

October 12, 2023 – 6:00 pm Village Hall 235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <u>https://www.youtube.com/live/_XWblgxPCx4?si=YnpkChPsxzNrmshz</u>

- 1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
- 2. <u>Public Hearings</u>:
 - a. Public Hearing on the Conditional Use Grant request of property owner Kirkland Crossings, Inc. to develop a 77- unit Housing for the Elderly building project on the vacant land (approximately 2.4 acres) located at the northwest corner of Ryan Street at Quinlan Drive (PWV 0883993200). This site is zoned B-1 Community Business District with Housing for the Elderly Overlay (HEO) District.
- 3. <u>Citizen Comments:</u> This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.
- 4. <u>Approval of the Minutes:</u>
 a. Regular Plan Commission Meeting September 14, 2023
- 5. <u>Old Business.</u> None.
- 6. <u>New Business.</u>
 - a. Review, discussion, and possible action on the request of applicants/property owners, Jeff and Brenda Wistl, for architectural plan approval to remodel/refinish the exterior of an existing detached accessory building on their .2-acre, B-2 Downtown Business zoned property located at 521 Capitol Drive.
 - Review, discussion, and possible action on the Sign Code waiver request of Wayne Palmer of Prodigy Lighting & Sign, to install an oversized wall mounted front façade sign for tenant Groff Insurance d/b/a Allstate, at 690 Westfield Way-Suite B. This 4.4-acre, B-1 Community Business zoned property is owned by 690 Westfield Way LLC.
 - c. Review, discussion, and possible action/recommendation to the Village Board on the request of property owner Kirkland Crossings, Inc. for certified survey map approval to combine two lots located at the northwest corner of Ryan Street at Quinlan Drive (PWV's 0883993200 & 0883992), into one. The 11.76-acre lot (i.e., PWV 0883992) is zoned IPS Institutional and Public Service District. The 2.5-acre lot (i.e., PWV 0883993200) is zoned B-1 Community Business District with Housing for the Elderly Overlay (HEO) District.

- d. Review, discussion, and possible action on the Conditional Use Grant request of property owner Kirkland Crossings, Inc. to develop a 77- unit Housing for the Elderly building project on the vacant land (approximately 2.4 acres) located at the northwest corner of Ryan Street at Quinlan Drive (PWV 0883993200). This site is zoned B-1 Community Business District with Housing for the Elderly Overlay (HEO) District.
- e. Review, discussion, and possible action/recommendation to the Village Board on the request of Richard Yezzi, d/b/a Alltrux Holdings, LLC, to amend Section 40.316 of the Village Code to include a limited opportunity, through conditional use, for the use 'medium and heavy duty truck sales' to be considered for approval in the B-5 Light Industrial zoning district.
- 7. <u>Citizen Comments.</u> This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.

8. Adjournment

Note: It is possible that members and/or possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; action will not be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in the notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request such assistance, contact the Village Clerk at 262-691-5660.

Dated: October 6, 2023

Plan Commission Meeting September 14, 2023 – 6:00 pm Village Hall 235 Hickory Street, Pewaukee, WI 53072 https://www.youtube.com/live/5bdTtNNA_GU?si=hpqzPCrqFgY5smbh

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1. Call to Order and Roll Call, Pledge of Allegiance, & Moment of Silence

President Knutson called the meeting to order at approximately 6:00 p.m. Plan Commission members present: Comm. Mark Grabowski, Comm. Theresa Hoff, Comm. Brian Belt, Trustee Craig Roberts and President Jeff Knutson. Comm. Mantz and Comm. Lange were excused.

Also present: Village Planner, Mary Censky; Village Attorney, Matt Gralinski; and Village Deputy Clerk/Treasurer Jenna Peter.

2. Public Hearings -

a. On the Conditional Use Grant Request of Cansas Steidl, d/b/a Myxn Bar LLC, to include tavern use throughout her custom personal scent mixing, and specialty retail boutique use located at 145 W. Wisconsin Ave – Unit 3. This property is zoned B-2 Downtown Business District. The property owner is Joseph Grasch Development LLC. – No Comments.

- 3. Citizen Comments No Comments.
- 4. Approval of the Minutes -

a. Regular Plan Commission Meeting – July 13, 2023. Comm. Hoff motioned/seconded by Comm. Belt to approve the July 13, 2023 Regular Plan Commission minutes as presented. Motion carried 5-0.

b. Regular Plan Commission Meeting – August 10, 2023.

Trustee Roberts motioned to approve the August 10, 2023 Regular Plan Commission Minutes with the correction of item four to reflect the July 13th minutes.

Discussion followed pertaining to an error on the August 10, 2023 Plan Commission meeting agenda. The June 8 minutes were listed incorrectly on that agenda instead of the correct July 13, 2023 minutes. The June 8 minutes were essentially approved twice (July 13 and August 10 meetings). The July 13, 2023 minutes were not approved at the August 10 meeting as a result.

Trustee Roberts corrected his motion to approve the August 10, 2023 Regular Plan Commission Minutes as presented. Seconded by Comm. Grabowski.

Motion carried 5-0.

- 5. Old Business none.
- 6. New Business

a. On the Conditional Use Grant Request of Cansas Steidl, d/b/a Myxn Bar LLC, to include tavern use throughout her custom personal scent mixing, and specialty retail boutique use located at 145

W. Wisconsin Ave – Unit 3. This property is zoned B-2 Downtown Business District. The property owner is Joseph Grasch Development LLC.

Planner Censky explained the applicant has already opened her specialty retail boutique and custom scent mixing business use in this tenant space. She would now like to include tavern use within and concurrent with the boutique and scent mixing use of this business space. The proposed hours of operation are 10 a.m. to midnight daily. Parking to support this, and similar uses of the nonresidential spaces in this building, was preplanned into the original Beachscape project approval.

Village Planner Recommendations:

1) Full execution and recording of the Conditional Use Grant prior to the start of alcohol sales, service, or consumption in this space.

2) Prior to the start of alcohol sales, service, or consumption in this space, the applicant shall secure, and at all times going forward, maintain, the necessary liquor/alcohol licensure needed to operate this tavern use in this space.

3) Full compliance with the terms and conditions of the Conditional Use Grant.

The applicant stated they do have signs on the doors that no one under the age of 21 is allowed without their parents.

Comm. Hoff motioned/seconded by Comm. Belt to approve the Conditional Use Grant as presented with the Village Planner's Recommendations.

Motion carried 5-0.

b. Review, discussion, and consultative feedback to applicant Matthew Backhaus, d/b/a StreetWorks Exotics, regarding plans to construct a 4,500 sq. ft. addition to their existing automobile service use building located at 600 Hickory Street. This 1.88-acre, B-5 Light Industrial zoned property is owned by Road Runner Venture LLC.

Censky explained according to the applicant's plans, they may not meet the following criteria in the B-5 District; maximum building size/floor area ratio, minimum building offset to the side lot line, and the minimum open space. Censky went on to explain the extent to which there is some spatial and bulk standards flexibility for the Commission in review and approval projects that expand upon preexisting, nonconforming uses and buildings in the B-5 Light Industrial District. As with any commercial or industrial use or building expansion/addition in the Village, a fully detailed set of architectural, site, landscaping and exterior lighting plans is required to be submitted along with the application, when/if this item comes back as an actionable request.

The Commission members did not express any specific issues with the applicant's very preliminary conceptual inquiry. Censky suggested the applicant come back with detailed plans for a Conditional Use Grant application.

c. Review, discussion, and consultative feedback to applicant Richard Yezzi, d/b/a Alltrux Holdings, LLC, about adding a conditional use opportunity in the B-5 Light Industrial District for medium and heavy-duty trucks sales. The applicants existing automotive service use/facility is located at 1291 Hickory Street. This 3.27-acre site is owned by Zimmermann & Schwartz Real Estate LLC.

Censky explained the Village Code does not list new or used vehicle/automobile sales as a use, either by right or through conditional use, in any of our zoning districts. The Planning commission did recently recommend an amendment to the Zoning Code that may allow for such use, through Conditional Use Grant, provided the sales/display use is only for regular automobiles, light trucks and motorcycles, and provided it is done only as a subordinate and accessory use conducted in support of an approved principal conditional use "Automobile service facility". The proposed new language goes on to say that outside display shall only be permitted during regular business hours. This applicant's business, however, is oriented toward servicing medium-duty to heavy-duty trucks. He indicates that his request

would not necessarily include the need for any outdoor display spaces to be included in the Code as he "...does not plan on holding any inventory onsite within the Village of Pewaukee".

Applicant – Richard Yezzi, stated he is hoping to be able to apply for his dealer's license at the 1291 Hickory Street location because he works with different manufacturers so they need to have the license in a location that's acceptable to their Peterbilt relationship as well.

Trustee Roberts stated the Commission will have to approach this in the same way as the autos, motorcycles, and light trucks ordinance, but the wording for medium and heavy trucks will need to be reflected as well as language limiting the display of such big trucks. President Knutson would like the ordinance to include language to at least allow for these trucks to be delivered to the business on Hickory Street, in case they need that option on a short-term basis before eventually transferring the truck out to the end purchaser.

d. Review, discussion, and consultative feedback to applicants/property owners, Jeff and Brenda Wistl, on their conceptual plans to remodel/refinish the exterior of an existing detached accessory building on their .2-acre, B-2 Downtown Business zoned property located at 521 Oakton Avenue. The applicant – Jeff Wistl, stated the footprint of the building will stay the same but the roof overhang will be different. The building will not be torn down but resided and 5 posts added. The building itself will be an off-white color and the roof black. Trustee Roberts mentioned the Commission usually tries to encourage the accessory building to match the house as much as possible, but the proposed building is aesthetically appealing, and this is the start of what will probably be an eventual transition of the house to this design as well because the property is zoned B-2 Downtown Business District. Wistl stated that eventually they are going to redo the house too. Sensing general support from the Commission for his plans, Wistl said he will return to the October 12, 2023 Plan Commission meeting with detailed plans.

7. Citizen Comments - None.

8. Adjournment

Comm. Grabowski motioned/seconded by Comm. Belt to adjourn the September 14, 2023, Regular Plan Commission meeting at approximately 7:01 p.m. Motion carried 5-0.

STAFF REPORT

To: Village of Pewaukee Plan Commission	By: Mary Censky Date Prepared: October 12, 2023		
General Information:			
Agenda Item: 6.a.			
Applicant/Property Owner:	Jeff and Brenda Wistl		
Requested Action:	Architectural plan approval to remodel/refinish the exterior of an existing detached accessory building.		
Existing Zoning:	B-2 Downtown Business District		
Proposed Zoning:	Same		
Surrounding Zoning/Land Use:	North: R-5 Single Family ResidentialSouth: B-5 Light Industrial use and zoningEast: B-2 Downtown Business DistrictWest: B-2 Downtown Business District		
Existing Master Plan Classification:	Community Commercial		
Proposed Master Plan Classification:	Same		
Location:	521 Capitol Drive		
Lot Size:	1.88 acres		

Discussion: The exterior condition of this applicants existing detached accessory structure is very deteriorated. They want to continue to use this building for storage purposes.





The building appears to be legal nonconforming as to setbacks/offsets to the east, north, and west lot lines. Section 40.150(b)(1) of the Village Code provides that "Legal, nonconforming structures or lots may be repaired, maintained, renovated or remodeled (including additions, modifications, extensions

and expansions thereto) within their existing footprint and beyond the existing footprint to the extent such further addition, modification, extension or expansion of the structure or lot makes it no more nonconforming based upon the current bulk and/or spatial requirements of the zoning district in which the property is located".

The rendering and elevation concepts provided by the applicant suggest that the only 'extension' of the building may be the awning feature proposed to be added along the south elevation, which is not a point of nonconformity. The awning feature depicted on the east side elevation may not change the extent of nonconformity as to offset to the east lot line, depending on the depth of the awning.

Section 3.2 of the Village of Pewaukee Downtown Design Guidelines provides as follows with respect to "Transitional Areas" (i.e., Oakton Avenue; Capitol Drive; Park Avenue, Lake Street; and East Wisconsin Avenue Area):

The transitional areas beyond the immediate Lakefront area are intended to develop and redevelop in accordance with a historic residential form. Existing residences are encouraged to be used as retrofitted businesses, and redevelopment should be compatible with the ambient residential style. Extended strip center commercial and large scale/massing of residential development is discouraged. The following visual examples illustrate acceptable forms of building design and placement in these transitional areas. The applicants plan, as presented, would appear to comply with this architectural guidance.

Recommendation:

The Planner does not raise any specific objections to this plan as presented, provided the following conditions are considered for attachment to any approval as the Commission may be inclined toward granting:

- 1) Applicant to secure all required building, electrical, and similar permits prior to the start of any remodel/refinish work on this existing building;
- 2) Prior to issuance of any permits in support of this project, Village staff to review and confirm that the current legal nonconforming condition as to setback of this building from Sussex Street is not made any more nonconforming by the overhang element depicted on the plan. Such confirmation shall be made a part of the Village's permanent record as to this conditional approval.



Business Site Plan Application Form

Address/Parcel No. of Property Involved: 521 CAPITOL DR.
Zoning of Property: $B - Z$
Current Owner of Property: JEFF WISTL
Applicant - Name: JEFF WISTL Address: 167 5055EX ST. Phone: 414-378-4028 Fax: Email: jwist(@tds.net
Name of Business that Corresponds to Site Plan: HARVEST HOME
Summary of Request (New Construction, Addition, Modification, etc.): ひてあれても EKISTIPG のつて追っ(しめいやら いしてや PEW
METAL ROOF, NEW SIDING, TRIM, + DOORS.
ADD OVERHAPS SUPPORTED BY POSTS ALONG
SOUTH WAN.

Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate the suitability of architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, drainage, exterior lighting, control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & general compatibility of the proposed use with the area in which it is located.

2. It is the responsibility of the applicant/owner to ensure that the proposed project meets the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan.

3. Signage shall be determined through a sign permit process and/or a sign plan approved by the Plan Commission. Permits for individual signs may be applied for with the Village's Code Compliance Officer. Signature of Property Owner as listed on this Application:

NO SIGNAGE

Application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Site Plan Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Signature of Applicant (if different than Owner):

Please return <u>Completed Application Forms</u> along with <u>**11 copies**</u> of all attachments (<u>**as well as a digital copy**</u>) you wish to have considered by the Plan Commission as part of your application to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072. If you have any questions, please call Village Hall at (262) 691-5660.

Revised - 8/16/2006; 01/28/19; 6/12/19



PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Pewaukee Code of Ordinances, the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

I, the undersigned, have been advised that, pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

RESPONSIBLE PARTY & MAILING ADDRESS

JEFF WISTL			
Name of Company and/or Individual			
167 SUSSEX ST.	PEWAUKEE	wI	53072
Street	City	State	Zip
Phone: 414-318-4028 Fax:	E-Mail: Jwis	tletds	s, net
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Signature of Property Owner & Date	Prop	berty Owne	r
Village Official Accepting Form	Д_Арр	licant	

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STAFF REPORT

To: Village of Pewaukee Plan Commission	By: Mary Censky Date Prepared: October 12, 2023
General Information:	L ,
Agenda Item: 6.b.	
Applicant:	Groff Insurance d/b/a Allstate, in c/o Wayne Palmer of Prodigy Lighting & Sign
Status of Applicant:	Tenant occupant
Requested Action:	Sign Code waiver
Current Zoning:	B-1 Community Business
Current Master Plan Classification:	Community Commercial
Surrounding Zoning/Land Use:	North: R-M Multi-Family Residential South: B-1 Community Business East: B-1 Community Business West: B-1 Community Business
Project Area:	~4.47 acres
Property Location:	609 Westfield Way-Suite B

Discussion:

The applicant requests Planning Commission approval of a sign code waiver to place a 49 square foot tenant wall sign on the main entry/south facing façade of their tenant space in the building at 690 Westfield Way, where 30 square feet maximum is set forth by Code.

Sec. 70.103 of the Villages Sign Code provides as follows:

Appeals. The planning commission may, in its judgment, waive or modify the provisions of this chapter where it would further the public interest and uphold the purpose of this chapter as put forth in section 70.100. Such waiver or modification may be based on, among other things, site-specific hardships such as topographic aberrations, traffic safety, accessibility and visual encumbrances.

Section Sec. 70.100 of the Villages Sign Code provides as follows:

Purpose. The purpose of this chapter shall be to:(1) Regulate the size, type, construction standards, maintenance and placement of signs

situated within the boundaries of the Village of Pewaukee, Wisconsin.

(2) Promote the public health, safety, welfare and comfort of the general public by:

a. Reducing distractions and obstructions from signs which would adversely effect traffic safety and alleviate hazards caused by signs projecting over or encroaching upon the public right-ofway;

b. Discouraging excessive visual competition in signage and ensuring that signs aid orientation and adequately identify uses and activities to the public; and

c. Preserving or enhancing the natural beauty and unique physical characteristics of the village as a community in which to live and work by requiring new and replacement signage which is:

1. Harmonious with the building, surrounding neighborhood aesthetics and other signs in the area;

2. Appropriate to the type of activity to which it pertains;

3. Expressive of the village's identity in a manner which will not diminish property values; and

4. Complementary to the village's architectural character and unobtrusive commercial developments.

Recommendation:

If the Planning Commission supports the applicants request as to size of the "Allstate" sign in light of the specific hardship presented by this sites substantial setback location from the principal public way (i.e. building is setback over 500 feet from Capitol Drive) for visibility, the fact that the proposed new sign appears to be consistent in scale to other existing signs already/previously in place on this building façade, and the fact that the scale of the specific section of the building wall where this sign is proposed to be attached is sufficient to handle to the proposed oversized sign, the Planner recommends the following conditions be considered for attachment thereto:

1) Applicant to secure all necessary permits, such as but not limited to Sign Permit, Electrical Permit,... prior to placement/installation at the site. MAP WAUKESHA county

Allstate



SIGN#	PAGE#	SIGNTYPE	ACTION
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Jason Groff

Agent #:0B7417







THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY PHLADELPHA SIGN IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY PHILADELPHIA SIGN IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED COPIED. REPRODUCED, OR EXHIBITED IN

SIGN#	SIGN TYPE	SIGN DESCRIPTION	ACTION
N02	ALST.CL.B_24	24"h Illuminated Blue Day/White Night Thru the wall Channel Letters 3' 5-3/8"oah x 14' 1-5/8"oal (49 SF)	New Sign
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PROPOSED SIGNAGE PHOTO

EXISTING SIGNAGE PHOTO



*NOTE:

Your approval of the Brandbook indicates your acceptai that the signage, provided to you and owned by Allstate will be manufactured and installed as shown, pending landlord and/or municipality approval. Once accepted, signage may not be declined at time of installation for any reason other than a manufacturing defect. Any Allstate-branded items that we install are the property of Allstate.

	PHILADELPHIASIGN	CLIENT:	ALLSTATE	- MW	DATE: REVISION: 6/21/2023 07.13.23 AC Removed N01		THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY PHILADELPHIA	
BRIN		LOCATION	OCATION: WIUCB Groff Ins & Financial Svcs	al Svcs	SHEET: P02		SIGN IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY PHILADEL PHILA SIGN IT IS NOT TO	
707	West Spring Garden Street Palmyra, NJ 08065-1798	1.0	690 Westfield Way, B Pewaukee, WI		DWG BY: AC	DRAWING NUMBER: A38625	BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN	



235 Hickory Street, Pewaukee Phone: (262) 691-5660 Fax: (262) 691-5664	SIGN PE Vill	Permit#			
Sign Location Address:			Parcel#		
Owner Name:	Email Address:		Telephone#		
Mailing Address:			Cell#		
Tenant Name:	Email Address:		Telephone#		
Mailing Address:			Cell#		
Sign Company Name:	Email Address:		Telephone#		
Mailing Address:			Cell#		
		TYPE OF SIGN			
Freestanding Ground	ProjectingWall	Awning or CanopyMarqueeOt	her		
Illuminated / Non-Illuminat	eBrief Description of Sign:		Temporary: Yes / No		
DISTANCE FROM SIGN TO LO	T LINES:FRONT	REARRIGHT	LEFT		
If repairs or replacen	nent contemplated, is the curre	nt sign, etc., non-conforming?YES	NO		
NAME OF SURETY BOND OF		TIFICATE OF ISSUANCE (attach			
bond or certificate w	ith hold harmless clause to the Villa	ige on this application)			
DATE SIGN TO BE ERECTED	SIGN SQUARE FOUTAGE	Sign Height (above grade)	ESTIMATED COST		
Application is hereby made for a located as shown on the accomp contained herein are made part of	permit to erect / altar a sign as des anying plan. The information which of this application in reliance upon w	scribed herein or shown in accompanying plans or spec follows and the accompanying plan and specifications vhich the building inspector is requested to issue a bui	cifications where sign is to be with the representations Iding permit.		
It is understood and agreed by t part of this application such as w specifications or structure made	It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact, either with or without intention on the part of this application such as would operate to cause a refusal of this application or any material alteration or changed in the accompanying plans, specifications or structure made subsequent to the issuance of a permit in accordance without the written approval of the building inspector shall				
		PRINTED NAME OF APPLICANT	DATE		
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SITE SURVEY (must detail location and setbacks to lot lines) COLOR RENDERING SURETY BOND OR INSURANCE COMPANY ON CERTIFICATE OF ISSUANCE (IF APPLICANT IS A TENANT) NOTARIZED DOCUMENT FROM PROPERTY OWNER AUTHORIZING PROPOSED USE OF PROPERTY					
This permit is issued pursuant to the following conditions. Failure to comply may result in suspension					
APPROVAL CONDITIONS or revocation of this permit or other penalty. See attached for conditions of approval.					
	Building & Electrical Permits may be applied for through the Building Services Department				
	located at the Pewaukee City H	Hall, W240N3065 Pewaukee Road.			
OFFICE USE ONLY		DATE RECEIVED:	STAFF INITIALS:		
(AREA x \$2.50/sa ft) \$	+ \$50.00 (BASE FEE)) = \$ DATE PAID	RECEIPT#		
FAILURE TO OBTAIN PERMIT WILL RESULT IN THE TOTAL FEES DOUBLING TEMPORARY SIGN EXPIRATION DATE:					
PERMIT APPROVED/DENIED B	(:	DATE:			

STAFF REPORT

To: Village of Pewaukee Plan Commission	By: Mary Censky Date Prepared: October 12, 2023				
General Information:					
Agenda Item: 6.C.					
Applicant/Property Owner:	Kirkland Crossings, Inc. in c/o Anne O'Connor of Senior Housing Partners.				
Requested Action:	Recommendation to the Village Board for certified survey map approval to combine two lots located at the northwest corner of Ryan Street at Quinlan Drive (PWV's 0883993200 & 0883992), into one.				
Current Zoning:	B-1Community Business District with Housing for the Elderly Overlay (HEO) and IPS Institutional & Public Service District.				
Proposed Zoning:	same				
Current Master Plan Classification:	Community Commercial				
Surrounding Zoning/Land Use:	<u>North:</u> B-1 Community Business zoning and use. <u>South:</u> Multi-Family Residential use. <u>East:</u> B-1 Community Business zoning. <u>West:</u> IPS Institutional and Public Service District zoning and use.				
Project Area:	14.32-acres, combined				
Property Location:Northwest corner of Ryan F Quinlan Drive.					

