

CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

Due to rising cases of COVID-19 this meeting will be conducted via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/82669632306>

Meeting ID: 826 6963 2306

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AGENDA—PLAN COMMISSION MEETING

Tuesday, April 13, 2021

6:00 p.m.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting held March 2, 2021.
3. Public Hearing: Petition to Rezone 555 West Estabrook Boulevard (Certified Survey Map No. 6369, SE1/4 SEC. 5-7-22 PARCEL 1, Tax Key Parcel 233-1177-004) from PD-Planned Unit Development District-Forrer Business Interiors Office and Warehouse to PD-Planned Unit Development District-Maglio Food Processing Juice. Applicant to present proposed use and operating plan for the property, Plan Commission review, discussion, approval, and recommend that Common Council approve the rezone. Interested persons may participate via the ZOOM Virtual Meeting or may also come to the Glendale City Hall Common Council Chambers located at 5909 North Milwaukee River Parkway, Glendale, Wisconsin.
4. New Business:
 - a) Plan Commission Use and Occupancy Review, United Tax Service, LLC (Linda Swift), 5464 North Port Washington Road (Worth Multi-tenant Building). Review and approve proposed professional accounting office use and occupancy and signage.
 - b) Plan Commission Review, AutoZone, 208 East Capitol Drive (Between River Glen Market Place-Outpost Natural Foods and Taco Bell). Review and approve proposed site, landscaping, lighting, and signage plan only for project elements located within the City of Glendale, and verify drainage/stormwater management plan compliance.
 - c) Next Plan Commission Meeting 6:00 p.m., Tuesday, May 4, 2021.
5. Adjournment.

The Regular Plan Commission Meeting is NOT a meeting of the Glendale Common Council. Although a majority of Council Members may be present, Council action will not take place.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities.

CITY OF GLENDALE — PLAN COMMISSION
March 2, 2021

Regular meeting of the City of Glendale Plan Commission convened via Zoom.

The meeting was called to order by Mayor Kennedy at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Kyle Mack, Fred Cohn, Karn Cronwell, Phillip Bailey, Amanda Seligman, Josh Wadzinski. Absent: None.

Other Officials Present: Rachel Safstrom, City Administrator; Todd M. Stuebe, Director of Community Development; Nicole Maurer, Deputy Clerk.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, February 25, 2021, of the date and time of this meeting, the agenda was posted to the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The Members of the Plan Commission, City staff, and all those present pledged allegiance to the flag of the United States of America.

MATTERS TO BE CONSIDERED.

Adoption of Minutes of the February 2, 2021 Plan Commission Meeting.

Motion was made by Commissioner Cohn, seconded by Commissioner Cronwell, to adopt minutes from the February 2, 2021 Plan Commission meeting. Motion carried unanimously.

Public Hearing - review and comment as to Petition to Amend Zoning Code Text, An Ordinance Creating Section 13.1.34(3a) of the Code of Ordinances of the City of Glendale Pertaining to Parking-Conditional Use in the Business and Commercial District, B-1, Sub-Area "B." The owner of 5530 North Port Washington Road has petitioned for a Zoning Code Text Amendment that will allow parking use at 5544 North Port Washington Road for the adjacent property located at 5530 North Port Washington Road.

Mayor Kennedy introduced the public hearing to amend zoning code text, an Ordinance Creating Section 13.1.34(3a) of the Code of Ordinances of the City of Glendale Pertaining to Parking-Conditional Use in the Business and Commercial District, B-1, Sub-Area "B." Mayor Kennedy noted the hearing pertains to action taken by the Plan Commission at the previous meeting held on February 2, 2021.

Per the request of the petitioner, proposed revisions were made to the Draft Text Amendment that was originally presented at the February 2, 2021 Plan Commission meeting. The proposed revisions identify the applicant as the owner of the parking lot parcel rather than the owner of the store parcel. Per Administrator Safstrom, the intent of the revision is to avoid the possible creation of a paid parking lot in the future if the two parcels were to be owned by two separate entities.

CITY OF GLENDALE — PLAN COMMISSION

March 2, 2021

Commissioner Seligman noted the Glendale Master Plan encourages bicycling and questioned if bicycle parking could be a requirement. Administrator Safstrom stated that would not necessarily be a requirement for a text amendment.

Mr. Dan Stein, the property owner of 5530 North Port Washington Road, was also present for the meeting. Mayor Kennedy asked Mr. Stein if a bicycle rack would be installed, noting it may be particularly beneficial for Board Game Barrister. Mr. Stein stated he would be glad to entertain the idea and stated he would see what he could do to work towards the installation of a bicycle rack.

Mayor Kennedy opened the hearing up for public comment at 6:06 PM, noting that letters were sent to property owners within 200 feet. Mayor Kennedy asked three times if there was anyone on the Zoom call for public comment. There was no response for public comment.

Motion was made by Commissioner Cohn, seconded by Commissioner Bailey, to close the Public Hearing. Motion carried unanimously.

Motion was made by Commissioner Cohn, seconded by Commissioner Cronwell to recommend Common Council amend zoning code text, an Ordinance Creating Section 13.1.34(3a) of the Code of Ordinances of the City of Glendale Pertaining to Parking-Conditional Use in the Business and Commercial District, B-1, Sub-Area “B.” Motion carried unanimously.

Plan Commission Review, Sprecher Brewing Company, 701, 725, and 727 West Glendale Avenue. Review and approve proposed changes to the 727 West Glendale Avenue building and site plan (Loading Dock), as well as use and occupancy (Warehouse and Distribution).

Mr. Stuebe gave a brief review of Sprecher’s request. Sprecher Brewing Company proposes to make changes to the existing multi-tenant warehouse building and grounds to construct a loading dock facility and use the building for warehouse and distribution. Mr. Stuebe recommended the Plan Commission grant approval of the façade changes and use.

Vice President Kecia Sprecher and Attorney Mark Clauss from Sprecher were also present. Ms. Sprecher advised that Sprecher Brewing Company is comprised of three adjacent properties. The main facility, located at 701 West Glendale Avenue, is at capacity with no room to ship product in and out. Ms. Sprecher stated that adding extra docks to the 727 West Glendale Avenue property would allow Sprecher to ship everything out of one building and it would also bring semi-trucks off the street.

Motion by Commissioner Cohn, seconded by Commissioner Mack, to grant approval for Sprecher Brewing Company to complete the proposed changes to the warehouse building west façade and site, as well as approval of the warehouse and distribution use with the following requirements: 1) Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 2) Dumpster enclosure(s) per Zoning Code 13.1.144 of the Zoning Code; 3) All City of Glendale building, fire, and health codes being fulfilled to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; 4) Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Petition to Rezone 555 West Estabrook Parkway (Certified Survey Map No. 6369, SE1/4 SEC. 5-7-22 PARCEL 1, Tax Key Parcel 233-1177-004) from PD-Planned Unit Development District-Forrer Business Interiors Office and Warehouse to PD-Planned Unit Development District-Maglio Food Processing Juice. Applicant to present proposed use and operating plan for the property, Plan Commission review and discussion, and schedule Plan Commission Public Hearing for 6:00 p.m., Tuesday, April 13, 2021.

Mr. Stuebe spoke first on Maglio's request to rezone 555 West Estabrook Parkway, noting his recommendation that the Plan Commission schedule a Public Hearing as the next step in the process. Maglio requests to rezone the 555 West Estabrook Parkway property, formerly occupied by Forrer Business Interiors, to facilitate the purchase and use of the 555 West Estabrook Parkway property by Maglio for refrigerated food production and distribution, more specifically to produce fresh juices. The 555 property is presently zoned PD-Planned Unit Development District specifically for the Forrer Business Interiors use and occupancy, and the proposed zoning is PD-Planned Unit Development District specific to the Maglio food production and distribution use and occupancy.

Mr. Sam Maglio from Maglio Companies gave a brief overview of the company and their rezoning request, noting Maglio currently occupies the building at 4287 North Port Washington Road, which is located directly across the street from 555 West Estabrook Parkway. Due to growing demand, Maglio is in need of more space and would like to use the 555 West Estabrook Parkway property for food production and distribution. Maglio would also like to move the company's office function to 555 West Estabrook Parkway as well. Mr. Maglio stated the proximity of the 555 West Estabrook Parkway property to their current facility on North Port Washington Road is ideal and will allow the company to increase production and capacity.

Motion by Commissioner Bailey, seconded by Commissioner Cohn, to schedule the Plan Commission Public Hearing for 6:00 p.m., Tuesday, April 13, 2021. Motion carried unanimously.

Certified Survey Map, Lexus of Milwaukee (Napleton), 1415, 1433, and 1515 West Silver Spring Drive. Review/approve draft Certified Survey Map (CSM) assembling the 1415, 1433, and 1515 West Silver Spring Drive properties into a single parcel and recommend that Common Council approve CSM.

Mr. Stuebe stated the proposed Certified Survey Map assembles the three existing parcels of 1415, 1433, and 1515 West Silver Spring Drive into a single parcel. The assembly of the three parcels into a single parcel will make the new automobile storage use conforming with regard to the use of the east parcel.

Motion by Commissioner Cohn, seconded by Commissioner Mack, to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$190 administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, if any. Motion carried unanimously.

CITY OF GLENDALE — PLAN COMMISSION
March 2, 2021

Reschedule Regular 6:00 p.m., Tuesday, April 6, 2021, Plan Commission meeting to 6:00 p.m., TUESDAY, APRIL 13, 2021, due to the Tuesday, April 6, 2021, Election.

Mr. Stube stated he recommended the Plan Commission reschedule the regular April 6, 2021 Plan Commission meeting to 6:00 p.m., Tuesday, April 13, 2021 due to the Spring Election to be held on Tuesday, April 6, 2021.

Motion by Commission Cronwell, seconded by Commissioner Seligman, to reschedule the regular April 6, 2021, Plan Commission meeting to 6:00 p.m., Tuesday, April 13, 2021. Motion carried unanimously.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Cohn, seconded by Commissioner Mack, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:24 p.m., until Tuesday, April 13, 2021 at 6:00 p.m.

Nicole Maurer, Deputy Clerk

Recorded: March 2, 2021



SUBJECT: Plan Commission Agenda, Item 3
Public Hearing: Petition to Rezone 555 West Estabrook Boulevard (Certified Survey Map No. 6369, SE1/4 SEC. 5-7-22 PARCEL 1, Tax Key Parcel 233-1177-004) from PD-Planned Unit Development District-Forrer Business Interiors Office and Warehouse to PD-Planned Unit Development District-Maglio Food Processing Juice. Applicant to present proposed use and operating plan for the property, Plan Commission review, discussion, approval, and recommend that Common Council approve the rezone. Interested persons may participate via the ZOOM Virtual Meeting or may also come to the Glendale City Hall Common Council Chambers located at 5909 North Milwaukee River Parkway, Glendale, Wisconsin.

FROM: Todd M. Stuebe, Dir. of Community Development

MEETING DATE: April 13, 2021

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

BACKGROUND/ANALYSIS:

The Maglio Family, LLC (dba The Fresh Group, Ltd., Maglio Companies) requests to rezone the 555 West Estabrook Parkway property, formerly occupied by Forrer Business Interiors, to facilitate the purchase and use of the 555 West Estabrook Parkway property by Maglio for refrigerated food production and distribution, more specifically to produce fresh juices. The building and grounds have been vacant since Forrer Interiors ceased to operate.

The 555 property is presently zoned PD-Planned Unit Development District specifically for the Forrer Business interiors use and occupancy, and the proposed zoning is PD-Planned Unit Development District specific to the Maglio food production and distribution use and occupancy. Maglio's specific changes to the use are articulated in the submitted narrative. Contemplated future changes to the building and grounds including, but not limited to, rooftop HVAC units and screening requirements, will require future Plan Commission review prior to permitting.

Continued Next Page.



3/4.13.2021

5909 North Milwaukee River Parkway
Glendale, WI 53209

Item 3 (Cont.)

RECOMMENDATION:

Staff recommends that the Plan Commission recommend that the Common Council approve the rezone.

ACTION REQUESTED:

Plan Commission recommend that the Common Council approve the rezone.

ATTACHMENTS:

1. Rezone Petition submittal materials.

NOTICE OF PUBLIC HEARING
REZONE PARCEL

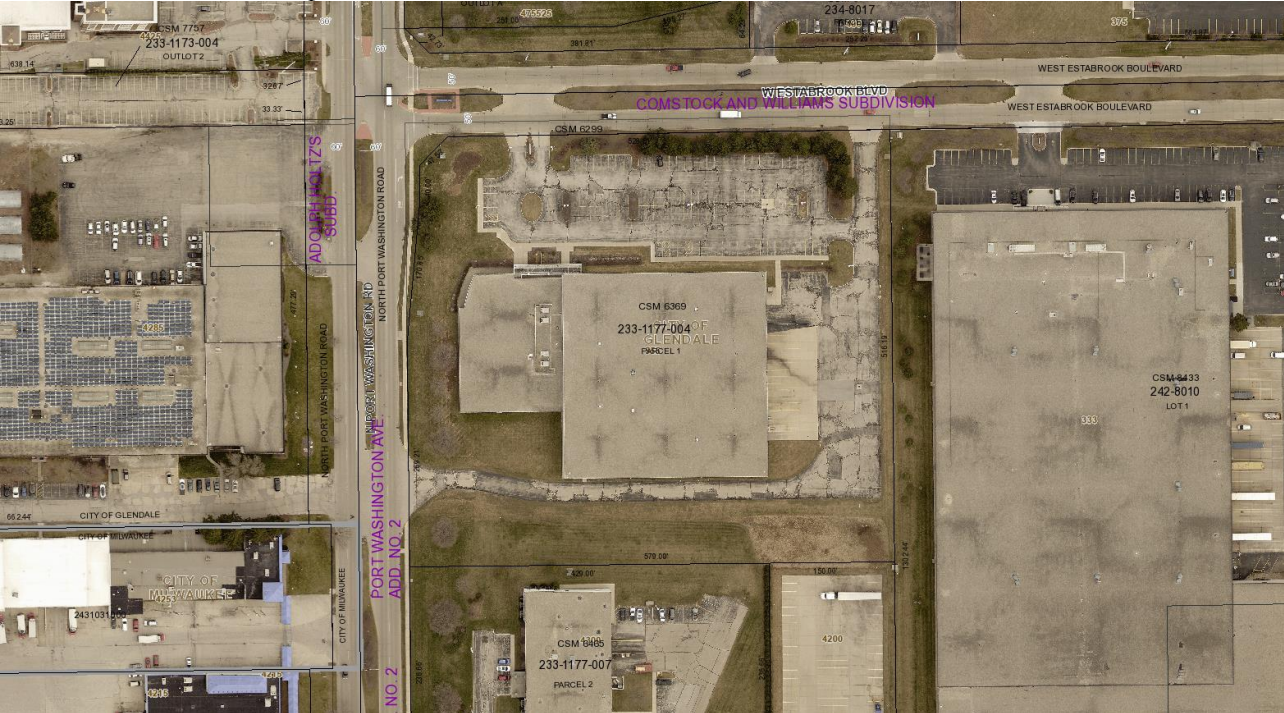
Request to Rezone 555 West Estabrook Boulevard (Certified Survey Map 6369, Parcel 1, Tax Key Parcel 233-1177-004)
from PD-Planned Unit Development District-Forrer Business Interiors Office and Warehouse to
PD-Planned Unit Development District-Maglio Office and Food Processing Juice.

Applicant to present proposed Use and Operating Plan to interested citizens and the Plan Commission, followed with Plan Commission review, discussion, and Plan Commission to recommend that the Common Council approve Rezone.

TO WHOM IT MAY CONCERN:

PLEASE TAKE NOTICE that the City of Glendale Plan Commission will hold a Public Hearing at 6:00 p.m., Tuesday, April 13, 2021, via Zoom Virtual Meeting (ZOOM Virtual Meeting Web Link: <https://us02web.zoom.us/j/82669632306> or visit City of Glendale Agenda Center Web Link <https://www.glendale-wi.org/agendacenter> for online access to the Plan Commission meeting Agenda including the ZOOM Virtual Meeting Web Link) or, alternatively, interested citizens may appear at the Common Council Chambers located at Glendale City Hall, 5909 North Milwaukee River Parkway, Glendale, Wisconsin, for the hearing. The Plan Commission will consider a Petition to Rezone 555 West Estabrook Boulevard (Certified Survey Map 6369, Parcel 1, Tax Key Parcel 233-1177-004) from PD-Planned Unit Development District-Forrer Business Interiors Office and Warehouse to PD-Planned Unit Development District-Maglio Office and Food Processing Juice. The Rezone Request may be viewed at the following City of Glendale Web Link: <https://www.glendale-wi.org/AgendaCenter/ViewFile/Agenda/03022021-591> . To make further inquiry contact Director of Community Development Todd Stuebe at 414-228-1704.

Rezone Lands Exhibit Map: 555 West Estabrook Boulevard



The land to be considered for rezoning is legally described as follows:

Parcel 1 of Certified Survey Map 6369, recorded on July 8, 1997, as Document No. 7390436, a Redivision of Certified Survey Map No. 6299 as shown on Reel 3945 on Images 27 to 29 and recorded as Document No. 7301030 in the Northwest ¼ of the Southeast ¼ of Section 5, Town 7 North, Range 22 East, City of Glendale, County of Milwaukee, State of Wisconsin.

CITY ABBREVIATED LEGAL DESCRIPTION: CERTIFIED SURVEY MAP NO. 6369, PARCEL 1, SE 1/4 SEC. 5-7-22.

