



**TWO
RIVERS**
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT A.C.E. Building Service Inc. (Kyle Reuter) TELEPHONE 920-682-6105

MAILING ADDRESS 3510 S. 26th Street Manitowoc WI 54220
(Street) (City) (State) (Zip)

PROPERTY OWNER Growth Garage, LLC (Dave Kalista) TELEPHONE 920-905-2588

MAILING ADDRESS N. 1188 Lakeview Dr. Kewaunee WI 54216
(Street) (City) (State) (Zip)

REQUEST FOR:

<input type="checkbox"/> Comprehensive Plan Amendment	<input checked="" type="checkbox"/> Conditional Use
<input checked="" type="checkbox"/> Site/Architectural Plan Approval	<input type="checkbox"/> Annexation Request
<input type="checkbox"/> Subdivision Plat or CSM Review	<input checked="" type="checkbox"/> Variance/Board of Appeals
<input type="checkbox"/> Zoning District Change	<input type="checkbox"/> Other

STATUS OF APPLICANT: ☐ Owner ☐ Agent ☐ Buyer ☒ Other

PROJECT LOCATION 33rd St. TYPE OF STRUCTURE PEMB

PRESENT ZONING B-2 Business District REQUESTED ZONING N/A

PROPOSED LAND USE No change in land use requested - New 2,800 SF Pre-Engineered Metal Building

PARCEL # 05316240819009; 0531624082007 ACREAGE 0.311

LEGAL DESCRIPTION All of lots 19 & 20, Block 8 of the "Chas. Sayers Subdivision #4" (Volume 3, Plats, Page 82, Manitowoc)

NOTE: Attach a one-page written description of your proposal or request.

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed  Date 2/17/2025
(Property Owner)

Fee Required

\$ 350	Comprehensive Plan Amendment
\$ t/b/d	Site/Architectural Plan Approval (Listed in Sec 1-2-1)
\$ t/b/d	CSM Review (\$10 lot/\$30 min)
	Subdivision Plat (fee to be determined)
\$ 350	Zoning District Change
\$ 350	Conditional Use
\$ t/b/d	Annexation Request (State Processing Fees Apply)
\$ 350	Variance/Board of Appeals
\$ t/b/d	Other

Schedule

Application Submittal Date	_____
Date Fee(s) Paid	_____
Plan(s) Submittal Date	_____
Plan Comm Appearance	_____

\$ 550 TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____



February 21, 2025

City of Two Rivers
Building Inspections Office
1717 E Park Street
Two Rivers, WI 54241

Re: Proposed Building for Growth Garage, LLC

Attention: Zoning Administrator

A.C.E. Building Service, Inc. proposes to construct a new 2,800 square foot commercial facility on the northwest corner lot at the intersections of 33rd Street and State HWY 42 in the City of Two Rivers, Wisconsin. The building will consist of a pre-engineered steel framed structure with architectural metal accent panels, aluminum storefront framing, and contrasting building colors to create visual interest as depicted in the conceptual renderings.

Due to the size of the lot, the building will see asphalt paving placed on all sides with vegetative buffers on the north, east, and south sides of the building. To accommodate safe flow of traffic, it is requested that a variance for the 5' vegetation side yard requirement as noted in Section 11-1-11C(15) is granted. The plans indicate a concrete curb and gutter section installed to prevent stormwater runoff from entering the adjacent property. Traffic will enter the property from the existing driveway approach on 33rd Street, and proceed in a one-way directional manner around the building to the parking area on the north side of the property. When exiting, the vehicles will continue in a one-way directional manner around the west side of the building and exit the property via the same driveway approach on 33rd Street.

There are (8) parking stalls and (1) van accessible ADA parking stall proposed for the project. Site constraints prevent additional parking. The initial use of the building is planned to be a private gym. Based on code section 10-1-13 of the Municipal Code, we assume the parking stall requirement to be 1 per 300 square feet of usable space or 9.3 spaces. Due to the constraints of the site, we request approval of (9) total parking spaces in lieu of (10).

There shall be landscape beds installed along portions of the south and east faces of the building that will contain shrubs, perennial plantings, and stone mulch. The remainder of the east, north, and west faces of the building will include an 18" wide stone mulch bed at the building perimeter. Downspouts will be connected to new storm sewer which will connect to the existing storm sewer in HWY 42 right-of-way.

The building will be equipped with wall pack exterior lighting on the north and west building elevations. These fixtures will be selected to direct light downward so as to not directly illuminate neighboring properties. Decorative wall sconce light fixtures will be installed on the south and east elevations of the building to provide both illumination and aesthetic value.

Construction is expected to begin in spring of 2025 and completed late summer / early fall of 2025. If there are any questions pertaining to the proposed project, please contact me.

Respectfully submitted,

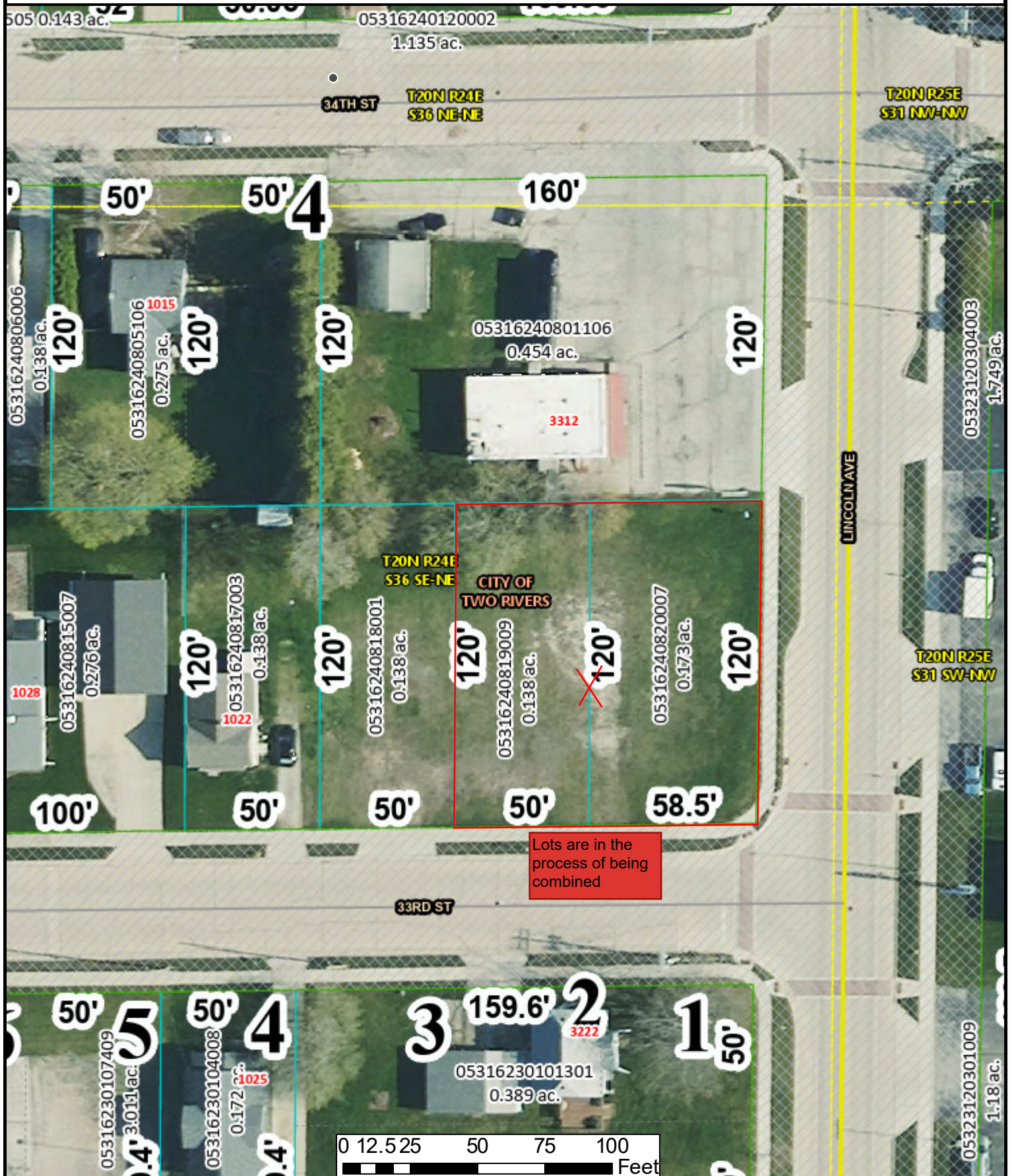
Christopher Herzog - President
A.C.E. Building Service, Inc.

3510 S. 26th Street Manitowoc, WI 54220 | 920.682.6105 | www.acebuildingservice.com



WE ARE A PROUD BUTLER BUILDER SINCE 1973

Manitowoc County Parcel Viewer



CONDITIONAL USE
PERMIT
City of Two Rivers

Document Number

Permit No. 2025-02

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 1012 – 33rd Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

CHAS SAYER`S SUB 4 LOT 19 BLK 8 & CHAS SAYER`S
SUB 4 LOT 20 BLK 8

Inspections Department
City of Two Rivers
PO Box 87
Two Rivers, WI 54241-0087

Parcel ID Number: 053-162-408-200.07 & 053-162-408-190.09

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for operation of a warehouse.

Mailing Address of the Premises Operator: N1188 Lakeview Drive, Kewaunee WI 54216

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statute, state that the premises may not be used for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the City Council of the City of Two Rivers having determined that by reason of the nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, permit of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of the operation of a warehouse.

Permitted by action of the City Council of the City of Two Rivers on February 3, 2025.

Original filed in the office of the City Clerk of the City of Two Rivers, Wisconsin

The Conditions of this Permit are:

1. This Permit shall become effective upon the execution and recording by the Owner of the Premises as acceptance hereof.
2. This Permit is subject to the conditions herein and is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
3. The operation of the use permitted shall be in strict conformity to the approved conditions identified with this Petition for this Permit and such plans are incorporated herein by reference as if set forth in detail herein.
4. This Permit shall be void unless proper application, pursuant to the Building and Zoning Codes of this Municipality, for appropriate Building and Zoning Use Permits in conformity to this Permit, is made on or before April 7, 2027.
5. Any substantial change to the use or site as the conditions permitted by the issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
6. This Permit is specifically issued to owner David Kalista and shall lapse upon a change in ownership or tenancy of the subject premises or if the land use ceases operation for more than 12 months. This permit may be reissued only after proper application is made to the City as if this permit were being newly issued.

Conditions/Conditions of Operations:

- a. Hours of operation: 5AM – 10PM. Seven days per week.
- b. Signage in accord with the City's Sign Code.

SIGNATURES OF PROPERTY OWNER(S) AND PERMITEE(S):

As Owner(s) of the Subject Property, I/we accept and understand the above-described conditions.

Printed Name: _____

Printed Name: _____

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this _____ day of _____, 2025, the above named
_____ and to be the person(s) who executed the foregoing instrument and acknowledge the
same.

