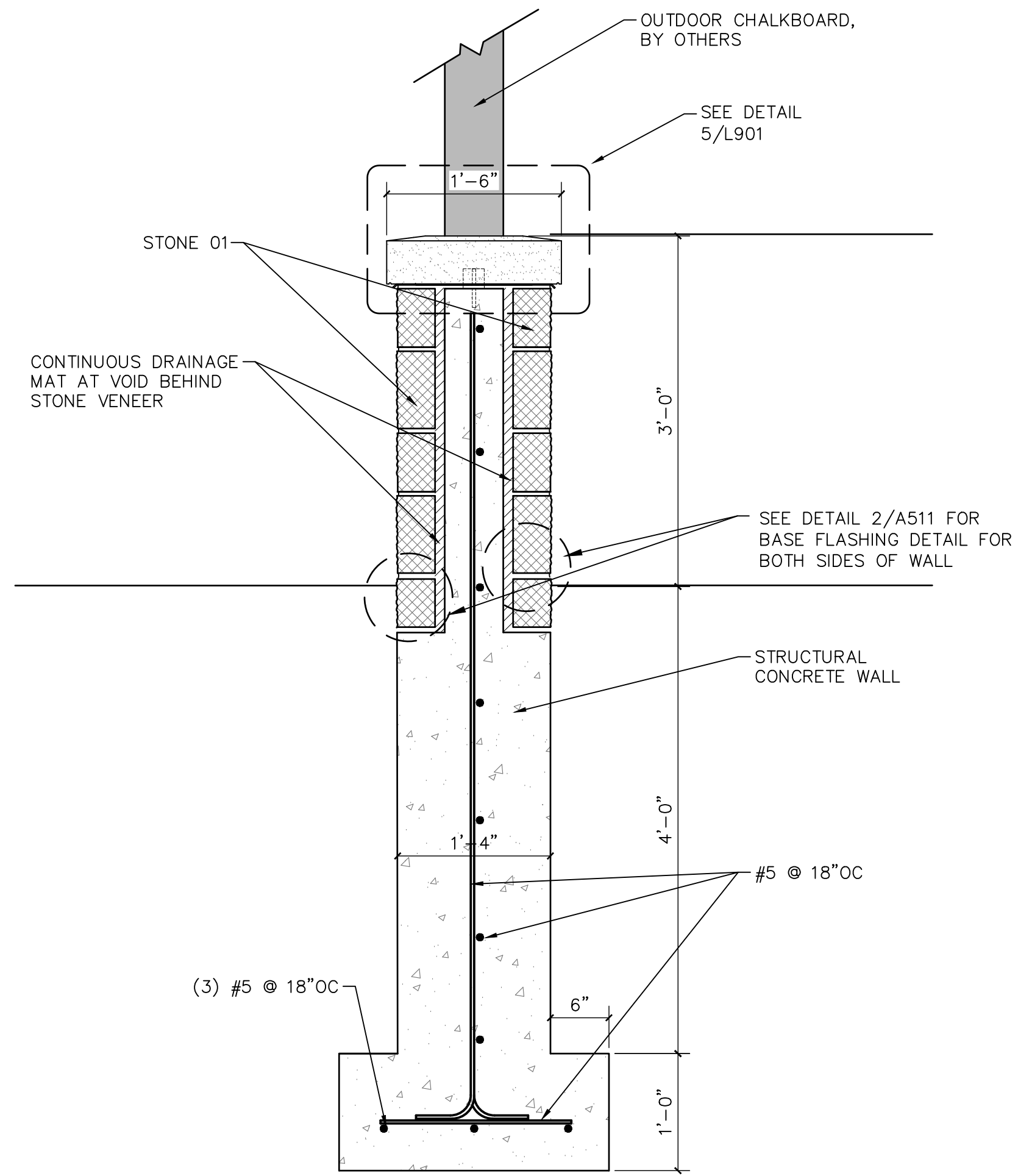
NORTH ELEVATION



WEST ELEVATION