Tax Key No.: 2331177004
Address: 555 West Estabrook Boulevard, City of Glendale, Wisconsin

Dated this 5th day of March, 2021.
BY ORDER OF THE PLAN COMMISSION
OF THE CITY OF GLENDALE

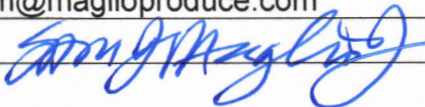
Megan Humitz
City Clerk



CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1742
FAX: (414) 228-1725
WWW.GLENDALE-WI.ORG

APPLICATION FOR CHANGE OF ZONING
Application Fee: \$250 (\$500 for Planned Development)

APPLICANT INFORMATION

Name of Applicant: The Maglio Family, LLC
Name of Business Owner (if different from applicant): The Fresh Group, Ltd.
Business Name: Maglio Companies
Address of Applicant: 4287 N. Port Washington Rd.
City, State, Zip: Glendale, WI 53212
Office Phone Number: 414-906-8800 Cell: 262-671-2129 Fax: 414-906-8810
Applicant E-Mail: sjm@maglioproduce.com
Applicant Signature:  Date: 12/16/2020

PROPERTY INFORMATION

(Please use additional application forms if re-zoning more than one parcel)

Current Zoning of Property: PD Proposed Zoning of Property: PD
Current Use of Property: Office Furniture Whse Proposed Use of Property: Fresh Food Facility
Property Address (or addresses): 555 W. Estabrook Blvd
Property Owner (s) (if different from applicant): URSFI WI GLENDALE, LLC
Property Owner Address: 10350 Bren Rd W
City, State, Zip: Minnetonka, MN 55343
Property Owner Phone: 952-656-4642 Cell: _____ Fax: _____
Tax Key Number: 233-1177-004
Lot Size: Depth: _____ Width: _____ Area: 6.8 acres

PROPOSAL INFORMATION

Type of Business: Refrigerated food production and distribution
Reason for Seeking a Change In Zoning: Change of use from office furniture showroom and warehouse to refrigerated food production and distribution.
"PD Planned Unit Development-Forrer Interiors Office and Warehouse" to
"PD-Planned Unit Development District-Maglio Office and Food Processing Juice."
Who is the Primary Contact for This Project: Sam Maglio
Contact Phone Number: 262-671-2129 Cell: _____ Fax: 262-671-2129
Contact E-Mail: sjm@maglioproduce.com

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

Total Fee: _____ Application Date: _____ Hearing Date: _____ Time: _____

555 W. Estabrook Blvd. (former Forrer building)

The building at 555 W. Estabrook Blvd was originally built in 1997 for Forrer Business Interiors. Forrer abruptly closed the business on August 2, 2019 and vacated the facility. It has been empty since.

The facility was designed with a working showroom of 19,175 square feet facing Port Washington Rd. To the rear is a warehouse space of 58,775 square feet with 26' high ceilings and six loading docks. This combination of high bay warehouse with 25% class A office space is rarely seen in the industrial real estate market. The current Covid situation exacerbates the excessive office space.

Maglio Companies has occupied the building directly across the street since 1997. It has steadily expanded its reach throughout the Midwest, supplying primarily the foodservice market. In a strategic initiative [pre-covid], the Company made investment into retail oriented product lines (cold pressed juice, packaged salsa, and freshcut fruits and vegetables). The demand for those items has risen faster than anticipated in 2020.

Maglio desires to remain in Glendale and expand its operations in a prudent manner. The opportunity to move the office function to the 555 site as well as build out refrigerated manufacturing and storage within the high bay warehouse will quickly provide the additional space needed to satisfy the consumer demand for fresh products.

We are seeking approval from the City of Glendale to rezone the subject property from "PD Planned Unit Development-Forrer Interiors Office and Warehouse" to "PD-Planned Unit Development District-Maglio Office and Food Processing Juice." The property is further described as Certified Survey Map No. 6369, SE1/4 SEC. 5-7-22 PARCEL 1 (section 5, town 7N, range 22E).

With that approval Maglio will need to make interior revisions to the warehouse area, creating refrigerated manufacturing space where fruits and vegetables will be sliced, diced, pressed, mixed and blended. Refrigeration condensing units (similar to the outdoor AC units at a residence, but larger) will be placed on the rooftop and the remaining exterior of the building will be left as is. As with our current operations, there will be no negative impacts to the neighborhood (sound, smell, noise). All equipment brought into the site will be specifically designed for our exact operation and installed by professionals trained in such work.

The facility will operate with our office staff of approximately 20 plus a manufacturing team of approximately 40 working over 2 shifts. There are 119 automobile stall available and 6 loading doors. We would envision limited truck traffic of 3-5 units per day of which 50% would be arriving from our building across the street.



555 W Estabrook Pkwy



188 0 94 188 Feet

1:1,129

NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_4803_FL_US
© MCAMLIS

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

Notes



555 W Estabrook Pkwy



376 0 188 376 Feet



1:2,257

NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_4803_PT_US
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Notes



SUBJECT: Plan Commission Agenda, Item 4a
Plan Commission Use and Occupancy Review, United Tax Service, LLC (Linda Swift), 5464 North Port Washington Road (Worth Multi-tenant Building). Review and approve proposed professional accounting office use and occupancy and signage.

FROM: Todd M. Stuebe, Dir. of Community Development

MEETING DATE: April 13, 2021

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

BACKGROUND/ANALYSIS:

United Tax Service proposes to use and occupy a tenant space in the Worth Multi-Tenant Building located at 5464 North Port Washington Road.

RECOMMENDATION:

Staff recommends that the Plan Commission grant approval for United Tax Service, LLC, to use and occupy the space in the 5464 North Port Washington Road, with the following requirements:

- Signage Permit(s) per Staff review of the Signage Permit submittal materials;
- Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- Dumpster enclosure(s) per Zoning Code 13.1.144;
- All City of Glendale building, fire, and health codes being fulfilled to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
- Compliance with State of Wisconsin requirements for ADA parking.

ACTION REQUESTED:

As Above.

ATTACHMENTS:

- Plan Commission Use and Occupancy Review submittal materials.



CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1744
FAX: (414) 228-1725
WWW.GLENDALE-WI.ORG

PLAN COMMISSION REVIEW APPLICATION

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: UNITED TAX SERVICE, LLC
Legal Name of Business: LINDA SWIFT
Name of Business Owner (if different from Applicant): SAME AS APPLICANT
Applicant Address (City, State, and Zip Code): 10212 N. FOXKIRK DR.
MEQUON, WI 53097
Office Phone Number: 414-871-1040 Cell: 414-708-4476 Fax: 414-871-2419
Applicant E-Mail: LSWIFT@UNITEDTAXSERVICE.BIZ
Applicant Signature: Linda Swift Date: 2/24/2021

PROPERTY INFORMATION

Property Address: 5464 N. Port Washington Tax Key Number: _____ Zoning District: B-1(2)
Property Owner (if different from Applicant): Port Washington, 5464, LLC
Property Owner Address (City, State, and Zip Code): 8048 N. Santa Monica Blvd.
FOX POINT, WI 53217
Property Owner Phone: 414-964-0400 Cell: 414-254-0900 Fax: _____
Property Owner E-Mail: robertworth@worthrealtymi.com
Property Owner Signature: Robert L. Worth Date: 2/22/2021

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): UNITED TAX SERVICE, LLC
ACCOUNTING OFFICE
Total Building Area: _____ To Be Occupied Area: 1254 S.F.
Lot Size: Depth: _____ Width: _____ Area: _____
Previous Occupant in To Be Occupied Space: _____
Other Uses of This Site: _____
Total Number of Parking Spaces: _____ Parking Spaces Available to Tenancy: _____
Business Hours (Days and Hours of Operation): 8:30AM - 8PM & BY APPOINTMENT
Total Number of Employees: 12 Maximum Number of Employees at Site at One Time: 12 FOR MEETINGS
7 ON A REG BASIS
Primary Contact Person for This Project: LINDA SWIFT
Primary Contact Phone: 414-871-1040 Cell: 414-708-4476 Fax: 414-871-2419
Primary Contact E-Mail: LSWIFT@UNITEDTAXSERVICE.BIZ

CITY OF GLENDALE USE ONLY

Application Fee: _____ Date of Application: _____ Time: _____ Received by with date: _____ Tentative Hearing Date: _____
G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\04 Conditional Uses\01 CU Procedures\CU Application.doc

COMMERCIAL OCCUPANCY APPLICATION

CITY OF GLENDALE DEPARTMENT OF BUILDING INSPECTION

5909 N. Milwaukee River Parkway
Glendale, WI 53209-3815
Phone: 414.228.1708 Fax: 414.228.1725
Email: inspections@glendale-wi.gov

For Office Use Only

Certificate #: _____
Date Entered: _____
Occupancy Class: _____
Zoning Approval Date: _____
Insp. Approval Date: _____
NSFD Approval Date: _____

(PLEASE PRINT CLEARLY)

☒ Permanent ☐ Conditional ☐ Temporary - Expires: _____

Date of Application: FEBRUARY 22, 2021

Business Address: 5464 N. PORT WASHINGTON RD. Suite #: F Glendale, WI Zip: 53217

Trade or Business Name: UNITED TAX SERVICE (ADBA UNITED PAYROLL SERVICES; ULTS FISCAL AGENT)
(Name for which the business will be commonly known)

Legal Name of Business: UNITED TAX SERVICE
(As registered with the State of Wisconsin)

Bus. Phone: (414) 871 - 1040 Bus. Fax: (414) 871 - 2419 Bus. Email: LSWIFT@UNITEDTAXSERVICE.BIZ

Type of Business: OFFICE Scope of Business: ACCOUNTING, TAX PREPARATION, PAYROLL, HR
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)

Area of Building to be Occupied: 1ST FLOOR Approx. Sq. Ft.: 1254
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: NONE

Owner/Registered Agent Name: LINDA SWIFT Phone No: (414) 871 - 1040

Owner/Registered Agent Email: LSWIFT@UNITEDTAXSERVICE.BIZ

Permanent Mailing Address: 4201 W. FOND DU LAC AVE., MILWAUKEE, WI Zip: 53216

Contact Person Name (if other than owner): _____ Phone: () _____

Building Owner: PORT WASHINGTON 5464, LLC ATTN: ROBERT WORTH Change in ownership of building? Yes _____ No ☒

Building Owner's Address: 5464 N. PORT WASHINGTON RD., SUITE A3 Zip: 53217

Building Owner's Phone: Home: () _____ Office: (414) 963-1600 Cell: (414) 687-6406

Certificate of Occupancy will be provided to Occupant, Occupant is responsible for providing copies to building owner/management.

Applicant's Name (Print clearly): LINDA SWIFT

Applicant's Signature: Linda Swift Date: 2/22/21

ACKNOWLEDGEMENT: By signing above, applicant acknowledges that they have read and understand the form submittal requirements, inspection requirements, and processes outlined on the reverse side of this form and further understand that it is their **SOLE RESPONSIBILITY** to submit all necessary documents and forms to the appropriate governmental entity.

Glendale Occupancy Permit Fee

Base Fee.....\$75.00
Administration Fee.....\$30.00
TOTAL FEE.....\$105.00

Glendale Use Only

Date Received: _____
Amount: \$105.00
Payment Type: CA / CH / CC / RCPT
Check/Receipt # _____
Received By: _____

THIS IS NOT AN OCCUPANCY PERMIT

Occupancy may **ONLY** take place once approval has been granted by the City of Glendale and a valid Certificate of Occupancy has been issued.

*Per City of Glendale Ordinance 5.3.1(c)(2), a permit application for Occupancy Inspection must be submitted to the North Shore Fire Department (NSFD) for occupancy of all residential buildings containing 3 or more housing units, public buildings, places of employment and special events in the City. For questions, call NSFD at (414) 357-0113 x1511 or x1101. Separate payments must be made to the City of Glendale and the North Shore Fire Department.

UNITED TAX SERVICE, LLC

"Your Financial Solutions Partner"

Services: •Outsourced Accounting Services •Non-For-Profit Accounting Services •CFO and Controller Services
•Payroll Services •Individual, Business, and Not-for-Profit Tax Preparation Services

February 24, 2021

City of Glendale
Community Development Department
5909 N. Milwaukee River Parkway
Glendale, WI 53209-3815

To Whom It May Concern:

RE: Plan of Operation Outline

1. Name of Business, Address:

United Tax Service, LLC
5464 N. Port Washington Rd., Suite F
Glendale, WI 53217

2. Name of Owner, Address :

Linda Swift, CPA
10212 N. Foxkirk Dr.
Mequon, WI 53097

3. Same as owner.

9. Total Floor Area : 1254 SF

12. Days of Operation : Mon – Saturday (Sundays by appointment)

13. Hours of Operation: 8:30am – 8pm (and by appointment)

14. Signage: Lighted Channel Letter Signage on Tower and banner signage in windows (layout is a strip)

25. We have been in business for 18 years providing quality accounting and tax services to individuals, small businesses and not-for-profit organizations in Milwaukee and the surrounding suburbs.

28. Your Name: Linda Swift

Signature: *Linda Swift, CPA*

Date: Feb 24, 2021

UNITED TAX SERVICE, LLC

"Your Financial Solutions Partner"

Services: •Outsourced Accounting Services •Non-For-Profit Accounting Services •CFO and Controller Services
•Payroll Services •Individual, Business, and Not-for-Profit Tax Preparation Services

February 24, 2021

City of Glendale
Community Development Department
5909 N. Milwaukee River Parkway
Glendale, WI 53209-3815

To Whom It May Concern:

RE: Detailed Description of the Proposed Use and Operations

The property at 5464 N. Port Washington Rd, Suite F will be used as an accounting office. Proposed services to be provided at this location include the following:

- Outsourced Accounting Services
- Not-for-Profit Accounting Services
- CFO and Controller Services
- Payroll Services
- Individual, Business and Not-for-Profit Tax Preparation Services
- HR Services

The hours of operations will be Monday through Saturday (8:30am – 8pm) and by appointment. Please let me know if you have any questions. Thank you so much for considering our application.

Sincerely,

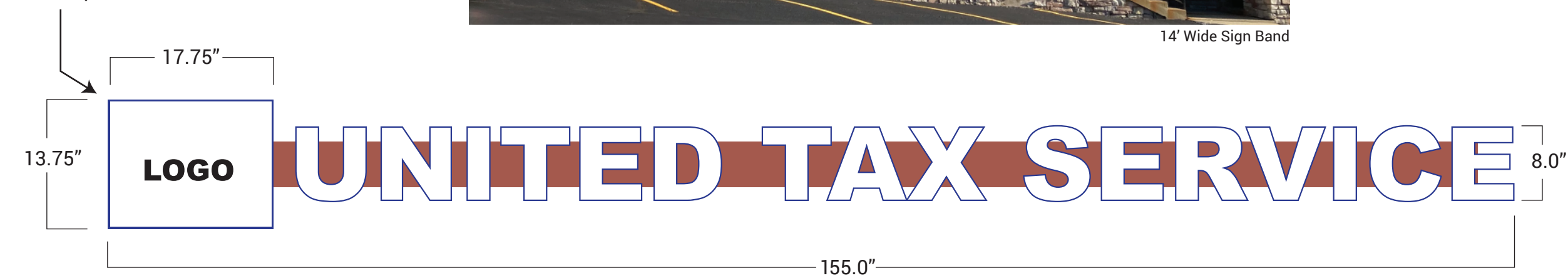
Linda

Linda Swift, CPA
President & CEO



14' Wide Sign Band

Logo Artwork Needed
Prior to production



www.Innovative-Signs.com

Client

United Tax Service
Channel Letters

EST/ORD #

EST - 6852

Size

See Above

Quantity

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 88

Sides

☒ S/S ☐ D/S

Materials & Specs

Face Lit Channel Letters

- White LED's
- White Acrylic Faces
- Blue Trim Cap & Returns
- Letter Height: 8.0"
- Raceway Mounted
- Raceway color: Bold Brick

Colors

- ☐ White Acrylic
- ☒ Bold Brick (Raceway Color)
- ☒ Blue Trim Cap & Returns

Project Manager

Brad H.

Designer - Date

Brian Harrigan
03/03/2021









5464 N Port Washington Rd



94 0 47 94 Feet

NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_4803_Ft_ 1: 564
USMCAM LIS

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Plan Commission Agenda, Item 4b
Plan Commission Review, AutoZone, 208 East Capitol Drive (Between River Glen Market Place-Outpost Natural Foods and Taco Bell).
Review and approve proposed site, landscaping, lighting, and signage plan only for project elements located within the City of Glendale and verify drainage/stormwater management plan compliance.

FROM: Todd M. Stuebe, Dir. of Community Development

MEETING DATE: April 13, 2021

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

BACKGROUND/ANALYSIS:

AutoZone, a specialty automotive retail store, proposed to build an AutoZone retail store at 208 East Capitol Drive. The 208 East Capitol Drive property is about 13,000 square feet in the City of Milwaukee and about 7,600 square feet in the City of Glendale. The AutoZone retail store building will be located within the City of Milwaukee, with ancillary site elements that surround the store to be found within both cities.

RECOMMENDATION:

Staff recommends that the Plan Commission grant approval of the various site elements of the proposed AutoZone retail store project plans that are located within the City of Glendale at 208 East Capitol Drive, with the following requirements:

- a. Property owner/leaseholder to work closely with the property owner to the west (River Glen Market Place-Outpost Natural Foods) to assure that the existing retaining wall will not present a safety issue(s);
- b. Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- c. Dumpster enclosure(s) per Zoning Code 13.1.144;
- d. All City of Glendale building, fire, and health codes being fulfilled to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
- e. Compliance with State of Wisconsin requirements for ADA parking.

ACTION REQUESTED:

As stated above.

ATTACHMENTS:

1. Plan Commission Review submittal materials.



CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1744
FAX: (414) 228-1725
WWW.GLENDALE-WI.ORG

PLAN COMMISSION REVIEW APPLICATION

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: Carl E. Helton (AutoZone)
Legal Name of Business: AutoZone Parts, Inc, a Nevada Corporation
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 123 S. Front Street - Memphis, TN 38103

Office Phone Number: 901.495.6736 Cell: 901.413.4246 Fax: _____
Applicant E-Mail: carl.helton@autozone.com
Applicant Signature: _____ Date: 02/22/21

PROPERTY INFORMATION

Property Address: 208 E Capitol Tax Key Number: 2338001000 Zoning District: B-4
Property Owner (if different from Applicant): _____
Property Owner Address (City, State, and Zip Code): AutoZone - 123 S. Front Street Memphis, TN 38103

Property Owner Phone: 901.495.6736 Cell: 901.413.4246 Fax: 901.495.8969
Property Owner E-Mail: carl.helton@autozone.com
Property Owner Signature: _____ Date: 02-24-21

DocuSigned by:
Carl Helton
6FDA559263AD489...