Discussion:

The attached certified survey map depicts the dissolution of the existing lot line between Village of Pewaukee Tax Parcel #'s 0883993200 & 0883992, resulting in a single, 14.32-acre lot. The proposed new lot does fully comply with the minimum required lot size and lot width standards for both the IPS Institutional & Public Service District and the B-1 Community Business District w/ Housing for the Elderly Overlay (HEO).

Recommendation:

The Planner does not raise any specific objections to this request as submitted but recommends the following conditions be considered for attachment to any favorable recommendation the Planning Commission might consider making to the Village Board in this matter:

- 1) Replace the Village Administrator with the Village Clerk as a signatory to the map;
- 2) Village Engineer review and approval of the CSM as to technical accuracy and closure in the legal description.

Village of Pewaukee Plan Commission Engineer's Report for October 12, 2023

Kirkland Crossing CSM

Report

Senior Housing Partners has submitted a Certified Survey Map (CSM) that combines the lot identified for Phase 2 of the project, located at the northwest corner of Ryan Street and Quinlin Drive, with the existing Kirkland Crossing property. The total area for the combined development will be 14.323 acres. The CSM is in general conformance with Village of Pewaukee code requirements, subject to minor modifications, generally described as:

- Addition of street names on location map
- Including the sanitary sewer and access/utility easement that were created through previously approved CSMs.
- Addition of a vision easement at Ryan Street and Quinlin Drive
- Modification of the signature line in the Village Board certificate for the Village Clerk.

A detailed review letter was sent to the land surveyor on October 4, 2023.

Recommendation

I recommend approval of the Certified Survey Map stamped September 19, 2023, subject to the surveyor addressing all review comments provide in my letter dated October 4, 2023, and any comments from the Plan Commission.

Tim Barbeau, P.E. Village Consulting Engineer October 4, 2023 Application is due 3 weeks prior to the Meeting Date.



Village of Pewaukee – Planning Commission Miscellaneous Approval Application Form – *Return Completed Form along with 11 copies of all materials to be reviewed.*

Address/Parcel No. of Property Involved: 700 Quinlan Drive / 0883992

Zoning of Property: <u>B1 with Housing for the Elderly Overlay</u>

Current Owner of Property: Kirkland Crossings, Inc.

Applicant - Name: Senior Housing Partners on behalf of Kirkland Crossings, Inc.

Address: <u>2845 Hamline Avenue North</u> Phone: <u>612-991-9979</u> Fax: <u>pbelz@seniorpartners.com</u>

Type of Request: Check All That Apply

Sign Plan Approval: Final Plat Approval: Certified Survey Map: Other (Describe Below):

Prelim. Plat Approval: ____ Developer's Agreement: ____

Signature of Property Owner as listed on this Application:

-DocuSigned by: Jon Fletcher

-6C0C4F574870498...

Application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Application as it pertains to my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this Application.

Signature of Applicant (if different than Owner):

DocuSigned by: Pam Bels

-DA2E0DC5973F453...



PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Pewaukee Code of Ordinances, the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

I, the undersigned, have been advised that, pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

RESPONSIBLE PARTY & MAILING ADDRESS

Name of Company and/or Individu	al				
2845 Hamline Avenue North	Roseville	Ν	ΛN	55113	3
Street	City	:	State	2	Zip
Phone: 612-991-9979 Fax: N/A	E-Ma	ail: pbelz@senior	partr	ners.co	m
Pam Bely 9/1	1/2023	SEND ALL PROFESSIONAL SERVICES INVOICES TO: (Check One)			
Signature of Applicant & Date Docusigned by: Jon Flutdur 9/1	1/2023				
Signature: of Property Owner & Da	te _	Property	Owr	ner	
Village Official Accepting Form & D	pate –	Applicant			

KIrkland Crossings, Inc.



CERTIFIED SURVEY MAP NO.

PART OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 5748 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8788, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

Part of Parcel 4 of Certified Survey Map No. 5748 and all of Lot 2 of Certified Survey Map No. 8788, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 5, in Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said Section 5; thence S89º41'40"W along the South line of said 1/4 Section, 100.00 feet to a point in the West right of way line of Ryan Street; thence N0°17'08"W along said West right of way line, 329.63 feet to a point of curvature; thence Northeasterly along said West right of way line, being the arc of a curve to the right (having a radius of 1687.02 feet, whose chord bears N0º18'32"E, 35.00 feet) 35.00 feet to a point in the Northeasterly right of way line of Quinlan Drive, said point also being the Southeast corner of Parcel 4 of Certified Survey Map (CSM) No. 5748, and point of beginning of lands to be described; thence S89°42'52"W along said Northeasterly right of way line and the South line of said Parcel 4, 150.29 feet to a point of curvature; thence Northwesterly along said Northeasterly right of way line and the South line of said Parcel 4 and the Southwesterly line of Lot 2 of CSM No. 8788, being the arc of a curve to the right (having a radius of 895.40 feet, whose chord bears N76°30'03"W, 426.73 feet) 430.88 feet to a point of tangency; thence N62°42'54"W along said Northeasterly right of way line and the Southwesterly line of said Lot 2, 163.54 feet to a point of curvature; thence Northwesterly along said Northeasterly right of way line and the Southwesterly line of said Lot 2, being the arc of a curve to the right (having a radius of 300.00 feet, whose chord bears N38°21'30"W, 247.45 feet) 255.06 feet to a point of tangency; thence N14°00'06"W along said Northeasterly right of way line and the Southwesterly line of said Lot 2, 503.65 feet to the Northwesterly corner of said Lot 2; thence S80°22'04"E along the Northerly line of said Lot 2, 601.47 feet; thence N25°51'33"E along the Northerly line of said Lot 2, 123.00 feet; thence S64°08'27"E along the Northerly line of said Lot 2, 289.72 feet to the Northwest corner of Parcel 3 of CSM No. 5748; thence S14°37'27"W along the West line of Parcel 3 and Parcel 4 of CSM No. 5748, 259.57 feet; thence S74°16'18"E, 215.19 feet to a point in the West right of way line of Ryan Street; thence Southeasterly along said West right of way line, being the arc of a curve to the left (having a radius of 1687.02 feet, whose chord bears S8º18'58"W, 435.33 feet) 436.54 feet to the point of beginning.

Said lands containing 14.323 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Kirkland Crossings, Inc., OWNER of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have complied with Chapter 236.34 of the Wisconsin Statutes and the Regulations of the Village of Pewaukee in surveying, dividing, and mapping the same.

9-19-2023 hano S-2127 ames G. Schneider

This instrument was drafted by James G. Schneider

Sheet 2 of 4 Sheets



CERTIFIED SURVEY MAP NO.

PART OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 5748 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8788, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

I, ______ (President) of Kirkland Crossings, Inc., OWNER, do hereby certify: THAT, I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped.

WITNESS the hand and seal of said OWNERS on this _____ day of , 20 .

Witness

(President)

STATE OF WISCONSIN) WAUKESHA COUNTY)ss PERSONALLY came before me on this _____ day of _____, 20___ the above named ______ (President) to me known to be the person who executed the foregoing certificate and acknowledged the same.

Notary Public

CONSENT OF MORTGAGEE

BREMER BANK, existing under and by virtue of the laws of the State of Minnesota, mortgagee of the above described land does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map and does hereby (President) of Kirkland consent to the above certificate of Crossings, Inc., OWNER.

In witness whereof, the said BREMER BANK has caused these presents to be signed by David B. Borden, it's Senior Vice President at St. Paul, Minnesota, this ______day of , 20 .

IN THE PRESENCE OF:

BREMER BANK

Witness

David B. Borden (Senior Vice President)

, 20

My Commission expires.

STATE OF MINNESOTA) RAMSEY COUNTY)55 PERSONALLY came before me on this _____ day of _____ the above named by David B. Borden, to me known to be the person who executed the

Notary Public

My Commission expires.

9-19-202

This instrument was drafted by James G. Schneider

foregoing certificate and acknowledged the same.

Sheet 3 of 4 Sheets

CERTIFIED SURVEY MAP NO.

PART OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 5748 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8788, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

VILLAGE OF PEWAUKEE PLAN COMMISSION APPROVAL APPROVED by the Village of Pewaukee Plan Commission on this _____ day of _______20____.

Jeff Knutson, Chairman

Date

Scott Gosse, Village Administrator

Date

VILLAGE OF PEWAUKEE BOARD APPROVAL APPROVED by the Village Board of the Village of Pewaukee in accordance with a resolution adopted on this ______ day of ______, 20____.

Jeff Knutson, Village President

Date

Scott Gosse, Village Administrator

Date



This instrument was drafted by James G. Schneider

Sheet 4 of 4 Sheets

STAFF REPORT

To: Village of Pewaukee Plan Commission	By: Mary Censky Date Prepared: October 12, 2023		
General Information:	-		
Agenda Item: 6.d.			
Applicant/Property Owner:	Kirkland Crossings, Inc. in c/o Anne O'Connor of Senior Housing Partners.		
Requested Action:	Review, discussion, and possible approval of a Conditional Use Grant (CUG) to develop a 77-unit Housing for the Elderly building project.		
Current Zoning:	B-1Community Business District with Housing for the Elderly Overlay (HEO).		
Proposed Zoning:	same		
Current Master Plan Classification:	Community Commercial		
Surrounding Zoning/Land Use:	North: B-1 Community Business zoning and use. South: Multi-Family Residential use. East: B-1 Community Business zoning. West: IPS Institutional and Public Service District zoning and use.		
Project Area:	2.49 acres		
Property Location:	Northwest corner of Ryan Road and Quinlan Drive.		

Discussion:

Housing for the elderly as independent living units, assisted living facilities and/or nursing homes is listed among the conditional uses that can be considered for approval in the B-1(HEO) zoning district.

The applicant seeks CUG approval as to site plan, architecture, exterior lighting, landscaping and operating plan, to add a 77-unit, independent senior living building to the single campus of Kirkland Crossings. The plan calls for 28 x 1-bedroom units and 49 x 2-bedroom units. Combined with the existing mix of units on this campus (i.e., 60 Independent Living Apartments, 40 Assisted Living Apartments, and 20 Memory Care Apartments), this plan would bring the

ratio of independent to assisted units to a Code compliant ratio of 75% independent/25% assisted.

Overall, density of the campus, with this new phase included, will be approximately 13.8 units per acre – well within the maximum 20 units per acre as permitted under the Code.

New parking being added as a part of this phase includes 77 underbuilding stalls and 17 surface stalls. Based on information provided by the applicant, this ratio of stalls would appear to be sufficient to support this new phase.

This development is intended for occupancy by persons aged 55 and older. Under the Village Code this means that at least 80 percent of the occupied units must be occupied by at least one person who is 55 years of age or older; the development must publish and adhere to policies and procedures that demonstrate this intent; and that the development must provide for verification of compliance as to these age related restrictions by reliable surveys and affidavits including, for instance, examples of the types of policies and procedures relevant to a determination of compliance with the requirement of clause.

As compared to the Village's basic spatial, bulk and design requirements for a development of this sort:

- Maximum Building Floor Area Ratio = 40 percent. *Proposed = 78-79% as to this phase alone (i.e., noncompliant).*
- Maximum Building Height = 52 feet allowed in HEO District. Maximum Building Height = 55 feet allowed in B-3 District. *Proposed = ~54'8" feet as measured along the Ryan Road frontage and ~63'8" feet as measured along the Quinlan Drive frontage (i.e.noncompliant).*
- Minimum Building Setback from Street Right-of-Way/Front Property Lines = 50 feet. *Proposed = compliant.*
- Minimum Building Setback from Side/Rear Lot Lines = 20 feet. *Proposed = compliant as to this phase.*
- Minimum Open space Ratio = 35/30 percent. *Proposed = 48 percent (i.e., compliant).*
- Minimum Parking Lot and Drives Setback from Street Right-of-Way/Front Property Lines = 25 feet. *Proposed plan = Compliant along Quinlan Drive; noncompliant along Ryan Road.*
- Minimum Parking Lot and Drives Setback from Side and Rear Lot Lines = 20 feet. *Proposed plan = Compliant.*

Accounting for Sections 40.400.1(2) and 40.153 of the Code regarding conditional use, the Planning Commission may, but is not compelled, to permit waivers/modifications to building location, floor area ratio, parking, landscaping, lot width, setback, offset, height, building size, lot size and open space regulations.
The building design calls for four occupied stories above grade and a below grade parking structure. The stall sizes and aisle widths of the plan do comply with the Villages Code requirements. There is just one entry/exit point to the proposed project and it's located along the Quinlan Drive frontage of the site. This driveway point appears to line-up with one of the driveways serving the condominium building located across the street to the south.

Architectural details are provided by the applicant. Section 40.447 of the Code provides the following as guidelines from which to consider the architectural qualities for new construction of multi-family (as well as commercial, industrial and institutional use) buildings:

- <u>Building scale and mass</u>. The relative proportion of a building to its neighboring existing buildings shall be maintained to the greatest extent possible when new buildings are built.
- <u>Building rooflines and roof shapes</u>. The visual continuity of roofs and their contributing elements (parapet walls, gables, coping, cornices, etc.) shall be maintained in building development or redevelopment. Heating, ventilation, air conditioning and other rooftop mechanical equipment must be appropriately screened from view.
- <u>Materials.</u> New retail and office building construction shall consist of quality materials such as brick, wood, stone and glass. New industrial building construction may also use decorative concrete block in addition to the above listed materials. The plan commission may, however, allow the use of metal building components, exterior finish insulation systems, and concrete block if incidental to the primary building architecture, screened from public view, or if used to reflect existing building architecture.
- <u>Colors.</u> Buildings shall generally reflect earth tone colors. Awnings, trim and window colors are allowed greater color latitude subject to plan commission approval.
- <u>Building design and compatibility</u>. Proposed office and retail building design shall reflect traditional architectural styles with gabled rooflines, interesting fenestration and human scale. Proposed industrial building design shall reflect contemporary standards of quality building design (e.g., Fall's Business Park, Brookfield Lakes Corporate Center, Pewaukee Woods and the Mequon Business Park). Extended expanses of walls shall be broken up with the use of creative pilasters, fenestration, soldier courses or elevation offsets.

The landscaping plan submitted is thorough and well thought out. It generally meets, and in certain respects, exceeds the basic Code standards.

There is no outdoor dumpster or trash receptacle area. Rather, it is proposed to be located in the underground parking level of the building.

An exterior lighting plan is not currently included with this submittal. A plan given under a previous submittal depicted fixtures proposed that were generally compliant as to cutoff design. Overall light dispersion was Code compliant in that it did not exceed .5 footcandles on the ground at the lot lines except to a minimal extent in the area of drive entry/exit at Quinlan Drive, where it rises to .6 and .7 footcandles on the ground at limited few points.

HVAC location/screening plans are not given at this stage in the project.

The existing monument sign on this site is proposed to remain in it's current location with minor adjustments to the styling of the sign structure. An additional monument sign is proposed to be installed near the new entrance along Quinlan Dr. as well. Both signs appear to meet the requirements of the Village Code as to height and area.

Recommendation:

The Planner does not raise any specific objections to this plan as presented :

- 1) Fire Department review and approval as to the serviceable of this project from a public safety standpoint;
- 2) Village Engineer review and approval of all grading, drainage, stormwater management, erosion control, street access, and utility plans offered in support of this project prior to issuance of any permit to begin site preparation and/or construction work on this site;
- 3) Issuance of a Sign Permit(s) prior to placement at the site;
- 4) Village Staff review and approval of the exterior lighting plans for this site and building, such approved plans to be incorporated into the Conditional Use Grant by exhibit;
- 5) Village Staff review and approval of HVAC location and screening plans when the locations and fixtures have been settled upon by the developer and prior to placing the HVAC at the site;
- 6) Village Staff final review and approval of the detailed schedule of building materials and colors, consistent with the renderings offered;
- 7) Planning Commission to provide express acknowledgement as to any areas where exception from the Code standards is requested and may ultimately be approved;
- 8) Drafting, full execution, and recording of the Conditional Use Grant and related Land Covenant documents memorializing the terms of any approval granted, prior to issuance of any construction permits in support of this project.



LAND INFORMATION SYSTEMS DIVISION

Kirkland Site GIS Map



Printed: 12/1/2022

Village of Pewaukee Plan Commission Engineer's Report for October 12, 2023

Kirkland Crossing Phase 2 Civil Engineering Design Plans

Report

The recent submittal of plans incorporated the features of the existing Kirkland Crossing development. Plans for Phase 2 of the development have not significantly changed from the 2/22/2023 plan submittal. Most comments made in a review letter sent to the engineering on March 1, 2023, have not been addressed through the current submittal. My comments below are the same as provided to you for the March 9, meeting with updates shown in bold italics.

Site Grading

The general topography of the existing vacant site indicates a slope from the northeast corner of the site at elevation of 883.5 to the west, southwest (el. 864) and southeast (el. 874) of the site. The proposed finished floor elevation for the building will be at elevation 880. The southerly portion of the building will have a full exposure to allow for underground parking. The elevation in Ryan Road at the center of the proposed building is approximately 880. The building grade on the northern exposure will be approximately 5 feet below the grade of the private road. The grade on the southern end of the building appears to fit well into the existing contours. Since stormwater management will be underground on the south end of the site, there will be no stormwater ponds.

An erosion control plan was included in the submitted package. Features include erosion mat over disturbed areas, silt fence, inlet protection and a tracking pad at the construction entrance. The construction entrance will be in the southwest corner of the site off Quinlan Drive.

Stormwater Management

Stormwater management on this site will be an underground system located in the drive access area south of the building. *We have identified missing technical information in the Stormwater Management Report and made the engineer aware of those items.* Subject to the engineer addressing several technical comments, the proposed system will meet Village requirements.

<u>Access</u>

Access to this site will be via one entrance off Quinlan Drive. I have requested additional information to assure that fire department vehicles can maneuver within the parking lot during emergencies. A fire truck maneuvering diagram has been received and it appears that adequate space is being provided to allow a fire truck to maneuver through the site entrance if required.

Sanitary Sewer and Water

The site developer will be tapping into the water main located along Ryan Road and extending a 6-inch pipe into the building. All connection work to the public main will need to meet Village of Pewaukee requirements. Public sanitary sewer is located along the westerly property line. The contractor will need to connect into this line and meet all Village connection requirements.

Recommendation

I recommend approval of the Civil Engineering drawings shown on Sheets C001, *COO1A*, C002, *C002A*, C100, *C100A*, C200, *C200A*, C300, *C300A* and C400 through C404, *plotted September 12, 2023*, and the stormwater management plan dated February 22, 2023 subject to addressing any new information heard at the public hearing and satisfaction of all technical comments provided in the letter to Christopher Carr of The Sigma Group dated *October 4, 2023*.

Tim Barbeau, P.E. Village Consulting Engineer October 4, 2023





CONDITIONAL USE GRANT APPLICATION FORM

Complete all items entirely:

Property Address:	700 Quinlan Drive, Pewaukee WI 53072	
Property Tax Key:	PWV 0883992	
Zoning of Property:	B1 with Housing for the Elderly Overlay	
Property Owner Name:	Kirkland Crossings, Inc.	
Property Owner Mailing Address:	2845 Hamline Avenue N. Roseville MN 55113	
Property Owner Phone:	651-631-6316	
Property Owner Email:	l: jfletcher@seniorpartners.com	
Applicant - Name:	Pamela Belz of Senior Housing Partners	
Applicant Mailing Address:	s: 2823 Hamline Avenue North Roseville MN 55113	
Applicant - Email:	pbelz@seniorpartners.com	
Applicant - Phone:	612-991-9979	
Description of Request (Please be thorough and attach additional pages if needed)	Addition to Kirkland Crossings campus of a 77 unit detached 4 story building with underground parking at the corner of the property adjacent to Ryan Rd and Quinlan Drive. See attached narrative.	

235 Hickory Street, Pewaukee, WI 53072 . Ph: 262-691-5660 . Fax: 262-691-5664 .www.VillageOfPewaukee.com



Provide detailed information with your application that addresses the following:

- 1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior lighting, dumpster location and screening, outside storage of any sort, and manner of control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & ensure general compatibility of the proposed use within its surroundings.
- 2. It is the responsibility of the applicant/owner to ensure that the proposed project complies with the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan to ensure a proper understanding of the Village's future vision for the area in question.

