

DRAWING FILE: P:\9800-9899\9874 - TANN CORP - LOT 5 IND PARK\DWG\ANS\9874-C001-TITLE.DWG LAYOUT: C001  
PLOTTED: AUG 31, 2023 - 3:45PM PLOTTED BY: GREG

INDEX OF SHEETS

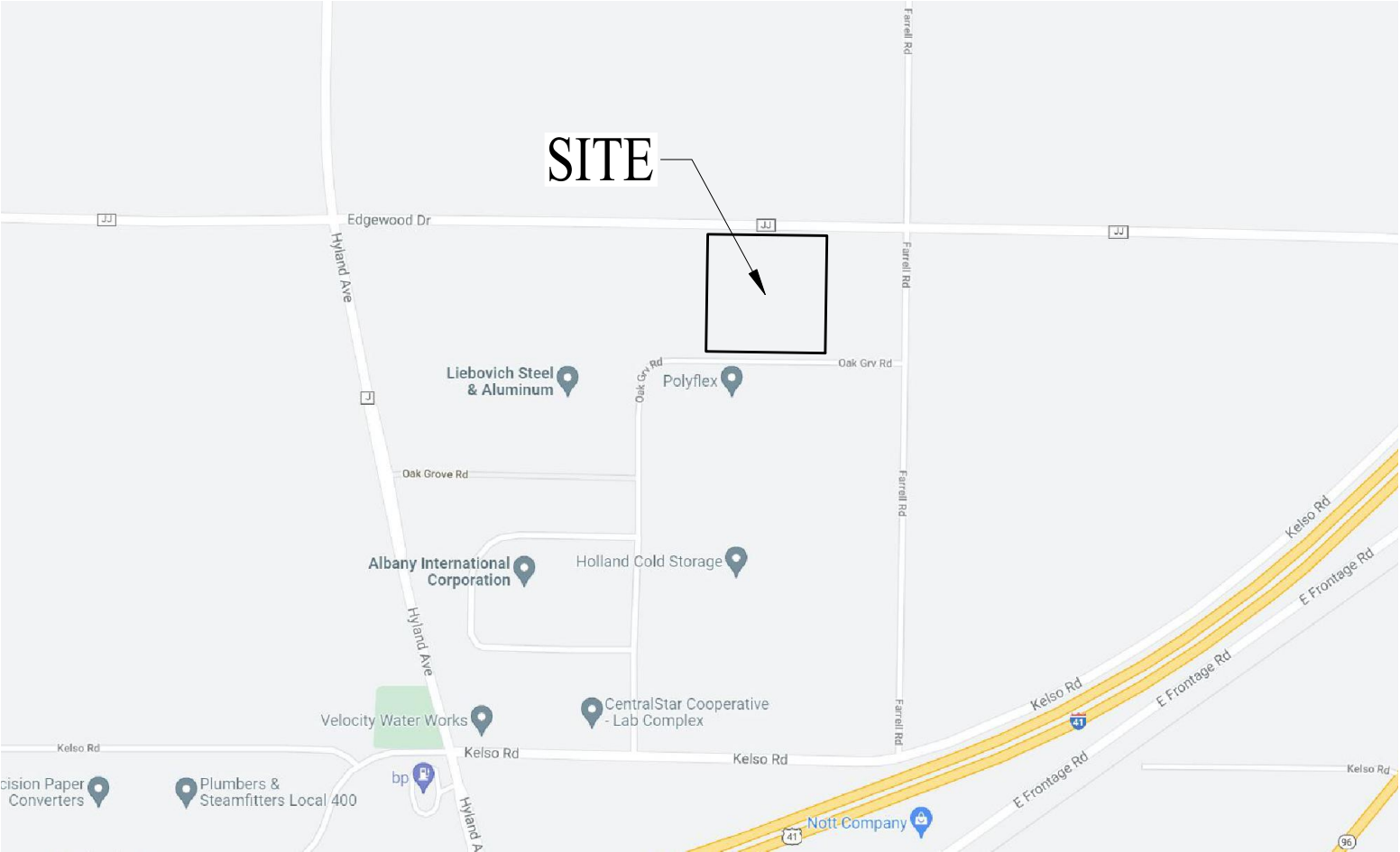
SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C100	SITE PLAN
SHEET C200	GRADING & EROSION CONTROL PLAN
SHEET C201	SPOT DETAIL PLAN
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SHEET C820	UTILITY DETAILS
SHEET C900	SITE SPECIFICATIONS

TOTAL SHEETS = 12

LIST OF STANDARD ABBREVIATIONS

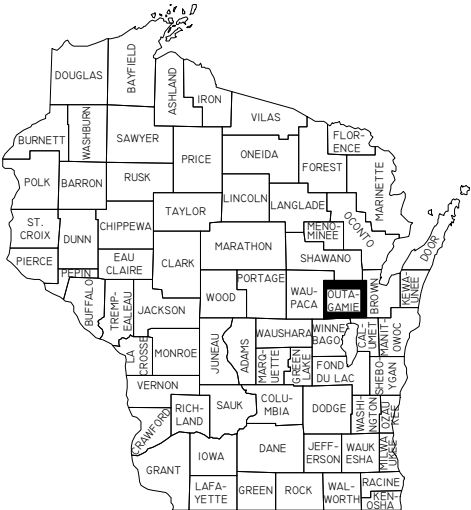
&	AND
AB	AUGER BORING
ADT	AVERAGE DAILY TRAFFIC
BC	BOTTOM OF CURB
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CMAC	CORRUGATED METAL ARCH CULVERT
CMBC	CORRUGATED METAL BOX CULVERT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DGB	DENSE GRADED BASE
DIP	DUCTILE IRON PIPE
D/S	DOWNSTREAM
(E)	EAST
ELEV.	ELEVATION
EOG	EDGE OF GRAVEL
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
F.O.	FIBER OPTIC
INL	INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HMA	HOT MIX ASPHALT
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAL FEET
LP	LOW POINT
MEG	MATCH EXISTING GRADE
MH	MANHOLE
(N)	NORTH
(NE)	NORTHEAST
(NW)	NORTHWEST
OH	OVERHEAD
PC	POINT OF CURVATURE
PE	POLYETHYLENE PIPE
P/L	PROPERTY LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RR	RAIL ROAD
R/W	RIGHT OF WAY
(S)	SOUTH
SAN	SANITARY SEWER
SB	SOIL BORING
SS	STORM SEWER
STM	STORM
(SW)	SOUTHWEST
TC	TOP OF CURB
TBR	TO BE REMOVED
TLE	TEMPORARY LIMITED EASEMENT
TNH	TOP NUT FIRE HYDRANT
TP	TEST PIT
TR	TOP OF RAMP
TYP.	TYPICAL
TS	TOP OF STEPS
TW	TOP OF WALL
U/S	UPSTREAM
VAR.	VARIES
(W)	WEST

REVIEW PLANS FOR:  
TANN CORPORATION  
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN



TITLE WORK REQUIRED  
TITLE WORK FOR THE PROJECT SITE  
WAS NOT PROVIDED TO REI FOR  
REVIEW, THEREFORE REI WAS  
UNABLE TO VERIFY THE EXISTENCE  
OF EASEMENTS OR USE  
ENCUMBRANCES.

INFORMATION SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND FACILITIES PRIOR TO COMMENCING ANY WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FACILITIES.



TOLL FREE: 811 OR (800) 242-8511  
HEARING IMPAIRED: TDD (800)542-2289  
EMERGENCY ONLY: (877) 500-9592  
WWW.DIGGERSHOTLINE.COM

LEGEND	
	BENCHMARK
	1" IRON BAR
	EXISTING MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING WATER SHUTOFF
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING GAS VALVE
	EXISTING CURB INLET
	EXISTING WELL
	TEST PIT LOCATION
	SOIL BORING
	EXISTING AIR CONDITIONING UNIT
	EXISTING GAS METER
	EXISTING ELECTRIC METER
	EXISTING UTILITY PEDESTAL
	EXISTING RAILROAD TRACKS
	EXISTING TREE LINE
	EXISTING GUY POLE
	EXISTING CABLE TV
	EXISTING FIBER OPTIC CABLE
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD UTILITIES
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING PROPERTY LINE
	PROPOSED HANDICAP PARKING
	PROPOSED CURB STOP
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED FORCE MAIN
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED WATER LATERAL
	PROPOSED WATER MAIN
	PROPOSED PUMP STATION
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CURB INLET
	PROPOSED CATCH BASIN
	PROPOSED CLEANOUT
	PROPOSED DRAINAGE FLOW
	PROPOSED SLOPE
	PROPOSED CURB & GUTTER
	PROPOSED REJECT CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	EXISTING GROUND CONTOUR (INTERVAL-1 FT.)
	PROPOSED GROUND CONTOUR (INTERVAL-1 FT.)
	PROPOSED SPOT ELEVATION (TOP OF CURB)
	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
	PROPOSED SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED RIPRAP
	PROPOSED EROSION MAT
	PROPOSED SAWCUT
	PROPOSED DRAINAGE SWALE

CITY OF KAUKAUNA ENGINEERING  
144 W. SECOND STREET  
P.O. BOX 890  
KAUKAUNA, WISCONSIN 54130  
(920) 766-6305

KAUKAUNA PUBLIC WORKS  
207 REAUME AVENUE  
P.O. BOX 890  
KAUKAUNA, WISCONSIN 54130  
(920) 766-6337

WISCONSIN DEPARTMENT OF  
NATURAL RESOURCES  
625 E COUNTY ROAD Y, SUITE 700  
OSHKOSH, WISCONSIN 54901-9731  
(920) 424-7885

OWNER:  
TANN CORPORATION

SURVEYOR:  
REI ENGINEERING, INC.  
4080 N. 20TH AVENUE  
WAUSAU, WI 54401  
(715) 675-9784

ENGINEER:  
REI ENGINEERING, INC.  
4080 N. 20TH AVENUE  
WAUSAU, WI 54401  
(715) 675-9784  
PROJECT MANAGER  
JIM J. BORYSENKO, P.E.