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): AutoZone
Retail Auto Parts Store - Mercantile

Total Building Area: 6000 SQ. FT. To Be Occupied Area: 6000 SQ. FT.
Lot Size: Depth: 190.82' Width: 123.25' Area: 23,518 SQ. FT.
Previous Occupant in To Be Occupied Space: N/A Empty Industrial Building was Razes

Other Uses of This Site: _____

Total Number of Parking Spaces: 25 Parking Spaces Available to Tenancy: _____

Business Hours (Days and Hours of Operation): (Average) M-S 8am-9pm / Sunday 10am-7pm

Total Number of Employees: 8-12 Maximum Number of Employees at Site at One Time: _____

Primary Contact Person for This Project: Carl E. Helton (AutoZone)

Primary Contact Phone: 901.413.4246 Cell: _____ Fax: _____

Primary Contact E-Mail: carl.helton@autozone.com

CITY OF GLENDALE USE ONLY

Application Fee: _____ Date of Application: _____ Time: _____ Received by with date: _____ Tentative Hearing Date: _____
G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\04 Conditional Uses\01 CU Procedures\CU Application.doc

Plan of Operation Outline

Please submit a detailed cover letter outlining all applicable items provided in the list below.

1. Name of Business, Address
2. Name of Owner, Address
3. Name of Applicant (if different from owner)
4. Legal Description of Property
5. Tax-Key
6. Zoning of Property
7. Lot Size (Depth, Width, Area)
8. Dimensions and all levels (floors) of buildings
9. Total Floor Area
10. Specific uses of the entire property and buildings
11. Minimum and maximum numbers of employees
12. Days of Operation
13. Hours of Operation
14. Signage (Type, Lighted?, Wall, Free-Standing, Monuments, Size, Location, etc)
15. What Conditions has the State or County imposed upon your use of the property
16. Security Fencing
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?
18. Are you proposing food services?
19. Did the State of Wisconsin approve your interior building plans?
20. What provisions are you making for fire protection and human safety?
21. What are your rules and regulations of the property?
22. List the Timetable for completion of building construction and anticipated grand opening date
23. Proposed On-site Security Measures
24. Anticipated maximum number of facility users and viewers at one time (including special events)
25. Any other information you or the Plan Commission feels is pertinent
26. Business Plan
27. Entire Grant Application and County Issued Request for Proposal
28. Your Name, Signature, and Date on the Plan of Operation Document

OTHER INFORMATION REQUIRED

In addition to the information above, the following items are also required:

- ☐ 5 Full size and 15 reduced size sets of building plans (floor plans, elevation drawings, renderings, etc)
- ☐ 5 Full size and 15 reduced size sets of any site and landscaping plans
- ☐ 5 Full size and 15 reduced size sets of any lighting and/or sign plans
- ☐ 20 Copies of a cover letter to include a detailed description of the proposed use and operations.

Certificate Of Completion

Envelope Id: 957E3A507B344114BF19A18858399646	Status: Completed
Subject: Please DocuSign: Glendale - Plan Commission Review Form Sign.pdf	
Source Envelope:	
Document Pages: 2	Signatures: 1
Certificate Pages: 1	Initials: 0
AutoNav: Disabled	Envelope Originator:
Envelopeld Stamping: Disabled	Carl Helton
Time Zone: (UTC-06:00) Central Time (US & Canada)	123 S. Front St.
	Memphis, TN 38103
	carl.helton@autozone.com
	IP Address: 169.198.254.64

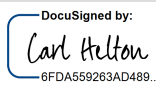
Record Tracking

Status: Original	Holder: Carl Helton	Location: DocuSign
2/25/2021 7:12:57 AM	carl.helton@autozone.com	

Signer Events

Carl Helton
 carl.helton@autozone.com
 PRE-CONSTRUCTION SPECIALIST
 AutoZone Parts, Inc.
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 6FDA559263AD489...
 Signature Adoption: Pre-selected Style
 Using IP Address: 169.198.254.64

Timestamp

Sent: 2/25/2021 7:19:06 AM
 Viewed: 2/25/2021 7:19:13 AM
 Signed: 2/25/2021 7:19:49 AM
 Freeform Signing

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	2/25/2021 7:19:06 AM
Certified Delivered	Security Checked	2/25/2021 7:19:13 AM
Signing Complete	Security Checked	2/25/2021 7:19:49 AM
Completed	Security Checked	2/25/2021 7:19:49 AM

Payment Events

Status

Timestamps



123 S. Front St., 3rd Floor Memphis, TN 38103
(495) 495-6736 Fax (901) 495-8969

February 24, 2021

City of Glendale
Community Development Department
5909 North Milwaukee River Parkway
Glendale, WI 53209-38815

RE: ***AutoZone Project # 1431***
208 E. Capital Drive.
Milwaukee, WI 53212
Tax Key 2338001000
Zoning District B-4

Dear Sir or Madam:

AutoZone is proposing a new store located at the address provided above. AutoZone will be the owner of the property and building. Lot size is 190.82' x 123.25' equaling 23,518 SQ. FT. Proposed Building size is 100' x 60' equaling 6000 SQ. FT. Proposed building is one story high with the elevation at 21' and 23' at the store front.

This site and building will be used to sell auto parts with an anticipation to employee 8-12 employees. Our Stores are open (7) Days a week with general hours of 8am-9pm Monday-Saturday and 10am-7pm on Sundays.

Our Building will have (2) illuminated AutoZone Logo signs on the Building and an 8' tall site monument sign. The site will be provided adequate lights both on the building and in the parking area. All lights and illuminated signs will automatically shut off 30 min after the last employee leaves for the night.

Our building permit is through the city of Milwaukee and not through the state. Building is designed to the international fire codes and meets all the safety requirements for fire protection and safety.

We anticipate construction to be completed by September 2021 with opening by the end of September 2021. Estimated building peak time is in the pm hours with a total max of 452 trips for the entire day.



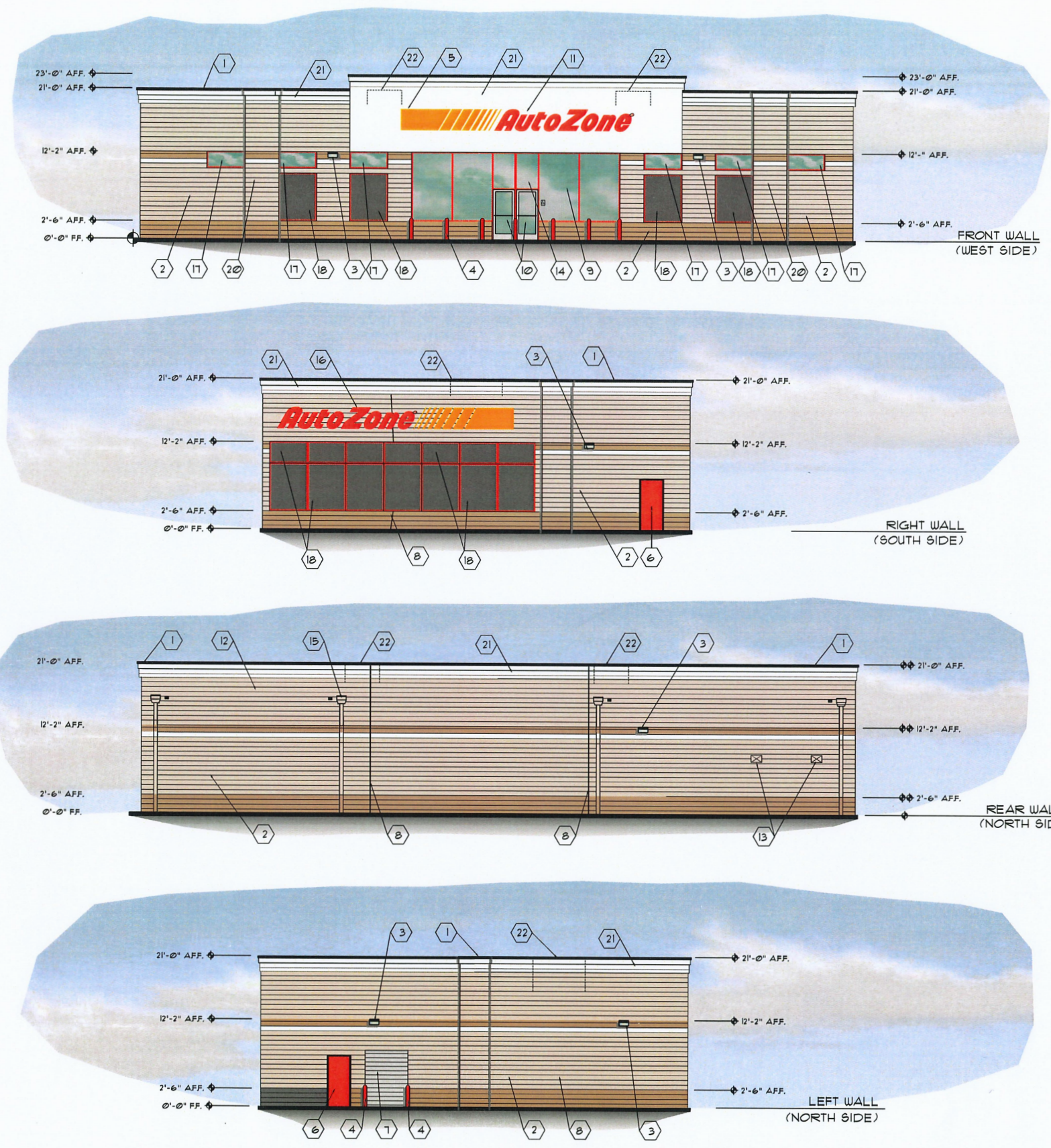
123 S. Front St., 3rd Floor Memphis, TN 38103
(495) 495-6736 Fax (901) 495-8969

If you have any questions or comments regarding the enclosures or need additional information, please feel free to contact me. Thank you for your assistance.

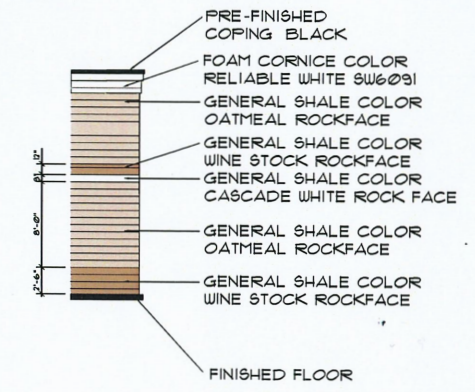
Sincerely,

AutoZone Inc.
Carl E. Helton
Pre-Con Specialist
901.413.4246 (Remote)
AutoZone Store Development

CG Delivered 2/25/2021

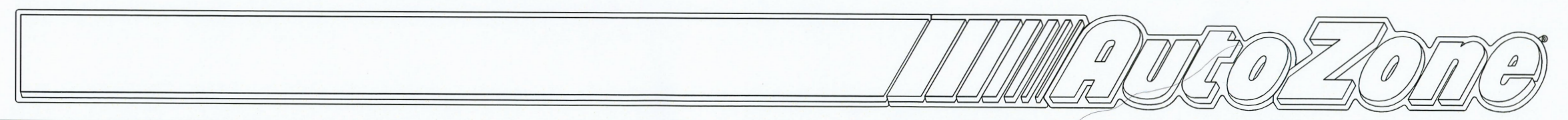


- 1 TWO PIECE COMPRESSION TRIM SEE DETAIL 4/A6
- 2 ROCK FACE CONCRETE MASONRY UNITS. REFER COLOR SCHEME THIS SHEET
- 3 WALL MOUNTED LIGHT FIXTURE
- 4 PIPE GUARD WITH RED SLEEVE
- 5 MFG. WHITE EXTERIOR INSULATED FINISH - PAINT WHITE
- 6 PAINT MAN DOOR RED & METAL FRAMES BLACK
- 7 DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 8 EXPANSION JOINT
- 9 ALUMINUM STOREFRONT - RED KYNAR FINISH
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 11 FRONT WALL SIGN - 44" CHANNEL LETTER NSTRP
- 12 LEFT/REAR WALL SIGN - 40" CHANNEL LETTER NSTRP
- 13 TOILET WALL VENTS PAINT TO MATCH WALL
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 PAINT GUTTER AND DOWNSPOUTS TO MATCH BACKGROUND WALL COLOR
- 16 36" RIGHT STRIPE CHANNEL LETTERS
- 17 CLERESTORY WINDOW - EVERGREEN GLASS
- 18 FAUX WINDOW - OPAQUE BLACK GLASS
- 19 PILASTER WITH 4" PROJECTION
- 20 4" x 4'-0" PILASTER
- 21 FOAM CORNICE CROWN
- 22 HVAC UNITS SCREENED BEHIND PARAPET WALL

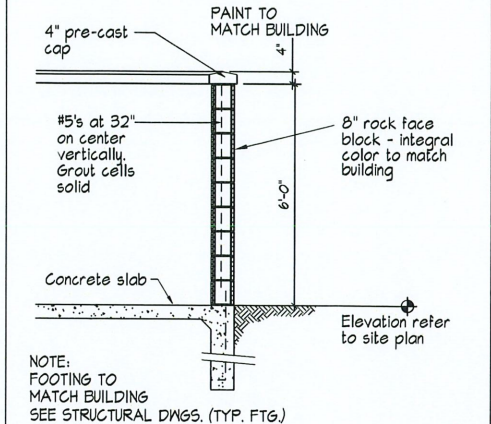
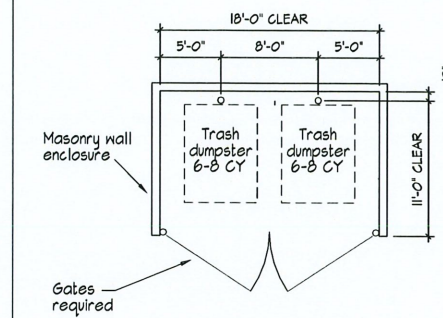
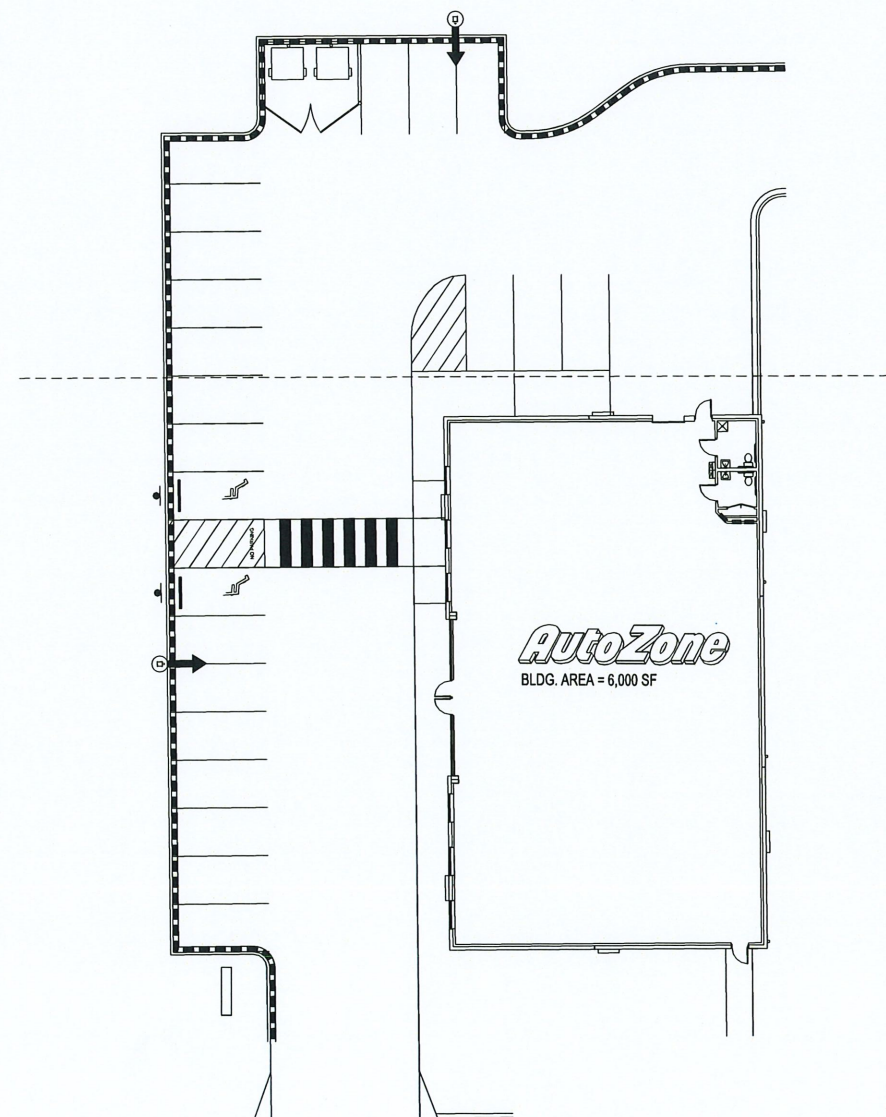
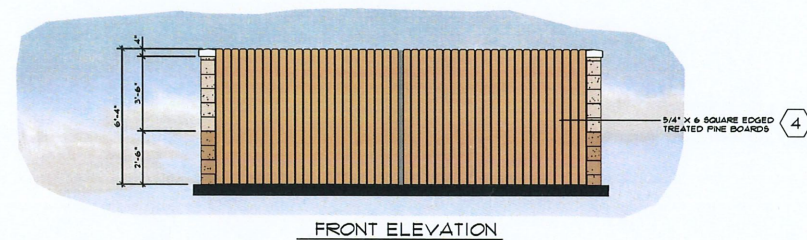
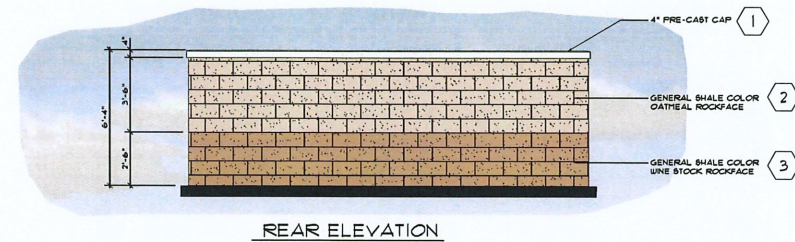
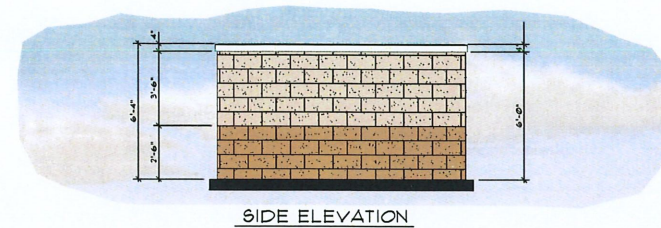


