PLAN OF PROPOPSED IMPROVEMENT
FOR
NATIONAL MANAGEMENT, LLC
RIVER CROSSING
CITY OF WATERTOWN, WISCONSIN
JEFFERSON COUNTY

PRELIMINARY NOT FOR CONSTRUCTION

OWNER/DEVELOPER:
NATIONAL MANAGEMENT LLC
TOM GROSKOPF
333 BISHOPS WAY, SUITE 141
BROOKFIELD, WI 53005
PHONE: (630) 768-4457
EMAIL: TOM@NATIONAL-LLC.COM

FREE HEEL CAPITOL
HUNTER LIEN
220 N GREEN STREET, SUITE 610
CHICAGO, IL 60607
PHONE: 414-839-4452
EMAIL: HUNTER@FREEHEELCAPITAL.COM

ENGINEER:
PAYNE & DOLAN, INC.
W6380 DESIGN DRIVE
GREENVILLE, WI 54942
STEVE KOLAR, P.E.
PHONE: (920) 716-9523
EMAIL: SKOLAR@WALBECGROUP.COM

CITY OF WATERTOWN
106 JONES STREET
WATERTOWN, WI 53094
(920) 262-4000

PLANNING AND ZONING DEPARTMENT
BRIAN ZIRBES - ZONING ADMINISTRATOR
PHONE: (920) 262-4041
EMAIL: BZIRBES@WATERTOWNWI.GOV

PUBLIC WORKS DEPARTMENT
ANDREW BEYER - PUBLIC WORKS DIRECTOR/CITY ENGINEER
106 JONES STREET
WATERTOWN, WI 53094
PHONE: (920) 262-4050
EMAIL: ABEYER@WATERTOWNWI.GOV

BUILDING INSPECTION DEPARTMENT
MIKE JACEK - BUILDING INSPECTOR
106 JONES STREET
WATERTOWN, WI 53094
PHONE: (920) 262-4062
EMAIL: MJACEK@WATERTOWNWI.GOV

FIRE & RESCUE DEPARTMENT
CHIEF TANYA REYNEN -CHIEF OF FIRE AND EMS
621 BERNARD STREET, WATERTOWN, WI
PHONE: (920) 261-3610
EMAIL: TREYNEN@WATERTOWNWI.GOV

UTILITIES:
AT&T
BRETT LEWIS
PHONE: (414) 429-4214
EMAIL: BL521D@ATT.COM

TDS TELECOM
SOUTHEAST WISCONSIN
PHONE: (877) 483-7142

TIME WARNER CABLE/SPECTRUM
STEVE CRAMER
CONSTRUCTION SUPERVISOR
PHONE: (414) 277-4045
EMAIL: STEVE.CRAMER@CHARTER.COM

WEC ENERGY GROUP
JOEL BURROW
CEM MANAGER
PHONE: (414) 221-3192
EMAIL: JOEL.BURROW@WECENERGYGROUP.COM

WE ENERGIES
ALLIE KLAWINSKI
SR. SERVICE MANAGER
PHONE: (262) 552-3227
EMAIL: ALLIE.KLAWINSKI@WE-ENERGIES.COM

MICHAEL BAKER
CUSTOMER SERVICE MANAGER
PHONE: (262) 886-7041
EMAIL: MICHAEL.BAKER@WE-ENERGIES.COM

HUSSAIN BIYAWERWALA
SENIOR ENGINEER
PHONE: (262) 886-7074

BRANDON ERTS
GAS ENGINEER
PHONE: (414) 221-3654
EMAIL: BRANDON.ERTS@WE-ENERGIES.COM

NATURAL GAS EMERGENCY: (800) 261-5325
ELECTRICAL EMERGENCY: (800) 662-4797

AMERICAN TRANSMISSION COMPANY
BRIAN MCGEE
PHONE: (262) 506-6895
EMAIL: BMCGEE@ATCLLC.COM
EMERGENCY NUMBER: (800) 972-5341

WI DEPARTMENT OF NATURAL RESOURCES
THERESA SZABELSKI
WATER MANAGEMENT SPECIALIST
PHONE: (414) 263-8670
EMAIL: THERESA.SZABELSKI@WISCONSIN.GOV

PETER WOOD, PE
WATER RESOURCES ENGINEER
PHONE: (262) 884-2360
EMAIL: PETER.WOOD@WISCONSIN.GOV

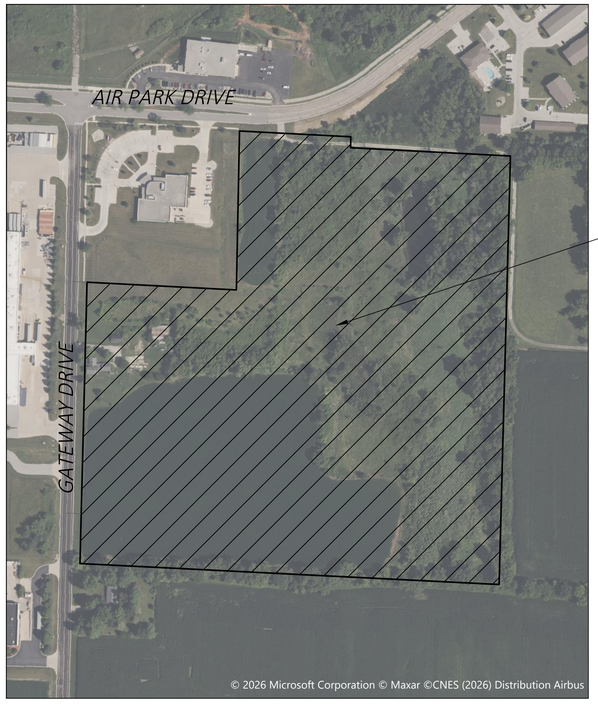
NOTES TO CONTRACTOR:
PRIOR TO CONSTRUCTION, A PRECONSTRUCTION CONFERENCE MAY BE HELD AT THE CITY OFFICES. THE PRECONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

EACH CONTRACTOR SHALL HAVE A COPY OF THE CITY APPROVED PLANS, AND CITY SPECIFICATIONS ON-SITE DURING TIMES OF CONSTRUCTION. .

COORDINATES ON THIS PLAN ARE REFERENCED TO:
HORIZONTAL DATUM WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS)
JEFFERSON COUNTY NAD83
VERTICAL DATUM NAVD 88 (2012)

DIGGERS HOTLINE MUST BE CONTACTED TO LOCATE UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.

