CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE JULY 17, 2013MEETING
(**Draft)

1. Call to Order:
   The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

2. Roll Call:
   Members Present: Jodi Steger, Fred Lueck, Nancy Vanderkin, Scott Aylesworth
   Members Excused: Richard Flynn, Elton TerBeest, and Derek Drews
   Staff Present: Mary Kay Vogel, Kyle Clark, and Attorney Dan VandeZande

3. Chairman Steger called for the approval of the minutes of the June 18, 2013 meeting. Motion by Aylesworth, seconded by Vanderkin to approve the minutes of the June 18, 2013 meeting. Motion carried, minutes approved, unanimously.

4. Public Hearing – Annexation Petition of Floyd & Bonnie Pautsch-Dyakin at 734 S. Madison St. Chairman Steger read the call of the hearing and its purpose. A memo to the Plan Commission was entered into the record from the City Zoning Administrator. The memo noted the property does not appear to be contiguous to the City and the street address is not a City issued address. City Attorney VandeZande noted the hearing notice has an error in it as it indicates the property is in the Town of Waupun which is actually in Fond du Lac County. He suggests that this hearing be cancelled and republished as there appears to have been a scribes error in the present hearing notice. In addition, the properties contiguous issue should be resolved as well as the street address issue should also be resolved prior to the rescheduling of the public hearing.

   Motion by Lueck, seconded by Vanderkin to cancel the Floyd Pautsch and Bonnie Pautsch-Dyakin public hearing because of an error in the public hearing notice and to allow the petitioner and staff time to resolve the contiguous property and building number issues prior to rescheduling a new public hearing notice and hearing.

   Vote: Aylesworth, Vanderkin, Lueck, Steger – "AYE". Motion carried, unanimously.

5. Public Hearing – Rezoning City owned property off of Shaler Drive and Mayfair Street. Chairman Steger read the call of the hearing and its purpose. No memo or staff report was provided to the Plan Commission prior to the public hearing. Lueck questioned the rezoning of said property from the PCD District to the R-3 Multiple-Family Residential Zoning District since the City really doesn't have a PCD District. A PCD is really a separate plan of a minimum contiguous size, recorded with the Register of Deeds which is planned and developed as a single entity and can contain several zoning districts and uses. It should be noted that in the Cities Comprehensive Plan, adopted in 2006, does not indicate that the Cities Zoning Map, #8-2 has been changed as the map still shows this area as an apparent B-3 Shopping Center Business District and Map #8-3 apparently shows the cities growth area as a PUD, Planned Unit Development. These maps should also be revised when the Cities Zoning Maps are changed when they differ with the adopted Comprehensive Plan.

   Lueck questioned what ever happened to the proposed Zoning Ordinance revisions that a special review committee worked on for about one year and submitted to the City Attorney for review and comments before adopting a new revised zoning ordinance. City Attorney VandeZande said he would look into the matter.

No further facts were presented for or against the rezoning petition so Chairman Steger declared the hearing closed.

Motion by Vanderkin, seconded by Aylesworth to send a favorable recommendation to the City Council suggesting that they approve the rezoning of property legally described as a resurvey of Lot 3 of Certified Survey Map No. 6733 as recorded in Volume 45 of Certified Surveys on Pages 320 – 323 in the Dodge County Register of Deeds Office and being part of the SW ¼ of the SW ¼ and part of the SE ¼ of the SW ¼ of Section 4, T. 13N., R.15E., City of Waupun, Dodge County, Wisconsin from the PCD District to the R-3 Multiple Family Residential District.

Vote: Aylesworth, Vanderkin, Steger – "AYE"
Lueck – Abstain
Motion carried, 3/0/1.

6. Discuss/Approve CSM for City owned property for land off of Shaler Drive and Mayfair St. A resurvey of Lot #3 of CSM #6733 as recorded in Volume 45 of Certified Surveys on Pages 320-323 in the Dodge County Register of Deeds Office was submitted for review. The purpose of the resurvey is to better define the lot area for a future apartment structure and the possible sale of lot #2.

Motion by Vanderkin, seconded by Aylesworth to send a favorable recommendation to the City Council recommending the approval of a resurvey of Lot 3 of Certified Survey Map No. 6733 as recorded in Volume 45 of Certified Surveys on Pages 320 – 323 in the Dodge County Register of Deeds Office and being part of the SW ¼ of the SW ¼ and part of the SE ¼ of the SW ¼ of Section 4, T. 13N., R.15E., City of Waupun, Dodge County, Wisconsin. Said parcel contains 751,988 sq. ft (17.263 acres) and dedicating for street purposes 47,205 sq. ft. (1.084 acres)

Vote: Aylesworth, Vanderkin, Lueck, Steger – "AYE"
Motion carried, 4/0.

7. Discuss/Approve site plan for 204 Shaler Dr. The following memo from the City Zoning Administrator was entered into record.

Property is zoned B-4 INTERCHANGE BUSINESS DISTRICT. Permitted uses in this district include hotels/motels.

Item	Required	Proposed	Comment
Minimum lot width/area	120 ft / 1 acre	200 ft / 1.4 acres	OK
Street Setback	40'	51', 42', & 42'	OK
Rear Setback	20'	32'	OK
Side setback	None	40'	OK
Height	60'	34'	OK
Parking	73 stalls	75 stalls	OK
Parking stall size	10' x 20'	9' x 18'	Variance granted

Accessory structure enclosing trash is in the SW corner of property, with a retaining wall along Wilcox Street and Washington Avenue. It is not clear what height these walls are, but the vision triangle should be reviewed. The retaining wall on the SE corner is stated to be 2 ½', which meets the height restriction.

VISION CLEARANCE TRIANGLE. (Ord. 99.15) In each quadrant of every street intersection there shall be designated a vision clearance triangle, bounded by the street curb lines and a line connecting them 30 feet from their intersection. Within the triangle no obstruction shall be allowed above a height of 2 ½ feet above the street if it obstructs the view across the triangle. This restriction shall not apply to posts, wire fences, or where the required setback is less than 30 feet.

The proposed sign is 128 square feet. The maximum allowed size is 100 square feet per side.

Recommendation: Conditional approval, subject to vision triangle being maintained and the sign size being reduced to 100 square feet per side.

A site plan for the proposed AmericInn Hotel & Suites at 204 Shaler Drive was reviewed by the Committee. A concern with the height of a retaining wall and location of a trash bin and storage structure in the vision clearance triangle were discussed along with the size of the off street parking spaces being under sized. The proposed sign will be larger than allowed by the Ordinance.

Motion by Steger, seconded by Vanderkin to approve the site plan for the AmericInn Hotel & Suites at 204 Shaler Dr on the condition that the issues raised in the Zoning Administrator's memo are resolved prior to the construction of the new hotel.

Vote: Aylesworth, Vanderkin, Lueck, Steger – "AYE"
Motion carried, 4/0. Site plan approved with conditions.

8. Motion by Vanderkin, seconded by Aylesworth to adjourn the meeting, motion carried, meeting adjourned at 5:10 p.m.

Fred Lueck
Secretary

Memo

Date: July 22, 2013
To: Plan Commission
From: Mary Kay Vogel
RE: Zoning review of site plan at 1049 S. Watertown St.

The parcel is zoned M-1 CLOSED STORAGE/LIGHT MANUFACTURING. Storage without open storage is a permitted use in this District.

Proposed is a single story, 2880 square foot steel framed structure on the same lot as an existing 2928 square foot storage building.

The Plan Commission may allow more than one principal building per lot in 16.01 (11) (d): Compliance (i) No lot shall be occupied by more than one permitted principal building, but in the case of public, institutional, industrial or commercial buildings, a group of principal buildings under the same ownership may be considered as occupying the same lot if in the opinion of the Plan Commission such buildings and uses are compatible.

The site plan shows hard packed gravel surface with a 15 foot drive on the East side and a drive on the West side of unknown size. This may be hard for an emergency vehicle to maneuver.

The lot meets the minimum dimensions of 1 acre and 100' street frontage.

Setbacks:

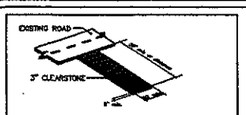
Item	Required	Proposed	Comment
Front yard	15'	15' +	OK
Rear yard	15'	15'	OK
Side yard	15'	25' +	OK

The maximum height allowed in the M-1 District is 65 feet. The proposed structure is shown as 16' 6".

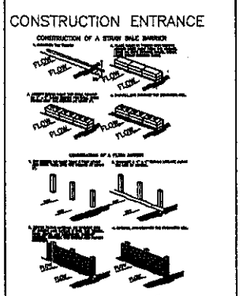
No signage is proposed with this site plan.

Action required: Review and approve, conditionally approve, or reject site plan.

1. Recommendation: Approval, subject to dimensions of drives being approved by the Fire Department.



CONSTRUCTION ENTRANCE



EROSION CONTROL MEASURES

1. SILT FENCE TO BE USED ALONG AREAS OF THE LOT THAT SHOW SIGNS TRAPPING A POOLED EFFECT ON TRAPPING SEDIMENT THAT SHALL NOT BE USED AS AN ALTERNATIVE TO SILT FENCE.
2. SOME NOT SHALL ARISE ON-SITE.
3. PERMANENT AREA OF DRAINAGE SHALL TO BE SEEDED AND MULCHED PRIOR TO FINISHED CONSTRUCTION.
4. INSTALL A 50 FOOT PAD OF 3" CLEAN STONE AT THE END OF ROAD CONSTRUCTION LANES TO PREVENT SEDIMENT FROM BEING TRACKED INTO THE PUBLIC RIGHT-OF-WAY. PAVED ROAD SHALL BE SWEPT AS NECESSARY TO REMOVE ANY SEDIMENT THAT MAY BE TRACKED OUT. SEDIMENT SHALL BE REMOVED FROM PAVED ROAD BY SWEEPING. PLUMBING BEYOND THE END OF THAT ROAD SHALL BE.
5. [illegible] DISTURBED AREAS PASSING THROUGH THE SITE SHALL BE [illegible] WITHIN.
6. [illegible] ALL DISTURBED AREAS ALL DISTURBED GROUND AND AREA OF NEW [illegible] SHALL BE SEEDED AND MULCHED ON THE SITE BY 75 DAY PERIOD OR STATE IN CONSTRUCTION. [illegible] SEDIMENT DISCHARGE SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED.
7. [illegible] NOTIFY PRIOR TO THE SITE SHALL BE TREATED BY TEMPORARY [illegible] BASIN OR THAT APPROPRIATE CONTROL MEASURES. SUCH [illegible] SHALL HAVE A DEPTH OF AT LEAST 2 FEET TO SUPPORTED [illegible] SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE [illegible] PLACE A PERIMETER SILT FENCE AT THE DOWN [illegible] POINT THE SITE AT THE LOWEST ELEVATION PRIOR TO [illegible] SHALL NOT BE [illegible] ON THE SITE IS A SOURCE OF THE DRAINAGE PROBLEM.
8. [illegible] TEMPORARY CONTROL MEASURE TO BE BUILT BY CONTRACTOR, TO STOP SEDIMENT ON ALL ON THE COUNTY OF DODGE COUNTY.