Jon Fletcher

Property Owner Printed Name

Jon Flatdur Signature of Property Owner

The application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Conditional Use Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Pamela Belz Applicant's Printed Name

DocuS	igned by:	
Pam	Bely	
Signate	Preº Of 4Applica	nt

Return the completed application forms along with the required attachments, \$100 application fee, and a digital copy of the submittal (plus paper copies if required) to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072.

If you have any questions, please call Village Hall at (262) 691-5660.



PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Pewaukee <u>Code of Ordinances Sec 40.116(b)</u>, the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

Responsible Party Name	Kirkland Crossings, Inc.	ENTED EMAIL TO SEND
Mailing Address 2823 Hamline Avenue N		INVOICES:
City, State and Zip	Roseville MN 55113	
Email:	pbelz@seniorpartners.com	pbelz@seniorpartners.com
Phone:	612-991-9979	
Jon Fletcher	Jon Fl	ed by: utcher 9/11/2023
Property Owner Printed Name	Signature Docusigned	ቋቆማቸዋroperty Owner/Date Signed by:
Pamela Belz	Pam Bel	9/11/2023
Applicant Printed Name	eDA2E0DC59	ቻቻficant Signature/Date Signed

Complete the information below:

Village Staff Acceptance - Date

235 Hickory Street, Pewaukee, WI 53072 . Ph: 262-691-5660 . Fax: 262-691-5664 . www.VillageOfPewaukee.com

(Revised 10/18/2022)



KIRKLAND CROSSINGS Pewaukee, Wisconsin

ARCHITECT

AG Architecture 1414 Underwood Ave. #301 Wauwatosa, WI 53213 P: (414) 431-3131

CIVIL The Sigma Group

1300 W Canal St. Milwaukee, WI 53233 P: (920) 926-9800

DEVELOPER Senior Housing Parnters 2823 Hamlin Avenue North

2823 Hamiin Avenue North Roseville, MN 55113 P: (651) 631-6300

Presbyterian Homes & Services

CITY SUBMISSION

222501 SEPTEMBER 20, 2023



KIRKLAND CROSSINGS | PRELIMINARY DRAFT | 1" = 50'-0"

SITE PLAN

-

10.00

34



SITE STATISTICS

BUILDING AREA

LOWER LEVEL - 31,818 SF FIRST FLOOR - 31,836 SF SECOND FLOOR - 27,987 SF THIRD FLOOR - 27,987 SF FOURTH FLOOR - 26,079 SF

TOTAL - 145,734 SF

LOWER LEVEL - 0 FIRST FLOOR - 19 SECOND FLOOR - 20 THIRD FLOOR - 20 FOURTH FLOOR - 18

1 BEDROOM - 28 (36%) 2 BEDROOM - 49 (64%)

LOWER LEVEL - 77 (1:1) SURFACE - 18

TOTAL - 95 (1.23:1)

COMMON



KIRKLAND CROSSING

LOWER LEVEL

COMMON FIRST LEVE

1 BEDROOM
1 BEDROOM +
1 BEDROOM A
2 BEDROOM
2 BEDROOM +
2 BEDROOM A
2 BEDROOM B
2 BEDROOM CORNE
COMMON

SECOND L

1	BEDROOM
1	BEDROOM +
2	BEDROOM
2	BEDROOM +
2	2 BEDROOM A
2	BEDROOM B
2	2 BEDROOM C
2	BEDROOM CORNER
2	BEDROOM SUNROOM
C	OMMON

THIRD LEV

:	1 BEDROOM
1	1 BEDROOM +
1	2 BEDROOM
1	2 BEDROOM +
1	2 BEDROOM A
1	2 BEDROOM B
1	2 BEDROOM CORNI

COMMON

FOURTH I

1 BEDROOM 1 BEDROOM + 2 BEDROOM 2 BEDROOM + 2 BEDROOM A 2 BEDROOM B 2 BEDROOM CORNER 2 BEDROOM END 2 BEDROOM SUNROOM COMMON

COMMON/RENTIBLE BY FLOOR

LOWER LEVEL COMMON

FIRST FLOOR COMMON RENTABLE

SECOND FLOOR COMMON RENTABLE

THIRD FLOOR COMMON RENTABLE

Fourth Floor Common Rentable

COMMON/RENTIBLE OVERA Common Rentable

UNIT MATRIX

1 BEDROOM
1 BEDROOM +
1 BEDROOM A
2 BEDROOM
2 BEDROOM +
2 BEDROOM A
2 BEDROOM B
2 BEDROOM C
2 BEDROOM CORNER
2 BEDROOM END
2 BEDROOM SUNROOM



LOWER LEVEL FLOOR PLAN

<u>149'-0"</u> <u>30'-8"</u> 17'-2" 16'-5" 11'-10" 17'-2" | 10'-11" | 16'-5" | 11'-10"

/EL			
	1	833 SF	833 SF
	6	957 SF	5,739 SF
	1	1,075 SF	1,058 SF
	4	1,175 SF	4,700 SF
	4	1,416 SF	5,666 SF
	1	1,392 SF	1,392 SF
	1	1,334 SF	1,334 SF
	1	1,335 SF	1,335 SF
	1		9,780 SF
			31,836 SF
LEVEL			
	1	833 SF	833 SF
	6	957 SF	5,741 SF
	4	1,175 SF	4,700 SF
	4	1,416 SF	5,666 SF
	1	1,392 SF	1,392 SF
	1	1,334 SF	1,334 SF
	1	1,690 SF	1,175 SF
	1	1,335 SF	1,335 SF
N	1	1,377 SF	1,377 SF
	1		4,437 SF
			27,987 SF
VEL			
	1	833 SF	833 SF
	7	957 SF	6,697 SF
	5	1,175 SF	5,875 SF
	4	1,416 SF	5,666 SF
	1	1,392 SF	1,392 SF
	1	1,334 SF	1,334 SF
	1	1,335 SF	1,335 SF
	1		4,857 SF
			27,987 SF
EVEL			
	1	833 SF	833 SF
	4	957 SF	3,827 SF
	5	1,175 SF	5,875 SF
	2	1,416 SF	2,833 SF
	1	1,392 SF	1,392 SF
	1	1,334 SF	1,334 SF
	1	1,335 SF	1,335 SF
	2	1,494 SF	2,987 SF
M	1	1,377 SF	1,377 SF
	1		4,287 SF
			26,079 SF

31,818 SF

31,818 SF	100%
31,818 SF	
0 700 05	049/
9,780 SF	31%
22,056 SF	69%
31,836 SF	
4,437 SF	16%
23.551 SF	84%
27,987 SF	
4 857 SF	17%
23 131 SE	83%
23,131 3	00/0
21,981 Sp	
4,287 SF	16%
21,792 SF	84%
26,079 SF	
145,708 SF	
ERALL	
55,179 SF	38%
90,529 SF	62%
145,708 SF	
,	

	833 SF	4
	957 SF	23
	1,075 SF	1
	1,175 SF	18
	1,416 SF	14
	1,392 SF	4
	1,334 SF	4
	1,690 SF	1
	1,335 SF	4
	1,494 SF	2
М	1,377 SF	2
		77

0 8 16 31 1/16" = 1'-0"





- 1 BEDROOM +
- 1 BEDROOM A
- 2 BEDROOM
- 2 BEDROOM +
- 2 BEDROOM A
- 2 BEDROOM B
- 2 BEDROOM CORNER
- COMMON



KIRKLAND CROSSING



FIRST LEVE

1 BEDROOM
1 BEDROOM +
1 BEDROOM A
2 BEDROOM
2 BEDROOM +
2 BEDROOM A
2 BEDROOM B
2 BEDROOM CORNE
COMMON

SECOND

1 BEDROOM 1 BEDROOM + 2 BEDROOM 2 BEDROOM + 2 BEDROOM A 2 BEDROOM B 2 BEDROOM C 2 BEDROOM CORNER 2 BEDROOM SUNROOM COMMON

THIRD LEV

1 BEDROOM 1 BEDROOM + 2 BEDROOM 2 BEDROOM + 2 BEDROOM A 2 BEDROOM B 2 BEDROOM CORNER COMMON

FOURTH I

1 BEDROOM 1 BEDROOM + 2 BEDROOM 2 BEDROOM + 2 BEDROOM A 2 BEDROOM B 2 BEDROOM CORNER 2 BEDROOM END 2 BEDROOM SUNROOM COMMON

COMMON/RENTIBLE BY FLOOR

LOWER LEVEL COMMON

FIRST FLOOR COMMON RENTABLE

SECOND FLOOR Common Rentable

THIRD FLOOR COMMON RENTABLE

FOURTH FLOOR Common Rentable

COMMON/RENTIBLE OVER/ Common Rentable

UNIT MATRIX

1 BEDROOM 1 BEDROOM + 1 BEDROOM A 2 BEDROOM 2 BEDROOM + 2 BEDROOM A 2 BEDROOM B 2 BEDROOM C 2 BEDROOM CORNER 2 BEDROOM END



FIRST FLOOR PLAN

/EL			
	1	833 SF	833 SF
	6	957 SF	5,739 SF
	1	1,075 SF	1,058 SF
	4	1,175 SF	4,700 SF
	4	1,416 SF	5,666 SF
	1	1,392 SF	1,392 SF
	1	1,334 SF	1,334 SF
	1	1,335 SF	1,335 SF
	1		9,780 SF
			31,836 SF
LEVEL			
	1	833 SF	833 SF
	6	957 SF	5,741 SF
	4	1,175 SF	4,700 SF
	4	1,416 SF	5,666 SF
	1	1,392 SF	1,392 SF
	1	1,334 SF	1,334 SF
	1	1.690 SF	1.175 SF
	1	1,335 SF	1,335 SF
M	1	1,377 SF	1,377 SF
	1	,	4,437 SF
			27,987 SF
VEL			
	1	833 SF	833 SF
	7	957 SF	6.697 SF
	5	1.175 SF	5.875 SF
	4	1.416 SF	5.666 SF
	1	1.392 SF	1.392 SF
	1	1.334 SF	1.334 SF
	1	1.335 SF	1.335 SF
	1	_,	4.857 SF
			27,987 SF
EVEL			,
	1	833 SF	833 SF
	4	957 SF	3,827 SF
	5	1,175 SF	5,875 SF
	2	1,416 SF	2,833 SF
	1	1,392 SF	1,392 SF
	1	1,334 SF	1,334 SF
	1	1,335 SF	1,335 SF
	2	1,494 SF	2,987 SF
vi	1	1,377 SF	1,377 SF
	1		4,287 SF
			26,079 SF

31,818 SF

31,818 SF	100%
31,818 SF	
9,780 SF	31%
22,056 SF	69%
31,836 SF	
4,437 SF	16%
23,551 SF	84%
27,987 SF	
4,857 SF	17%
23,131 SF	83%
27,987 SF	
4,287 SF	16%
21,792 SF	84%
26,079 SF	
145,708 SF	
ERALL	
55,179 SF	38%
90,529 SF	62%
145,708 SF	

1 BEDROOM	833 SF	4
1 BEDROOM +	957 SF	23
1 BEDROOM A	1,075 SF	1
2 BEDROOM	1,175 SF	18
2 BEDROOM +	1,416 SF	14
2 BEDROOM A	1,392 SF	4
2 BEDROOM B	1,334 SF	4
2 BEDROOM C	1,690 SF	1
2 BEDROOM CORNER	1,335 SF	4
2 BEDROOM END	1,494 SF	2
2 BEDROOM SUNROOM	1,377 SF	2
		77

1/16" = 1'-0"





- 1 BEDROOM
- 1 BEDROOM +
- 2 BEDROOM
- 2 BEDROOM +
- 2 BEDROOM A
- 2 BEDROOM B
- 2 BEDROOM C
- 2 BEDROOM CORNER
- 2 BEDROOM SUNROOM
- COMMON



KIRKLAND CROSSING

LOWER LEVEL

COMMON FIRST LEVE

1 BEDROOM
1 BEDROOM +
1 BEDROOM A
2 BEDROOM
2 BEDROOM +
2 BEDROOM A
2 BEDROOM B
2 BEDROOM CORNER
COMMON

SECOND L

1 BEDROOM
1 BEDROOM +
2 BEDROOM
2 BEDROOM +
2 BEDROOM A
2 BEDROOM B
2 BEDROOM C
2 BEDROOM CORNER
2 BEDROOM SUNROOM
COMMON

THIRD LEV

1 BEDROOM	
1 BEDROOM +	
2 BEDROOM	
2 BEDROOM +	
2 BEDROOM A	
2 BEDROOM B	
2 BEDROOM CORN	
COMMON	

FOURTH

1 BEDROOM 1 BEDROOM + 2 BEDROOM 2 BEDROOM + 2 BEDROOM A 2 BEDROOM B 2 BEDROOM CORNER 2 BEDROOM END 2 BEDROOM SUNROOM COMMON

COMMON/RENTIBLE BY FLOOR

LOWER LEVEL COMMON

FIRST FLOOR COMMON RENTABLE

SECOND FLOOR Common Rentable

THIRD FLOOR Common Rentable

Fourth Floor Common Rentable

Common Rentable

UNIT MATRIX

1 BEDROOM
1 BEDROOM +
1 BEDROOM A
2 BEDROOM
2 BEDROOM +
2 BEDROOM A
2 BEDROOM B
2 BEDROOM C
2 BEDROOM CORNER
2 BEDROOM END
2 BEDROOM SUNROOM







/EL			
	1	833 SF	833 SF
	6	957 SF	5,739 SF
	1	1,075 SF	1,058 SF
	4	1,175 SF	4,700 SF
	4	1,416 SF	5,666 SF
	1	1,392 SF	1,392 SF
	1	1,334 SF	1,334 SF
	1	1,335 SF	1,335 SF
	1		9,780 SF
			31,836 SF
LEVEL			
	1	833 SF	833 SF
	6	957 SF	5,741 SF
	4	1,175 SF	4,700 SF
	4	1,416 SF	5,666 SF
	1	1,392 SF	1,392 SF
	1	1,334 SF	1,334 SF
	1	1,690 SF	1,175 SF
	1	1,335 SF	1,335 SF
vi	1	1,377 SF	1,377 SF
	1		4,437 SF
			27,987 SF
VEL			
	1	833 SF	833 SF
	7	957 SF	6,697 SF
	5	1,175 SF	5,875 SF
	4	1,416 SF	5,666 SF
	1	1,392 SF	1,392 SF
	1	1,334 SF	1,334 SF
	1	1,335 SF	1,335 SF
	1		4,857 SF
			27,987 SF
EVEL			
	1	833 SF	833 SF
	4	957 SF	3,827 SF
	5	1,175 SF	5,875 SF
	2	1,416 SF	2,833 SF
	1	1,392 SF	1,392 SF
	1	1,334 SF	1,334 SF
	1	1,335 SF	1,335 SF
	2	1,494 SF	2,987 SF
M	1	1,377 SF	1,377 SF
	1		4,287 SF
			26,079 SF

31,818 SF	100%
31,818 SF	
9,780 SF	31%
22,056 SF	69%
31,836 SF	
4,437 SF	16%
23,551 SF	84%
27,987 SF	
4 857 SE	17%
1,007 Si	27/0
23,131 3F	03/0
21,901 55	
4,287 SF	16%
21,792 SF	84%
26,079 SF	
145,708 SF	
RALL	

38% 62%

COMMON/RENTIBLE OVER/

55,179 SF	
90,529 SF	
145,708 SF	

	833 SF	4
	957 SF	23
	1,075 SF	1
	1,175 SF	18
	1,416 SF	14
	1,392 SF	4
	1,334 SF	4
	1,690 SF	1
	1,335 SF	4
	1,494 SF	2
М	1,377 SF	2
		77

0 8 16 1/16" = 1'-0"

31,818 SF

- 1 BEDROOM
- 1 BEDROOM +
- 2 BEDROOM
- 2 BEDROOM +
- 2 BEDROOM A
- 2 BEDROOM B
- 2 BEDROOM CORNER
- COMMON



KIRKLAND CROSSING

LOWER LEVEL

COMMON FIRST LEVEL

1 BEDROOM 1 BEDROOM + 1 BEDROOM A 2 BEDROOM 2 BEDROOM + 2 BEDROOM A 2 BEDROOM B 2 BEDROOM CORNER COMMON

SECOND

1 BEDROOM 1 BEDROOM + 2 BEDROOM 2 BEDROOM + 2 BEDROOM A 2 BEDROOM B 2 BEDROOM C 2 BEDROOM CORNER 2 BEDROOM SUNROOM COMMON

THIRD LEV

1 BEDROOM 1 BEDROOM + 2 BEDROOM 2 BEDROOM + 2 BEDROOM A 2 BEDROOM B 2 BEDROOM CORNER COMMON

FOURTH I

1 BEDROOM 1 BEDROOM + 2 BEDROOM 2 BEDROOM + 2 BEDROOM A 2 BEDROOM B 2 BEDROOM CORNER 2 BEDROOM END 2 BEDROOM SUNROOM COMMON

COMMON/RENTIBLE BY FLOOR

LOWER LEVEL COMMON

> FIRST FLOOR COMMON RENTABLE

SECOND FLOOR Common Rentable

THIRD FLOOR Common Rentable

Fourth Floor Common Rentable

COMMON/RENTIBLE OVER Common Rentable

UNIT MATRIX

1 BEDROOM
1 BEDROOM +
1 BEDROOM A
2 BEDROOM
2 BEDROOM +
2 BEDROOM A
2 BEDROOM B
2 BEDROOM C
2 BEDROOM CORNER
2 BEDROOM END
2 BEDROOM SUNROOM



THIRD FLOOR PLAN

30'-8" 17'-2" 10'-11" 16'-5" <mark>، 11'-10</mark> 1 BEDROOM + 957 SF 2 BEDROOM + 1,416 SF 2 BEDROOM + 1,416 SF 1 BEDROOM + 957 SF 17'-2" 10'-11" 16'-5" 11'-10" 1-0

/EL			
	1	833 SF	833
	6	957 SF	5,739
	1	1,075 SF	1,058
	4	1,175 SF	4,700
	4	1,416 SF	5,666
	1	1,392 SF	1,392
	1	1,334 SF	1,334
	1	1,335 SF	1,335
	1		9,780
			31,836
EVEL			
	1	833 SF	833
	6	957 SF	5,741
	4	1,175 SF	4,700
	4	1,416 SF	5,666
	1	1,392 SF	1,392
	1	1,334 SF	1,334
	1	1,690 SF	1,175
	1	1,335 SF	1,335
1	1	1,377 SF	1,377
	1		4,437
			27,987
VEL			
	1	833 SF	833
	7	957 SF	6,697
	5	1,175 SF	5,875
	4	1,416 SF	5,666
	1	1,392 SF	1,392
	1	1,334 SF	1,334
	1	1,335 SF	1,335
	1		4,857
			27,987
EVEL			
	1	833 SF	833
	4	957 SF	3,827
	5	1,175 SF	5,875
	2	1,416 SF	2,833
	1	1,392 SF	1,392
	1	1,334 SF	1,334
	1	1,335 SF	1,335
	2	1,494 SF	2,987
1	1	1.377 SF	1.377

31,818 SF

31,818 SF	100%
31,818 SF	
9.780 SF	31%
22.056 SF	69%
31,836 SF	
4,437 SF	16%
23,551 SF	84%
27,987 SF	
4,857 SF	17%
23,131 SF	83%
27,987 SF	
4,287 SF	16%
21,792 SF	84%
26,079 SF	
145,708 SF	
ERALL	
55,179 SF	38%
90,529 SF	62 %
145,708 SF	

4,287 SF 26,079 SF

	833 SF	4
	957 SF	23
	1,075 SF	1
	1,175 SF	18
	1,416 SF	14
	1,392 SF	4
	1,334 SF	4
	1,690 SF	1
	1,335 SF	4
	1,494 SF	2
М	1,377 SF	2
		77





- 1 BEDROOM
- 1 BEDROOM +
- 2 BEDROOM
- 2 BEDROOM +
- 2 BEDROOM A
- 2 BEDROOM B
- 2 BEDROOM CORNER
- 2 BEDROOM END
- 2 BEDROOM SUNROOM
- COMMON



KIRKLAND CROSSING

LOWER LEVEL

COMMON **FIRST LEVE**

1 BEDROOM 1 BEDROOM + 1 BEDROOM A 2 BEDROOM 2 BEDROOM + 2 BEDROOM A 2 BEDROOM B 2 BEDROOM CORNER COMMON

SECOND

1 BEDROOM 1 BEDROOM + 2 BEDROOM 2 BEDROOM + 2 BEDROOM A 2 BEDROOM B 2 BEDROOM C 2 BEDROOM CORNER 2 BEDROOM SUNROOM COMMON

THIRD LEV

1 BEDROOM 1 BEDROOM + 2 BEDROOM 2 BEDROOM + 2 BEDROOM A 2 BEDROOM B 2 BEDROOM CORNER COMMON

FOURTH I

1 BEDROOM 1 BEDROOM + 2 BEDROOM 2 BEDROOM + 2 BEDROOM A 2 BEDROOM B 2 BEDROOM CORNER 2 BEDROOM END 2 BEDROOM SUNROOM COMMON

COMMON/RENTIBLE BY FLOOR

LOWER LEVEL COMMON

> FIRST FLOOR COMMON RENTABLE

SECOND FLOOR Common Rentable

THIRD FLOOR Common Rentable

Fourth Floor Common Rentable

COMMON/RENTIBLE OVER Common Rentable

UNIT MATRIX

1 BEDROOM 1 BEDROOM + 1 BEDROOM A 2 BEDROOM 2 BEDROOM + 2 BEDROOM A 2 BEDROOM B 2 BEDROOM C 2 BEDROOM CORNER 2 BEDROOM END 2 BEDROOM SUNROOM