LOCATION MAP
NOT TO SCALE



SHEET NO.	DESCRIPTION
C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS
C2.0	DEMOLITION PLAN
C3.0 - C3.2	SITE PLANS
C4.0 - C4.12	ROADWAY & STORM SEWER PLANS
C5.0 - C5.12	SANITARY & WATERMAIN PLANS
C5.13	FIRE COVERAGE PLAN
C6.0 - C6.6	GRADING PLANS
C7.0 - C7.2	EROSION CONTROL PLANS
C8.0 - C8.3	LANDSCAPING PLANS
C9.0	GENERAL NOTES
C9.1 - C9.9	CONSTRUCTION DETAILS
E-1 - E3	PHOTOMETRICS PLAN
A4.0	BUILDING ELEVATIONS

EXISTING LEGEND
- BENCHMARK
- FOUND, IRON PIPE
- FIRE HYDRANT
- ENDWALL
- CATCH BASIN, ROUND
- STORM MANHOLE
- SANITARY MANHOLE
- GUY WIRE
- SIGN
- GAS VALVE
- WATER VALVE
- POST
- UTILITY METER
- UTILITY PEDESTAL
- TREE
- POWER POLE
- DOWNSPOUT
- BOLLARD
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING WATER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND TELEPHONE
- EXISTING TREE LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE

PROPOSED LEGEND
- SIGN
- HANDICAP PARKING
- STORM MANHOLE
- STORM INLET/CB
- PIPE END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER VALVE
- PIPE FITTING
- HYDRANT
- ASPHALT PAVEMENT
- CONCRETE/ASPHALT COMPOSITE PAVEMENT
- CONCRETE SIDEWALK
- PAVEMENT REMOVAL
- SWALE
- SANITARY SEWER
- STORM SEWER
- ROOF DRAINS
- WATERMAIN
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED FENCE

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
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www.walbecgroup.com
(920) 757-7559

PROJECT
RIVER CROSSING
CITY OF WATERTOWN, WI

CLIENT
NATIONAL MANAGEMENT, LLC
333 BISHOPS WAY, SUITE 141
BROOKFIELD, WI 53005

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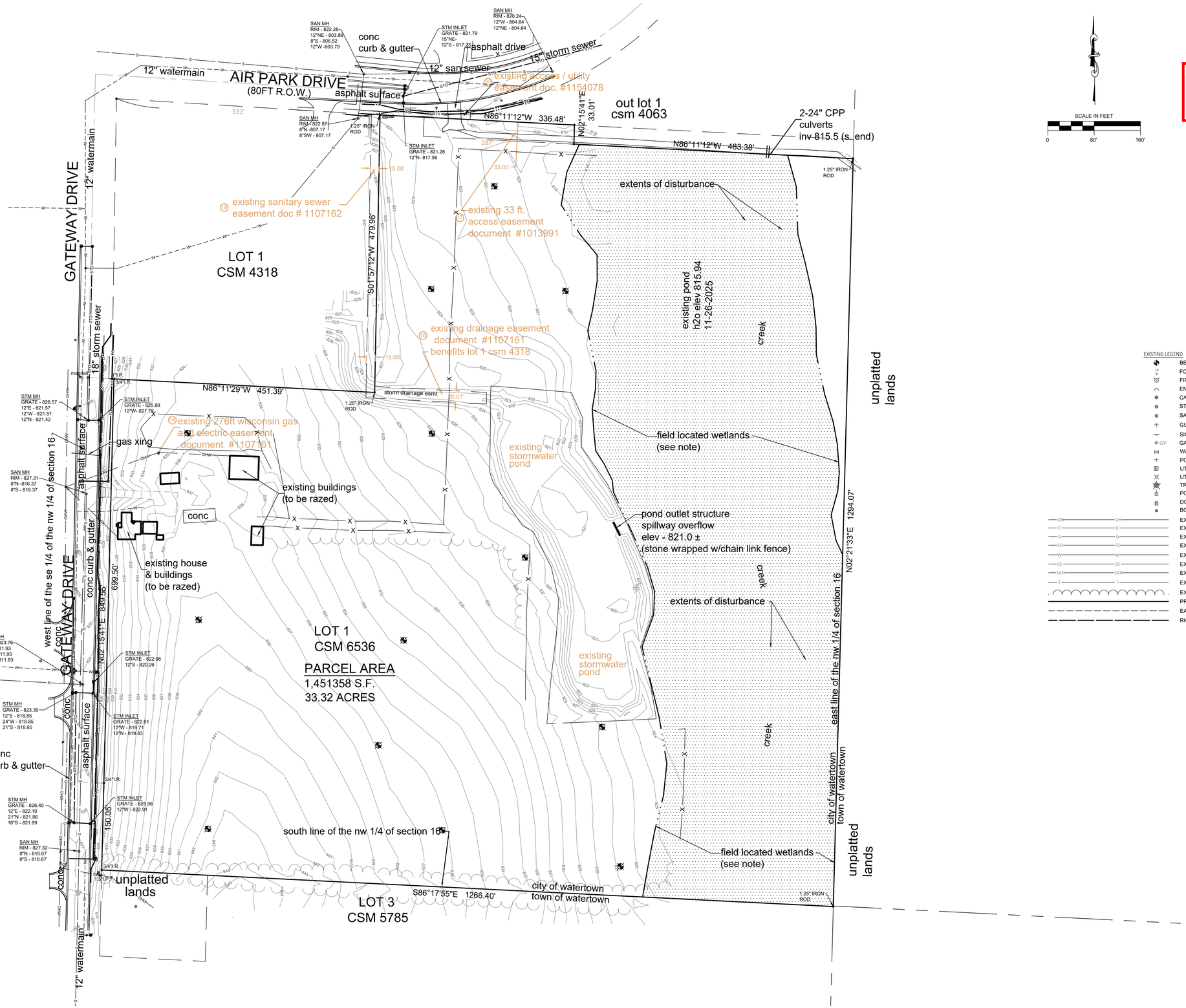
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TITLE SHEET

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EXISTING LEGEND

- BENCHMARK
- FOUND, IRON PIPE
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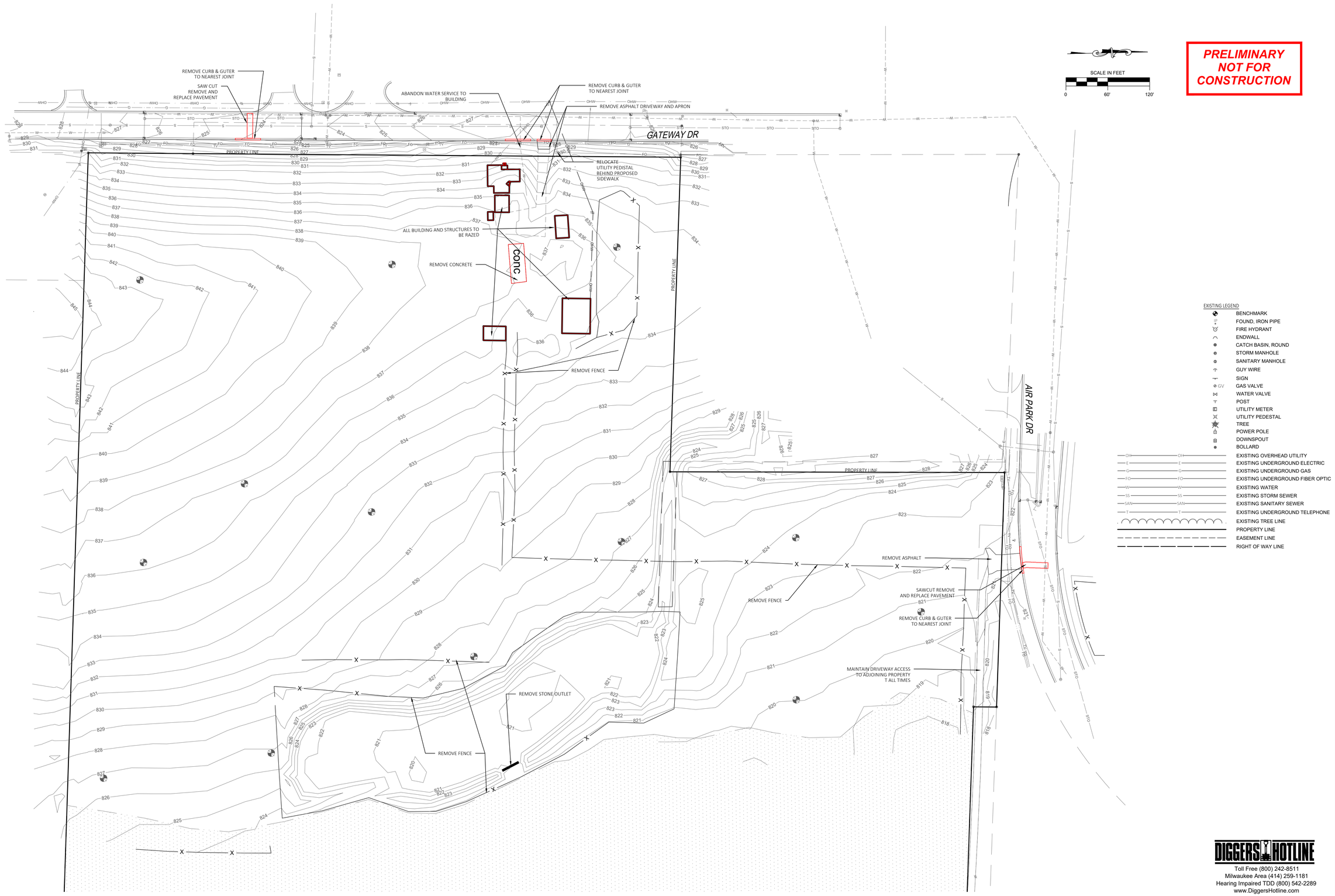
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EXISTING CONDITION SURVEY