OWNER: Hoinacki Storage, LLC.
213 Fond du Lac St.
Waupun, WI 53963
Ph: 920-392-9063

PROJECT: Hoinacki Storage, LLC
Storage Building #2
1030 S. Watertown St.
Waupun, WI 53963
Ph: 920-392-9063

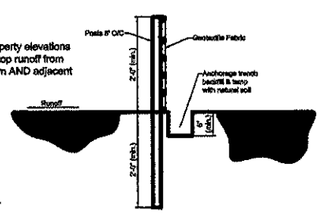
BUILDING CONTRACTOR: Hoinacki Construction
213 Fond du Lac St..
Waupun, WI 53963
Ph: 920-392-9063
Email: thoinacki@charter.net

BUILDING ENGINEER: Ideal Structural Designs, LLC
975 Wylde Oak Dr.
Oshkosh, WI 54904
Ph: 920-235-6264
Email: JK@IdealDesignLLC.com

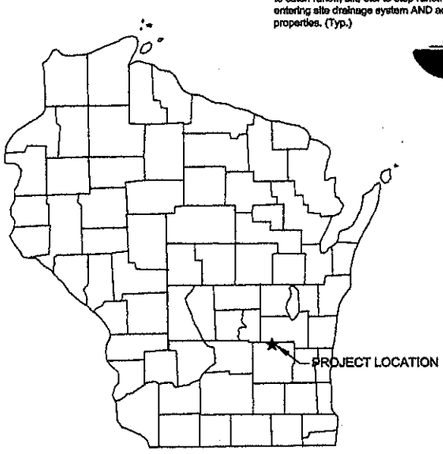
PLAN REFERENCE NEW FINISH FLOOR ELEVATION = 100'-0" (Site is mostly level with slight grade slope away from new & existing buildings)

BUILDING INFORMATION	
BUILDING CODE:	2009 INTERNATIONAL BUILDING CODE WITH 2011 WISCONSIN ENROLLED COMMERCIAL BUILDING CODE MODIFICATIONS.
OCCUPANCY CLASSIFICATION:	MODERATE-HAZARD STORAGE FACILITY, S-1; MULTIPLE UNIT (12 TOTAL @ 1020ft²) MINI-STORAGE WAREHOUSE BUILDING WITH ALLOWANCE FOR STORAGE OF ITEMS THAT ARE NOT CLASSIFIED AS HAZARDOUS.
CONSTRUCTION TYPE:	IIB - UNPROTECTED, NON-COMBUSTIBLE CONSTRUCTION MATERIALS THROUGHOUT WITHOUT SPRINKLER WITH THE EXCEPTION OF INTERIOR BUILDING ELEMENTS WHICH MAY BE OF ANY MATERIALS ALLOWED BY THIS CODE.
FLOOR AREAS (SQ. FT.):	NEW GROSS FLOOR AREA = 2,880 sq. ft.;
MAXIMUM AVERAGE HEIGHT (ACTUAL):	< 10' (+/-)
NUMBER OF STORIES:	1
MINIMUM SEPARATION DISTANCE:	= 40' (MINIMUM) TO EXISTING SELF-STORAGE BUILDING ON SAME LOT AS DENOTED & SHOWN ON SITE LAYOUT PLAN.
MINIMUM SETBACK TO PROPERTY LINES:	= 32.99' (MINIMUM) ALLOWED DISTANCE TO CLOSEST PROPERTY LINE FROM EXISTING & NEW SELF-STORAGE BUILDINGS
BUILDING SEPARATION RATINGS:	N/R
MULTIPLE USE & OCCUPANCY DESIGN INTENT:	SINGLE.
AUTOMATIC SPRINKLER (PER CHPTR 9):	NONE.
MAX. ALLOWABLE USEABLE FLOOR AREA:	S-1 (NEW) Moderate Hazard Storage (hazardous materials NOT allowed) w/ IIB CONSTRUCTION TYPE; total building perimeter = 216 LF; Maximum allowed area PER TABLE 503 = 17,250 SQ. FT. TOTAL NEW BUILDING AREA = 2,880 SQ. FT. < 17,250 SQ. FT. _____ OK
MAXIMUM ALLOWABLE HEIGHT:	NOT TO EXCEED 2 STORIES OR 50' HEIGHT PER CHAPTER 5 - OK.
TOTAL LOT AREA:	= 1.564 ACRES
ANTICIPATED DISTURBED AREA:	APPROX. 0.22 ACRES - EROSION CONTROL PER BUILDING SITE SHEET.
BUILDING LOADING CRITERIA:	PER THE NOTED BUILDING CODE AND PLANS.
TOTAL BUILDING OCCUPANCY LOAD:	MAXIMUM NUMBER OF EMPLOYEES WITH PERMANENT WORK STATIONS IN BUILDING = 0. NO NEW PARKING OR RESTROOMS REQUIRED.

NOTE:
Place silt fencing on low property elevations to catch runoff, silt, etc. to stop runoff from entering site drainage system AND adjacent properties. (Typ.)



SILT FENCE INSTALLATION
(Model NONE)



DRAWING INDEX		PLAN DATE
T-1	Title Page & Building Information	7/8/13
C-1	Site Layout Plan	7/8/13
A-1	Building Floor Plan	7/8/13
A-2	Exterior Wall Elevations	7/8/13
S-1	Foundation Plan	7/8/13
S-2	Foundation Details	7/8/13
S-3	Specifications	7/8/13

Building Use, Codes and Loading:

Roof Live Load: 20 PSF, tributary area reduction not allowed.
Wind Load: 90 MPH, Exposure B, Enclosed Building.
Ground Snow Load: 35 PSF, Partially Exposed Snow Exposure Factor with non-heated building interior thermal factor.
Collateral Load: 0.0 PSF no suspended lights or electrical.
Seismic Criteria: Sa = 9.60%, S1 = 4.10%.
Use and Occupancy: New Separate Building w/ Single Use & Occupancy of: S-1, Moderate Hazard Mini-Storage facility, (12) Storage Units within building.
New Occupancy: zero permanent work stations in new building.
Occupancy Category I, Minor Storage Facility.

WISCONSIN
GERALD T. KITZMAN
E-33565
OSHKOSH
WIS.
PROFESSIONAL ENGINEER
7/8/13

Gerald T. Kitzman, P.E.

ALL PROJECT MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE REQUIREMENTS, 2011 ED. ANY DISCREPANCY TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR, OWNER AND ENGINEER FOR RESOLUTION.
PRE-ENGINEERED STEEL FRAMED AND METAL FRAMED BUILDING SUPPLIERS TO FURNISH SEALED BUILDING PERMIT ERECTION DRAWINGS AND CALCULATIONS TO LOCAL BUILDING AUTHORITIES AS A COMPONENT SUBMITTAL PRIOR TO THE START OF THAT BUILDING INSTALLATION. SUPPLIERS TO FURNISH FOUNDATION LOADINGS, BASEPLATE SIZES & ANCHORAGE QUANTITY & DIAMETERS TO THE ENGINEER FOR VERIFICATION PRIOR TO THE START OF CONSTRUCTION.
LIGHTING, ELECTRICAL, PLUMBING, CIVIL, FIRE ALARM, HVAC TO GENERATE DRAWINGS AND CALCULATIONS AS REQUIRED BY AND IN ACCORDANCE WITH THE 2011 WI ENROLLED BUILDING CODE REQUIREMENTS AND FURNISH THESE ITEMS TO BUILDING AUTHORITIES FOR REVIEW AND APPROVAL. NO WORK IS TO BEGIN UNTIL APPROVAL IS GRANTED BY STATE AND/OR LOCAL BUILDING AUTHORITIES.

General Notes
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Cell: 920-410-8820
Email: jk@idealdesignllc.com

41,760 cubic feet

Zoned M-1

No.	Revision/Issue	Date

Plan Name and Address
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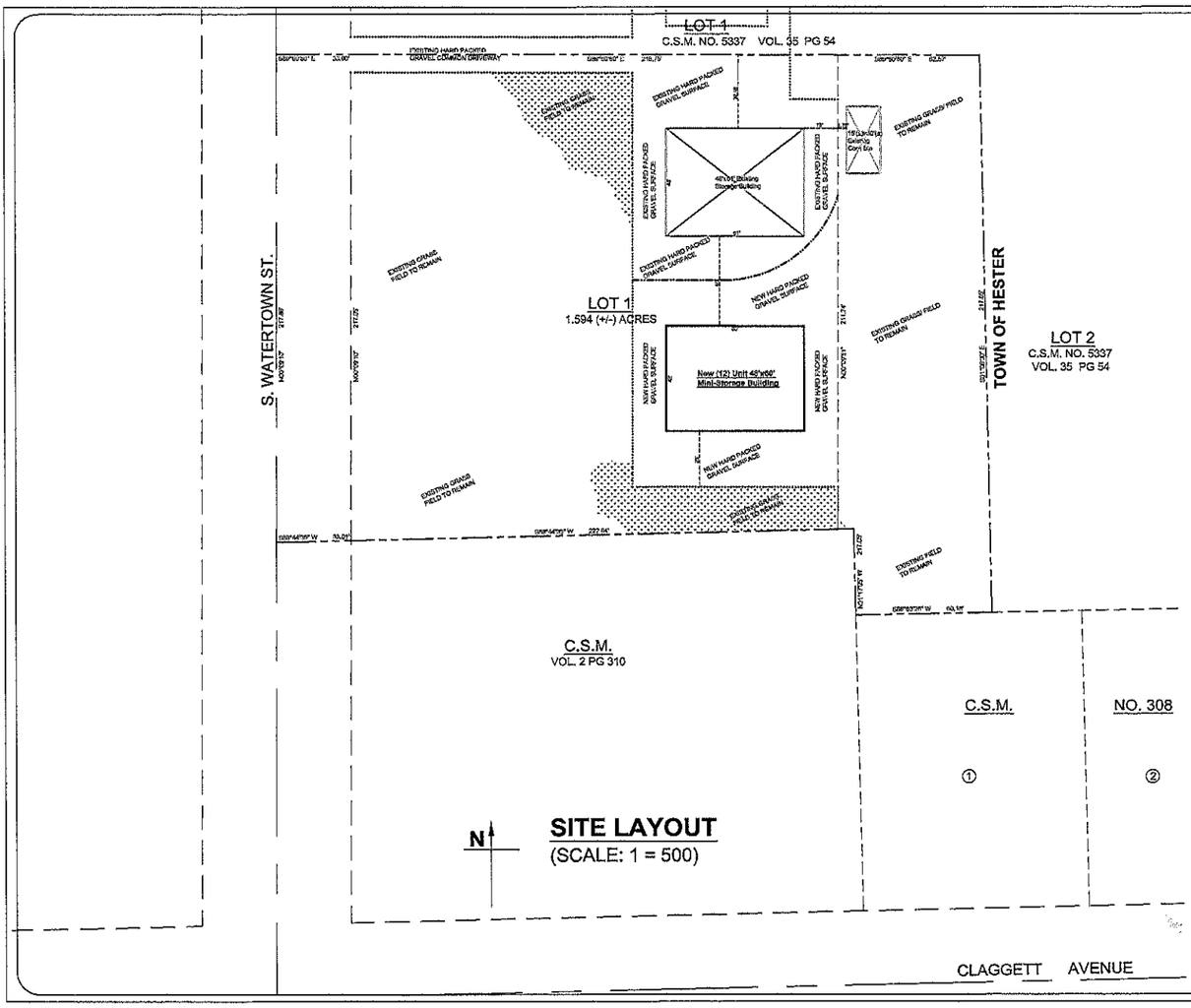
Project Name and Address
Hoinacki Storage, LLC - Storage Building #2
1028 S. Watertown St.
Waupun, WI 53963