Notary Public

Printed Name
_____ County, Wisconsin
My commission expires: _____

SIGNATURES - CITY OF TWO RIVERS

Greg Buckley, City Manager

Amanda Baryenbruch, City Clerk

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally, came before me this _____ day of _____ 2025, the above-named Greg Buckley and Amanda Baryenbruch known to be the
person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name: _____
Notary Public, Manitowoc County, Wisconsin
My commission expires: _____

THIS INSTRUMENT WAS DRAFTED BY:
Adam Taylor, Zoning Administrator



PROPOSED WAREHOUSE

33RD ST. TWO RIVERS, WI 54241



SOIL BEARING	2,000 PSF PRESUMED (SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, CLAYEY GRAVEL) IF ACTUAL CONDITIONS DIFFER FROM ABOVE, CONTACT ENGINEER.
CONCRETE	FLOORS AND FOUNDATIONS - 3000 PSI MIN. IN 28 DAYS EXTERIOR SLABS - 4000 PSI MIN IN 28 DAYS, AIR ENTRAINED 5-7%
PRE-ENGINEERED METAL BUILDING	BUTLER MANUFACTURING COMPANY 1540 GENESEE ST. KANSAS CITY, MO 64102

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES
2. PROPOSED BUILDING AREA = 2,800 SQ FT
3. PROPOSED BUILDING VOLUME = CU FT +/-
4. CLASS OF CONSTRUCTION - TYPE IIB
5. BUILDING OCCUPANCY - S-1 STORAGE MODERATE HAZARD
6. BUILDING IS NOT PROTECTED BY AUTOMATIC SPRINKLER
7. ALL EXIT DOORS TO BE EQUIPPED WITH:
 - A. EXIT LIGHTS
 - B. PROPER EXIT HARDWARE
 1. LEVER HANDLES THAT DO NOT REQUIRE TWISTING OF THE WRIST
 - C. THRESHOLDS THAT DO NOT EXCEED 1/2"
8. FIRE EXTINGUISHERS TO BE PROVIDED IF REQUIRED BY CODE
9. SMOKE DETECTORS TO BE PROVIDED IF REQUIRED BY CODE

SHEET INDEX


TITLE SHEET
TS SHEET INDEX, TITLE SHEET, ENGINEERING/ DESIGNER INFORMATION

CIVIL
C001 SITE SURVEY
C002 SITE PREPARATION & EROSION CONTROL PLAN
C100 SITE DIMENSION PLAN
C200 GRADING & UTILITY PLAN
C400 DETAILS
C500 SPECIFICATIONS
L100 LANDSCAPE PLAN

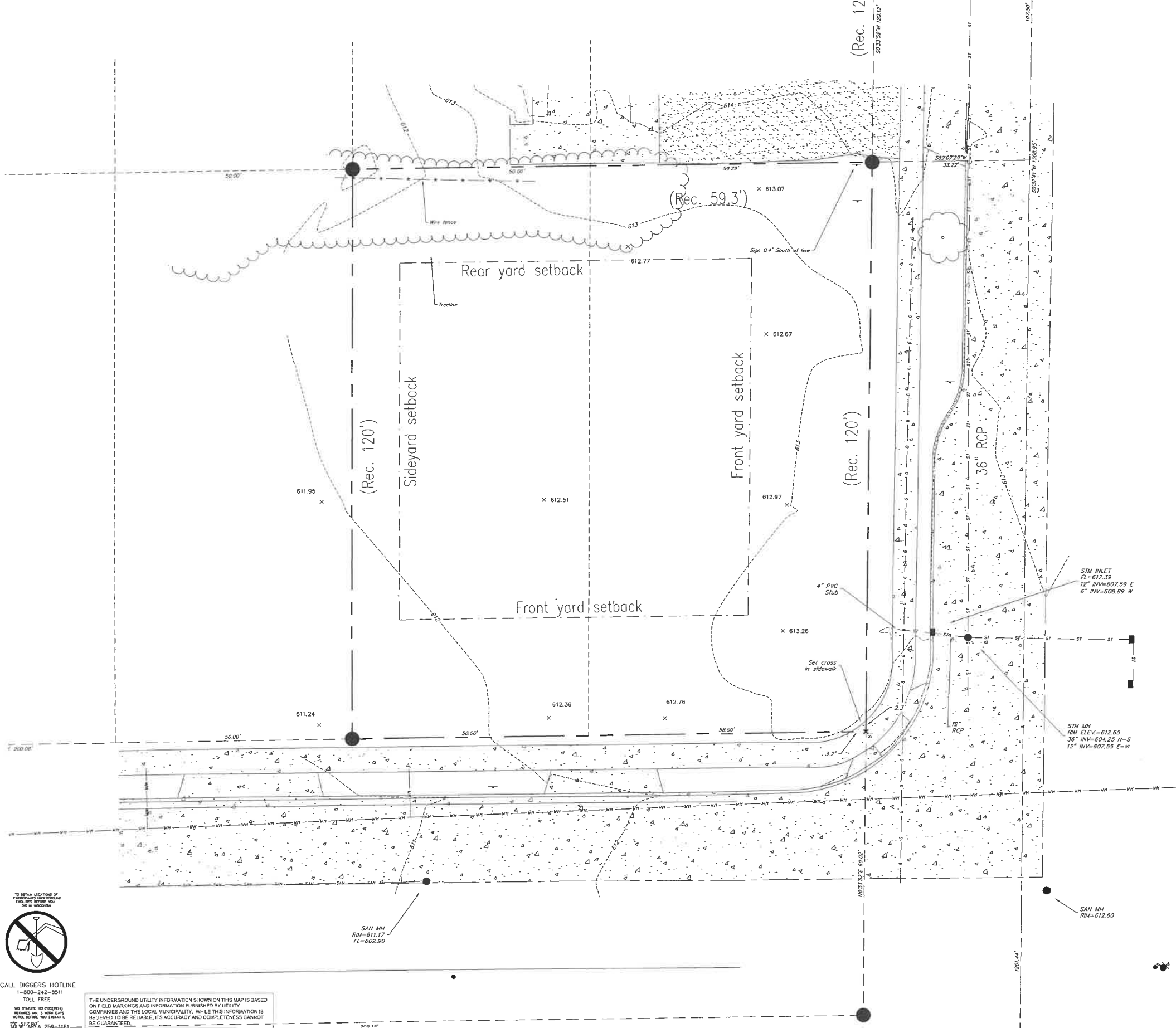
ARCHITECTURAL
A1.0 PROPOSED FLOOR PLAN, SECTIONS, DOOR/HARDWARE/FINISH SCHEDULES

S1.0 PROPOSED FOUNDATION PLAN, DETAILS
S1.1 ALTERNATE FOUNDATION PLAN, DETAILS

EXTERIOR LIGHTING
EXTERIOR LIGHTING PLAN

<p>PROJECT INFORMATION:</p> <p>PROPOSED BUILDING</p> <p>GROWTH GARAGE, LLC 33RD ST. TWO RIVERS, WI 54241</p>	 <p>ACE BUILDING SERVICE</p> <p>OUR REPUTATION IS OUR FOUNDATION</p> <p>3510 SOUTH 26TH STREET • MANITOWOC, WI • 54220 PHONE: 920-662-6105 • WWW.ACEBUILDINGSERVICE.COM</p> <p>SUPERVISING PROFESSIONAL:</p>		REVISION DESCRIPTION	DATE	REV. BY
<p>THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.</p>		<p>SHEET INFORMATION</p> <p>A.C.E. JOB NO. 369/24</p> <p>DATE: 11/15/2024</p> <p>DRAWN BY: KDR</p> <p>SCALE: SEE SHEET</p>			
<p>SHEET</p> <p>TS</p>					

PRELIMINARY NOT FOR CONSTRUCTION



- SURVEY LEGEND**
- PUBLIC LAND CORNER, AS NOTED
 - COMPUTED LOCATION, NOTHING FOUND/SET
 - FOUND 1" DIA. IRON PIPE, SET 1.32" x 18" IRON PIPE, WEIGHING 1.18#/L.F.
 - FOUND 3/4" DIA. IRON PIPE, SET CHISELED "X"
 - SPOT ELEVATION
 - EXISTING GENERAL FENCE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING EDGE OF TREES
 - EXISTING WATER MAIN
 - EXISTING CONTOUR LINE
 - EXISTING CONCRETE SURFACE
 - EXISTING ASPHALT SURFACE
 - EXISTING SIGN
 - EXISTING CURB INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP

- GENERAL NOTES:**
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - DRAWING IS BASED ON FIELD SURVEY COMPLETED BY VIERBICHER ON AUGUST 22, 2024.
 - DATUM FOR THE PROJECT SURVEY IS THE NAVD 85 BENCHMARK DATUM. BENCHMARK FOR THE PROJECT SURVEY IS THE HYDRANT TAG BOLT SOUTHEAST OF STH 42 AT ELEV. 612.60.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

SITE SURVEY

REVISION DESCRIPTION	DATE	REV. BY

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

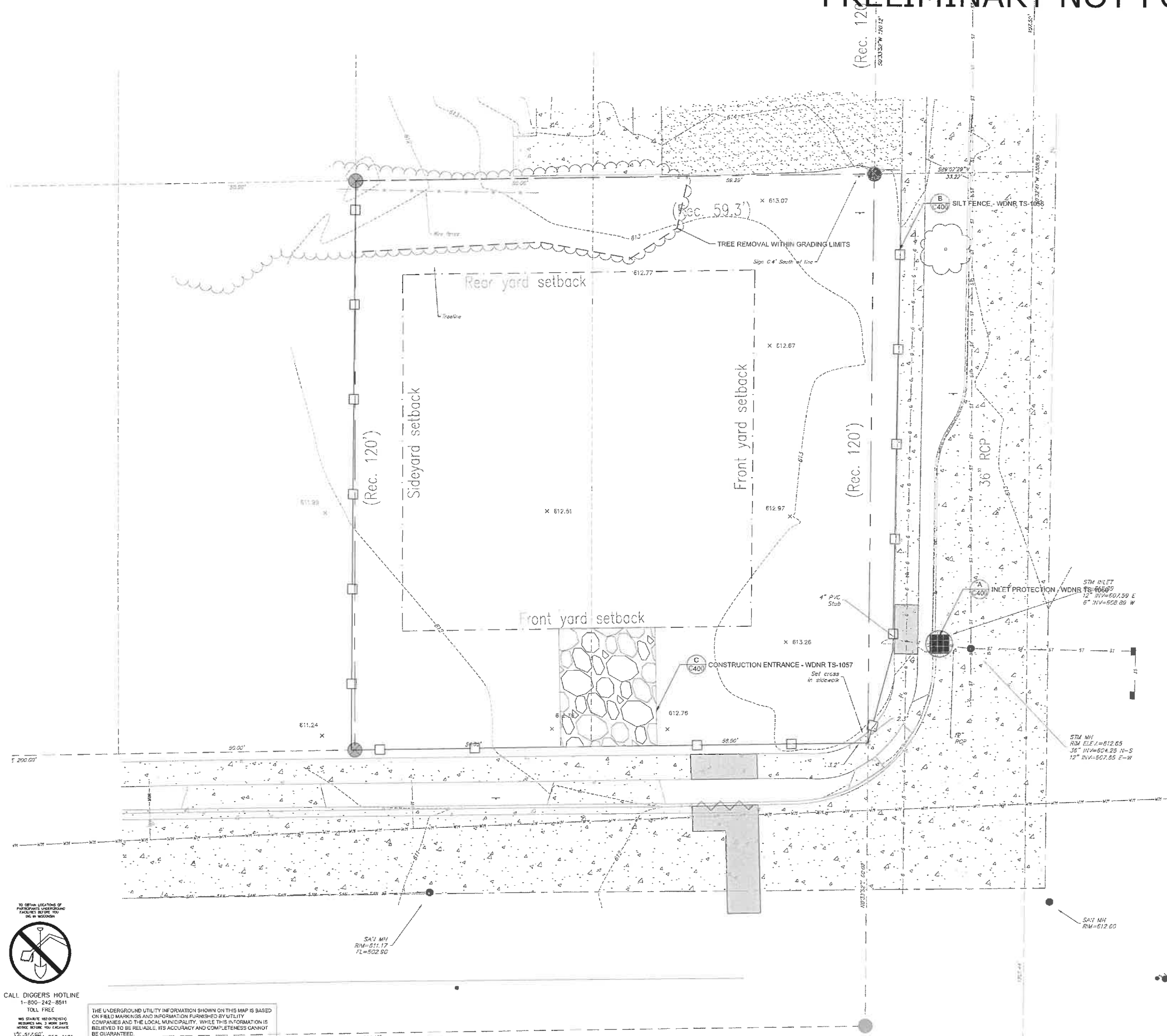
GROWTH GARAGE, LLC
33RD STREET
TWO RIVERS, WI 54241