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EXISTING LEGEND

- BENCHMARK
- FOUND, IRON PIPE
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- ENDWALL
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- STORM MANHOLE
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SHEET TITLE
DEMOLITION PLAN

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SCALE IN FEET

0 60' 120'

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SITE DATA

PARCEL ID: 291-0815-1624-003
PARCEL SIZE: 1,451,167 SF (33.32 AC)

ZONING: MULTI-FAMILY RESIDENTIAL 10

SETBACKS:
FRONT/STREET: 40-FT
SIDE: 25-FT

TOTAL UNITS 274
NUMBER OF RESIDENTIAL BUILDINGS = 22
8-UNIT BUILDINGS = 8
12-UNIT BUILDINGS = 4
15-UNIT BUILDINGS = 6
18-UNIT BUILDINGS = 4
NUMBER OF FIRST FLOOR UNITS = 96
CLUBHOUSE = 1
NUMBER OF ONE BEDROOM UNITS = 72
NUMBER OF TWO BEDROOM UNITS = 178
NUMBER OF THREE BEDROOM UNITS = 24

REQUIRED PARKING 2 SPACES PER 1&2 BR UNIT
2.5 SPACES PER 3 BR UNIT = 548 SPACES
=(2.5 X 24) +(2 x 250) = 560 SPACES

PARKING IN GARAGES = 256 SPACES
SURFACE PARKING = 338 SPACES

TOTAL PARKING PROVIDED = 594 SPACES
HC PARKING REQUIRED = 2% OF TOTAL = 12 HC SPACES
HC SPACES PROVIDED = 12 SPACES

LEGAL DRSCRIPTION:
LOT 1, CSM 6536, DOC 1491549

LOT AREA = 33.32 AC
FLOOR AREA = 4.26 AC (12.8%)
IMPERVIOUS SURFACE = 9.60 AC (28.8%)

PROPOSED LEGEND

- SIGN
- HANDICAP PARKING
- STORM MANHOLE
- STORM INLET/CB
- PIPE END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER VALVE
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- WATERMAIN
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- PROPOSED CONTOUR LINE
- PROPOSED FENCE

NOTES:

HIGHLIGHED ACCESSIBLE ROUTES WILL MEET SLOPE, WIDTH AND SURFACE REQUIREMENTS.

ALL BUT ONE FIRST-FLOOR UNITS ARE TYPE-B ACCESSIBLE

PAVEMENT STRIPING WILL BE PROVIDED IN ORDER TO IDENTIFY THE ACCESSIBLE ROUTES.

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PROJECT
RIVER CROSSING
CITY OF WATERTOWN, WI

CLIENT
NATIONAL MANAGEMENT, LLC
333 BISHOPS WAY SUITE
141 BROOKFIELD, WI 53005

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SHEET TITLE
OVERALL SITE PLAN

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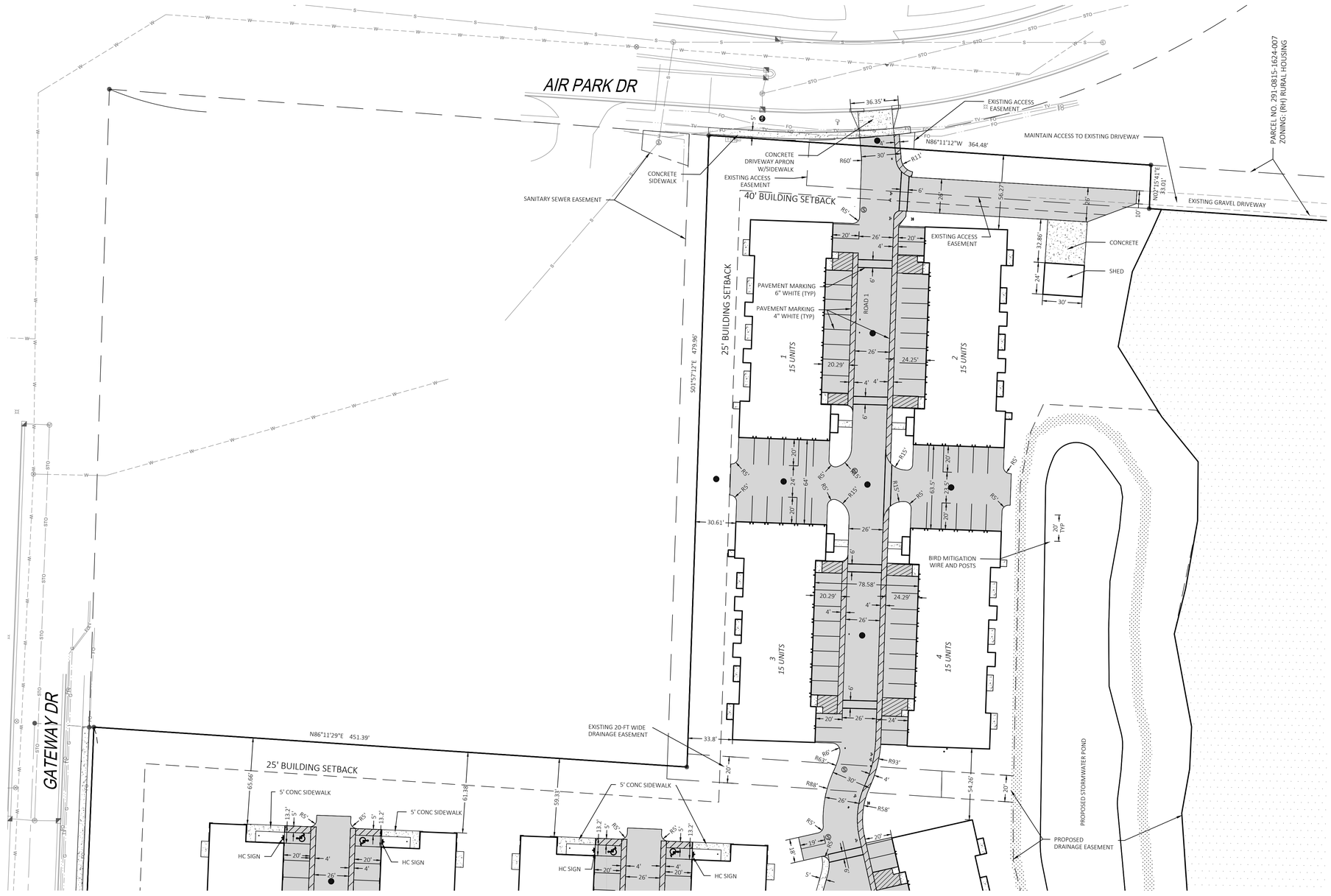
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SHEET TITLE
DETAILED SITE PLAN