APPROVING AUTHORITIES:  
CITY OF KAUKAUNA  
WDNR  
DSPS

REI Engineering, INC.  
4080 N. 20TH AVENUE  
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PHONE: 715.675.9784 FAX: 715.675.4060  
EMAIL: MAIL@REIENGINEERING.COM



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ENGINEERING, SURVEYING

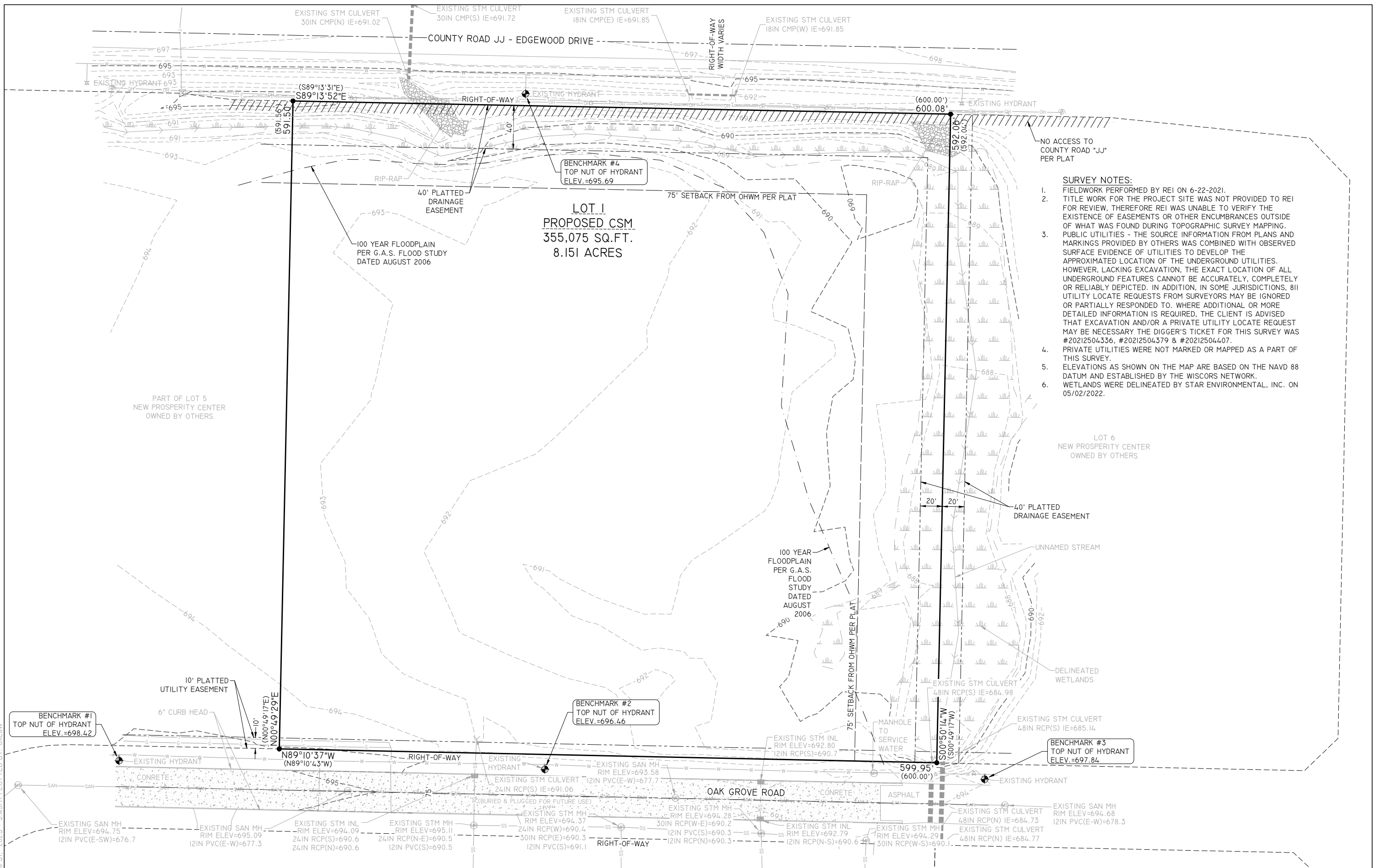
NO SCALE



DATE	REVISION	BY	CHKD	SURVEYED BY: JLR,JJM	DESIGNED BY: GSW	SURVEY DATE: 06/22/21
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 08/31/23
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: NAP

TITLE SHEET  
TANN CORP  
OAK GROVE ROAD  
KAUKAUNA, WISCONSIN

REI  
REI No. 9874  
SHEET C001



DRAWING FILE: P:\9800-9899\9874 - TANN CORP - LOT 5 IND PARK\DWG\LANS\9874-C010-EXISTING.DWG LAYOUT: C010  
PLOTTED: AUG 31, 2023 - 3:45PM PLOTTED BY: GREGW

**REI Engineering, INC.**  
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				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 08/31/23
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: NAP

EXISTING SITE CONDITIONS  
TANN CORP  
OAK GROVE ROAD  
KAUKAUNA, WISCONSIN



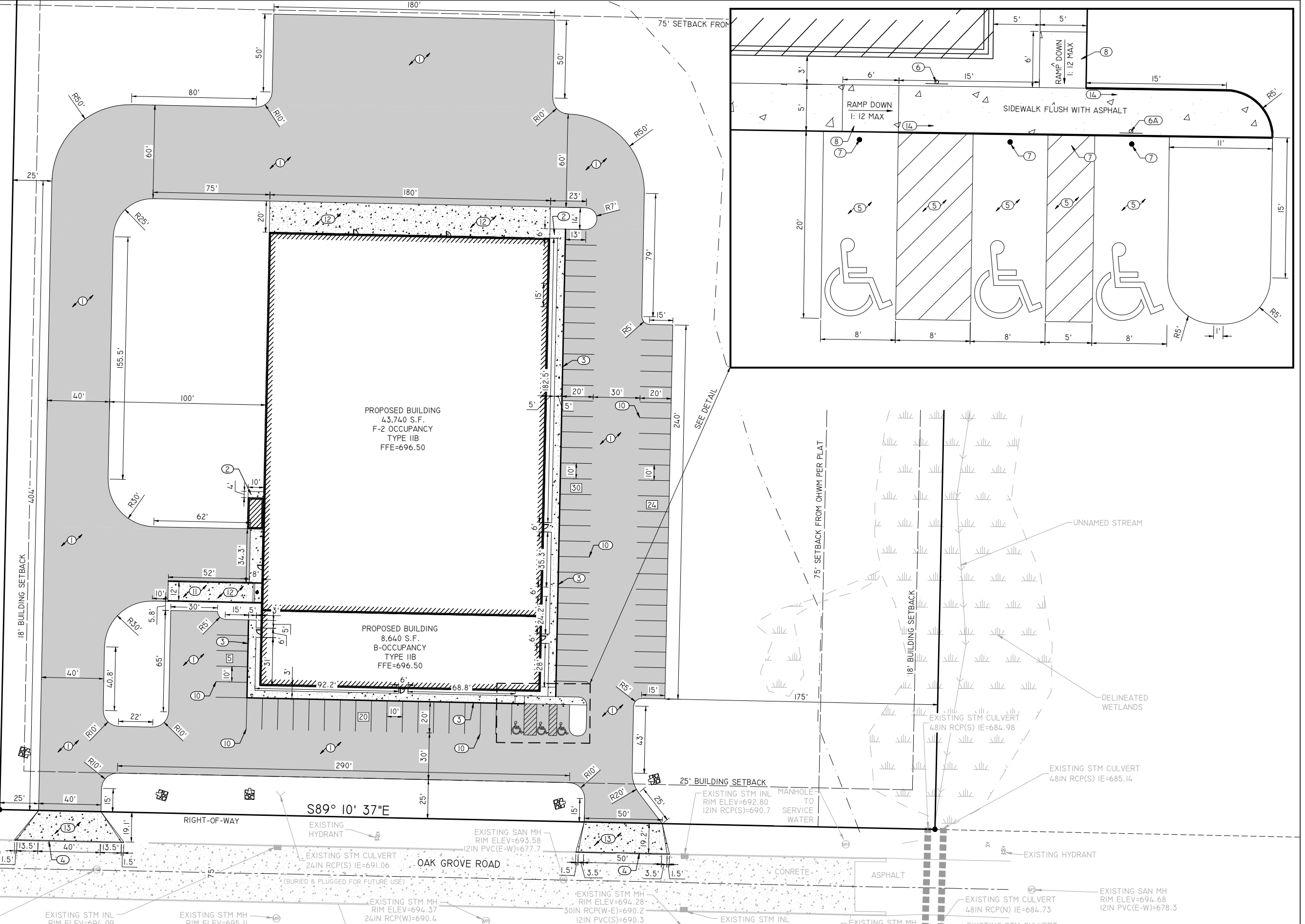
REI No. 9874  
SHEET C010

KEYED NOTES

1. HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL A/C800.
2. 4" CONCRETE SIDEWALK. SEE DETAIL B/C800.
3. SIDEWALK WITH INTEGRAL CURB. SEE DETAIL C/C800.
4. CURB CUT FOR DRIVEWAY ENTRANCE. REMOVE EXISTING CURB HEAD.
5. HANDICAP PARKING SPACES & STRIPING. SEE DETAIL D/C800.
6. VAN ACCESSIBLE HANDICAP SIGN WITH DOUBLE ARROW. SEE DETAIL E/C800.
- 6A. HANDICAP SIGN. SEE DETAIL E/C800.
7. PROPOSED BOLLARD. SEE DETAIL F/C800.
8. SIDEWALK RAMP @ 1:12 SLOPE MAX.
9. NOT USED.
10. PAINTED STRIPING, YELLOW. (TYPICAL)
11. PROPOSED TRUCK RAMP.
12. PROPOSED 6" CONCRETE PAVEMENT. SEE DETAIL G/C800.
13. CONCRETE DRIVEWAY APRON. SEE DETAIL H/C800.
14. SIDEWALK FLUSH WITH PAVEMENT.

NOTES:

- (A) BUILDINGS AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO REFERENCE LINE LABELED, S89°10'37"E, AS TAKEN FROM THE SURVEY.
- (B) ALL DIMENSIONS ARE TO THE BACK OF CURB OR FACE OF INTEGRAL CURB, UNLESS OTHERWISE NOTED.
- (C) PRIVATE & PUBLIC UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.