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









SHEET INFORMATION	
A.C.E. JOB NO.	260/23
DATE:	11/02/2025
DRAWN BY:	KJB
SCALE:	1" = 30'
SHEET	

C001

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND:

		PROPOSED SILT FENCE
		PROPOSED INLET PROTECTION
		PROPOSED TRACKING PAD
		EXISTING CONTOUR
		PROPOSED CONTOUR
		UTILITY REMOVAL
		CURB REMOVAL
		SAWCUT
		STRUCTURE REMOVAL
		PAVEMENT REMOVAL

- GENERAL NOTES:**
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 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINE, LIGHT POLES, OR OTHER NON-CIVIL SITE WORK. REFER ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
 6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

SITE PREPARATION & EROSION CONTROL PLAN

[illegible]

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

CONTACT INFORMATION:

GROWTH GARAGE, LLC

333RD STREET
TWO RIVERS, WI 54241

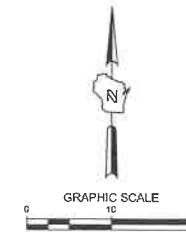
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

SHEET INFORMATION	
A.C.E. JOB NO.	260/23
DATE:	11/02/2025
DRAWN BY:	KJB
SCALE:	1" = 30'
SHEET	

C002

PRELIMINARY NOT FOR CONSTRUCTION

SITE INFORMATION			
SITE AREA	13078	0.300 AC	
SITE DISTURBED AREA	13078	0.300 AC	
EXISTING IMPERVIOUS AREA	0	0.000 AC	0.0%
PROPOSED IMPERVIOUS AREA	11508	0.264 AC	85.0%
TOTAL PARKING SPACES	9		
ADA PARKING SPACES	1		



- LEGEND:**
- | | | |
|---|---|---------------------------|
|  |  | CONCRETE PAVEMENT |
|  |  | ASPHALT SURFACE |
|  |  | CURB & GUTTER
(ACCEPT) |
|  |  | CURB & GUTTER
(REJECT) |

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES, THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING OF CURBS AND GUTTERS, AND ANY OTHER AS FORTH BY MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

REVISION DESCRIPTION

A.C.E. BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54221
PHONE: 920.682.8105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:

GROWTH GARAGE, LLC

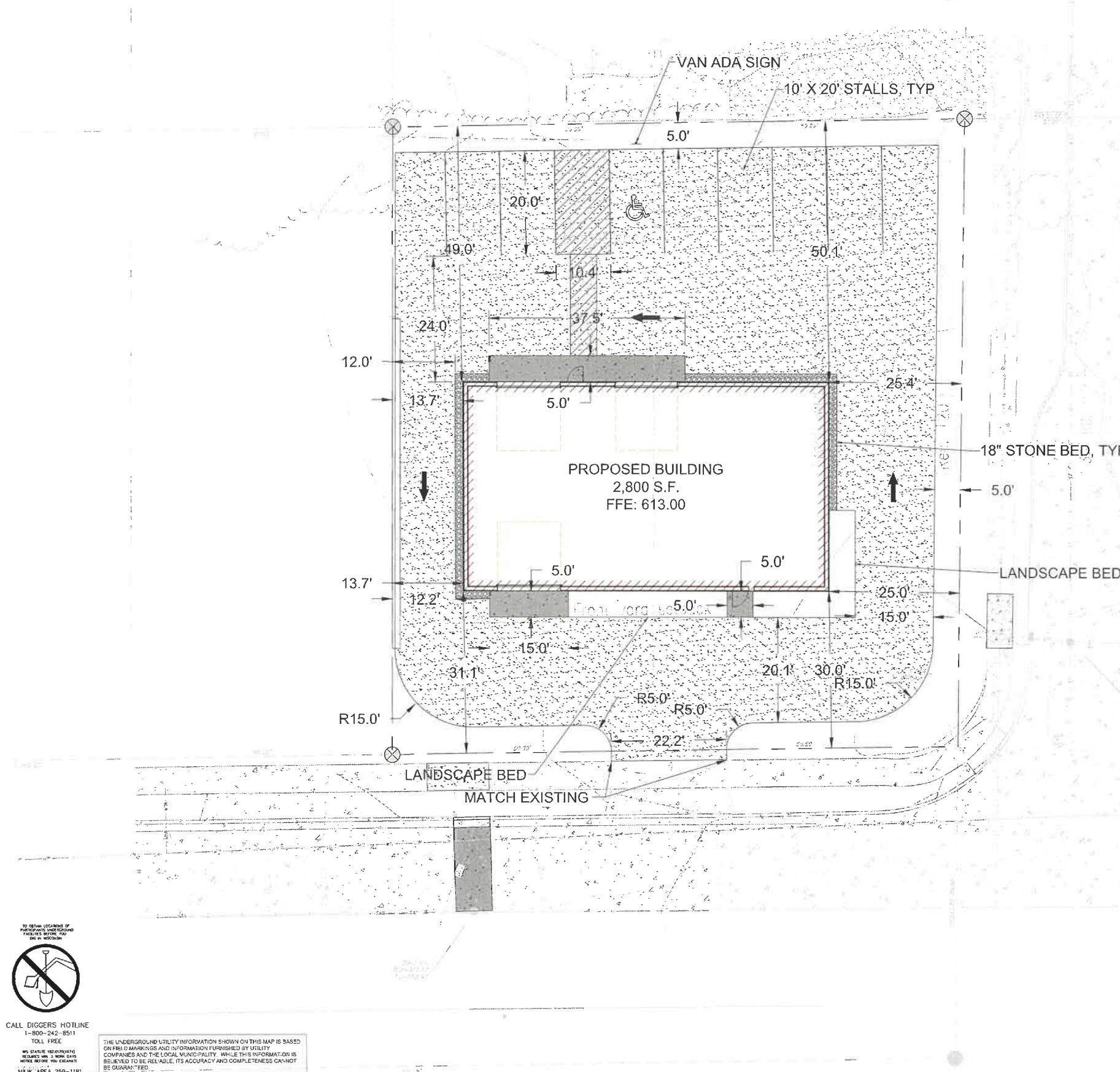
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THESE PLANS SHALL NOT BE
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BUILDING SERVICE, INC.

SHEET INFORMATION	
A.C.E. JOB NO.	260/23
DATE:	2/11/25
DRAWN BY:	KJB
SCALE:	1" = 30'
SHEET	

C100

SITE DIMENSION PLAN



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.0175 (1974)
REQUIRE'S MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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

[illegible]

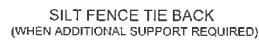
1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. IF POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.
6. INLET PROTECTION SHALL CONFORM TO WDMR CONSERVATION PRACTICE STANDARD #1050
7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING S E 10-2

INSTALLATION NOTES:

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

TYPE

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



JOINING TWO LENGTHS OF SILT FENCE

GENERAL NOTES

1. HORIZONTAL BRACE REQUIRED WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
 2. TRENCH SHALL BE MINIMUM OF 4' WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
 3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/32" X 1-1/32" OF OAK OR HICKORY.
 4. WHERE SILT FENCE CROSSES A CULVERT, SILT FENCE SHALL BE DIVERTED OVER THE CULVERT OVER THE CULVERT TO NOT RESTRICT FLOW.
 5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.
 6. SILT FENCE SHALL CONFORM TO WDMR CONSERVATION PRACTICE STANDARD #1056
- THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING # E 8-6

A SCALE: 1" = 1'



1. STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057
2. AN APPROVED MANUFACTURED TRACKOUT CONTROL DEVICE SYSTEM CONFORMING TO WDNR TECHNICAL STANDARD #1057 MAY BE USED AS AN ALTERNATIVE TO A STONE TRACKING PAD

SCALE: 1" = 1'



- NOTES:
- ① 1-1/4" DENSE GRADED AGGREGATE BASE COURSE.
 - ② TIE-BAR IF ADJACENT TO CONCRETE (NO.4 X 2'-0" DEFORMED TIE BARS SPACED AT 3'-0" C-C).
 3. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

SCALE: 1" = 1'



- NOTES:

1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
2. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
4. JOINTS SHALL BE WATER TIGHT AND SHALL BE MADE USING MORTAR, OR FLEXIBLE RUBBER TYPE GASKETS FOR STORM MANHOLES.
5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
6. 3" OF BEDDING STONE UNDER BASE.

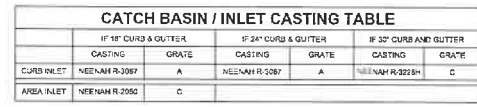


1. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING.
2. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-475.
3. 3" MIN. BEDDING OF STONE UNDER BASE REQUIRED, ADDITIONAL BEDDING STONE MAY BE REQUIRED ON WET SUB-GRADE.
4. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR AL CATCH BASIN SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

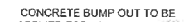
SCALE: 1" = 1'



CURB INLET WITHIN CURB & GUTTER
PLAN



	18" CURB & GUTTER		24" CURB & GUTTER		30" CURB & GUTTER	
	CASTING	GRATE	CASTING	GRATE	CASTING	GRATE
CURB INLET	NEENAH R-3067	A	NEENAH R-3067	A	NEENAH R-3223*	C
AREA INLET	NEENAH R-2050	C				



GROWTH GARAGE, LLC

THIS PLAN AND IDEAS
EXPRESSED HERE-IN ARE
THE PROPERTY OF A.C.E.
BUILDING SERVICE, INC.
THESE PLANS SHALL NOT BE
SHARED BY VISUAL MEANS
OR REPRODUCED WITHOUT
THE CONSENT OF A.C.E.
BUILDING SERVICE, INC.