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NOT FOR
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PROPOSED LEGEND

- SIGN
- HANDICAP PARKING
- STORM MANHOLE
- STORM INLET/CB
- PIPE END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
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PROJECT
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CITY OF WATERTOWN, WI

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SHEET TITLE
DETAILED SITE PLAN

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GATEWAY DRIVE

AIR PARK DRIVE

CLUBHOUSE

BUILDING 1 15 UNITS
BUILDING 2 15 UNITS
BUILDING 3 15 UNITS
BUILDING 4 15 UNITS
BUILDING 5 15 UNITS
BUILDING 6 15 UNITS
BUILDING 7 8 UNITS
BUILDING 8 18 UNITS
BUILDING 9 12 UNITS
BUILDING 10 8 UNITS
BUILDING 11 12 UNITS
BUILDING 12 18 UNITS
BUILDING 13 18 UNITS
BUILDING 14 12 UNITS
BUILDING 15 8 UNITS
BUILDING 16 8 UNITS
BUILDING 17 12 UNITS
BUILDING 18 18 UNITS
BUILDING 19 8 UNITS
BUILDING 20 8 UNITS
BUILDING 21 8 UNITS
BUILDING 22 8 UNITS

STM CB 1
RIM: 825.79
12" E: 822.08
12" W: 822.08

STM CB 2
RIM: 825.53
12" S: 822.53

STM CB 3
RIM: 825.53
12" S: 822.53

STM CB 4
RIM: 825.50
12" E: 822.49

STM CB 5
RIM: 825.79
12" E: 822.08
12" W: 822.08

STM CB 6
RIM: 826.20
12" N: 821.57
12" W: 821.57
12" S: 821.57
18" E: 821.07
8" N: 822.31
8" NE: 822.31
8" SW: 822.31
8" SE: 822.31

STM CB 7
RIM: 825.79
18" W: 820.56
18" E: 820.56

STM CB 9
RIM: 825.54
12" N: 822.54

STM CB 10
END INV: 823.20

STM CB 11
END INV: 820.00

STM CB 12
RIM: 833.75
12" N: 830.75

STM CB 13
RIM: 833.83
15" N: 828.78
12" S: 829.03

STM CB 14
RIM: 832.94
15" E: 826.74
12" N: 826.99
15" S: 826.74
8" NE: 830.49
8" NW: 830.49
8" SW: 830.49
8" SE: 829.92

STM CB 15
RIM: 832.91
12" S: 828.89
12" N: 828.89

STM CB 16
RIM: 833.44
12" S: 830.44

STM CB 17
RIM: 829.49
12" N: 826.49

STM CB 18
RIM: 829.39
12" N: 825.61
12" S: 825.61

STM CB 19
RIM: 831.46
12" N: 824.53
12" S: 824.53
18" E: 824.03
15" W: 824.28

STM CB 20
RIM: 828.64
12" S: 825.64

STM CB 21
RIM: 830.84
12" N: 827.84

STM CB 22
RIM: 829.53
12" N: 826.33
12" S: 826.33

STM CB 23
RIM: 829.43
12" N: 823.46
12" S: 823.46
18" E: 822.96
18" W: 822.96
8" SW: 826.34
8" NE: 826.34
8" NW: 826.34

STM CB 24
RIM: 830.15
12" S: 827.15

STM CB 25
RIM: 825.08
15" N: 822.58

STM CB 27
RIM: 827.13
30" SE: 820.82
24" W: 821.32
12" NW: 822.07

STM CB 28
RIM: 824.75
12" SE: 822.25

STM CB 29
RIM: 825.73
12" N: 822.73

STM CB 30
RIM: 825.83
30" E: 820.65
12" S: 822.15
12" N: 822.15
30" NW: 820.65
8" NE: 822.03
8" SE: 822.03
8" SW: 822.03

STM CB 31
RIM: 825.49
12" S: 822.99

STM CB 32
RIM: 825.95
30" E: 820.36
30" W: 820.36

STM CB 34
RIM: 833.18
12" N: 830.19

STM CB 35
RIM: 833.25
12" N: 829.08
12" S: 829.08

STM CB 36
RIM: 832.05
12" E: 827.18
12" S: 827.18
12" N: 827.18
8" W: 829.51
8" SW: 829.51
8" SE: 829.51

STM CB 37
RIM: 833.83
12" S: 830.83

STM CB 39
RIM: 829.08
12" N: 826.08

STM CB 40
RIM: 829.31
12" N: 825.42
12" S: 825.42

STM CB 42
RIM: 829.73
24" E: 823.02
12" N: 824.02
18" W: 823.52
8" NE: 826.32

STM CB 43
RIM: 829.77
12" S: 825.52
12" N: 825.52

STM CB 44
RIM: 830.47
12" S: 827.47

STM CB 45
RIM: 830.02
12" N: 827.02

STM CB 47
RIM: 825.85
12" N: 823.21

STM CB 48
RIM: 828.01
12" S: 822.71
12" N: 822.71
24" W: 821.71
30" E: 821.21

STM CB 49
RIM: 825.16
12" S: 823.16

STM CB 50
RIM: 827.55
12" N: 824.55

STM CB 51
RIM: 827.77
12" N: 823.00
12" S: 823.00

STM CB 53
RIM: 826.65
30" S: 820.80
15" N: 822.05
30" W: 820.80
8" SW: 823.69

STM CB 54
RIM: 825.93
15" S: 822.43
15" N: 822.43

STM CB 55
RIM: 825.99
15" S: 822.74

STM ES 8
END INV: 820.00

STM ES 10
END INV: 823.20

STM ES 11
END INV: 820.00

STM ES 33
END INV: 820.00

STM ES 56
END INV: 820.00

STM MH 26
RIM: 827.88
24" E: 821.49
18" W: 821.99
15" S: 822.24

STM MH 38
RIM: 831.51
15" E: 825.98
12" W: 826.23

STM MH 41
RIM: 830.61
18" E: 824.19
12" S: 824.69
15" W: 824.44

STM MH 46
RIM: 829.38
24" E: 822.75
12" S: 823.75
24" W: 822.75
8" SW: 826.70
8" SE: 826.70

STM MH 52
RIM: 827.63
30" E: 820.49
12" S: 821.99
30" N: 820.49
8" E: 824.04

SCALE IN FEET
0 60' 120'

PROPOSED LEGEND

- EXISTING SANITARY
- EXISTING STORM DRAIN
- EXISTING WATER MAIN/SERVICE
- PROPOSED SANITARY
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN/SERVICE
- PROPOSED STORM MH
- PROPOSED STORM INLET/CB
- PROPOSED PIPE END SECTION
- PROPOSED SANITARY MH
- PROPOSED SANITARY CLEANOUT
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

