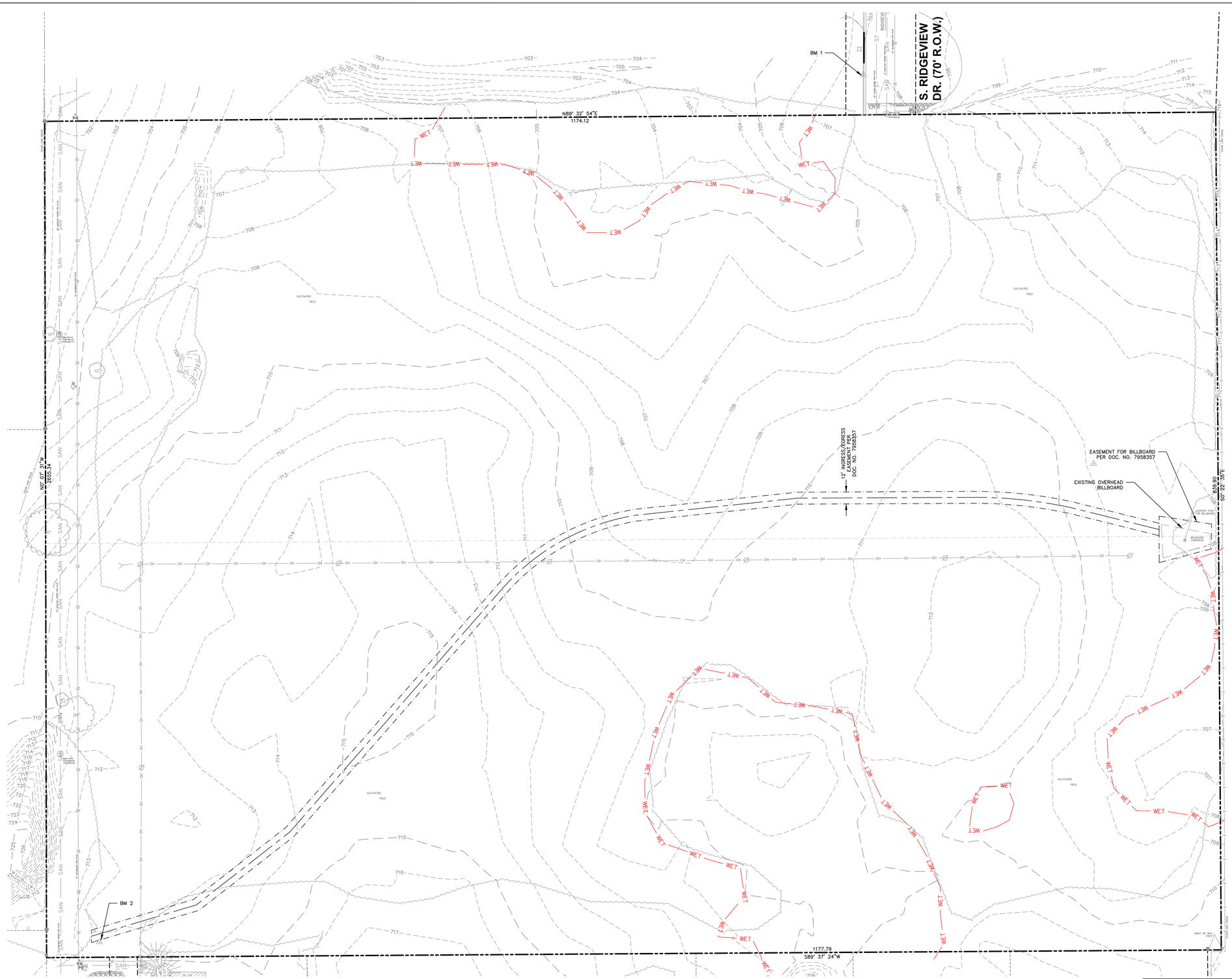

north

SCALE IN FEET

40' 0 40'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING COMMUNICATIONS
- EXISTING OVERHEAD CABLES
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING HYDRANT
- EXISTING POWER POLE
- EXISTING SIGN
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

SHEET INDEX

BENCHMARKS

BM	DESCRIPTION	ELEVATION
1	MAG NAIL/T.O.C. CONTROL POINT	707.69
2	REBAR CONTROL POINT	713.24

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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

eppstein uhen : architects

CLIENT ADDRESS:
333 E. CHICAGO STREET
MILWAUKEE, WI 53202

PROJECT:

TRUCK COUNTRY

PROJECT LOCATION:
OAK CREEK, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	03-16-21	PLAN COMMISSION SUBMITTAL
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Design/Drawn: SJK/IRN
Approved: JLJ
Date: 10/19/20

SHEET TITLE:
EXISTING CONDITIONS

SHEET NUMBER:
C1.0

JSD PROJECT NO: 20-10055

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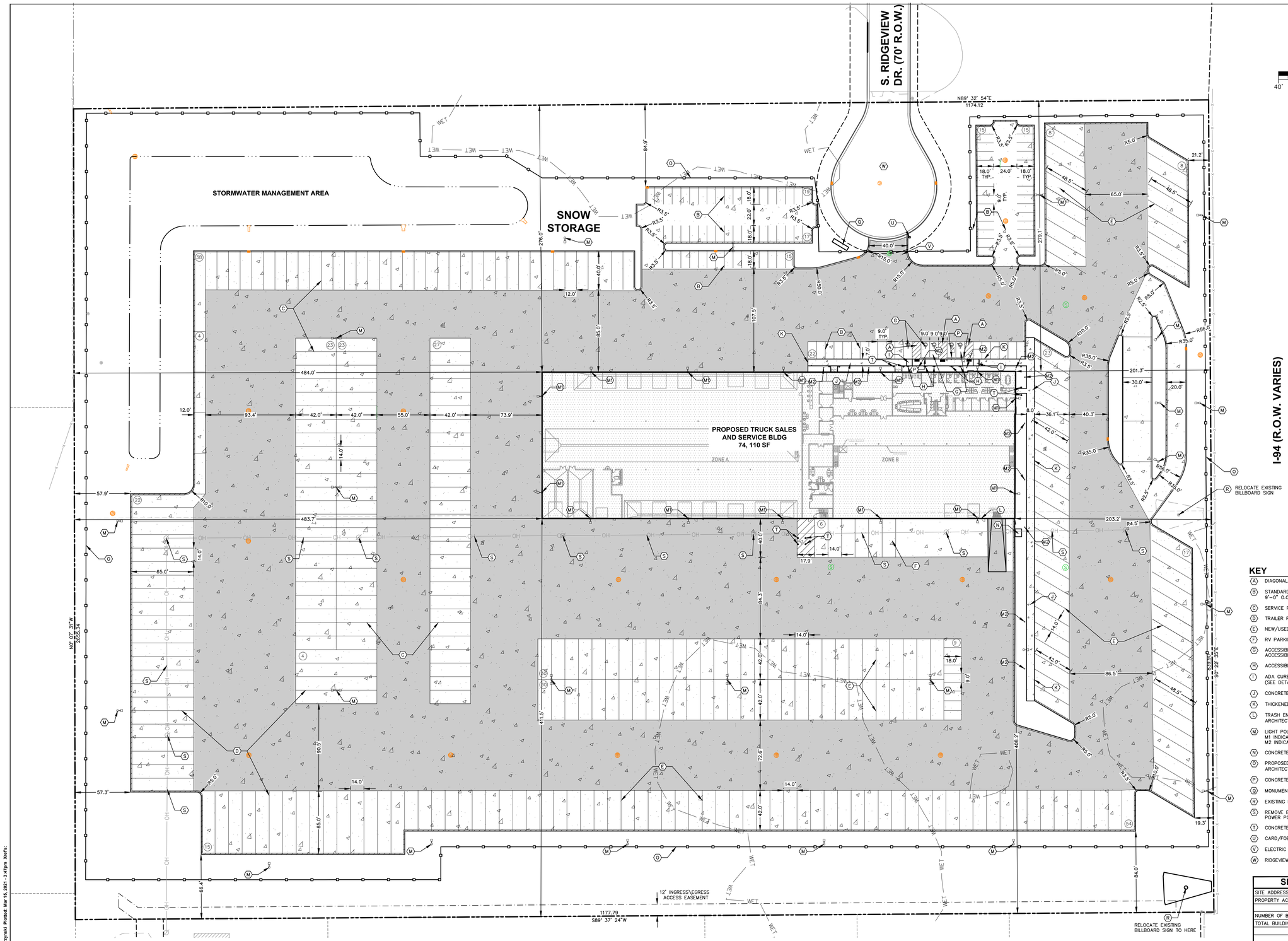

KEY

- (A) DIAGONAL HATCH – SWSL/4" AT 45° @ 2'–0" O.C.
- (B) STANDARD PARKING STALLS – 18'–0" SWSL/4" @ 9'–0" O.C.
- (C) SERVICE PARKING STALLS
- (D) TRAILER PARKING STALLS
- (E) NEW/USED PARKING STALLS
- (F) RV PARKING STALLS
- (G) ACCESSIBLE PARKING SPACE TYP. SEE DETAILS FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL
- (H) ACCESSIBLE PARKING SIGN (SEE DETAIL)
- (I) ADA CURB RAMP W/ DETECTABLE WARNING FIELDS (SEE DETAIL)
- (J) CONCRETE SIDEWALK (SEE DETAIL)
- (K) THICKENED EDGE SIDEWALK (SEE DETAIL)
- (L) TRASH ENCLOSURE/COMPACTOR AREA (REFER TO ARCHITECTURAL PLANS)
- (M) LIGHT POLE (REFER PHOTOMETRIC PLAN) M1 INDICATES BUILDING MOUNTED LIGHTING M2 INDICATES BOLLARD LIGHTING
- (N) CONCRETE TRANSFORMER PAD
- (O) PROPOSED 8' CHAINLINK FENCE (REFER TO ARCHITECTURAL PLANS)
- (P) CONCRETE WHEEL STOP (SEE DETAIL)
- (Q) MONUMENT SIGN (REFER TO ARCHITECTURAL PLANS)
- (R) EXISTING BILLBOARD SIGN (TO BE RELOCATED)
- (S) REMOVE EXISTING OVERHEAD ELECTRIC CABLES AND POWER POLES
- (T) CONCRETE BOLLARD
- (U) CARD/FOB READER
- (V) ELECTRIC GATE (REFER TO ARCHITECTURAL PLANS)
- (W) RIDGEVIEW DRIVE CUL–DE–SAC (SEE SEPARATE PLAN)

SITE INFORMATION BLOCK

SITE ADDRESS	10020 S. 27TH STREET
PROPERTY ACREAGE	22.26 ACRES
NUMBER OF BUILDING STORIES	1
TOTAL BUILDING SQUARE FOOTAGE	74,110
NUMBER OF PARKING STALLS	
EMPLOYEE/STANDARD	112 (5 ADA ACCESSIBLE)
SERVICE	115
TRAILER	41
NEW/USED TRUCK INVENTORY	170
RV	6
TOTAL	448
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	0 SF
EXISTING PERVIOUS SURFACE AREA	969,804 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.00
PROPOSED IMPERVIOUS SURFACE AREA	659,982 SF
PROPOSED PERVIOUS SURFACE AREA	309,822 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.68

LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY
- EASEMENT LINE
- BUILDING OUTLINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STORMWATER MANAGEMENT AREA
- CHAINLINK FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN

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Design/Drawn: SJK/IRN
Approved: JLJ
Date: 10/19/20

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 20-10055

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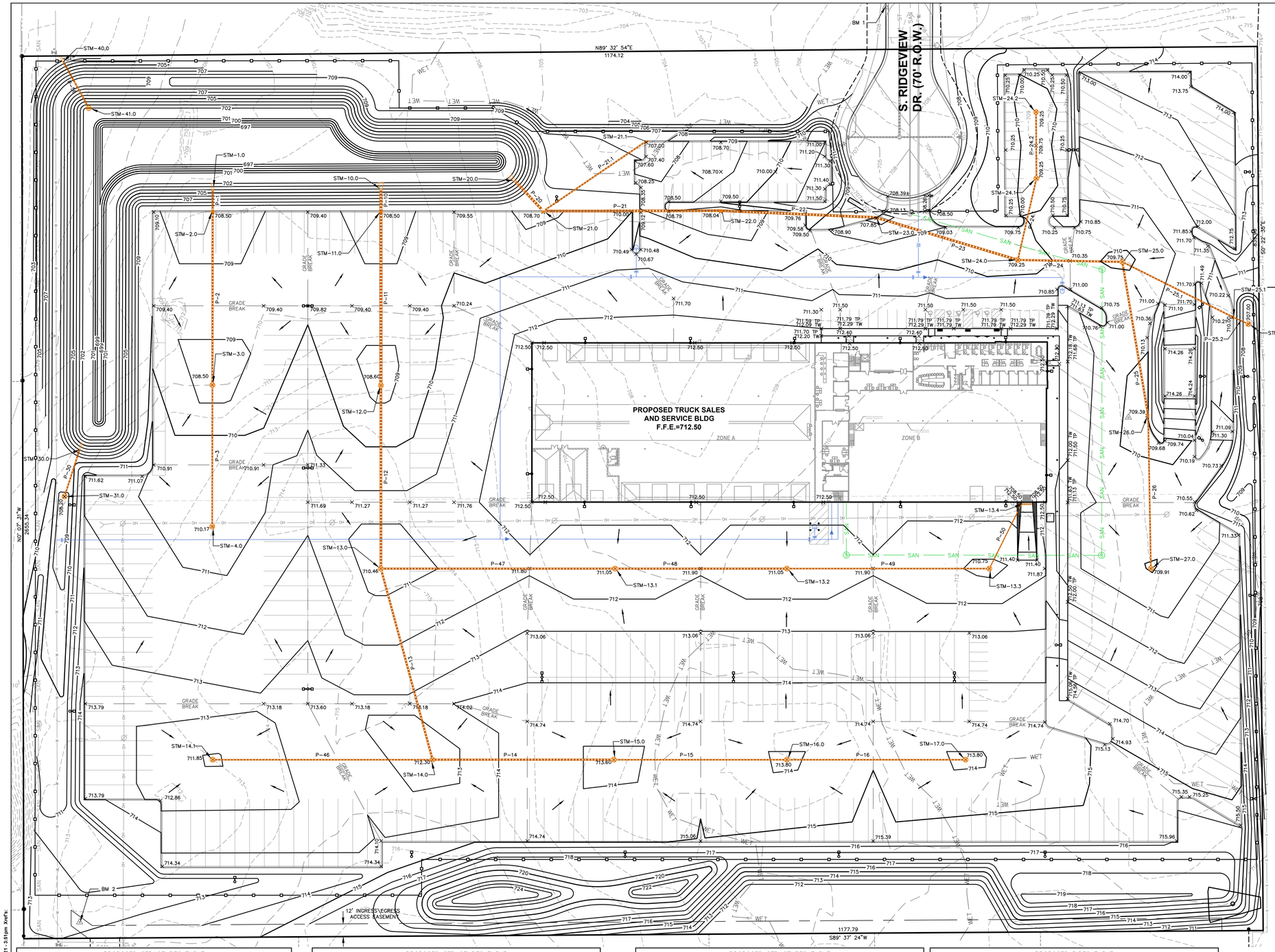

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- 714 EXISTING 1 FOOT CONTOUR
- 715 EXISTING 5 FOOT CONTOUR
- 714 PROPOSED 1 FOOT CONTOUR
- 715 PROPOSED 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- XXX.XX SPOT ELEVATION
  - MATCH – MATCH EXISTING GRADE
  - TW – TOP OF WALK GRADE
  - TP – TOP OF PAVEMENT GRADE

PROPOSED STRUCTURES TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STM-1.0		S INV: 702.00 (18")		18 IN HDPE FES	
STM-2.0	708.50	N INV: 702.11 (18") S INV: 702.11 (18")	6.4	2 x 3 INLET	R-3067 TYPE R
STM-3.0	708.50	N INV: 702.96 (18") S INV: 703.46 (12")	5.5	48 IN MH (FLAT)	R-2502 TYPE G
STM-4.0	710.17	N INV: 704.54 (12")	5.6	48 IN MH (FLAT)	R-2502 TYPE G
STM-10.0		S INV: 702.00 (30")		30 IN HDPE FES	
STM-11.0	708.50	N INV: 702.11 (30") S INV: 702.11 (30")	6.4	2 x 3 INLET	R-3067 TYPE R
STM-12.0	708.60	N INV: 702.97 (30") S INV: 702.97 (24")	5.6	48 IN MH (FLAT)	R-2502 TYPE G
STM-13.0	710.46	N INV: 704.19 (24") S INV: 704.19 (18") E INV: 704.19 (18")	6.3	48 IN MH (FLAT)	R-2502 TYPE G
STM-13.1	711.05	W INV: 705.08 (18") E INV: 705.08 (18")	6.0	48 IN MH (FLAT)	R-2502 TYPE G
STM-13.2	711.05	W INV: 705.57 (18") E INV: 705.57 (12")	5.5	48 IN MH (FLAT)	R-2502 TYPE G
STM-13.3	710.75	W INV: 706.57 (12") NE INV: 706.57 (6")	4.2	48 IN MH (FLAT)	R-2502 TYPE G
STM-13.4	708.50	SW INV: 706.92 (6")	1.6	TRENCH DRAIN	R-4990-CX TYPE Q
STM-14.0	712.30	N INV: 705.51 (18") W INV: 705.51 (12") E INV: 705.51 (18")	6.8	48 IN MH (FLAT)	R-2502 TYPE G
STM-14.1	711.85	E INV: 706.59 (12")	5.3	48 IN MH (FLAT)	R-2502 TYPE G