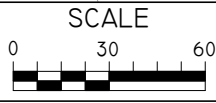


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**REI**

**CIVIL & ENVIRONMENTAL  
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DATE	REVISION	BY	CHKD

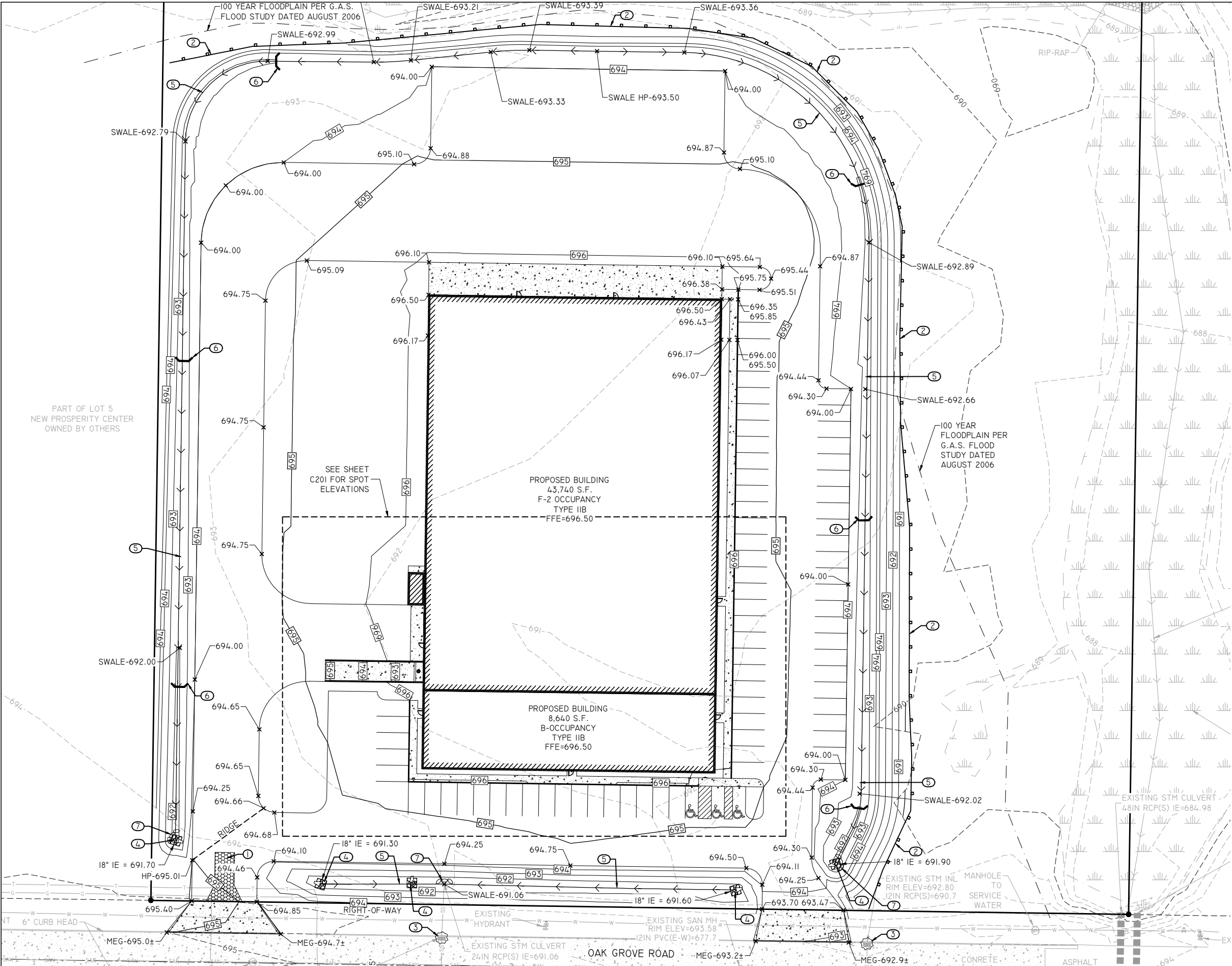
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SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 08/31/23
SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: NAP

**SITE PLAN**  
TANN CORP  
OAK GROVE ROAD  
KAUKAUNA, WISCONSIN



REI No. 9874  
SHEET C100

DRAWING FILE: P:\9800-9899\9874 - TANN CORP - LOT 5 IND PARK\DWG\PLANS\9874-C200-GRADING-EC.DWG LAYOUT: C200  
PLOTTED: AUG 31, 2023 - 3:47PM PLOTTED BY: GREGW



## KEYED NOTES

1. TEMPORARY CONSTRUCTION ENTRANCE/EXIT. SEE DETAIL A/C810.
2. INSTALL SILT FENCE. PROVIDE DOUBLE ROW OR TIE BACKS WHEN ADJACENT TO WETLANDS. SEE DETAIL B/C810.
3. PROVIDE INLET PROTECTION. SEE DETAIL C/C810.
4. INSTALL LIGHT RIPRAP ON TYPE R GEOTEXTILE FABRIC. SEE DETAIL D/C810.
5. CONSTRUCT VEGETATED DRAINAGE SWALE. SEE DETAIL E/C810.
6. INSTALL DITCH CHECKS @ MAX. OF 200-FT INTERVALS OR EVERY 2-FT OF DROP. SEE DETAIL F/C810.
7. PROVIDE CULVERT PROTECTION. SEE DETAIL G/C810.

## SUGGESTED SEQUENCING:

- PROVIDE CONSTRUCTION ACCESS
- INSTALL SILT FENCE AND INLET / CULVERT PROTECTION ON EXISTING STORM STRUCTURES
- ROUGH GRADING
- INSTALL DITCH CHECKS IN SWALES
- BUILDING CONSTRUCTION
- SITE UTILITY INSTALLATION
- INSTALL CULVERT PROTECTION ON NEW STORM STRUCTURES
- FINISH GRADING
- PAVING
- FINAL STABILIZATION

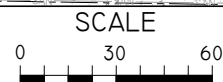
## NOTES:

- (A) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.
- (C) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
- (D) ADJUST ALL MANHOLES, INLETS, AND VALVE BOXES TO FINISH GRADE.
- (E) INSTALL WISDOT CLASS I, TYPE B EROSION MAT ON ALL REVEGETATED SLOPES 4:1 OR GREATER AND WITHIN SWALE BOTTOMS.
- (F) CONTRACTOR SHALL ABIDE BY THE WDNR CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL.
- (G) GRADING CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONTOURS.
- (H) IN AREAS WHERE THE PARKING LOT DRAINS ONTO ADJACENT GRASS AREAS, MAINTAIN ASPHALT 1" ABOVE GRASS.
- (I) SPOT ELEVATIONS SHOWN ALONG CURBLINE DENOTE FLOWLINE UNLESS SPECIFIED. REFER TO LAYOUT PLAN FOR CURB TYPES.
- (J) WETLANDS WERE DELINEATED BY STAR ENVIRONMENTAL, INC. ON 05/02/2022.

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**CIVIL & ENVIRONMENTAL  
ENGINEERING, SURVEYING**



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**GRADING & EROSION CONTROL PLAN**  
TANN CORP  
OAK GROVE ROAD  
KAUKAUNA, WISCONSIN



REI No. 9874  
SHEET C200

[illegible]**REI**

SCALE



A horizontal scale bar with a black and white checkerboard pattern. It is marked with '0' at the left end, '10' in the middle, and '20' at the right end. There are tick marks every 2 units.



SPOT DETAIL PLAN  
TANN CORP  
OAK GROVE ROAD  
KAUKAUNA, WISCONSIN

**REI**  
EI No. 9874  
EET C20



DRAWING FILE: P:\9800-9899\9874 - TANN CORP - LOT 5 IND PARK\DWG\LAN\9874-C300-UTILITIES.DWG LAYOUT: C300  
PLOTTED: Aug 31, 2023 - 3:48PM PLOTTED BY: GREG W