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CITY OF WATERTOWN, WI

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SHEET TITLE
MASTER STORM SEWER PLAN

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P&D Project No:	#491163
Sheet No.	C4.0

NOTES:

1. WATERMAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND STANDARDS OF THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES FOR PRIVATE WATERMAIN AND SANITARY SEWER.
2. ALL WATER MAIN PIPE SHALL BE PVC, CONFORMING TO THE REQUIREMENTS OF AWWA C-900, AND SHALL BE FURNISHED WITH INTRGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
3. TYPICAL HYDRANT BURY DEPTH = 6.5' OR AS NOTED. MINIMUM COVER ON WATERMAIN SHALL BE 6-FEET OR AS NOTED TO MAINTAIN ADEQUATE VERTICAL SEPARATION AT CROSSINGS.
4. SANITARY SEWERS SHOWN ON THE CONSTRUCTION PLANS SHALL BE POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM D-3034 (SDR 35). ALL JOINTS SHALL BE ELASTOMERIC GASKET TYPE (WITH A "LOCKED-IN" RUBBER SEALING RING) PROVIDING A WATER TIGHT SEAL AND CONFORMING TO THE REQUIREMENTS OF ASTM D3212 "SPECIFICATION FOR JOINTS AND DRAIN AND SEWER PLASTIC PIPES USING FLEXIBLE ELASTOMERIC SEALS." ALL PIPE SHALL HAVE A MINIMUM CELL CLASSIFICATION OF 12454-B AS DEFINED IN ASTM D-1784.

PIPE CROSSING TABLE

CROSSING I.D.	BOTTOM OF TOP PIPE			TOP OF BOTTOM PIPE			SEPARATION (FT)
1	STO	HDPE 12"	821.53	SAN	PVC 8"	816.51	5.02
2	STO	HDPE 18"	820.84	WAT	PVC 8"	819.33	1.51
3	STO	HDPE 24"	821.77	SAN	PVC 8"	817.49	4.28
4	STO	HDPE 24"	821.54	WAT	PVC 8"	819.36	2.18
5	STO	HDPE 12"	821.99	WAT	PVC 8"	820.49	1.50
6	STO	HDPE 30"	820.54	SAN	PVC 8"	818.68	1.86
7	STO	HDPE 30"	820.46	SAN	PVC 8"	818.67	1.79
8	WAT	PVC 8"	818.92	SAN	PVC 8"	818.42	0.50
9	STO	HDPE 12"	822.35	WAT	PVC 8"	819.28	3.06
10	STO	HDPE 30"	820.37	WAT	PVC 8"	818.46	1.91
11	STO	HDPE 15"	821.98	WAT	PVC 8"	817.73	4.25
12	SAN	PVC 8"	819.50	WAT	PVC 8"	817.85	1.65
13	STO	HDPE 30"	820.22	WAT	PVC 8"	818.69	1.53
14	STO	HDPE 12"	822.62	SAN	PVC 8"	820.80	1.83
15	STO	HDPE 12"	822.63	WAT	PVC 8"	818.89	3.74
16	STO	HDPE 12"	823.88	SAN	PVC 8"	821.31	2.57
17	STO	HDPE 12"	824.21	WAT	PVC 8"	822.16	2.05
18	STO	HDPE 12"	824.66	SAN	PVC 8"	821.86	2.80
19	STO	HDPE 12"	827.28	SAN	PVC 8"	822.50	4.78
20	STO	HDPE 12"	827.52	WAT	PVC 8"	825.15	2.36
21	WAT	PVC 8"	824.53	SAN	PVC 8"	820.55	3.98
22	STO	HDPE 15"	826.82	SAN	PVC 8"	820.51	6.31
23	STO	HDPE 12"	827.15	WAT	PVC 8"	824.92	2.24
24	STO	HDPE 12"	824.50	SAN	PVC 8"	820.03	4.47
25	STO	HDPE 12"	824.52	WAT	PVC 8"	822.63	1.89
26	STO	HDPE 12"	823.61	SAN	PVC 8"	819.57	4.05
27	STO	HDPE 12"	823.67	WAT	PVC 8"	821.36	2.31
28	STO	HDPE 15"	822.15	SAN	PVC 8"	819.04	3.11

NOTE:
MINIMUM 1.5' VERTICAL SEPARATION FOR WATERMAIN UNDER SEWER PIPES.
MINIMUM 0.5' VERTICAL SEPARATION FOR WATERMAIN UNDER SEWER PIPES, OR BETWEEN SEWER PIPES.

PRELIMINARY NOT FOR CONSTRUCTION

SCALE IN FEET
0 60' 120'

PROPOSED LEGEND

- EXISTING SANITARY
- EXISTING STORM DRAIN
- EXISTING WATER MAIN/SERVICE
- PROPOSED SANITARY
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN/SERVICE
- PROPOSED STORM MH
- PROPOSED STORM INLET/CB
- PROPOSED PIPE END SECTION
- PROPOSED SANITARY MH
- PROPOSED SANITARY CLEANOUT
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

GATEWAY DRIVE

HYDRANT ASSEMBLY
STA: 17+18.25 W/ 6" LEAD, -22.0' LT
8" X 6" TEE, 6" GATE VALVE
SHOE INV = 825.52
BURY DEPTH = 7.5'
NOZZLE ELEV = 834.77'

SAN MH 17
RIM: 832.18
8" E: 822.18

SAN MH 8
RIM: 833.75
8" E: 820.06

HYDRANT ASSEMBLY
STA: 41+19.99 W/ 6" LEAD, -18.0' LT
8" X 6" TEE, 6" GATE VALVE
SHOE INV = 826.89
BURY DEPTH = 7.0'
NOZZLE ELEV = 835.64'

BUILDING 19
8 UNITS

BUILDING 20
8 UNITS

BUILDING 21
8 UNITS

BUILDING 22
8 UNITS

HYDRANT ASSEMBLY
STA: 19+52.26 W/ 6" LEAD, -22.0' LT
8" X 6" TEE, 6" GATE VALVE
SHOE INV = 822.21
BURY DEPTH = 8.5'
NOZZLE ELEV = 832.46'

SAN MH 16
RIM: 831.68
8": W: 821.60
8" E: 821.50

BUILDING 18
18 UNITS

BUILDING 17
12 UNITS

BUILDING 16
8 UNITS

BUILDING 14
12 UNITS

BUILDING 15
8 UNITS

SAN MH 15
RIM: 829.92
8": W: 820.85
8" E: 820.75

BUILDING 13
18 UNITS

BUILDING 11
12 UNITS

SAN MH 7
RIM: 829.72
8" W: 818.84
8" E: 818.74

BUILDING 10
8 UNITS

HYDRANT ASSEMBLY
STA: 45+53.76 W/ 6" LEAD, -18.0' LT
8" X 6" TEE, 6" GATE VALVE
SHOE INV = 820.53
BURY DEPTH = 8.5'
NOZZLE ELEV = 830.78'

BUILDING 12
18 UNITS

SAN MH 10
RIM: 825.95
8" S: 818.59
8" N: 818.49

BUILDING 9
12 UNITS

SAN MH 13
RIM: 827.04
8" S: 819.70
8" N: 819.60
8" W: 819.70

SAN MH 14
RIM: 828.10
8" N: 820.19

BUILDING 8
18 UNITS

HYDRANT ASSEMBLY
STA: 0+00.00 W/ 6" LEAD, 10.0' RT
8" X 6" TEE, 6" GATE VALVE
SHOE INV = 821.24
BURY DEPTH = 6.5'
NOZZLE ELEV = 829.49'