PROPOSED STRUCTURES TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STM-15.0	713.60	W INV: 706.40 (18") E INV: 706.90 (12")	7.2	48 IN MH (FLAT)	R-2502 TYPE G
STM-16.0	713.80	W INV: 708.61 (12") E INV: 708.61 (12")	5.2	48 IN MH (FLAT)	R-2502 TYPE G
STM-17.0	713.80	W INV: 709.49 (12")	4.3	48 IN MH (FLAT)	R-2502 TYPE G
STM-20.0		SE INV: 702.00 (24")		24 IN HDPE FES	
STM-21.0	708.70	NW INV: 702.16 (24") E INV: 702.16 (24") NE INV: 703.16 (12")	5.0	2 x 3 INLET	R-3067 TYPE R
STM-21.1	707.00	SW INV: 703.77 (12")	3.2	2 x 3 INLET	R-3067 TYPE R
STM-22.0	708.04	W INV: 702.67 (24") E INV: 702.67 (24")	5.2	2 x 3 INLET	R-3067 TYPE R
STM-23.0	707.85	W INV: 703.11 (24") E INV: 703.11 (24")	4.8	2 x 3 INLET	R-3067 TYPE R
STM-24.0	709.25	W INV: 703.53 (24") N INV: 704.53 (12") E INV: 703.53 (18")	5.7	48 IN MH (FLAT)	R-2502 TYPE G
STM-24.1	707.21	N INV: 704.94 (12") S INV: 704.94 (12")	2.3	48 IN MH (FLAT)	R-2502 TYPE G
STM-24.2	707.54	S INV: 705.27 (12")	2.3	48 IN MH (FLAT)	R-2502 TYPE G
STM-25.0	709.75	W INV: 704.14 (18") S INV: 704.14 (18") SE INV: 706.27 (12")	5.6	54 IN MH (FLAT)	R-2502 TYPE G
STM-25.1	710.00	NW INV: 706.75 (12") SE INV: 704.61 (8")	5.4	2 x 3 INLET	R-3067 TYPE R
STM-25.2	707.24	NW INV: 704.69 (8")	2.5	48 IN MH (FLAT)	R-2563 BEEHIVE GRATE

PROPOSED STRUCTURES TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STM-26.0	709.39	N INV: 704.73 (18") S INV: 704.73 (12")	4.7	2 x 3 INLET	R-3067 TYPE R
STM-27.0	709.91	N INV: 705.60 (12")	4.3	48 IN MH (FLAT)	R-2502 TYPE G
STM-30.0		S INV: 706.27 (12")		12 IN HDPE FES	
STM-31.0	709.02	N INV: 706.75 (12")	2.3	48 IN MH (FLAT)	R-2563 BEEHIVE GRATE
STM-40.0		SE INV: 701.75 (12")		12 IN HDPE FES	
STM-41.0	707.25	NW INV: 702.00 (12")	5.8	36 IN MH (FLAT)	OUTLET STRUCTURE

PROPOSED PIPES TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
P-1	STM-2.0	STM-1.0	20'	702.11	702.00	0.54%	18 IN HDPE (HP)
P-2	STM-3.0	STM-2.0	165'	702.96	702.11	0.51%	18 IN HDPE (HP)
P-3	STM-4.0	STM-3.0	135'	704.54	703.46	0.80%	12 IN HDPE (HP)
P-10	STM-11.0	STM-10.0	21'	702.11	702.00	0.52%	30 IN HDPE (HP)
P-11	STM-12.0	STM-11.0	166'	702.97	702.11	0.52%	30 IN HDPE (HP)
P-12	STM-13.0	STM-12.0	174'	704.19	702.97	0.70%	24 IN HDPE (HP)
P-13	STM-14.0	STM-13.0	188'	705.51	704.19	0.70%	18 IN HDPE (HP)
P-14	STM-15.0	STM-14.0	172'	706.40	705.51	0.52%	18 IN HDPE (HP)
P-15	STM-16.0	STM-15.0	164'	708.61	706.90	1.04%	12 IN HDPE (HP)
P-16	STM-17.0	STM-16.0	170'	709.49	708.61	0.52%	12 IN HDPE (HP)

PROPOSED PIPES TABLE

P-20	STM-21.0	STM-20.0	40'	702.16	702.00	0.40%	24 IN HDPE (HP)
P-21	STM-22.0	STM-21.0	169'	702.67	702.16	0.30%	24 IN HDPE (HP)
P-21.1	STM-21.1	STM-21.0	118'	703.77	703.16	0.52%	12 IN HDPE (HP)
P-22	STM-23.0	STM-22.0	148'	703.11	702.67	0.30%	24 IN HDPE (HP)
P-23	STM-24.0	STM-23.0	141'	703.53	703.11	0.30%	24 IN HDPE (HP)
P-24	STM-25.0	STM-24.0	99'	704.14	703.53	0.61%	18 IN HDPE (HP)
P-24.1	STM-24.0	STM-24.1	79'	704.53	704.94	0.52%	12 IN HDPE (HP)
P-24.2	STM-24.1	STM-24.2	63'	704.94	705.27	0.52%	12 IN HDPE (HP)
P-25	STM-26.0	STM-25.0	148'	704.73	704.14	0.40%	18 IN HDPE (HP)
P-25.1	STM-25.1	STM-25.0	118'	706.75	706.27	0.41%	12 IN HDPE (HP)
P-25.2	STM-25.2	STM-25.1	16'	704.69	704.61	0.51%	8 IN HDPE
P-26	STM-27.0	STM-26.0	145'	705.60	704.73	0.60%	12 IN HDPE (HP)
P-30	STM-30.0	STM-31.0	47'	706.27	706.75	1.04%	12 IN HDPE (HP)
P-46	STM-14.0	STM-14.1	209'	705.51	706.59	0.52%	12 IN HDPE (HP)
P-47	STM-13.1	STM-13.0	223'	705.08	704.19	0.40%	18 IN HDPE (HP)
P-48	STM-13.2	STM-13.1	163'	705.57	705.08	0.30%	18 IN HDPE (HP)
P-49	STM-13.3	STM-13.2	192'	706.57	705.57	0.52%	12 IN HDPE (HP)
P-50	STM-13.4	STM-13.3	68'	706.92	706.57	0.51%	6 IN HDPE
P-56	STM-40.0	STM-41.0	50'	701.75	702.00	0.50%	12 IN HDPE (HP)

BENCHMARKS

BM	DESCRIPTION	ELEVATION
1	MAG NAIL/T.O.C. CONTROL POINT	707.69
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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
eu:a
eppstein uhen : architects
CLIENT ADDRESS:
333 E. CHICAGO STREET
MILWAUKEE, WI 53202

PROJECT:
TRUCK COUNTRY
PROJECT LOCATION:
OAK CREEK, WI

PLAN MODIFICATIONS:

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Design/Drawn: SJK/IRN
Approved: JLJ
Date: 10/19/20
SHEET TITLE:
GRADING PLAN
SHEET NUMBER:
C3.0
JSD PROJECT NO: 20-10055

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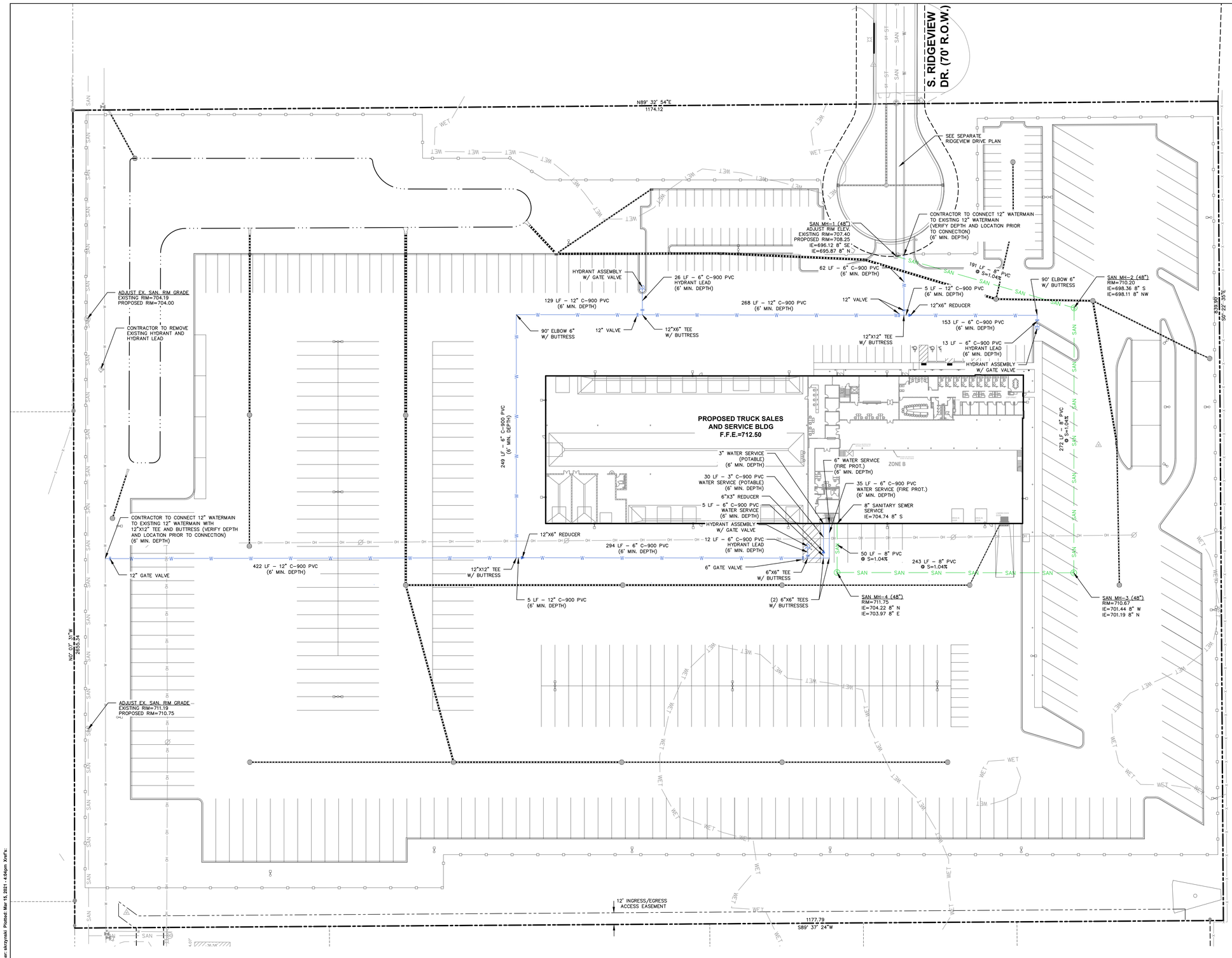

north

SCALE IN FEET

40' 0 40'

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- BUILDING OUTLINE
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- W — WATERMAIN
- STORM SEWER

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UTILITY PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 20-10055

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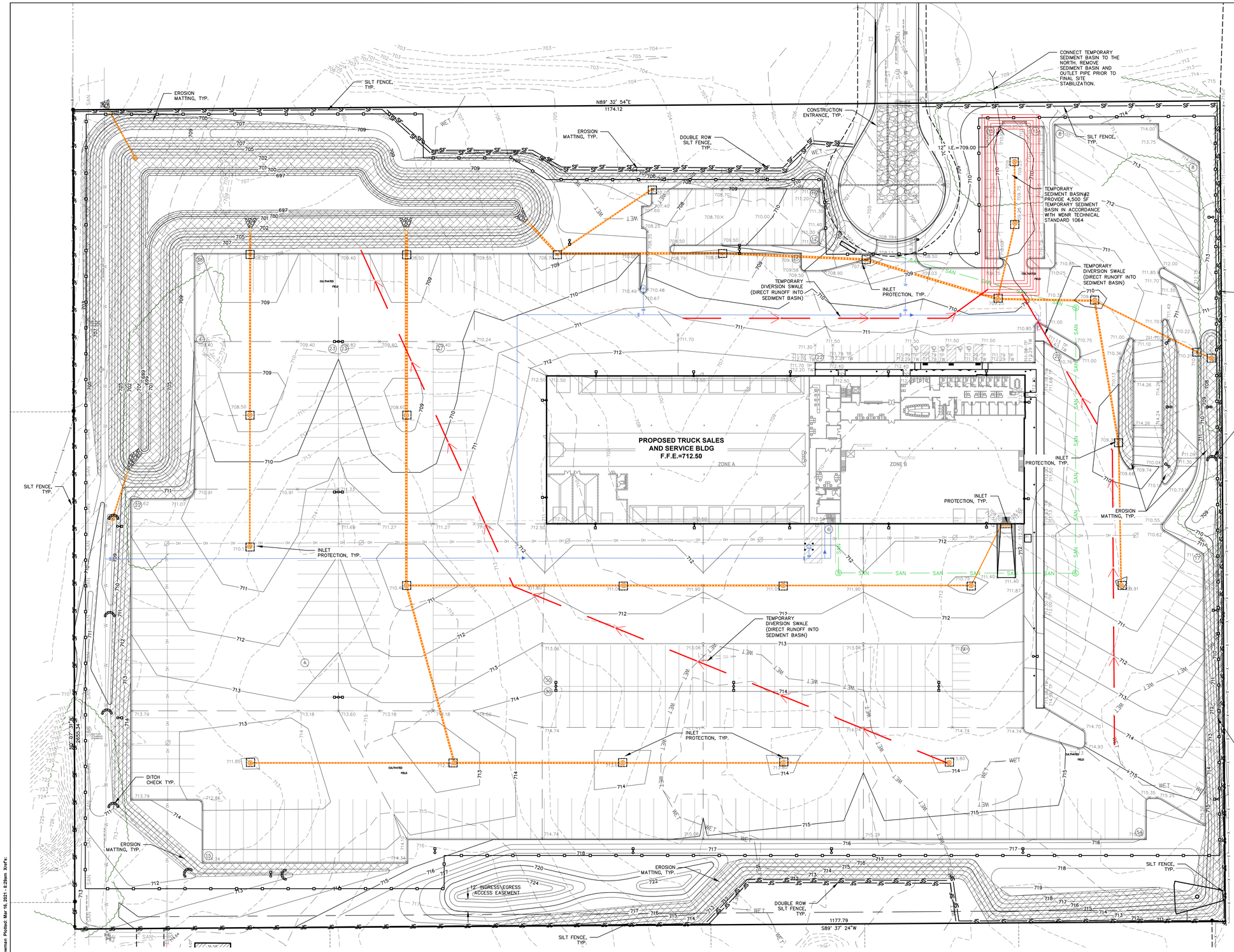

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Approved: JLJ
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SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C5.0

JSD PROJECT NO: 20-10055

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GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

PAVING NOTES

1. GENERAL
    - 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF OAK CREEK ORDINANCES.
    - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
    - 1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
    - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. CONCRETE PAVING SPECIFICATIONS
    - 2.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 2.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
    - 2.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 2.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE–QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
    - 2.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
    - 2.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
    - 2.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK–26UV CONCRETE SEALANT.
3. PAVEMENT MARKING SPECIFICATIONS
    - 3.1. PROVIDE CONTRACTOR GRADE LATEX, STRIPING PAINT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
    - 3.2. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
    - 3.3. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
    - 3.4. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
    - 3.5. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
    - 3.6. PROTECT ADJACENT WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
    - 3.7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300–400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES (OR TO MANUFACTURER'S SPECIFICATIONS).
    - 3.8. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY PER LOCAL CODES.
    - 3.9. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT–OF–WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT–OF–WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
7. CONTRACTOR SHALL CHISEL–PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF OAK CREEK ORDINANCE.

EROSION CONTROL NOTES

1\. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF OAK CREEK OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.

2\. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF OAK CREEK ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.

5\. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF OAK CREEK PRIOR TO DEVIATION OF THE APPROVED PLAN.

4\. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

5\. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.

6\. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.

7\. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.