Project: Q13-029
Date: 7-8-13
Scale: As Noted
Sheet: T-1



SITE LAYOUT
(SCALE: 1 = 500)

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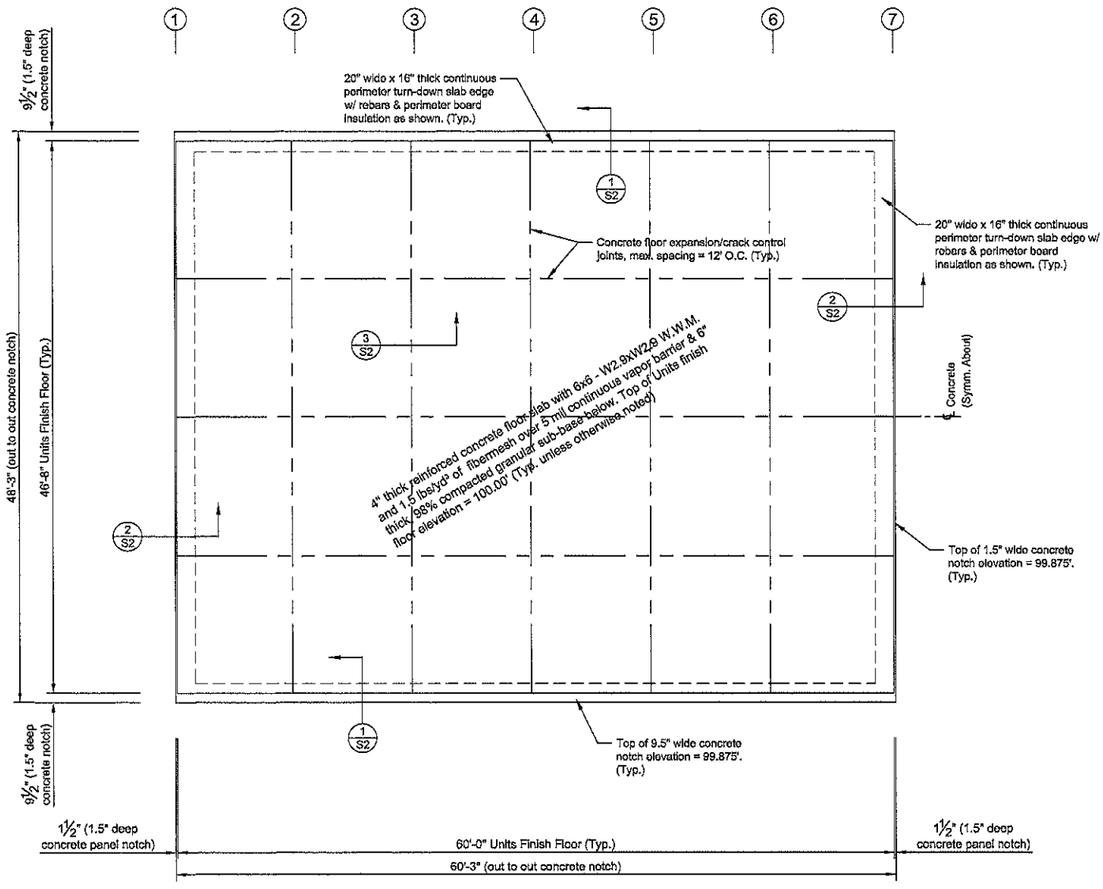

STORAGE BUILDING FOUNDATION & SLAB PLAN

(Scale: 1/8" = 12")

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No.	Revision/Issue	Date

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tholnacki@charter.net

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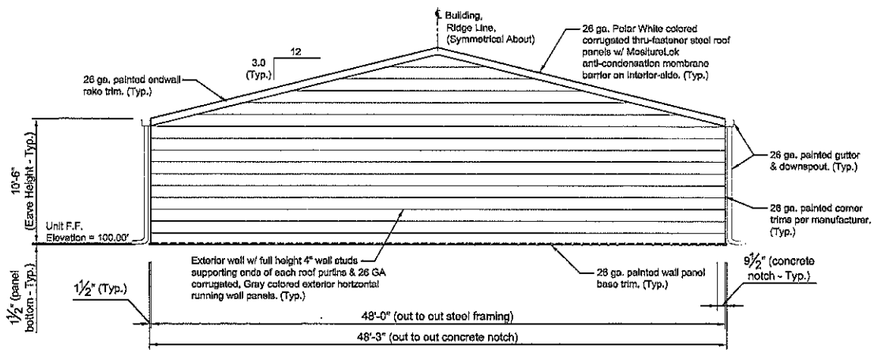
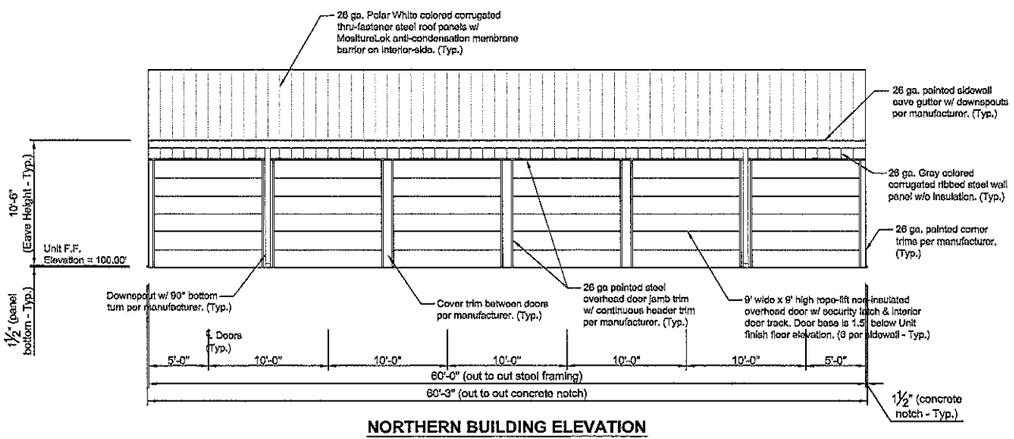
Project: Q13-029	Sheet: S-1
Date: 7-8-13	
Scale: As Noted	



EASTERN BUILDING ELEVATION
(WESTERN BUILDING ELEVATION SIMILAR)

(Scale: 1/8" = 12")



NORTHERN BUILDING ELEVATION
(SOUTHERN BUILDING ELEVATION SIMILAR)

(Scale: 1/8" = 12")

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No.	Revision/Issue	Date

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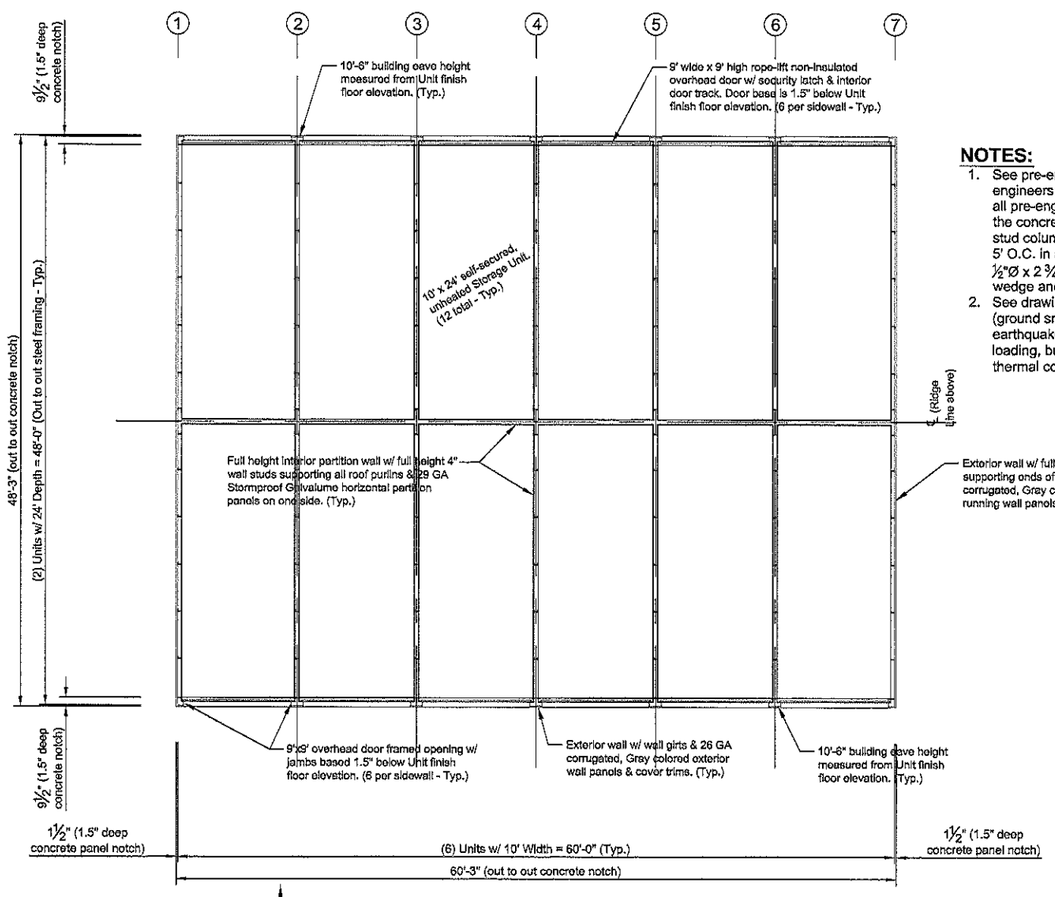
Project: Q13-029	Sheet: A-2
Date: 7-8-13	
Scale: As Noted	



STORAGE BUILDING FLOOR PLAN

(Scale: 1/8" = 12")

NOTES:

1. See pre-engineered building manufacturers', engineers sealed construction drawings including all pre-engineered building steel above the top of the concrete slab, load bearing light gauge steel stud column located at each purlin (not to exceed 5' O.C. in all cases), and setting locations of all ½"Ø x 2 ¾" long (2 min. per stud column), A36 wedge anchor-bolts.
2. See drawings for required environmental loadings (ground snow, wind load with exposure, and earthquake ground motions), suspended collateral loading, building use, building classification, interior thermal condition, and importance factor.

General Notes

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Project Q13-029	Sheet A-1
Date 7-8-13	
Scale As Noted	

DESIGN LOADS

LOADING: SEE COVER PAGE.

DESIGN STRESSES

CONCRETE AT 28 DAYS = F'c = 4000 PSI, PRECAST KEYWAYS, WALLS, PIERS, COLUMNS, FOOTINGS AND EXTERIOR EXPOSED CONCRETE WITH REINFORCING NOTED.

REINFORCING STEEL
IN CONCRETE: Fy = 40,000 PSI PER ASTM A615, GRADE 40.
STRUCTURAL STEEL: Fy = 36,000 OR 50,000 PSI AS NOTED.