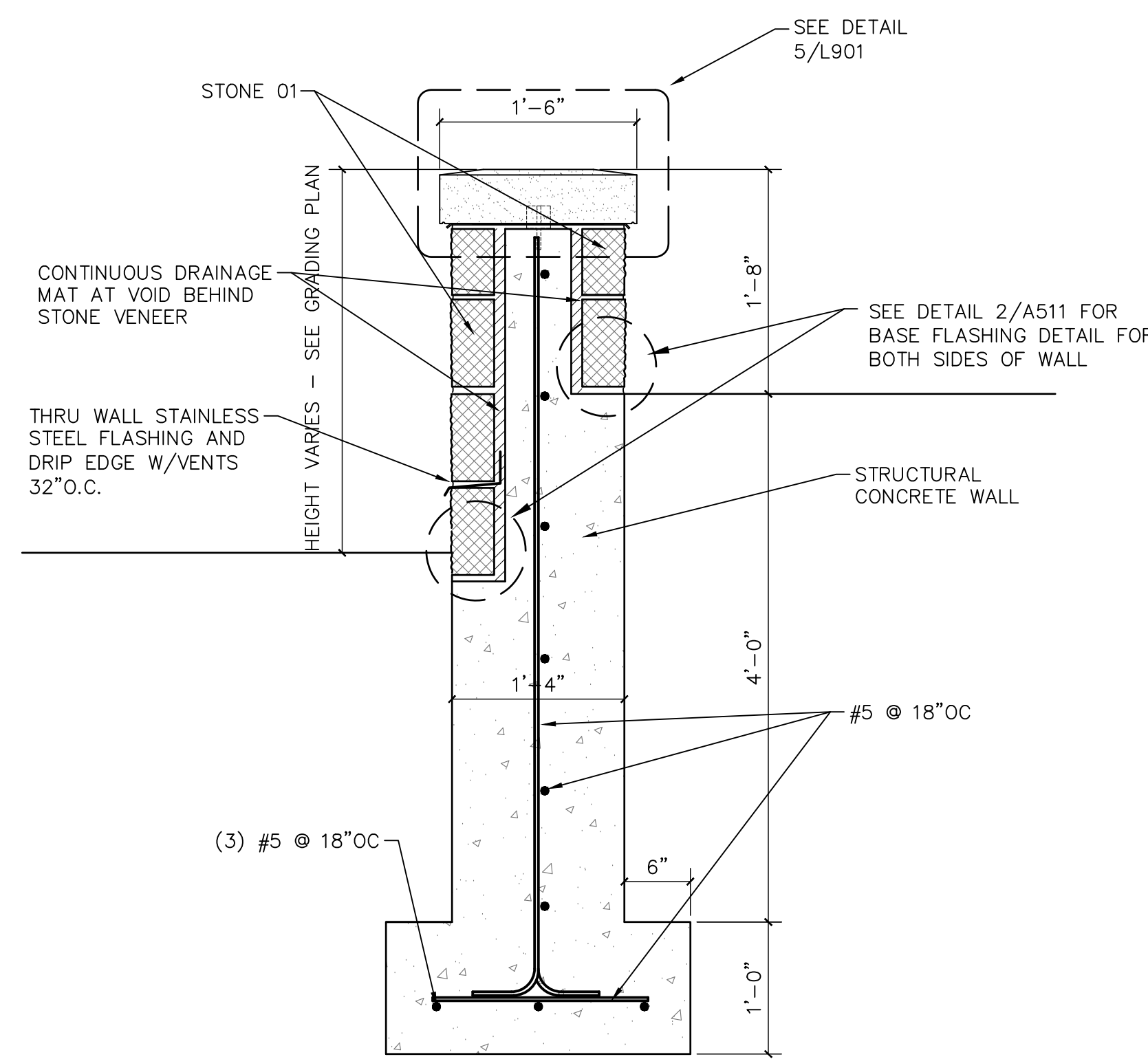
1 FRONT ENTRY - STONE WALL ELEVATIONS

3" = 1'-0"