8\. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF OAK CREEK.

9\. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.

10\. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO–MULCHING WITH A "TACKIFIER."

11\. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.

12\. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.

13\. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.

14\. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.

15\. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.

16\. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.

17\. STABILIZATION PRACTICES:

17.1. *STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:

17.2. *THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

17.3. *CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.

17.4. *STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
* PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
* TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
* HYDRO–MULCHING WITH A TACKIFIER
* GEOTEXTILE EROSION MATTING
* SODDING

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
    * EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
    * OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
    * VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
    * NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
    * NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
    * COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF OAK CREEK SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS–BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. STORM SEWER SPECIFICATIONS –

    PIPE – HIGH DENSITY DUAL–WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M–294 TYPE "S".

    INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE. NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'–8" X 2'–6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R–2502 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R–3067 WITH TYPE R GRATE, OR EQUAL.

    BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R–1642 WITH TYPE "B" SELF SEALING LIDS, NON–ROCKING OR EQUAL.

    FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
13. WATER MAIN SPECIFICATIONS –

    PIPE – POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C–900, CLASS 150, DR–18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON–METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(h).

    VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C–500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF OAK CREEK. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18–INCHES AND NO GREATER THAN 23–INCHES (SEE DETAIL).

    BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
14. SANITARY SEWER SPECIFICATIONS –

    PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR–35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D–3212.

    BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES – MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF OAK CREEK.

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R–1642 WITH TYPE "B" SELF SEALING LIDS, NON–ROCKING OR EQUAL.
15. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

STORMWATER FACILITIES CONSTRUCTION NOTES

1. ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES SHALL BE OBSERVED AND DOCUMENTED BY THE ENGINEER, OR AN OWNER'S REPRESENTATIVE.
2. STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOILS HAVE BEEN STABILIZED.
3. AREAS USED FOR TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
4. CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE LOCATED.
5. NATIVE SOIL INFILTRATION RATES BELOW STORMWATER FACILITIES SHALL BE VERIFIED BY THE OWNER'S GEOTECHNICAL ENGINEER PRIOR INSTALLATION OF FACILITIES. NATIVE SOIL INFILTRATION RATES SHALL BE EQUAL TO OR GREATER THAN DESIGN INFILTRATION RATES.
6. NATIVE SOILS SHALL BE BLENDED A MINIMUM OF TWO FEET PRIOR TO INSTALLATION OF STORMWATER INFILTRATION FACILITIES TO BREAKUP ANY LOWER PERMEABILITY SEAMS THAT MAY BE PRESENT.
7. THICKER SILT OR CLAY LAYERS SHALL BE OVER–EXCAVATED AND BACKFILLED WITH GRANULAR MATERIALS CONFORMING TO SPECIFICATIONS PER WDNR TECH STANDARD 1004.

DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STORM SEWER CALCULATIONS

Project Name: TRUCK COUNTRY
Project Location: OAK CREEK, WI
JSD Project Number: 20-10055
Performed by: IRN
Date: 3/10/2021
#NUM!

MILWAUKEE REGIONAL OFFICE
W238 N1610 Busse Road, Suite 100
Waukesha, Wisconsin 53188
Ph: (262) 513-0666 Fax: (262) 513-1232

MADISON REGIONAL OFFICE
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593
Ph: (608) 848-5060 Fax: (608) 848-2255

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

Structure abbreviations are as follows: ES - End Section, MH - Manhole, FI - Field Inlet, TD - Trench Drain, BC - Building Connection, RD - Roof Drain, STB - Stub

PIPE LOCATION		CONTRIBUTING AREA			PIPE FLOW			PIPE DATA				PIPE CAPACITY INFORMATION					DROP	ELEVATIONS			COVER TO CROWN (FT)
UP STRUCT	DOWN STRUCT	ROOF (SQ FT)	PAVED (SQ FT)	GRASS (SQ FT)	AREA RUNOFF (GPM)	TOTAL FLOW (GPM)	TOTAL FLOW (CFS)	LENGTH (FT)	DIA. (IN)	SLOPE (FT/FT)	Manning's n PVC=0.011 HDPE=0.012 RCP=0.013	REQD DROP	ACTUAL FLOW ACTUAL DROP	ACTUAL FLOW PARTS FULL	ACTUAL FLOW VEL (FPS)	FULL FLOW (CFS)	THRU STRUCT (FT)	RIM/(F/L) UP	INVERT UP	INVERT DOWN	
INL 4.0	INL 3.0		47,870		1473	1473	3.28	134.0	12	0.0080	0.012	0.97	1.07	0.84	5.00	3.45	0.50	710.17	704.54	703.46	4.53
INL 3.0	INL 2.0		22,267		685	2158	4.81	165.2	18	0.0052	0.012	0.29	0.86	0.58	4.86	8.20	0.00	708.50	702.96	702.11	3.89
INL 2.0	ES 1.0		13,265		408	2566	5.72	20.2	18	0.0052	0.012	0.05	0.11	0.66	5.05	8.20	0.00	708.50	702.11	702.00	4.74
INL 17.0	INL 16.0		29,987	9,970	1019	1019	2.27	169.8	12	0.0052	0.012	0.59	0.88	0.75	3.97	2.78	0.00	713.80	709.49	708.61	3.21
INL 16.0	INL 15.0		18,791	3,345	610	1629	3.63	164.4	12	0.0104	0.012	1.45	1.71	0.82	5.69	3.93	0.50	713.80	708.61	706.90	4.09
INL 15.0	INL 14.0		18,882	10,883	686	2315	5.16	172.4	18	0.0052	0.012	0.35	0.90	0.61	4.94	8.20	0.00	713.60	706.40	705.51	5.55
INL 14.0	INL 13.0		22,126	10,790	785	4170	9.29	188.1	18	0.0070	0.012	1.25	1.32	0.86	6.14	9.52	0.00	712.30	705.51	704.19	5.14
INL 13.0	INL 12.0		40,785		1255	8579	19.12	174.1	24	0.0070	0.012	1.06	1.22	0.83	7.42	20.50	0.00	710.46	704.19	702.97	4.07
INL 12.0	INL 11.0	74,110	38,427		4033	12612	28.10	165.5	30	0.0052	0.012	0.66	0.86	0.80	7.39	32.03	0.00	708.60	702.97	702.11	2.88
INL 11.0	ES 10.0		12,510		385	12997	28.96	21.0	30	0.0052	0.012	0.09	0.11	0.82	7.41	32.03	0.00	708.50	702.11	702.00	3.64
INL 27.0	INL 26.0		42,393	3,600	1339	1339	2.98	145.3	12	0.0060	0.012	0.87	0.87	0.88	4.34	2.99	0.00	709.91	705.59	704.72	3.22
INL 26.0	INL 25.0		21,590	3,490	698	2463	5.49	148.1	18	0.0040	0.012	0.34	0.59	0.71	4.51	7.19	0.00	709.39	704.72	704.13	3.02
INL 25.0	INL 24.0		35,035	600	1084	3798	8.46	99.3	18	0.0060	0.012	0.55	0.60	0.84	5.68	8.81	0.00	709.75	704.13	703.53	3.97
INL 24.0	INL 23.0		12,990	1,415	413	4488	10.00	140.7	24	0.0030	0.012	0.23	0.42	0.72	4.75	13.42	0.00	709.25	703.53	703.11	3.52
INL 23.0	INL 22.0		13,720		422	4910	10.94	147.6	24	0.0030	0.012	0.29	0.44	0.78	4.82	13.42	0.00	707.85	703.11	702.67	2.54
INL 22.0	INL 21.0		20,635	1,805	652	5563	12.39	168.8	24	0.0030	0.012	0.43	0.51	0.87	4.87	13.42	0.00	708.04	702.67	702.16	3.17
INL 21.0	ES 20.0		22,480		692	6593	14.69	39.7	24	0.0040	0.012	0.14	0.16	0.88	5.62	15.49	0.00	708.70	702.16	702.00	4.34
INL 14.1	INL 14.0		34,820		1071	1071	2.39	209.0	12	0.0052	0.012	0.80	1.09	0.79	4.01	2.78	0.00	711.85	706.59	705.51	4.16
INL 13.4	INL 13.3		1,020		31	31	0.07	68.4	6	0.0052	0.012	0.01	0.36	0.28	1.79	0.44	0.00	708.50	706.92	706.57	1.03
INL 13.3	INL 13.2		33,250		1023	1054	2.35	192.4	12	0.0052	0.012	0.71	1.00	0.77	3.99	2.78	0.00	710.75	706.57	705.57	3.08
INL 13.2	INL 13.1		34,165		1051	2106	4.69	163.3	18	0.0030	0.012	0.28	0.49	0.69	3.88	6.23	0.00	711.05	705.57	705.08	3.83
INL 13.1	INL 13.0		34,060		1048	3154	7.03	222.5	18	0.0040	0.012	0.85	0.89	0.86	4.64	7.19	0.00	711.05	705.08	704.19	4.32
INL 25.2	INL 25.1			11,690	112	112	0.25	15.6	8	0.0052	0.012	0.01	0.08	0.40	2.50	0.94	0.00	707.00	704.68	704.60	1.59
INL 25.1	INL 25.0		3,922	1,855	139	251	0.56	118.0	12	0.0040	0.012	0.02	0.47	0.35	2.73	2.44	0.00	710.00	704.60	704.13	4.30
INL 21.1	INL 21.0		11,000		338	338	0.75	117.6	12	0.0052	0.012	0.04	0.61	0.37	3.20	2.78	1.00	707.00	703.77	703.16	2.13
INL 24.2	INL 24.1		4,275	925	140	140	0.31	63.0	12	0.0052	0.012	0.00	0.33	0.37	3.20	2.78	0.00	709.25	705.27	704.94	2.88
INL 24.1	INL 24.0		4,185	840	137	277	0.62	79.5	12	0.0052	0.012	0.02	0.41	0.55	3.66	2.78	1.00	709.25	704.94	704.53	3.21
INL 31.0	INL 30.0			52,119	501	501	1.12	46.6	12	0.0104	0.012	0.04	0.48	0.65	5.43	3.93	0.00	709.75	706.75	706.27	1.90

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P. 262.513.0666

CLIENT:
eu:a
eppstein uhen : architects

CLIENT ADDRESS:
333 E. CHICAGO STREET
MILWAUKEE, WI 53202

PROJECT:
TRUCK COUNTRY

PROJECT LOCATION:
OAK CREEK, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	03-16-21	PLAN COMMISSION SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: SJK/IRN
Approved: JLJ
Date: 10/19/20

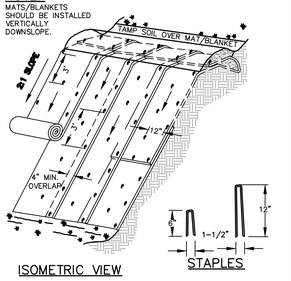
SHEET TITLE:
SITE NOTES

SHEET NUMBER:
C6.0

JSD PROJECT NO: 20-10055

File: R:\2020\2010055\DWG\Civil Sheets\C6.0 - Notes and Details.dwg Layout: C6.0 User: skrzynski Plotted: Mar 15, 2021 - 4:22pm Xrefs:

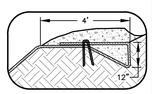
NOTE:
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.



ISOMETRIC VIEW

STAPLES

TYPICAL SLOPE SOIL STABILIZATION



BERM

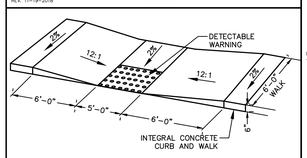
GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
5. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.

EROSION MATTING

N.T.S.

REV. 11-19-2018



ADA ACCESSIBLE RAMP

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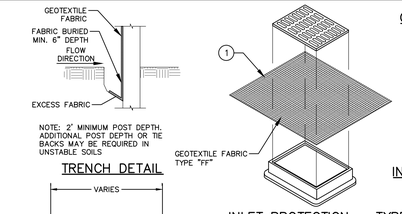
REV. 11-20-2018



NOTE: 2' MINIMUM POST DEPTH. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

TRENCH DETAIL

INLET PROTECTION – TYPE "B" WITHOUT CURB BOX

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACILITATE MAINTENANCE OR REMOVAL.
2. 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.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4

INSTALLATION NOTES:

TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

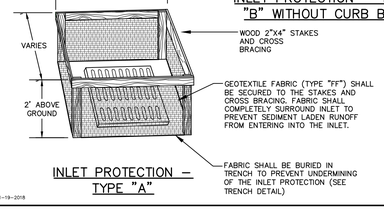
INSTALLATION NOTES:

TYPE "D"

DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES 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 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

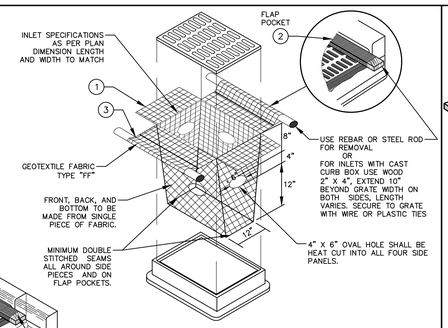


INLET PROTECTION – TYPE "A"

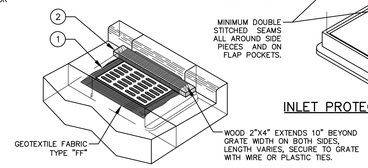
REV. 11-19-2018

INLET PROTECTION

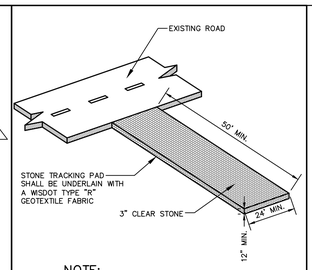
N.T.S.



INLET PROTECTION – TYPE "D"



INLET PROTECTION – TYPE "C" WITH CURB BOX

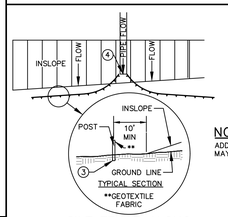


NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER.

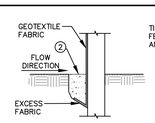
CONSTRUCTION ENTRANCE

N.T.S.

REV. 12-10-2018

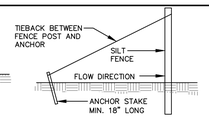


SILT FENCE ALONG SLOPES & OUTFALLS

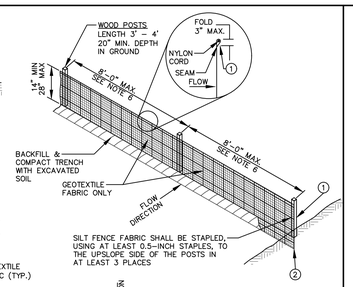


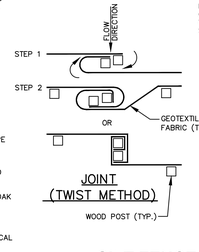
NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL

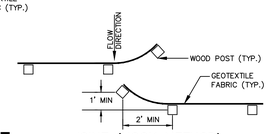


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)





JOINT (TWIST METHOD)



JOINT (HOOK METHOD)

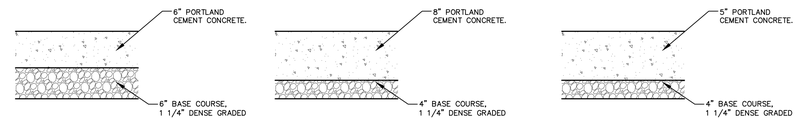
GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

SILT FENCE

N.T.S.

REV. 7-01-2019



STANDARD CONCRETE PAVEMENT SECTION

HEAVY DUTY CONCRETE PAVEMENT SECTION

CONCRETE SIDEWALK SECTION

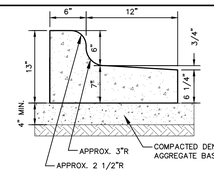
GENERAL NOTES:

1. PAVEMENT SECTIONS BASED ON PREVIOUS TRUCK COUNTRY PROJECTS AS PROVIDED BY THE ARCHITECT.

PAVEMENT SECTIONS

N.T.S.

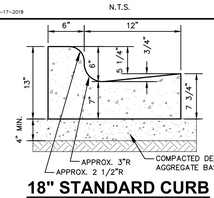
REV. 7-01-2019



18" REJECT CURB & GUTTER

N.T.S.

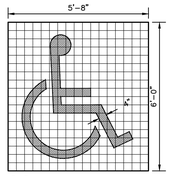
REV. 12-17-2018



18" STANDARD CURB & GUTTER

N.T.S.

REV. 12-17-2018



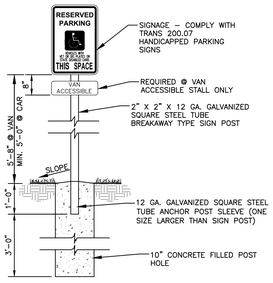
4"x4" GRID FOR LAYOUT PURPOSES ONLY FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

ADA PARKING STALL MARKING

N.T.S.