SAN MH 6
RIM: 827.31
8" W: 818.14
8" E: 818.04

SAN MH 5
RIM: 826.60
8" N: 817.82
8" W: 817.92
8" S: 817.92

BUILDING 5
15 UNITS

BUILDING 6
15 UNITS

SAN MH 11
RIM: 826.35
8" S: 819.05
8" N: 818.95

CLUBHOUSE

SAN MH 12
RIM: 827.20
8" S: 819.48
8" N: 819.38

BUILDING 7
8 UNITS

HYDRANT ASSEMBLY
STA: 3+35.49 W/ 6" LEAD, 22.0' RT
8" X 6" TEE, 6" GATE VALVE
SHOE INV = 818.10
BURY DEPTH = 9.0'
NOZZLE ELEV = 828.85'

PROPOSED STORMWATER POND

PROPOSED STORMWATER POND

HYDRANT ASSEMBLY
STA: 8+01.40 W/ 6" LEAD, 19.9' RT
8" X 6" TEE, 6" GATE VALVE
SHOE INV = 817.49
BURY DEPTH = 9.5'
NOZZLE ELEV = 828.74'

PROPOSED STORMWATER POND

AIR PARK DRIVE

SAN MH 4
RIM: 826.58
8" S: 817.09
8" N: 816.99

SAN MH 3
RIM: 826.89
8" S: 816.78
8" N: 816.68

BUILDING 3
15 UNITS

SAN MH 2
RIM: 826.50
8" S: 815.78
8" N: 815.68

BUILDING 1
15 UNITS

SAN MH 1
RIM: 826.32
8" S: 814.89
8" W: 808.92

BUILDING 4
15 UNITS

BUILDING 2
15 UNITS

HYDRANT ASSEMBLY
STA: 12+43.50 W/ 6" LEAD, 27.0' RT
8" X 6" TEE, 6" GATE VALVE
SHOE INV = 819.29
BURY DEPTH = 7.5'
NOZZLE ELEV = 828.54'

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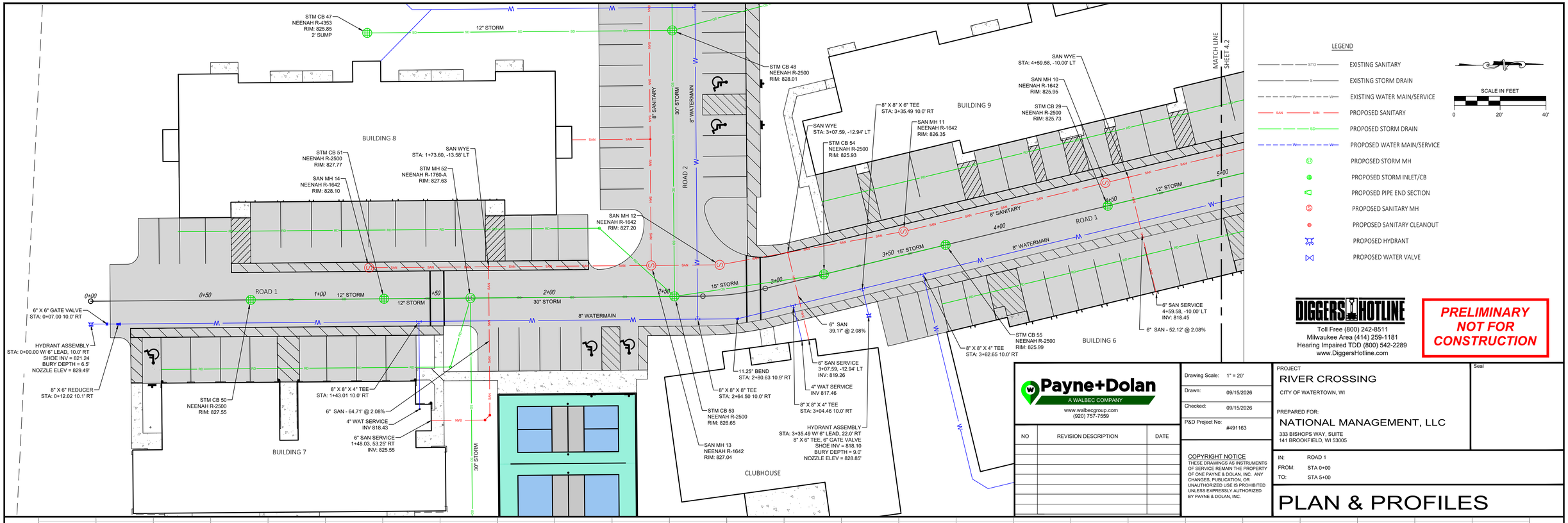
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LEGEND

- EXISTING SANITARY
- EXISTING STORM DRAIN
- EXISTING WATER MAIN/SERVICE
- PROPOSED SANITARY
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN/SERVICE
- PROPOSED STORM MH
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- PROPOSED PIPE END SECTION
- PROPOSED SANITARY MH
- PROPOSED SANITARY CLEANOUT
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