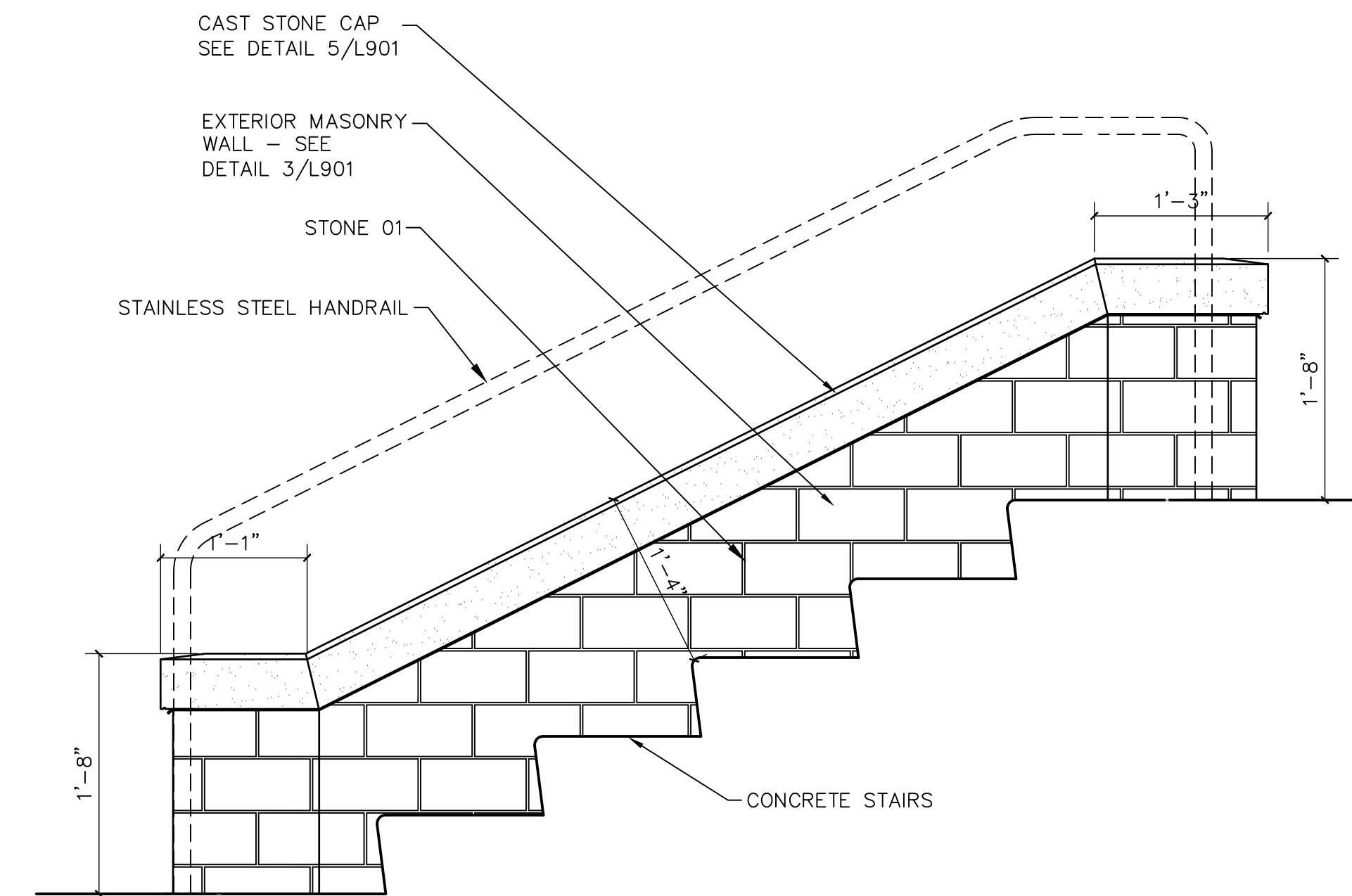
4 SECTION - MASONRY WALL/CHALKBOARD

1" = 1'-0"