EXTERIOR WALL COLOR SCHEME

CE-1
Color Elevation
AutoZone Store #1431
MILWAUKEE, WI



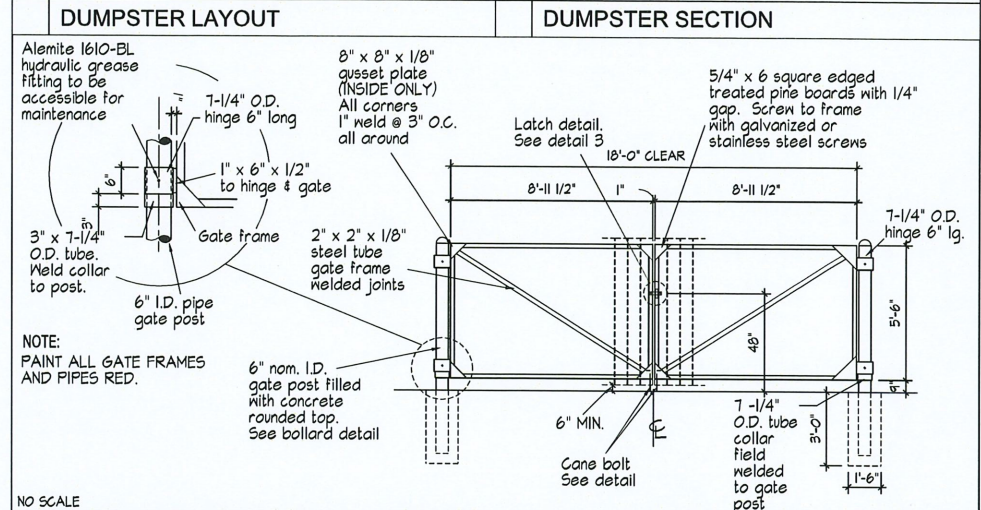
- KEYNOTES**
- 1 PRE-CAST CAP
 - 2 GENERAL SHALE - INTEGRAL COLOR OATMEAL ROCKFACE
 - 3 GENERAL SHALE - INTEGRAL COLOR WINESTOCK ROCKFACE
 - 4 5/4" X 6 SQUARE EDGED TREATED PINE BOARDS



NOTE: Bollards behind the dumpster shall be 6'-0" tall above the pavement surface and extend 3'-0" into the ground.

NOTE: FOOTING TO MATCH BUILDING SEE STRUCTURAL DWGS. (TYP. FTG.)

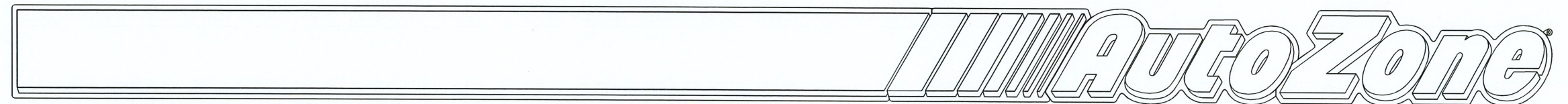
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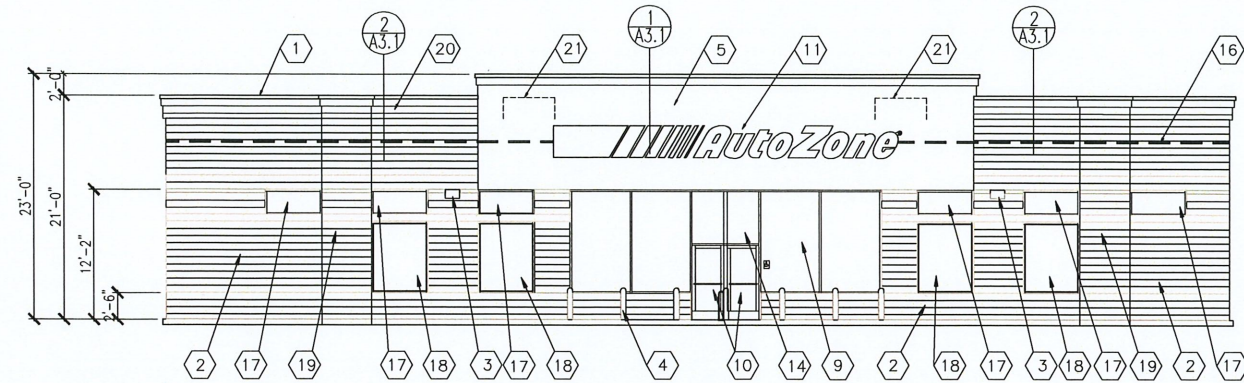


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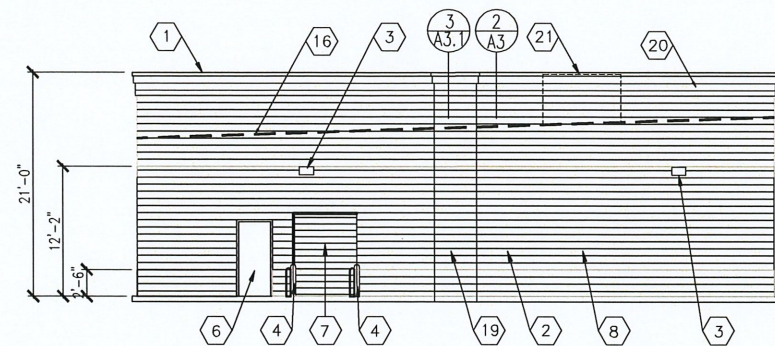
TACO BELL

CE-1
Color Elevation
AutoZone Store #1431
Glendale, WI

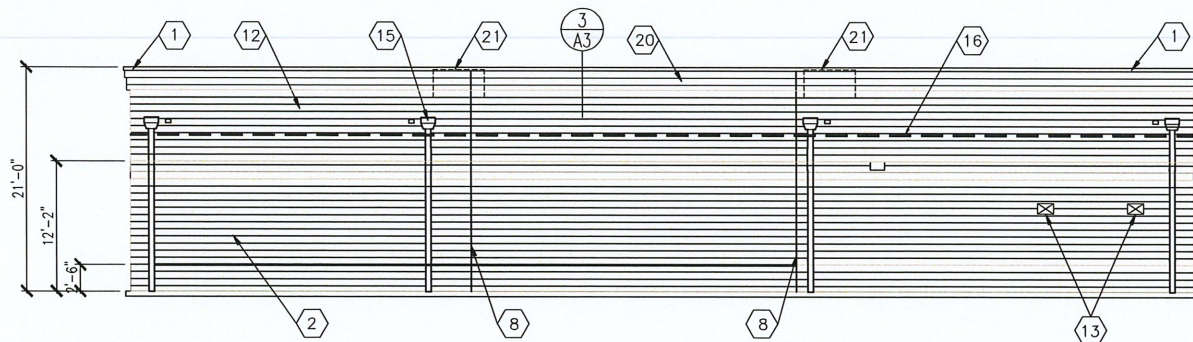




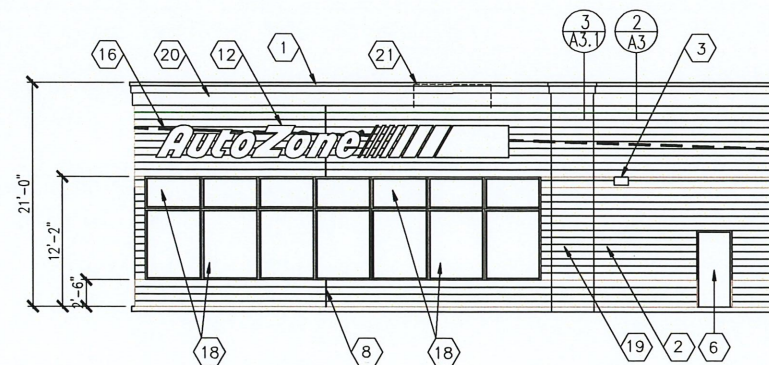
FRONT WALL



LEFT WALL



REAR WALL

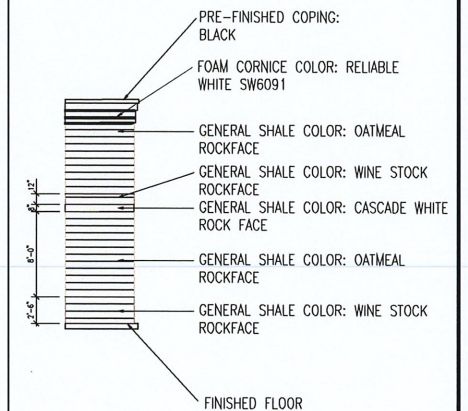


RIGHT WALL
(E. CAPITAL)

- 1 TWO PIECE COMPRESSION TRIM SEE DETAIL 4/A6
- 2 ROCK FACE CONCRETE MASONRY UNITS. REFER COLOR SCHEME THIS SHEET
- 3 WALL MOUNTED LIGHT FIXTURE
- 4 PIPE GUARD WITH RED SLEEVE
- 5 MFG. WHITE EXTERIOR INSULATED FINISH - PAINT WHITE
- 6 PAINT MAN DOOR RED & METAL FRAMES BLACK
- 7 DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 8 EXPANSION JOINT
- 9 ALUMINUM STOREFRONT - RED KYNAR FINISH
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 11 FRONT WALL SIGN - 36" L.S. CHANNEL LETTER
- 12 RIGHT WALL SIGN - 36" R.S. CHANNEL LETTERS
- 13 TOILET WALL VENTS PAINT TO MATCH WALL
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 PAINT GUTTER AND DOWNSPOUTS TO MATCH BACKGROUND WALL COLOR.
- 16 BOND BEAM AT ROOF LINE
- 17 CLERESTORY WINDOW - EVERGREEN GLASS
- 18 FAUX WINDOW - OPAQUE BLACK GLASS
- 19 4" x 4'-0" PILASTER
- 20 FOAM CORNICE CROWN
- 21 HVAC UNITS SCREENED BEHIND PARAPET WALL

AWN01W

2 ELEVATION KEY NOTES



1/8" = 1'-0"

AWEO1

3 EXTERIOR WALL COLOR SCHEME

- GENERAL NOTES:
1. REFER TO SECTION 09900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS PAINT COMPANY.
 2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
 3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
 4. ALL MASONRY JOINTS TO BE CONCAVE TOOLED.

4 GENERAL NOTES

- SIGNAGE NOTES:
1. AUTOZONE'S SIGN VENDOR WILL FURNISH AND INSTALL ALL SIGNS UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS. WALL SIGNS TO BE INSTALLED ON SURFACES THAT ARE FURNISHED AND PREPARED BY GENERAL CONTRACTOR.
 2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND INSTALL ALL FREESTANDING SIGNS AND THEIR FOUNDATIONS UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL INSURE SIGN LOCATION IS TO GRADE AND SHALL MARK WHERE SIGN IS TO BE LOCATED.
 3. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRICAL, AND FINAL ELECTRICAL HOOK-UP. SEE "SN" SHEETS FOR ADDITIONAL INFORMATION.
 4. SEE SHEET E3 FOR LOCATIONS OF J-BOXES TERMINATING EACH WALL SIGN CIRCUIT.

AWN02

5 SIGNAGE NOTES - BUILDING

Lewis A Ellis
Digitally signed
by Lewis A Ellis
Date:
2021.01.25
15:33:10 -06'00'

FURNISH RIGID ALUMINUM DIAMOND PANEL SIGN IN SIZE TO MEET GOVERNING AUTHORITY REQUIREMENTS. FURNISH DIE CUT VINYL NUMBERS OF APPROPRIATE SIZE IN THE CONFIGURATION AS SHOWN. SIGNS AND NUMBERS ARE AVAILABLE FROM EMEDCO tel. 800-442-3633.

J.B.H. = JOIST
BEARING HEIGHT

1/8" = 1'-0"

1 EXTERIOR ELEVATIONS

REVISIONS

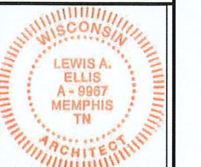
REV	DESCRIPTION
1	REV1
2	REV2
3	REV3
4	REV4
5	REV5
6	REV6

AutoZone Store No. 1431
E. CAPITAL

MILWAUKEE, WI 53212

EXTERIOR ELEVATIONS AND NOTES

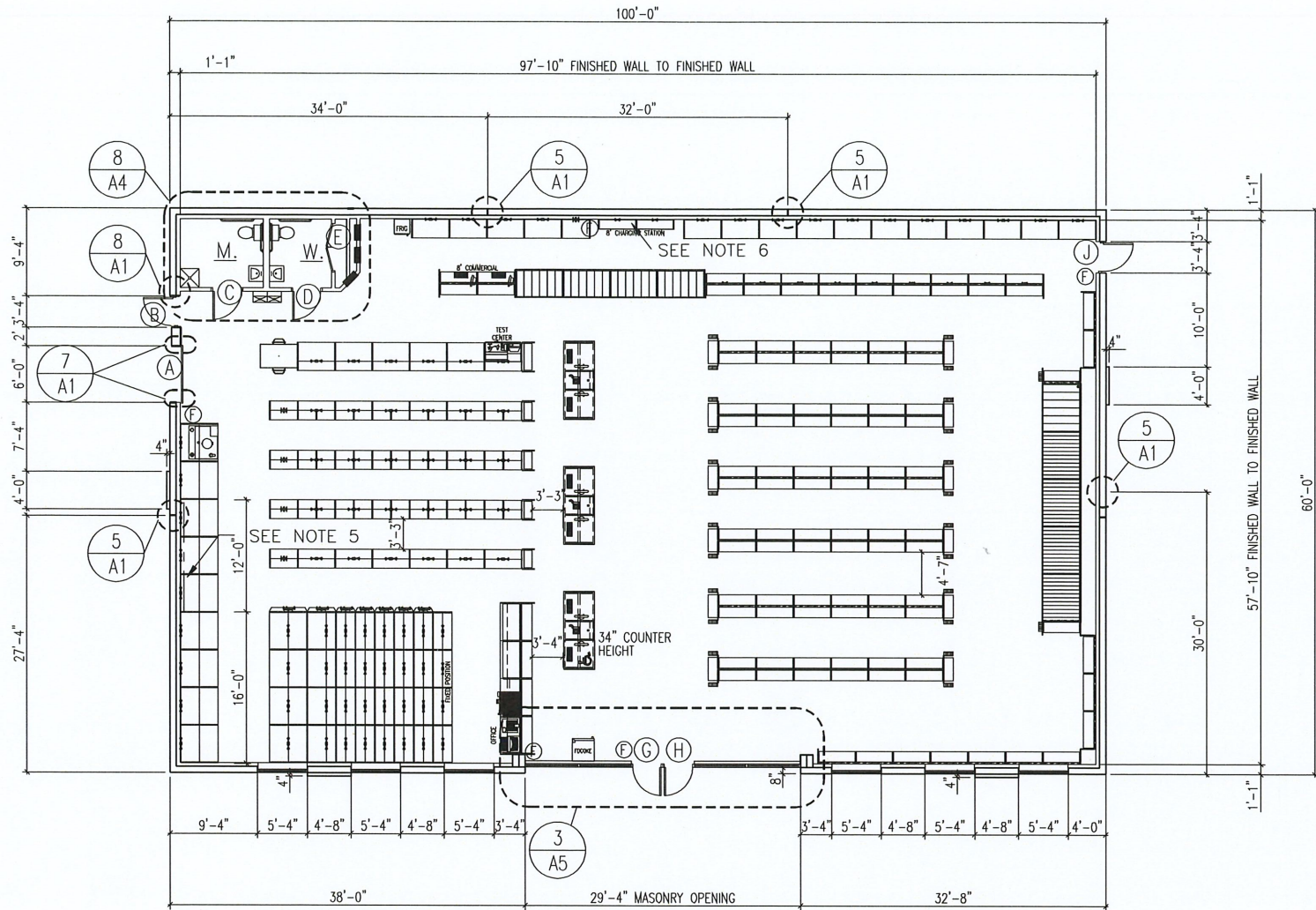
Architect: Lew Ellis
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8707 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics: Tel. 413-930-4215
Cindy.searcy@construction.com



01/14/21

6W2-L

A-2



NOTE: (F) = NEW DRY CHEMICAL FIRE EXTINGUISHER. GENERAL CONTRACTOR TO INSTALL ONE KIDDE 10 lb #46620420 AT BATTERY CHARGING AND KIDDE 5 lb #FC-340M-VB AT ALL OTHER LOCATIONS. INSTALL EITHER ON WALL SURFACE, FIXTURE UPRIGHT OR ALUMINUM MULLION. MOUNTING HEIGHT = 3'-6" ABOVE FINISHED FLOOR TO TOP OF EXTINGUISHER.