REV. 11-20-2018

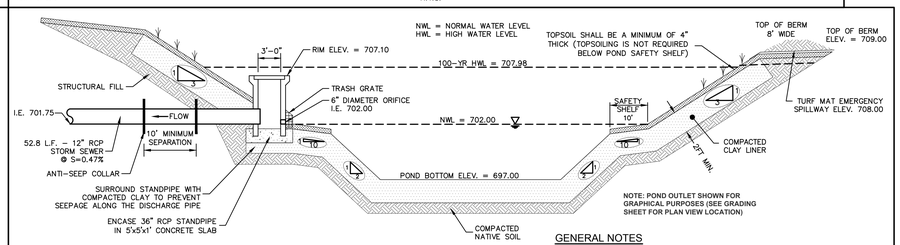


NOTE:
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'-0" LONG ANCHOR POST SLEEVE.

ADA SIGN

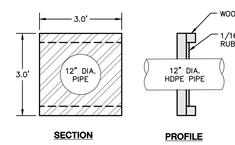
N.T.S.

REV. 7-01-2019



CROSS-SECTION

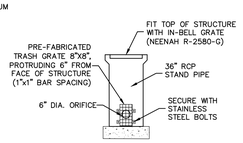
N.T.S.



NOTE: ANTI-SEEP COLLAR TO BE AGRI DRAIN ASC03 OR EQUAL

GUM RUBBER ANTI-SEEP COLLAR

N.T.S.



OUTLET STRUCTURE DETAIL

N.T.S.

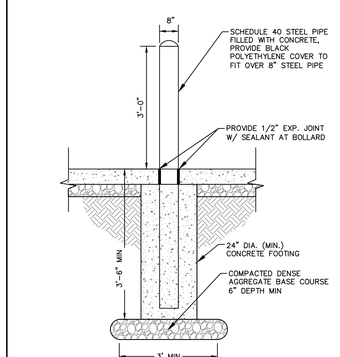
GENERAL NOTES

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION POND TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
4. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR.
5. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3FT OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2FT DEEP AND 8FT WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD, INC. SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.

STORM DETENTION POND DETAIL

N.T.S.



CONCRETE BOLLARD

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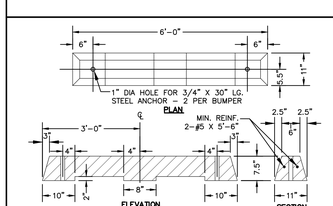
REV. 12-17-2018



CONCRETE WHEEL STOP

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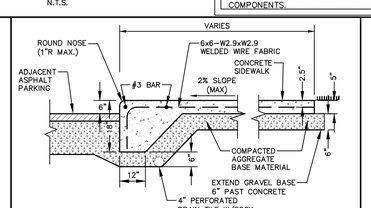
REV. 11-26-2018



THICKENED EDGE SIDEWALK

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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

eu:a
eppstein uhen : architects

CLIENT ADDRESS:
333 E. CHICAGO STREET
MILWAUKEE, WI 53202

PROJECT:

TRUCK COUNTRY

PROJECT LOCATION:
OAK CREEK, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	03-16-21	PLAN COMMISSION SUBMITTAL
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Design/Drawn:	SJK/IRN
Approved:	JLJ
Date:	10/19/20

SHEET TITLE:
DETAILS

SHEET NUMBER:
C6.1

JSD PROJECT NO: 20-10055

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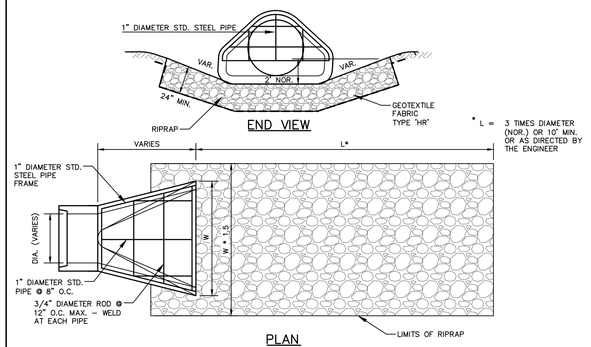
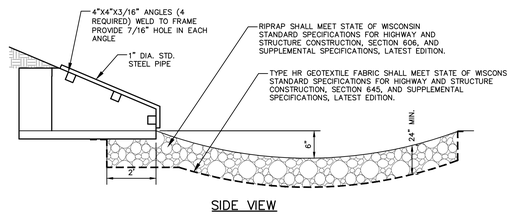
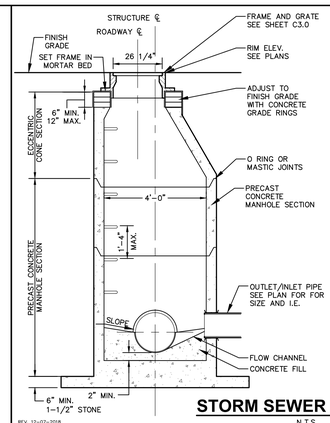


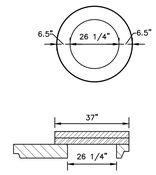


APRON ENDWALL W/ GRATE - RIPRAP

N.T.S.

REV. 12-7-2018





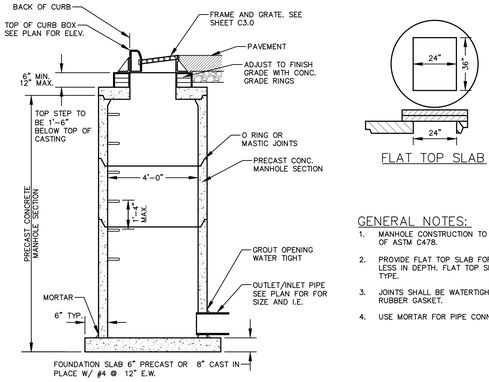
GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY.
6. USE NEENAH R-2501-G BEEHIVE FRAME AND GRATE WHEN IN LANDSCAPE AREAS.

STORM SEWER MANHOLE

N.T.S.

REV. 12-07-2018



GENERAL NOTES:

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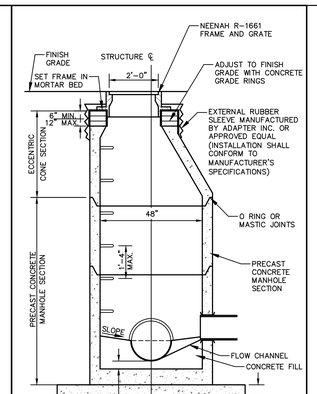
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.

4' CATCH BASIN (CURB INLET)

N.T.S.

REV. 12-7-2018



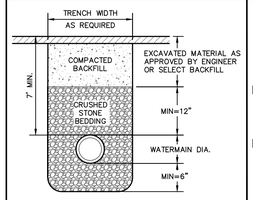
GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
3. USE MORTAR FOR PIPE CONNECTIONS.
4. ALL MANHOLES SHALL HAVE RUBBER CHIMNEY BOOT SEALS.

SANITARY SEWER MANHOLE

N.T.S.

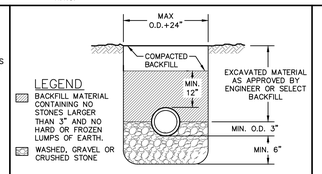
REV. 12-6-2018



WATERMAIN BEDDING

N.T.S.

REV. 12-05-2018



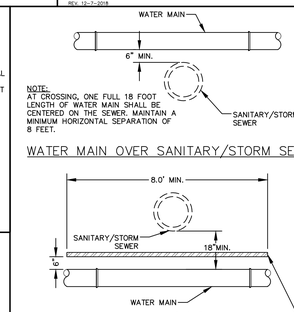
LEGEND

- BACKFILL MATERIAL CONTAINING NO STONES LARGER THAN 3" AND NO HARD OR FROZEN LUMPS OF EARTH.
- WASHED, GRAVEL OR CRUSHED STONE

STORM & SANITARY SEWER BEDDING

N.T.S.

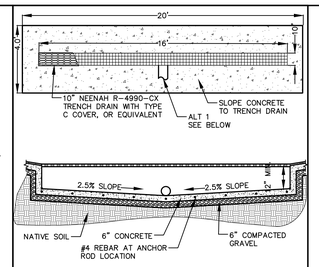
REV. 12-05-2018



SEWER - WATER MAIN SEPARATION

N.T.S.

REV. 7-01-2019



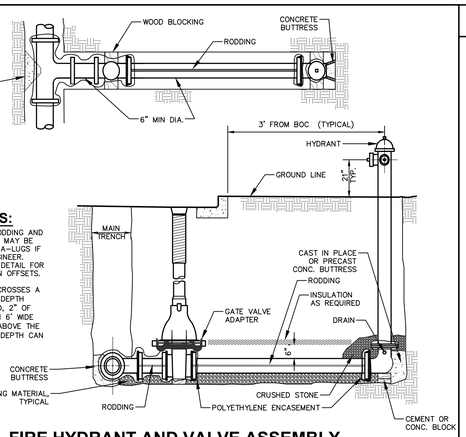
**REFER TO NEENAH FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES FOR FURTHER DETAILS AND INFORMATION.
NOTE: INSTALL CATCH-ALL HR-I ABSORBENT BOOM BY MARATHON MATERIALS, INC. WITHIN TRENCH DRAIN.

NOTE:
FOR FURTHER DETAILS AND INFORMATION, REFER TO NEENAH FOUNDRY FORMING PROCEDURES FOR INSTALLING NEENAH DRAINAGE STRUCTURES.

TRENCH DRAIN (CAST-IN-PLACE)

N.T.S.

REV. 5-19-2017



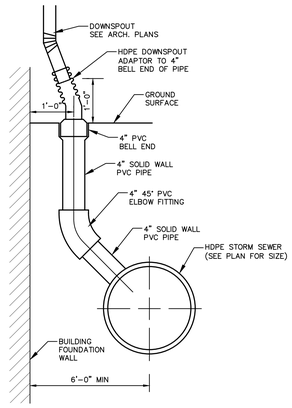
GENERAL NOTES:

1. JOINT RESTRAINTS: RODDING AND CONCRETE BUTTRESSES MAY BE USED IN LIEU OF MEG-A-LUGS IF APPROVED BY THE ENGINEER. PROVIDE RODDING PER DETAIL FOR STRAPPING WATER MAIN OFFSETS.
2. WHEN HYDRANT LEAD CROSSES A DITCH & A 7' TRENCH DEPTH CANNOT BE MAINTAINED, 2" OF STYROFOAM INSULATION 6' WIDE SHALL BE PLACED 6" ABOVE THE PIPE UNTIL 7' TRENCH DEPTH CAN BE MAINTAINED.

FIRE HYDRANT AND VALVE ASSEMBLY

N.T.S.

REV. 12-03-2018



DOWNSPOUT

N.T.S.

REV. 12-7-2018

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P. 262.513.0666

CLIENT:

eu:a
eppstein uhen : architects

CLIENT ADDRESS:
333 E. CHICAGO STREET
MILWAUKEE, WI 53202

PROJECT:

TRUCK COUNTRY

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Design/Drawn: SJK/IRN
Approved: JLJ
Date: 10/19/20

SHEET TITLE:
DETAILS

SHEET NUMBER:
C6.2

JSD PROJECT NO: 20-10055

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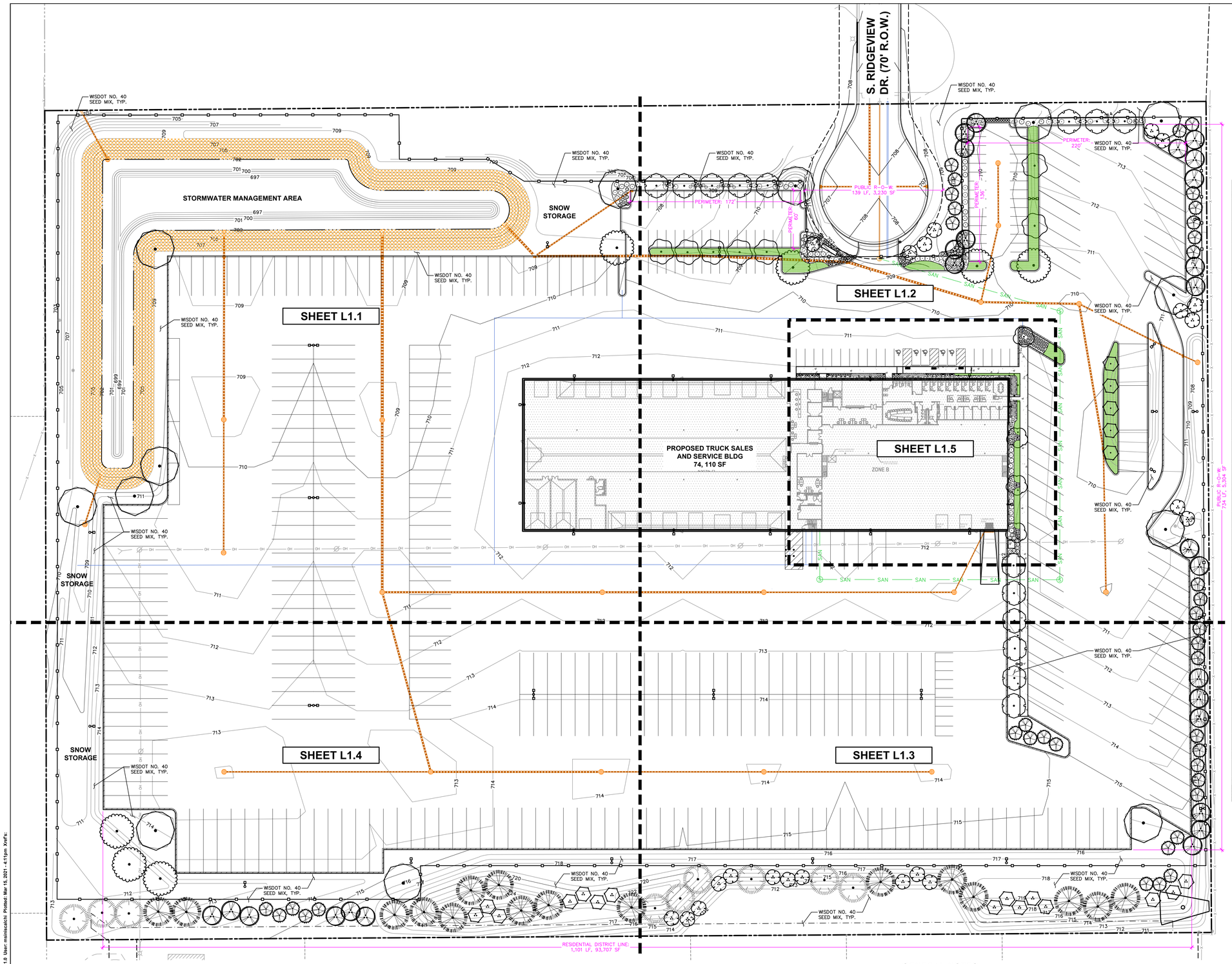

SEE SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULE

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
	BP	Betula papulifolia 'Whitespire' (Multi-stem) / Whitespire Birch (Multi-stem)
	CV	Crataegus viridis 'Winter King' / Winter King Hawthorn
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**
	AF	Acer x freemanii 'Marmo' / Marmo Freeman Maple
	CO	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry
	GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
	QB2	Quercus bicolor / Swamp White Oak
	QW	Quercus x warei 'Regal Prince' / Regal Prince Oak
TALL EVERGREEN TREE	**CODE**	**BOTANICAL / COMMON NAME**
	PA	Picea abies / Norway Spruce
	PD	Picea glauca 'Densata' / Black Hills Spruce
	PW	Pinus alba / Eastern White Pine
LARGE SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	JS	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper
	PC	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark
	TM	Taxus x media 'Everlow' / Everlow Yew
	VJ	Viburnum x juddii / Judd Viburnum
MEDIUM SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	AB	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry
	CF	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood
	HI	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea
	HQ	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea
	TT	Taxus x media 'Tauntonii' / Taunton's Yew
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	AS	Allium x 'Summer Beauty' / Summer Beauty Allium
	AP	Astilbe chinensis 'Vision in Pink' / Vision in Pink Chinese Astilbe
	CN	Calamintha nepeta 'Montrose White' / Montrose White Catmint
	EP	Echinacea x 'CBG Cone 2' TM / Pixie Meadowbrite Purple Coneflower
	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
SMALL SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	AM	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Chokeberry
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**
	SA	Sesleria autumnalis / Autumn Moor Grass