CONCRETE AT 28 DAYS F'c = 4000 PSI FOR ALL CONCRETE SLABS ON GRADE, TOPPING, AND SUPPORTED FLOORS. USE 6x6-W2.9xW2.9 W.W.M. 2" CLEAR FROM TOP OF SLAB AND OR IN CENTER 1/3rd OF ALL CONCRETE SLABS PLUS USE 1.5 LBS/YD³ IN ALL SLABS UNLESS OTHERWISE NOTED.

ANCHOR BOLTS Fy = 36,000 PSI, A36 ANCHOR BOLTS WITH NUTS AND WASHERS AS SHOWN AND/OR NOTED.

PRESUMPTIVE ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF WITH COEFF. OF RUPTURE = 225 PCI GIVEN SITE OBSERVED SANDY GRAVEL SOIL TYPE CLASS OF MATERIALS = GW.

MATERIAL STRENGTH REQUIREMENTS:

1. Structural steel: Building steel: Per pre-engineered building manufacturer engineers sealed drawings and calculations. Provide final information to Engineer to verify enclosed design.
Structural Steel: ASTM A36 & ASTM A307/A325 bolts as noted.
Deformed reinforcing: ASTM A615, Grade 40 with welding of deformed bars per ACI 318-06 and ANSI/AWS D1.4.
2. Concrete: ASTM C 1157 with F'c = 4000 @ 28 days.
3. Engineered fill: 6" (min.) of clean granular, class 5 crushed stone\engineered fill, unfrozen and free of organic, wood, and other debris in lifts not to exceed 6" with proper compaction equipment depending on the soil type. All engineered fill should be compacted at a moisture content within 2% of optimum moisture content as determined by a modified proctor test (ASTM D 1557). Minimum compaction to be 98% below building, foundations and within 2' of slab, foundation or pavement subgrade.

GENERAL NOTES:

1. All work shall conform to state, local and federal codes which govern for the construction site and shall be done in a workmanship like manner. Any additions to or deletions from the plan must be in accordance with codes having jurisdiction and may require resubmittal. Notify engineer of all such changes.
2. The contractor is responsible for field verifying all existing conditions, dimensions and modifications.
3. Every effort has been made on these drawings to completely and clearly show the design intent and all relative details for the complete project. It is impossible to show each and every specific detail and show every component, anchor, etc. therefore it is the responsibility of the contractor to provide all labor and materials necessary to complete the intent of the document including items not shown but necessary for a completed project finished in a workmanship like manner that is standard in the industry.
4. The contractor is responsible for any damage caused by neglecting to provide temporary covering at any wall opening. The building must be kept enclosed, dry and subject to minimal heat loss thru construction openings.
5. Shop drawings prepared by the contractors, suppliers, etc. shall be reviewed by the engineer only for compliance of the design concept. No work shall be started without such written material submitted and approved..
6. All details and sections shown on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere on the project, except where a different detail is shown.
7. All general and specific notes shall apply equally to all contractors and suppliers engaged in execution of the work shown on these plans. These notes supplement and are made a part of the entire contract documents.
8. All construction shall be executed in conformance with the following:
Plan and specifications.
State of Wisconsin, Federal and all Safety Codes.
National, State, Local and Municipal applicable codes.
9. Contractor to cross check dimensions and elevations between structural, civil, equipment and other information generated on the project. Contractor to provide final column loadings and anchor setting to engineer prior to the start of concrete work to verify design. Engineer shall be notified of any variance before contractor begins work. All equipment supports and anchorages to be cross checked with manufacturer's drawings by contractor. Contractor shall verify all profiles, heights and dimensions at project prior to fabrication of material and inform the engineer of any discrepancies or framing interferences.
10. Contractor to coordinate with all other trades to provide openings in walls, floors, roof, etc. In no case shall structural alterations or work affecting a structural member be made unless approved by Engineer.
11. Provide all necessary temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction.
12. Contractor to consult with "Diggers Hotline" prior to excavation to locate underground gas, sewer, water and electrical obstacles.
13. The Engineer is not responsible for the means and methods of construction and the safety of the job site and that these responsibilities are intended to be and . remain solely those of the General Contractor.

EARTHWORK:

1. All earthwork and foundations systems to be installed per the Civil Engineers' recommendations and report if applicable. In all cases follow good construction practices, code recommendations and specification requirements for site preparation, foundation recommendations, dewatering recommendations, engineered fills recommendations, construction material test program recommendations procedures given sub-surface conditions and other recommendation by the projects' Civil Engineer. Slab and foundation settlements are a natural phenomena and due not create a cause for action against this designer given site observations and other communications have not indicated any unusual conditions.
2. Contractor to provide temporary supports as required to prevent horizontal movement or vertical settlement which will endanger adjacent structures, streets, utilities, life, etc.
3. No foundation or slabs shall be placed on frozen subgrade.
4. Protect in-place foundations and slabs from frost penetration until the project is completed.
5. All areas on the project requiring fill shall be filled with uniformly graded, Class 5 crushed stone compacted granular fill. Place fill materials in layers not to exceed 6 inches in depth and compacted to a minimum 98% maximum dry density. Protect excavation bottoms against freezing when temperatures are less than 35 degrees Fahrenheit.
6. In areas of compact fill, backfilling against both sides of walls, etc. is to be done at the same rate to prevent overturning of the element.
7. Testing of bearing soils, compacted granular fill, etc. shall be performed by a testing agency selected by and paid for by owner. Contractor to call testing agency when services are required. In cases when this step is not performed by the owner, the soil properties listed herein constitute the entire relationship and responsibility by this and other documents authored.
8. Contractor to notify engineer of all requirements of ground methane removal system from under all slabs on project. Contractors to incorporate requirements into all work as required to thoroughly address requirements. Contractor to meet all requirements including sound industry and engineering judgment when addressing methane abatement system construction.

CONCRETE REINFORCEMENT:

1. All dowels and anchor bolts to be positioned by template and tied in place before placing concrete.
2. Detailing of all steel reinforcing and reinforcing supports shall be in accordance with "The Manual of Standard Practice" produced by CRSI, and ACI Standards unless otherwise indicated.
3. All reinforcing shall be placed on supports.
4. All reinforcing marked "cont" to be lapped 24 diameters or 1'-3" minimum at splices and extended around corners with corner bars. All other bars at splices shall be lapped 36 bar diameters, minimum.
5. Reinforcing to be placed in walls as follows if not otherwise shown:
12" walls - #3 @ 36" O.C. horiz & vertical (both faces).
8" walls - #3 @ 48" O.C. horiz & vertical (one face).
6. Place 2 - #4 bars around all holes in concrete including reentrant corners at both surfaces and extend 24" beyond edge of opening unless otherwise noted.
7. Use reinforcing clearances below unless otherwise shown or required by stated codes:
Slabs 3/4" top and bottom (interior)
1 1/2" top and bottom (exterior and all slabs on grade),
Walls ——————— 1 1/2",
Piers ——————— 1 1/2" to stirrups or ties,
Footings ——————— 3".
8. Provide corner bars at all wall corners and intersections whether shown or not shown on plans and specifications.
9. Fiber mesh (at rate of 1.5 lbs/yd³) should be used in all slabs on grade in conjunction with 6 x 6 - W2.9xW2.9 W.W.M., but Fiber Mesh is not a substitution for W.W.M. under any circumstances. All W.W.M. to have 75 ksi min. yield point. Locate W.W.M. 2" from top of slab or within center 1/3rd of slab thickness.

CAST IN PLACE CONCRETE:

1. Concrete work shall conform to the latest edition of the following standards:
ACI 301 "specifications for structural concrete",
ACI "manual of standard practice" (reports and guidelines),
ACI-318 "building code requirements for reinforced concrete",
ACI-318.1 " building code requirements for structural plain concrete".
2. Provide a minimum of 1.5" rigid board insulation and 6" compacted granular fill under all slabs on grade.
3. Maximum length of wall cast in one place shall be 75 feet with construction joints between columns and allow 24 hours between adjacent pours.
4. Top elevation of all slabs, piles, footings and walls to be as shown on plans.
5. All concrete shall have 28 day cylinder strength, f'c as indicated on plans and specifications.
6. All concrete exposed to weather shall be air-entained with 4% to 7% air content.
7. Sawed joints in non-structural slabs on grade to be made within 18 hours after placing concrete or sooner if concrete strength permits. Joints shall be 15% of slab depth. Locate all saw cuts at a max. spacing of 15' O.C.
8. Keys shall be placed at all shut-off points in walls, slabs, beams and joists. All keyways to be formed from 2 x 4 lumber unless noted otherwise.
9. Check architectural, steel building, heating and ventilating, electrical and plumbing drawings for sleeves, hangers, inserts and items cast into concrete.

STRUCTURAL STEEL:

1. All steel shall conform to ASTM specifications noted.
2. Fabricate all steel per the latest AISC Specifications and approved shop drawings as follows:
a. Weld all joints per AWS D1.1.
b. Punch or drill holes 1/16" larger than bolt diameter unless noted.
c. Clean and prepare surfaces for field welding to assure good weld quality.
d. Make fillet welds minimum size per AISC specifications.
e. Make butt weld full penetration per AISC Manual, Part 4, and and AWS D1.1 unless noted.
f. Do not use intermittent weld for members exposed to the elements.
g. Provide holes in materials for all other materials and work.
3. Shop prime steel by cleaning per SSPC-SP3 and apply one coat of 1 mil dry film thickness except surfaces used in slip critical joints.
4. Erect steel in accordance with AISC Specifications.
5. All structural bolts to be A307 or A325, 5/8"Ø unless otherwise noted by pre-engineered building manufacturer.
6. All structural bolts are designed as bearing type connections and are to be tightened by "Turn-of-the-Nut" method.
7. Expansion bolts, where called out, shall be 1/2" or 5/8" dia. at spacing indicated.
8. Provide washers under all nuts for base plate anchor bolts. Holes in base plates for anchor bolts to be oversized holes per AISC.
9. All welding per AWS Specifications using ASTM A233 (class 70) electrodes. All welds not shown shall be minimum to develop the smaller connecting member. All welding to be performed by a Wisconsin Certified Welder.
10. Flame burning of holes is not permitted in primary structural members.
11. All steel to be designed as component by the selected pre-engineered building manufacturer, certified by professional engineer to meet or exceed the noted Building Codes.

General Notes

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No.	Revision/Issue	Date

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Hoinacki Construction
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Waupun, WI 53963
Ph: 920-392-9063
Cell: 920-324-5250
hoinacki@charter.net

Project Name and Address
Hoinacki Storage, LLC -
Storage Building #2
1028 S. Watertown St.
Waupun, WI 53963

Project Q13-029	Sheet S-3
Date 7-8-13	
Scale As Noted	

DRAFT

Werner Harmsen Funeral Home Parking Lot review comments

prepared by Dave Remely, Remely Architects 8/2/13

The attached Site Plan illustrates an expansion of on site parking for the Funeral Home in conjunction with a building expansion to add expanded restrooms, handicap accessible, together with a community room for catered luncheons after services. The community room will be available for public use when services are not scheduled. A separate entrance will be provided for that purpose.

The profile of the addition may vary as the plans are developed.

The following are statements in response to the newly acquired site to the east where it is intended to construct a new parking lot housing 25 on site parking stalls.