1/8" = 1'-0"

1 FLOOR PLAN

- REFER TO STRUCTURAL DRAWINGS FOR ALL DETAILS AND REQUIREMENTS REGARDING FOUNDATIONS, WALL REINFORCING, BOND BEAMS, LINTELS, AND ROOF FRAMING.
- REFER TO CIVIL DRAWINGS FOR LOCATIONS AND DETAILS OF SIDEWALKS, PIPE GUARDS, ETC., AS WELL AS FINISH FLOOR ELEVATION AND EXTERIOR FINISHED GRADES AROUND THE BUILDING.
- INSTALL 6" WIDE, 20 GAUGE GALVANIZED SHEET METAL STRIP BETWEEN THE BACK OF THE GYPSUM BOARD AND THE FACE OF THE METAL STUD AROUND THE ENTIRE PERIMETER OF THE BUILDING, AS WELL AS BOTH SIDES OF THE CURTAIN WALL. TOP OF STRIP TO BE 93" ABOVE FINISHED FLOOR. REFER TO SHEET A-4 FOR DETAILS OF CURTAIN WALL.
- SEE SHEET M-2 FOR LOCATION OF NON FREEZE YARD HYDRANT AND INSTALLATION REQUIREMENTS.
- INSTALL 1/2" X 4'-0" X 8'-0" AC PLYWOOD HORIZONTALLY WITH THE LONG EDGE ON THE FLOOR AND THE END JOINT CENTERING ON A STUD. APPLY PLYWOOD TO THE METAL STUDS WITH SCREWS TO FACILITATE FUTURE REPLACEMENT. PROVIDE "J" MOLD WHERE PLYWOOD AND GYPSUM BOARD MEET. SEE INTERIOR ELEVATIONS SEE 3/A4 DETAIL.
- INSTALL TWO 4' X 8' SHEETS OF BLACK FRP VERTICALLY BEHIND BATTERY RACK. SEE SECTION 09986 OF THE SPECIFICATIONS AND INTERIOR ELEVATIONS ON SHEET A-4.
- SEE SPECIFICATIONS FOR INFORMATION ON ITEMS NOT COMPLETELY DELINEATED ON THE DRAWINGS.

1/8" = 1'-0"

2 FLOOR PLAN NOTES

LOCATION	FLOOR	BASE	WALLS	CLG.	REM.
	SEALED CONCRETE	VINYL TILE	VINYL	QUARRY TILE	GYPSUM BOARD
					FIBER REINFORCED PANELS
					METAL DECK
					GYPSUM BOARD
SALES AREA					
REST ROOMS					

3/16" = 1'-0"

3 ROOM FINISH SCHEDULE

AFN01

AFC01

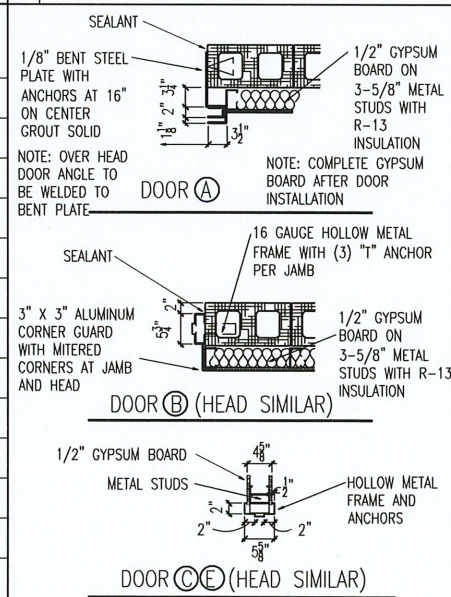
MK	SIZE	TYPE	FRAME	JAMB DETAIL	HEAD DETAIL	ADA / EXIT HARDWARE	SEE SECTION 08700 OF THE SPECIFICATIONS
A	6'-0" x 8'-0"	STEEL OVERHEAD ROLL-UP	STEEL ANGLE	6;7&8/A1	6&7/A1		
B	3'-0" x 7'-0" x 1-3/4"	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1	PUSH BAR EXIT DEVICE WILL HAVE AN INTEGRAL SOUNDER	
C	3'-0" x 6'-8" x 1-3/4"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS	
D	3'-0" x 6'-8" x 1-3/4"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS	
E	2'-6" x 6'-8" x 1-3/4"	SOLID CORE WOOD PAIR REQUIRED	HOLLOW METAL	8/A1	8/A1	UNDERCUT DOOR 1" (PAIR REQUIRED)	
G	3'-0" x 7'-0" x 1-3/4"	GLASS & ALUMINUM SEE SHEET A-5	ALUMINUM	SEE MANUFACTURER'S SHOP DRAWINGS			
H	3'-0" x 7'-0" x 1-3/4"	GLASS & ALUMINUM SEE SHEET A-5	ALUMINUM	SEE MANUFACTURER'S SHOP DRAWINGS			
J	3'-0" x 7'-0" x 1-3/4"	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1	PUSH BAR EXIT DEVICE	

3/32" = 1'-0"

4 DOOR SCHEDULE - HOLLOW METAL DOORS & FRAMES

6W2L1

7 OVERHEAD DELIVERY DOOR (A)

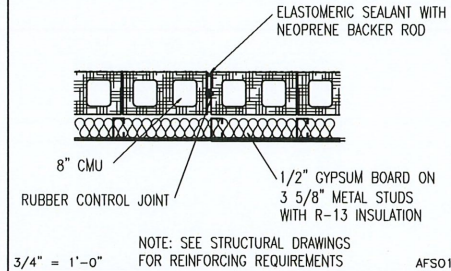


ADC01

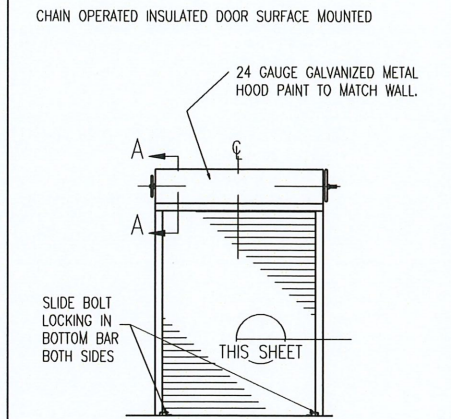
8 JAMB DETAILS

ADS01

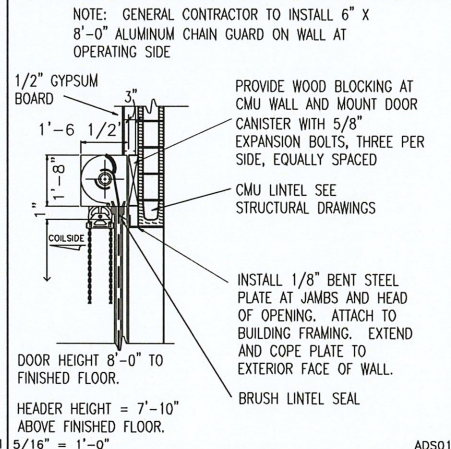
ADS02



5 EXPANSION JOINT DETAIL



6 OVERHEAD DOOR ELEVATION



REVISIONS

1			
2			
3			

AutoZone Store No. 1431
E. CAPITAL
MILWAUKEE, WI 53212

FLOOR PLAN / DOOR SCHEDULE / WALL DETAILS

Architect: Lewis A Ellis
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8707 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

LEWIS A. ELLIS
ARCHITECT
A-9907
MEMPHIS TN

01/14/21
6W2-L
A-1

SITE INFORMATION:

TOTAL SITE = 23,516 S.F./0.54 AC

EXISTING IMPERVIOUS AREA = 23,516 S.F./0.54 AC

PROPOSED IMPERVIOUS AREA = 18,597 S.F./0.43 AC

TOTAL PARKING = 24 STALLS

ADA PARKING = 1 STALLS

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



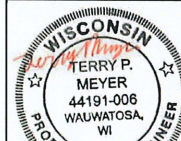
GRAPHIC SCALE
0 20 40

LEGEND:

- 5" THICK CONCRETE WALK (4) C401
CONCRETE PAVEMENT (4) C403
ASPHALT SURFACE (3) C403
CURB & GUTTER (ACCEPT) (1) C403 (2) C403
CURB & GUTTER (REJECT) (1) C403 (2) C401
PROPOSED LIGHT POLE

GENERAL NOTES:

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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.



NO. REVISION DATE BY

DRAWING NO. 19614_SITE PLAN.DWG

DRAWN BY: RT

DATE: 09-17-2020

PROJECT NO: 19614

CHECKED BY: CTC

APPROVED BY: TM

SHEET NO.:

C100



CALL DIGGERS HOTLINE
1-800-242-8811
TOLL FREE

WE STRIVE TO EXCEED YOUR EXPECTATIONS
WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND
COMPLETENESS CANNOT BE GUARANTEED.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD
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Parking Lot Landscape Screening from Public Streets:
Requires Screening from Streets (Option A applied)
 Minimum 10' wide landscape area.
 One Canopy tree per 20 LF
 4 low shrubs or 8 perennials/orn. grass per 10 LF

Length of Street Frontage:	20 LF
Required Canopy Trees:	1.0 Trees
Required Shrubs:	4.0 Shrubs
Canopy Trees Shown:	1 Trees
Shrubs Shown:	4 Shrubs

Minimum of 1 canopy tree & 100 SF of landscape area for every 4 parking spaces.

Number of Parking Spaces:	22 Spaces
Required Area of Landscaping:	550 SF
Required Canopy Trees:	5.5 Trees

Landscape Area Shown:	592 SF
Canopy Trees Shown:	6 Trees
<u>Plant Installation Sizes</u>	
Canopy Trees	2.5" DBH
Evergreen Trees	6' Height
Tall Shrubs	48" Height
Low Shrubs	18" Height / 3 Gallon
Perennials/Orn Grasses	1 Gallon



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Fax: 414-643-4210

AUTOZONE
208 E. CAPITOL DRIVE
MILWAUKEE, WI

OVERALL LANDSCAPE PLAN

[illegible]

L 1.0



TO OBTAIN LOCATIONS OF
PARTICIPANTS UNDERGROUND
FACILITIES, CALL DIGNITY
DIGGERS HOTLINE
800-4-A-DIGGERS
OR 800-4-A-DIGGERS
FOR A FREE INFORMATIONAL
PAMPHLET, VISIT
WWW.DIGGERSHOTLINE.COM
NOTICE: BEFORE YOU EXCAVATE

SHADE TREES (DECIDUOUS)

- ARM Armstrong Red Maple
PPH Prairie Pride Hackberry
GSL Greenspire Linden

ORNAMENTAL TREES (DECIDUOUS)

- PFC Prairie Fire Flowering Crabapple

EVERGREEN TREES

- FVJ Fairview Upright Juniper (upright)

EVERGREEN SHRUBS

- KCPJ Kallay Compact Pfitzer Juniper

DECIDUOUS SHRUBS

- NFS Neon Flash Spirea
MV Mohican Viburnum

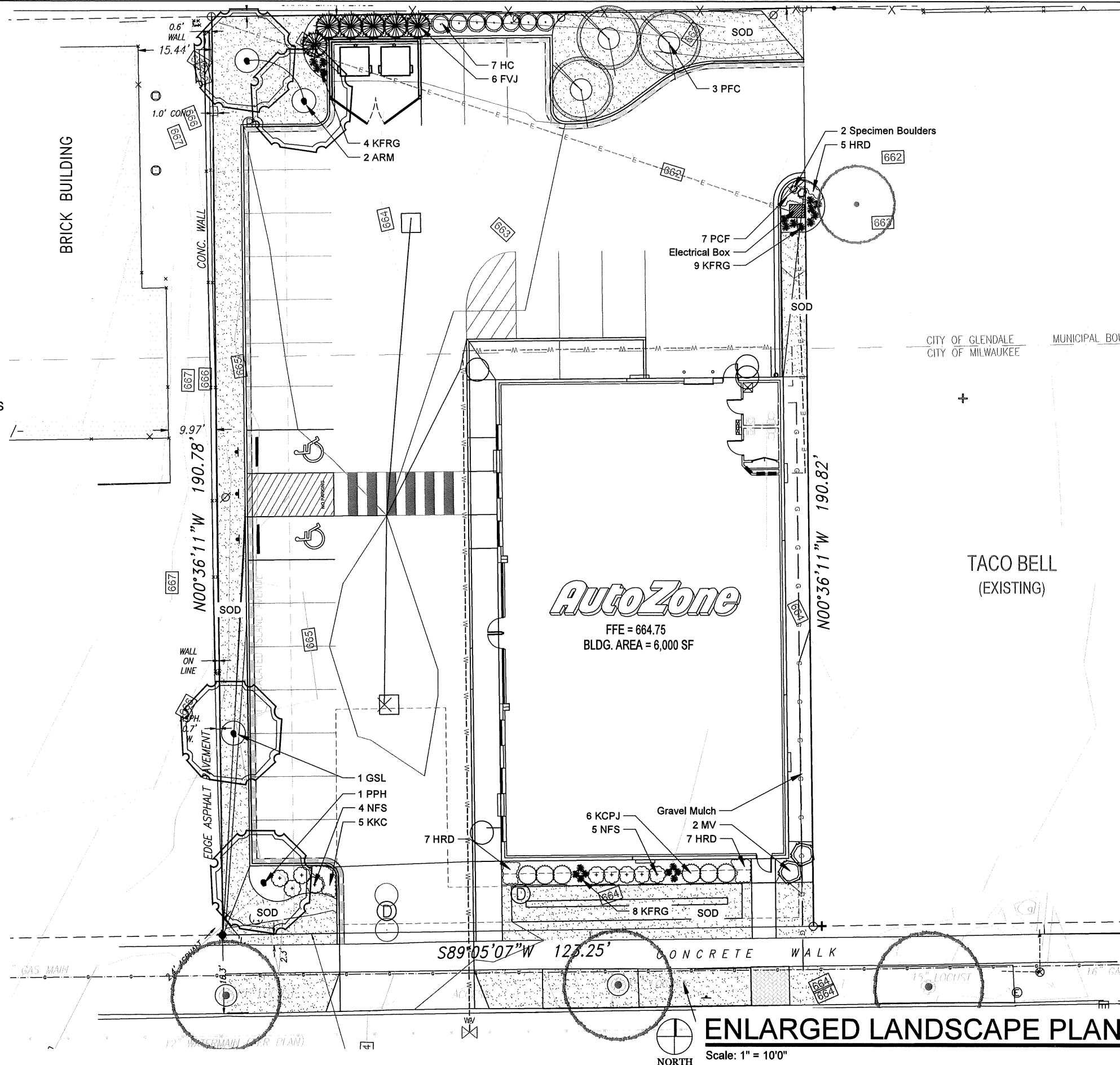
ORNAMENTAL GRASSES

- KFRG Karl Foerster Feather Reed Grass

HERBACEOUS PERENNIALS

- PCF Magnus Purple Coneflower
HRD Happy Returns Daylily
KKC Dwarf Catmint

PLANT ABBREVIATIONS



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www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

AUTOZONE
208 E. CAPITOL DRIVE
MILWAUKEE, WI

ENLARGED LANDSCAPE PLAN

NO. REVISION DATE BY

DRAWING NO.

DRAWN BY:

DATE:

PROJECT NO:

CHECKED BY:

APPROVED BY:

SHEET NO:

L 1.1

**HELLER &
ASSOCIATES, LLC**
LANDSCAPE ARCHITECTURE

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.839.9733
david@wdavidheller.com
www.wdavidheller.com



1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Rotate till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):

- $\frac{3}{4}$ CY Peat Moss or Mushroom Compost
- $\frac{1}{4}$ CY blended/pulverized Topsoil
- $\frac{1}{4}$ CY composted manure

In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones $\frac{1}{2}$ " and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications, Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.
13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect. Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

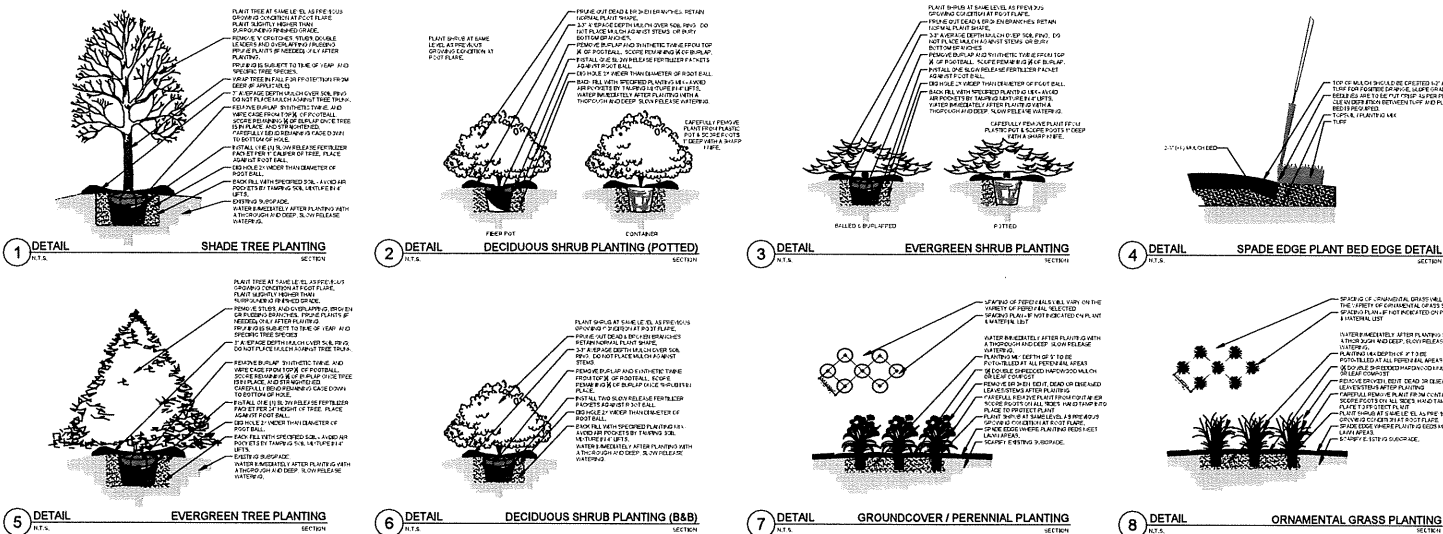
Irrigation Specifications / Notes

- Irrigate all lawn areas and all planting beds on separately zoned irrigation areas. Overspray of planting areas by turf irrigation heads should be kept to a minimum.
- All irrigation components/controllers shall be manufactured by one or more of the following:
Hunter Industries
Rainbird Corporation
The Toro Company
- 2" or 4" PVC sleeves should have been provided to access perimeter areas, and provide a 'loop' system to maintain constant water pressure within the system.
- Pop-up spray heads shall be used in smaller planting bed areas, being careful not to wash building surfaces walks, or other structures with water during operation. Pop-up rotary heads shall be used in larger turf areas, where possible. Avoid spraying building(s), walk-ways, drive aisles, and other structures.
- Irrigation system shall be operated/controlled by an ET 'Smart' Irrigation Controller. This type of controller will help to monitor weather conditions, and subsequent watering needs.
- Provide an external, wall mounted Rain Sensor to over-ride irrigation system during rain events.
- Verify water source, water pressure, and point of connection prior to laying out irrigation zones.
- Irrigation Contractor shall provide one full year of irrigation system maintenance, including one (1) winterization (shut-down) and one system check and turn on (Spring).