FOURTH FLOOR PLAN

30'-8" 17'-2" 14'-10" 2 BEDROOM END 1,494 SF 2 BEDROOM END 1,494 SF 17'-2" 14'-10"

/EL			
	1	833 SF	833
	6	957 SF	5,739
	1	1,075 SF	1,058
	4	1,175 SF	4,700
	4	1,416 SF	5,666
	1	1,392 SF	1,392
	1	1,334 SF	1,334
	1	1,335 SF	1,335
	1		9,780
			31,836
EVEL			
	1	833 SF	833
	6	957 SF	5,741
	4	1,175 SF	4,700
	4	1,416 SF	5,666
	1	1,392 SF	1,392
	1	1,334 SF	1,334
	1	1,690 SF	1,175
	1	1,335 SF	1,335
1	1	1,377 SF	1,377
	1		4,437
			27,987
VEL			
	1	833 SF	833
	7	957 SF	6,697
	5	1,175 SF	5,875
	4	1,416 SF	5,666
	1	1,392 SF	1,392
	1	1,334 SF	1,334
	1	1,335 SF	1,335
	1		4,857
			27,987
EVEL			
	1	833 SF	833
	4	957 SF	3,827
	5	1,175 SF	5,875
	2	1,416 SF	2,833
	1	1,392 SF	1,392
	1	1,334 SF	1,334
	1	1,335 SF	1,335
	2	1,494 SF	2,987
1	1	1.377 SF	1.377

31,818 SF

31,818 SF	100%
31,818 SF	
9.780 SF	31%
22.056 SF	69%
31,836 SF	
4,437 SF	16%
23,551 SF	84%
27,987 SF	
4,857 SF	17%
23,131 SF	83%
27,987 SF	
4,287 SF	16%
21,792 SF	84%
26,079 SF	
145,708 SF	
ERALL	
55,179 SF	38%
90,529 SF	62 %
145,708 SF	

4,287 SF 26,079 SF

	833 SF	4
	957 SF	23
	1,075 SF	1
	1,175 SF	18
	1,416 SF	14
	1,392 SF	4
	1,334 SF	4
	1,690 SF	1
	1,335 SF	4
	1,494 SF	2
М	1,377 SF	2
		77





MATERIAL LEGEND





KIRKLAND CROSSING

Pewaukee, Wisconsin **CITY SUBMISSION - NOT FOR CONSTRUCTION**



Scale: 3/32"=1'-0"

EXTERIOR ELEVATIONS

89'-0" = 869 (LLE)



MATERIAL LEGEND

A - ASPHALT SHINGLE **CS - CULTURED STONE B** - BRICK MR - METAL ROOF

FP1 - FIBER CEMENT PANEL - NIGHT GREY FP2 - FIBER CEMENT PANEL - AGED PEWTER

FS1 - FIBER CEMENT SIDING - PEARL GREY FS2 - FIBER CEMENT SIDING - NIGHT GREY FS3 - FIBER CEMENT SIDING - AGED PEWTER





KIRKLAND CROSSING

Pewaukee, Wisconsin **CITY SUBMISSION - NOT FOR CONSTRUCTION**



EXTERIOR ELEVATIONS

WEST ELEVATION

Scale: 3/32"=1'-0"

A501





KIRKLAND CROSSING

Pewaukee, Wisconsin **CITY SUBMISSION - NOT FOR CONSTRUCTION** CAST STONE CAP

BRICK

EXISTING MONUMENT SIGN

2 G232 Scale: 1"=1'-0"







Scale: 1"=1'-0" G232

EXTERIOR ELEVATIONS





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	670
•••	SANITARY MANHOLE
୍ଲ ଗ	STORM MANHOLE
(E)	
MIS	MMSD MANHOLE
T	TELEPHONE MANHOLE
0	CLEANOUT
	CATCH BASIN
۲	CATCH BASIN (ROUND)
۲	ROOF DRAIN
)	CULVERT END
X	HYDRANT
GV	WATER VALVE
\boxtimes	GAS VALVE
GΜ	GAS METER

EN ELECTRIC METER

UTILITY PEDESTAL

MONITORING WELL

HANDHOLE

∅ VENT

LEGEND:

SECTION 1/4 SECTION LINE PROPERTY LINE EASEMENT CHAIN LINK FENCE GUARD RAIL METAL FENCE WOOD FENCE TREE LINE OVERHEAD UTILITY LINE ELECTRIC TELEPHONE FIBER OPTIC CABLE TV SANITARY SEWER FORCE MAIN STORM SEWER WATER MAIN GAS EXISTING CONTOUR WETLAND FLOODPLAIN IRON PIPE FOUND/SET REBAR FOUND/SET ⊗ CHISELED CROSS FOUND/SET OPK PK NAIL FOUND/SET SPIKE/NAIL MONUMENT SIGN **BENCHMARK** ⊸ SIGN of PARKING METER FLAG POLE € deciduous tree * CONIFEROUS TREE BUSH POST SOIL BORING TRAFFIC SIGNAL C LIGHT POLE \emptyset UTILITY POLE

- GUY WIRE GUY POLE

GENERAL NOTES:

- SAN -----

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON NOVEMBER 19, 2022.

4. DATUM FOR THE PROJECT SURVEY IS USGS NAVD88. BENCHMARK FOR THE PROJECT SURVEY IS THE SOUTH $\frac{1}{4}$ CORNER OF SECTION 5-7-19, ELEVATION 864.16.

5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

21471

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	670
	WET
	—FP———
MH	UNKNOWN MANHOLE
s	SANITARY MANHOLE
ঙা	STORM MANHOLE
E	ELECTRIC MANHOLE
MIS	MMSD MANHOLE
1	TELEPHONE MANHOLE
©	CLEANOUT
9	CATCH BASIN (ROUND)
۳ ۱	
) 🖌	
SN N	GAS VALVE
GM	GAS METER
EM	ELECTRIC METER
P	UTILITY PEDESTAL
H	HANDHOLE

\heartsuit	VENT	

(W) MONITORING WELL		MONITORING WELL
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LEG	END:
SECTIO	ON 1/4 SECTION LINE
PROPE	RTY LINE
EASEM	ENT
CHAIN	LINK FENCE
GUARE	RAIL
METAL	FENCE
NOOD	FENCE
TREE L	INE
OVER⊦	IEAD UTILITY LINE
ELECT	RIC
TELEPI	HONE
FIBER	OPTIC
CABLE	TV
SANITA	ARY SEWER
ORCE	MAIN
STORM	1 SEWER
NATEF	R MAIN
GAS	
EXISTI	NG CONTOUR
NETLA	ND
LOOD	PLAIN
0	IRON PIPE FOUND/SET
•	REBAR FOUND/SET
\otimes	CHISELED CROSS FOUND/SET
⊙рк	PK NAIL FOUND/SET
	SPIKE/NAIL
	MONUMENT SIGN
igodol	BENCHMARK
	SIGN
٩ ٩	PARKING METER
б	FLAG POLE
(·)8"	DECIDUOUS TREE
¥8'	CONIFEROUS TREE
	BUSH
۲	POST
•	SOIL BORING
	TRAFFIC SIGNAL
\dot{V}	LIGHT POLE
Ø	UTILITY POLE
\leftarrow	GUY WIRE

GUY POLE

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON NOVEMBER 19, 2022.

4. DATUM FOR THE PROJECT SURVEY IS USGS NAVD88. BENCHMARK FOR THE PROJECT SURVEY IS THE SOUTH $\frac{1}{4}$ CORNER OF SECTION 5-7-19, ELEVATION 864.16.

5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

LEGEND:

 $\frac{c}{c400}$ (A) (C400/ PROPOSED INLET PROTECTION (B) (C400)

PROPOSED TRACKING PAD D PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B

PROPOSED SILT FENCE

EXISTING CONTOUR

_____5 _____

_____5

PROPOSED CONTOUR

· X · X · X · X · X · X · X · X

CURB REMOVAL

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

- 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
- 5. SEE SHEET C401 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
- 6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

LEGEND:

<u>(C</u>) (C400)

(A) (C400/

(B) (C400)

D C400

PROPOSED INLET PROTECTION PROPOSED TRACKING PAD

PROPOSED SILT FENCE

PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B

_____5 _____

EXISTING CONTOUR

PROPOSED CONTOUR

 $\mathbf{X}^{\mathsf{T}}\mathbf{X}^{\mathsf{T$

CURB REMOVAL

- 1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
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SITE INFORMATION				
SITE AREA	623888	14.322 AC		
EXISTING	PHASE 1			
EXISTING PHASE 1 AREA	515211.29	11.828 AC		
EXISTING PHASE 1 IMPERVIOUS AREA	244358	5.610 AC		
EXISTING PHASE 1 GREENSPACE (OPEN SPACE)	270853	6.218 AC	52.6%	
EXISTING PHASE 1 EXTERIOR PARKING SPACES	50			
EXISTING PHASE 1 UNDERGROUND	60			
EXISTING PHASE 1 ADA PARKING	4			
EXISTING PHASE 1 TOTAL PARKING SPACES	114			
PHA	SE 2			
PHASE 2 SITE DISTURBED AREA	108676.71	2.495 AC		
PHASE 2EXISTING IMPERVIOUS AREA	0	0.000 AC		
PHASE 2 PROPOSED IMPERVIOUS AREA	74929	1.720 AC		
PHASE 2 GREENSPACE (OPEN SPACE)	33748	0.775 AC	31.1%	
PHASÉ 2 EXTERIOR PARKING SPACES	17			
PHASE 2 UNDERGROUND PARKING SPACES	77			
PHASE 2 ADA PARKING SPACES	8			
PHASE 2 TOTAL PARKING SPACES	94			
TOTAL SITE				
IMPERVIOUS AREA	319287	7.330 AC		
GREENSPACE (OPEN SPACE)	304601	6.993 AC	48.8%	
TOTAL PARKING SPACES	208			
TOTAL ADA PARKING SPACES	12			

PLOT DATE:

DRAWN BY:

SHEET NO:

CHECKED BY:

APPROVED BY: ---

2023.09.12

C100

LEGEND:

4 , , ,	C C401	5" THICK CONCRETE WALK
	B C401	ASPHALT SURFACE
	D C401	HEAVY-DUTY ASPHALT SURF

HEAVY-DUTY ASPHALT SURFACE

CONCRETE PAVEMENT

A 24" CURB & GUTTER (ACCEPT)

A 24" CURB & GUTTER C401 (REJECT)

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- 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
- 7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

LEGEND:

C401

- 5" THICK CONCRETE WALK
- ASPHALT SURFACE
- D HEAVY-DUTY ASPHALT SURFACE
- CONCRETE PAVEMENT
- A 24" CURB & GUTTER C401 (ACCEPT)

A 24" CURB & GUTTER C401 (REJECT)

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<u>(C</u> (C401) 5" THICK CONCRETE WALK (B) ASPHALT SURFACE (D) HEAVY-DUTY ASPHALT SURFACE CONCRETE PAVEMENT A 24" CURB & GUTTER (ACCEPT) A 24" CURB & GUTTER C401 (REJECT) Ç401 EXISTING CONTOUR PROPOSED CONTOUR _____ 5 _____ PROPOSED CURB & GUTTER SPOT GRADE 100.50 T/C 100.00 FL T/C: TOP OF CURB GRADE FL: FLOW LINE CURB GRADE PROPOSED SURFACE /-(100.00) SPOT GRADE EXISTING SURFACE 100.00 SPOT GRADE (MATCH) TOP OF WALL AT GROUND SURFACE BW: 100.00 BOTTOM OF WALL AT GROUND SURFACE

LEGEND:

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LEGEND:						
	C C401	5" THICK CONCRETE WALK				
	B C401	ASPHALT SURFACE				
	D C401	HEAVY-DUTY ASPHALT SURFACE				
	L C401	CONCRETE PAVEMENT				
	A C401	24" CURB & GUTTER (ACCEPT)				
	A C401	24" CURB & GUTTER (REJECT)				
5		EXISTING CONTOUR				
5		PROPOSED CONTOUR				
×		PROPOSED CURB & GUTTER SPOT GRADE T/C: TOP OF CURB GRADE FL: FLOW LINE CURB GRADE				
× (100.00)		PROPOSED SURFACE SPOT GRADE				
× 100.00		EXISTING SURFACE SPOT GRADE (MATCH)				
X (TW: 100.00)		TOP OF WALL AT GROUND SURFACE				
-(BW: 100.00)		BOTTOM OF WALL AT GROUND SURFACE				

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LEGEND:

PROPOSED WATER SERVICE PROPOSED SANITARY SERVICE PROPOSED STORM SEWER PROPOSED DRAIN TILE (UNDERDRAIN)

PROPOSED OUTLET CONTROL STRUCTURE

PROPOSED STORM INLET

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- 5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
- 6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
- 7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
- 8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
- 9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
- 10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
- 11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS HALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
- 12. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

BE GUARANTEED.

MILW. AREA 259-1181

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PROPOSED WATER SERVICE PROPOSED SANITARY SERVICE PROPOSED STORM SEWER

PROPOSED DRAIN TILE (UNDERDRAIN)

PROPOSED OUTLET CONTROL STRUCTURE

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9. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE 10. 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 11. 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 OF PEWAUKEE, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION 12. 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 WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION 13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. 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 14. 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 PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS. 15. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF 16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY. 18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.

24. PERMAMENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH 25. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO

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KIRKLAND CROSSING	PEWAUKEE, WI	DETAILS
ISSUANCE CITY SUBMITTA	AL 02-15-2023	DATE
NO. REVISION	1	DATE
PROJECT NO: DESIGN DATE: PLOT DATE: DRAWN BY: CHECKED BY: APPROVED BY: SHEET NO:	21471 2023.09.12 C402	2

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PROJECT NO.		Advanced	Drainage Syste	ems, Inc.	
MC-7200 1. CHAMBEF 2. CHAMBEF 2. CHAMBEF 3. CHAMBEF IMPEDE F 5. THE STRU FOR IMPA 6. CHAMBEF IMPEDE T 5. THE STRU FOR IMPA 6. CHAMBEF "STANDAF LOAD COI MAXIMUM 7. REQUIREI 0 TO I STAN 1 TO I STAN 0 TO I THA 1 TO I GRE DEF FRC 8. ONLY CHA ENGINEET 0 THE DELIVERII 0 THE 0 CHAMBEF 0 CHAMBEF	STORMETECH CHAMBER SPECIFICATION S SHALL BE STORMTECH MC-7200. S SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FRO SS. S SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FRO SS. S SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD RWWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERN. OW OR LIMIT ACCESS FOR INSPECTION. CTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFIL LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIG ATON DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BAS STAND MULTIPLE VEHICLE PRESENCES. S SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIG D PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC OC FIGURATIONS SHALL INCLUDE: 1) INSTANTAREDUS (<11 MIN) AS PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER W HENTS FOR HANDLING AND INSTALLATION INSTANT THE WIDTH OF CHAMBERS DURING SHIPPING AND HAN SURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLA TER THAN OR EQUAL TO 450 LBS/FT/%, THE ASC IS DEFINED IN SPMATION DURING INSTALLATION AND BACKFILL, 13. NSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLA TER THAN OR EQUAL TO 450 LBS/FT/%, THE ASC IS DEFINED IN SPMATION DURING INSTALLATION AND BACKFILL, 14. NSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLA TER THAN OR EQUAL TO 450 LBS/FT/%, THE ASC IS DEFINED IN SPMATION DURING INSTALLATION AND BACKFILL, 15. NSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLA TER THAN OR EQUAL TO 450 LBS/FT/%, THE ASC IS DEFINED IN SPMATION DURING INSTALLATION AND BACKFILL, 15. MEERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER V OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT AS G CHAMBERS TO THE PROJECT SITE AS FOLLOWS: STRUCTURAL EVALUATION SHALL BE MONDACTURER SHALL SUBMIT AS D CHAMBERS TO THE PROJECT SITE AS FOLLOWS: STRUCTURAL EVALUATION SHALL BE MONDACTURER SHALL SUBMIT AS D CHAMBERS TO THE PROJECD SITE AS FOLLOWS: STRUCTURAL EVALUATION SHALL BE MONDAUGUS USED FOR DESIGN STRUCTURAL EVALUATION SHALL BE MONDULUS USED FOR DESIGN S AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIE S AND END CAPS SH	ICCONSTRUCTIONS SECTION 2012 OF THE ASSIST CARAGES CONSTRUCTIONS SECTION 2012 ARE METRORS TO A SUBJECT OF THE ASSIST CONSTRUCTIONS SECTION 2012 ARE METRORS () CONSTRUCTIONS AND	D CRO KEE, WI, IMPORTANT 1. STORMTEC PRE-CONST 2. STORMTEC PRE-CONST 2. STORMTEC 9 STORMTEC 3. CHAMBERS STORMTEC 4. THE FOUND 5. JOINTS BET 6. MAINTAIN M 7. INLET AND C 8. EMBEDMEN 0R #4. 9. STONE SHA DIFFER BY 1 10. STONE MUS 11. THE CONTR ENGINEER 12. ADS RECON STORMWAT NOTES FOR 1. STORMTEC 2. THE USE OF 1. NO EC 1. NO EC 1. NO RU 1. STORMTEC 2. THE USE OF 1. NO RU 1. STORMTEC 2. THE USE OF 1. STORMTEC 2. THE USE OF 1. STORMTEC 2. THE USE OF 1. STORMTEC 2. THE USE OF 1. STORMTEC 2. THE USE OF 2. NO RU 2. WEIGH 3. FULL 36" (90) 1. STORMANTY. 1. STORMER 1. STORMTEC 1. STORMANTY 1. STORMTEC 1. STORMTE	SSSING USA - NOTES FOR THE BIDDIN MC-7200 CHAMBERS SHALL NOT BE IN RUCTION MEETING WITH THE INSTALLE MC-7200 CHAMBERS SHALL BE INSTAL ARE NOT TO BE BACKFILLED WITH A DO HECOMMENDS 3 BACKFILLED WITH A DO HECOMMENT S ALL BE LEVELED AND WEEN CHAMBERS SHALL BE PROPERLY INIMUM - 9" (230 mm) SPACING BETWEE DUTLET MANIFOLDS MUST BE INSERTED TO STONE SURROUNDING CHAMBERS MU LL BE BROUGHT UP EVENLY AROUND C MORE THAN 12" (300 mm) BETWEEN ADJ IT BE PLACED ON THE TOP CENTER OF ACTOR MUST REPORT ANY DISCREPAN MENDS THE USE OF "FLEXSTORM CATO ER MANAGEMENT SYSTEM FROM CONS CONSTRUCTION EQUIPMENT MENDS THE USE OF "FLEXSTORM CATO ER MANAGEMENT SYSTEM FROM CONS CONSTRUCTION EQUIPMENT IS ALLOWED ON BARE CHAMB IBBER TIRED LOADER, DUMP TRUCK, OI THE "STORMTECH MC-3500/MC-7200 CO THE MANAGEMENT STONE BETWEE DO ANY CHAMBERS DAMAGED BY USIN	G AND INST STALLED UNTIL ERS. LLED IN ACCORD DZER OR EXCAV/ ER BED. CAVATOR ON THE DAVATOR ON THE DAVATOR ON THE COMPACTED PRIOR IN THE CHAMBER O A MINIMUM OF UST BE A CLEAN, CHAMBERS SO AS IN THE CHAMBER D A MINIMUM OF UST BE A CLEAN, CHAMBERS SO AS IN THE CHAMBER THE CHAMBER T INCLES WITH CHAMBER THE CHAMBER T INCLES WITH CHAMBER THE CHAMBER T INCLES WITH CHAMBER STRUCTION SITE ENT LLED IN ACCORD S IS LIMITED: BERS. R EXCAVATORS / INSTRUCTION GL MENT CAN BE FOUL LS OVER THE CHAMBER IS THE ROWS OF IG THE "DUMP AN ISTIONS ON INST.
	ACCEPTA	BLE FILL MATERIALS: STORMTE	CH MC-7200) CHAMBER SYSTEM	<u>IS</u>
	MATERIAL LOCATION	DESCRIPTION		AASHTO MATERIAL CLASSIFICATIONS	CON
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMEN	d'S PLANS. ITS.	N/A	PRE
С	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU LAYER.	FINES OR J OF THIS 3, 35	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 7, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89. 9	BEGIN (THE CH/ 12" (300 WELL
В	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER	CLEAN, CRUSHED, ANGULAR STONE		AASHTO M43 ¹ 3, 4	· · · · · · · · · · · · · · · · · · ·
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STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR. COMPACTION REQUIREMENTS.