SCALE IN FEET
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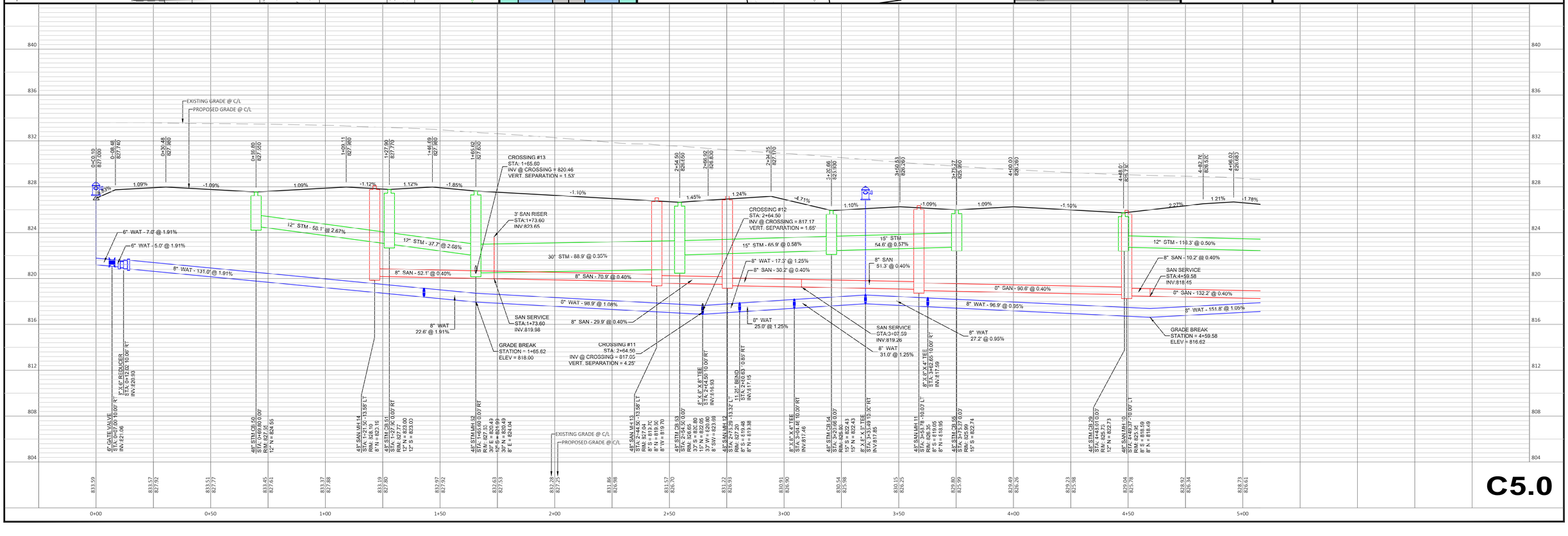
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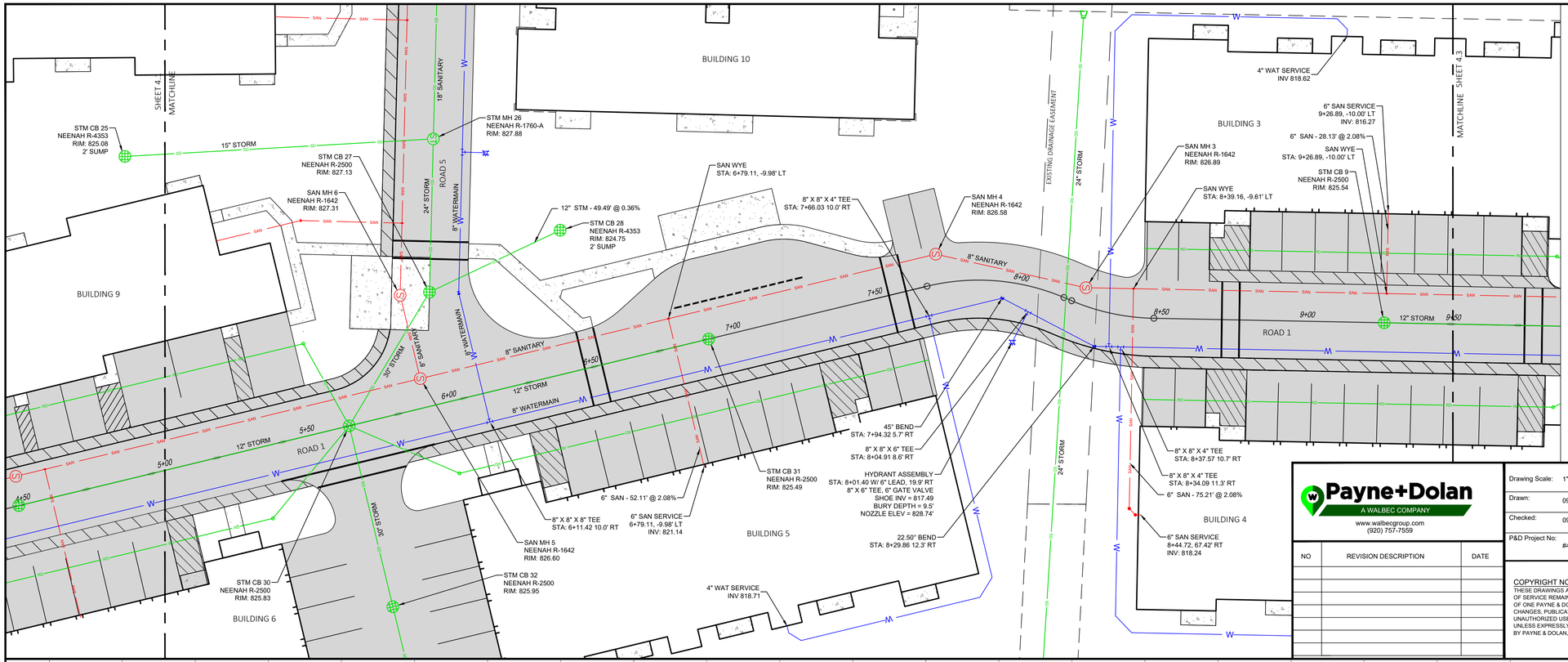
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C5.0