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- CONCRETE PAVEMENT
- 959 — PROPOSED 1 FOOT CONTOUR
- 960 — PROPOSED 5 FOOT CONTOUR
- 959 — EXISTING 1 FOOT CONTOUR
- 960 — EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- S — SANITARY SEWER
- W — WATERMAIN
- D — STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATERMAIN
- ST — EXISTING STORM SEWER
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- POLYETHYLENE EDGING
- SEED – RAINWATER RENEWAL
- SOD

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

NOTE: SEE SHEET L1.6 FOR LANDSCAPE REQUIREMENTS SUMMARY TABLE

NOTE: ANY LANDSCAPE AREA NOT HATCHED OR LABELED SHALL RECEIVE WSDOT NO.40 SEED MIX.

north

SCALE IN FEET
40' 0 40'

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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
eu:a
eppstein uhen : architects

CLIENT ADDRESS:
333 E. CHICAGO STREET
MILWAUKEE, WI 53202

PROJECT:
TRUCK COUNTRY

PROJECT LOCATION:
OAK CREEK, WI

PLAN MODIFICATIONS:

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Design/Drawn: MWS
Approved: KJY
Date: 10/19/20

SHEET TITLE:
LANDSCAPE PLAN - OVERALL

SHEET NUMBER:
L1.0

JSD PROJECT NO: 20-10055

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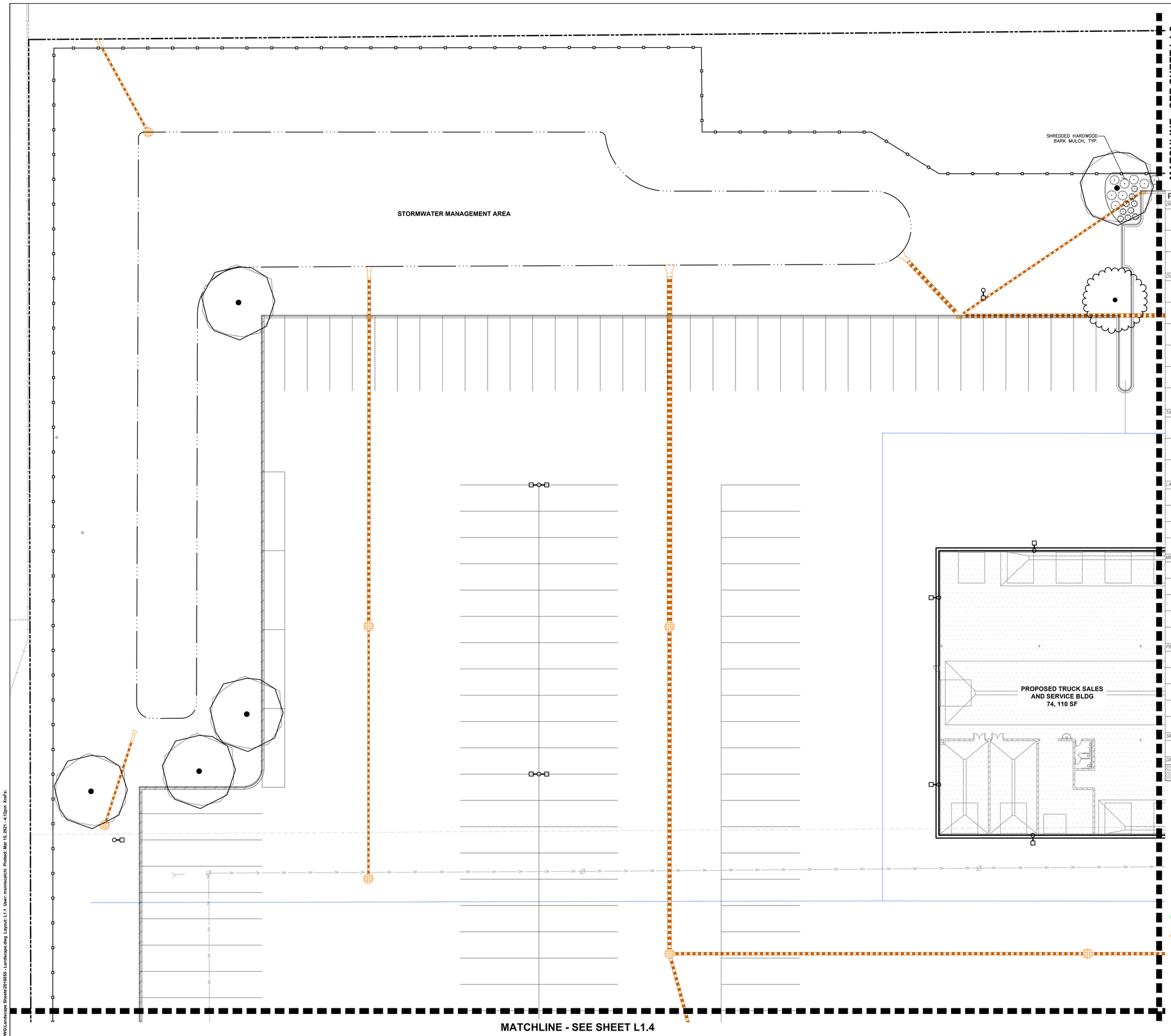

SEE SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULE

PLANT SCHEDULE

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	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
	QB2	Quercus bicolor / Swamp White Oak
	QW	Quercus x warei 'Regal Prince' / Regal Prince Oak
TALL EVERGREEN TREE	**CODE**	**BOTANICAL / COMMON NAME**
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	HI	Hydrangea arborescens 'Incredibal' / Incredibal White Hydrangea
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north

SCALE IN FEET
20' 0 20'

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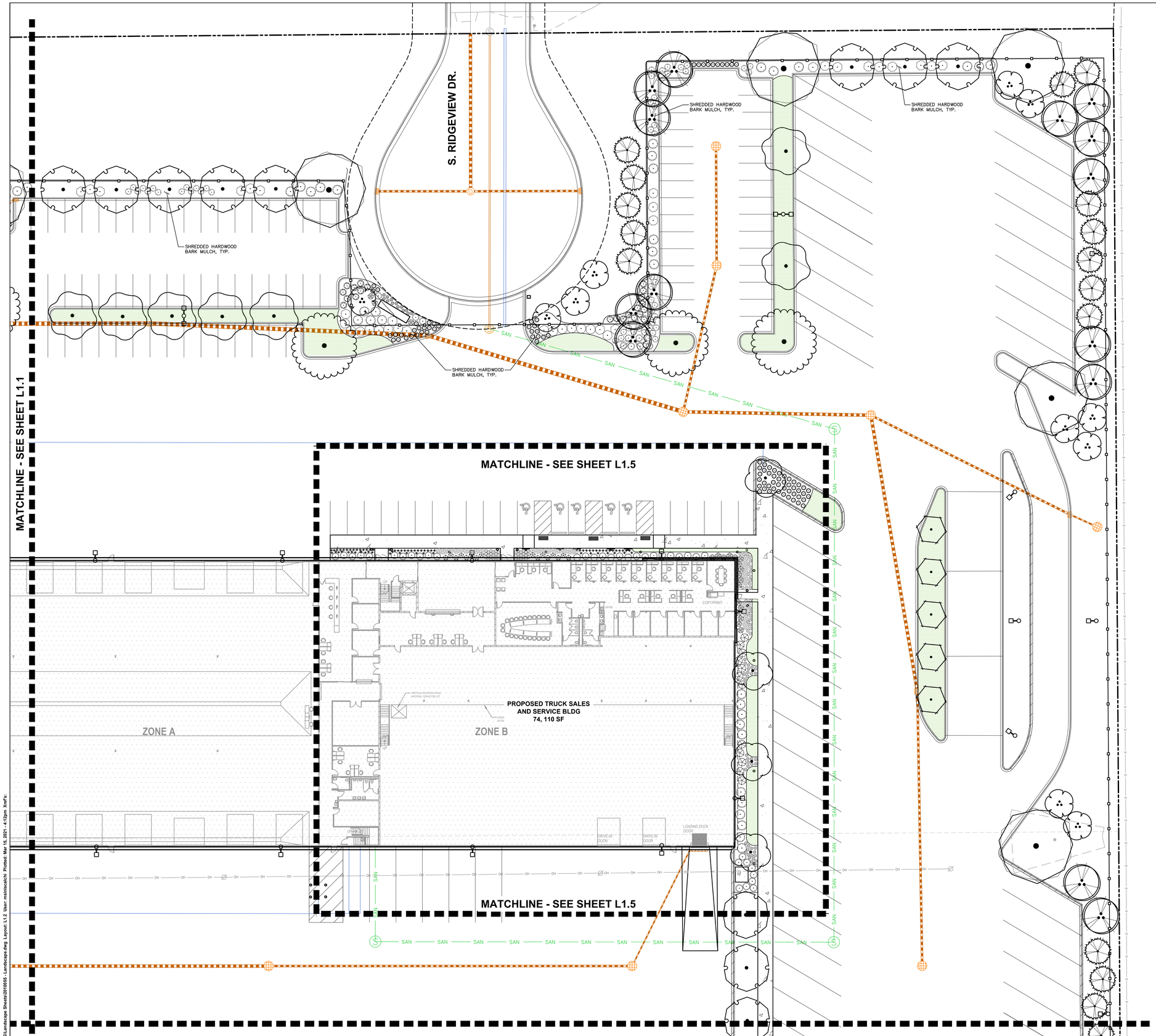
Design/Drawn: MWS
Approved: KJY
Date: 10/19/20

SHEET TITLE:
LANDSCAPE PLAN - NW

SHEET NUMBER:
L1.1

JSD PROJECT NO: 20-10055



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- STORMWATER MANAGEMENT AREA
- S — SANITARY SEWER
- W — WATERMAIN
- D — STORM SEWER
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- FENCE
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- ADA PARKING SIGN
- POLYETHYLENE EDGING
- SEED – RAINWATER RENEWAL
- SOD

NOTE: ANY LANDSCAPE AREA NOT HATCHED OR LABELED SHALL RECEIVE WSDOT NO.40 SEED MIX.

north

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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

eppstein uhen : architects

CLIENT ADDRESS:
333 E. CHICAGO STREET
MILWAUKEE, WI 53202

PROJECT:

TRUCK COUNTRY

PROJECT LOCATION:
OAK CREEK, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	03-16-21	PLAN COMMISSION SUBMITTAL
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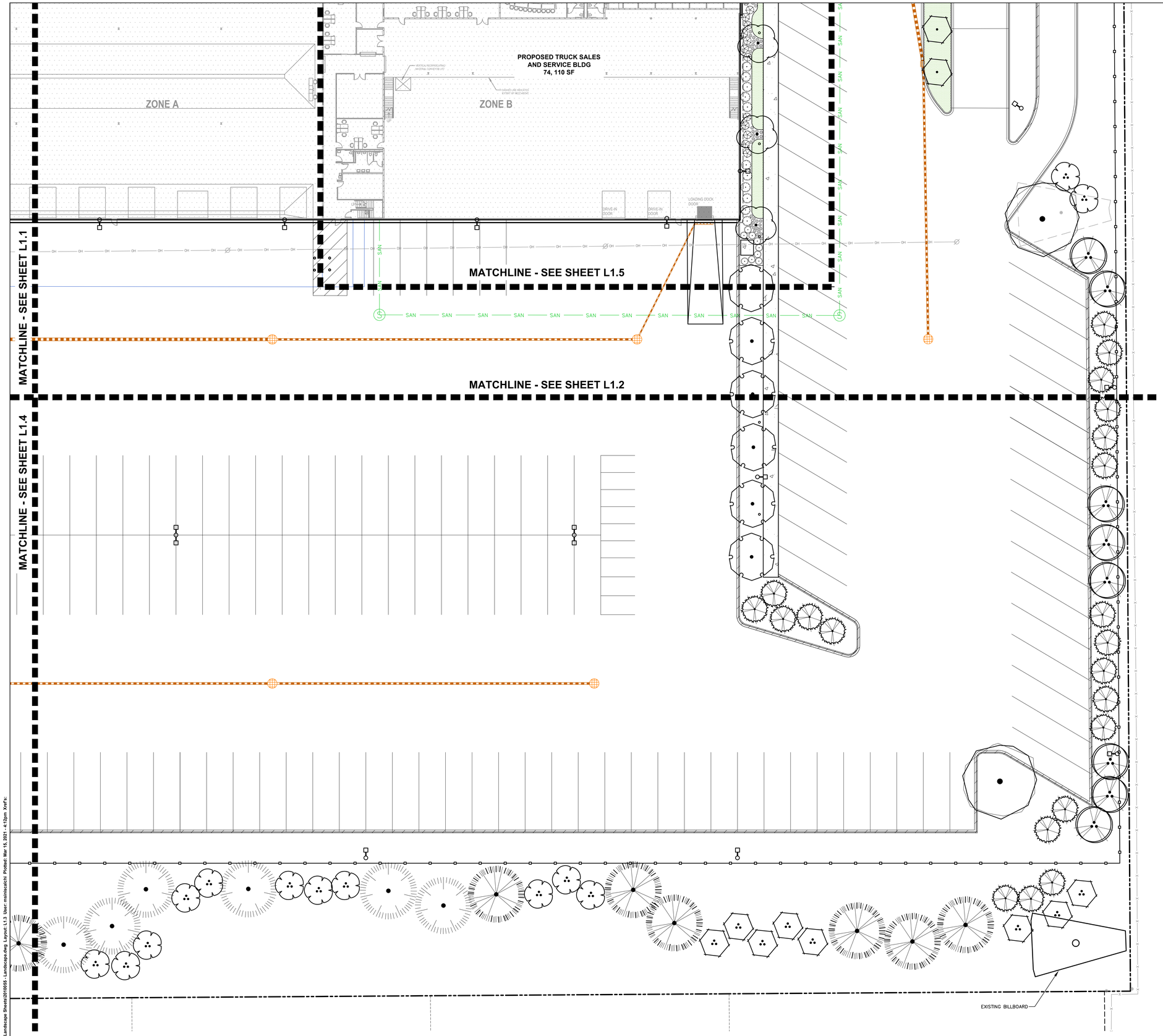
Design/Drawn: MWS
Approved: KJY
Date: 10/19/20

SHEET TITLE:
LANDSCAPE PLAN - NE

SHEET NUMBER:
L1.2

JSD PROJECT NO: 20-10055

File: K:\2020\20100550\DWG\Landscape Sheets\20100550 - Landscape.dwg Layout: L1.2 User: msinisciachi Plotted: Mar 15, 2021 - 4:12pm Xref's:



SEE SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULE

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
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	BP	Betula populifolia 'Whitespire' (Multi-stem) / Whitespire Birch (Multi-stem)
	CV	Crataegus viridis 'Winter King' / Winter King Hawthorn
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
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	CO	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry
	GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
	QB2	Quercus bicolor / Swamp White Oak
	QW	Quercus x warei 'Regal Prince' / Regal Prince Oak
TALL EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	PA	Picea abies / Norway Spruce
	PD	Picea glauca 'Densata' / Black Hills Spruce
	PW	Pinus alba / Eastern White Pine
LARGE SHRUBS	CODE	BOTANICAL / COMMON NAME
	JS	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper
	PC	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark
	TM	Taxus x media 'Everlow' / Everlow Yew
	VJ	Viburnum x juddii / Judd Viburnum
MEDIUM SHRUBS	CODE	BOTANICAL / COMMON NAME
	AB	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry
	CF	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood
	HI	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea
	HQ	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea
	TT	Taxus x media 'Tauntonii' / Taunton's Yew
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
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	AP	Astilbe chinensis 'Vision in Pink' / Vision in Pink Chinese Astilbe
	CN	Calamintha nepeta 'Montrose White' / Montrose White Catmint
	EP	Echinacea x "CBG Cone 2" TM / Pixie Meadowbrite Purple Coneflower
	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
SMALL SHRUBS	CODE	BOTANICAL / COMMON NAME
	AM	Aronia melanocarpa "UCONNAM165" TM / Low Scape Mound Chokeberry
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SA	Sesleria autumnalis / Autumn Moor Grass

LEGEND

- PROPERTY LINE
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- BUILDING OUTLINE
- EDGE OF PAVEMENT
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- REJECT CURB AND GUTTER
- CONCRETE PAVEMENT
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Design/Drawn: MWS
Approved: KJY
Date: 10/19/20