SHEET INFORMATION	
C.E. JOB NO.	260/23
DATE:	11/02/2025
DRAWN BY:	KJB
SCALE:	1" = 30'
SHEET	

C400

PRELIMINARY NOT FOR CONSTRUCTION

GENERAL:

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

SITE CLEARING:

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

SITE WATER SERVICE:

1. COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIREMENTS AND STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS, APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND STATE PLUMBING CODE OR LOCAL JURISDICTIONAL AUTHORITY, STATE PLUMBING CODE AND LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS GOVERN.
2. DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER-DISTRIBUTION SERVICE.
3. WATER SERVICE PIPING MAY BE EITHER DUCTILE IRON WATER PIPE OR PVC WATER PIPE AS ALLOWED BY THE LOCAL WATER UTILITY.
4. DUCTILE IRON WATER PIPE CONFORMING TO THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST, AWWA C151/A21.51 - LATEST REVISION AND REQUIREMENTS OF CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- a. CLASS 52
- b. CEMENT MORTAR LINING AND INTERNAL AND EXTERNAL BITUMINOUS COATS IN ACCORDANCE WITH SECTION 51.8 OF AWWA C151.
- c. PUSH-ON GASKET PIPE
- d. PLAIN RUBBER GASKETS
- e. BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD TESTING
5. JOINTS FOR DUCTILE IRON PIPE: JOINTS SHALL BE RUBBER GASKET JOINTS; CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR RUBBER GASKET JOINTS FOR DUCTILE IRON PRESSURE PIPE AND FITTINGS (ANSI/AWWA C111/A21.11, LATEST EDITION)
6. FITTINGS FOR DUCTILE IRON PIPE: CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON AND GRAY IRON FITTINGS, 3" THROUGH 48" FOR WATER ANSI/AWWA C110/A21.10, LATEST EDITION; CLASS 250 MECHANICAL JOINT PIPE FITTINGS; CEMENT LINED; ALL BELLS; ENTIRE FITTING TAPPED; CONDUCTIVE MECHANICAL JOINT (NO LEAD) RUBBER GASKETS, FLANGES, AND BOLTS.
7. PVC AWWA PIPE: AWWA C900, CLASS 235 WITH BELL END WITH GASKET AND WITH SPIGOT END AND MEETING REQUIREMENTS OF CHAPTER 8.20.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. FITTINGS SHALL BE IN ACCORDANCE WITH CHAPTER 8.22.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN MECHANICAL -JOINT, DUCTILE IRON FITTINGS: AWWA C153, DUCTILE-IRON COMPACT PATTERN. GLANDS, GASKETS AND BOLTS: AWWA C111; DUCTILE IRON GLANDS, RUBBER GASKETS AND STEEL BOLTS.
8. GATE VALVES: CONFORM TO AWWA C-500 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN SUITABLE FOR DIRECT BURY.
9. VALVE BOXES: CAST IRON CONFORMING TO ASTM DESIGNATION A-48, CLASS 20 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
10. FIRE HYDRANTS: TO MEET LOCAL STANDARDS.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS
12. GENERAL WATER PIPE INSTALLATION: IN ACCORDANCE WITH CHAPTER 4.3.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
13. INSTALL DUCTILE-IRON, WATER-SERVICE PIPING ACCORDING TO AWWA C600 AND CHAPTER 4.4.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
14. ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYETHYLENE PER AWWA C105, LATEST EDITION AND IN ACCORDANCE WITH CHAPTER 4.4.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. ALL JOINTS AND FITTINGS SHALL HAVE POLYETHYLENE ENCASEMENT INSTALLED PER MANUFACTURER'S REQUIREMENTS AND PROCEDURES.
15. INSTALL PVC AWWA PIPE ACCORDING TO ASTM F845 AND AWWA M23 AND CHAPTER 4.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
16. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL WATER SERVICE PIPING SUCH THAT THERE IS A MINIMUM OF 6" OF COVER OVER THE TOP OF THE WATER SERVICE PIPING.

SITE WATER SERVICE CONT.:

17. BEDDING AND COVER FOR WATER SERVICE PIPING SHALL BE IN ACCORDANCE WITH SECTION 4.3.3 AND FILE NO. 38 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. TRENCH BACKFILL SHALL BE GRANULAR B BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION ON-SITE.
18. INSTALL TRACER WIRE FOR NON-METALLIC WATER SERVICES IN ACCORDANCE WITH SPS SECTION 382.40(8)(K). TRACER WIRE INSULATION COLOR SHALL BE BLUE FOR POTABLE WATER SERVICE PIPING.
19. DUCTILE-IRON PIPING, RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 4.4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
20. PVC PIPING GASKETED JOINTS: USING JOINING MATERIALS ACCORDING TO AWWA C900. CONSTRUCT JOINTS WITH ELASTOMERIC SEALS AND LUBRICANTS ACCORDING TO ASTM D2774 OR ASTM D3139 AND PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS.
21. CONDUCT HYDROSTATIC TESTS IN ACCORDANCE WITH CHAPTER 4.15.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
22. CLEAN AND DISINFECT WATER SERVICE PIPING IN ACCORDANCE WITH SPS CHAPTER 82.40(8)(I) AND AWWA C651.

SANITARY SEWERAGE:

1. ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
5. MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
6. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
7. PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS; JOIN PVC SEWER PIPE ACCORDING TO ASTM D3221 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE COUPLINGS
8. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
8. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
9. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
10. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
11. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)(4) OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS. TEST NEW BUILDING SEWER IN ACCORDANCE WITH SECTION 5.4.0 OF THE STANDARD SPECIFICATIONS. REPLACE LEAKING PIPE USING NEW PIPE MATERIALS AAND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

STORM DRAINAGE:

1. ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. REINFORCED CONCRETE PIPE: ASTM C78 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.8.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
5. HDPE PIPE: ADS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT REGISTER.
6. CATCH BASINS: STANDARD PRECAST CONCRETE CATCH BASINS CONFORMING TO CHAPTER 3.6.0 OF THE STANDARD SPECIFICATIONS AND IN GENERAL CONFORMANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS. DEPTH AND DIAMETER AS INDICATED ON PLANS. CATCH BASIN SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
7. FRAMES AND GRATES: AS INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE; IF NOT, NOTIFY ENGINEER.
8. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
9. MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
10. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
11. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
12. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
13. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
14. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
15. CATCH BASIN INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE STANDARD SPECIFICATIONS. CATCH BASIN EXCAVATION AND PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.4(A) AND (B) OF THE STANDARD SPECIFICATIONS. FRAMES AND GRATES SHALL BE SET TO THE ELEVATIONS SHOWN ON THE PLANS.
16. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)(4) OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.

EARTHWORK:

1. ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER RECOMMENDATIONS MADE IN THE FIELD AND THESE SPECIFICATIONS, IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
3. CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
4. OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL.
5. FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FLOOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE.
6. SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OR COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER.
7. UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE GROUPS UNLESS DEEMED SATISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION.
8. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.
9. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.
10. BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND CONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
11. DRAINAGE COURSE BENEATH BUILDING SLABS: NARROWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.
12. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS, COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
13. PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION
14. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
15. SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, STRUCTURES, AND UTILITIES TO MEET OSHA REQUIREMENTS. DESIGN OF TEMPORARY SUPPORT OF EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.
17. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH FULLY LOADED TANDEM AXLE DUMP TRUCK OR RUBBER TIRED VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 TONS/AXLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PRESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY WEATHER. PROOF ROLL IN PRESENCE OF PROJECT GEOTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY >1") SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL. IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFORMED, THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED INTO THE SURROUNDING SUITABLE SOIL SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.
18. DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF THE OVEREXCAVATION SHALL BE SLOPED TO A DRAINTILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SUCH DRAINTILES SHALL BE 0.5%.
19. CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME IN PROJECT SCHEDULE.
20. ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D1557. EACH LIFT OF COMPACTED ENGINEERED FILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
21. EXISTING OLD FILL MATERIAL SHALL BE REMOVED BELOW FOOTINGS OR FOUNDATION SUPPORTING FILL. ENGINEERED FILL BELOW FOOTINGS SHOULD HAVE AN IN-PLACE DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. ENGINEERED FILL BELOW FOOTINGS SHALL BE EVALUATED BY IN-FIELD DENSITY TESTS DURING CONSTRUCTION.
22. WHERE UNSUITABLE BEARING SOILS ARE ENCOUNTERED IN A FOOTING EXCAVATION, THE EXCAVATION SHALL BE DEEPENED TO COMPETENT BEARING SOIL AND THE FOOTING LOWERED OR AN OVEREXCAVATION AND BACKFILL PROCEDURE PERFORMED. OVEREXCAVATION AND BACKFILL TREATMENT REQUIRES WIDENING THE DEEPENED EXCAVATION IN ALL DIRECTIONS AT LEAST 6 INCHES BEYOND THE EDGE OF THE FOOTING FOR EACH 12 INCHES OF OVEREXCAVATION DEPTH. THE OVEREXCAVATION SHALL BE BACKFILLED UP TO FOOTING BASE ELEVATION IN MAXIMUM 8 INCH LOOSE LIFTS WITH SUITABLE GRANULAR FILL MATERIAL AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. SOILS AT FOUNDATION BEARING ELEVATION IN THE FOOTING EXCAVATIONS SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
23. A MINIMUM OF FOUR INCHES OF DRAINAGE COURSE MAT SHALL BE PLACED BELOW BUILDING FLOOR SLABS. DRAINAGE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557)
24. UTILITY TRENCHES FOR SEWER AND WATER SHALL CONFORM TO CLASS B COMPACTED TRENCH SECTION IN ACCORDANCE WITH FILE NO. 4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
25. BACKFILL UTILITY TRENCHES IN 4 TO 6 INCH LOOSE LIFTS COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. BACKFILL SHALL BE MOISTURE CONDITIONED TO BE WITH 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557.
26. UTILITY BEDDING PLACEMENT: CONFORM TO SECTION 3.2.6 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. BEDDING MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557).
27. COMPACTION TESTING OF UTILITY TRENCHES SHALL BE PERFORMED ONE FOR EVERY 200 CUBIC YARDS OF BACKFILL PLACED OR ONE FOR TEST PER 200 LINEAR FEET OF TRENCH FOR EACH LIFT, WHICHEVER IS LESS.
28. AGGREGATE BASE COURSE BENEATH PAVEMENTS SHALL BE PLACED AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. AGGREGATE BASE SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
29. GRADING GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.
30. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
31. FOOTING SUBGRADE TESTING: EACH ISOLATED FOOTING SHALL INCLUDE AT LEAST ONE TEST PROBE. TEST PROBES SHALL BE PERFORMED EVERY 20 LINEAR FEET IN CONTINUOUS FOOTINGS
32. BUILDING SLAB AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EVERY 2500 SQ. FT. OR LESS OF BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
33. PAVEMENT AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY LIFT FOR EVERY 2,500 SQUARE FEET OF PAVEMENT AREA, BUT IN NO CASES FEWER THAN 3 TESTS.
34. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EACH 50 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.
35. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
36. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF OWNER'S PROPERTY.

REV. BY									
DATE									
REVISION DESCRIPTION									

**ACE BUILDING SERVICE**

OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANTOWOC, WISCONSIN • 54220
PHONE: 920.682.105 • WWW.ACEBUILDINGSERVICE.COM

SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:

GROWTH GARAGE, LLC

33RD STREET
TWO RIVERS, WI 54241

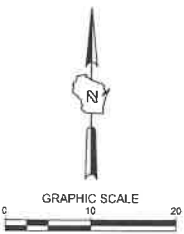
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SHEET INFORMATION	
A.C.E. JOB NO.	260/23
DATE:	11/02/2025
DRAWN BY:	KJB
SCALE:	1" = 30'
SHEET	