The site plan is in progress as we are awaiting a survey of the land before final design can begin.

a TRAFFIC ACCESS:
The South-West curb cut into the funeral home property will be narrowed so it no longer exceeds 30 feet.
Other curb cuts on the funeral home property will remain. A new curb cut will be placed on the North line of the new site to accommodate entry and exit without impacting circulation, drop off, and possible hearse and family car parking at the East canopy drive.

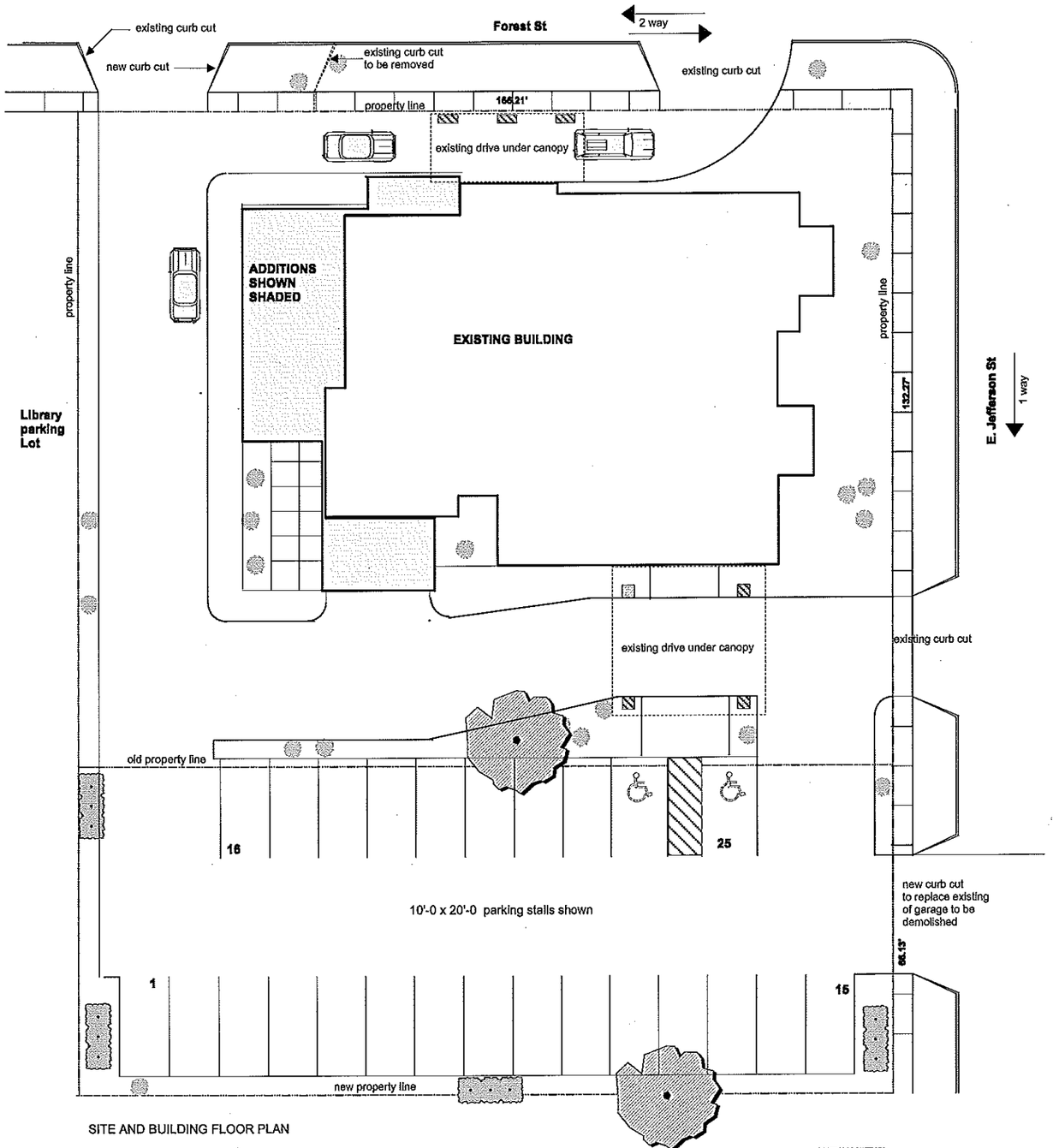
b CIRCULATION AND PARKING:
Circulation is shown on the site plan, loading of delivery items will take place in the garage.

c LANDSCAPE AND SCREENING:
Landscaping will be provided to match that of the existing funeral home. The two trees shown on the site plan are existing. There will be no viewable mechanical equipment on the roof of the expansion.

d ILLUMINATION:
Current light pools on the existing funeral home lot will remain, additional poles will be added to the new lot to accommodate parking lot standards.

e STORM WATER REQUIREMENTS:
As soon as the survey is completed a design will be generated to accommodate
The design shall be in accordance with applicable codes.

DRAFT



SITE AND BUILDING FLOOR PLAN

Scale: 1" = 10'-0 @ 24 x 36

REMELY ARCHITECTS
Funeral Home Specialists
553 Wildwood Avenue,
Saint Paul, MN 55110
Telephone: 651-495-3429

Memo

To: Plan Commission

From: Mary Kay Vogel, Zoning Administrator

Date: August 7, 2013

Re: Site plan review for 913 and 917 Fraser Lane

Property is zoned R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT. Permitted uses in this district include multiple family dwellings and incidental uses on the same lot.

Proposed are two 16 unit multiple family dwellings and two detached accessory parking structures. The Plan Commission has the power to allow more than one principal structure per lot if such public buildings are under the same ownership and the uses are compatible (16.01 (d) (i)).

Lot size required is 30,000 square feet per each 16 unit structure. Proposed lot is 166,900 square feet.

Setbacks to structures for the R-3 District are 30 feet for front and 15 feet for sides. All setback requirements are exceeded.

Building height is restricted to 45 feet for the principal structure and 20 feet for the garages. The principal structures are 26' 7". The garages are not shown.

Parking requirements are two stalls per unit. Sixty-four stalls are required. 101 stalls are proposed, but the size shown is 9' wide by 18' deep. Ten feet by twenty feet is required. If stalls are provided as required by Section 16.11, then the paved areas will increase by 2 foot depth. This would still provide the required setback from Shaler Street to the garages, but would bring the paved area to 18 feet approximately to the lot line.

Trash collection area is provided. Details of enclosure materials are not shown.

No signage is proposed.

Recommendation: Approval, subject to revising the size of parking stalls, and garage heights to comply.

RAINFOREST APARTMENTS PHASE II
DECKER PROPERTIES, INC.
WAUPUN, WISCONSIN

LEGEND

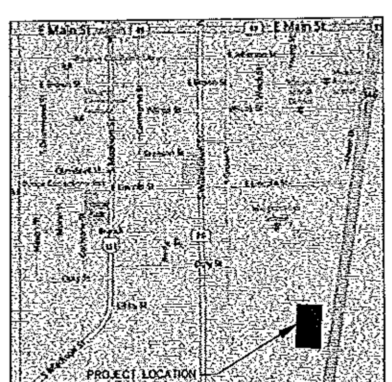
- 000.00 — PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- 000.00 TR / 000.00 BR — PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)
- 000.00 TC / 000.00 BC — PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)
- 000.00 TW / 000.00 BW — PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)
- EXISTING WATER VALVE IN BOX
- PROPOSED WATER VALVE IN BOX
- EXISTING WATER VALVE IN MANHOLE
- EXISTING WATER SERVICE VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING ROUND CATCH BASIN
- PROPOSED ROUND CATCH BASIN
- EXISTING SQUARE CATCH BASIN
- EXISTING CURB INLET
- PROPOSED CURB INLET
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING STREET LIGHT
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC BOX
- EXISTING CABLE TV PEDESTAL
- PROPOSED DRAINAGE FLOW
- 1-1/4" REBAR SET WEIGHING 4.30 LB/FT.
- 3/4" REBAR SET WEIGHING 1.50 LB/FT.
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- EXISTING FLOOD LIGHT
- SECTION CORNER
- PROPOSED APRON ENDWALL
- EXISTING MARSH AREA
- EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER

- EXISTING CONIFEROUS TREE
- EXISTING SHRUB
- EXISTING STUMP
- SOIL BORING
- EXISTING WELL
- PROPOSED WELL
- EXISTING LIGHT POLE
- EXISTING SIGN
- CENTER LINE
- EXISTING HANDICAP PARKING STALL
- PROPOSED HANDICAP PARKING STALL
- EXISTING GAS VALVE
- EXISTING WOODED AREA
- EXISTING HEDGE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING BARBED WIRE FENCE
- PROPERTY LINE
- EXISTING GUARD RAIL
- EXISTING STORM SEWER AND MANHOLE
- PROPOSED STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING WATER LINE AND HYDRANT
- PROPOSED WATER LINE AND HYDRANT
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC CABLE
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND GAS LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- GRADING/SEEDING LIMITS
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- RAILROAD TRACKS
- 800 — EXISTING GROUND CONTOUR
- 800 — PROPOSED GROUND CONTOUR

CIVIL SHEET INDEX

SHEET	SHEET TITLE
C1.0	CIVIL COVER AND SPECIFICATION SHEET
C1.1	EXISTING SITE AND DEMOLITION PLAN
C1.2	SITE PLAN
C1.3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C1.4	LANDSCAPE PLAN
PXP	PHOTOMETRIC LIGHTING PLAN

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289
WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



PROJECT LOCATION MAP

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.

C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.

D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.

C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.

D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.

E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.

G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS.

H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.

I. WHEN THE 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.

J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO NR 216.46 AND NR 216.47. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES PURSUANT TO NR 216.43 OR TO AN AUTHORIZED LOCAL PROGRAM PURSUANT TO NR 216.415 TO OBTAIN COVERAGE UNDER THE GENERAL WPDES STORM WATER PERMIT.

B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES UNTIL PERMIT COVERAGE IS TERMINATED.

C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NR 216.48. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED.

E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONTRUCTION SITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WISCONSIN DNR CONSTRUCTION SITE INSPECTION REPORT FORM 3400-187 SHALL BE USED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
1. THE DATE, TIME, AND EXACT LOCATION OF THE CONSTRUCTION SITE INSPECTION.
2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND MAINTENANCE PERFORMED.
5. A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.

F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.

1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056.

2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062.

3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057.

4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060.

5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068.

6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.

7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.

8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.

9. IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD 1061.

10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.

G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.

H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

I. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER WPDES GENERAL PERMIT.

J. ALL POST CONTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW.

STANDARD ASPHALT PAVING	HEAVY ASPHALT PAVING
1-1/2" SURFACE COURSE (E-0.3)	1-3/4" SURFACE COURSE (E-1)
1-1/2" BINDER COURSE (E-0.3)	2-1/4" BINDER COURSE (E-1)
4" OF 1-1/4" CRUSHED AGGREGATE	8" OF 1-1/4" CRUSHED AGGREGATE
6" OF 3" CRUSHED AGGREGATE	8" OF 3" CRUSHED AGGREGATE

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.

C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.

D. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.

B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08.

D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
2. HEAVY DUTY CONCRETE DUMPSTER PAD - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH 6"X6" W2.9XW2.9 W.W.F. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.

E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
1. STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
2. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK.
3. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER.
4. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
5. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
6. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.

F. ALL EXTERIOR MECHANICAL EQUIPMENT CONCRETE PADS SHALL BE SIZED AND DESIGNED BY THE EQUIPMENT SUPPLIER.

G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.