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GENERAL

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS
- 2. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HOTLINE AND SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL UTILITY CROSSINGS AND PROPOSED CONNECTIONS FOR CONFLICTS/DISCREPANCIES PRIOR TO INITIATING CONSTRUCTION. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED.
- 3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

SITE CLEARING:

- 1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
- 2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
- 3. SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.
- 4. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING
- 5. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.
- 6. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
- 7. LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.
- 8. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION; RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.
- 9. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED; ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.
- 10. EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY THE OWNER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES.
- 11. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED; PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 7 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND. 12. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL
- 13. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
- 14. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
- 15. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
- 16. SAWCUT ALL PAVEMENTS FULL DEPTH PRIOR TO REMOVAL; SAWCUTS SHALL BE IN STRAIGHT LINES PERPENDICULAR AND/OR PARALLEL TO EXISTING PAVEMENT JOINTS AND PAVEMENT EDGES.
- INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- 18. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

SITE WATER SERVICE:

- 1. COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIREMENTS AND STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS, APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND STATE PLUMBING CODE OR LOCAL JURISDICTIONAL AUTHORITY, STATE PLUMBING CODE AND LOCAL JURISDICTIONAL AUTHORITY 1. ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES REQUIREMENTS GOVERN.
- 2. DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES 2. ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER-DISTRIBUTION SERVICE.
- 3. WATER SERVICE PIPING MAY BE EITHER DUCTILE IRON WATER PIPE OR PVC WATER PIPE AS ALLOWED BY THE LOCAL WATER UTILITY. 4. DUCTILE IRON WATER PIPE CONFORMING TO THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE. CENTRIFUGALLY CAST, AWWA C151/A21.51 - LATEST REVISION AND REQUIREMENTS OF CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- a. CLASS 52
- b. CEMENT MORTAR LINING AND INTERNAL AND EXTERNAL BITUMINOUS COATS IN ACCORDANCE WITH SECTION 51.8 OF AWWA C151. c. PUSH-ON GASKET PIPE
- d. PLAIN RUBBER GASKETS
- e. BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD TESTING
- 5. JOINTS FOR DUCTILE IRON PIPE: JOINTS SHALL BE RUBBER GASKET JOINTS; CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR RUBBER GASKET JOINTS FOR DUCTILE IRON PRESSURE PIPE AND FITTINGS (ANSI/AWWA C111/A21.11, LATEST EDITION)
- 6. FITTINGS FOR DUCTILE IRON PIPE: CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON AND GRAY IRON FITTINGS, 3" THROUGH 48" FOR WATER ANSI/AWWA C110/A21.10, LATEST EDITION); CLASS 250 MECHANICAL JOINT PIPE FITTINGS; CEMENT LINED; ALL BELLS; ENTIRE FITTING TARRED; CONDUCTIVE MECHANICAL JOINT (NO LEAD) RUBBER GASKETS, FLANGES, AND BOLTS.
- 7. PVC AWWA PIPE: AWWA C900, CLASS 235 WITH BELL END WITH GASKET AND WITH SPIGOT END AND MEETING REQUIREMENTS OF CHAPTER 8.20.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. FITTINGS SHALL BE IN ACCORDANCE WITH CHAPTER 8.22.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. MECHANICAL -JOINT, DUCTILE IRON FITTINGS: AWWA C153, DUCTILE-IRON COMPACT PATTERN. GLANDS, GASKETS AND BOLTS: AWWA C111, DUCTILE IRON GLANDS, RUBBER GASKETS AND STEEL BOLTS.
- 8. GATE VALVES: CONFORM TO AWWA C-500 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN SUITABLE FOR DIRECT BURY.
- 9. VALVE BOXES: CAST IRON CONFORMING TO ASTM DESIGNATION A-48, CLASS 20 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- 10. FIRE HYDRANTS: TO MEET LOCAL STANDARDS.
- 11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS HALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS
- 12. GENERAL WATER PIPE INSTALLATION: IN ACCORDANCE WITH CHAPTER 4.3.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN
- 13. INSTALL DUCTILE-IRON, WATER-SERVICE PIPING ACCORDING TO AWWA C600 AND CHAPTER 4.4.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- 14. ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYETHYLENE PER AWWA C105, LATEST EDITION AND IN ACCORDANCE WITH CHAPTER 4.4.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. ALL JOINTS AND FITTINGS SHALL HAVE POLYETHYLENE ENCASEMENT INSTALLED PER MANUFACTURER'S REQUIREMENTS AND PROCEDURES.
- 15. INSTALL PVC AWWA PIPE ACCORDING TO ASTM F645 AND AWWA M23 AND CHAPTER 4.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- 16. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.INSTALL WATER SERVICE PIPING SUCH THAT THERE IS A MINIMUM OF 6' OF COVER OVER THE TOP OF THE WATER SERVICE PIPING.

- LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212. 4. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.

- COUPLINGS
- 7. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN
- VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
- TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
- 17. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS 10. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.

11. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)4 OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS. TEST NEW BUILDING SEWER IN ACCORDANCE WITH SECTION 5.4.0 OF THE STANDARD SPECIFICATIONS. REPLACE LEAKING PIPE USING NEW PIPE MATERIALS AAND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

STORM DRAINAGE:

- LATEST EDITION.
- REGISTER.

SITE WATER SERVICE CONT.:

17. BEDDING AND COVER FOR WATER SERVICE PIPING SHALL BE IN ACCORDANCE WITH SECTION 4.3.3 AND FILE NO. 36 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. TRENCH BACKFILL SHALL BE GRANULAR B BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION ON-SITE.

18. INSTALL TRACER WIRE FOR NON-METALLIC WATER SERVICES IN ACCORDANCE WITH SPS SECTION 382.40(8)(K). TRACER WIRE INSULATION COLOR SHALL BE BLUE FOR POTABLE WATER SERVICE PIPING.

19. DUCTILE-IRON PIPING, RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 4.4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

20. PVC PIPING GASKETED JOINTS: USING JOINING MATERIALS ACCORDING TO AWWA C900. CONSTRUCT JOINTS WITH ELASTOMERIC SEALS AND LUBRICANTS ACCORDING TO ASTM D2774 OR ASTM D3139 AND PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS. 21. CONDUCT HYDROSTATIC TESTS IN ACCORDANCE WITH CHAPTER 4.15.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

22. CLEAN AND DISINFECT WATER SERVICE PIPING IN ACCORDANCE WITH SPS CHAPTER 82.40(8)(I) AND AWWA C651

SANITARY SEWERAGE:

ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.

2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.

PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.

SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).

PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS; JOIN PVC SEWER PIPE ACCORDING TO ASTM D2321 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE

(DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS

CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.

3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.

4. REINFORCED CONCRETE PIPE: ASTM C76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN,

5. HDPE PIPE: ADS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT

6. CATCH BASINS: STANDARD PRECAST CONCRETE CATCH BASINS CONFORMING TO CHAPTER 3.6.0 OF THE STANDARD SPECIFICATIONS AND IN GENERAL CONFORMANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS. DEPTH AND DIAMETER AS INDICATED ON PLANS, CATCH BASIN SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.

7. FRAMES AND GRATES: AS INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE: IF NOT, NOTIFY ENGINEER.

8. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.

9. MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.

10. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).

11. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.

12. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.

13. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.

14. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.

15. CATCH BASIN INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE STANDARD SPECIFICATIONS. CATCH BASIN EXCAVATION AND PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.4(A) AND (B) OF THE STANDARD SPECIFICATIONS. FRAMES AND GRATES SHALL BE SET TO THE ELEVATIONS SHOWN ON THE PLANS.

16. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(1)4 OF THE STANDARD SPECIFICATIONS: REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.

EARTH MOVING:

- GEOTECHNICAL ENGINEER SHALL GOVERN.
- MATERIAL PROPOSED FOR FILL AND BACKFILL.
- ENGINEERED FILL.

- SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.
- PASSING A NO. 8 SIEVE.
- SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
- WISCONSIN, LATEST EDITION.
- FLOODING PROJECT SITE AND SURROUNDING AREA.
- CONTRACTOR.
- SURROUNDING SUITABLE SOIL SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.
- SUCH DRAINTILES SHALL BE 0.5%.
- N PROJECT SCHEDULE.
- TECHNICIAN.
- SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.

- WISCONSIN, LATEST EDITION. BEDDING MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557).
- PER 200 LINEAR FEET OF TRENCH FOR EACH LIFT, WHICHEVER IS LESS.
- QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
- BUILDINGS AND TO PREVENT PONDING. FIELD QUALITY-CONTROL TESTING.
- EVERY 20 LINEAR FEET IN CONTINUOUS FOOTINGS.
- SQ. FT. OR LESS OF BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
- 2,500 SQUARE FEET OF PAVEMENT AREA, BUT IN NO CASES FEWER THAN 3 TESTS.
- 34. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EACH 50 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.
- AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- OFF OWNER'S PROPERTY.

1. ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOTECHNICAL REPORT, GEOTECHNICAL ENGINEER RECOMMENDATIONS MADE IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE

2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL

3. CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.

4. OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED

5. FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FLOOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE

6. SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND

OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OR COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER. 7. UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE GROUPS UNLESS DEEMED SATISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION.

8. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.

9. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS

10. BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND CONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.

11. DRAINAGE COURSE BENEATH BUILDING SLABS: NARROWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT

12. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD

13. PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN

14. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM

15. SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, STRUCTURES, AND UTILITIES TO MEET OSHA REQUIREMENTS. DESIGN OF TEMPORARY SUPPORT OF EXCAVATION IS THE RESPONSIBILITY OF THE

16. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.

17. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH FULLY LOADED TANDEM AXLE DUMP TRUCK OR RUBBER TIRED VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 TONS/AXLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PRESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY WEATHER. PROOF ROLL IN PRESENCE OF PROJECT GEOTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY >1") SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL. IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFORMED, THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED INOT THE

18. DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF THE OVEREXCAVATION SHALL BE SLOPED TO A DRAINTILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF

19. CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME

20. ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D1557. EACH LIFT OF COMPACTED ENGINEERED FILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR

21. EXISTING OLD FILL MATERIAL SHALL BE REMOVED BELOW FOOTINGS OR FOUNDATION SUPPORTING FILL. ENGINEERED FILL BELOW FOOTINGS SHOULD HAVE AN IN-PLACE DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. ENGINEERED FILL BELOW FOOTINGS SHALL BE EVALUATED BY IN-FIELD DENSITY TESTS DURING CONSTRUCTION.

22. WHERE UNSUITABLE BEARING SOILS ARE ENCOUNTERED IN A FOOTING EXCAVATION, THE EXCAVATION SHALL BE DEEPENED TO COMPETENT BEARING SOIL AND THE FOOTING LOWERED OR AN OVEREXCAVATION AND BACKFILL PROCEDURE PERFORMED. OVEREXCAVATION AND BACKFILL TREATMENT REQUIRES WIDENING THE DEEPENED EXCAVATION IN ALL DIRECTIONS AT LEAST 6 INCHES BEYOND THE EDGE OF THE FOOTING FOR EACH 12 INCHES OF OVEREXCAVATION DEPTH. THE OVEREXCAVATION SHALL BE BACKFILLED UP TO FOOTING BASE ELEVATION IN MAXIMUM 8 INCH LOOSE LIFTS WITH SUITABLE GRANULAR FILL MATERIAL AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. SOILS AT FOUNDATION BEARING ELEVATION IN THE FOOTING EXCAVATIONS

23. A MINIMUM OF FOUR INCHES OF DRAINAGE COURSE MAT SHALL BE PLACED BELOW BUILDING FLOOR SLABS. DRAINAGE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557)

24. UTILITY TRENCHES FOR SEWER AND WATER SHALL CONFORM TO CLASS B COMPACTED TRENCH SECTION IN ACCORDANCE WITH FILE NO. 4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.

25. BACKFILL UTILITY TRENCHES IN 4 TO 6 INCH LOOSE LIFTS COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. BACKFILL SHALL BE MOISTURE CONDITIONED TO BE WITH 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557. 26. UTILITY BEDDING PLACEMENT: CONFORM TO SECTION 3.2.6 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN

27. COMPACTION TESTING OF UTILITY TRENCHES SHALL BE PERFORMED ONE FOR EVERY 200 CUBIC YARDS OF BACKFILL PLACED OR ONE FOR TEST

28. AGGREGATE BASE COURSE BENEATH PAVEMENTS SHALL BE PLACED AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. AGGREGATE BASE SHALL BE OBSERVED AND TESTED BY A

29. GRADING GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. SLOPE GRADES TO DIRECT WATER AWAY FROM

30. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM

31. FOOTING SUBGRADE TESTING: EACH ISOLATED FOOTING SHALL INCLUDE AT LEAST ONE TEST PROBE. TEST PROBES SHALL BE PERFORMED

32. BUILDING SLAB AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EVERY 2500

33. PAVEMENT AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY LIFT FOR EVERY

35. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY

36. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT



CONCRETE PAVING

1.	THE COMPOSITION, PLACING AND CONSTRUCTION OF CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTIONS 415, 416, 501, 601, AND 602 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS AND SPECIFICATIONS.	1.
2.	CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS	2.
3.	MANUFACTURER QUALIFICATIONS: MANUFACTURER OF READY-MIXED CONCRETE PRODUCTS WHO COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT AND APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.	3.
4. 5.	CONCRETE GRADE: GRADE A, GRADE A-2, OR A-FA CONFORMING TO SECTION 501.3.1.3 OF THE WISDOT STANDARD SPECIFICATIONS AGGREGATES: CONFORM TO SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS. PROVIDE AGGREGATES FROM A SINGLE SOURCE.	4.
6. 7	WATER: ASTM C 94/C 94M AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.	5
7. 8.	CHEMICAL ADMIXTURES: PER SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.	6.
9.	CURING MATERIALS IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.	7.
10.	EXPANSION JOINT MATERIAL: CONFORM TO SECTION 415.2.3 OF THE WISDOT STANDARD SPECIFICATIONS.	
11.	SPECIFICATIONS.	8.
12.	GENERAL EXECUTION: CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS.	l
13. 14.	PROOFROLL SUBGRADE AND AGGREGATE BASE AS OUTLINED IN EARTH MOVING SPECIFICATION PRIOR TO PLACEMENT OF PAVEMENTS. SET. BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND	9.
	ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.	10. s
15. 16	CLEAN FORMS AFTER EACH USE AND COAT WITH FORM-RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.	11.
10.	PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AND FOOL EDGINGS THE WITT ACES OTHERWISE INDICATED. CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS	
17.	CONSTRUCTION JOINTS: SET CONSTRUCTION JOINTS AT SIDE AND END TERMINATIONS OF PAVEMENT AND AT LOCATIONS WHERE PAVEMENT	
10	OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVEMENT TERMINATES AT ISOLATION JOINTS.	12.
18.	INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, AND WHERE INDICATED.	13
19.	CONTRACTION JOINTS: FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS TO MATCH JOINTING OF EXISTING ADJACENT CONCRETE PAVEMENT.	
20.	EDGING: TOOL EDGES OF PAVEMENT, GUTTERS, CURBS, AND JOINTS IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS_ REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES_ FLIMINATE TOOL MARKS ON CONCRETE SURFACES	14.
21.	CURBING: COMPLY WITH SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS.	
22.	SIDEWALKS: COMPLY WITH SECTION 602 OF THE WISDOT STANDARD SPECIFICATIONS.	
23. 24	MOISTEN AGGREGATE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.	
2 4 . 25.	FINISH SIDEWALK AND PATIO IN ACCORDANCE WITH SECTION 602.3.2.3 OF THE WISDOT STANDARD SPECIFICATIONS (LIGHT BROOM FINISH).	
26.	FINISH CONCRETE VEHICULAR PAVEMENTS AND PADS IN ACCORDANCE WITH SECTION 415.3.8 OF THE WISDOT STANDARD SPECIFICATIONS	45
27.	PROTECT AND CURE SIDEWALK IN ACCORDANCE WITH SECTION 602.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.	15.
28.	PROTECT AND CURE CURBING IN ACCORDANCE WITH SECTION 601.3.7 OF THE WISDOT STANDARD SPECIFICATIONS.	16.
29. 30.	PROTECT AND CURE VEHICULAR CONCRETE PAVING IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE OR THAT DOES NOT COMPLY WITH REQUIREMENTS IN THIS SECTION.	
31.	PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 7 DAYS AFTER PLACEMENT.	
32.	MAINTAIN CONCRETE PAVEMENT FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVEMENT NOT	
•=-	MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.	
	MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.	
<u>AS</u>	MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS. PHALTIC PAVING: THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF	17.
AS 1.	MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS. PHALTIC PAVING: THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS).	17.
AS 1. 2.	MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS. PHALTIC PAVING: THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS). CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND DEPEODMANCE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND DEPEODMANCE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND	17. · 18. ·
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AS 1. 2. 3.	MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS. PHALTIC PAVING: THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS). CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.	17. 18. 19.
AS 1. 2. 3. 4.	MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS. PHALTIC PAVING: THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS). CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER.	17. 18. 19. 20.
AS 1. 2. 3. 4.	MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS. PHALTIC PAVING: THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS). CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAR WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING, PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.	17. 18. 19. 20.
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AS 1. 2. 3. 4. 5. 6. 7. 8.	MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS. PHALTIC PAVING: THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 460, 456, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS). CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS; CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND HENT TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER. AGGREGATES SHALL BE IN ACCORDANCE WITH ACTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS. PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER. AGGREGATES SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS. HOT-MIX ASPHALT: ASPHALTIC BINDER COURSE AND SURF	17. 18. 19. 20. 21. 22. 23.
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AS 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13.	MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS. PHALTIC PAVING: THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 460, 465, 400, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS). CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES, JOB-MIX DESIGNS. CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATE SCHTFUNG COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET. APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEED BELOW 30 DEGREES FAHRENHEIT FON L'HOURS IMMEDIATELY PRION TO APPLICATION, PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS. ASPHALT MARKING PAIN-FROW THE FAWTH FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS. IOT-MIX ASPHALT: GINDER COURSE AND SURFACE COURSE SHALL BE MIXTURE LFOR REQULAR DUTY PAVEMENT AND LT FOR HEAVY DUTY PAVEMENT CONDUCTING TRANSPORTATIONS. ASPHALTIC BINDER STANDARD SPECIFICATIONS. AGGREGATE BASE COURSE BENEATH P	17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27.
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SEGMENTAL RETAINING WALL:

1. WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT AND SUPERVISION TO INSTALL A SEGMENTAL RETAINING WALL SYSTEM IN ACCORDANCE WITH PLANS AND SPECIFICATIONS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES, GRADES, DESIGN AND DIMENSIONS SHOWN ON PLANS.

MATERIALS SUBMITTALS: THE CONTRACTOR SHALL SUBMIT MANUFACTURERS' CERTIFICATIONS TWO WEEKS PRIOR TO START OF WORK STATING THAT THE SRW UNITS AND GEOSYNTHETIC REINFORCEMENT MEET THE REQUIREMENTS OF THE DESIGN.

DESIGN SUBMITTAL: THE CONTRACTOR SHALL SUBMIT TWO SETS OF DETAILED DESIGN CALCULATIONS AND FINAL RETAINING WALL PLANS FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE BEGINNING OF WALL CONSTRUCTION. ALL CALCULATIONS AND DRAWINGS SHALL BE PREPARED AND SEALED BY A PROFESSIONAL CIVIL ENGINEER (P.E.) - (WALL DESIGN ENGINEER) EXPERIENCED IN SRW DESIGN AND LICENSED IN THE STATE WHERE THE WALL IS TO BE BUILT.

SEGMENTAL RETAINING WALL (SRW) UNITS SHALL BE MACHINE FORMED, PORTLAND CEMENT CONCRETE BLOCKS SPECIFICALLY DESIGNED FOR RETAINING WALL APPLICATIONS. SRW UNITS SHALL BE VERSA-LOK STANDARD RETAINING WALL UNITS, KEYSTONE RETAINING WALL UNITS, ROCKWOOD RETAINING WALL UNITS OR APPROVED EQUAL.

COLOR AND STYLE OF SRW UNITS SHALL BE AS SELECTED BY ARCHITECT AND OWNER FROM MANUFACTURER'S FULL RANGE.

SRW UNITS SHALL BE CAPABLE OF BEING ERECTED WITH THE HORIZONTAL GAP BETWEEN ADJACENT UNITS NOT EXCEEDING 1/8 INCH. SRW UNITS SHALL BE SOUND AND FREE OF CRACKS OR OTHER DEFECTS THAT WOULD INTERFERE WITH THE PROPER PLACING OF THE UNIT OR SIGNIFICANTLY IMPAIR THE STRENGTH OR PERMANENCE OF THE STRUCTURE. ANY CRACKS OR CHIPS OBSERVED DURING CONSTRUCTION SHALL FALL WITHIN THE GUIDELINES OUTLINED IN ASTM C 1372.

CONCRETE SRW UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM 1372 AND HAVE A MINIMUM NET AVERAGE 28 DAYS COMPRESSIVE STRENGTH OF 3000 PSI. COMPRESSIVE STRENGTH TEST SPECIMENS SHALL CONFORM TO THE SAW-CUT COUPON PROVISIONS OF ASTM C140.

SRW UNITS' MOLDED DIMENSIONS SHALL NOT DIFFER MORE THAN + 1/8 INCH FROM THAT SPECIFIED, AS MEASURED IN ACCORDANCE WITH ASTM C 140. THIS TOLERANCE DOES NOT APPLY TO ARCHITECTURAL SURFACES, SUCH AS SPLIT FACES. SRW UNITS SHALL BE INTERLOCKED WITH CONNECTION PINS. THE PINS SHALL CONSIST OF GLASS-REINFORCED NYLON MADE FOR THE EXPRESSED USE WITH THE SRW UNITS SUPPLIED.

GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF HIGH-TENACITY PET GEOGRIDS, HDPE GEOGRIDS, OR GEOTEXTILES MANUFACTURED FOR SOIL REINFORCEMENT APPLICATIONS. THE TYPE, STRENGTH AND PLACEMENT OF THE GEOSYNTHETIC REINFORCEMENT SHALL BE DETERMINED BY PROCEDURES OUTLINED IN THIS SPECIFICATION AND THE NCMA DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS (3RD EDITION 2009) AND MATERIALS SHALL BE SPECIFIED BY WALL DESIGN ENGINEER IN THEIR FINAL WALL PLANS AND SPECIFICATIONS. THE MANUFACTURERS/SUPPLIERS OF THE GEOSYNTHETIC REINFORCEMENT SHALL HAVE DEMONSTRATED CONSTRUCTION OF SIMILAR SIZE AND TYPES OF SEGMENTAL RETAINING WALLS ON PREVIOUS PROJECTS.