SPECIFICATIONS

C500

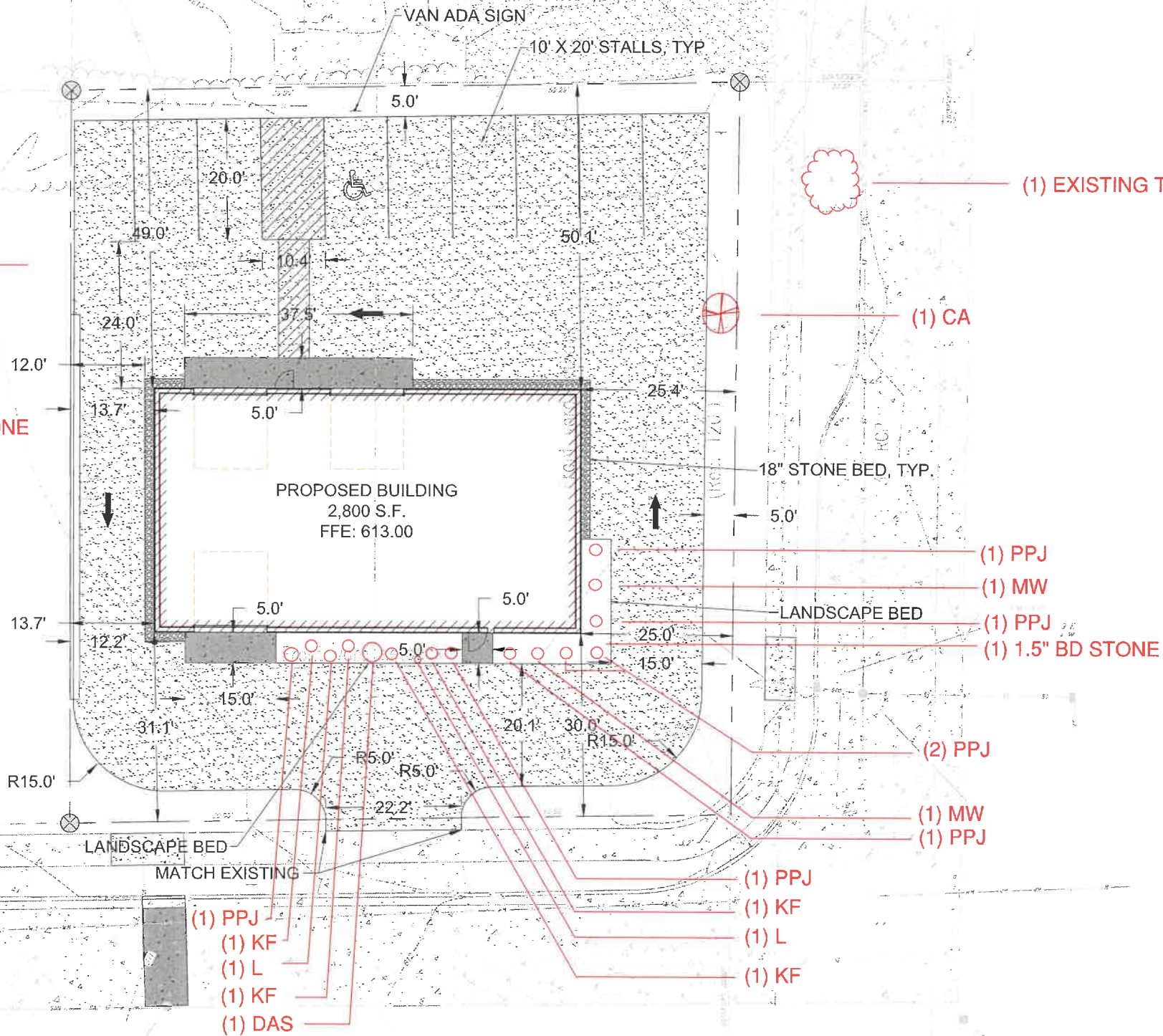
PRELIMINARY NOT FOR CONSTRUCTION

SITE INFORMATION			
SITE AREA	13078	0.300 AC	
SITE DISTURBED AREA	13078	0.300 AC	
EXISTING IMPERVIOUS AREA	0	0.000 AC	0.0 %
PROPOSED IMPERVIOUS AREA	11508	0.264 AC	88.0 %
TOTAL PARKING SPACES	9		
ADA PARKING SPACES	1		



LEGEND:	
	(D) C400 CONCRETE PAVEMENT
	(E) C400 ASPHALT SURFACE
	(F) C400 CURB & GUTTER (ACCEPT)
	(F) C400 CURB & GUTTER (REJECT)

QTY.	PLANT SCHEDULE
1	DAS - DWARF ALBERTA SPRUCE
4	KF - KARL FOERSTER GRASS
2	L - LAVENDER
7	PPJ - PENCIL POINT JUNIPER
2	MW - MINUET WIEGALA
6	BD STONE - BLACK DIAMOND STONE
1	CA - 6' CRAB APPLE TREE



- GENERAL NOTES:
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 - DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 - WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
 - EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

SITE DIMENSION PLAN

REV. BY

DATE

REVISION DESCRIPTION

ACE BUILDING SERVICE

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PHONE: 920-682-1035 • WWW.ACEBUILDINGSERVICE.COM

SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:

GROWTH GARAGE, LLC

33RD STREET

TWO RIVERS, WI 54241

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SHEET INFORMATION

A.C.E. JOB NO. 260/23

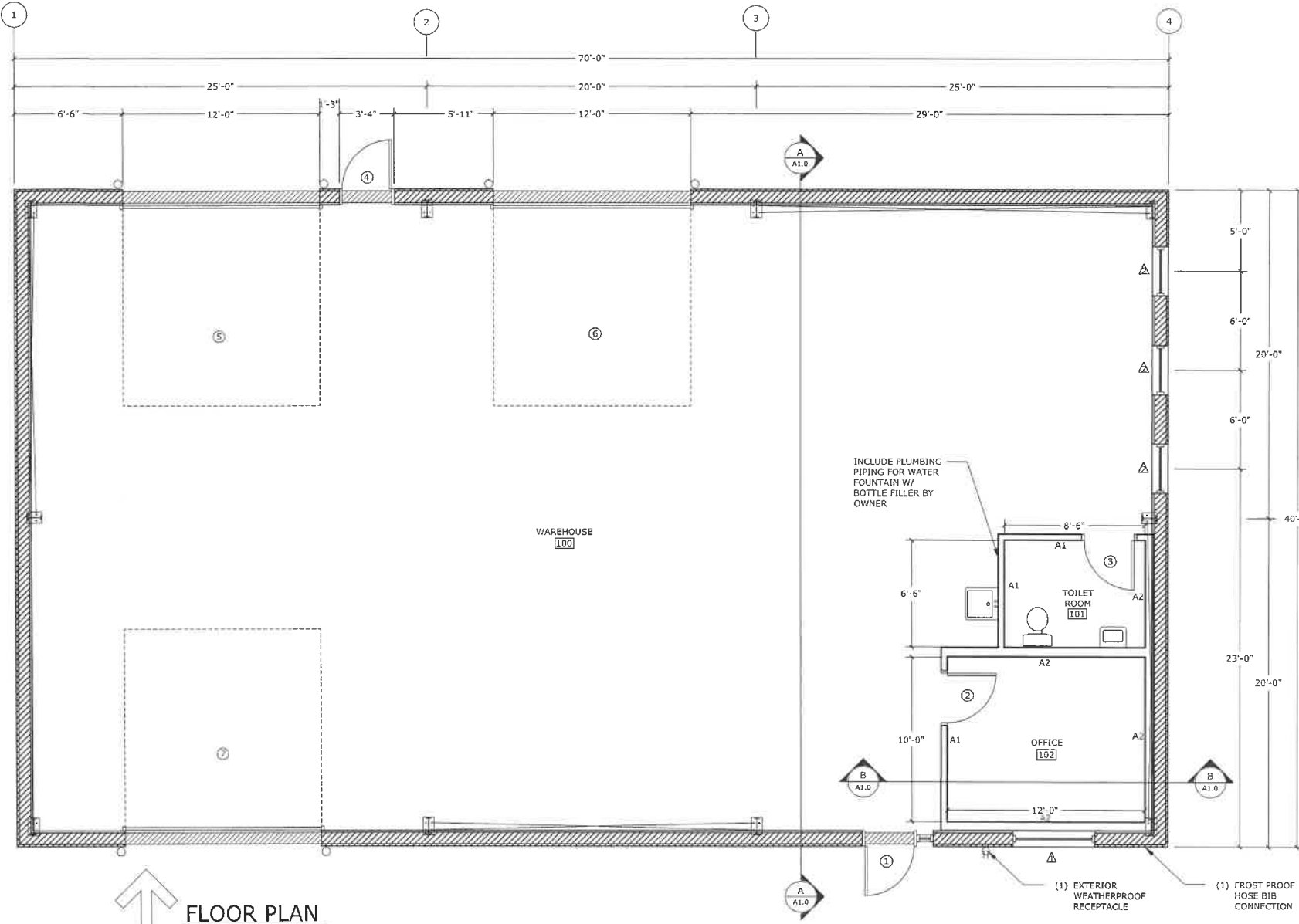
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DRAWN BY: KJB

SCALE: 1" = 30'

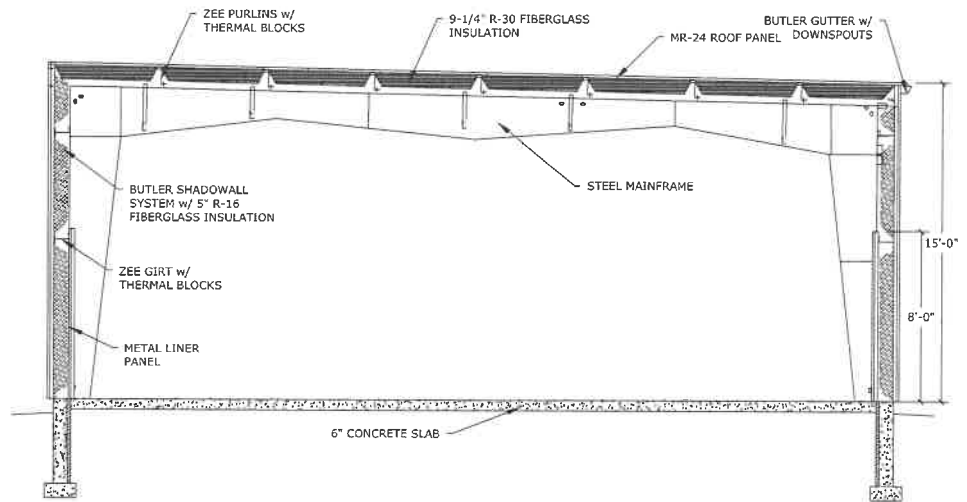
SHEET

C100



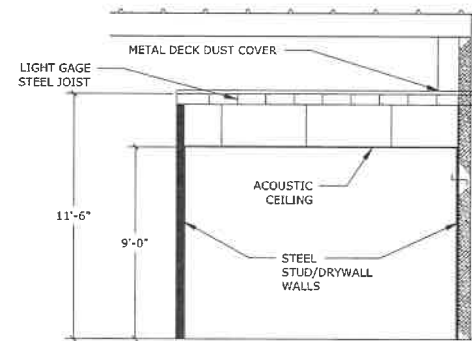
FLOOR PLAN

1/4" = 1'-0"



BUILDING SECTION A

1/4" = 1'-0"



BUILDING SECTION B

1/4" = 1'-0"

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING		NOTES
			N	S	E	W	MATL	HEIGHT	
WAREHOUSE 100	CONCRETE	N/A	LP-1	LP-1	LP-1	LP-1	N/A	VARIES	--
TOILET ROOM 101	EXP-1	TB-1	PT-1	PT-1	PT-1	PT-1	ACT-2	9'-0"	--
OFFICE 102	CONC	VB-1	PT-1	PT-1	PT-1	PT-1	ACT-1	9'-0"	--

- PT - 1**
- STANDARD COLOR PAINT
- LP - 1**
- 26 GA LINER PANEL, WHITE COLOR
- VB - 1**
- 4" VINYL BASE
 - MFG: JOHNSONITE
 - STANDARD COLOR
- TB - 1**
- 6" TILE BASE
 - STANDARD COLOR

- CONC**
- CONCRETE FLOOR SLAB
- EXP - 1**
- ROLL-ON, SELF-LEVELING EPOXY FLOOR COATING
 - STANDARD COLOR
- ACT - 1**
- 2X2 SUSPENDED CEILING TILE
 - CERTAINTEE REVEAL EDGE
 - STANDARD COLOR
 - NARROW GRID
- ACT - 2**
- 2X2 SUSPENDED CEILING TILE
 - GOLD BOND GRIDSTONE GYP PANEL
 - STANDARD COLOR

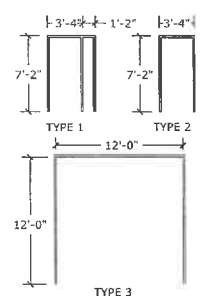
WALL TYPES

- TYPE A1**
- 29 GA METAL LINER PANEL ON STORAGE SIDE
 - 7/8" HORIZONTAL HAT CHANNELS
 - 3-5/8" 20 GA STEEL STUD WALL W/ INSULATION
 - 5/8" GYP BOARD TO 10'-0" A.F.F. ON OFFICE SIDE
- WALL HT = 10'-0" A.F.F.
- TYPE A2**
- 5/8" GYP BOARD TO 10'-0" A.F.F. ON OFFICE SIDE
 - 6" 20 GA STEEL STUD WALL W/ INSULATION
 - 5/8" GYP BOARD TO 10'-0" A.F.F. ON OFFICE SIDE
- WALL HT = 10'-0" A.F.F.