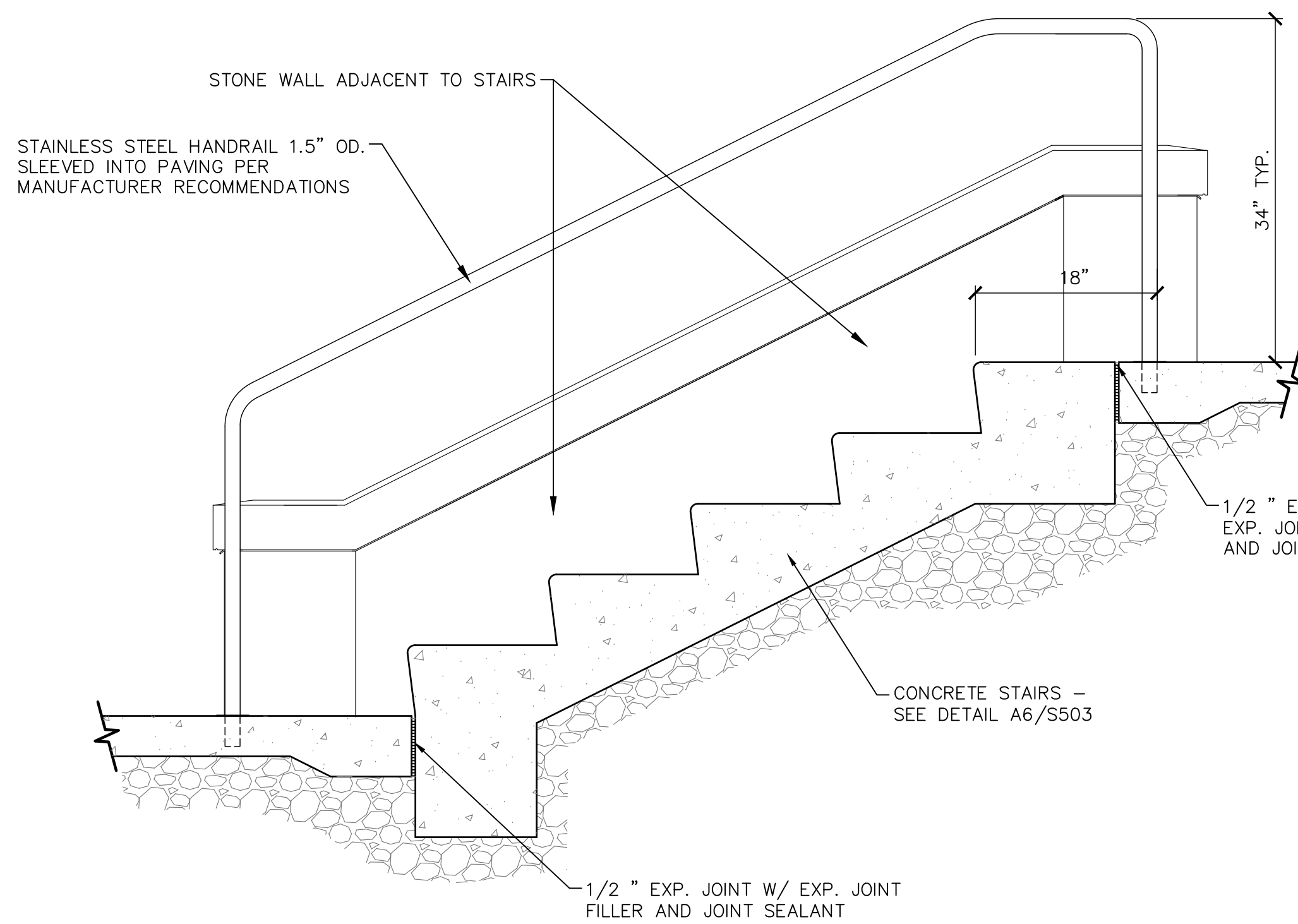
3 SECTION - MASONRY WALL @ FRONT ENTRANCE

1" = 1'-0"