PART OF LOT 5  
NEW PROSPERITY CENTER  
OWNED BY OTHERS

PROPOSED BUILDING  
43,740 S.F.  
F-2 OCCUPANCY  
TYPE IIB  
FFE=696.50

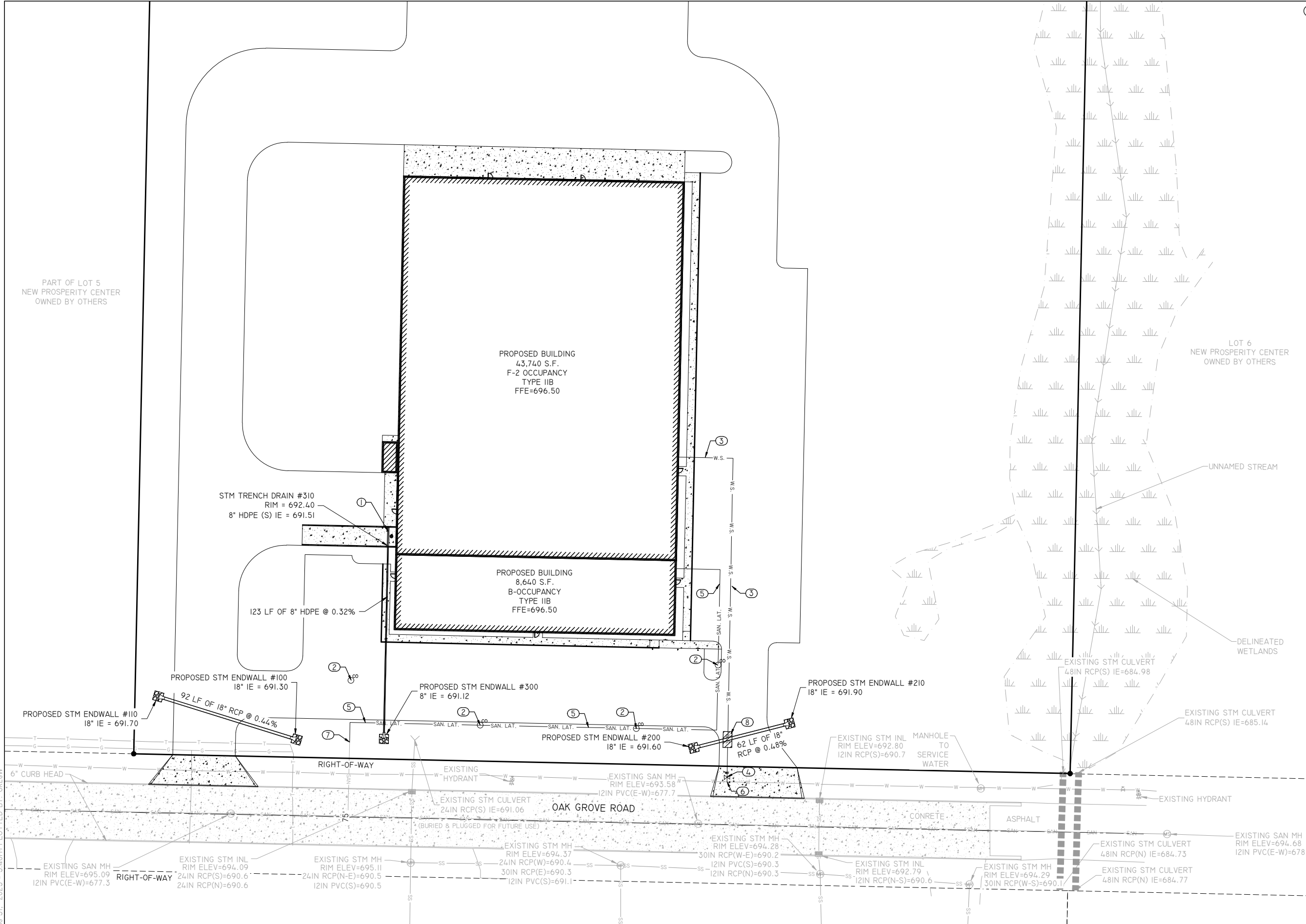
LOT 6  
NEW PROSPERITY CENTER  
OWNED BY OTHERS

## KEYED NOTES

1. INSTALL STORM TRENCH DRAIN.  
SEE DETAIL A/C820.
2. INSTALL 6" SANITARY CLEANOUT.  
SEE DETAIL B/C820.
3. INSTALL 243 LF OF 6" WATER  
SERVICE LATERAL.
4. INSTALL WATER GATE VALVE. SEE  
DETAIL C/C820.
5. INSTALL 379 LF OF 6" SANITARY  
SERVICE LATERAL @ 1.00%  
MINIMUM.
6. CONNECT TO EXISTING WATER  
MAIN WITH WET TAP AND TAPPING  
VALVE. SEE DETAIL D/C820.
7. CONNECT TO SANITARY STUB.
8. INSTALL INSULATION OVER WATER  
PIPE AT CROSSING. SEE DETAIL  
E/C820.

## NOTES:

- (A) CONTRACTOR RESPONSIBLE FOR  
MAINTAINING A MIN. COVER OF  
7.5' GRADE OVER PROPOSED  
WATER LINE.
- (B) CONTRACTOR IS RESPONSIBLE  
FOR LOCATING & VERIFYING ALL  
EXISTING UNDERGROUND  
UTILITIES PRIOR TO  
CONSTRUCTION, AND IS  
RESPONSIBLE FOR ANY DAMAGE  
TO THEM DURING CONSTRUCTION.
- (C) CONTRACTOR IS RESPONSIBLE  
FOR CONTACTING ALL UTILITY  
COMPANIES AND COORDINATING  
ALL PROPOSED UTILITY RUNS,  
INSTALLATIONS AND  
RELOCATIONS.
- (D) CONTRACTOR IS RESPONSIBLE  
FOR MAINTAINING THE REQUIRED  
HORIZONTAL AND VERTICAL PIPE  
SEPARATION BETWEEN SEWER  
AND WATER PIPES. SEE DETAIL  
F/C820. VERTICAL CLEARANCES  
ARE MEASURED FROM OUTSIDE  
PIPE DIAMETER, HORIZONTAL  
CLEARANCES ARE MEASURED  
FROM PIPE CENTER.
- (E) SEE DETAIL G/C820 FOR PIPE  
BEDDING.
- (F) CALL DIGGERS HOTLINE @ 811 OR  
1-800-242-8511 AT LEAST 3  
WORKING DAYS PRIOR TO  
EXCAVATING.
- (G) CONTRACTOR IS RESPONSIBLE  
FOR PROVIDING A MEANS TO  
LOCATE NON-METALLIC WATER  
AND SEWER (SANITARY AND  
STORM) PER SPS 382.
- (H) PRIOR TO INSTALLATION OF  
SANITARY AND WATER SERVICES,  
CONFIRM SIZE AND LOCATION  
WITH GENERAL CONTRACTOR.
- (I) THE CONTRACTOR RESPONSIBLE  
FOR THE INSTALLATION OF SITE  
UTILITIES SHALL PROVIDE A  
TEMPORARY CAP OR PLUG AT  
BUILDING TERMINATION. REFER  
TO PLUMBING PLANS FOR  
CONTINUATION OF WORK INSIDE  
THE BUILDING.
- (J) PIPE LENGTHS PROVIDED ARE  
GIVEN TO CENTER OF  
STRUCTURE OR END OF END  
STRUCTURE.



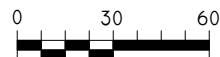
**REI Engineering, INC.**  
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**REI**

CIVIL & ENVIRONMENTAL  
ENGINEERING, SURVEYING

SCALE



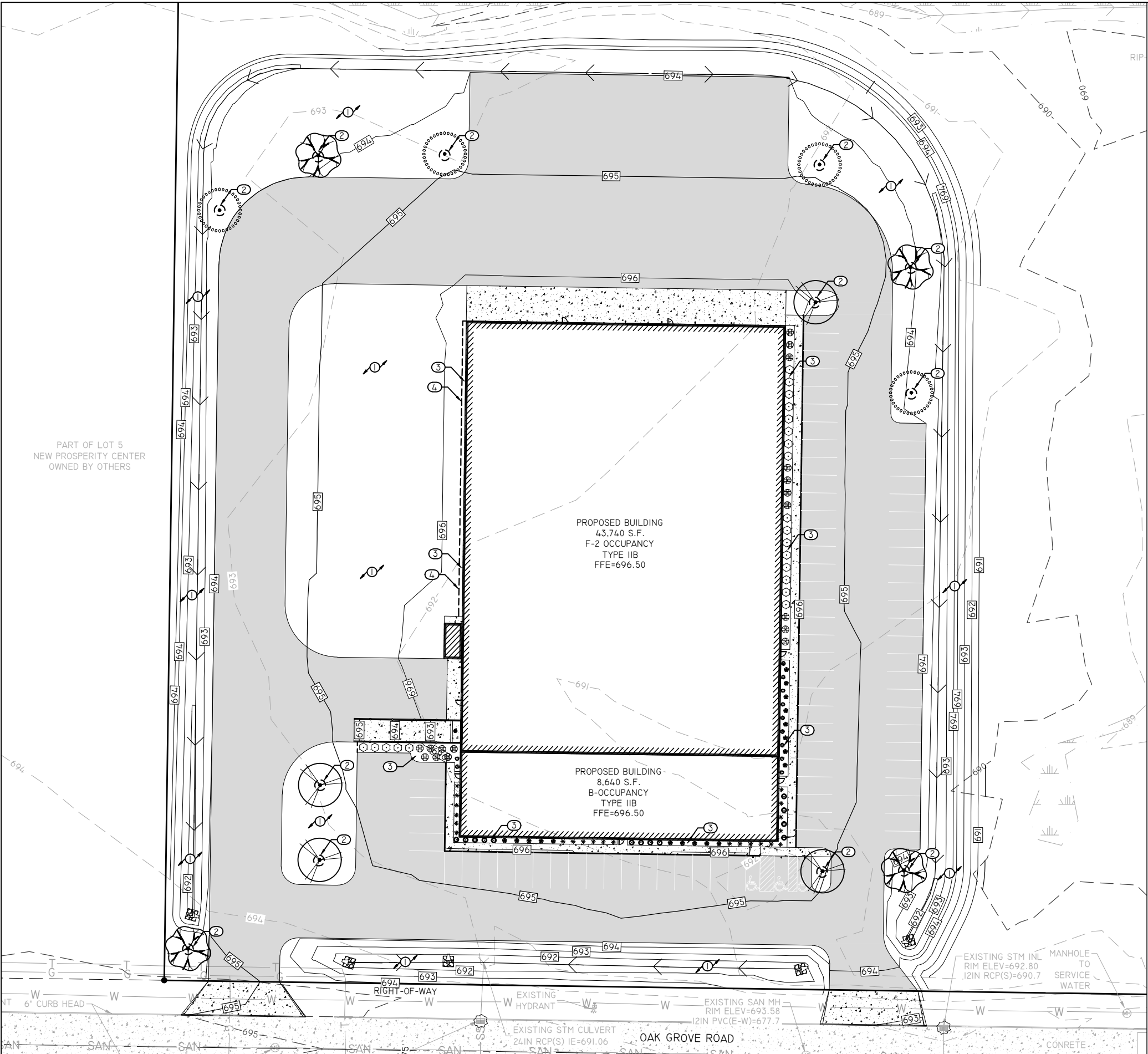
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**UTILITY PLAN**  
TANN CORP  
OAK GROVE ROAD  
KAUKAUNA, WISCONSIN



REI No. 9874  
SHEET C300

DRAWING FILE: P:\9800-9899\9874 - TANN CORP - LOT 5 IND PARK\DWG\LANDS\9874-C400-LANDSCAPE.DWG LAYOUT: C400  
PLOTTED: AUG 31, 2023 - 3:48PM PLOTTED BY: GREG



GENERAL NOTES:

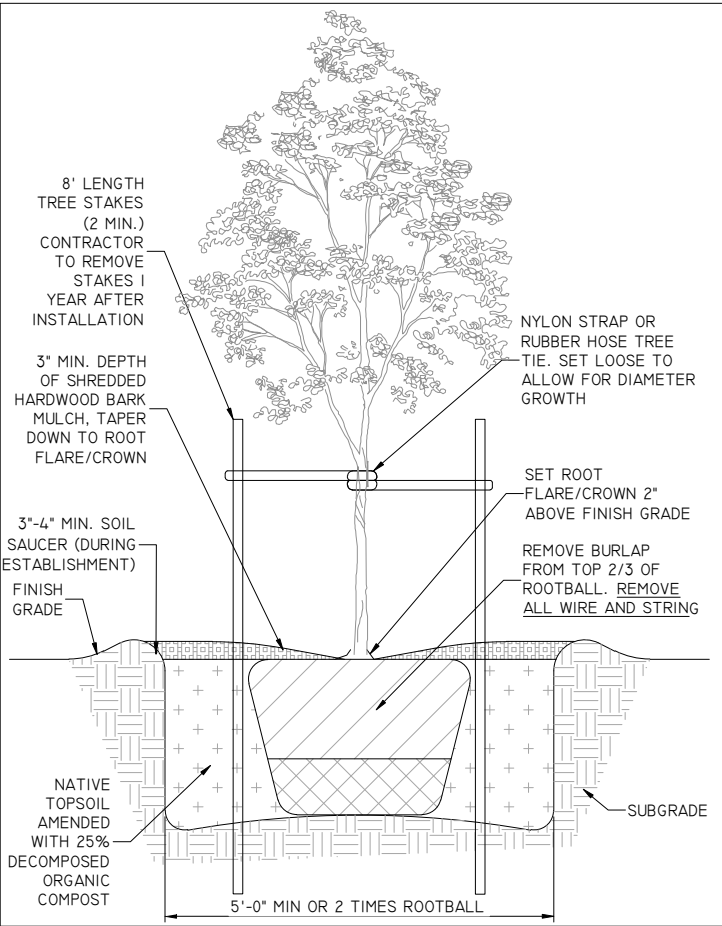
- (A) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 5 WORKING DAYS PRIOR TO DEMOLITION, EXCAVATION OR ANY CONSTRUCTION ACTIVITY.
- (C) ALL PLANT MATERIAL SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION OF PROJECT AND ACCEPTANCE BY OWNER, WITH A ONE TIME REPLACEMENT WARRANTY UPON REQUEST BY OWNER. WARRANTY EXPIRES AFTER FIRST FULL YEAR FOLLOWING PROJECT COMPLETION.
- (D) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 6" TOPSOIL DEPTH FOR ALL AREAS TO BE SEEDED/SODDED THROUGHOUT PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO SEED/SOD. TOPSOIL SHALL BE CLEAN AND FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- (E) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 12" PLANTING SOIL DEPTH FOR ALL PROPOSED PLANTING BED AREAS THROUGHOUT THE PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO PLANT INSTALLATION. PLANTING SOIL & AREA SHALL BE CLEAN AND FREE OF STONES, WEEDS, CONCRETE WASTE AND OTHER UNDESIRABLE DEBRIS.
- (F) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING TOPSOIL AND SEEDING OR SODDING ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- (G) CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER LANDSCAPE CONSTRUCTION ACTIVITIES ARE COMPLETE AND APPROVED BY OWNER. \*THIS TO BE DONE DAILY AS DEEMED NECESSARY BY MUNICIPALITY.

KEYED NOTES

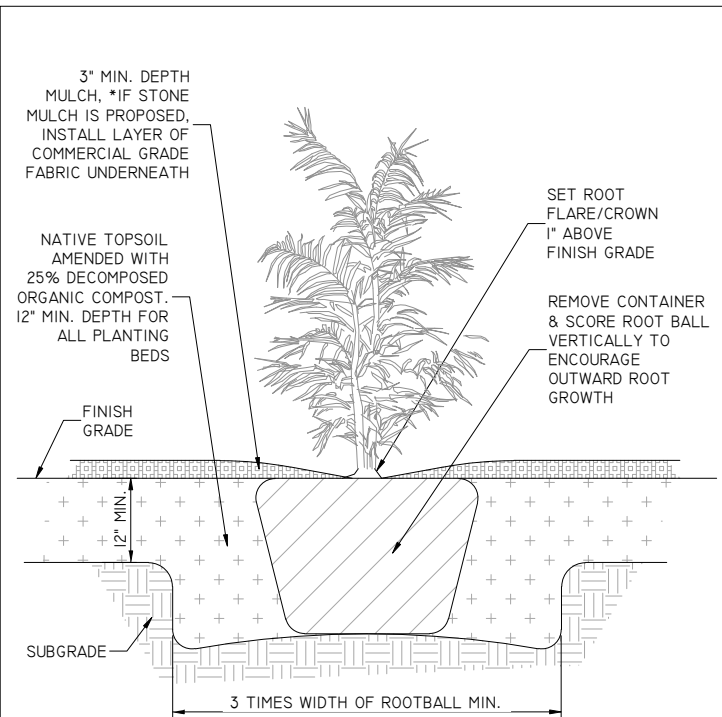
1. GRASS SEED, FERTILIZER & MULCH (HYDROSEED), \*ALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITY. REFER TO SHEET C200 (GRADING & EROSION CONTROL PLAN) FOR APPLICATION OF EMAT WITHIN SWALE BOTTOMS & SLOPED AREAS.
2. 6" DIAMETER WOOD MULCH TREE RING, 3"-4" DEPTH, DARK BROWN COLOR, \*ALL TREES PLANTED WITHIN SEEDED AREAS.
3. DECORATIVE STONE MULCH, 3"-4" ROUND COBBLES, 4"-5" DEPTH, WITH COMMERCIAL GRADE WEED BARRIER FABRIC UNDERLAYMENT.
6. ALUMINUM EDGING, CURV-RITE 200-SERIES, BRONZE COLOR.

PLANT SCHEDULE

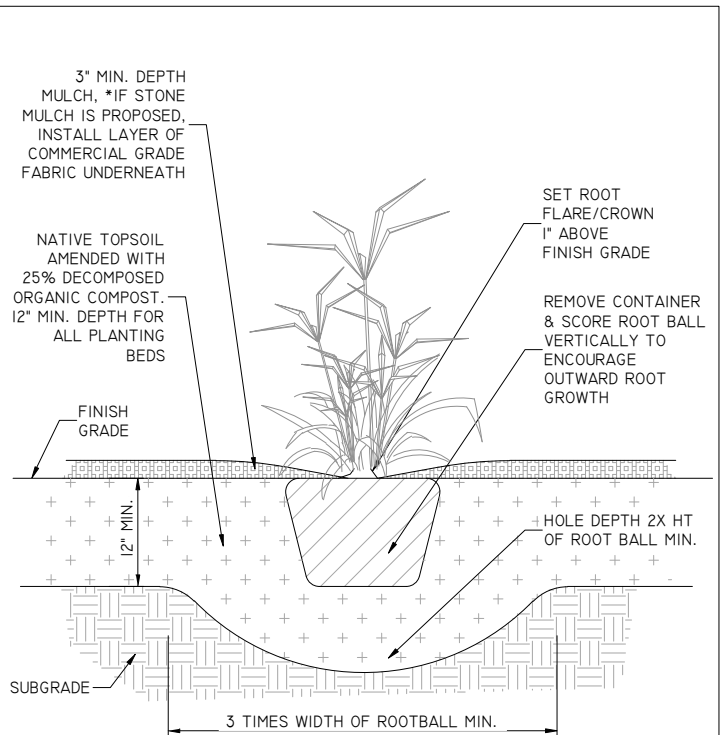
DECIDUOUS TREES	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
	Fall Fiesta® Sugar Maple	Acer saccharum 'Bailista'	2" Cal.	B&B	4
	Swamp White Oak	Quercus bicolor	2" Cal.	B&B	4
	Red Oak	Quercus rubra	2" Cal.	B&B	4
DECIDUOUS SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
	Arctic Fire® Red Twig Dogwood	Cornus sericea 'Farrow'	3 gal.	Pot	17
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	3 gal.	Pot	21
PERENNIALS	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	Pot	22
	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	1 gal.	Pot	11
	Black-eyed Susan	Rudbeckia speciosa	1 gal.	Pot	18
	Prairie Dropseed	Sporobolus heterolepis	1 gal.	Pot	13



**DECIDUOUS TREE - PLANTING DETAIL**



**SHRUB - PLANTING DETAIL**



**PERENNIAL - PLANTING DETAIL**

DRAWING FILE: P:\9800-9899\9874 - TANN CORP - LOT 5 IND PARK\DWG\LANDS\9874-C400-LANDSCAPE.DWG LAYOUT: C401  
PLOTTED: Aug 31, 2023 - 3:48PM PLOTTED BY: GREGW

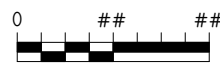
**REI Engineering, INC.**  
4080 N. 20TH AVENUE  
WAUSAU, WISCONSIN 54401  
PHONE: 715.675.9784, FAX: 715.675.4060  
EMAIL: MAIL@REIENGINEERING.COM



**REI**

**CIVIL & ENVIRONMENTAL  
ENGINEERING, SURVEYING**

SCALE



DATE	REVISION	BY	CHKD	SURVEYED BY: JLR,JJM	DESIGNED BY: GSW	SURVEY DATE: 06/22/21
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 08/31/23
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: KJS