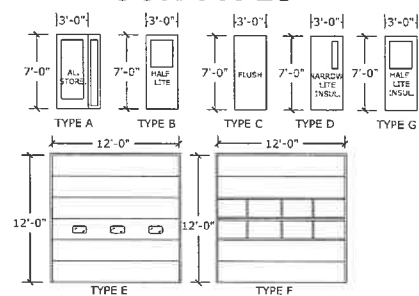
DOOR AND FRAME SCHEDULE

MARK	DOOR			FRAME		FIRE RATING LABEL	HARDWARE		NOTES
	WD	HGT	THK	MATL	EL		SET NO	KEYSIDE RM NO	
1	3'-0"	7'-0"	1 3/4"	AL	TYPE A	FULL LITE	---	---	ALUM. STOREFRONT W/ 1" SIDELITE
2	3'-0"	7'-0"	1 3/4"	WD	TYPE B	HALF LITE	---	---	1/4" CLEAR FLOAT GLASS
3	3'-0"	7'-0"	1 3/4"	WD	TYPE C	---	---	---	---
4	3'-0"	7'-0"	1 3/4"	HM	TYPE G	HALF LITE	---	---	1/4" CLEAR FLOAT GLASS
5	12'-0"	12'-0"	1 3/4"	ST	TYPE E	---	---	---	OPERATOR & (1) REMOTE
6	12'-0"	12'-0"	1 3/4"	ST	TYPE E	---	---	---	OPERATOR & (1) REMOTE
7	12'-0"	12'-0"	1 3/4"	ST	TYPE F	---	---	---	OPERATOR & (1) REMOTE

FRAME TYPE



DOOR TYPES



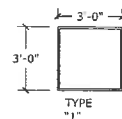
HARDWARE SETS

- HARDWARE SET #1**
- ALUMINUM STOREFRONT PUSH/PULL
 - ALUMINUM FRAME
 - DARK BRONZE ANODIZED FINISH
- HARDWARE SET #2**
- GRADE 1 LEVER PRIVACY LOCKSET
 - 1-1/2 PAIR BALL BEARING BUTTS
 - KICK-DOWN DOOR STOP

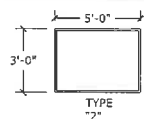
- HARDWARE SET #3**
- GRADE 1 LEVER ENTRANCE LOCKSET
 - HEAVY DUTY CLOSER
 - 1-1/2 PAIR BALL BEARING BUTTS
 - DOOR STOP
 - HALF-LITE
- HARDWARE SET #4**
- GRADE 1 LEVER LOCKSET
 - HEAVY DUTY CLOSER
 - 1-1/2 PAIR BALL BEARING BUTTS
 - WEATHERSTRIPPING
 - THRESHOLD
 - SWEEP
 - NARROW LITE

WINDOW SCHEDULE

MARK	SIZE		TYPE	MATERIAL	GLAZING	NOTES
	WIDTH	HEIGHT				
1	5'-0"	3'-0"	TYPE 2	ALUM	1" CLEAR INSULATED	1/4" ANODIZED FRAME
2	3'-0"	2'-0"	TYPE 1	ALUM	1" CLEAR INSULATED	1/4" ANODIZED FRAME



TYPE "1"



TYPE "2"

HARDWARE NOTES

- ALL LOCKSETS & LATCHES TO BE GRADE 1 SERIES WITH SATIN CHROME FINISH
- ALL DOOR HARDWARE INCLUDING HINGES, PUSH/PULLS, KICK-DOWN DOOR STOPS, CLOSERS, ETC... ARE TO HAVE SATIN CHROME FINISH.
- ALL DOORS AND FRAMES TO BE MACHINED FOR DOOR HARDWARE.
- LITES SHALL BE FACTORY INSTALLED IN DOORS.

REV. BY	DATE	REVISION DESCRIPTION

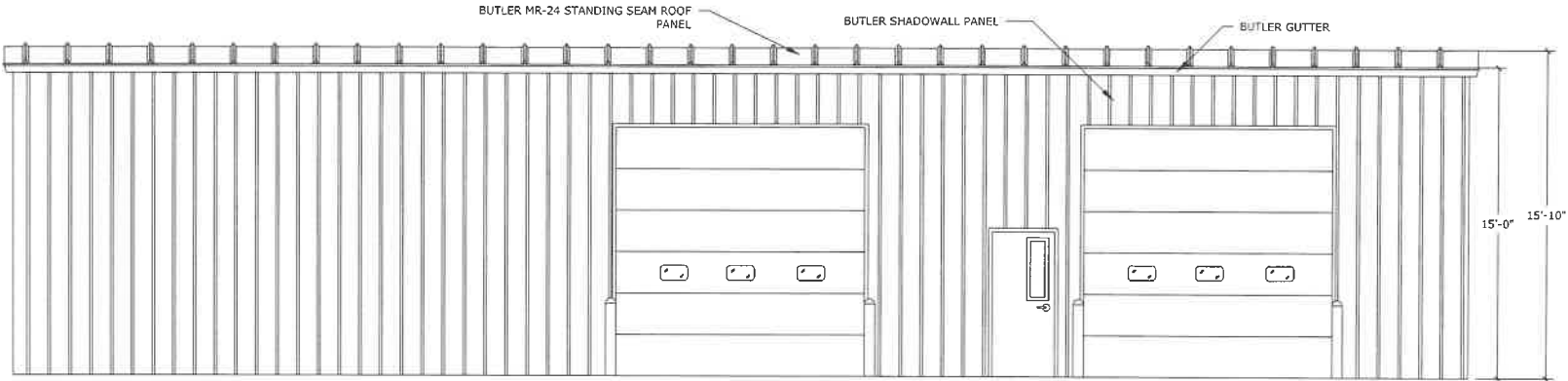
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PHONE: 920.682.6105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:
PROPOSED BUILDING
GROWTH GARAGE, LLC
33RD ST.
TWO RIVERS, WI 54241

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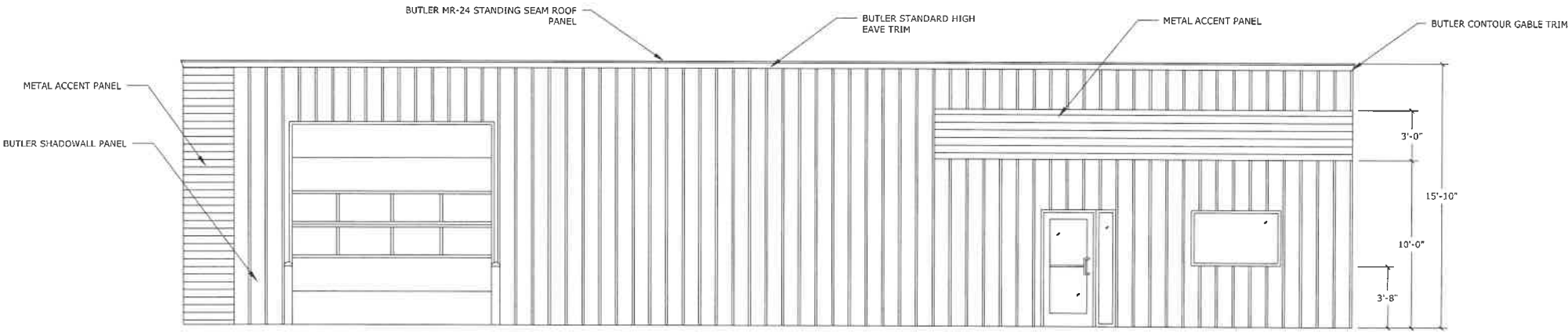
SHEET INFORMATION	
A.C.E. JOB NO.	369/24
DATE:	11/15/2024
DRAWN BY:	KDR
SCALE:	SEE SHEET

SHEET
A1.0



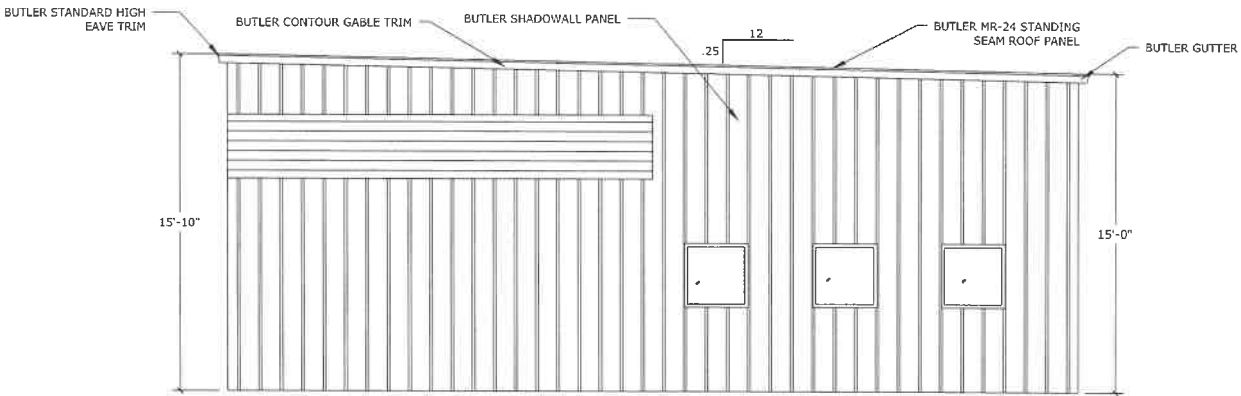
NORTH ELEVATION

1/4" = 1'-0"



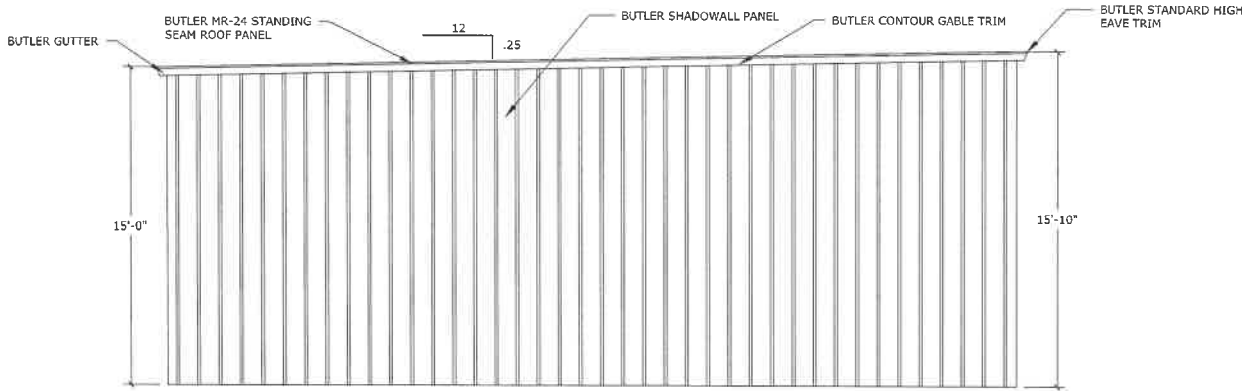
SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