SHEET TITLE:
LANDSCAPE PLAN - SE

SHEET NUMBER:
L1.3

JSD PROJECT NO: 20-10058

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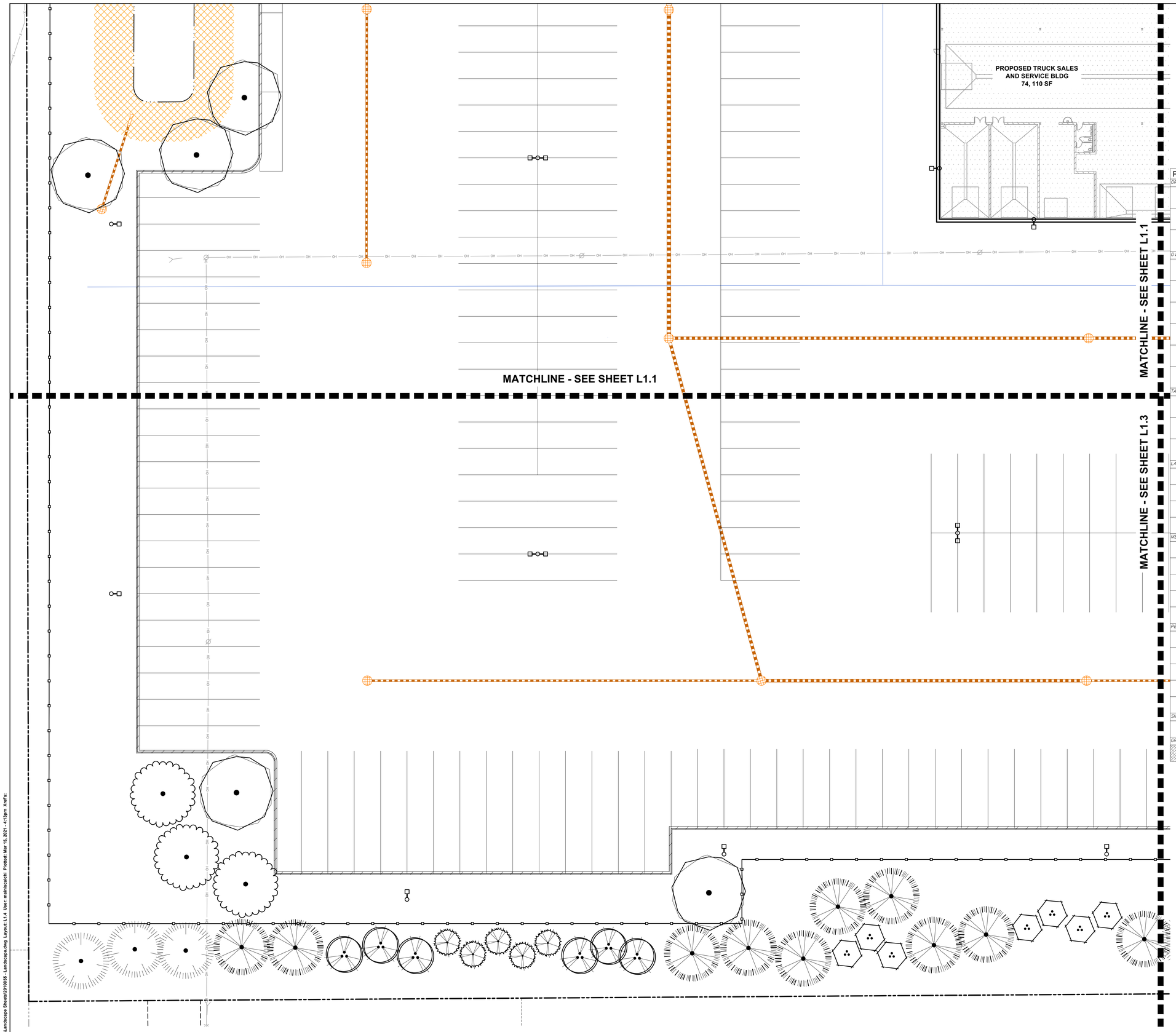

SEE SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULE

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
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	CV	Crataegus viridis 'Winter King' / Winter King Hawthorn
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	AF	Acer x freemanii 'Marmo' / Marmo Freeman Maple
	CO	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry
	GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
	QB2	Quercus bicolor / Swamp White Oak
	QW	Quercus x warei 'Regal Prince' / Regal Prince Oak
TALL EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	PA	Picea abies / Norway Spruce
	PD	Picea glauca 'Densata' / Black Hills Spruce
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	JS	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper
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	TM	Taxus x media 'Everlow' / Everlow Yew
	VJ	Viburnum x juddii / Judd Viburnum
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	AB	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry
	CF	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood
	HI	Hydrangea arborescens 'Incredball' / Incredball White Hydrangea
	HQ	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea
	TT	Taxus x media 'Tauntonii' / Taunton's Yew
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
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	CN	Calamintha nepeta 'Montrose White' / Montrose White Catmint
	EP	Echinacea x 'CBG Cone 2' TM / Pixie Meadowbrite Purple Coneflower
	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
SMALL SHRUBS	CODE	BOTANICAL / COMMON NAME
	AM	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Chokeberry
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SA	Sesleria autumnalis / Autumn Moor Grass

LEGEND

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MILWAUKEE, WI 53202

PROJECT:

TRUCK COUNTRY

PROJECT LOCATION:
OAK CREEK, WI

PLAN MODIFICATIONS:

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Design/Drawn: MWS
Approved: KJY
Date: 10/19/20

SHEET TITLE:
LANDSCAPE PLAN - SW

SHEET NUMBER:
L1.4

JSD PROJECT NO: 20-10055

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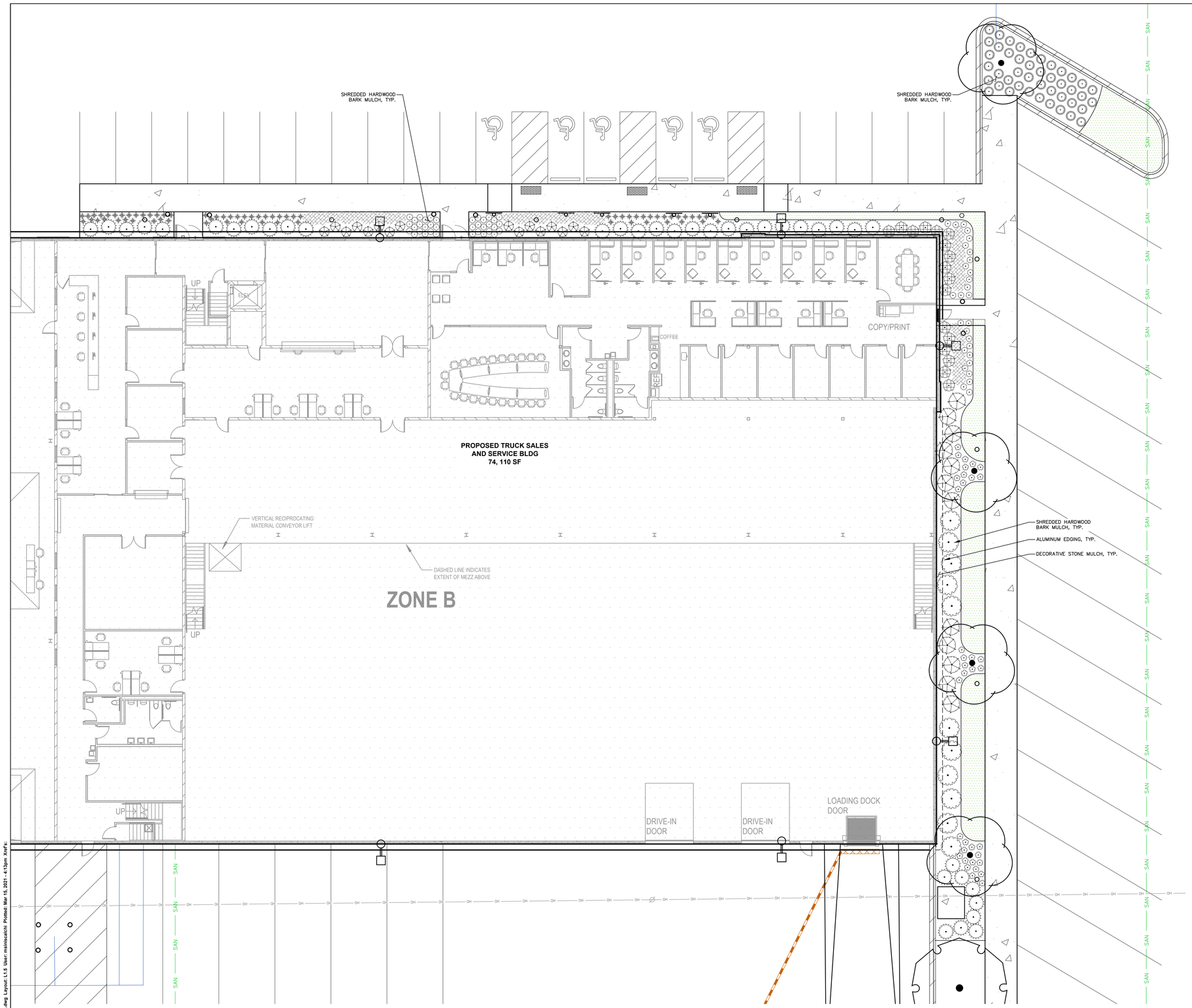

SEE SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULE

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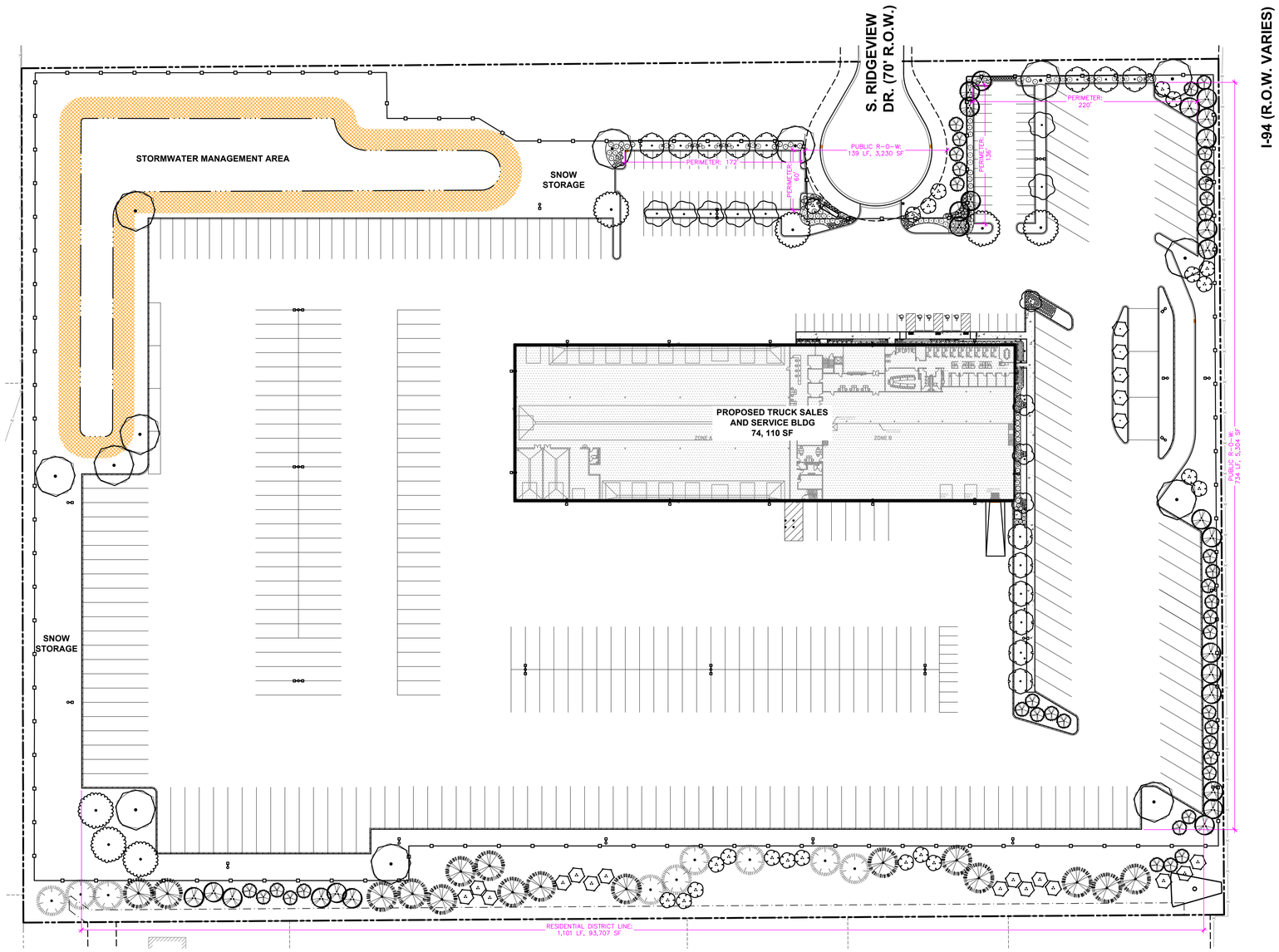
Design/Drawn: MWS
Approved: KJY
Date: 10/19/20

SHEET TITLE:
LANDSCAPE PLAN - BUILDING FOUNDATION

SHEET NUMBER:
L1.5

JSD PROJECT NO: 20-10055



PLANT SCHEDULE

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GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SA	Sesleria autumnalis / Autumn Moor Grass

MUNINICPAL LANDSCAPE REQUIREMENTS

Sec. 17.1010 (a) PARKING LOT SCREEENING

RESIDENTIAL DISTRICT LINE

ORNAMENTAL TREE REQUIREMENT

Landscape Requirement:	*1 ornamental tree per 35 LF of public street frontage*			
Ornamental Trees Calculation:	(1,101 LF/ 35 LF = 31.4			
Ornamental Trees Required:	***32 Ornamental Trees***			
Ornamental Trees Provided:	***32 Ornamental Trees***			*QTY*
Amelanchier x grandiflora 'Autumn Brilliance' (Multi-stem)	Autumn Brilliance Serviceberry (Multi-stem)			*11*
Betula populifolia 'Whitespire' (Multi-stem)	Whitespire Birch (Multi-stem)			*6*
Crataegus viridis 'Winter King' (Multi-stem)	Winter King Hawthorn (Multi-stem)			*15*
			TOTAL TREES =	*32*

OPEN SPACE REQUIREMENT

Landscape Requirement:	*25% of green space area to be landscaped other than turf*			
	25-70% of plant total to be evergreens			
Open Space Calculation:	93,707 SF x 25% = 23, 427 SF			
Open Space Coverage Required:	***23,427 SF***			
Open Space Coverage Provided:	***2,625 SF***	*QTY*	*COVERAGE SF*	*TOTAL COVERAGE*
EVERGREEN TREES				
Picea abies	Norway Spruce	16	75	*1200*
Picea glauca 'Densata'	Black Hills Spruce	10	75	*750*
Pinus alba	Eastern White Pine	9	75	*675*
		TOTAL COVERAGE =		*2625*

PUBLIC R-O-W (NORTH)

Ornamental Trees Calculation:	(139 LF/ 35 LF = 3.9			
Ornamental Trees Required:	***4 Ornamental Trees***			
Ornamental Trees Provided:	***4 Ornamental Trees***			*QTY*
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry			*4*
			TOTAL TREES =	*4*

OPEN SPACE REQUIREMENT

Landscape Requirement:	*25% of green space area to be landscaped other than turf*			
	25-70% of plant total to be evergreens			
Open Space Calculation:	3,230 SF x 25% = 807.5 SF	*3,230*		
Open Space Coverage Required:	***808 SF***			
Open Space Coverage Provided:	***1,524 SF***	*QTY*	*COVERAGE SF*	*TOTAL COVERAGE*
LARGE SHRUBS				
Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	18	38	*684*
Viburnum x juddii	Judd Viburnum	5	38	*190*
Taxus x media 'Everlow'	Everlow Yew	3	38	*114*
MEDIUM SHRUBS				
Cornus stolonifera 'Farrow' TM	Arctic Fire Red Twig Dogwood	10	20	*200*
Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	3	20	*60*
PERENNIALS				
Calamintha nepeta 'Montrose White'	Montrose White Catmint	13	6	*78*
Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	33	6	*198*
		TOTAL COVERAGE =		*1524*

PUBLIC R-O-W (EAST)

ORNAMENTAL TREE REQUIREMENT

Ornamental Trees Calculation:	(734 LF/ 35 LF = 20.9			
Ornamental Trees Required:	***21 Ornamental Trees***			
Ornamental Trees Provided:	***21 Ornamental Trees***			*QTY*
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry			*9*
Betula populifolia 'Whitespire' (Multi-stem)	Whitespire Birch (Multi-stem)			*12*
			TOTAL TREES =	*21*

OPEN SPACE REQUIREMENT

Landscape Requirement:	*25% of green space area to be landscaped other than turf*			
	25-70% of plant total to be evergreens			
Open Space Calculation:	21,217 SF x 25% = 5,304 SF	*3,230*		
Open Space Coverage Required:	**5,304 SF of Coverage Area**			
Open Space Coverage Provided:	***1,500 SF***			
EVERGREEN TREES		*QTY*	*COVERAGE SF*	*TOTAL COVERAGE*
Picea glauca 'Densata'	Black Hills Spruce	*20*	*75*	*1500*
		TOTAL COVERAGE =		*1500*