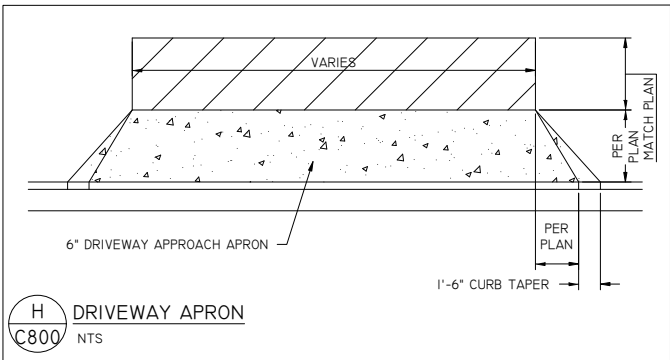
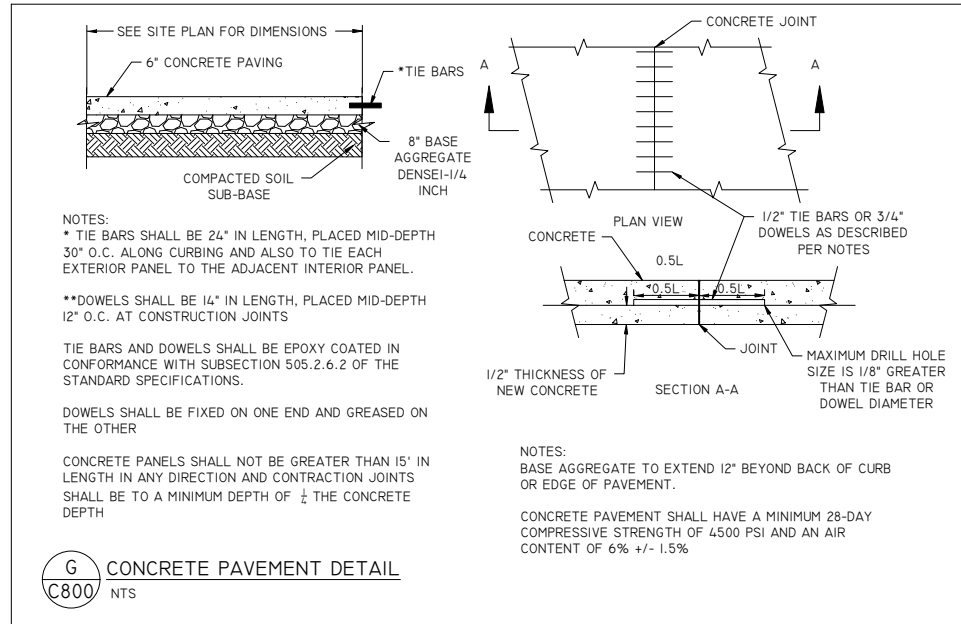
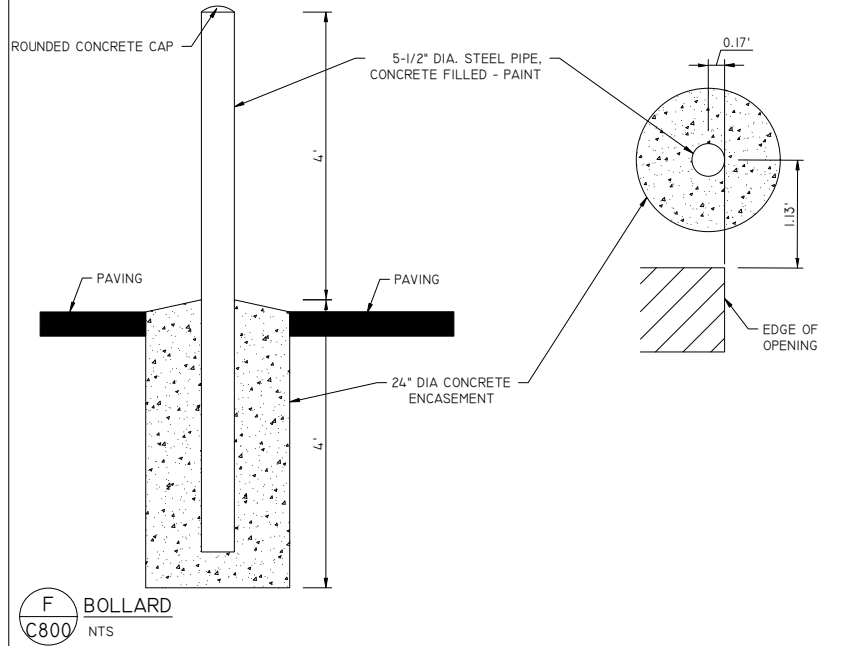
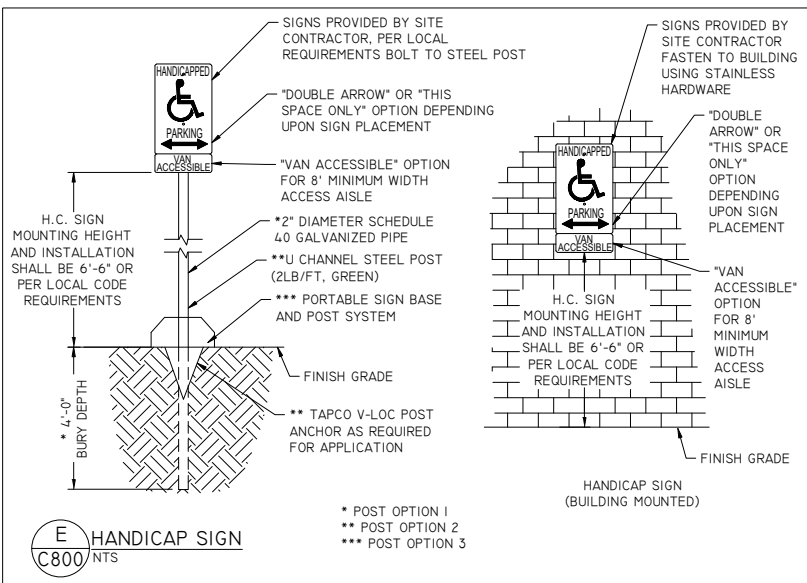
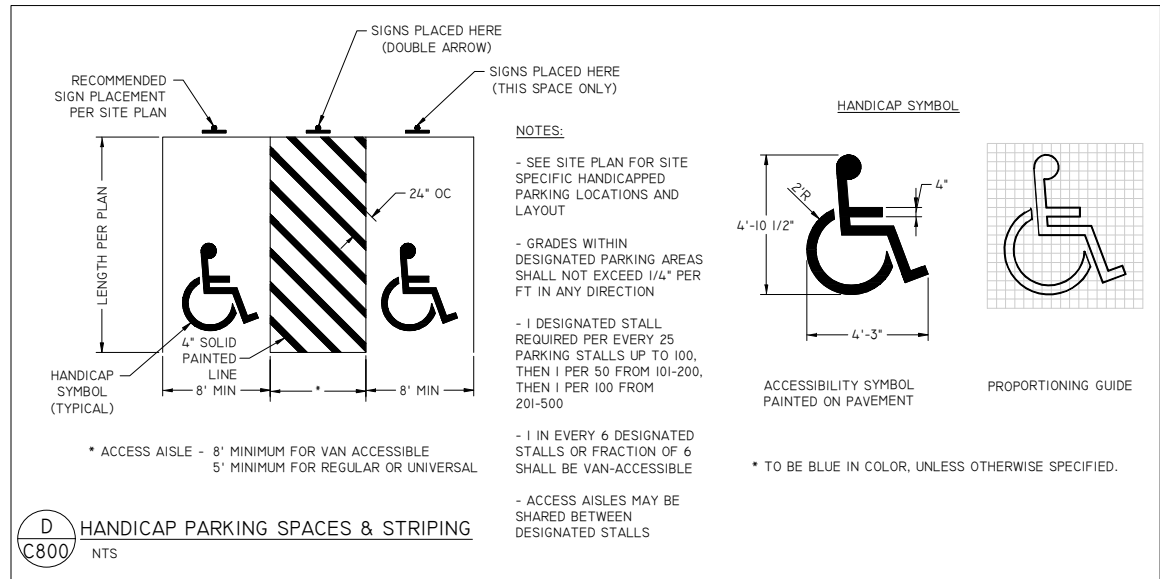
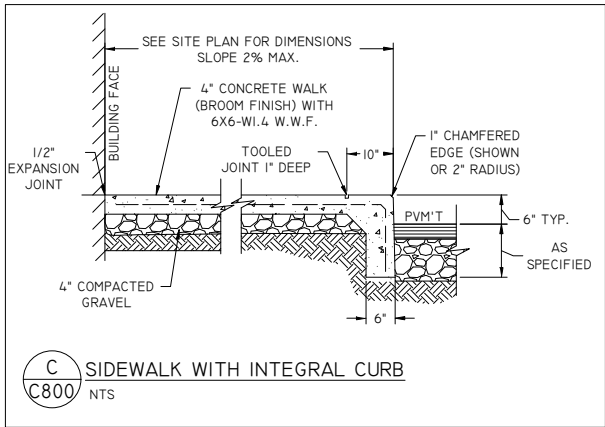
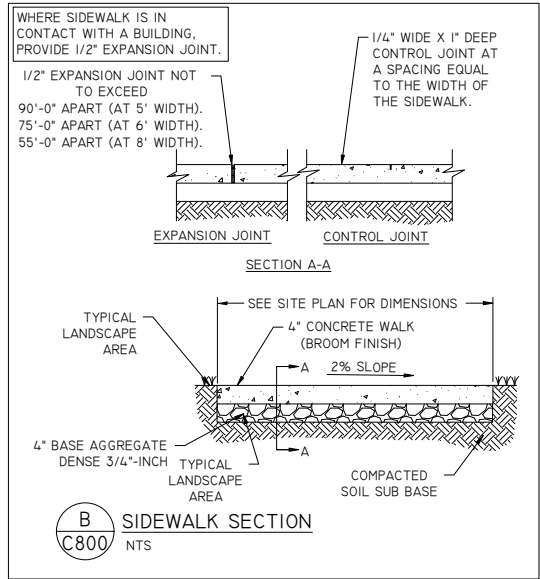
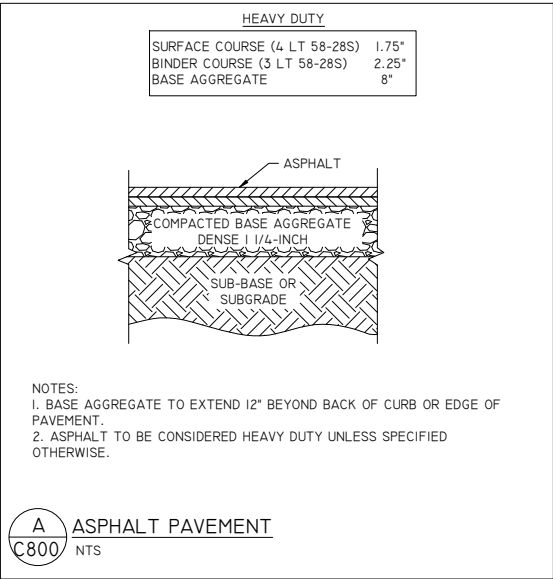
**LANDSCAPE DETAILS**  
TANN CORP  
OAK GROVE ROAD  
KAUKAUNA, WISCONSIN