H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (5' MIN.). ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPERATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.

I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #5 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.

J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAYS POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAYS POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.

K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.

L. LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.

M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

N. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.

TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.

B. SEEDED LAWNS:
1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS./1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 20 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 20 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 14 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.

C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5'X5'. CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

D. EROSION MATTING:
1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS.
2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED.

E. RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE HR FILTER FABRIC PER SECTION 645 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURAL CONSTRUCTION.

F. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.

G. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.

H. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.

I. MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 0.75" MINIMUM TO 1.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR AND TYPE BY OWNER.

J. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

33 10 00 SITE UTILITIES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.

B. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, OBTAINING STATE PLUMBING APPROVAL, AND OBTAINING ALL PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.

PROJECT NOTES

GENERAL NOTES:

1. CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. STAKING SHALL BE COMPLETED BY EXCEL AS REQUESTED BY THE CONTRACTOR. THE CONTRACTOR WILL BE INVOICED BY EXCEL ENGINEERING AT THE STANDARD TIME AND MATERIAL RATES UP TO THE STAKING ALLOWANCE. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE ALLOWANCE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.
2. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
4. CONTRACTOR SHALL CONTACT EXCEL ENGINEERING PRIOR TO PLACEMENT OF POND LINER (IF SPECIFIED) TO VERIFY THAT THE POND HAS BEEN CONSTRUCTED ACCORDING TO PLANS. THE COST FOR THIS WORK SHALL BE PAID BY THE CONTRACTOR UNLESS OTHER ARRANGEMENTS ARE MADE. IF CHANGES ARE REQUIRED, CONTRACTOR SHALL PAY FOR ANY REWORK NECESSARY AND FOR THE AS-BUILT SURVEY NECESSARY FOR FINAL VERIFICATION.

CONSTRUCTION SEQUENCE

START CONSTRUCTION AUGUST 19, 2013
END CONSTRUCTION AUGUST 1, 2014

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. CONTRACTOR TO MAKE SURE THE REGIONAL STORMWATER POND IS IN PLACE BEFORE CONSTRUCTION CAN BEGIN.
	3. PLACE ALL SILT FENCE.
	4. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS.
	5. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	6. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS.
	7. TEMPORARILY RESTORE AND STABILIZE ALL STORMWATER CONVEYANCE SYSTEMS (INFILTRATION SWALES)BEFORE TOPSOIL CAN BE STRIPPED.
	IF TEMPORARY SEEDING IS INSTALLED AFTER OCT, 1 POLYMERS SHALL BE USED FOR STABILIZATION. (FALL 2013)
2. CONSTRUCTION ACTION	1. CLEAR AND GRUB TREES AND BRUSH AND COMPLETE ALL DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE LOCATION.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
	11. ONCE SITE IS COMPLETELY STABILIZED, RE-SCARIFY, ADD COMPOST AS NECESSARY, SEED, AND INSTALL EROSION MATTING IN
	THE INFILTRATION SWALES. STABILIZE PER PLANS AND SPECIFICATIONS.(SPRING / SUMMER 2014)
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

CIVIL COVER AND SPECIFICATION SHEET

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

EXCEL ENGINEERING Inc.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

Always a Better Plan

OWNER:
DECKER PROPERTIES, INC
15850 W. BLUEMOUND ROAD
SUITE 60
BROOKFIELD, WI 53005

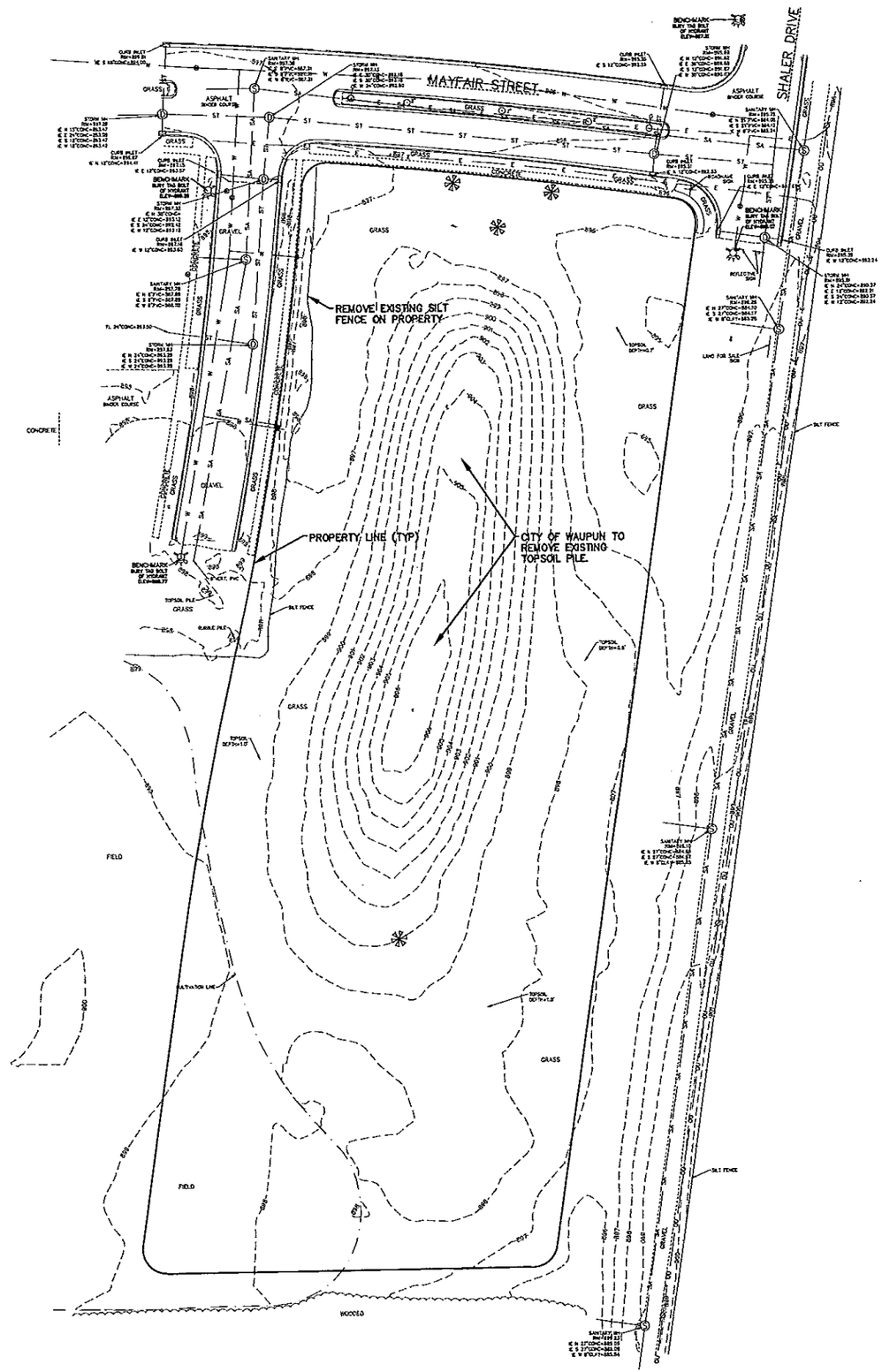
PROJECT:
RAIN FOREST APARTMENTS
PHASE II
MAYFAIR STREET
WAUPUN, WI

PRELIMINARY SHEET DATES:
JULY 26, 2013

2013 © EXCEL ENGINEERING, INC.

JOB NUMBER:
1308900

SHEET
C1.0



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PRELIMINARY SHEET DATES:
JULY 26, 2013

NORTH

EXISTING SITE AND DEMOLITION PLAN

SCALE: 1"=40'-0"

1"= 40' SCALE 40' 0 40' 80' FEET

JOB NUMBER: 1308900

SHEET

C1.1

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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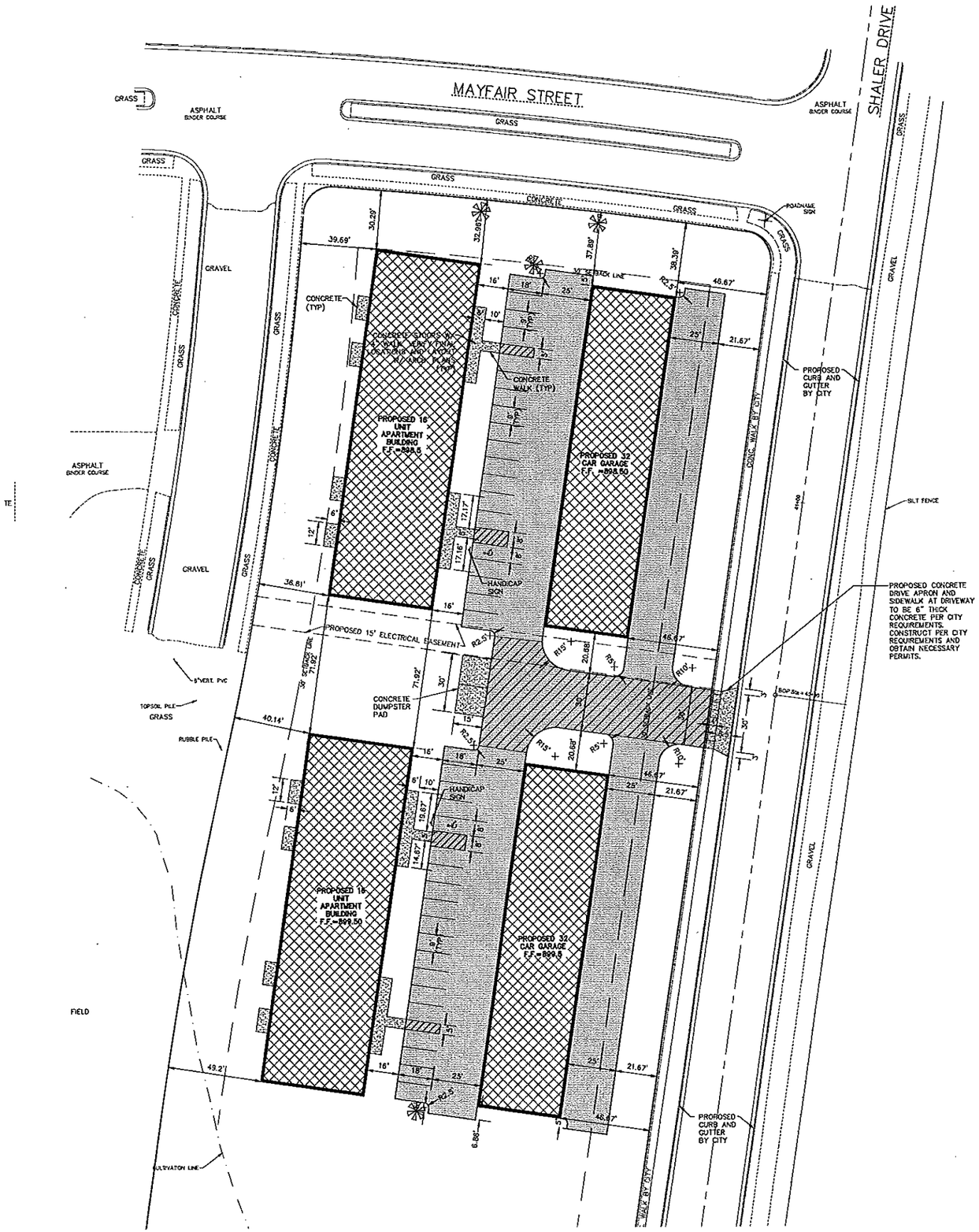


SITE INFORMATION:

LEGAL DESCRIPTION:	PROPOSED LT OF A CSM LOCATED IN THE CITY OF WAUPUN, DODGE COUNTY, WI
PROPERTY AREA:	AREA = 166,961 S.F. (3.833 ACRES).
EXISTING ZONING:	R3
PROPOSED ZONING:	R3
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
AREA OF SITE DISTURBANCE:	125,000 S.F. (2.87 ACRES)
SETBACKS:	BUILDING: FRONT = 30' SIDE = 15' REAR = 25

PROPOSED BUILDING HEIGHT 26'-0" (MAX. HEIGHT ALLOWED: 45')

PARKING REQUIRED: 2 SPACES PER DWELLING UNIT (64 SPACES REQ.)