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CAUPER or HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
ARM	2	Acer xfreemanii 'Armstrong'	Armstrong Red Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
PPH	1	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
GSL	1	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CAUPER or HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
ORNAMENTAL TREES (DECIDUOUS)							
PFC	3	Malus x 'Prairifire'	Prairie Fire Flowering Crabapple	7-8' H	B&B	Straight central leader, full and even crown. Prune only after planting	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
EVERGREEN TREES							
FVJ	6	Juniperus chinensis 'Fairview'	Fairview Upright Juniper (upright)	6' H	B&B	Evenly shaped tree with branching to the ground	42"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
EVERGREEN SHRUBS							
KCPJ	6	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	24"w	Cont.	Full rounded well branched shrub	48"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
DECIDUOUS SHRUBS							
NFS	9	Spiraea xbumalda 'Neon Flash'	Neon Flash Spiraea	24"	Cont.	Full, well rooted plant, evenly shaped	60"
MV	2	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
ORNAMENTAL GRASSES							
KFRG	21	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
HERBACEOUS PERENNIALS							
PCF	7	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	#1	Cont.	Full, well rooted plant, evenly shaped	18"
HRD	19	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	18"
KKC	5	Nepeta faassenii 'Kit Cat'	Dwarf Catmint	#1	Pot	Full, well rooted plant, evenly shaped	24"
PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
		SPECIFIED SEED MIX / SOD					
SOD	358	Sodded Areas (identified on plan)	see plan for area delineation		SY	Fresh cut, weed free Bluegrass Blend Sod; Water immediately after installation	
Hardscape Materials							
	2	Specimen Granite Boulders	see plan for location	18-24"	EA		
	7	Heritage River Gravel Mulch (1.0-1.5" pieces)	Area: 475 SF		TN	2" depth	
	200	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish		LF		
	475	Landscape Fabric	SF		SF		
	10	Shredded Hardwood Mulch (3" depth)	Area: 1,085 SF		CY	Bark Mulch; apply Preemergent after installation of mulch	
	7	Soil Amendments (2" depth)	Area: 1,085 SF		CY		
	10	Pulverized Topsoil (Lawn Area)	Area: 3,215 SF		CY		
	7	Pulverized Topsoil (2" over bed areas)	Area: 1,085 SF		CY		

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan-including the graphics and notations depicted therein- shall govern.

PLANT & MATERIAL SCHEDULE



PLANTING & HARDSCAPE DETAILS



P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wcdavidheller.com
www.wcdavidheller.com

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

AUTOZONE
208 E. CAPITOL DRIVE
MILWAUKEE, WI
LANDSCAPE DETAILS, NOTES
AND SCHEDULES

NO. REVISION DATE BY

DRAWING NO.

DRAWN BY:

DATE:

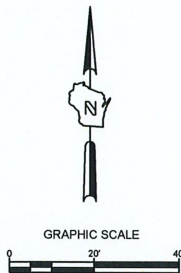
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CHECKED BY:

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SHEET NO.:

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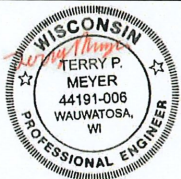
LEGEND:

- PROPOSED SILT FENCE (A C400)
- PROPOSED SEDIMENT LOG/SILT SOCK (D C400)
- PROPOSED INLET PROTECTION (B C400)
- PROPOSED TRACKING PAD (C C400)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CURB REMOVAL
- PAVEMENT REMOVAL

GENERAL NOTES:

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- SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
- DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

AUTOZONE
208 E. CAPITOL DRIVE
MILWAUKEE, WI
**SITE PREPARATION AND EROSION
CONTROL PLAN**



NO. REVISION DATE BY

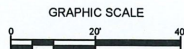
DRAWING NO. 19614_EROSION.DWG
DRAWN BY: RT
DATE: 09-17-2020
PROJECT NO: 19614
CHECKED BY: CTC
APPROVED BY: TM
SHEET NO.:

C002



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NOTICE BEFORE YOU DIG
MILW. AREA 259-1181

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:

- | | | |
|--|-------------------------------------|-----------------------------------|
| | 5' THICK CONCRETE WALK | $\frac{4}{C401}$ |
| | CONCRETE PAVEMENT | $\frac{4}{C403}$ |
| | ASPHALT SURFACE | $\frac{3}{C403}$ |
| | CURB & GUTTER (ACCEPT) | $\frac{1}{C403}$ $\frac{2}{C403}$ |
| | CURB & GUTTER (REJECT) | $\frac{1}{C403}$ $\frac{2}{C401}$ |
| | EXISTING CONTOUR | |
| | PROPOSED CONTOUR | |
| | PROPOSED CURB & GUTTER SPOT GRADE | |
| | T/C: TOP OF CURB GRADE | |
| | FL: FLOW LINE CURB GRADE | |
| | PROPOSED ASPHALT SPOT GRADE | |
| | EXISTING SURFACE SPOT GRADE (MATCH) | |
| | PROPOSED LIGHT 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. 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. 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.

AUTOZONE
208 E. CAPITOL DRIVE
MILWAUKEE, WI

GRADING PLAN



NO. REVISION DATE BY

DRAWING NO. 19614_GRADE.DWG

DRAWN BY: RT

DATE: 09-17-2020

PROJECT NO: 19614

CHECKED BY: CTC

APPROVED BY: TM

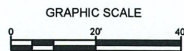
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MILW. AREA 259-1181

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:

- W --- PROPOSED WATER SERVICE
--- SAN --- PROPOSED SANITARY SERVICE
--- S --- PROPOSED STORM SEWER
--- E --- PROPOSED ELECTRICAL SERVICE
--- G --- PROPOSED GAS SERVICE
- PROPOSED STORM INLET (A C401)
● PROPOSED STORM MANHOLE (B C401)
⊙ PROPOSED LIGHT POLE

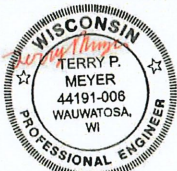
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3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. 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 150 OR 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 SHALL 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.

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Fax: 414-643-4210

AUTOZONE
208 E. CAPITOL DRIVE
MILWAUKEE, WI

UTILITY PLAN



NO. REVISION DATE BY

DRAWING NO. 19614_UTIL.DWG

DRAWN BY: RT

DATE: 09-17-2020

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APPROVED BY: TM

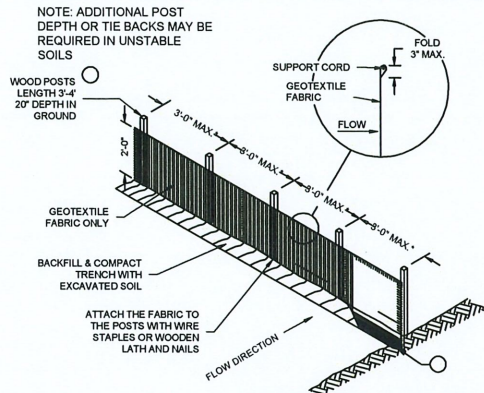
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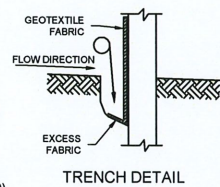
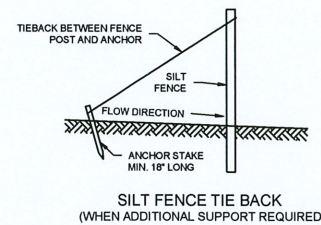


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SILT FENCE

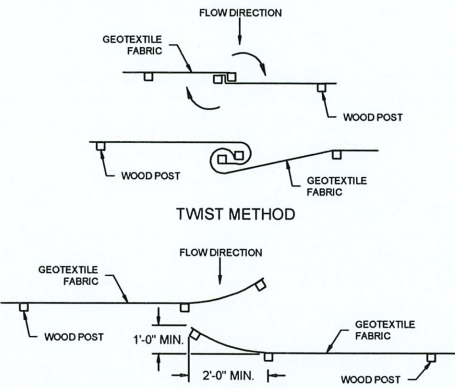


SILT FENCE: WDNR TS-1056

GENERAL NOTES
SILT FENCE SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1056

THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6

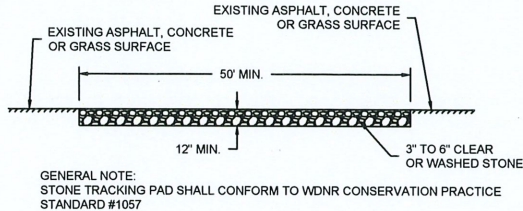
HOOK METHOD
JOINING TWO LENGTHS OF SILT FENCE



HOOK METHOD

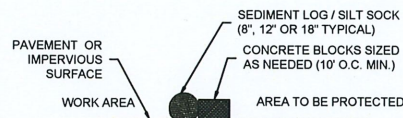
GENERAL NOTES

1. HORIZONTAL BRACE REQUIRED WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/2" X 1-1/2" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.

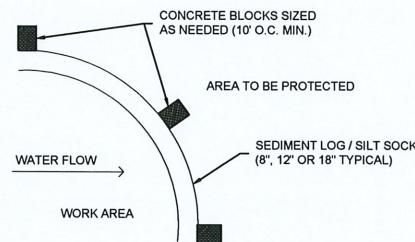


CONSTRUCTION ENTRANCE/
EXIT DETAIL: WDNR TS-1057

NOT TO SCALE



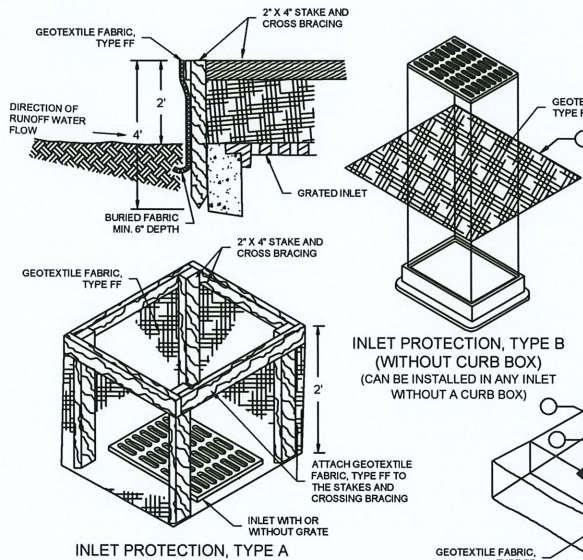
SECTION NTS



PLAN

SEDIMENT LOG / SILT SOCK
ON PAVEMENT DETAIL

NOT TO SCALE



- GENERAL NOTES
1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
 2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
 3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 4. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INLET PROTECTION TYPE A, B, C, AND D: WDNR TS-1060

NOT TO SCALE

INLET PROTECTION, TYPE C (WITH CURB BOX)

INSTALLATION NOTES

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

GENERAL NOTE:
INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060

THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2

EROSION CONTROL NOTES:

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
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 DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
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 CARRIED OFF-SITE BY RUNOFF OR WIND.
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 MUNICIPALITY, 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 ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
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 STABILIZATION.
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, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
20. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
21. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
22. WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
23. CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
24. PERMANENT 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 AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059. WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
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 MONTHS AND REAPPLY AS NECESSARY.

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCING AND INLET PROTECTION.
3. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059. AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
4. PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
5. CONSTRUCT BIOFILTRATION, STONE STORAGE LAYER AND ASSOCIATED STRUCTURES AND PIPING. DO NOT INSTALL ENGINEERED SOIL UNTIL SITE HAS BEEN STABILIZED. PROTECT BIOFILTRATION BASIN DURING CONSTRUCTION BY PLACING SILT LOG AT THE TOP OF THE BIOFILTRATION BASIN ALL AROUND THE BASIN.
6. INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER.
7. PERFORM FINE GRADING.
8. INSTALL PAVEMENTS.
9. STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
10. INSTALL ENGINEERED SOIL WITHIN THE BIOFILTRATION BASIN.
11. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

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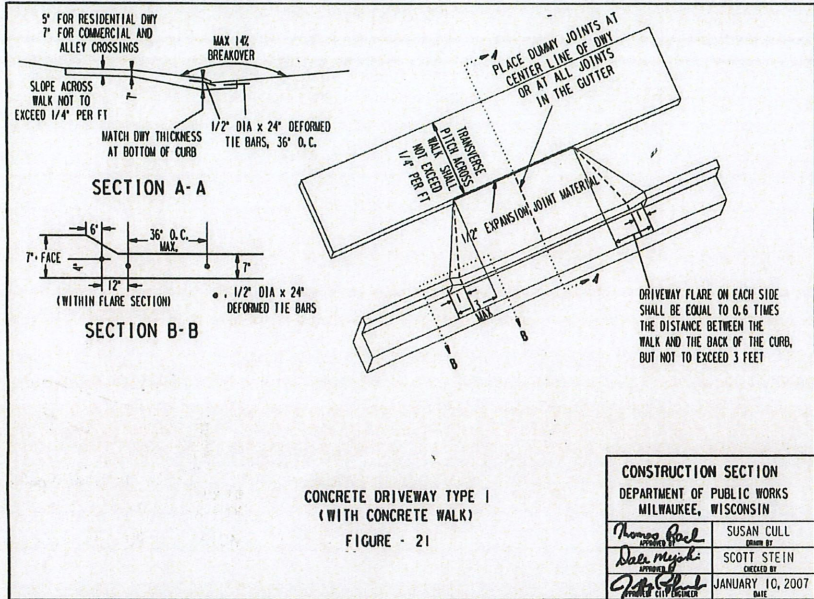
EROSION CONTROL DETAILS



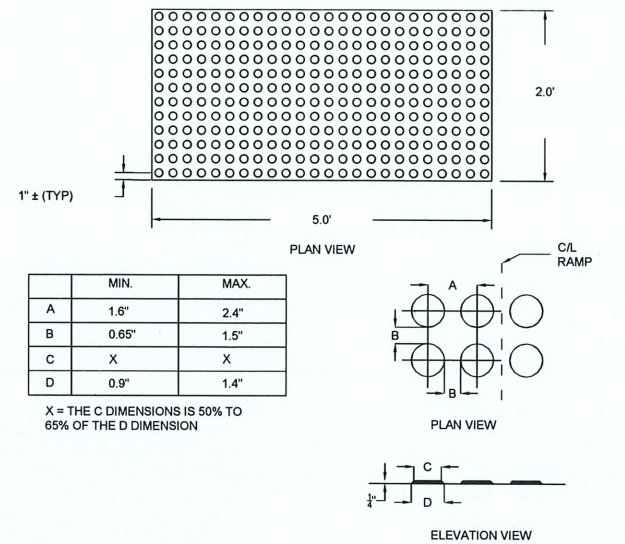
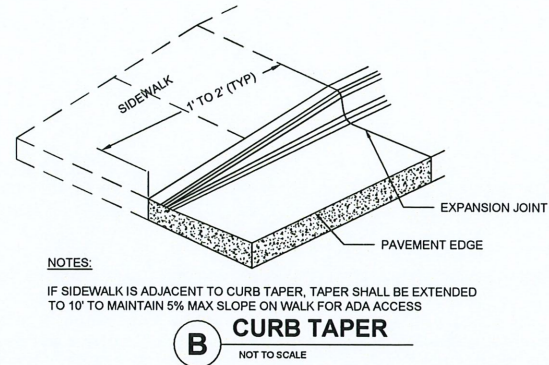
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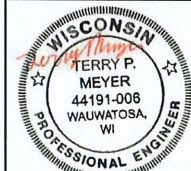


A CITY OF MILWAUKEE DRIVE ENTRANCE
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AUTOZONE
208 E. CAPITOL DRIVE
MILWAUKEE, WI