THE TYPE, STRENGTH AND PLACEMENT OF THE REINFORCING GEOSYNTHETIC SHALL BE AS DETERMINED BY THE WALL DESIGN ENGINEER, AS SHOWN ON THE FINAL, P.E.-STAMPED RETAINING WALL PLANS.

MATERIAL FOR LEVELING PAD SHALL CONSIST OF COMPACTED SAND, GRAVEL, OR COMBINATION THEREOF (USCS SOIL TYPES GP.GW, SP. & SW) AND SHALL BE A MINIMUM OF 6 INCHES IN DEPTH. LEAN CONCRETE WITH A STRENGTH OF 200-300 PSI AND 3 INCHES THICK MAXIMUM MAY ALSO BE USED AS A LEVELING PAD MATERIAL. THE LEVELING PAD SHOULD EXTEND LATERALLY AT LEAST A DISTANCE OF 6 INCHES FROM THE TOE AND HEEL OF THE LOWERMOST SRW UNIT.

DRAINAGE AGGREGATE SHALL BE ANGULAR. CLEAN STONE OR GRANULAR FILL MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D422:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
3/4 INCH	75-100
NO. 4	0-60
NO. 40	0-50
NO. 200	0-5

THE DRAINAGE COLLECTION PIPE SHALL BE A PERFORATED OR SLOTTED PVC, OR CORRUGATED HDPE PIPE. THE DRAINAGE PIPE MAY BE WRAPPED WITH A GEOTEXTILE TO FUNCTION AS A FILTER. DRAINAGE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F 405 OR ASTM F 758.

THE REINFORCED SOIL MATERIAL SHALL BE FREE OF DEBRIS. UNLESS OTHERWISE NOTED ON THE FINAL, P.E.-SEALED, RETAINING WALL PLANS PREPARED BY THE WALL DESIGN ENGINEER, THE REINFORCED MATERIAL SHALL CONSIST OF THE INORGANIC USCS SOIL TYPES GP, GW, SW, SP, SM, MEETING THE FOLLOWING GRADATION, AS DETERMINED IN ACCORDANCE WITH ASTM D422:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
NO. 4	20-100
NO. 40	0-60
NO. 200	0-35

THE MAXIMUM PARTICLE SIZE OF POORLY-GRADED GRAVELS (GP) (NO FINES) SHOULD NOT EXCEED 3/4 INCH UNLESS EXPRESSLY APPROVED BY THE WALL DESIGN ENGINEER AND THE LONG-TERM DESIGN STRENGTH (LTDS) OF THE GEOSYNTHETIC IS REDUCED TO ACCOUNT FOR ADDITIONAL INSTALLATION DAMAGE FROM PARTICLES LARGER THAN THIS MAXIMUM.

THE PLASTICITY OF THE FINE FRACTION SHALL BE LESS THAN 20.

THE PH OF THE BACKFILL MATERIAL SHALL BE BETWEEN 3 AND 9 WHEN TESTED IN ACCORDANCE WITH ASTM G 51.

DRAINAGE GEOTEXTILE SHALL CONSIST OF GEOSYNTHETIC SPECIFICALLY MANUFACTURED FOR USE AS A PERMEABLE SOIL FILTER THAT RETAINS SOIL WHILE STILL ALLOWING WATER TO PASS THROUGHOUT THE LIFE OF THE STRUCTURE. THE TYPE AND PLACEMENT OF THE GEOTEXTILE FILTER MATERIAL SHALL BE AS REQUIRED BY THE WALL DESIGN ENGINEER IN THEIR FINAL WALL PLANS AND SPECIFICATIONS.

THE DESIGN ANALYSIS FOR THE FINAL, P.E.-STAMPED RETAINING WALL PLANS PREPARED BY THE WALL DESIGN ENGINEER SHALL CONSIDER THE EXTERNAL STABILITY AGAINST SLIDING AND OVERTURNING, INTERNAL STABILITY AND FACIAL STABILITY OF THE REINFORCED SOIL MASS, AND SHALL BE IN ACCORDANCE WITH ACCEPTABLE ENGINEERING PRACTICE AND THESE SPECIFICATIONS. THE INTERNAL AND EXTERNAL STABILITY ANALYSIS SHALL BE PERFORMED IN ACCORDANCE WITH THE "NCMA DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS, 3RD EDITION" USING THE RECOMMENDED MINIMUM FACTORS OF SAFETY IN THIS MANUAL.

EXTERNAL STABILITY ANALYSIS FOR BEARING CAPACITY, GLOBAL STABILITY, AND TOTAL AND DIFFERENTIAL SETTLEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE OWNER'S GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL PERFORM BEARING CAPACITY. SETTLEMENT ESTIMATES, AND GLOBAL STABILITY ANALYSIS BASED ON THE FINAL WALL DESIGN PROVIDED BY THE WALL DESIGN ENGINEER AND COORDINATE ANY REQUIRED CHANGES WITH THE WALL DESIGN ENGINEER.

THE GEOSYNTHETIC PLACEMENT IN THE WALL DESIGN SHALL HAVE 100% CONTINUOUS COVERAGE PARALLEL TO THE WALL FACE. GAPPING BETWEEN HORIZONTALLY ADJACENT LAYERS OF GEOSYNTHETIC (PARTIAL COVERAGE) WILL NOT BE ALLOWED.

CONTRACTOR'S FIELD CONSTRUCTION SUPERVISOR SHALL HAVE DEMONSTRATED EXPERIENCE AND BE QUALIFIED TO DIRECT ALL WORK AT THE SITE.

CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE PROJECT GRADING PLANS. CONTRACTOR SHALL TAKE PRECAUTIONS TO MINIMIZE OVER-EXCAVATION. OVER-EXCAVATION SHALL BE FILLED WITH COMPACTED INFILL MATERIAL, OR AS DIRECTED BY THE WALL DESIGN ENGINEER, AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL VERIFY LOCATION OF EXISTING STRUCTURES AND UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL ENSURE ALL SURROUNDING STRUCTURES ARE PROTECTED FROM THE EFFECTS OF WALL EXCAVATION. EXCAVATION SUPPORT, IF REQUIRED, IS THE RESPONSIBILITY OF THE CONTRACTOR.

FOLLOWING THE EXCAVATION, THE FOUNDATION SOIL SHALL BE EXAMINED BY THE OWNER'S ENGINEER TO ASSURE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS THE ASSUMED DESIGN BEARING STRENGTH. SOILS NOT MEETING THE REQUIRED STRENGTH SHALL BE REMOVED AND REPLACED WITH INFILL SOILS, AS DIRECTED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER. FOUNDATION SOIL SHALL BE PROOF-ROLLED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY AND INSPECTED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF LEVELING PAD MATERIALS.

LEVELING PAD SHALL BE PLACED AS SHOWN ON THE FINAL, P.E.-SEALED RETAINING WALL PLANS WITH A MINIMUM THICKNESS OF 6 INCHES. THE LEVELING PAD SHOULD EXTEND LATERALLY AT LEAST A DISTANCE OF 6 INCHES FROM THE TOE AND HEEL OF THE LOWERMOST SRW UNIT.

GRANULAR LEVELING PAD MATERIAL SHALL BE COMPACTED TO PROVIDE A FIRM, LEVEL BEARING SURFACE ON WHICH TO PLACE THE FIRST COURSE OF UNITS. WELL-GRADED SAND CAN BE USED TO SMOOTH THE TOP 1/4 INCH TO 1/2 INCH OF THE LEVELING PAD. COMPACTION WILL BE WITH MECHANICAL PLATE COMPACTORS TO ACHIEVE 95% OF MAXIMUM STANDARD PROCTOR DENSITY (ASTM D 698).

ALL SRW UNITS SHALL BE INSTALLED AT THE PROPER ELEVATION AND ORIENTATION AS SHOWN ON THE FINAL, P.E.-SEALED WALL PLANS AND DETAILS OR AS DIRECTED BY THE WALL DESIGN ENGINEER. THE SRW UNITS SHALL BE INSTALLED IN GENERAL ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE SPECIFICATIONS AND DRAWINGS SHALL GOVERN IN ANY CONFLICT BETWEEN THE TWO REQUIREMENTS.

FIRST COURSE OF SRW UNITS SHALL BE PLACED ON THE LEVELING PAD. THE UNITS SHALL BE LEVELED SIDE-TO-SIDE, FRONT-TO-REAR AND WITH ADJACENT UNITS. AND ALIGNED TO ENSURE INTIMATE CONTACT WITH THE LEVELING PAD. THE FIRST COURSE IS THE MOST IMPORTANT TO ENSURE ACCURATE AND ACCEPTABLE RESULTS. NO GAPS SHALL BE LEFT BETWEEN THE FRONT OF ADJACENT UNITS. ALIGNMENT MAY BE DONE BY MEANS OF A STRING LINE OR OFFSET FROM BASE LINE TO THE BACK OF THE UNITS.

ALL EXCESS DEBRIS SHALL BE CLEANED FROM TOP OF UNITS AND THE NEXT COURSE OF UNITS INSTALLED ON TOP OF THE UNITS BELOW.

SEGMENTAL RETAINING WALL CONT.:

- ANY LOOSENESS IN THE UNIT-TO-UNIT CONNECTION.
- NEEDED.
- BY OVERLAPPING SUCCESSIVE COURSES.
- INSTALLATION.
- TO THE WALL FACE.
- SPEEDS (LESS THAN 5 MPH).
- REINFORCEMENT IS COVERED BY 6 INCHES OF FILL.
- OTHERWISE NOTED ON THE FINAL WALL PLANS).
- 50-FOOT SPACING ALONG THE WALL FACE.
- MECHANICAL TAMPER, PLATE, OR ROLLER.
- WALL IS COMPLETED.
- CORRECT ALIGNMENT AT THE TOP OF THE WALL.

BIOFILTRATION BASIN

- CONCRETE SAND).

- PLANTING OR MAINTENANCE.
- PERFORATIONS OF THE UNDERDRAIN PIPE.
- BEEHIVE INLET: NEENAH R-256I, OR EQUAL
- WISCONSIN.
- HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
- 13. EXCAVATE TO GRADES AS INDICATED ON PLANS. THE BIORETENTION AREA.
- SMEARING, CLUMPING OR OTHER FORMS OF COMPACTION.

- SHALL BE DEEP TILLED PRIOR TO PLANTING.

34. CONNECTION PINS SHALL BE INSERTED THROUGH THE PIN HOLES OF EACH UPPER-COURSE UNIT INTO RECEIVING SLOTS IN LOWER-COURSE UNITS. PINS SHALL BE FULLY SEATED IN THE PIN SLOT BELOW. UNITS SHALL BE PUSHED FORWARD TO REMOVE

35. PRIOR TO PLACEMENT OF NEXT COURSE, THE LEVEL AND ALIGNMENT OF THE UNITS SHALL BE CHECKED AND CORRECTED WHERE

36. LAYOUT OF CURVES AND CORNERS SHALL BE INSTALLED IN ACCORDANCE WITH THE WALL PLAN DETAILS OR IN GENERAL ACCORDANCE WITH SRW MANUFACTURER'S INSTALLATION GUIDELINES. WALLS MEETING AT CORNERS SHALL BE INTERLOCKED

37. PROCEDURES ABOVE SHALL BE REPEATED UNTIL REACHING TOP OF WALL UNITS, JUST BELOW THE HEIGHT OF THE CAP UNITS. GEOSYNTHETIC REINFORCEMENT, DRAINAGE MATERIALS, AND REINFORCED BACKFILL SHALL BE PLACED IN SEQUENCE WITH UNIT

38. ALL GEOSYNTHETIC REINFORCEMENT SHALL BE INSTALLED AT THE PROPER ELEVATION AND ORIENTATION AS SHOWN ON THE FINAL P.E.-SEALED RETAINING WALL PLAN PROFILES AND DETAILS, OR AS DIRECTED BY THE WALL DESIGN ENGINEER.

39. AT THE ELEVATIONS SHOWN ON THE FINAL PLANS, (AFTER THE UNITS, DRAINAGE MATERIAL AND BACKFILL HAVE BEEN PLACED TO THIS ELEVATION) THE GEOSYNTHETIC REINFORCEMENT SHALL BE LAID HORIZONTALLY ON COMPACTED INFILL AND ON TOP OF THE CONCRETE SRW UNITS, TO WITHIN 1 INCH OF THE FRONT FACE OF THE UNIT BELOW. EMBEDMENT OF THE GEOSYNTHETIC IN THE SRW UNITS SHALL BE CONSISTENT WITH SRW MANUFACTURER'S RECOMMENDATIONS. CORRECT ORIENTATION OF THE GEOSYNTHETIC REINFORCEMENT SHALL BE VERIFIED BY THE CONTRACTOR TO BE IN ACCORDANCE WITH THE GEOSYNTHETIC MANUFACTURER'S RECOMMENDATIONS. THE HIGHEST-STRENGTH DIRECTION OF THE GEOSYNTHETIC MUST BE PERPENDICULAR

40. GEOSYNTHETIC REINFORCEMENT LAYERS SHALL BE ONE CONTINUOUS PIECE FOR THEIR ENTIRE EMBEDMENT LENGTH. SPLICING OF THE GEOSYNTHETIC IN THE DESIGN-STRENGTH DIRECTION (PERPENDICULAR TO THE WALL FACE) SHALL NOT BE PERMITTED. ALONG THE LENGTH OF THE WALL, HORIZONTALLY ADJACENT SECTIONS OF GEOSYNTHETIC REINFORCEMENT SHALL BE BUTTED IN A MANNER TO ASSURE 100% COVERAGE PARALLEL TO THE WALL FACE.

41. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON THE GEOSYNTHETIC REINFORCEMENT. A MINIMUM OF 6 INCHES OF BACKFILL IS REQUIRED PRIOR TO OPERATION OF TRACKED VEHICLES OVER THE GEOSYNTHETIC. TURNING SHOULD BE KEPT TO A MINIMUM. RUBBER-TIRED EQUIPMENT MAY PASS OVER THE GEOSYNTHETIC REINFORCEMENT AT SLOW

42. THE GEOSYNTHETIC REINFORCEMENT SHALL BE FREE OF WRINKLES PRIOR TO PLACEMENT OF SOIL FILL. THE NOMINAL TENSION SHALL BE APPLIED TO THE REINFORCEMENT AND SECURED IN PLACE WITH STAPLES. STAKES OR BY HAND TENSIONING UNTIL

43. DRAINAGE AGGREGATE SHALL BE INSTALLED TO THE LINE, GRADES AND SECTIONS SHOWN ON THE FINAL P.E.-SEALED RETAINING WALL PLANS. DRAINAGE AGGREGATE SHALL BE PLACED TO THE MINIMUM THICKNESS SHOWN ON THE CONSTRUCTION PLANS BETWEEN AND BEHIND UNITS (A MINIMUM OF 1 CUBIC FOOT FOR EACH EXPOSED SQUARE FOOT OF WALL FACE UNLESS

44. DRAINAGE COLLECTION PIPES SHALL BE INSTALLED TO MAINTAIN GRAVITY FLOW OF WATER OUTSIDE THE REINFORCED-SOIL ZONE. THE DRAINAGE COLLECTION PIPE SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE FINAL CONSTRUCTION DRAWINGS. THE DRAINAGE COLLECTION PIPE SHALL DAYLIGHT INTO A STORM SEWER OR ALONG A SLOPE, AT AN ELEVATION BELOW THE LOWEST POINT OF THE PIPE WITHIN THE AGGREGATE DRAIN. DRAINAGE LATERALS SHALL BE SPACED AT A MAXIMUM

45. THE REINFORCED BACKFILL SHALL BE PLACED AS SHOWN IN THE FINAL WALL PLANS IN THE MAXIMUM COMPACTED LIFT THICKNESS OF 8 INCHES AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D 698) AT A MOISTURE CONTENT WITHIN -1% POINT TO +3% POINTS OF OPTIMUM. THE BACKFILL SHALL BE PLACED AND SPREAD IN SUCH A MANNER AS TO ELIMINATE WRINKLES OR MOVEMENT OF THE GEOSYNTHETIC REINFORCEMENT AND THE SRW UNITS.

46. ONLY HAND-OPERATED COMPACTION EQUIPMENT SHALL BE ALLOWED WITHIN 3 FEET OF THE BACK OF THE WALL UNITS. COMPACTION WITHIN THE 3 FEET BEHIND THE WALL UNITS SHALL BE ACHIEVED BY AT LEAST THREE PASSES OF A LIGHTWEIGHT

47. AT THE END OF EACH DAY'S OPERATION, THE CONTRACTOR SHALL SLOPE THE LAST LEVEL OF BACKFILL AWAY FROM THE WALL FACING AND REINFORCED BACKFILL TO DIRECT WATER RUNOFF AWAY FROM THE WALL FACE.

48. AT COMPLETION OF WALL CONSTRUCTION, BACKFILL SHALL BE PLACED LEVEL WITH FINAL TOP OF WALL ELEVATION. IF FINAL GRADING, PAVING, LANDSCAPING AND/OR STORM DRAINAGE INSTALLATION ADJACENT TO THE WALL IS NOT PLACED IMMEDIATELY AFTER WALL COMPLETION, TEMPORARY GRADING AND DRAINAGE SHALL BE PROVIDED TO ENSURE WATER RUNOFF IS NOT DIRECTED AT THE WALL NOR ALLOWED TO COLLECT OR POND BEHIND THE WALL UNTIL FINAL CONSTRUCTION ADJACENT TO THE

49. SRW CAPS SHALL BE PROPERLY ALIGNED AND GLUED TO UNDERLYING UNITS WITH VERSA-LOK ADHESIVE, A FLEXIBLE, HIGH-STRENGTH CONCRETE ADHESIVE. RIGID ADHESIVE OR MORTAR ARE NOT ACCEPTABLE.

50. CAPS SHALL OVERHANG THE TOP COURSE OF UNITS BY 3/4 INCH TO 1 INCH. SLIGHT VARIATION IN OVERHANG IS ALLOWED TO

51. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CONSTRUCTION BY OTHERS ADJACENT TO THE WALL DOES NOT DISTURB THE WALL OR PLACE TEMPORARY CONSTRUCTION LOADS ON THE WALL THAT EXCEED DESIGN LOADS, INCLUDING LOADS SUCH AS WATER PRESSURE, TEMPORARY GRADES, OR EQUIPMENT LOADING. HEAVY PAVING OR GRADING EQUIPMENT SHALL BE KEPT A MINIMUM OF 3 FEET BEHIND THE BACK OF THE WALL FACE. EQUIPMENT WITH WHEEL LOADS IN EXCESS OF 150 PSF LIVE LOAD SHALL NOT BE OPERATED WITHIN 10 FEET OF THE FACE OF THE RETAINING WALL DURING CONSTRUCTION ADJACENT TO THE WALL. CARE SHOULD BE TAKEN BY THE GENERAL CONTRACTOR TO ENSURE WATER RUNOFF IS DIRECTED AWAY FROM THE WALL STRUCTURE UNTIL FINAL GRADING AND SURFACE DRAINAGE COLLECTION SYSTEMS ARE COMPLETED.

BIOFILTRATION BASIN SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004: BIORETENTION FOR INFILTRATION AND THESE SPECIFICATIONS.

2. ENGINEERED SOIL MIX SHALL CONSIST OF A MIX OF 70 TO 85% SAND AND 15 TO 30% COMPOST BASED ON VOLUME. SAND SHALL MEET THE REQUIREMENTS FOR FINE AGGREGATE SAND SPECIFIED SECTION 501.2.5.3.4 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION OR MEET ASTM C33 (FINE AGGREGATE

3. PRIOR TO PLACEMENT IN THE BIOFILTRATION BASIN, THE ENGINEERED SOIL SHALL BE PREMIXED AND THE MOISTURE CONTENT SHALL BE LOW ENOUGH TO PREVENT CLUMPING AND COMPACTION DURING PLACEMENT.

4. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 12 INCHES IN DEPTH.

5. ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS. STUMPS. ROOTS. BRUSH OR OTHER MATERIAL OVER ONE INCH IN DIAMETER. NO OTHER MATERIALS SHALL BE MIXED WITH THEE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR BE A HINDRANCE TO

6. ENGINEERED SOIL AND GRAVEL SHALL BE IN ACCORDANCE WITH THE LATEST WDNR TECHNICAL STANDARD 1004. 7. PEA GRAVEL SHALL BE GRADED SUCH THAT MINIMUM PARTICLE SIZE IS LARGE ENOUGH TO PREVENT FALLING THROUGH

8. BIOFILTRATION BASIN DRAIN PIPE: 6-INCH SCHEDULE 40 PVC PIPE MEETING PERFORATION REQUIREMENTS OF AASHTO M278 HIGHWAY UNDERDRAIN SPECIFICATIONS WITH 3/8" PERFORATIONS ON 6" CENTERS WITH 4 HOLES PER ROW.