REVISION DESCRIPTION	DATE	REV. BY

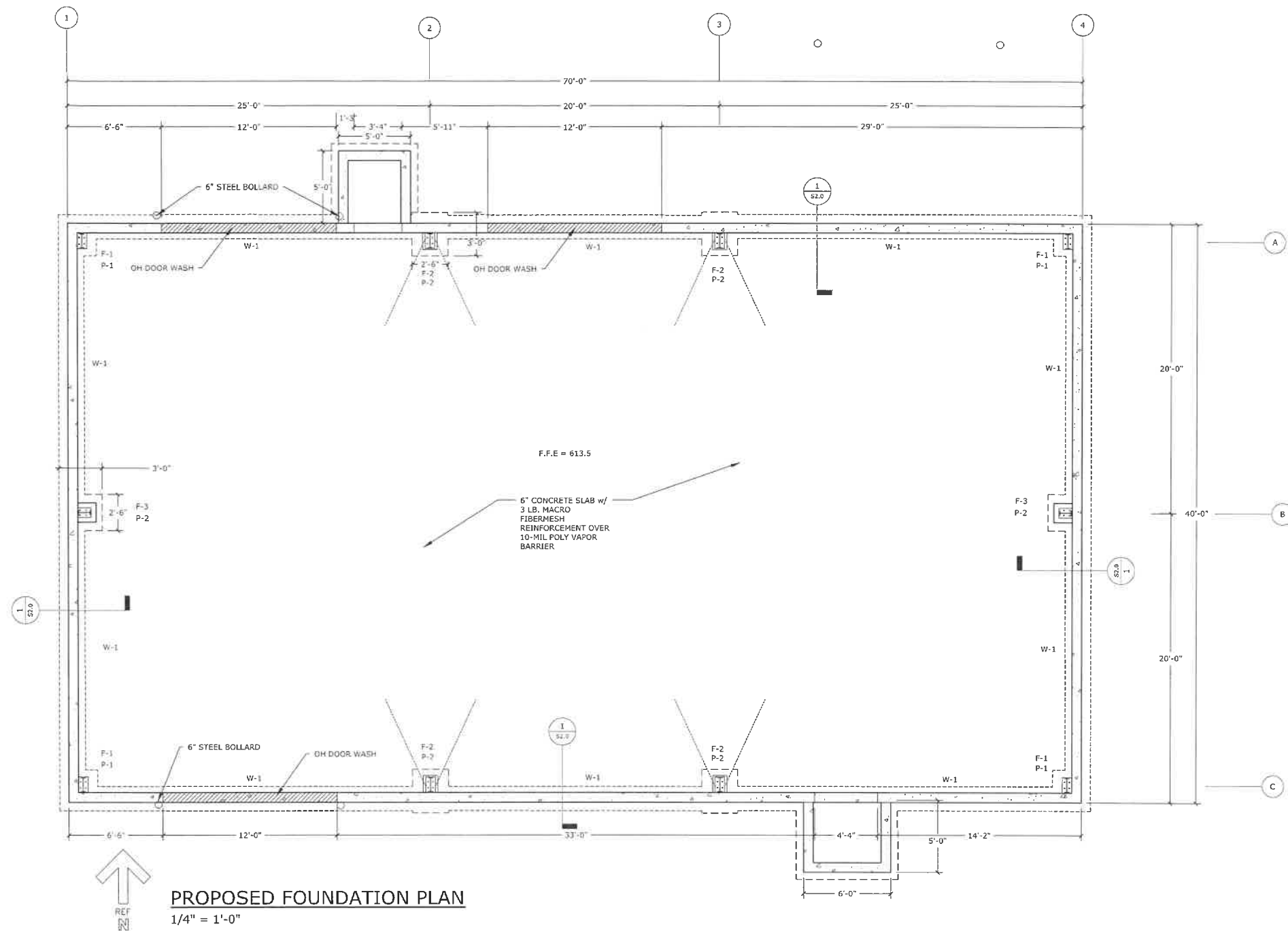
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PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

PROPOSED BUILDING
GROWTH GARAGE, LLC
23RD ST.
TWO RIVERS, WI 54241

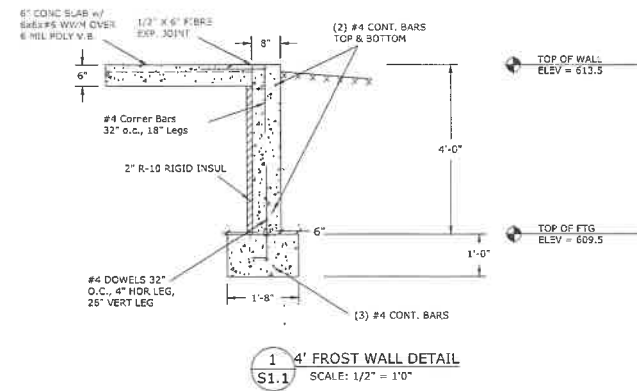
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SHEET INFORMATION	
A.C.E. JOB NO.	369/24
DATE:	11/15/2024
DRAWN BY:	KDR
SCALE:	SEE SHEET

SHEET
A2.0




PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



FOUNDATION NOTES

- PIERS**
TOP OF PIER IS ELEV 613.5'
- P-1, CORNER PIERS
18" X 18" X 1' PIER
REINFORCE W/ 12 #5 VERTICAL BARS
EXTENDED INTO FOOTING (OR HOOKED)
AND (3)#3 HORIZONTAL TIES
- P-2, COLUMN PIERS
16" X 30" X 4' PIER
REINFORCE W/ 8 #5 VERTICAL BARS
EXTENDED INTO FOOTING (OR HOOKED)
AND #3 HORIZONTAL TIES 8" O.C.
- PIER FOOTINGS**
- F-1
1'-0" X 2'-0" X 24" FOOTING
REINFORCE W/ 2 LAYERS #5 BARS 8" O.C. E/W
- F-2
2'-6" X 3'-0" X 12" FOOTING
REINFORCE W/#4 BARS 8" O.C. E/W
- F-3
2'-6" X 2'-0" X 12" FOOTING
REINFORCE W/#4 BARS 8" O.C. E/W
- FOUNDATION WALLS**
TOP OF WALL IS TOP OF SLAB
UNLESS NOTED OTHERWISE
- W-1
8" X 4' HIGH WALL W/ #4
BARS 12" O.C. VERT & HORZ.
TIE VERTICAL BARS TO HOOKS
EMBEDDED IN FOOTING
- HAIRPINS**
1- #5 BAR CONTINUOUS WITH 10' LEGS

REVISION DESCRIPTION	DATE	REV. BY

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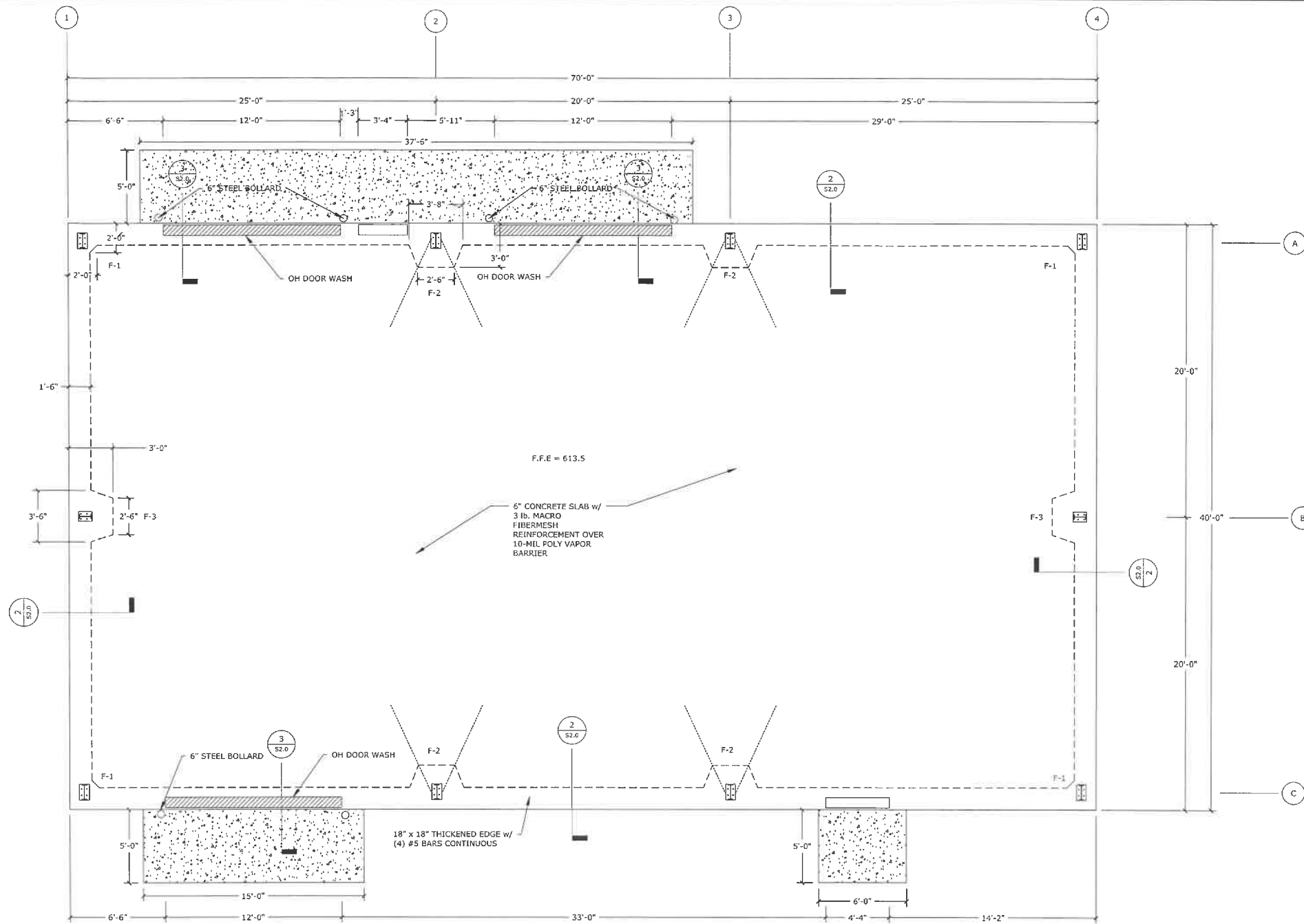
PROPOSED BUILDING
GROWTH GARAGE, LLC
33RD ST.
TWO RIVERS, WI 54241

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SHEET INFORMATION	
A.C.E. JOB NO.	369/24
DATE:	11/15/2024
DRAWN BY:	KDR
SCALE:	SEE SHEET