PARKING PROVIDED: 40 PARKING SPACES AND 64 GARAGE STALLS

HANDICAP STALLS REQUIRED: 2, HANDICAP PARKING STALLS PROVIDED: 2

EXISTING SITE DATA

	AREA (SF)	RATIO
PROJECT SITE	166,961	
BUILDING FLOOR AREA	0	0%
PAVEMENT (ASP. & CONC.)	0	0%
TOTAL IMPERVIOUS	0	0%
LANDSCAPE/OPEN SPACE	166,961	100%

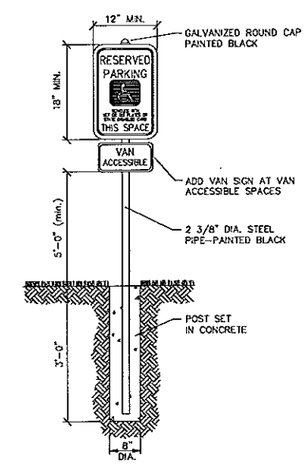
PROPOSED SITE DATA

	AREA (SF)	RATIO
PROJECT SITE	166,961	
BUILDING FLOOR AREA	35,420	21.2%
PAVEMENT (ASP. & CONC.)	32,596	19.5%
TOTAL IMPERVIOUS	68,016	40.7%
LANDSCAPE/OPEN SPACE	98,945	59.3%

LEGEND

STANDARD ASPHALT SEE SPECIFICATIONS.

HEAVY DUTY ASPHALT SEE SPECIFICATIONS.



HANDICAP SIGNAGE DETAIL

NO SCALE

NORTH

SITE PLAN

SCALE: 1"=30'-0"

1" = 30' SCALE 30' 0 30' 60' FEET

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

EXCEL ENGINEERING Inc.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

Always a Better Plan

OWNER:
DECKER PROPERTIES, INC
15850 W. BLUEMOUND ROAD
SUITE 60
BROOKFIELD, WI 53005

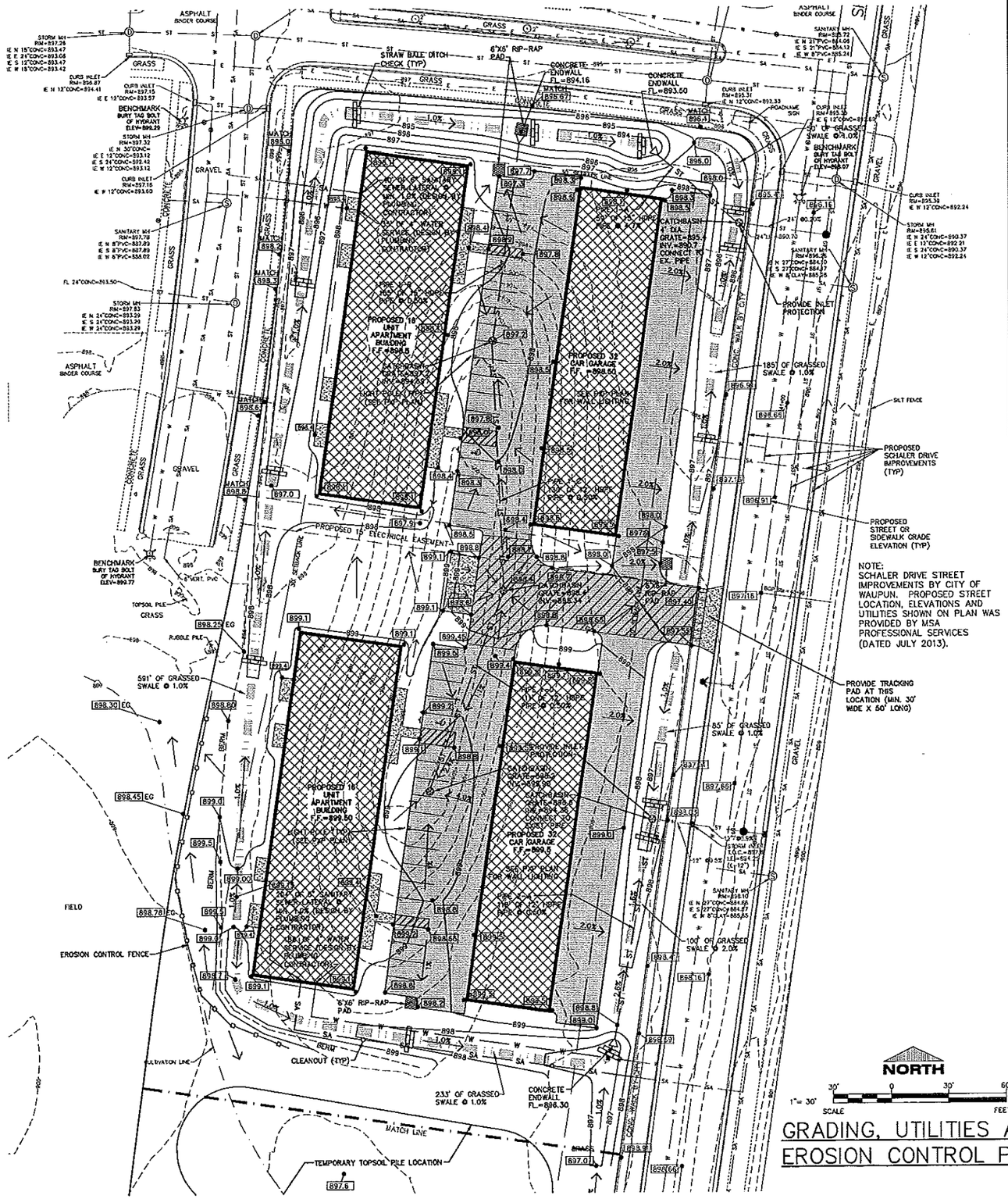
PROJECT:
RAIN FOREST APARTMENTS
PHASE II
MAYFAIR STREET
WAUPUN, WI

PRELIMINARY SHEET DATES:
JULY 18, 2013
JULY 23, 2013
JULY 26, 2013

JOB NUMBER: 1308900

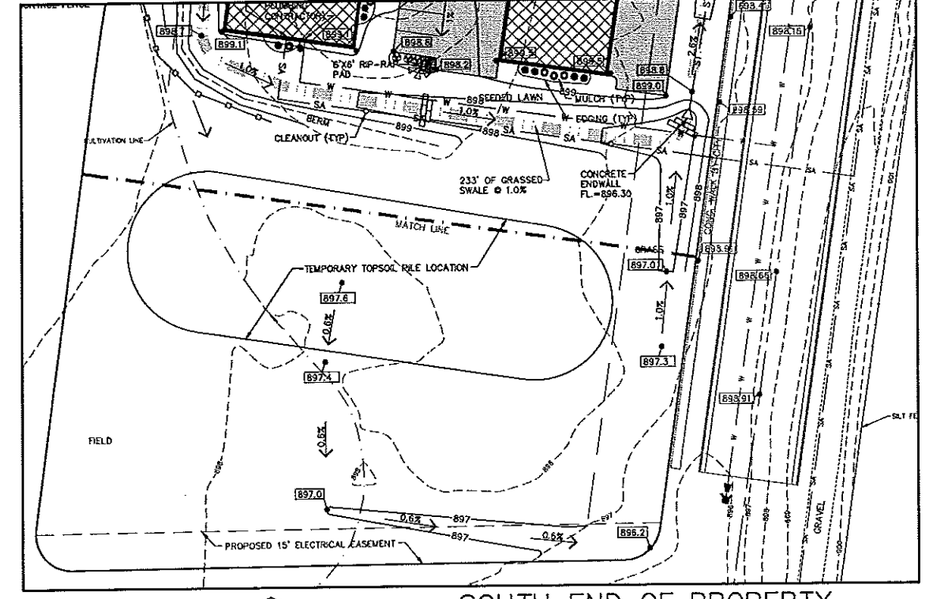
SHEET C1.2

2013 © EXCEL ENGINEERING, INC.

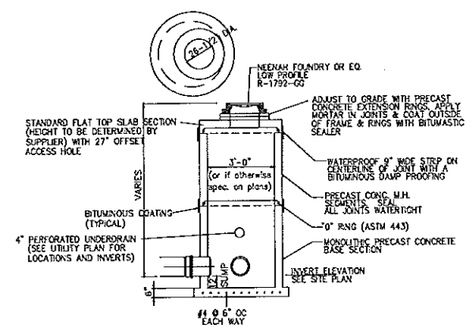


GRADING, UTILITIES AND EROSION CONTROL PLAN

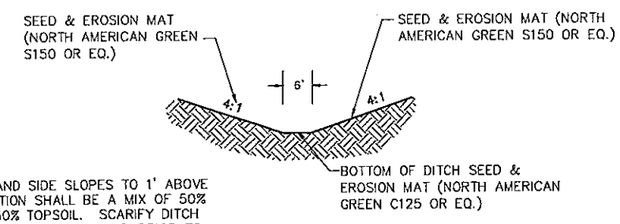
NOTE:
SCHALER DRIVE STREET IMPROVEMENTS BY CITY OF WAUPUN. PROPOSED STREET LOCATION, ELEVATIONS AND UTILITIES SHOWN ON PLAN WAS PROVIDED BY MSA PROFESSIONAL SERVICES (DATED JULY 2013).



SOUTH END OF PROPERTY GRADING, UTILITIES AND EROSION CONTROL PLAN



CATCH BASIN DETAIL
NO SCALE



NOTE:

DITCH BOTTOM AND SIDE SLOPES TO 1' ABOVE FLOWLINE ELEVATION SHALL BE A MIX OF 50% COMPOST AND 50% TOPSOIL. SCARIFY DITCH BOTTOM AFTER CONSTRUCTION AND PRIOR TO SEEDING TO LOOSEN SOIL AND PROMOTE INFILTRTION. INSTALL MATTING AS REQUIRED. TAKE CARE TO PREVENT UNNECESSARY COMPACTION OF SOIL WITHIN INFILTRATION SWALE.