SITE DETAILS



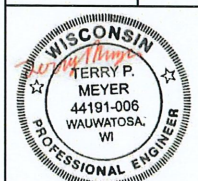
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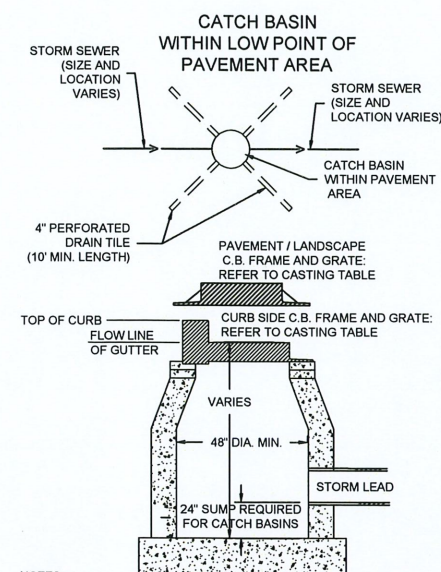
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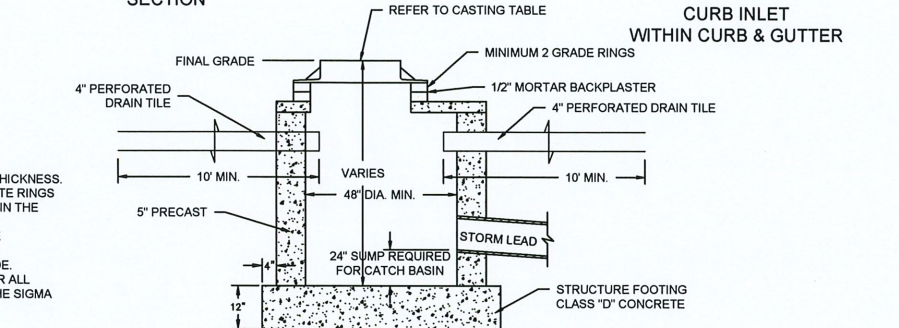
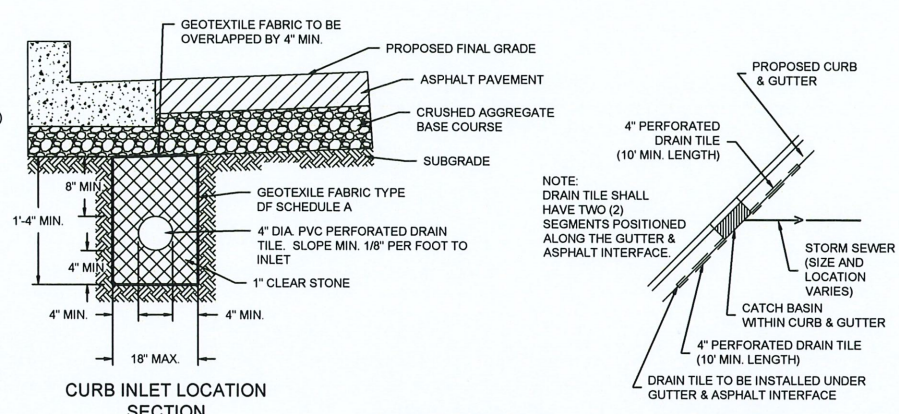
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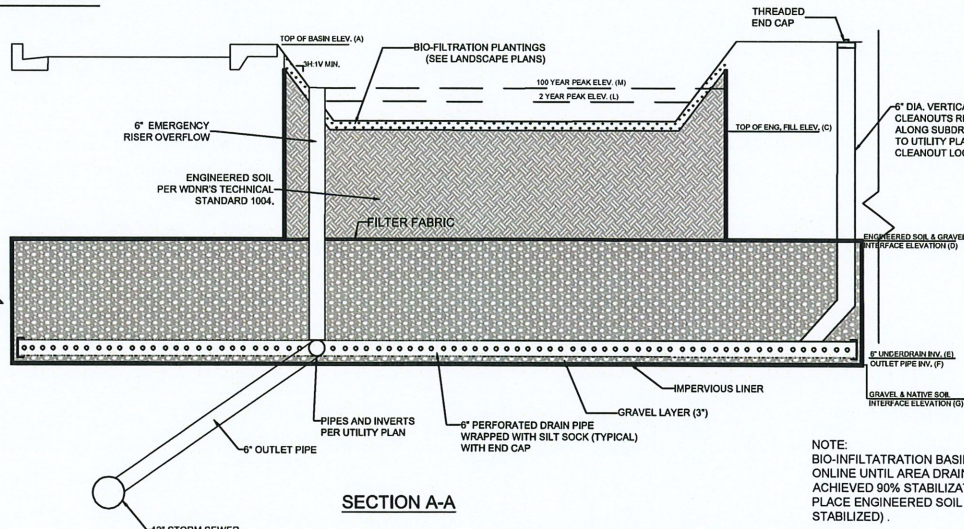
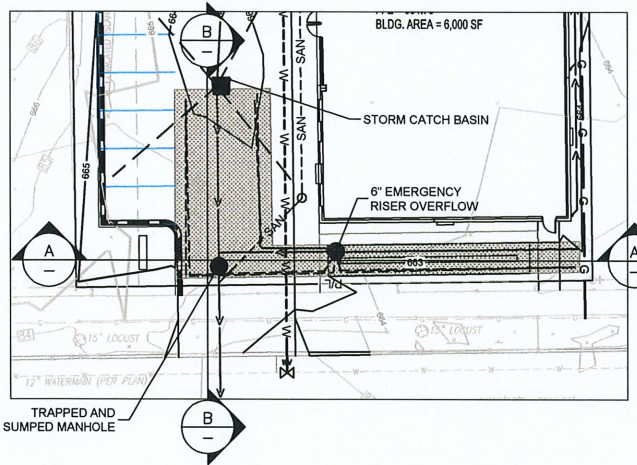


- NOTES:
1. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING.
 2. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
 3. 3" BEDDING OF STONE UNDER BASE REQUIRED ON WET SUB-GRADE.
 4. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL CATCH BASIN SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

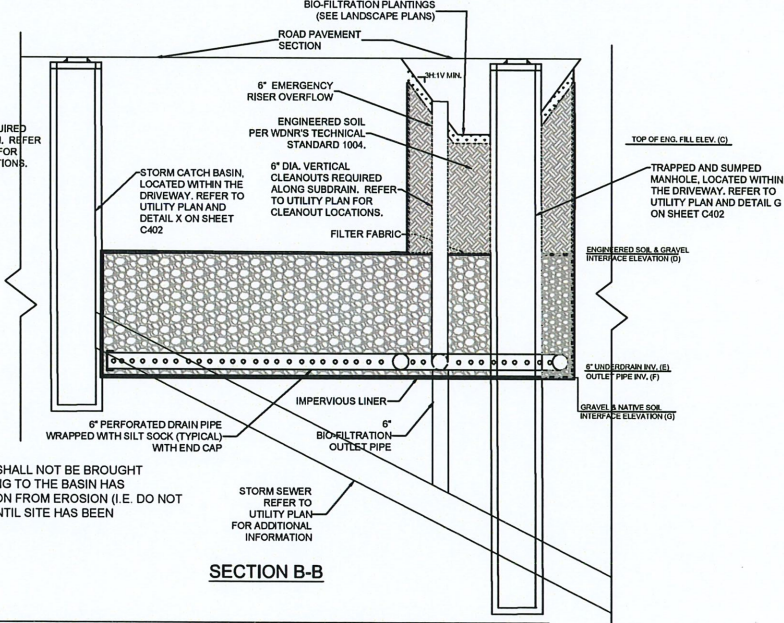


CATCH BASIN / INLET CASTING TABLE					
	IF 18" CURB & GUTTER		IF 24" CURB & GUTTER		IF 30" CURB AND GUTTER
	CASTING	GRATE	CASTING	GRATE	CASTING
CURB INLET	NEENAH R-3170	B	NEENAH R-3067	A	NEENAH R-3228H
AREA INLET	NEENAH R-2050	C			

A INLET AND CATCH BASIN
NOT TO SCALE



TYPICAL BIO-FILTRATION DETAILS
(BIO-FILTRATION BASIN 1)

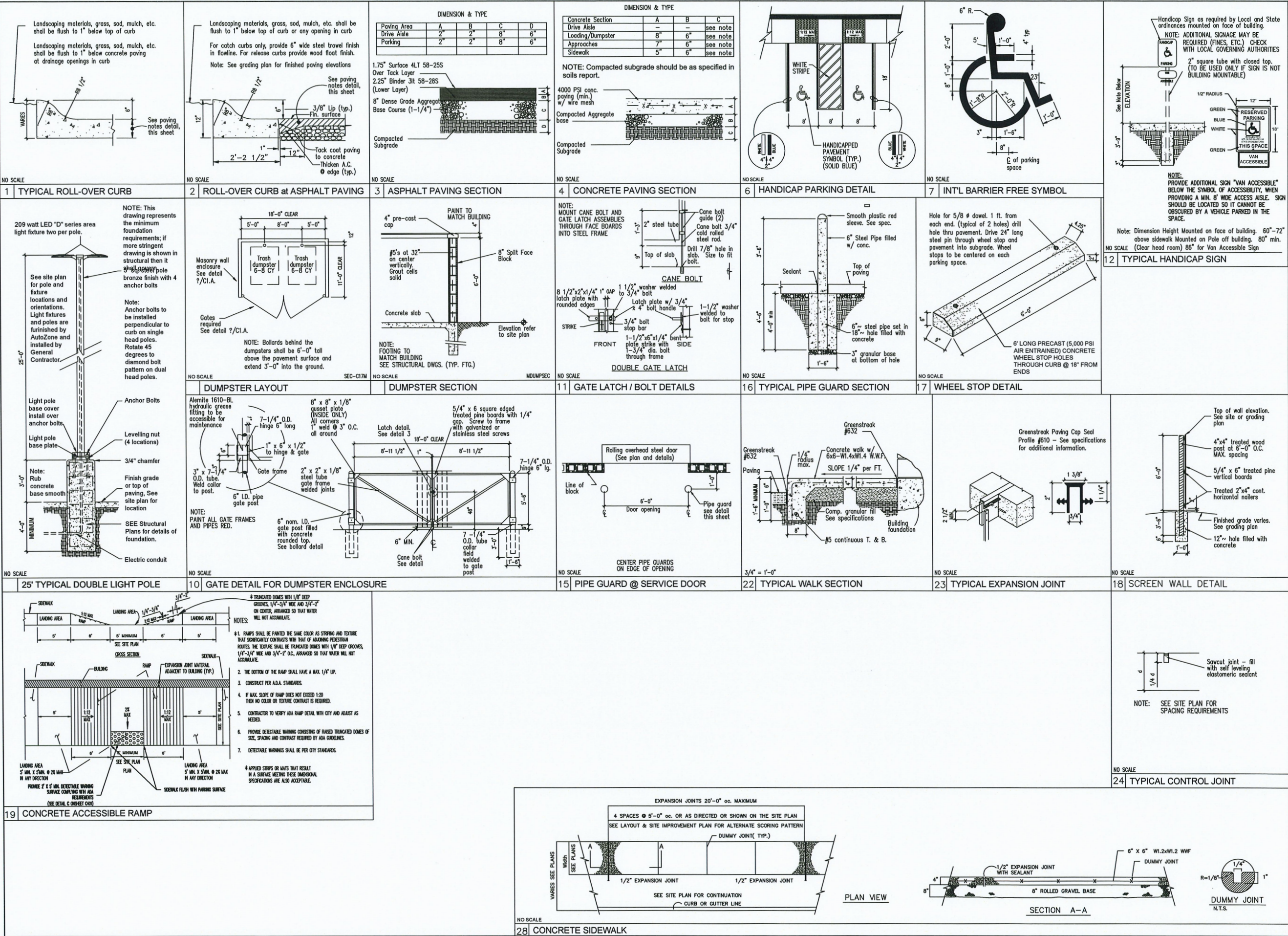


SECTION B-B

BIO-FILTRATION SUMMARY TABLE													
BIO-FILTRATION AREA	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)
BIO 1	664	663.50	663.00	661.00	658.75	10"	657	658.50	-	-	-	663.09	663.50

- NOTE:
1. BIO-FILTRATION BASINS THAT HAVE MULTIPLE VERTICAL ORIFICES SHALL BE INSTALLED AT THE SAME ELEVATION AS IDENTIFIED IN THE TABLE.
 2. MULTIPLE VERTICAL ORIFICES SHALL HAVE A MINIMUM OF 12 INCHES HORIZONTAL SEPARATION.

D BIO-FILTRATION BASIN
NOT TO SCALE



1. 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.

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 CAREFULLY 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 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.
17. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS 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.

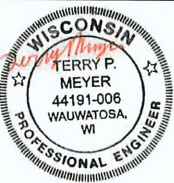
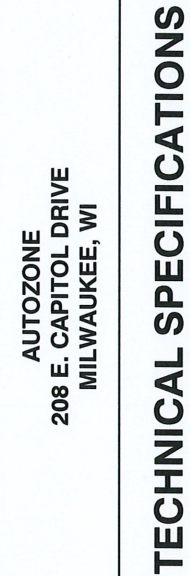
1. COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIREMENTS AND STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS, APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND STATE PLUMBING CODE OR LOCAL JURISDICTIONAL AUTHORITY, STATE PLUMBING CODE AND LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS GOVERN.
2. DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES 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/A21.1 - 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/A21.1, 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/A21.1, LATEST EDITION); CLASS 250 MECHANICAL JOINT PIPE FITTINGS; CEMENT LINED; ALL BELLS; ENTIRE FITTING TAPPED; CONDUCTIVE MECHANICAL JOINT (NO LEAD) RUBBER GASKETS, FLANGES, AND BOLTS.
7. PVC AWWA PIPE: AWWA C900, CLASS 200 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 SHALL 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 ENCASMENT 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 REINFORCED 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.

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(B)(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(B)(I) AND AWWA C651.

1. ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) 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.
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. 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.
5. MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
6. 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 382.367(D).
7. PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS, JOIN PVC SEWER PIPE ACCORDING TO ASTM D3231 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE 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 LIEBIG TUB, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM TUB, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY TUB, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
8. CLASS B COMPACTED TRENCH SECTION (FILE NO. 4.0 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
9. 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 SOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
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(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 AND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

1. ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC STORM 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.
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, LATEST EDITION.
7. HDPE PIPE: ADS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT REGISTER.
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. 28 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 8.3.0 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 8.4.0.0 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(1)(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 8.4.3.0 OF THE STANDARD SPECIFICATIONS.
13. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.5 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 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(II) OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.

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 GEOTECHNICAL ENGINEER SHALL GOVERN.
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 MATERIAL PROPOSED FOR FILL AND BACKFILL.
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 ENGINEERED FILL.
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 SHALL HAVE A LIQUID LIMIT OF LESS THAN 40 AND PLASTICITY INDEX BETWEEN 11 AND 25.
10. BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, 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 PASSING A NO. 8 SIEVE.
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 SLOPE BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
13. PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
14. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
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 CONTRACTOR.
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 VIBRATORY ROLLER 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 INTO THE SURROUNDING SUITABLE SOIL, SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.
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 DRAINPILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SUCH DRAINPILES SHALL BE 0.5%.
19. CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME IN PROJECT SCHEDULE.
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 TECHNICIAN.
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 DEEPEENED EXCAVATION IN ALL DIRECTIONS AT LEAST 8 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 SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
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 A 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 WISCONSIN, LATEST EDITION. BEDDING MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557).
27. COMPACTION TESTING OF UTILITY TRENCHES SHALL BE PERFORMED FOR EVERY 200 CUBIC YARDS OF BACKFILL PLACED OR EACH LIFT WITHIN 200 LINEAR FEET OF TRENCH, WHICHEVER IS LESS.
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 QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
29. GRADING GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND REQUIRE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.
30. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
31. FOOTING SUBGRADE TESTING: EACH ISOLATED FOOTING SHALL INCLUDE AT LEAST ONE TEST PROBE. TEST PROBES SHALL BE PERFORMED EVERY 20 LINEAR FEET IN CONTINUOUS FOOTINGS.
32. BUILDING SLAB AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EVERY 2500 SQ. FT. OR LESS OF BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
33. PAVEMENT AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY LIFT FOR EVERY 2,500 SQUARE FEET OF PAVEMENT AREA, BUT IN NO CASES FEWER THAN 3 TESTS.
34. UTILITY TRENCH BACKFILL TESTING: ONE TEST FOR EACH 200 CUBIC YARDS OF FILL BACKFILL PLACED OR ONE TEST PER 200 LINEAR FEET OF TRENCH FOR EACH LIFT, WHICHEVER IS LESS.
35. 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.
36. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
37. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF OWNER'S PROPERTY.



NO.	REVISION	DATE	BY
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DRAWN BY: RT

DATE: 09-17-2020

PROJECT NO: 19614

CHECKED BY: CTC

APPROVED BY: TM

SHEET NO.:

C500

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 (WSDOT STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS AND SPECIFICATIONS.
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.
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.
4. CONCRETE GRADE: GRADE A, GRADE A-2, OR A-FA CONFORMING TO SECTION 501.3.1.3 OF THE WISDOT STANDARD SPECIFICATIONS
5. AGGREGATES: CONFORM TO SECTION 501 OF THE WSDOT STANDARD SPECIFICATIONS. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
6. WATER: ASTM C 94/C 94M AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
7. AIR-ENTRAINING ADMIXTURE: ASTM C 260 AND SECTION 501 OF THE WSDOT STANDARD SPECIFICATIONS.
8. CHEMICAL ADMIXTURES: PER SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
9. CURING MATERIALS IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
10. EXPANSION JOINT MATERIAL: CONFORM TO SECTION 415.2.3 OF THE WISDOT STANDARD SPECIFICATIONS.
11. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE IN ACCORDANCE WITH SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
12. GENERAL EXECUTION: CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS.
13. PROOFROLL SUBGRADE AND AGGREGATE BASE AS OUTLINED IN EARTH MOVING SPECIFICATION PRIOR TO PLACEMENT OF PAVEMENTS.
14. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.
15. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM-RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.
16. JOINTS GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE, UNLESS 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 OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVEMENT TERMINATES AT ISOLATION JOINTS.
18. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, AND WHERE INDICATED.
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. ELIMINATE TOOL MARKS ON CONCRETE SURFACES.
21. CURBING: COMPLY WITH SECTION 601 OF THE WSDOT STANDARD SPECIFICATIONS.
22. SIDEWALKS: COMPLY WITH SECTION 602 OF THE WSDOT STANDARD SPECIFICATIONS.
23. MOISTEN AGGREGATE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.
24. FINISH CURBING IN ACCORDANCE WITH SECTION 601.3.5 OF THE WISDOT STANDARD SPECIFICATIONS.
25. FINISH SIDEWALK AND PATIO IN ACCORDANCE WITH SECTION 602.3.2.3 OF THE WSDOT STANDARD SPECIFICATIONS (LIGHT BROOM FINISH).
26. FINISH CONCRETE VEHICULAR PAVEMENTS AND PADS IN ACCORDANCE WITH SECTION 415.3.8 OF THE WISDOT STANDARD SPECIFICATIONS (ARTIFICIAL TURF DRAG FINISH).
27. PROTECT AND CURE SIDEWALK IN ACCORDANCE WITH SECTION 602.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
28. PROTECT AND CURE CURBING IN ACCORDANCE WITH SECTION 601.3.7 OF THE WISDOT STANDARD SPECIFICATIONS.
29. PROTECT AND CURE VEHICULAR CONCRETE PAVING IN ACCORDANCE WITH SECTION 415.3.12 OF THE WSDOT STANDARD SPECIFICATIONS.
30. 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.