REI No. **9874**  
SHEET **C401**



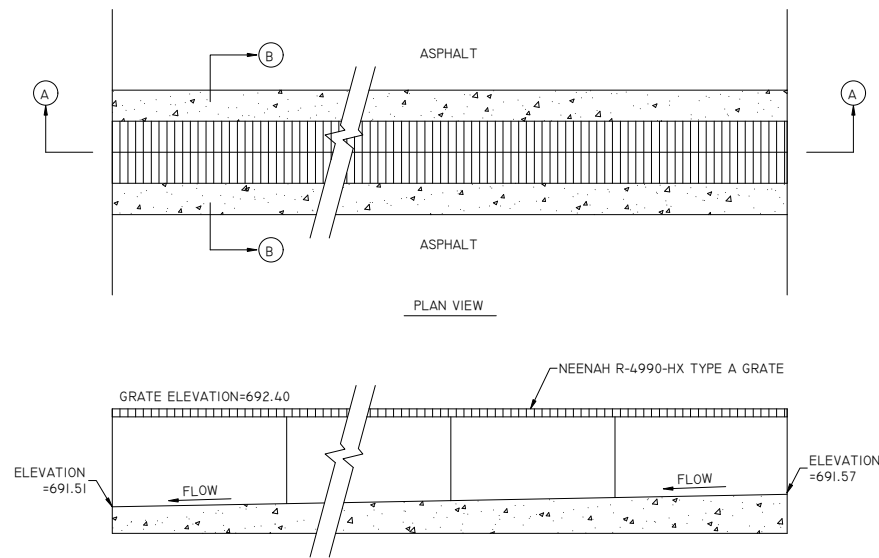
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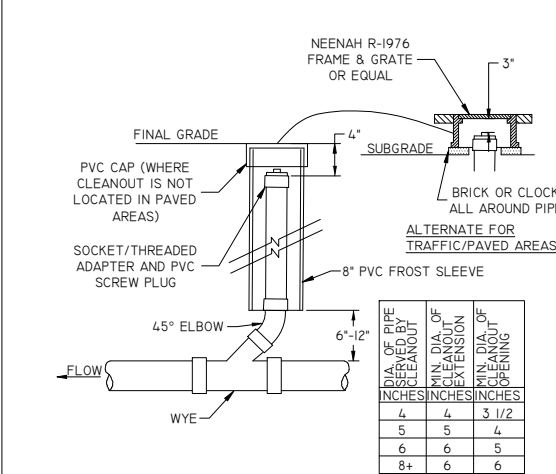
DATE	REVISION	BY	CHKD	SURVEYED BY: JLR,JJM	DESIGNED BY: GSW	SURVEY DATE: 06/22/21
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 08/31/23
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: NAP



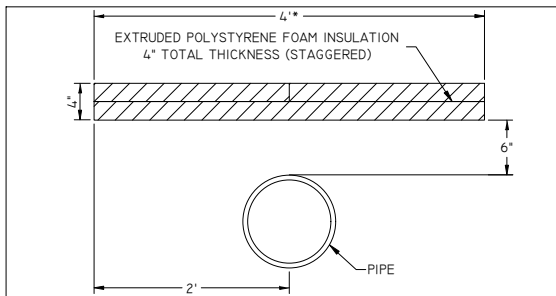
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PLOTTED: Aug 31, 2023 - 3:50PM PLOTTED BY: GREG



**A** OPEN-ENDED TRENCH DRAIN  
C820 NTS

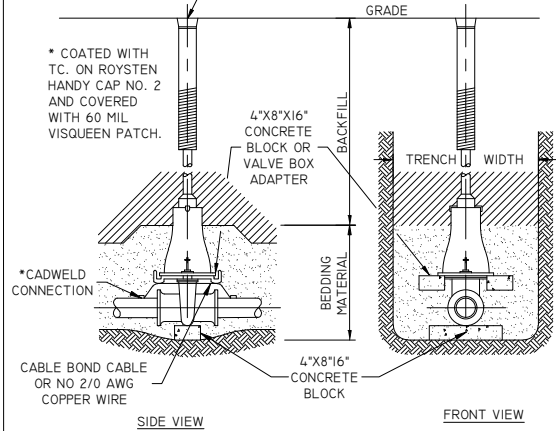


**B** CLEANOUT  
C820 NTS

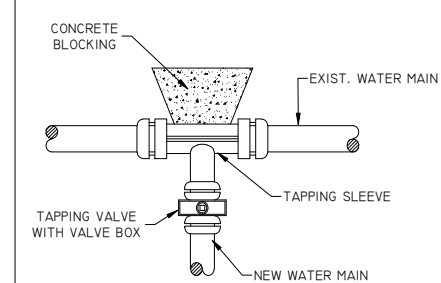


\*WIDTH OF INSULATION SHALL INCREASE X FT. PER EVERY X FT. OF VERTICAL SEPARATION.

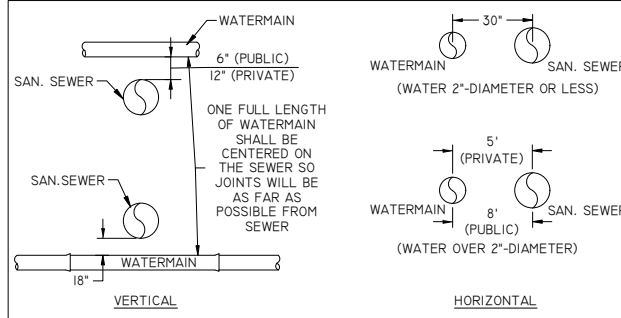
**E** PIPE INSULATION  
C820 NTS



**C** GATE VALVE BOX SETTING  
C820 NTS



**D** TYPICAL TAPPING SLEEVE & VALVE ASSEMBLY  
C820 NTS

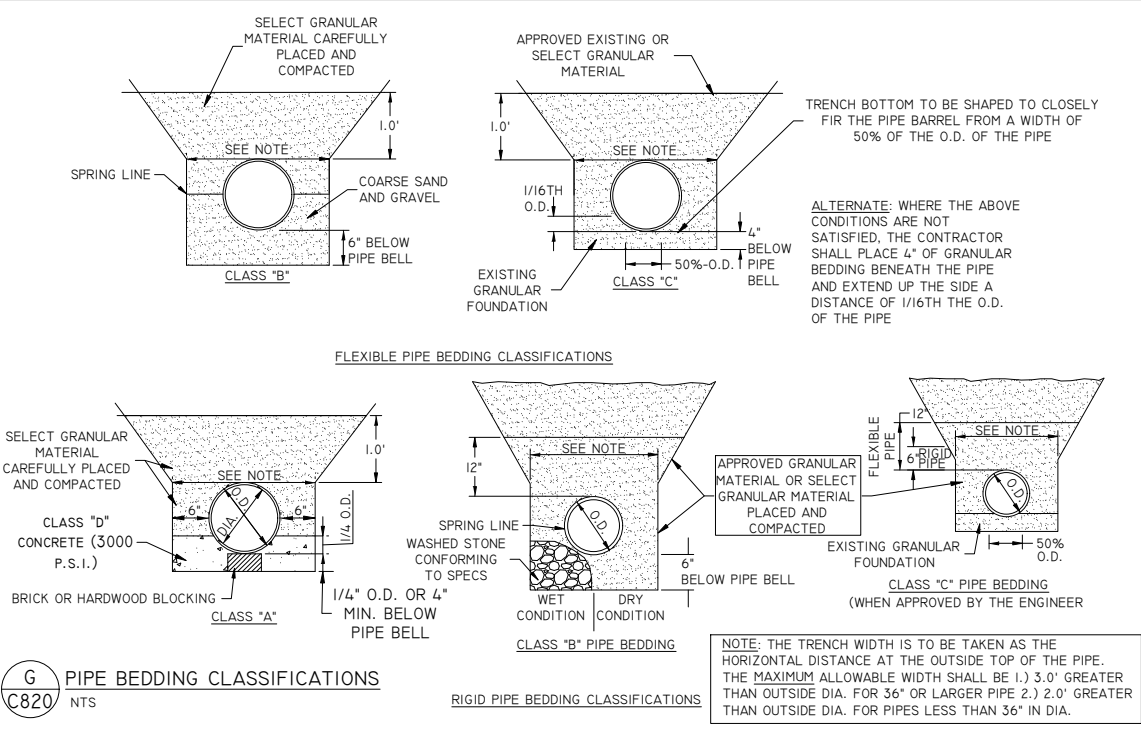


NOTES:

1. WHEN THE ABOVE SEPARATIONS CANNOT BE MAINTAINED, THE ENGINEER MAY REQUIRE THE CONTRACTOR TO ENCASE THE SEWER IN CONCRETE.

2. NO PRIVATE WATER MAIN OR WATER SERVICE SHALL BE INSTALLED WITHIN 6" OF A STORM SEWER. PUBLIC WATER MAIN MUST MEET THE SAME HORIZONTAL AND VERTICAL SEPARATION DISTANCES AS REQUIRED FOR SANITARY SEWER.