10. RISER STRUCTURE: 36" DIAMETER PRECAST CATCH BASIN STRUCTURE WITH 24" TOP OPENING TO ACCOMMODATE BEEHIVE INLET. IN GENERAL ACCORDANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN

11. GRAVEL STORAGE LAYER (IF INDICATED ON PLANS): COURSE AGGREGATE #2 IN ACCORDANCE WITH SECTION 501.2.5.4.4 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

12. FILTER FABRIC: GEOTEXTILE FABRIC IN ACCORDANCE WITH SECTION 645.2.2.4 OF WISCONSIN STANDARD SPECIFICATIONS FOR

14. CONSTRUCT TEMPORARY DIVERSION SWALES OR PROVIDE OTHER MEANS AS NECESSARY TO PREVENT CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS, AND RUNOFF FROM PERVIOUS AREAS WHICH HAVE NOT YET BEEN STABILIZED, FROM ENTERING

15. CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL

16. COMPACTION AND SMEARING OF THE ENGINEERED SOIL AND TOP SOIL BENEATH THE FLOORS, IN THE SOIL PLANTING BED, AND THE SIDE SLOPES OF THE BASIN, AND COMPACTION OF THE ENGINEERED SOILS IN THE BASIN SHALL BE MINIMIZED. DURING SITE DEVELOPMENT, THE AREA DEDICATED TO THE BIOFILTRATION BASIN SHALL BE CORDONED OFF TO PREVENT ACCESS BY HEAVY EQUIPMENT. ACCEPTABLE EQUIPMENT FOR CONSTRUCTING THE BIOFILTRATION BASIN INCLUDES EXCAVATION HOES, LIGHT EQUIPMENT WITH TURF TYPE TIRES, MARSH EQUIPMENT OR WIDE-TRACK LOADERS.

17. IF COMPACTION OCCURS AT THE BASE OF THE BIOFILTRATION BASIN, THE SOIL SHALL BE REFRACTURED TO A DEPTH OF AT LEAST 12 INCHES. IF SMEARING OCCURS, THE SMEARED AREAS OF THE INTERFACE SHALL BE CORRECTED BY RAKING OR ROTO-TILLING. 18. STEPS MAY BE TAKEN TO INDUCE MILD SETTLING OF THE ENGINEERED SOIL BED AS NEEDED TO PREPARE A STABLE PLANTING MEDIUM AND TO STABILIZE THE PONDING DEPTH. VIBRATING PLATE-STYLE COMPACTORS SHALL NOT BE UTILIZED. 19. ANY SEDIMENT ACCUMULATED IN THE BASIN DUE TO CONSTRUCTION ACTIVITIES SHOULD BE REMOVED AND THE ENGINEERED SOIL

20. IMPERVIOUS LINER SHALL BE 45 MIL FIRESTONE EPDM (GSI PRODUCTS), OR 30 MIL PVC (GSI PRODUCTS), OR EQUAL.



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LANDSCAPE LEGEND:

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ANDSCAPE LEGE	ND:	Village of Pewauke	e Landscaping Ordinance	
	TURFGRASS SEED	Parking Lot Landscaping		
		Require	d Landscape	
	TURFGRASS SOD	Low Hedge or Berm		
		10% Interior Landscape Area		
·+· +· +·		Provided Landscape		
	STRAW MULCH PLANT BED	Hedge		
	STONE MULCH	11.5% Interior Landscape		
\tilde{O}		Site Open Space Landscaping		
50,000		Require	d Landscape	
	BIRD AND BUTTERFLY SEED MIX	1 Tree and 2 Shrubs per 1,000 SF Landscape Area (Elderly		
\times \times \times $>$		Overlay District 150% Required Landscape)		
		Landscape Area	48,035 SF	
	PROPERTY LINE	Required Trees (150%)	72	
	PLANT EDGING	Required Shrubs (150%)	144	
		Provided Landscape		
	SHEET MATCHLINE	Provided Trees	72	
		Provided Shrubs	184	

CONCEPT PLANT SCHEDULE

<u>DECIDUOUS TREE</u> Acer x freemanii 'DTR 102' / Autumn Fantasy® Freeman Maple Betula nigra / River Birch Cercidiphyllum japonicum / Katsura Tree	1
Quercus x schuettei / Swamp Bur Oak	
<u>EVERGREEN TREE</u> Abies concolor / White Fir Juniperus chinensis 'Iowa' / Iowa Juniper Picea abies / Norway Spruce	1
Picea glauca 'Densata' / Black Hills White Spruce	
<u>ORNAMENTAL TREE</u> Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry Carpinus caroliniana / American Hornbeam Cercis canadensis / Eastern Redbud	3
Malus x 'Spring Snow' / Spring Snow Crabapple	
<u>SMALL DECIDUOUS SHRUB</u> Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark Spiraea x bumalda 'Goldmound' / Gold Mound Spirea	5
<u>MEDIUM DECIDUOUS SHRUB</u> Aronia melanocarpa elata / Glossy Black Chokeberry Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood Forsythia x 'Happy Centennial' / Happy Centennial Forsythia Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Rosa rugosa 'Purple Pavement' / Purple Pavement Rose	1
<u>LARGE DECIDUOUS SHRUB</u> Cotinus coggygria 'Royal Purple' / Royal Purple Smoke Tree Hydrangea paniculata 'SMHPFL' / Fire Light® Panicle Hydrangea Rhus typhina 'Bailtiger' / Tiger Eyes® Staghorn Sumac Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	2
<u>SMALL EVERGREEN SHRUB</u> Juniperus horizontalis 'Youngstown' / Creeping Juniper Pinus mugo 'Slowmound' / Slowmound Mugo Pine Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	4
<u>MEDIUM EVERGREEN SHRUB</u> Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	4
<u>LARGE EVERGREEN SHRUB</u> Juniperus chinensis 'Mountbatten' / Mountbatten Juniper Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	1
<u>ORNAMENTAL GRASSES</u> Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass Miscanthus sinensis 'Purpurescens' / Purple Eulalia Grass Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1
	4
<u>- EIXENNIALS</u> Amsonia x 'Blue Ice' / Blue Ice Bluestar Astilbe chinensis 'Visions' / Visions Chinese Astilbe	
Calamintha nepeta nepeta / Lesser Calamint	
Hemerocallis x Rosy Returns / Rosy Returns Daylly Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	
Heucnera x 'Plum Pudding' / Plum Pudding Coral Bells	

Hosta x 'Praying Hands' / Praying Hands Hosta Nepeta x faassenii 'Early Bird' / Early Bird Catmint Stachys byzantina 'Big Ears' / Big Ears Lamb's Ear

2.5" Cal., B&B 2.5" Cal. (Multi-Stem 2.5" Cal., B&B 2.5" Cal., B&B	ı), B&B
6` Ht., B&B 6` Ht., B&B 6` Ht., B&B 6` Ht., B&B	
2.5" Cal. (Multi-Stem 2.5" Cal., B&B 2.5" Cal. (Multi-Stem 2.5" Cal., B&B	ı), B&B ı), B&B
1 gal., Cont. 1 gal., Cont. 1 gal., Cont.	
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- COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
- 4. 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.
- 5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.









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LANDSCAPE LEGEND:



CONCEPT PLANT KEY



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DECIDUOUS TREE Acer x freemanii 'DTR 102' / Autumn Fantasy® Freeman Maple

Betula nigra / River Birch Cercidiphyllum japonicum / Katsura Tree Quercus x schuettei / Swamp Bur Oak

EVERGREEN TREE

Abies concolor / White Fir Juniperus chinensis 'lowa' / lowa Juniper Picea abies / Norway Spruce Picea glauca 'Densata' / Black Hills White Spruce

ORNAMENTAL TREE

Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry Carpinus caroliniana / American Hornbeam Cercis canadensis / Eastern Redbud Malus x 'Spring Snow' / Spring Snow Crabapple

SMALL DECIDUOUS SHRUB

Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark Spiraea x bumalda 'Goldmound' / Gold Mound Spirea

MEDIUM DECIDUOUS SHRUB

Aronia melanocarpa elata / Glossy Black Chokeberry Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood Forsythia x 'Happy Centennial' / Happy Centennial Forsythia Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Rosa rugosa 'Purple Pavement' / Purple Pavement Rose

LARGE DECIDUOUS SHRUB Cotinus coggygria 'Royal Purple' / Royal Purple Smoke Tree Hydrangea paniculata 'SMHPFL' / Fire Light® Panicle Hydrangea Rhus typhina 'Bailtiger' / Tiger Eyes® Staghorn Sumac Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow



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SMALL EVERGREEN SHRUB

Juniperus horizontalis 'Youngstown' / Creeping Juniper Pinus mugo 'Slowmound' / Slowmound Mugo Pine Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew MEDIUM EVERGREEN SHRUB

Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew LARGE EVERGREEN SHRUB

Juniperus chinensis 'Mountbatten' / Mountbatten Juniper Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew ORNAMENTAL GRASSES

Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass Miscanthus sinensis 'Purpurescens' / Purple Eulalia Grass Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass



PERENNIALS Amsonia x 'Blue Ice' / Blue Ice Bluestar

Astilbe chinensis 'Visions' / Visions Chinese Astilbe Calamintha nepeta nepeta / Lesser Calamint Hemerocallis x 'Rosy Returns' / Rosy Returns Daylily Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Heuchera x 'Plum Pudding' / Plum Pudding Coral Bells Hosta x 'Hadspen Blue' / Hadspen Blue Hosta Hosta x 'Praying Hands' / Praying Hands Hosta Nepeta x faassenii 'Early Bird' / Early Bird Catmint Stachys byzantina 'Big Ears' / Big Ears Lamb's Ear





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PLANTING QUALITY ASSURANCE

- PLANTS ARE TO BE INSPECTED UPON DELIVERY TO PROJECT SITE AND THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT REPRESENTATIVE MAY REJECT ANY SPECIMENS NO LONGER MEETING THE SPECIFIED STANDARDS OR THAT HAVE BEEN DAMAGED IN TRANSIT.
- 2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES AND VARIETY/HYBRID/CULTIVAR SPECIFIED, AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE SITE LOCATION. SPECIMENS NURSERY-DUG TO BE REPLANTED SHALL HAVE BEEN FRESHLY DUG AND PROPERLY PREPARED FOR PLANTING.

3. TREES:

- 3.1. SHALL BE TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM. COMPACTNESS AND SYMMETRY. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED OTHERWISE, AND SHRUBS WITH DAMAGED OR CUT MAINSTEM(S), WILL BE REJECTED.
- 3.2. WITH A DAMAGED, CUT OR CROOKED LEADER, ABRASION OF BARK, SUNSCALD, FROST CRACK, DISFIGURING KNOTS, INSECTS (INCLUDING EGGS AND LARVAE) OR INSECT DAMAGE. CANKERS/CANKEROUS LESIONS OR FUNGAL MATS, MOLD, PREMATURELY-OPENED BUDS, OR CUTS OF LIMBS OVER ³/₄" DIAMETER THAT ARE NOT COMPLETELY CALLUSED WILL BE REJECTED.
- SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS, AND BE FREE FROM PHYSICAL 3.3. DAMAGE OR OTHER HINDRANCES TO HEALTHY GROWTH.
- BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH SOLID BALLS OF A DIAMETER NOT LESS 3.4. THAN THAT RECOMMENDED BY THE AMERICAN STANDARDS FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE BOTH FIBROUS AND FEEDING ROOTS. BALLS SHALL BE SECURELY WRAPPED WITH BURLAP, AND TIGHTLY BOUND WITH ROPE OR TWINE. NO PLANTS SHALL BE BOUND WITH ROPE OR WIRE IN SUCH A MANNER AS TO DAMAGE BARK OR BREAK BRANCHES. THE ROOT FLARE SHOULD BE WITHIN THE TOP 2" OF THE SOIL BALL. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED IF THE BALL IS DRY, CRACKED, OR BROKEN BEFORE OR DURING PLANTING.
- 4. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED WITHIN THE PLANT SCHEDULE

PLANTING PROJECT CONDITIONS:

- 1. VERIFY SERVICE AND UTILITY LOCATIONS, AND DIMENSIONS OF CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
- 2. INTERRUPTION OF EXISTING SERVICES OR UTILITIES; DO NOT INTERRUPT SERVICES OR UTILITIES UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY SERVICES OR UTILITIES ACCORDING TO REQUIREMENTS INDICATED:
- 2.1. NOTIFY OWNER'S PROJECT REPRESENTATIVE NO FEWER THAN TWO DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF EACH SERVICE OR UTILITY. 2.2. DO NOT PROCEED WITH INTERRUPTION OF SERVICES OR UTILITIES WITHOUT
- REPRESENTATIVE'S WRITTEN PERMISSION.
- 3. PLANTING RESTRICTIONS: PLANTING SHALL OCCUR DURING THE FOLLOWING ACCEPTABLE INSTALLATION PERIODS:
- 3.1. DECIDUOUS TREES AND SHRUBS APRIL 1 TO OCTOBER 15.
- 4. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
- 5. CONTRACTOR SHALL PROTECT ALL EXISTING AND/OR NEWLY INSTALLED PLANTS, LAWNS, AND GRASS AREAS FROM DAMAGE AT ALL TIMES. DAMAGED PLANTS, LAWNS OR GRASS AREAS SHALL BE REPLACED OR TREATED AS REQUIRED TO CONFORM TO SPECIFICATIONS HEREIN FOR FRESH STOCK. WORK AREA SHALL BE KEPT CLEAN AND ORDERLY DURING THE INSTALLATION PERIOD. UNDER NO CONDITION SHALL DEBRIS FROM PLANTING ACTIVITIES RESULT IN A SAFETY HAZARD ON-SITE OR ADJACENT OFF-SITE PROPERTY. DAMAGE TO SITE IMPROVEMENTS OR ADJACENT LANDSCAPES INCURRED AS A RESULT OF PLANTING OR REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR THAT CAUSES THE DAMAGE AT NO COST TO THE OWNER.
- EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- 6.1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN PLANTING AREAS.

6.2. DO NOT MIX OR PLACE SOILS IN FROZEN, WET, OR MUDDY CONDITIONS.

PLANTING DELIVERY, STORAGE, & HANDLING:

- 1. BULK MATERIALS;
- 1.1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
- 2. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.
- 3. HANDLE PLANTING STOCK BY ROOT BALL.
- 4. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN SHADED LOCATION, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- 4.1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
- 4.2. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.

EXCAVATION FOR TREES & SHRUBS

- 1. EXCAVATE CIRCULAR PLANTING PITS AS INDICATED IN DRAWINGS. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
- 1.1. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.
- 1.2. DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL
- 1.3. IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING. MAINTAIN REQUIRED ANGELS OF REPOSE OF ADJACENT MATERIALS AS SHOWN IN DRAWINGS. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER NEW OR EXISTING IMPROVEMENTS.
- 1.5. MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
- 1.6. KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.
- 2. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL IF THEY CONFORM TO THE REQUIREMENTS LISTED IN THESE SPECIFICATIONS.
- 3. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
- 4. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

TREE & SHRUB PLANTING

- NO ADDITIONAL COST TO THE OWNER.
- TO THE OWNER.
- FROM ROOT BALL AREA.
- LEADERS.

5. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 2 INCHES ABOVE ADJACENT FINISH GRADES.

- 5.1. USE SOIL MATERIALS FROM EXCAVATION FOR BACKFILL. BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
- THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
- 5.4. OF SOIL.

TREE & SHRUB MATERIAL:

- KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- STEM GIRDLING ROOTS WILL BE REJECTED.
- NURSERY.
- ACCEPTABLE
- VISIBLE BEFORE PLANTING.
- 3. SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.

PLANTING SOIL:

PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE WIDTH OF LANDSCAPE AREAS, AND A MINIMUM OF 3X THE DIAMETER OF THE ROOT BALL LENGTHWISE 1. INSTALL PLANTING SOIL FOR PLANT BEDS IN 6" LIFTS, MINIMUM 18" DEPTH.

- 2. DO NOT APPLY PLANTING SOIL TO SATURATED OR FROZEN SUBGRADES.
- PASSING THE 1" SIEVE, FREE OF ROCKS, DEBRIS, AND OF NOXIOUS WEEDS.
- 3.2. THAN 1-INCH.

METAL EDGING

- SECTIONS TO RECEIVE STAKES.
- 1.1. BASIS OF DESIGN: CLEANLINE XL BY PERMALOC OR APPROVED EQUAL
- 1.2. EDGING SIZE: 3/16-INCH-WIDE BY 5 INCHES DEEP
- 1.3. STAKES: ALUMINUM, ASTM 221, ALLOY 6061-T6, 18-INCHES LONG.
- 1.4. FINISH: MILL (NATURAL ALUMINUM) MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE 1.5.
- 2. INSTALL METAL EDGE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. MULCH.

STONE MULCH MATERIAL & INSTALLATION:

- SUBSTANCES, OF THE FOLLOWING TYPE, SIZE RANGE, AND COLOR:
- 1.1. MATERIAL: RIVER ROCK.
- 1.2. SIZE: 3/4" 1.3. COLOR RANGE: BLEND OF CREAM TONES
- BASIS OF DESIGN: 3/4" 'ALPINE' AGGREGATE BY HALQUIST STONE. 1.4.
- 2. LIGHTLY COMPACT AREAS TO RECEIVE STONE MULCH
- 3. INSTALL WEED BARRIER FABRIC IN ACCORDANCE WITH MANUFACTURER'S WRITTEN AND CONCRETE FLATWORK SO IT IS NOT VISIBLE FROM SURFACE.
- OF ADJACENT PAVED AREAS.

2. PLANTS FOUND TO HAVE STEM GIRDLING ROOTS AND/OR KINKED ROOTS AT THE TIME OF PLANTING WILL BE REJECTED AND REPLACEMENTS SHALL BE PROVIDED AT NO ADDITIONAL COST

3. REMOVE ALL TWINE, STRING, WIRE, AND ALL OTHER NON-BIODEGRADABLE MATERIAL ENTIRELY

4. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE. DO CUT TREE

5.2. CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM THE ENTIRE ROOT BALL. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT

5.3. BACKFILL AROUND ROOT BALL IN LAYERS. TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED. WATER

CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER

1. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN AND DRAWINGS .: AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS

1.1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK

("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN $\frac{3}{4}$ " IN DIAMETER; OR WITH 1.2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS,

FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A STATE CERTIFIED

1.3. PLANT MATERIAL SHALL BE PROVIDED IN THE CONTAINER TYPE INDICATED IN THE DRAWINGS (B&B, CONTAINER, BARE ROOT, ETC.), UNLESS THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT THAT SUBSTITUTION OF CONTAINER TYPE IS

2. FURNISH TREES WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL. ROOT FLARE SHALL BE

3. PLANTING SOIL SHALL BE A MIX OF 6-PARTS TOPSOIL, 1-PART COMPOST (APPROVED FOR USE ON THE PROJECT). THOROUGHLY BLEND PLANTING SOIL OFF-SITE BEFORE SPREADING. 3.1. THE PROJECT WILL ACCEPT ONLY CLEAN, SALVAGED OR IMPORTED TOPSOIL CAPABLE OF

STRIPPED, SALVAGED, OR MINED TOPSOIL MUST BE TAKEN FROM THE TOP 6-INCHES OF THE A-HORIZON, HAVING A DARK BROWN TO BLACK COLOR WITH A GRANULAR STRUCTURE AND CLAY CONTENT OF LESS THAN 25%, VERIFIED WITH A RIBBON TEST THAT YIELDS NO MORE

1. STANDARD PROFILE, COMMERCIAL-GRADE, EXTRUDED ALUMINUM EDGING, FABRICATED IN STANDARD LENGTHS WITH INTERLOCKING SECTIONS WITH LOOPS STAMPED FROM FACE OF

MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: CURV-RITE, INC., PERMALOC CORPORATION, RUSSELL, J.D. COMPANY (THE), SURE-LOC EDGING CORPORATION

3. ENSURE THAT METAL EDGING IS PROPERLY INSTALLED AND SECURED BEFORE INSTALLING STONE

1. SHALL BE HARD, DURABLE, STONE, WASHED FREE OF LOAM, SAND, CLAY, AND OTHER FOREIGN

INSTRUCTIONS; COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES OF FABRIC LENGTHS A MINIMUM OF 6-INCHES AND SECURING SEAMS WITH GALVANIZED PINS. WEED BARRIER FABRIC SHALL BE WRAPPED VERTICALLY UP THE OUTSIDE EDGES OF SURROUNDING CONCRETE FLATWORK OR CURB AND SECURED IN PLACE. HOLD FABRIC 2" CLEAR OF TOP OF ADJACENT CURB

4. PLACE AND FINISH STONE MULCH AS INDICATED IN DRAWINGS, ENSURING A SMOOTH, LEVEL TOP SURFACE FOR ALL STONE MULCH AREAS HELD APPROXIMATELY 1/2" BELOW THE TOP SURFACE

CLEAN-UP AND PROTECTION

- 1. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
- PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
- 3. AFTER INSTALLATION REMOVE ALL NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, STRING, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.