ASPHALTIC PAVING:

1. 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).
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.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.
4. 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; 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.
5. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.
6. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS.
7. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS.
8. HOT-MIX ASPHALT: ASPHALTIC BINDER COURSE AND SURFACE COURSE SHALL BE MIXTURE LT FOR REGULAR DUTY PAVEMENT AND LT FOR HEAVY DUTY PAVEMENT COMPLYING WITH THE WISDOT STANDARD SPECIFICATIONS. ASPHALTIC BINDER SHALL BE 58-28 S UNLESS NOTED.
9. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS.
10. PAVEMENT PLACEMENT GENERAL: ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB-MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE WISDOT STANDARD SPECIFICATIONS.
11. PREPARE AND PROOFROLL SUBGRADES AND AGGREGATE BASE COURSE AS OUTLINED IN EARTH MOVING SPECIFICATIONS PRIOR TO PLACEMENT OF ASPHALT PAVEMENTS.
12. SWEEP LOOSE GRANULAR PARTICLES FROM SURFACE OF AGGREGATE BASE COURSE PRIOR TO PAVEMENT PLACEMENT. DO NOT DISLODGE OR DISTURB AGGREGATE EMBEDDED IN COMPACTED SURFACE OF BASE COURSE.
13. SPREAD AND FINISH ASPHALTIC MIXTURE IN ACCORDANCE WITH SECTION 450.3.2.5 OF THE WISDOT STANDARD SPECIFICATIONS. PAVEMENT THICKNESSES SHALL BE AS INDICATED ON THE PLANS.
14. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAVER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FORMING HIGH SPOTS. FILL DEPRESSIONS WITH HOT-MIX ASPHALT TO PREVENT SEGREGATION OF MIX. USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.
15. COMPACT ASPHALTIC PAVEMENT IN ACCORDANCE WITH SECTION 450.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
16. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.
17. THICKNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS ¼ INCH FOR BINDER COURSE AND PLUS ¼ INCH FOR SURFACE COURSE, NO MINUS.
18. SURFACE SMOOTHNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS: BINDER COURSE: ¼ INCH; SURFACE COURSE: 1/8 INCH. REMOVE AND REPLACE ALL HUMPS OR DEPRESSIONS EXCEEDING THE SPECIFIED TOLERANCES.
19. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH ENGINEER.
20. APPLY MARKINGS TO A DRY SURFACE FREE FROM FROST, REMOVE DUST, DIRT, OIL, GREASE, GRAVEL, DEBRIS OR OTHER MATERIAL THAT MAY PREVENT BONDING TO THE PAVEMENT.
21. APPLY PAINT AS THE MANUFACTURER SPECIFIES WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES AT A MINIMUM RATE OF 17.6 GALLONS/MILE FOR A CONTINUOUS 4" LINE.
22. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND TO PREPARE TEST REPORTS.

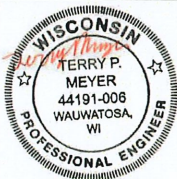
BIOFILTRATION BASIN:

1. 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 CONCRETE SAND).
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 PLANTING OR MAINTENANCE.
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 PERFORATIONS OF THE UNDERDRAIN PIPE.
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.
9. BEEHIVE INLET: NEENAH R-256I, OR EQUAL
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 WISCONSIN.
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 645.2.4 OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
13. EXCAVATE TO GRADES AS INDICATED ON PLANS.
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 THE BIORETENTION AREA.
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 SMEARING, CLUMPING OR OTHER FORMS OF COMPACTION.
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 REFRRACTURED 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 SHALL BE DEEP TILLED PRIOR TO PLANTING.
20. IMPERVIOUS LINER SHALL BE 45 MIL FIRESTONE EPDM (GSI PRODUCTS), OR 30 MIL PVC (GSI PRODUCTS), OR EQUAL.

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TECHNICAL SPECIFICATIONS



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SHEET NO.:

C501

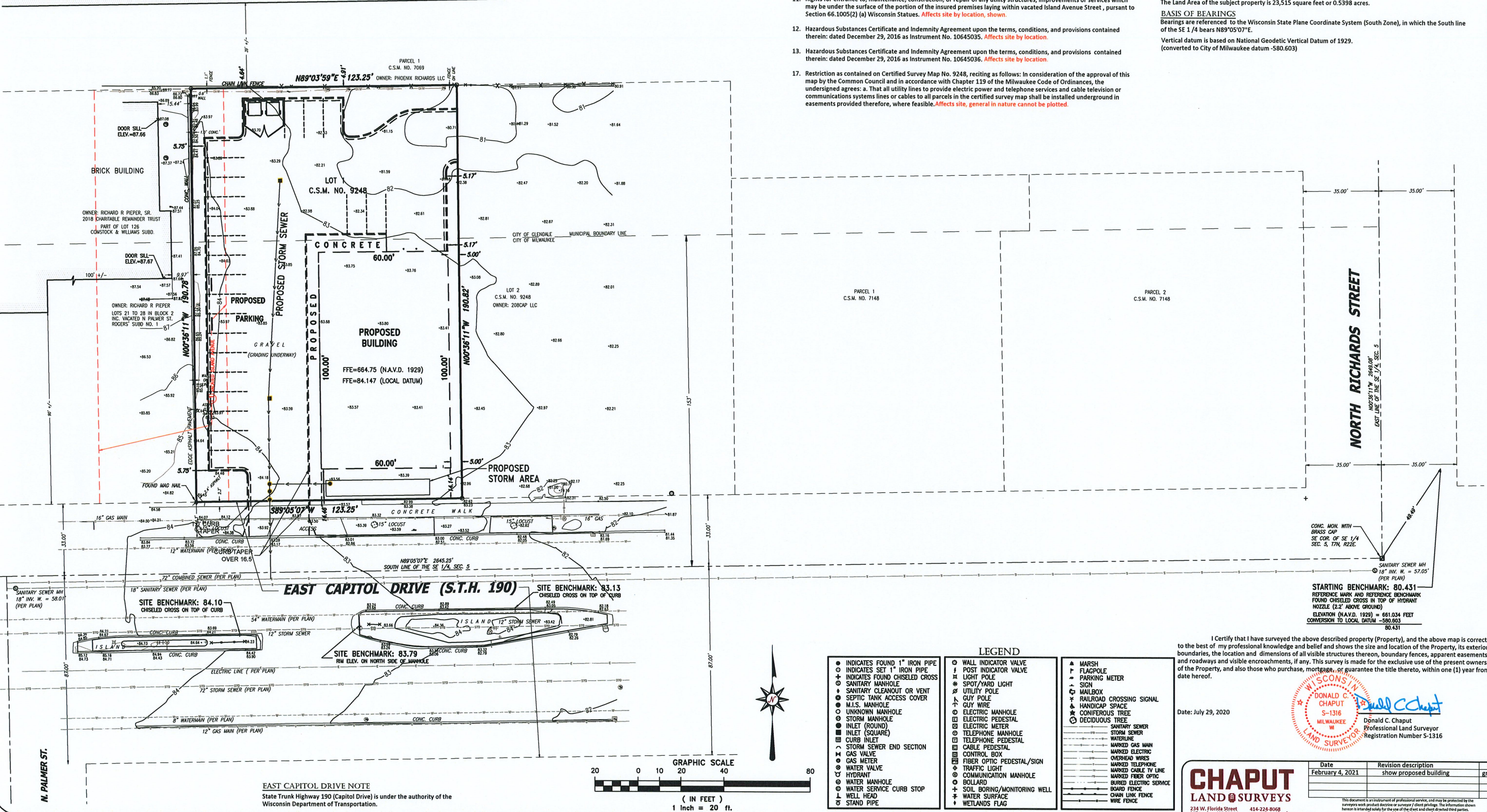
VICINITY MAP



UTILITY TABLE

UTILITY COMPANY	TELEPHONE
CITY OF GLENDALE	414-228-1746
EVERSTREAM	262-446-9821
CITY OF MILWAUKEE	414-286-3250
WE ENERGIES - ELEC & GAS	262-446-9821
AT&T DISTRIBUTION	262-446-9821
TIME WARNER CABLE	414-228-5179
WE ENERGIES - HIGH PROFILE GAS	262-446-9821

EXISTING 1 STORY BUILDING



PLAT OF SURVEY

CLIENT

Sweetgum Environmental
AUTO ZONE STORE NO. 1430

SITE ADDRESS

208 East Capitol Drive, City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 9248 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON AUGUST 12, 2020, AS DOCUMENT NO. 11008980, BEING A REDIVISION OF PART OF LOTS 126 AND 127 IN COMSTOCK AND WILLIAMS SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE AND THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

LAND AREA

The Land Area of the subject property is 23,515 square feet or 0.5398 acres.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the South line of the SE 1/4 bears N89°05'07"E.

Vertical datum is based on National Geodetic Vertical Datum of 1929.
(converted to City of Milwaukee datum -580.603)

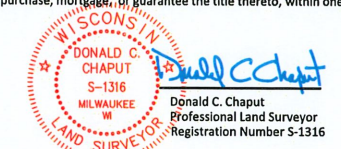
TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1018761-MICH, effective date of August 20, 2020 which lists the following easements and/or restrictions from schedule B-II:

- 1, 2, 3 & 5 visible evidence shown, if any.
- 4, 6, 7, 8, 9, 12, 13, 14, 15, 17, 18, 19, 20, 21 & 22 not survey related.
16. intentionally deleted.
10. Current and future obligations arising from the inclusion of the subject parcels in Business Improvement District No. 25 (Riverworks).
(Affects Tax Parcel No.: 242-0216-000) **Affects City of Milwaukee lands by location.**
11. Rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the insured premises lying within vacated Island Avenue Street, pursuant to Section 66.1005(2) (a) Wisconsin Statutes. **Affects site by location, shown.**
12. Hazardous Substances Certificate and Indemnity Agreement upon the terms, conditions, and provisions contained therein: dated December 29, 2016 as Instrument No. 10645035. **Affects site by location.**
13. Hazardous Substances Certificate and Indemnity Agreement upon the terms, conditions, and provisions contained therein: dated December 29, 2016 as Instrument No. 10645036. **Affects site by location.**
17. Restriction as contained on Certified Survey Map No. 9248, reciting as follows: In consideration of the approval of this map by the Common Council and in accordance with Chapter 119 of the Milwaukee Code of Ordinances, the undersigned agrees: a. That all utility lines to provide electric power and telephone services and cable television or communications systems lines or cables to all parcels in the certified survey map shall be installed underground in easements provided therefore, where feasible. **Affects site, general in nature cannot be plotted.**

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: July 29, 2020

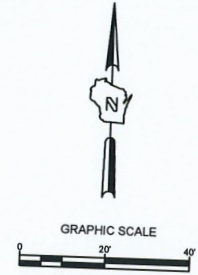


Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

Date	Revision description	
February 4, 2021	show proposed building	grb

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This document is a professional service, and may be protected by the surveyor's work product doctrine or other applicable law. The information shown herein is intended solely for the use of the client and client's intended third parties.
Drawing No. 3566-vp2/grb



LEGEND		
○ INDICATES FOUND 1" IRON PIPE	□ WALL INDICATOR VALVE	▲ MARSH
○ INDICATES SET 1" IRON PIPE	† POST INDICATOR VALVE	▲ FLAGPOLE
⊕ INDICATES FOUND CHISELED CROSS	⊕ LIGHT POLE	▲ PARKING METER
⊕ SANITARY MANHOLE	* SPOT/YARD LIGHT	▲ SIGN
⊕ SANITARY CLEANOUT OR VENT	⊕ UTILITY POLE	⊕ MAILBOX
⊕ SEPTIC TANK ACCESS COVER	⊕ GUY WIRE	⊕ RAILROAD CROSSING SIGNAL
⊕ M.I.S. MANHOLE	⊕ ELECTRIC MANHOLE	⊕ HANDICAP SPACE
⊕ UNKNOWN MANHOLE	⊕ ELECTRIC PEDESTAL	⊕ CONIFEROUS TREE
⊕ STORM MANHOLE	⊕ ELECTRIC METER	⊕ DECIDUOUS TREE
⊕ INLET (ROUND)	⊕ TELEPHONE MANHOLE	— SANITARY SEWER
⊕ INLET (SQUARE)	⊕ TELEPHONE PEDESTAL	— WATERLINE
⊕ CURB INLET	⊕ CABLE PEDESTAL	— MARKED GAS MAIN
⊕ STORM SEWER END SECTION	⊕ CONTROL BOX	— MARKED ELECTRIC
⊕ GAS VALVE	⊕ FIBER OPTIC PEDESTAL/SIGN	— OVERHEAD WIRE
⊕ GAS METER	⊕ TRAFFIC LIGHT	— MARKED TELEPHONE
⊕ WATER VALVE	⊕ COMMUNICATION MANHOLE	— MARKED CABLE TV LINE
⊕ HYDRANT	⊕ SOIL BORING/MONITORING WELL	— MARKED FIBER OPTIC
⊕ WATER MANHOLE	⊕ WELL HEAD	— BURIED ELECTRIC SERVICE
⊕ WATER SERVICE CURB STOP	⊕ STAND PIPE	— BOARD FENCE
⊕ WETLANDS FLAG		— CHAIN LINK FENCE
		— WIRE FENCE

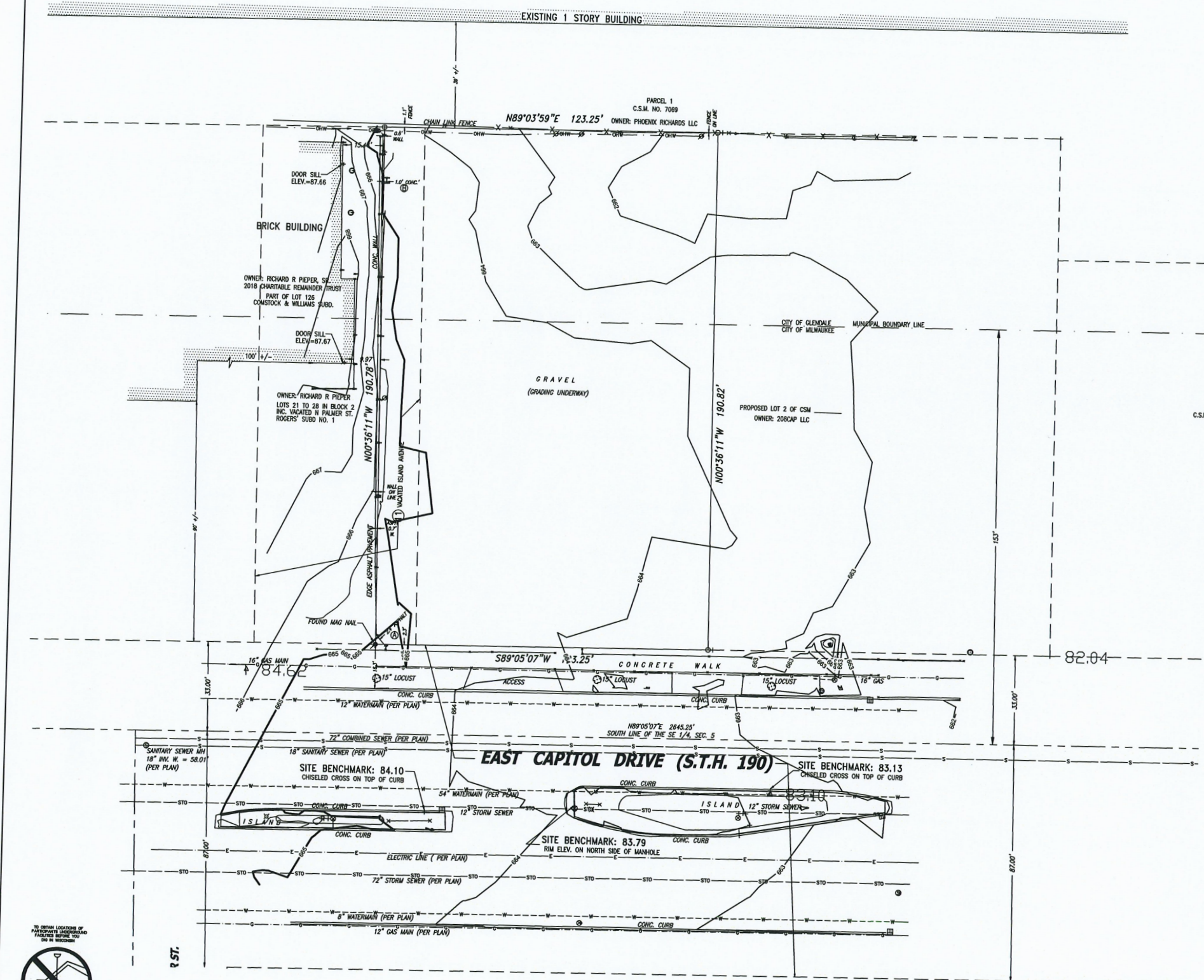
- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT 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 CHAPUT LAND SURVEYS ON JULY 29 2020. SIGMA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED FOR THIS SURVEY.
 4. DATUM FOR THE PROJECT SURVEY IS USGS NGVD 29. BENCHMARK FOR THE PROJECT SURVEY IS SOUTHEAST CORNER OF SECTION 5-7-22, CONCRETE MONUMENT. ELEVATION 659.98.
 5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

NO. REVISION	DATE	BY

DRAWING NO.	19614_SURVEY.DWG
DRAWN BY:	RT
DATE:	09-17-2020
PROJECT NO:	19614
CHECKED BY:	CTC
APPROVED BY:	TM
SHEET NO:	

C001

AUTOZONE
208 E. CAPITOL DRIVE
MILWAUKEE, WI
SITE SURVEY



TO OBTAIN LOCATIONS OF
 PARTICIPANTS UNDERGROUND
 UTILITIES BEFORE YOU
 DIG IN Wisconsin

 CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 NO EXEMPT RELATIONS
 REQUIRED AND 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

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.