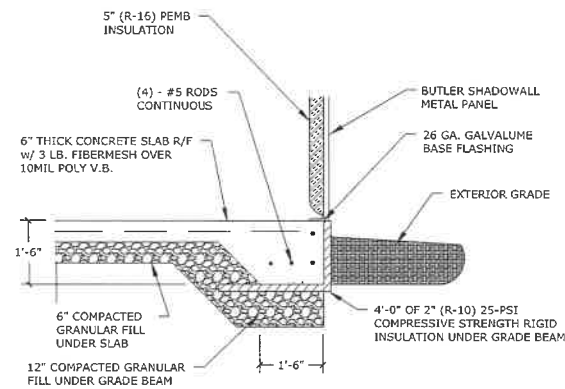
SHEET

S1.0

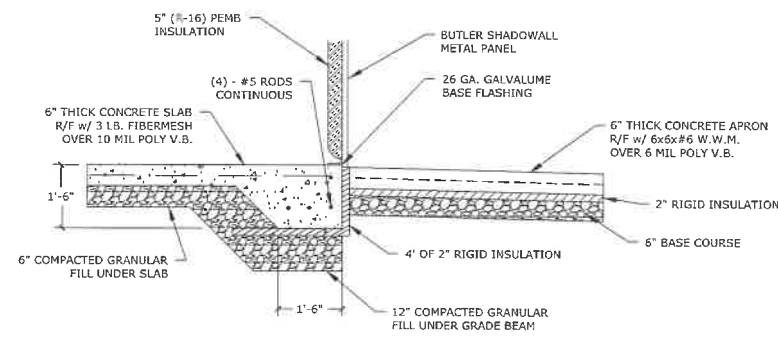


ALTERNATE FOUNDATION PLAN

1/4" = 1'-0"



2
S1.1 GRADE BEAM DETAIL 1
SCALE: 1/2" = 1'-0"



3
S1.1 GRADE BEAM DETAIL 2
SCALE: 1/2" = 1'-0"

FOUNDATION NOTES

PIERS
TOP OF PIER IS ELEV 675.0'

P-1, INTERIOR PIERS
18" X 18" X 1' PIER
REINFORCE W/ 8 #5 VERTICAL BARS
EXTENDED INTO FOOTING (OR HOOKED)
AND (3)#3 HORIZONTAL TIES

P-2, COLUMN PIERS
16" X 30" X 8' PIER
REINFORCE W/ 12 #5 VERTICAL BARS
EXTENDED INTO FOOTING (OR HOOKED)
AND #3 HORIZONTAL TIES 8" O.C.

AT-GRADE FOOTINGS

F-1
2'-0" X 2'-0" X 24" FOOTING
REINFORCE W/ 2 LAYERS #5 BARS 8" O.C. E/W

F-2
2'-6" X 3'-0" X 24" FOOTING
REINFORCE W/ 2 LAYERS #5 BARS 8" O.C. E/W

F-3
2'-6" X 3'-0" X 18" FOOTING
REINFORCE W/ 1 LAYER #5 BARS 8" O.C. E/W

HAIRPINS

1- #5 BAR CONTINUOUS WITH 10' LEGS

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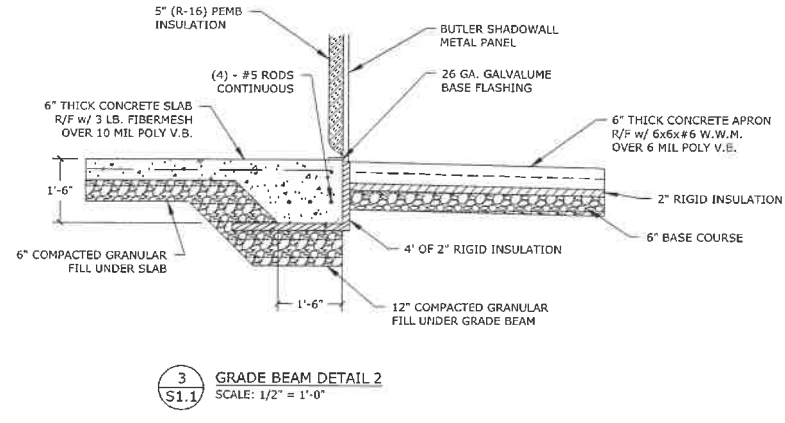
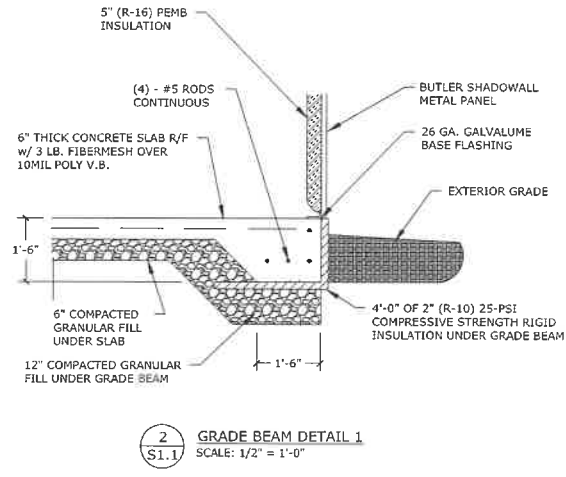
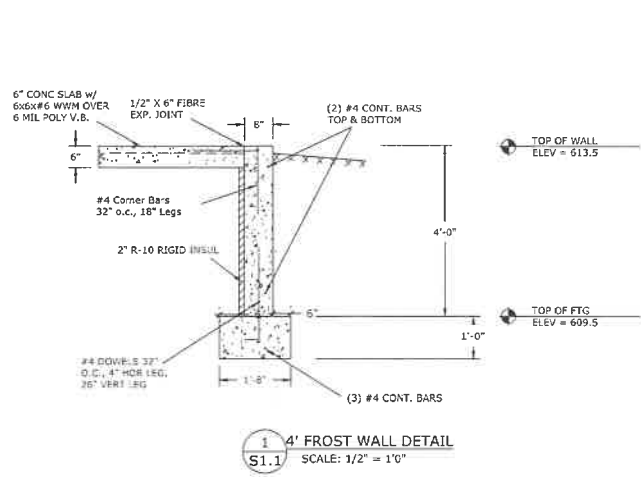
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SHEET
S1.1



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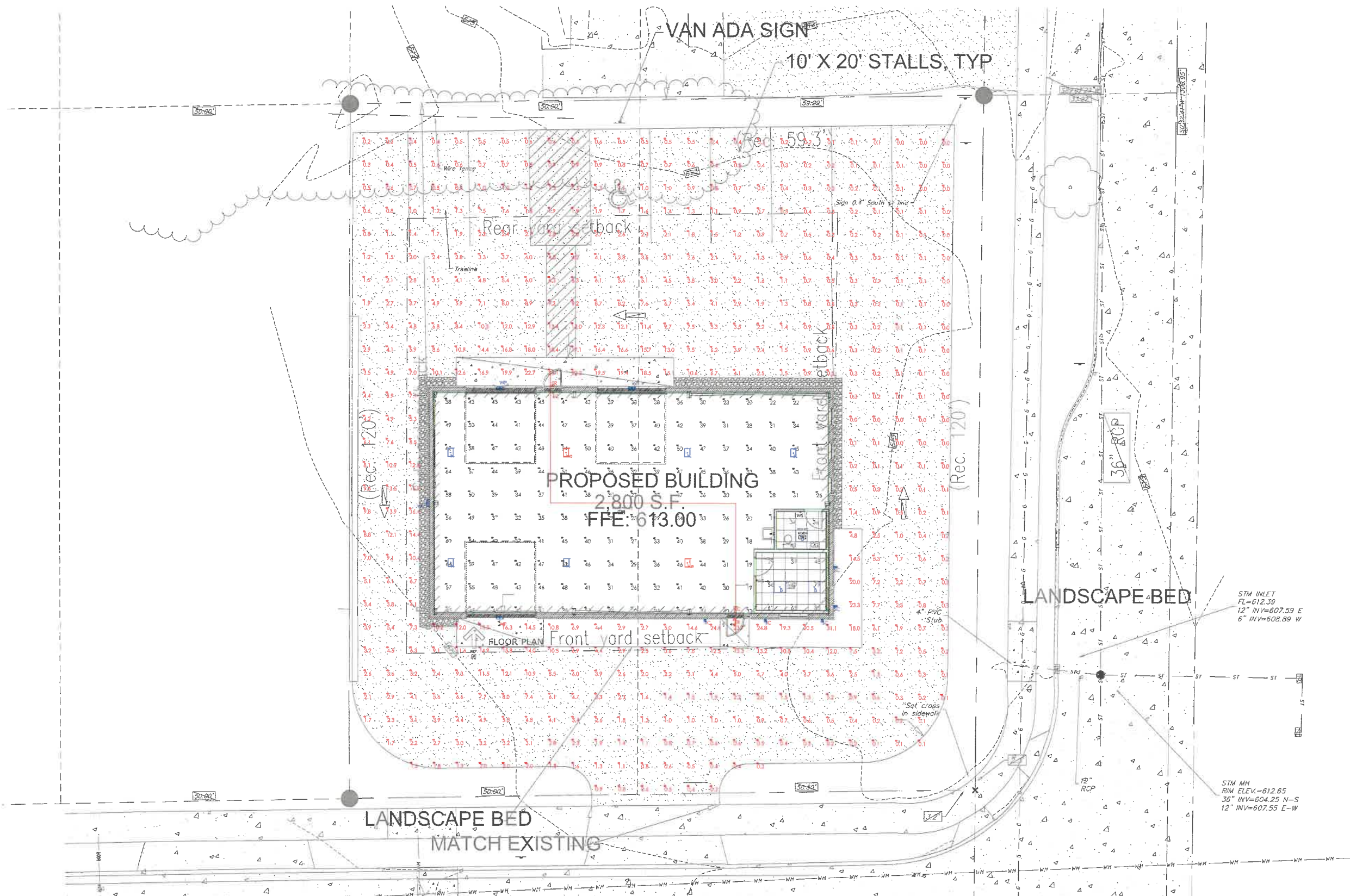
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DATE:	11/15/2024
DRAWN BY:	KDR
SCALE:	SEE SHEET

SHEET
S2.0



Scale: 1 inch= 8 Ft.

Luminaire Schedule					
Scenario: GENERAL					
Symbol	Qty	Label	Description	Luminaire Watts	Total Watts
	3	EP	3X2 LED FLAT PANEL	36.2	108.6
	2	EC	EXIT EMERGENCY COMBO	0	0
	2	ER	LED EMERGENCY WALL PACK W/ NORMAL PC OPERATION	15	30
	5	H	LED HIGHBAY W/ INTEGRATED OCC SENSOR	78	390
	2	He	LED HIGHBAY W/ INTEGRATED OCC SENSOR AND EMERGENCY BATTERY BACKUP	78	156
	5	SC	LED WALL SCONCE	23.55	117.75
	4	WIP	LED FULL CUTOFF WALL PACK	100	400
	5	WC	WALL OCCUPANCY SENSOR	0	0

Calculation Summary				
Scenario: GENERAL				
Label	Units	Avg	Max/Min	
100 Workplane	Fc	38.7	6.4	
101 Workplane	Fc	39.3	1.3	
102 Workplane	Fc	59.0	2.9	
EST EGRESS PATH	Fc	3.8	6.3	
LOT CALCS	Fc	3.9	N.A.	

To request the Project Quotation for these materials or to place the order, please contact:
Sales@LightingDesignSolutions.com or call us at 1-888-357-7070

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Lighting performance and energy calculations are based on photometric data provided by the specified manufacturers, expected site finishes, anticipated energy costs, current rebate programs, and the projected operational use of the facility. Lighting Design Solutions, Inc. accepts no responsibility for variances resulting from inaccurate or changed data files, drawings, reliance values, or rebate programs, and guarantees no alternate funding or rebate payment.



PROJECT INFORMATION:		DRAWN BY: A. THOMER		REVIEWED BY: A. THOMER		DATE: 02/19/2015	
NEW CONSTRUCTION GROWTH GARAGE		CONTRACTOR: HUBBART ELECTRIC		APPROVED BY:			
				Lighting Design Solutions, Inc.		Milwaukee Office:	
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