BIRD AND BUTTERFLY SEEDING

- 1. PROVIDE THE FOLLOWING SEED TYPES FROM: AGRECOL LLC 10101 N. CASEY ROAD EVANSVILLE, WISCONSIN 53536
- 1.1. AGRECOL'S 'BIRD AND BUTTERFLY' SEED MIX' FOR AREAS SHOWN AS 'BIRD AND BUTTERFLY SEED MIX' 1.2. REFER TO DETAILS 1 ON SHEET L101 AND L102, FOR SEED MIX COMPOSITION.
- 2. REFER TO CIVIL PLANS FOR LOCATIONS AND EXTENTS OF EROSION CONTROL MAT. IN GENERAL, PROVIDE CURLEX NET FREE FOR SEEDED AREAS WITH SLOPES OF 4:1 OR LESS AND CURLEX II EROSION CONTROL MAT IN ALL OTHER SEEDED AREAS. PROVIDE MANUFACTURER'S STANDARD BIODEGRADABLE ANCHORING STAKES (OR ALTERNATIVE SOURCE FOR BIODEGRADABLE STAKES, IF APPROVED IN WRITING BY OWNER'S REPRESENTATIVE). INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS
- WITHIN 4 WEEKS FOLLOWING THE ISSUANCE OF THE NOTICE TO PROCEED, SUBMIT NAME AND LOCATION OF SEED SUPPLIER(S) AND A COMPLETE LIST OF EACH SEED MIX BY WEIGHT AND PROPORTION THAT IS BEING SUPPLIED BEFORE THE SEED MIX IS ORDERED. SUBSTITUTIONS WILL NOT BE PERMITTED. PROVIDE GEOGRAPHIC ORIGINS OF EACH SEED SPECIES.
- ALL SEED MATERIAL SHALL ORIGINATE FROM LOCAL SOURCES TO THE EXTENT POSSIBLE, SPECIFICALLY FROM USDA PLANT HARDINESS ZONE 4 OR LOWER.
- 5. ALL SEEDING ZONE BOUNDARIES SHALL BE SURVEYED AND STAKED ON THE PROJECT SITE BY THE CONTRACTOR. NO SEED MIX SHALL BE INSTALLED UNTIL THE GRADE PREPARATION AND LAYOUT HAVE BEEN APPROVED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST SEED LIMITS WITHOUT ADJUSTING TOTAL SEEDED AREAS, TO MEET FIELD CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER.
- COORDINATION IS REQUIRED TO ENSURE RAINFALL/GROUNDWATER SEEPAGE DOES NOT RESULT IN SOIL MOISTURE CONDITIONS THAT WILL CAUSE EXCESSIVE RUTTING DURING SEEDING AND MULCHING OPERATIONS. FAILURE TO MEET THIS REQUIREMENT WILL NOT BE AN ACCEPTABLE REASON FOR NOT INSTALLING THE SEED AS SPECIFIED.
- WHERE SEEDING OCCURS IN CLOSE PROXIMITY TO OTHER SITE IMPROVEMENTS OR AREAS TO REMAIN UNDISTURBED SUCH AS EXISTING WETLANDS AND UPLANDS AREAS, CARE SHALL BE TAKEN TO NOT DISTURB THE EXISTING CONDITIONS. ANY AREAS DAMAGED DURING PLANTING OPERATIONS SHALL BE PROMPTLY RESTORED TO THEIR ORIGINAL CONDITION AT NO COST TO THE OWNER.
- FOLLOWING NATIVE SEED MIX INSTALLATION, THE LANDSCAPE ARCHITECT AND CONTRACTOR SHALL CONDUCT A SUBSTANTIAL COMPLETION INSPECTION ON ALL SEEDED AREAS. (SEE WARRANTY, MAINTENANCE AND ACCEPTANCE PERIOD)

10. GENERAL INSTALLATION:

- 10.1. SEEDING OF NATIVE SEED MIXES SHALL OCCUR IN THE EARLY SPRING:
- 10.1.1. APRIL 15 THROUGH MAY 31 10.2. DO NOT SOW SEED DURING ADVERSE WEATHER OR WHEN WIND SPEEDS EXCEED TEN MILES PER HOUR. 10.3. DO NOT SOW SEED IN AREAS WHERE STANDING WATER IS PRESENT.
- 11. GRADE PREPARATION:
- SUBGRADE AND FINISH GRADE PREPARATION SHALL BE IN ACCORDANCE WITH SITE EARTHWORK 11.1. REQUIREMENTS, AND TOPSOIL SHALL BE A MINIMUM 4 INCHES DEEP IN NON-BIORETENTION AREAS AFTER LIGHT COMPACTION TO PREVENT SETTLEMENT. BIORETENTION AREAS SHALL HAVE SOIL MIX PLACED PER DFTAII
- PRIOR TO SEEDING, REPAIR ANY RUTS, RILLS, OR GULLIES GREATER THAN 2 INCHES IN DEPTH TO CREATE 11.2. SMOOTH CONTINUOUS GRADES. IF THE PREPARED GRADE IS ERODED OR COMPACTED BY RAINFALL OR OTHER REASONS, REWORK THE
- OPSOIL TO THE FULL 4-INCH DEPTH. IMMEDIATELY BEFORE SEEDING, SCARIFY, LOOSEN, FLOAT, AND DRAG TOPSOIL AS NECESSARY TO BRING
- IT TO THE PROPER CONDITION. REMOVE FOREIGN MATTER LARGER THAN 1-INCH DIAMETER. NO FURTHER GRADE PREPARATION IS REQUIRED.
- 12. IF REQUIRED DUE TO CONSTRUCTION SEQUENCING, SEED THE SITE WITH A TEMPORARY COVER CROP TO HOLD IT FOR SPRING SEEDING AS FOLLOWS:
- 12.1. IF SEEDED MAY 15 THROUGH SEPTEMBER 1: MIX OF 32 POUNDS PER ACRE OF SEED OATS (AVENA SATIVA) AND 5 POUNDS PER ACRE OF ANNUAL RYE (LOLLIUM MULTIFLORUM). IF SEEDED SEPTEMBER 1 THROUGH OCTOBER 15: 20 POUNDS PER ACRE WINTER WHEAT (TRITICUM
- 12.2 AESTIVUM) OR REGREEN STERILE WHEAT/WHEATGRASS HYBRID (TRITICUM AESTIVUM X ELYTRIGIA ELONGATAFROM).
- 13. BROADCASTING:
- FOR SPRING SEEDING OF NATIVE SEED, SOW SEED DIRECTLY ONTO BARE GROUND OR GROUND WHERE 13 1 THE PREVIOUS YEAR'S PLANT STUBBLE HAS BEEN CUT TO 2-INCH HEIGHT.
- INCREASE THE VOLUME OF THE BROADCASTED SEED MIX BY MIXING IT WITH AN APPROVED CARRIER. 13.2 ACCEPTABLE CARRIER MATERIAL INCLUDES MOISTENED COMPOST, PEAT MOSS, CORN COB BLAST MEDIA, OR COARSE-GRADE VERMICULITE, SAND AND SAWDUST ARE UNACCEPTABLE CARRIER MATERIALS, USE ONE BUSHEL BASKET OF CARRIER PER 1,000 SQUARE FEET OF AREA TO BE SEEDED (A BUSHEL EQUALS 8 GALLONS OR 1.24 CUBIC FEET).
- USE HALF OF THE TOTAL SEED QUANTITY AND CROSS THE ENTIRE AREA TO BE SEEDED. EVENLY 13.2.1 SPREADING THE SEED. WALK PERPENDICULAR TO THE ORIGINAL SEEDING AND EVENLY BROADCAST THE SECOND HALF OF THE SEED.
- LIGHT SEEDS, AWNED SEEDS, OR BEARDED SEEDS TEND TO RISE TO THE TOP OF THE SPREADER. 13.2.2. THEREFORE, MIX SEED ACCORDINGLY AS PLANTING COMMENCES. RAKE OR DRAG THE SEED INTO THE SOIL, BUT NOT MORE THAN 1/4-INCH DEEP. ROLL THE AREA WITH
- 13.2.3. A ROLLER TO FIRM THE SEED INTO THE SOIL. ROLLING IS NOT NECESSARY ON DORMANT SEEDINGS. 14. DRILL SEEDER OR DROP SEEDER/SPREADER:
- FOR SPRING DRILL SEEDING, SOW SEED DIRECTLY ONTO BARE GROUND OR GROUND WHERE THE 14.1. PREVIOUS YEAR'S PLANT STUBBLE HAS BEEN CUT TO 2-INCH HEIGHT; FOR SPRING DROP SEEDING, CULTIVATE THE GROUND BEFORE INSTALLING SEED MIX.
- CHECK THE EQUIPMENT FREQUENTLY TO ENSURE THE SEED IS DISPERSING EVENLY AND IS NOT 14.2. CLOGGING.
- 14.3. IF THE EQUIPMENT IS NOT EQUIPPED WITH A ROLLER, PASS OVER THE SEEDED AREA WITH A ROLLER TO FIRM THE SEED INTO THE SOIL. ROLLING IS NOT NECESSARY WITH DORMANT SEEDING.
- 14.3.1. DO NOT MIX THE NATIVE SEED WITH ANY CARRIER MATERIAL. 14.3.2. EVENLY DISTRIBUTE THE SEED ACROSS THE ENTIRE SITE TO BE SEEDED.
- 14.4. KEEP THE TOPSOIL MOIST (TO A DEPTH OF 3 INCHES) FOR 3-6 WEEKS FOLLOWING SEEDING; AFTERWARD, APPLY ONE INCH OF WATER DURING THE GROWING SEASON IF RAIN HAS NOT OCCURRED FOR MORE THAN ONE WEEK. DO NOT APPLY WATER WITH SUCH A FORCE AS TO DISTURB SEED, SEEDLINGS, AND/OR TOPSOIL, OR THAT WOULD RUN OFF SOIL SURFACE.
- 15. ALL AREAS OVER WHICH HAULING OPERATIONS HAVE BEEN CONDUCTED SHALL BE KEPT CLEAN ON A DAILY BASIS. PROMPTLY REMOVE ALL MATERIALS SPILLED ON PAVEMENT.
- 16. UPON COMPLETION OF SEED INSTALLATION, REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL TRASH AND DEBRIS INCLUDING ANY MATERIAL REMOVED DURING GRADE PREPARATION.
- 17. RESTORE ANY EXISTING AREAS DAMAGED BY OPERATIONS UNDER THE CONTRACT. RESTORATION SHALL INCLUDE FINISH GRADING AND SEEDING AS REQUIRED TO MATCH EXISTING GRADE AND/OR WETLANDS, AND MAINTENANCE OF RESTORED AREAS.
- 18. ANY DAMAGE BY THE CONTRACTOR TO ESTABLISHED OR NEWLY SEEDED AREAS NOT WITHIN THE PROJECT SCOPE OF WORK SHALL BE REPAIRED AND RESEEDED AT NO COST TO THE OWNER.

VEGETATION MONITORING AND MANAGMENT

NATIVE SEED INSTALLATION:

NATIVE SEED SHALL BE MIXED THOROUGHLY BY VENDOR OR SEED INSTALLATION CONTRACTOR. SEED SHALL BE INSTALLED BY MEANS OF MECHANICAL AND/OR BROADCAST METHODS TO ASSURE EVEN DISTRIBUTION OF SEEDS THROUGHOUT ALL DESIGNATED SEEDING AREAS. IMMEDIATELY AFTER SEED PLACEMENT, SEED SHALL BE SOWN INTO THE SOIL'S SURFACE BY MEANS OF LIGHT RAKING OR HARROWING AND THEN LIGHTLY MULCHED WITH CLEAN, WEED-FREE STRAW. A COVER CROP OF ANNUAL RYE GRASS SHALL BE USED TO COMPLIMENT NATIVE SEEDING AREAS AT THE RATE OF FIVE (5) POUNDS PER ACRE.

MANAGEMENT AND MONITORING:

THE MANAGEMENT AND MONITORING OF NATIVE PLANTINGS (INCLUDING SEED MIXES, FORBS AND PLUGS) SHOULD BE DIRECTED TOWARD THE GOAL OF CREATING A STABLE, NATIVE PLANT COMMUNITY. INVASIVE AND WEEDY PLANT SPECIES WILL NEED TO BE CONTROLLED UNTIL THE DESIRED NATIVE PLANT COMMUNITIES ARE ESTABLISHED. THIS TYPICALLY WILL TAKE THREE (3) TO FIVE (5) YEARS AFTER SOWING OR PLUG INSTALLATION.

UNDESIRABLE PLANT CONTROL:

OVERALL MANAGEMENT OF VEGETATED AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO: RESEEDING OR REPLANTING DAMAGED OR NON-ACTIVE GROWTH AREAS, IRRIGATION, STRATEGIC MOWING TO REDUCE WEED COVER AND PREVENT WEED SEED SET, REMOVAL OF TREE SEEDLINGS, TARGETED HERBICIDE APPLICATION(S), AND MECHANICAL WEED CONTROL (HAND PULLING AND SEED HEAD REMOVAL). SELECTED HERBICIDE APPLICATIONS SHOULD BE DONE SPARINGLY AND ONLY WHEN NECESSARY. SELECTION OF HERBICIDE FOR USE MUST CONSIDER THE PROXIMITY TO THE WATERWAY, IN COMPLIANCE WITH STATE AND APPLICABLE FEDERAL LAW.

SHORT-TERM VEGETATION MANAGEMENT:

SHORT-TERM VEGETATION MANAGEMENT (2 YEARS AFTER SEEDING/PLUG INSTALLATION) OCCURS WHILE THE LANDSCAPE CONTRACTOR OR SPECIALTY SEEDING/ RESTORATION CONTRACTOR IS RESPONSIBLE TO THE PROJECT OWNER FOR THE GUARANTEE OF ALL PLANTINGS TO BE ALIVE AND IN VIGOROUS GROWING CONDITIONS. SEEDING SHOULD ACHIEVE AN AVERAGE OF 80% VEGETATION COVERAGE FROM SPECIFIED SEED MIXES. IF UNSATISFACTORY PLANTS ARE FOUND ON SITE, THEY SHOULD BE REPLACED BY THE LANDSCAPE CONTRACTOR OF SPECIALTY SEEDING/RESTORATION CONTRACTOR DURING THE FIRST MONTH OF THE NEXT FAVORABLE PLANTING SEASON. SUPPLEMENTAL SEEDING WILL BE NEEDED TO FILL IN BARE SPOTS WHERE NATIVE SEED GERMINATION IS POOR. IT IS ALSO THE LANDSCAPE CONTRACTOR / SPECIALTY SEEDING/RESTORATION CONTRACTOR'S RESPONSIBILITY TO ELIMINATE ALL NOXIOUS WEED GROWTH FROM THE SITE DURING THIS GUARANTEE PERIOD.

INSPECTIONS SHOULD BE MADE FREQUENTLY DURING THE GROWING SEASON TO PROPERLY DOCUMENT ANY INVASIVE SPECIES, WEEDS, DEHYDRATION, DAMAGE, EROSION, DISEASES, BARE AREAS, AND PESTS. THE NECESSARY REPAIRS, TREATMENTS, SEEDING AND PLANTING SHOULD BE DONE AS SOON AS WEATHER CON-DITIONS ARE APPROPRIATE. THE INSPECTIONS AND SUBSEQUENT ACTIONS SHOULD BE PROPERLY DOCUMENTED AND GRAPHICALLY IDENTIFIED ON THE APPROVED LANDSCAPE PLAN FOR THE PROJECT.

AT THE END OF THE GUARANTEE PERIOD, OWNERSHIP AND MAINTENANCE ACTIVITIES WILL BE TRANSFERRED TO THE PROJECT OWNERSHIP/MANAGEMENT ASSOCIATION.

LONG TERM VEGETATION MANAGEMENT:

LONG-TERM MANAGEMENT (AFTER 2 YEARS) WILL BE THE RESPONSIBILITY OF THE PROJECT OWNER/MANAGEMENT ASSOCIATION. LONG-TERM VEGETATION MANAGEMENT TASKS WILL INCLUDE MOWING, RESEEDING OR REPLANTING DAMAGED AREAS, REMOVAL OF TREE SEEDLINGS, TARGETED HERBICIDE APPLICATION AND MECHANICAL WEED CONTROL (HAND-PULLING AND SEED HEAD REMOVAL) AND REPAIR OF EROSION AREAS. SELECTIVE HERBICIDE APPLICATIONS SHOULD BE DONE SPARINGLY. INSPECTIONS SHOULD BE MADE FREQUENTLY DURING THE GROWING SEASON TO IDENTIFY ANY INVASIVE SPECIES, WEEDS, DEHYDRATION DAMAGE, EROSION, DISEASES, BARE AREAS. AND PESTS. THE NECESSARY REPAIRS, TREATMENTS, SEEDING AND PLANTING SHOULD BE DONE AS SOON AS WEATHER AND GROWING CONDITIONS ARE APPROPRIATE.

MOWING FREQUENCIES:

MOWING FREQUENCIES WILL DEPEND ON FIELD CONDITIONS. THE NATIVE SEEDLING/GRASS AREAS SHOULD NEVER BE MOWED SHORTER THAN SIX (6) INCHES. GROWTH OF THE VEGETATION ALONG THE WATER'S EDGE (WHERE APPLICABLE) WILL PROVIDE BANK STABILIZATION. THE VEGETATION SHOULD PREVENT NUISANCE LEVELS OF GEESE IN WATERWAYS, WHICH WOULD ADD TO THE NUTRIENT LEVEL IN THE WATER AND FURTHER DEGRADE THE WATER QUALITY. IN ADDITION, THE GROUND SLOPE ABOVE NORMAL WATER ELEVATION SHOULD PROVIDE GOOD DRAINAGE OF THE SURFACE SOILS REDUCE PONDING, AND THUS MOSQUITO HABITAT. THE NATIVE VEGETATION WILL PROVIDE HABITAT CONDUCIVE TO THE BREEDING AND ESTABLISHMENT OF EFFECTIVE MOSQUITO PREDATORS SUCH AS DRAGONFLIES.

MOWING SHOULD BE DONE THREE (3) TIMES DURING THE ESTABLISHMENT PERIOD:

ACTIVITY	<u>TIMING</u>	SUGGESTED MOWING HEIGHTS	REASON
FIRST MOWING	LATE MAY- EARLY JUNE	NO LESS THAN (6) INCHES	TARGET EARLY WEEDS
SECOND MOWING	EARLY AUGUST	NO LESS THAN (12) INCHES	CONTROL WARM SEASON WEED GROWTH
THIRD MOWING	LATE OCTOBER		VEGETATION SHOULD BE DORMANT

MOWING TIMES ARE APPROXIMATE; ACTUAL MOWING TIMES SHOULD BE BASED ON THE GROWTH OF NATURAL GRASSES AND UNDESIRABLE WEEDS.

AFTER THE DESIRED VEGETATION HAS BECOME ESTABLISHED THE FIRST AND SECOND MOWINGS (MAY, AUGUST) MAY NOT BE NECESSARY. THE THIRD MOWING (OCTOBER), HOWEVER, SHOULD BE DONE ANNUALLY.

THE NORTH AMERICAN PRAIRIE EVOLVED UNDER THE INFLUENCE OF FIRE. MANY TIMES, THESE FIRES WERE IGNITED BY LIGHTNING FROM STORMS SWEEPING ACROSS THE PLAINS STATES. BURNING IS AN EFFECTIVE WAY TO CONTROL INVASIVE WEED SPECIES (THEY OFTEN CANNOT SURVIVE THE HEAT AND FLAMES), AND ALSO CAN BE A MECHANISM FOR DISBURSAL OF SEEDS FROM DESIRED PLANT SPECIES WITHING THE PRAIRIE. PROPERLY CONDUCTED, A "OPNTROLLED BURN" IS SAFE AND EFFECTIVE.

PRIOR TO BURNING, CONTACT WITH THE LOCAL MUNICIPALITY / FIRE DEPARTMENT IS REQUIRED. SOME MUNICIPALITIES MAY HAVE RESTRICTIONS ON OPEN BURNING, OR ONLY ALLOW SUCH PRACTICES AT CERTAIN TIMES. ADDITIONALLY, A PERMIT TO BURN MAY BE REQUIRED IN SOME MUNICIPALITIES. THE SUPERVISING CREW SHOULD BE COMPRISED OF EXPERIENCED PROFESSIONALS WHO ARE TRAINED AND CERTIFIED IN THESE TYPES OF PRESCRIBED BURNS.

IF ALLOWED BY LOCAL CODE AND ORDINANCES, ONLY BURN WHEN THE DEAD VEGETATION MATTER CAN SUSTAIN FIRE. WET OR DAMP PLANT MATTER IS NOT EFFECTIVE IN A CONTROL BURN SETTING. IT MAY TAKE UP TO THREE (3) YEARS FOR A NEWLY PLANTED PRAIRIE TO HAVE ENOUGH "FUEL" TO STAGE AN EFFETIVE CONTROLLED BURN.

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SCALE: PROJECT NO: 21471 DESIGN DATE: PLOT DATE: DRAWN BY: CHECKED BY: APPROVED BY: SHEET NO:

9/12/2023 HLY

STAFF REPORT

To: Village of Pewaukee Plan Commission

General Information:

Agenda Item: **6.e.**

Property Owner/Applicant:

Requested Action:

By: Mary Censky Date Prepared: October 12, 2023

N/A. This item is Village initiated

Review, discussion, and possible recommendation to the Village Board to add the accessory use 'Medium and Heavy Duty Truck' sales use as a subordinate use that may be approved through conditional use when operated in support of an approved principal conditional use "Automobile service facility" in the B-5 Light Industrial District.

Discussion:

The Village Code does not presently provide for medium-heavy duty truck vehicle sales as a use or site plan element in the B-5 Light Industrial zoning district. An existing, approved (by undocumented Conditional Use Grant [CUG]) automobile service use/user in the Village recently spoke to the Planning Commission in favor of allowing a very limited medium-heavy duty vehicle sales opportunity to support approved users like himself, when located in the B-5 Light Industrial zoning district, principally engaged in service of such vehicles. The Planning Commission expressed a willingness to consider a narrowly drafted Code amendment as might allow for this.

Following is a very narrowly drafted Code amendment to that effect:

Sec. 40.316. - Conditional uses.

Conditional uses in the <mark>B-5</mark> district shall include:

(6) Automobile service facilities.

(6.b.) 'Medium-Heavy Duty Truck' sales/display use (not to exceed one (1) outdoor vehicle parking or display space, as a subordinate and accessory use conducted in support of an approved principal conditional use "Automobile service facility". 'Medium-Heavy Duty Truck shall be defined as vehicles 8,000 pounds or greater gross vehicle weight and eligible to be licensed by WDOT as a 'Heavy Truck', excluding motor trucks used as a motor home with a slide-in camper unit (dual-purpose vehicle).

Recommendation:

If the Commission supports this additional permission in the B-5 Light Industrial District, a favorable recommendation to the Village Board for adoption, by Ordinance and following a public hearing, would be an appropriate action.