TYPICAL DITCH X-SECTION
NO SCALE

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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100 CAMELOT DRIVE
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FAX: (920) 926-9801

Always a Better Plan

OWNER:
DECKER PROPERTIES, INC
15850 W. BLUEMOUND ROAD
SUITE 60
BROOKFIELD, WI 53005

PROJECT:
RAIN FOREST APARTMENTS
PHASE II
MAYFAIR STREET
WAUPUN, WI

PRELIMINARY SHEET DATES:
JULY 24, 2013
JULY 26, 2013

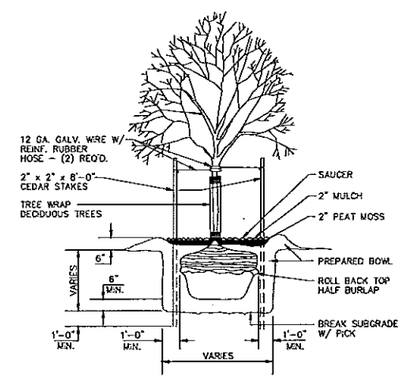
JOB NUMBER:
1308900

SHEET
C1.3

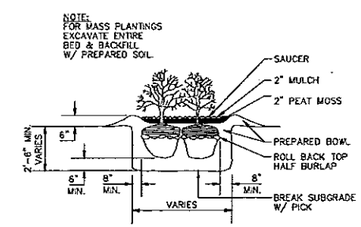
2013 © EXCEL ENGINEERING, INC.

LANDSCAPING NOTES

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
	DECIDUOUS TREES			
	Autumn Blaze Maple	Acer x freemanii	2"	2
	DECIDUOUS SHRUBS			
	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Water'	15"-18"	32
	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	15"-18"	58
	Weigela Carnaval	Weigela Florida 'courtalor'	24"	4
	Japanese Lilac	Syringa reticulata	24"	6
	EVERGREEN SHRUBS			
	Arcadia Juniper	Juniperus sabina 'arcadia'	24"	10
	Golden Globe	Thuja occidentalis	18"	18



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

NORTH

LANDSCAPE PLAN

SCALE: 1"=30'-0"

1"= 30' SCALE — 30' 0 30' 60' FEET

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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Always a Better Plan

OWNER:
DECKER PROPERTIES, INC
15850 W. BLUEMOUND ROAD
SUITE 60
BROOKFIELD, WI 53005

PROJECT:
RAIN FOREST APARTMENTS
PHASE II
MAYFAIR STREET
WAUPUN, WI

PRELIMINARY SHEET DATES:
JULY 26, 2013

JOB NUMBER:
1308900

SHEET
C1.4

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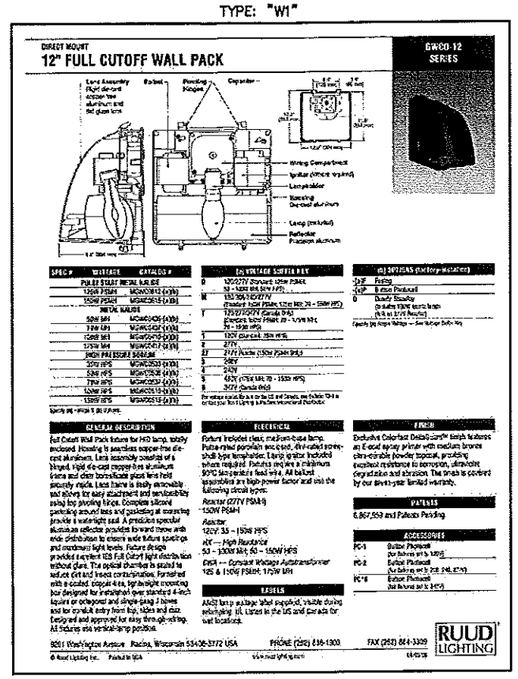
TYPE: "W1"



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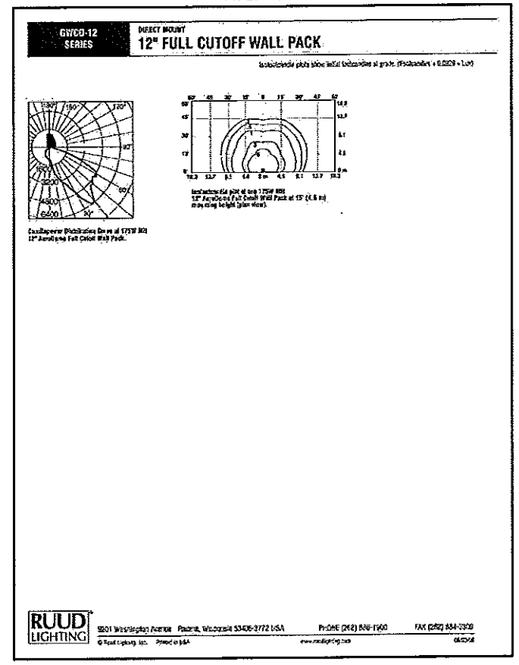

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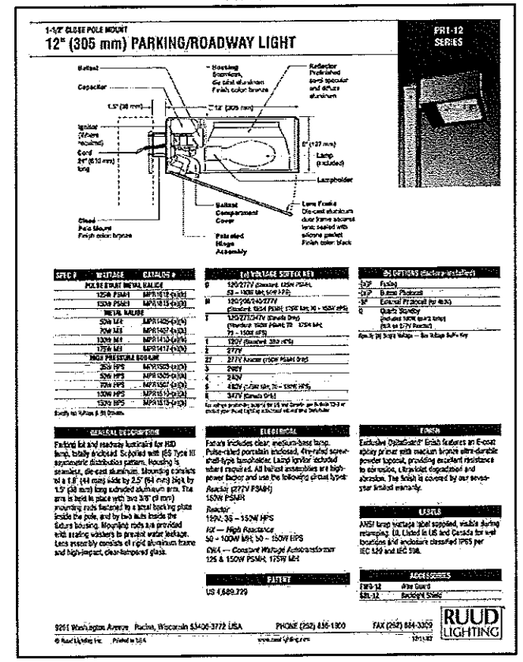

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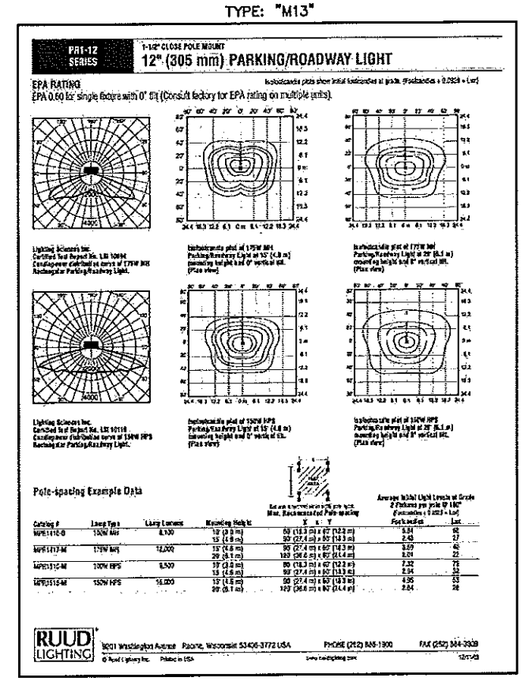

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

EXCEL ENGINEERING inc.

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Always a Better Plan

OWNER:
DECKER PROPERTIES, INC
15850 W. BLUEMOUND ROAD
SUITE 60
BROOKFIELD, WI 53005

PROJECT:
RAIN FOREST APARTMENTS
PHASE II
MAYFAIR STREET
WAUPUN, WI

PRELIMINARY SHEET DATES:

JULY 31, 2013

JOB NUMBER:
1308900

SHEET

PXP2

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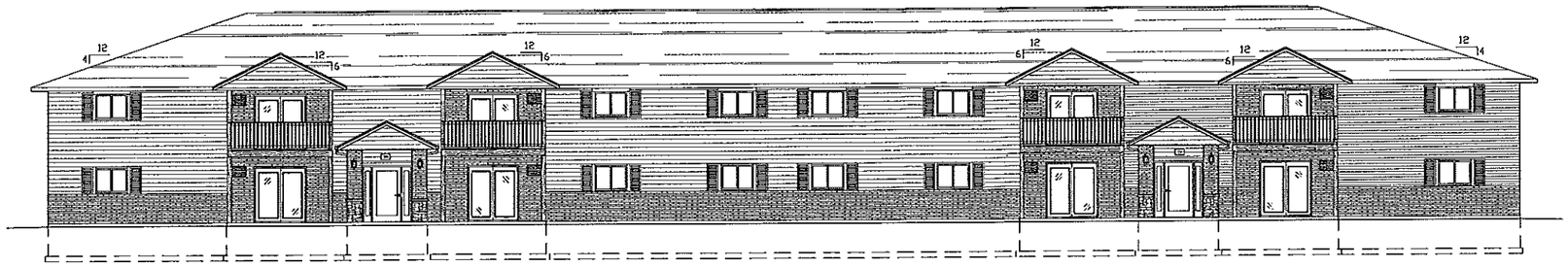
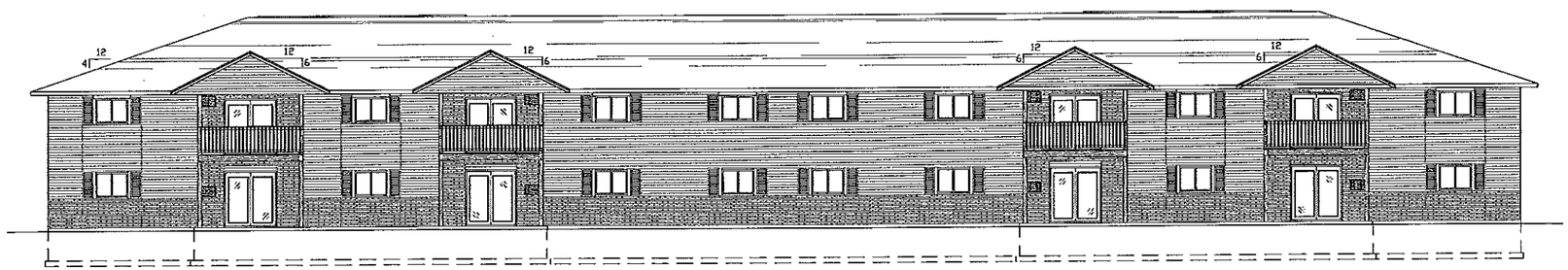


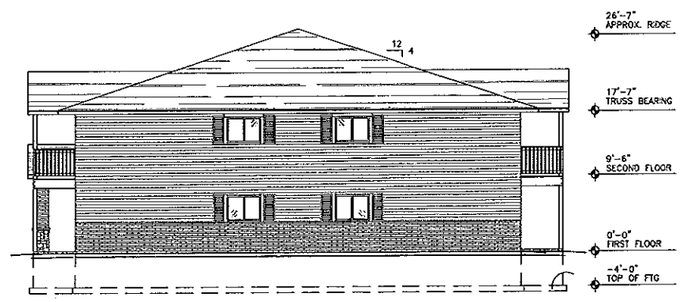
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

RAIN FOREST APARTMENTS
DECKER PROPRTIES INC
WAUPUN , WI

BAY ARCHITECTS, L L C
DVLCAD@TDS.NET
3019 HOLMGREN WAY
GREEN BAY, WI 54304
PHONE: 920-337-9400
FAX: 920-337-9416

DATE 9-3-12
FILE 3
JOB NO. 125175

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