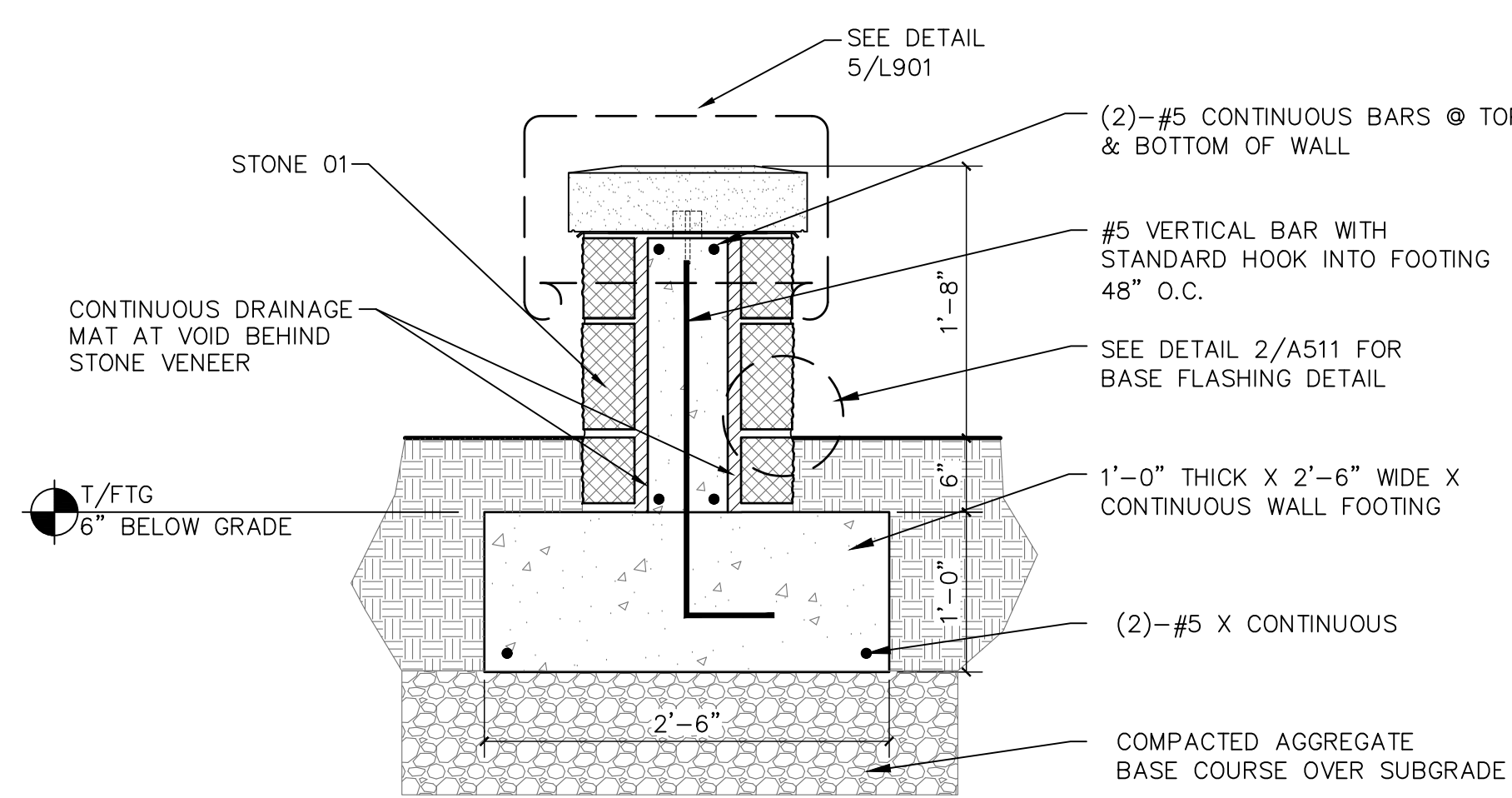
2 STAIR WALL ELEVATION DETAIL

1" = 1'-0"