Sec. 17.1010 (b) INTERIOR LANDSCAPE AREA (579,552 SF)

Landscape Requirement:	*10% of paved area to be interior planting area*		
	1 shade tree per 300 SF of interior planting area		
Interior Planting Area Calculation:	579,552 x 10% = 57,995.2		
Shade Tree Calculation:	57,995 / 300 = 193.2		
Interior Planting Area Required:	***57,996 SF***		
Interior Planting Area Required:	***23,372 SF***		
Shade Trees Required:	***194 Trees***		
Shade Trees Provided:	***33 Trees***		
SHADE TREES			*QTY*
Acer x freemanii 'Marmo'	Marmo Freeman Maple		6
Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry		7
Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree		1
Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust		7
Quercus bicolor	Swamp White Oak		7
Quercus x warei 'Regal Prince'	Regal Prince Oak		5
		TOTAL TREES =	*33*

Sec. 17.1010 (c) PERIMETER LANDSCAPE AREA (588 LF)

Landscape Requirement:	*1 tree + 5 shrubs per 35 LF*		
Calculation:	*(172+60+136+220) = 588 / 35 = 16.8*		
	1 tree x 16.8 = 16.8		
	5 shrubs x 16.8 = 84		
Total Trees Required:	***17 Trees***		
Total Trees Provided:	***19 Trees***		
Total Shrubs Required:	***84 Shrubs***		
Total Shrubs Provided:	***130 Shrubs***		
SHADE TREES			*QTY*
Acer x freemanii 'Marmo'	Marmo Freeman Maple		8
Quercus bicolor	Swamp White Oak		4
ORNAMENTAL TREES			
Betula populifolia 'Whitespire' (Multi-stem)	Whitespire Birch (Multi-stem)		7
		TOTAL TREES =	*19*
LARGE SHRUBS			
Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark		36
Taxus x media 'Everlow'	Everlow Yew		6
Viburnum x juddii	Judd Viburnum		24
MEDIUM SHRUBS			
Aronia melanocarpa 'Morton' TM	Iroquis Beauty Black Chokeberry		52
Cornus stolonifera 'Farrow' TM	Arctic Fire Red Twig Dogwood		12
		TOTAL SHRUBS =	*130*

NOTE: ANY LANDSCAPE AREA NOT HATCHED OR LABELED SHALL RECEIVE WISDOT NO.40 SEED MIX.

north

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50' 0 50'

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CLIENT:
eu:a
eppstein uhen : architects
CLIENT ADDRESS:
333 E. CHICAGO STREET
MILWAUKEE, WI 53202

PROJECT:
TRUCK COUNTRY

PROJECT LOCATION:
OAK CREEK, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	03-16-21	PLAN COMMISSION SUBMITTAL
2		
3		
4		
5		
6		
7		
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10		
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12		
13		
14		
15		

Design/Drawn: MWS
Approved: KJY
Date: 10/19/20

SHEET TITLE:
LANDSCAPE PLAN - MUNICIPAL REQUIREMENTS

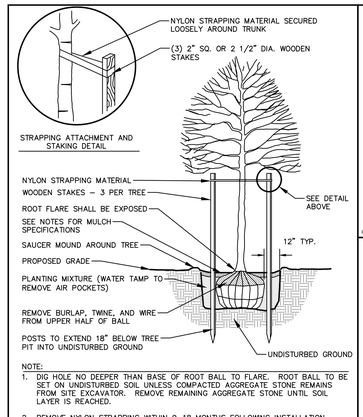
SHEET NUMBER:
L1.6

JSD PROJECT NO: 20-10055

File: K:\2020\20100550\DWG\Landscape Sheets\20100550 - Landscape.dwg Layout: L1.6 User: maniscalchi Plotted: Mar 15, 2021 - 4:13pm XrefS:

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	Min. 8' tall	23
	BP	Betula populifolia 'Whitespire' (Multi-stem) / Whitespire Birch (Multi-stem)	B & B	Min. 10' tall	26
	CV	Crataegus viridis 'Winter King' / Winter King Hawthorn	B & B	Min. 8' tall	15
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	AF	Acer x freemanii 'Marmo' / Marmo Freeman Maple	B & B	2.5"Cal	14
	CO	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry	B & B	2.5"Cal	7
	GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	2.5"Cal	4
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal	7
	QB2	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	13
	QW	Quercus x warei 'Regal Prince' / Regal Prince Oak	B & B	2.5"Cal	5
TALL EVERGREEN TREE	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	PA	Picea abies / Norway Spruce	B & B	Min. 6' Ht.	16
	PD	Picea glauca 'Densata' / Black Hills Spruce	B & B	Min. 6' Ht.	38
	PW	Pinus alba / Eastern White Pine	B & B	Min. 6' Ht.	9
LARGE SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	JS	Juniperus sabina 'Mini-Arcadia' / Mini Arcadia Juniper	#3	Min. 12" Wide	12
	PC	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark	B & B	Min. 36" Ht.	37
	TM	Taxus x media 'Everlow' / Everlow Yew	#3	Min. 12" Wide	9
	VJ	Viburnum x juddii / Judd Viburnum	#3	Min. 12"-24"	41
MEDIUM SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	AB	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	#3	Min. 12"-24"	52
	CF	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood	B & B	Min. 24" Ht.	31
	HI	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	#3	Min. 12"-24"	16
	HQ	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	#3	Min. 12"-24"	20
	TT	Taxus x media 'Tauntonii' / Taunton's Yew	B & B	Min. 24" Ht.	36
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	AS	Allium x 'Summer Beauty' / Summer Beauty Allium	#1	Min. 8"-18"	36
	AP	Astilbe chinensis 'Vision in Pink' / Vision in Pink Chinese Astilbe	#1	Min. 8"-18"	68
	CN	Calamintha nepeta 'Montrose White' / Montrose White Catmint	#1	Min. 8"-18"	13
	EP	Echinacea x 'CBG Cone 2' TM / Pixie Meadowbrite Purple Coneflower	#1	Min. 8"-18"	28
	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	87
SMALL SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	AM	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Chokeberry	#3	Min. 8"-18"	36
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**SPACING**		**QTY**
	SA	Sesleria autumnalis / Autumn Moor Grass	18" o.c.		

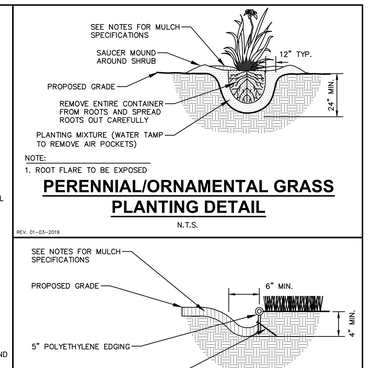


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2019



NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

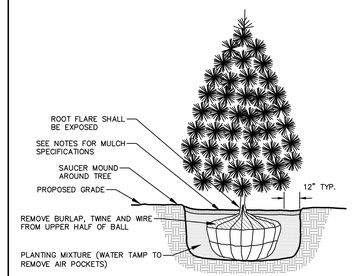
N.T.S.

REV. 01-03-2019

POLYETHYLENE LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

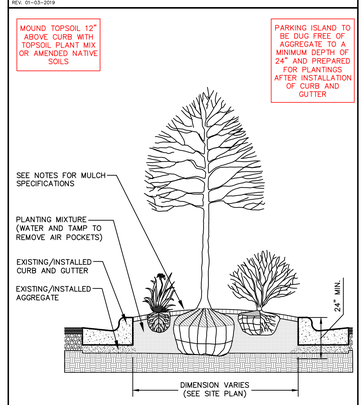


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

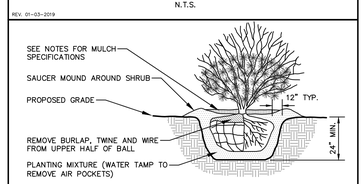
REV. 01-03-2019



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

REV. 01-03-2019



NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL; PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CLEANED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE 3/4"-1.5" DUCK CREEK STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
8. MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 9818.3-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING AND SODDING NOTES

1. MATERIALS – WISDOT NO. 40 SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "WISDOT NO. 20" SEED MIX OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE ROLLED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
3. MATERIALS – SEED – RAINWATER RENEWAL: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "RAINWATER RENEWAL" SEED MIX, AS PROVIDED BY AGRECOL, LLC. WWW.AGRECOL.COM, EVANSVILLE, WISCONSIN, TEL. 608-223-3571 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

TREE WATERING PROGRAM:

BASE BID – WATERING OF ALL TREES ON A REGULAR WEEKLY BASIS. CONTRACTOR TO KEEP A LOG OR JOURNAL OF A RECORD OF DATES AND QUANTITIES OF SUPPLEMENTAL WATERING EFFORTS

ALTERNATE BID 1* – INSTALLATION OF ONE (1) WATERING BAG PER TREE. DOCUMENTATION OF WEEKLY WATERING PROGRAM REQUIRED

*SEE LANDSCAPE MATERIALS NOTES FOR PRODUCTS

IRRIGATION (SEE SPECS):

BASE BID – DRIP IRRIGATION PROVIDED IN ALL PLANT BED AREAS SURROUNDING BUILDING

ALTERNATE BID – POP-UP IRRIGATION FOR ALL PERIMETER PLANTING BEDS AND TURFGRASS AREAS

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. **GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.**
2. **CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
3. **MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.**
4. **MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**

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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
eu:a
eppstein uhen : architects

CLIENT ADDRESS:
333 E. CHICAGO STREET
MILWAUKEE, WI 53202

PROJECT:
TRUCK COUNTRY

PROJECT LOCATION:
OAK CREEK, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	03-16-21	PLAN COMMISSION SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: MWS
Approved: KJY
Date: 10/19/20

SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L2.0

JSD PROJECT NO: 20-10055

File: K:\2020\20100550\WG\Landscape Sheets\20100550 - Landscape.dwg Layout: L2.0 User: mslinscalchi Plotted: Mar 15, 2021 - 4:14pm Xref:

SITE DATA INFORMATION:

TOTAL SITE AREA:	22.65 ACRES (986,805 SF)
TOTAL PROPOSED PAVING AREA:	601,560 SF
TOTAL PROPOSED BUILDING FOOTPRINT:	74,235 GSF
SITE IMPERVIOUS RATIO:	31.5% GREENSPACE
PROPOSED BUILDING TOTAL AREA (INCLD MEZZ.)	92,985 GSF
TOTAL CAR PARKING STALLS	113
TOTAL NEW/USED TRUCK SALES STALLS	173
TOTAL VEHICLES TO BE SERVICED PARKING	115
TRAILER PARKING STALLS (+RV PARKING)	50

GRAPHIC SITE PLAN

eu:a

TRUCK COUNTRY - OAK CREEK

220392-00
03/16/21

VIEW OF NE CORNER

eu:a

TRUCK COUNTRY - OAK CREEK

220392-00
03/16/21

VIEW FROM INTERSTATE

eu:a

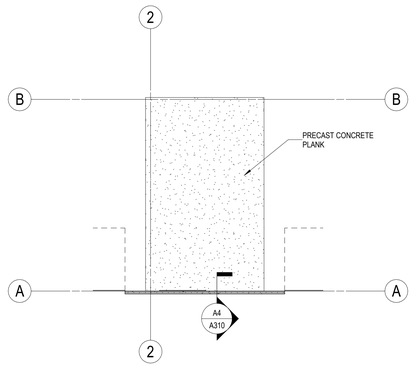
TRUCK COUNTRY - OAK CREEK

220392-00
03/16/21

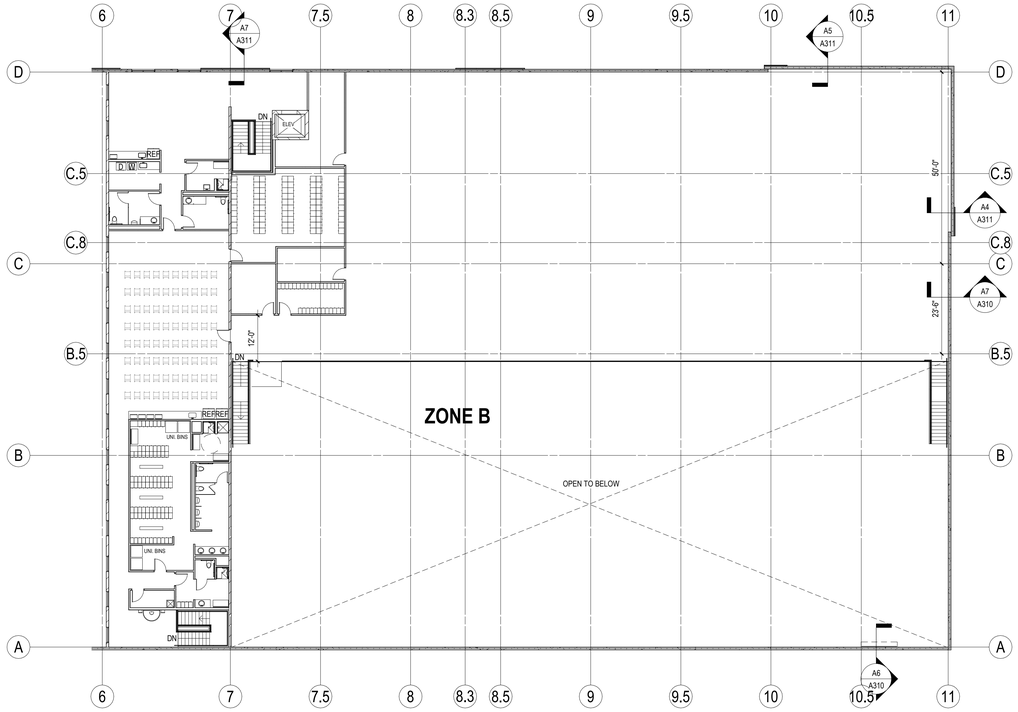
AERIAL VIEW

TRUCK COUNTRY - OAK CREEK

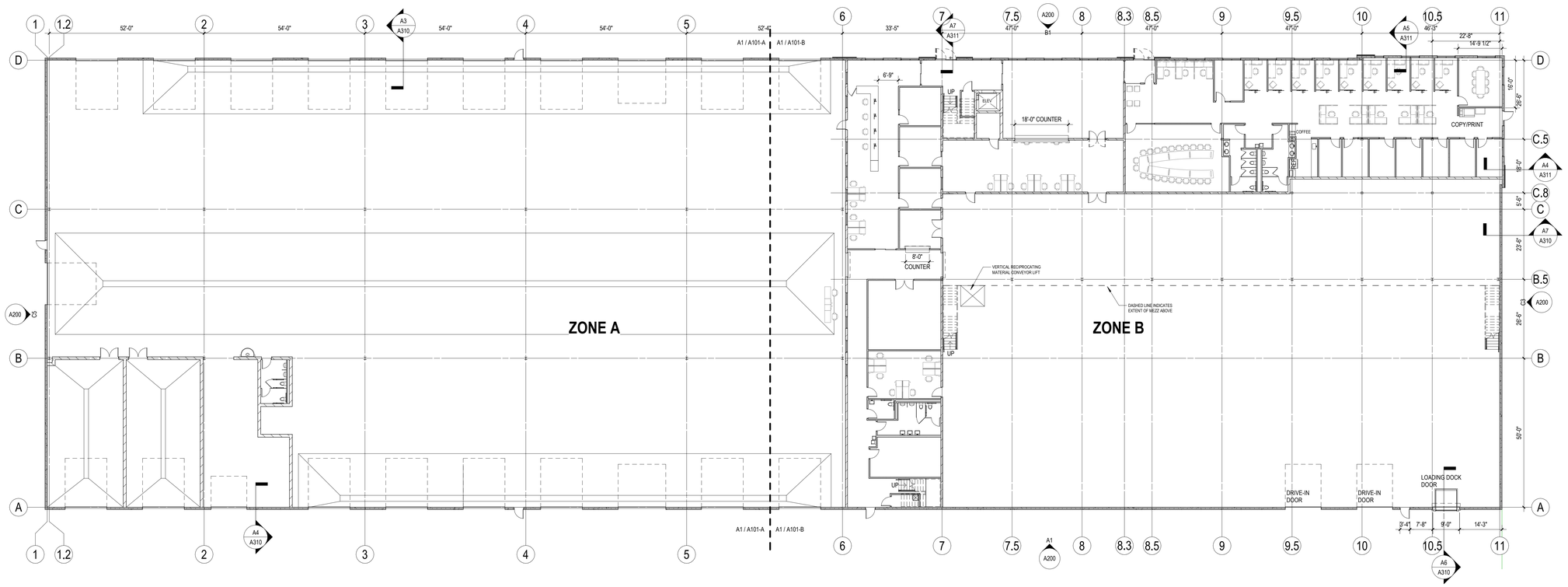
220392-00
03/16/21



C2 MEZZANINE FLR PLAN - ZONE A
1/16" = 1'-0"