**F** SEWER / WATERMAIN SEPARATION DISTANCE  
C820 NTS



**G** PIPE BEDDING CLASSIFICATIONS  
C820 NTS



DATE	REVISION	BY	CHKD	SURVEYED BY: JLR,JJM	DESIGNED BY: GSW	SURVEY DATE: 06/22/21
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 08/31/23
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: NAP

DRAWING FILE: P:\9800-9899\9874 - TANN CORP - LOT 5 IND PARK\DWG\Plans\9874-C900-SPECS.DWG LAYOUT: C900  
PLOTTED: Aug 31, 2023 - 3:51PM PLOTTED BY: GREGW

GENERAL NOTES/SPECIFICATIONS

1. SITE USAGE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS TO FACILITATE CONSTRUCTION OF PROPOSED IMPROVEMENTS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH EQUIPMENT AND MATERIALS. MATERIAL STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED UPON BY OWNER AND CONTRACTOR.
2. ALL SUB-CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR (OR OWNER’S REPRESENTATIVE) WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.
3. THE CONTRACTOR SHALL FURTHER ENFORCE THE OWNER’S INSTRUCTIONS OF SUCH NATURE, INCLUDING PARKING, USE OF ROADS, SAFE ACCESS TO FACILITIES, FIRE PREVENTION, AND PROJECT PHASING, WHICH THE OWNER MAY DEEM NECESSARY OR DESIRABLE ON THE OWNER’S PROPERTY.
4. CONTRACTOR SHALL KEEP A CLEAN SITE DURING CONSTRUCTION AND THROUGH FINAL ACCEPTANCE.
5. ALWAYS FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. IF DISCREPANCY EXISTS, CONTACT THE ENGINEER.
6. REMOVE ALL TREES WITHIN THE GRADING LIMITS, INCLUDING ROOT STRUCTURES, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN AND THOSE ON PROPERTY LINES. DO NOT CLEAR SITE PRIOR TO COORDINATING WITH THE OWNER TO LOCATE ALL TREES TO REMAIN.
7. PROTECT TREES, UTILITY POLES, ABOVE AND BELOW GRADE UTILITIES, AND OTHER FEATURES THAT ARE TO REMAIN. THE REPAIR OF ANY DAMAGE TO FEATURES TO REMAIN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITH NO PAYMENT DUE FOR SUCH REPAIRS.
8. ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, WATER VALVES, LIGHT POLES, HYDRANTS , ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. REFER TO THE SITE GRADING PLAN SHEET.
9. PROTECT BENCHMARKS, REFERENCE SURVEY POINTS AND OTHER PROVIDED CONSTRUCTION STAKES.
10. CALL DIGGER’S HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
11. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
12. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS, AND RELOCATIONS.
13. NOTIFY ELECTRIC UTILITY AT LEAST ONE WEEK PRIOR TO WORKING IN AREAS WHERE UTILITY POLES EXIST. UTILITY COMPANY WILL PROTECT POLES AS NECESSARY.
14. DURING CONSTRUCTION THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR INSPECTION AND DOCUMENTATION OF THE EROSION CONTROL DEVICES AS REQUIRED BY THE WPDES PERMIT. IF CHANGES TO THE EROSION CONTROL PLAN ARE REQUIRED, THE CONTRACTOR SHALL RECORD THOSE CHANGES ON THE PLAN. UPON COMPLETION OF WORK AND PRIOR TO LEAVING THE SITE, THE CONTRACTOR AND OWNER’S DESIGNEE SHALL COORDINATE ONGOING RESPONSIBILITY UNTIL THE SITE’S WPDES PERMIT IS TERMINATED BY THE WDNR.
15. EROSION CONTROL DEVICES SHALL ABIDE BY THE WDNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL STANDARDS. [HTTPS://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST\\_STANDARDS.HTML](https://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML)
16. CONFIRM THAT ALL TOPSOIL HAS BEEN STRIPPED FROM AREAS TO RECEIVE EMBANKMENT BEFORE PLACING EMBANKMENT MATERIAL.
17. EMBANKMENT MATERIAL SHALL BE EXCAVATED SITE MATERIAL AND/OR IMPORTED MATERIAL DEEMED SUITABLE BY THE OWNER AND OWNER’S REPRESENTATIVE, AND CONFORM TO THE REQUIREMENTS OF SUB-SECTION 207.2 OF THE WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL MODIFY WATER CONTENT OF THE MATERIAL AS NECESSARY TO OBTAIN SPECIFIED COMPACTION FOR ALL EMBANKMENT MATERIAL.
18. CONSTRUCT ALL EMBANKMENT THAT WILL SUPPORT ROADWAYS OR ASPHALT PARKING IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; AND MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE.
19. CONSTRUCT UTILITY TRENCHES IN EMBANKMENT AREAS AFTER CONSTRUCTION OF EMBANKMENT.
20. BORROW MATERIAL SHALL BE IMPORTED MATERIAL MEETING THE REQUIREMENTS OF SECTION 208.2 OF THE WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL IDENTIFY ITS BORROW SOURCES TO THE OWNER’S CONSTRUCTION REPRESENTATIVE AT LEAST TWO WEEKS IN ADVANCE OF HAULING MATERIAL TO THE PROJECT SITE SO THE OWNER’S CONSTRUCTION REPRESENTATIVE CAN OBTAIN SAMPLES AND PERFORM THE DESIRED TESTING.
21. STRUCTURAL FILL IS REQUIRED IN ALL AREAS THAT WILL SUPPORT PRESENT OR FUTURE BUILDING STRUCTURES, AND WITHIN AREAS EXTENDING DOWNWARD AND OUTWARD FROM THE BUILDING LIMITS AT FINISHED GRADE ON A 1-TO-1 (HORIZONTAL TO VERTICAL) SLOPE TO THE BOTTOM OF THE FILL. CONFIRM THAT ALL UNSUITABLE MATERIAL HAS BEEN REMOVED FROM AREAS TO RECEIVE STRUCTURAL FILL BEFORE PLACING MATERIAL. SUB GRADES MAY NOT RECEIVE STRUCTURAL FILL IF FROZEN, AND FROZEN STRUCTURAL FILL IS NOT ACCEPTABLE FOR USE. PROVIDE ADEQUATE ADVANCED NOTIFICATION, ACCESS, EQUIPMENT, AND OPERATOR TO PERMIT TESTING AGENCY TO OBSERVE COMPACTING OF SUB GRADE PRIOR TO PLACEMENT OF STRUCTURAL FILL MATERIAL. PROVIDE ADEQUATE ADVANCE NOTIFICATION, ACCESS AND COOPERATION TO TESTING AGENCY TO PERFORM DENSITY TESTING ON EACH LIFT OF FILL PLACED, PRIOR TO PLACING FILL ABOVE THE LIFT. THE TESTING FREQUENCY WILL BE DETERMINED BY THE OWNER OR OWNER’S DESIGNATED REPRESENTATIVE. CONSTRUCT ALL STRUCTURAL FILL IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; ALL LIFTS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557; MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE; THE LIMIT OF STRUCTURAL FILL FOR PURPOSES OF COMPACTION REQUIREMENTS IS DEFINED AS THE AREA ENCOMPASSED BY PLANS EXTENDING DOWNWARD AND OUTWARD FROM THE EDGES OF THE STRUCTURE OR CONCRETE SLAB AT 45-DEGREE ANGLES RELATIVE TO HORIZONTAL (I.E. 1:1 SLOPES).
22. THE CONTRACTOR SHALL PREPARE THE SITE TO SUPPORT THE PROPOSED SURFACE PER SECTION 211 OF THE WISDOT STANDARD SPECIFICATIONS.
23. DENSE GRADED BASE SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS FOR DENSE GRADED BASE, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
24. HOT MIX ASPHALT PAVEMENT SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 460 OF THE WISDOT STANDARD SPECIFICATIONS FOR PAVEMENT, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
25. CONCRETE PAVING SHALL CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE CURB AND GUTTER SHALL CONFORM TO THE APPLICABLE REGULATIONS OF SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE MATERIAL SHALL BE TYPE A OR A-FA AS DEFINED WITHIN SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
26. HDPE STORM SEWER SHALL BE CORRUGATED EXTERIOR WITH SMOOTH INTERIOR AND SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M 294 TYPE S, ASTM F667, ASTM F405. END SECTIONS FOR CULVERTS SHALL BE OF THE SAME MATERIAL TYPE AS THE PIPE TO WHICH THE APRON END WALL WILL BE CONNECTED, EXCEPT STEEL END SECTIONS MAY BE USED FOR HDPE PIPE. INSTALL HDPE PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 608 OF THE WISDOT STANDARD SPECIFICATIONS.
27. REINFORCED CONCRETE PIPE SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SUB-SECTION 608.2 OF THE WISDOT STANDARD SPECIFICATIONS. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE CLASS III OR STRONGER.
28. NON-PRESSURE POLYVINYL CHLORIDE PIPE SHALL BE SDR 35 OR SCHEDULE 40 PVC PIPE. ALL BENDS OR OTHER FITTINGS SHALL BE SCHEDULE 40.
29. POLYVINYL CHLORIDE PIPE FOR PRESSURE APPLICATIONS SHALL CONFORM TO THE REQUIREMENTS OF AWWA C900, PRESSURE CLASS 150.
30. DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST REVISION OF ANSI A21.51 (AWWA C151). DUCTILE IRON PIPE SHALL BE CEMENT-MORTAR LINED AND COATED IN ACCORDANCE WITH THE LATEST REVISION OF ANSI A21.4 (AWWA C104). ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 350 UNLESS OTHERWISE SPECIFIED.
31. PIPE INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE LATEST EDITION OF THE WISCONSIN SEWER & WATER SPECIFICATIONS AND ALL CURRENT SUPPLEMENTAL SPECIFICATIONS AND ADDENDA.
32. PIPE INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.30(1)(C)2 AS REQUIRED BY SPS 382.30(11), SPS 382.36(7) & SPS 382.40(8).
33. RIPRAP SHALL CONFORM TO THE REQUIREMENTS OF SECTION 606 OF THE WISDOT STANDARD SPECIFICATIONS, WITH THE GRADE BEING SPECIFIED ON THE PLANS. REFER TO SECTION 645 OF THE WISDOT STANDARD SPECIFICATIONS REGARDING GEOTEXTILE FABRIC FOR RIPRAP.
34. PAVEMENT MARKING PAINT SHALL BE PRE-MIXED WATERBORNE EMULSION APPLIED TO A CLEAN SURFACE AT MANUFACTURER’S RATES. CONFIRM COLOR WITH OWNER PRIOR TO APPLICATION. PAVEMENT MARKINGS PLACED WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE REQUIREMENTS OF SECTION 646 OF THE WISDOT STANDARD SPECS (EPOXY).
35. AFTER FINAL STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF LEGALLY OFFSITE.
36. AT A MINIMUM RESTORE SITE BY SEEDING & MULCHING ALL DISTURBED AREAS TO BE VEGETATED AND ENSURE ESTABLISHMENT OF ADEQUATE VEGETATION. SEED IS TO BE OF A SINGLE URBAN LAWN MIX TYPE INTENDED FOR THE EXISTING SITE SOILS AND CONFORMING WITH SECTION 630 OF THE WISDOT STANDARD SPECIFICATION.
37. SITE AND IMPORTED TOPSOIL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF SECTION 625 OF THE WISDOT STANDARD SPECIFICATIONS, GRADED FREE OF STONES AND LUMPS LARGER THAN 1 INCH AND FREE OF ROOTS, VEGETATION, AND OTHER UN-DECOMPOSED ORGANIC MATERIAL.
38. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL EXCESS AND UNUSED MATERIALS FROM THE SITE FOLLOWING COMPLETION OF THEIR WORK.