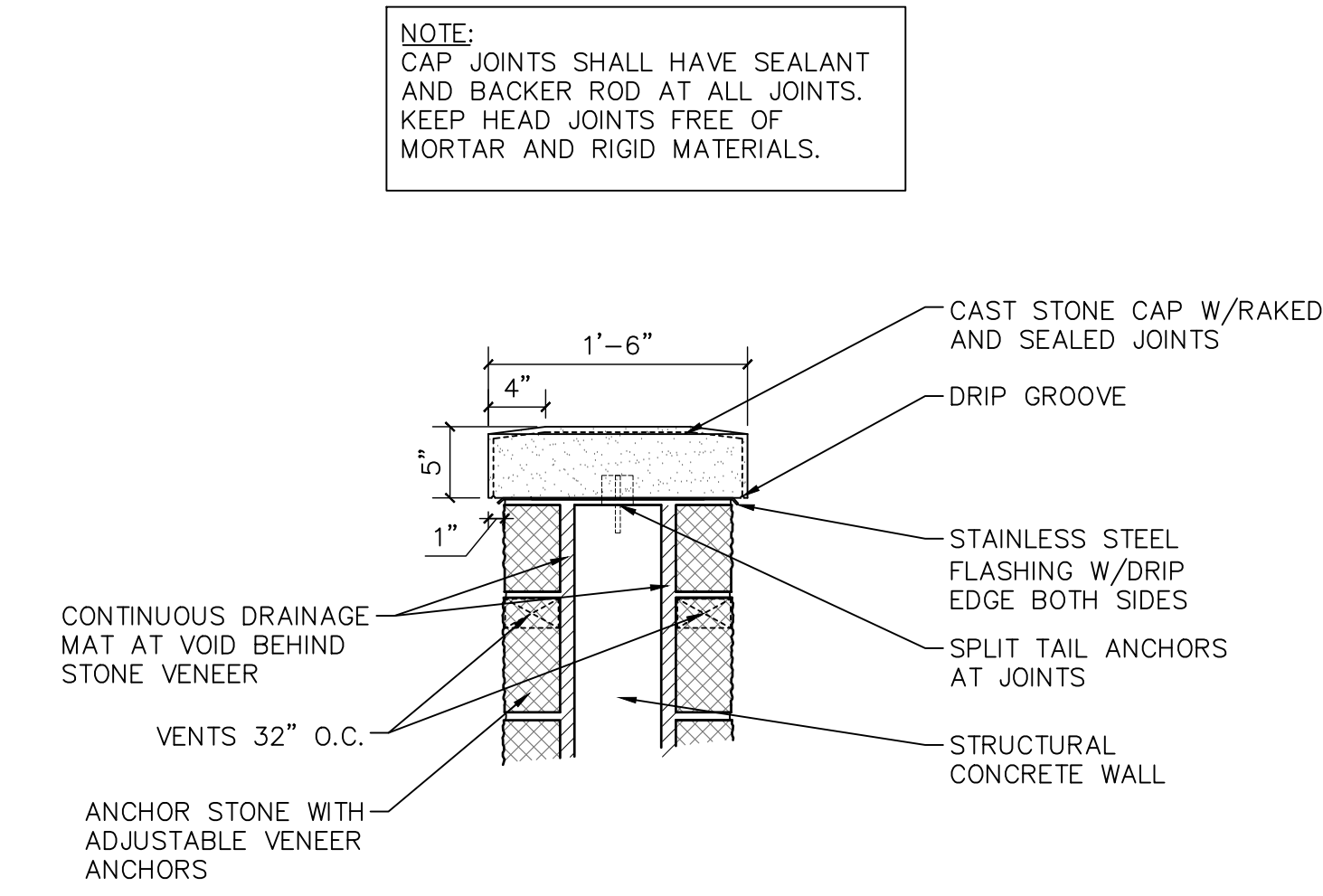
6 HANDRAIL DETAIL @ STAIR

1" = 1'-0"



4 SECTION - SEAT WALL @ OUTDOOR CLASSROOM

1" = 1'-0"



5 TYPICAL WALL CAP DETAIL

1" = 1'-0"

GENERAL MASONRY DETAIL NOTES:
SEE SPECIFICATION SECTION 04 2000 - UNIT MASONRY FOR ALL WALL MATERIALS AND INSTALLATION REQUIREMENTS.

Revisions

BID DOCUMENTS

SCOPE DOCUMENTS

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Sheet Title
STAIR & WALL DETAILS

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