C4 MEZZANINE FLR PLAN - ZONE B
1/16" = 1'-0"



A1 1ST FLOOR PLAN
1/16" = 1'-0"

eua

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

TRUCK COUNTRY

TRUCK COUNTRY - OAK CREEK

9999 South Ridgeview Dr.
Oak Creek WI 53154

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

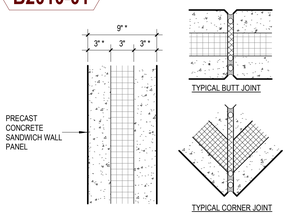
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	CJ
PROJECT NUMBER	220392-00

OVERALL FLOOR PLANS

A100

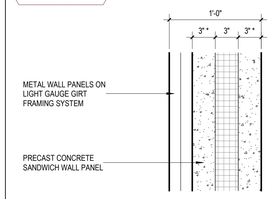
B2010-01



* VERIFY DIMENSIONS WITH SELECTED MANUFACTURER

NOTES
- PROVIDE FOAM SEALANT FOR ALL JOINTS @ BOARD INSULATION
- PROVIDE TWO EXTERIOR LAYERS AND ONE INTERIOR LAYER BACKER ROD & SEALANT AT ALL PANEL JOINTS

B2010-02



* VERIFY DIMENSIONS WITH SELECTED MANUFACTURER

NOTES
- SEE SPECIFICATIONS FOR TREATMENT OF CAVITY BOARD INSULATION JOINTS
- XXX
- XXX

ELEVATION MATERIALS LEGEND

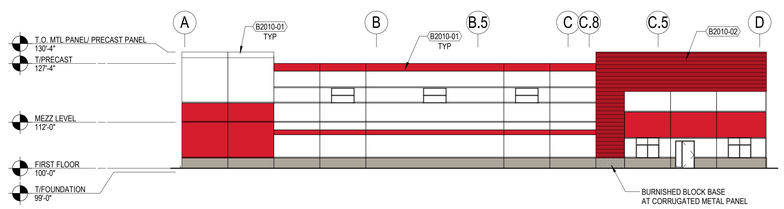
- TYPICAL PAINT FINISH
- PRECAST PANEL & BURNISHED BLOCK ACCENT PAINT 1
- PRECAST PANEL ACCENT PAINT 2
- CORRUGATED METAL PANEL

SHEET NOTES - EXTERIOR ELEVATIONS

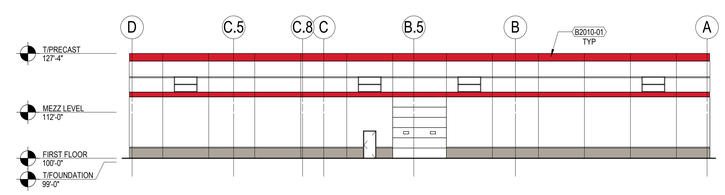
1.	SEE SHEET A600 FOR EXTERIOR FRAME TYPES AND DIMENSIONS.
2.	PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS.
3.	ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TO BE MITERED.
4.	EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER, ELECTRICAL CONTRACTOR AND SIGNAGE VENDOR.
5.	ALL VERTICAL INSIDE CORNERS TO HAVE 1/2" MOVEMENT JOINT.
6.	MJ = INDICATES MOVEMENT JOINT - 1/2" GAP.

KEYNOTES PER SHEET

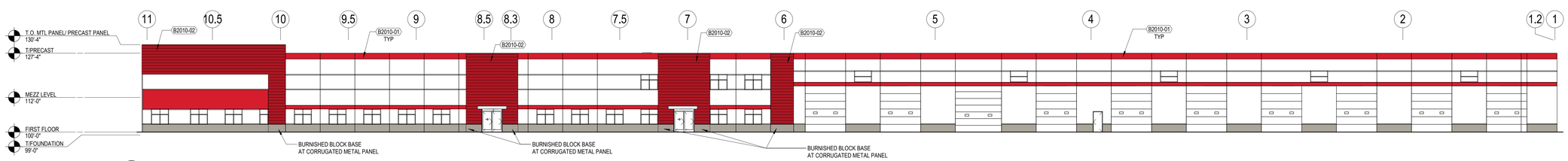
0341-01	PRECAST CONCRETE SANDWICH WALL PANEL
0742-06	METAL WALL PANELS ON LIGHT GAUGE GIRT FRAMING SYSTEM
B2010-01	LOAD BEARING PRECAST CONCRETE WALL PANEL WITH INTEGRAL INSULATION
B2010-02	PRECAST CONCRETE SANDWICH WALL PANEL WITH METAL WALL PANEL RAINSCREEN



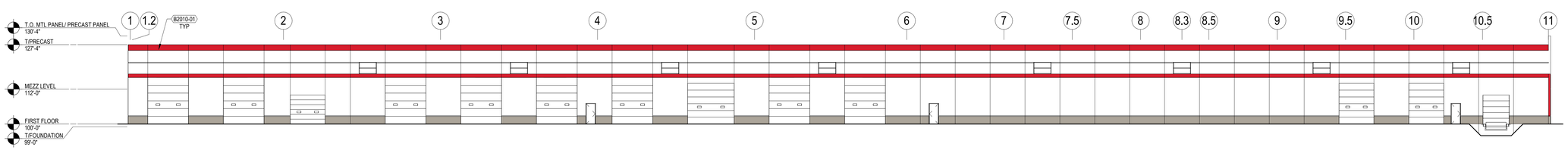
C3 EAST
1/16" = 1'-0"



C5 WEST
1/16" = 1'-0"



B1 NORTH
1/16" = 1'-0"



A1 SOUTH
1/16" = 1'-0"

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

TRUCK COUNTRY - OAK CREEK

9999 South Ridgeview Dr.
Oak Creek WI 53154

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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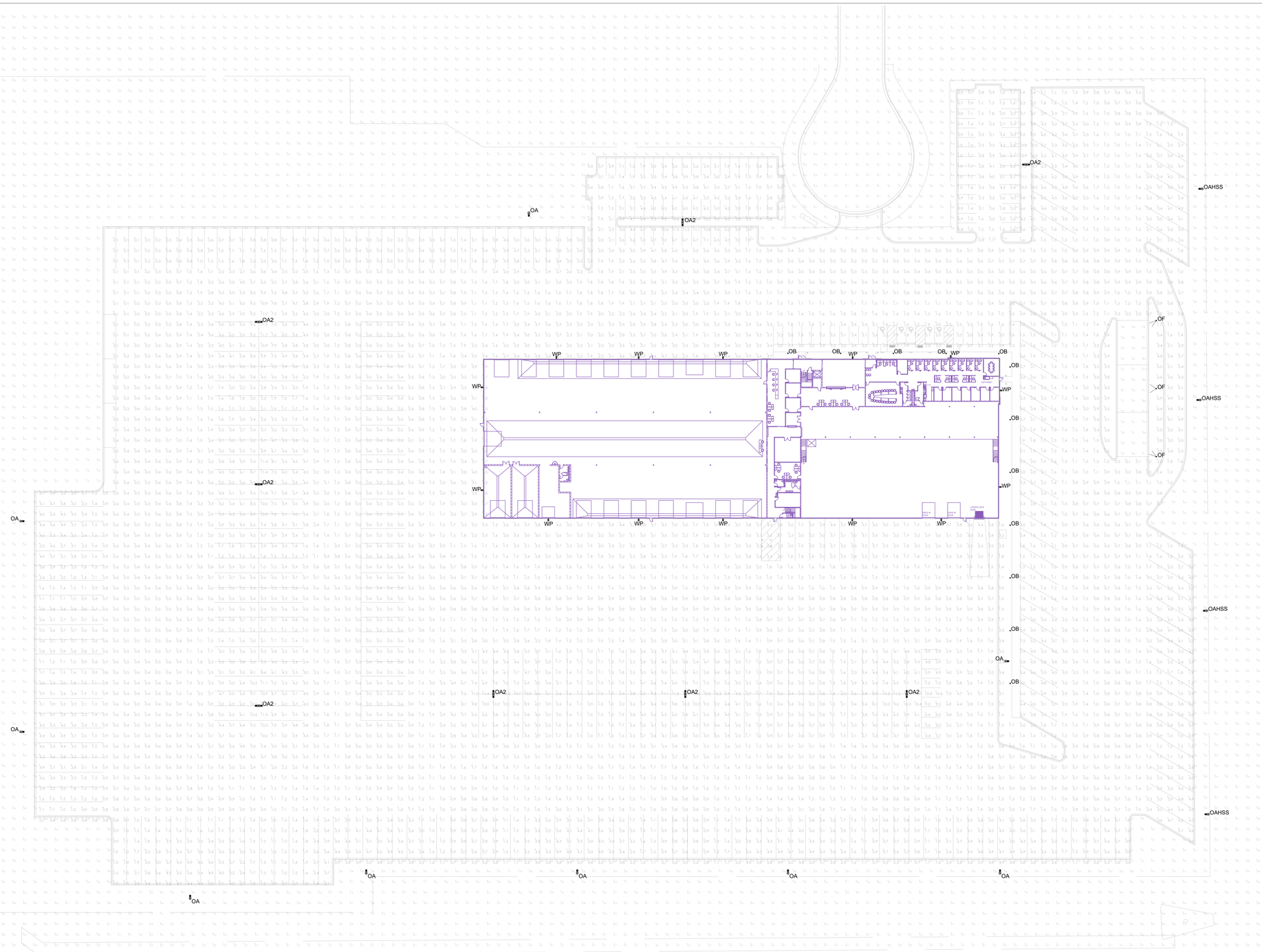
PROJECT MANAGER	CJ
PROJECT NUMBER	220392-00

EXTERIOR ELEVATIONS

A200

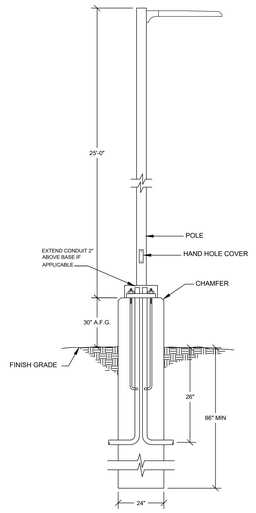
CITY SUBMITTAL 03-15-2021



ELECTRICAL SITE PHOTOMETRIC STUDY

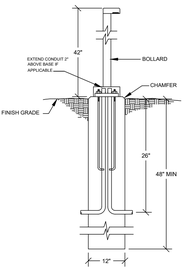
1" = 40'-0"

NORTH



TYPICAL POLE BASE DETAIL

NTS



TYPICAL BOLLARD DETAIL

NTS

GENERAL SITE LIGHTING CONTROL:

- ALL POLE, WALL PACK & BOLLARD LIGHTING REDUCED DOWN TO 50% 30 MINUTES AFTER CLOSE OF BUSINESS.
- TYPE "OF" TO REMAIN LIT FROM DUSK TO DAWN.

GENERAL NOTES:

1. SWITCH ARC IS DRAWN FOR REFERENCE ONLY AND DOES NOT REPRESENT ACTUAL BRANCH WIRING.
2. ALL NIGHT LIGHTS, EXIT LIGHTS, EBU'S AND OCCUPANCY SENSORS SHALL BE WIRED AHEAD OF ANY LIGHTING CONTROL SYSTEM THE PROJECT MAY CONTAIN.
3. REFER TO SHEET E000 FOR MOUNTING STYLES, HEIGHTS AND FIXTURE PART NUMBERS.
4. RECORD ANY AND ALL CHANGES TO THIS SHEET IN RED PEN FOR AS BUILT PURPOSES. SUBMIT AS BUILTS TO SUPERINTENDENT AT THE END OF THE PROJECT. MAKE REVISIONS AS JOB PROGRESSES NOT ALL AT ONCE IN THE END PLEASE WRITE LEGIBLY.
5. TEST LIGHTS, EXITS, EBU'S AND ALL SWITCHES PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
6. PROGRAM AND TEST ALL OCCUPANCY SENSORS AND TIME CLOCKS AND LIGHTING CONTACTORS PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
7. INSTALL TYPED PANEL SCHEDULES UPON COMPLETION OF THE PROJECT.
8. INSTALL ALL WALL PLATES LEVEL WITH THE SLOTS OF THE SCREW HEAD IN A VERTICAL POSITION.
9. INSTALL ARC FLASH STICKERS AND PANEL IDENTIFICATION PER NEC.
10. ALL NEW DEVICES MUST MATCH COLOR OF EXISTING DEVICES.

LUMINARE SCHEDULE

QTY	TYPE	DESCRIPTION	LAMP DATA #	LAMP DATA TYPE	PART NUMBERS MFG	PART NUMBERS CATALOG #	MOUNT	VOLT	NOTES
9	OA	25'-0" SINGLE HEAD POLE	LED	346 WATT-4,000K-70CRI-48,569 LUMENS	LUMARK	PRV-XL-C175-D-UNV-T4-SA-BZ-ZW-SWPD5BZ/SSS4A25SFA1XG-TMP1-AB1	POLE	277	1,2,6,7
8	OA2	25'-0" DUAL HEAD POLE	LED	(2) 346 WATT-4,000K-70CRI-48,569 LUMENS	LUMARK	(2) PRV-XL-C175-D-UNV-T4-SA-BZ-ZW-SWPD5BZ/(1) SSS4A25SFA2XG-TMP1-AB1	POLE	277	1,2,6,7
4	OAHSS	25'-0" SINGLE HEAD POLE WITH HOUSE SIDE SHEILD	LED	346 WATT-4,000K-70CRI-48,569 LUMENS	LUMARK	PRV-XL-C175-D-UNV-T4-SA-BZ-ZW-SWPD5BZ-HSS/SSS4A25SFA1XG-TMP1-AB1	POLE	277	1,2,6,7,8
12	OB	LIGHT BOLLARD	LED	8.5 WATT-4,000K-80CRI-624 LUMENS	LUMIERE	303-B1-LED81-4000K-UNV-T5X-DIM10-BZ-42	BOLLARD	277	1,2,9
3	OF	FLOOD LIGHT	LED	51 WATT-4,000K-70CRI-5,797 LUMNES	LUMARK	NFFLDS-C15-D-UNV-66-S-CB/TS2-NFFLD-CB/WOLC-7P-10A	SURFACE	277	1,3,4
14	WP	WALL PACK	LED	153 WATT-4,000K-70CRI-19,984 LUMENS	LUMARK	PRV-C60-D-UNV-T4-WM-BZ-ZW-SWPD5BZ	SURFACE	277	1,2,5

NOTES:
1. 4,000K TEMPERATURE
2. BRONZE FINISH
3. CARBON BRONZE FINISH
4. SLIPFITTER MOUNT ONTO 2" IMC IN CONCRETE BASE. MOUNTING HEIGHT IS 48" ABOVE FINISHED GRADE
5. MOUNTING HEIGHT IS 22' ABOVE FINISHED GRADE
6. MOUNTING HEIGHT IS 27'-6" ABOVE FINISHED GRADE
7. POLE STOOD ON 24" DIAMETER CONCRETE BASE RAISED 30 ABOVE FINISHED GRADE
8. HEAD TO HAVE HOUSE SIDE SHIELD
9. BOLLARD MOUNTED TO 12" DIAMETER CONCRETE BASE FLUSH WITH GRADE

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT	Illuminance	Fc	2.07	11.90	0.10	20.70	119.00
RAMP	Illuminance	Fc	5.48	11.50	1.70	3.22	6.76
SITE	Illuminance	Fc	0.42	6.90	0.00	NA	NA

ALL DRAWINGS ARE SCHEMATIC ONLY. THE INSTALLING ELECTRICAL CONTRACTOR SHALL BE THE ENGINEER OF RECORD. THE INSTALLING ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CALCULATIONS, SIZING, ENGINEERING AND MEETING OF NEC.

LYONS ELECTRIC Since 1979 powered by design

REVISIONS

NO.	DESCRIPTION	DATE

FIRM NAME AND ADDRESS:
TC LYONS ELECTRIC
75 ENTERPRISE ROAD
DELAFIELD, WI 53018

CONTACT INFORMATION:
TIM CARGILL
MAIN:(262)-646-6828
FAX: (262)-646-6829

PROJECT NAME:

PROPOSED BUILDING ADDITION FOR:
TRUCK COUNTRY - OAK CREEK
9999 SOUTH RIDGEVIEW DRIVE
OAK CREEK, WI 53154

SHEET TITLE:
ELECTRICAL SITE PHOTOMETRIC STUDY

DRAWN BY: DMG	JOB NUMBER: -
DATE DRAWN: 03-12-2021	APPROVED BY: KRK

SHEET 1 OF 1

SHEET #: ES100