LEGEND

- EXISTING SANITARY
- EXISTING STORM DRAIN
- EXISTING WATER MAIN/SERVICE
- PROPOSED SANITARY
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN/SERVICE
- PROPOSED STORM MH
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- PROPOSED SANITARY CLEANOUT
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SCALE IN FEET
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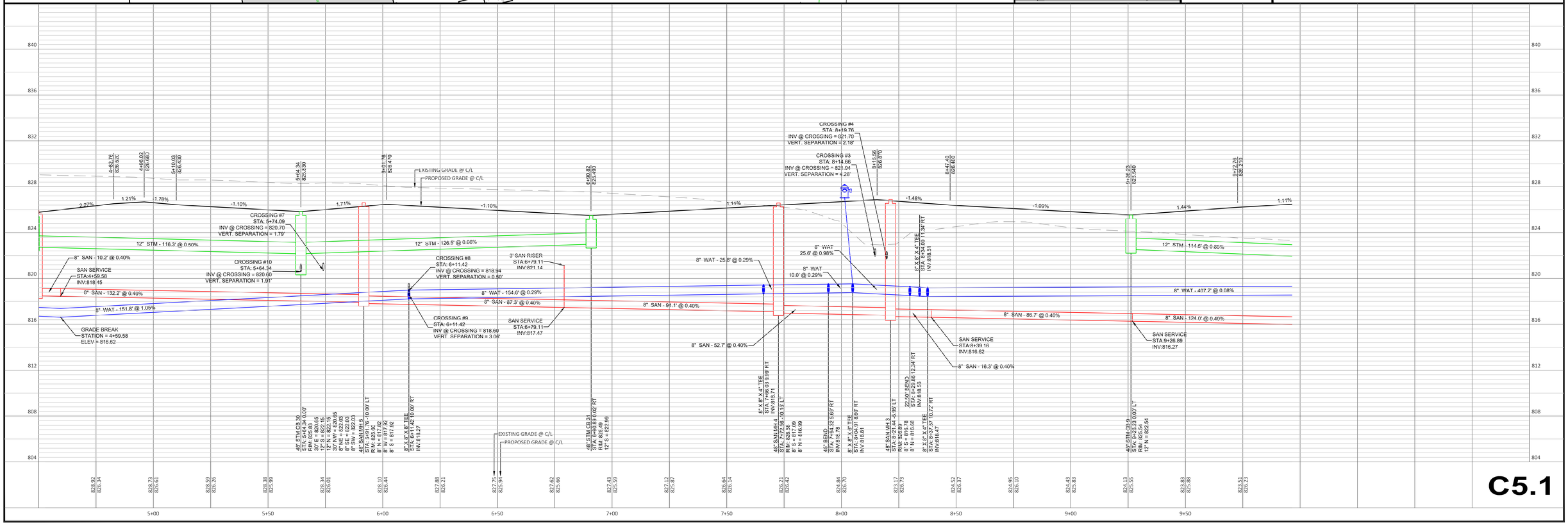
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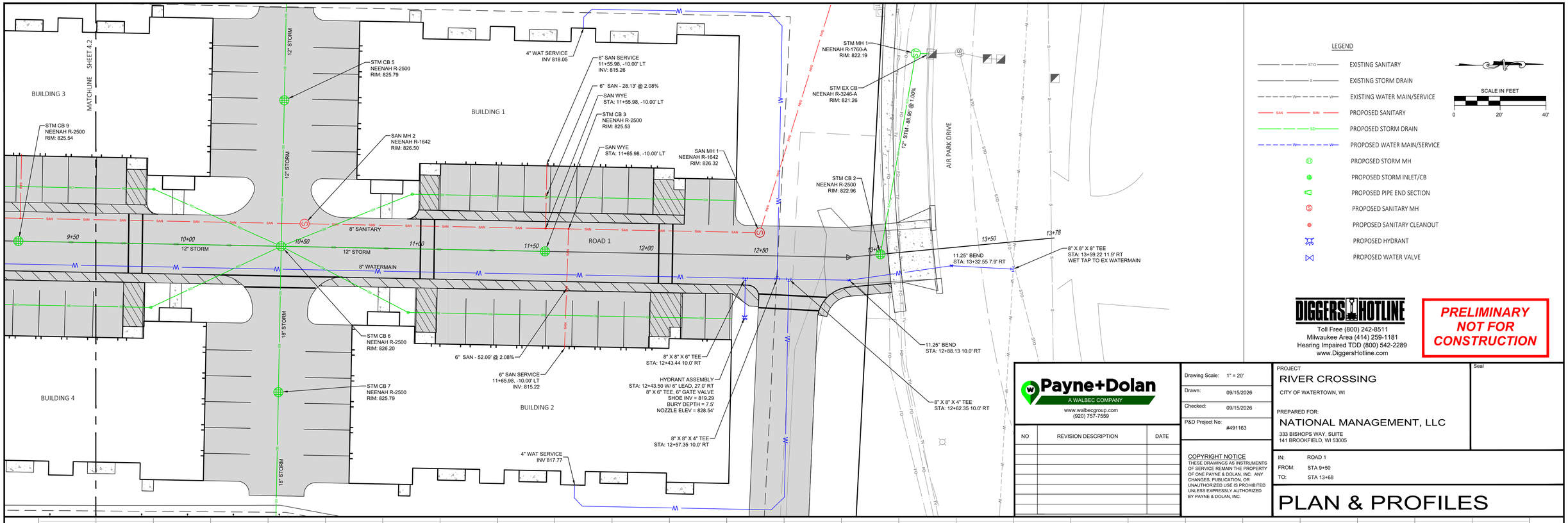
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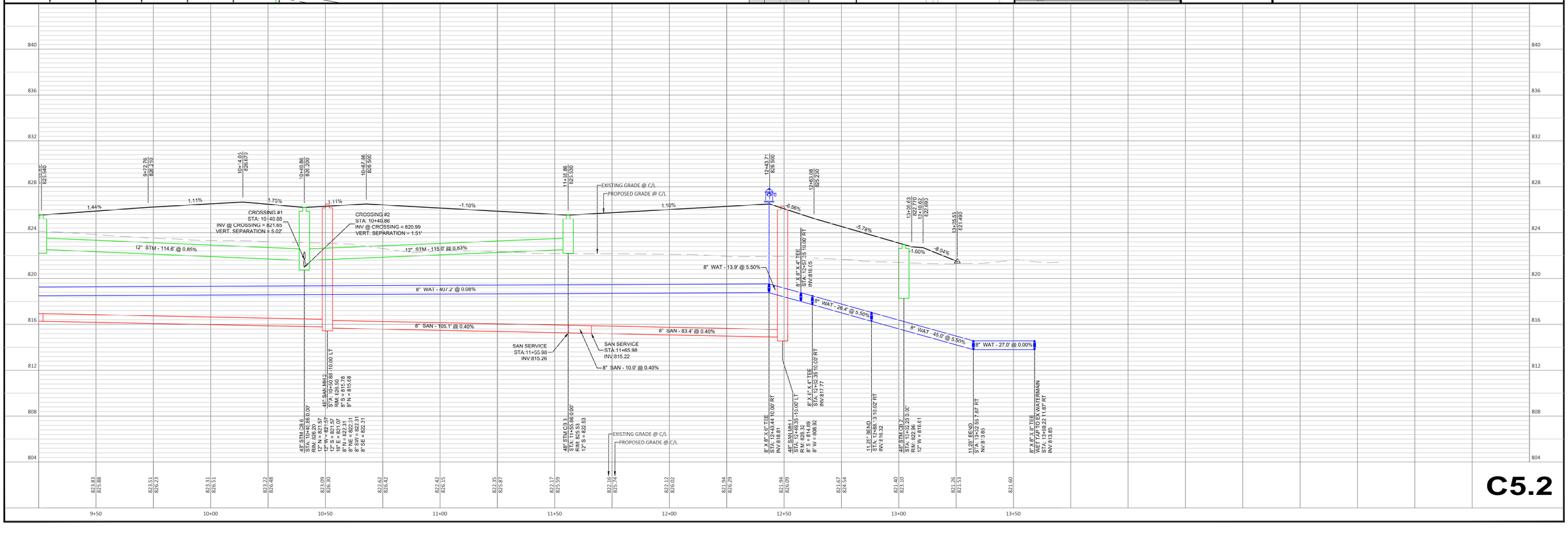
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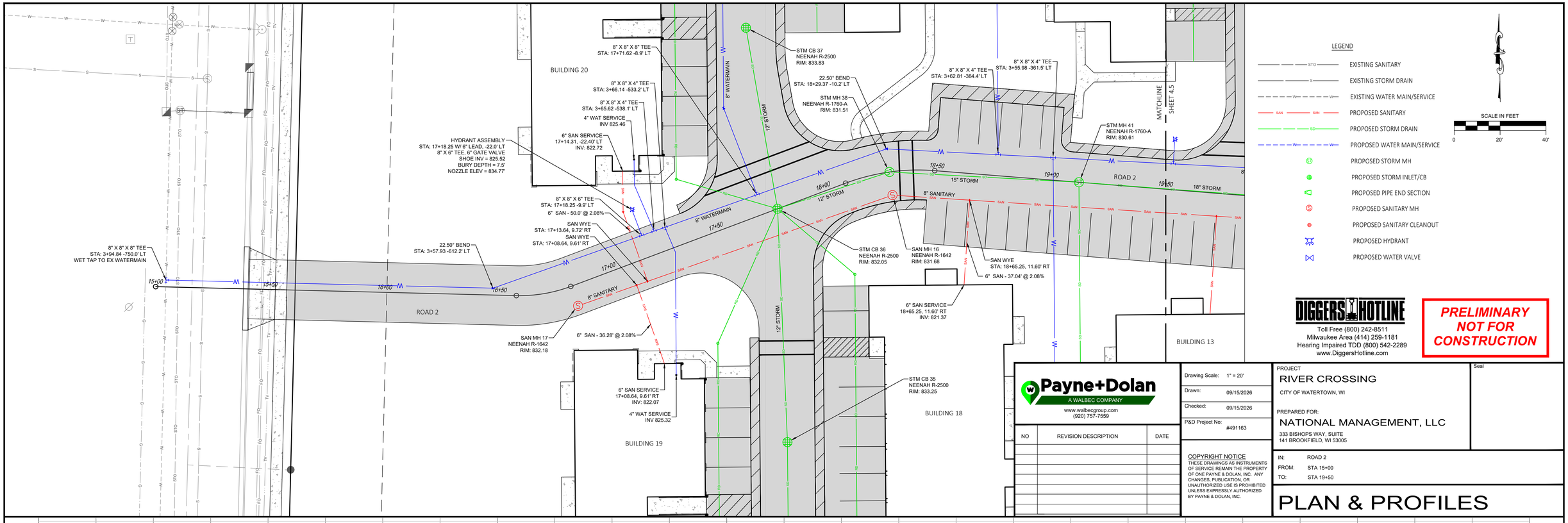
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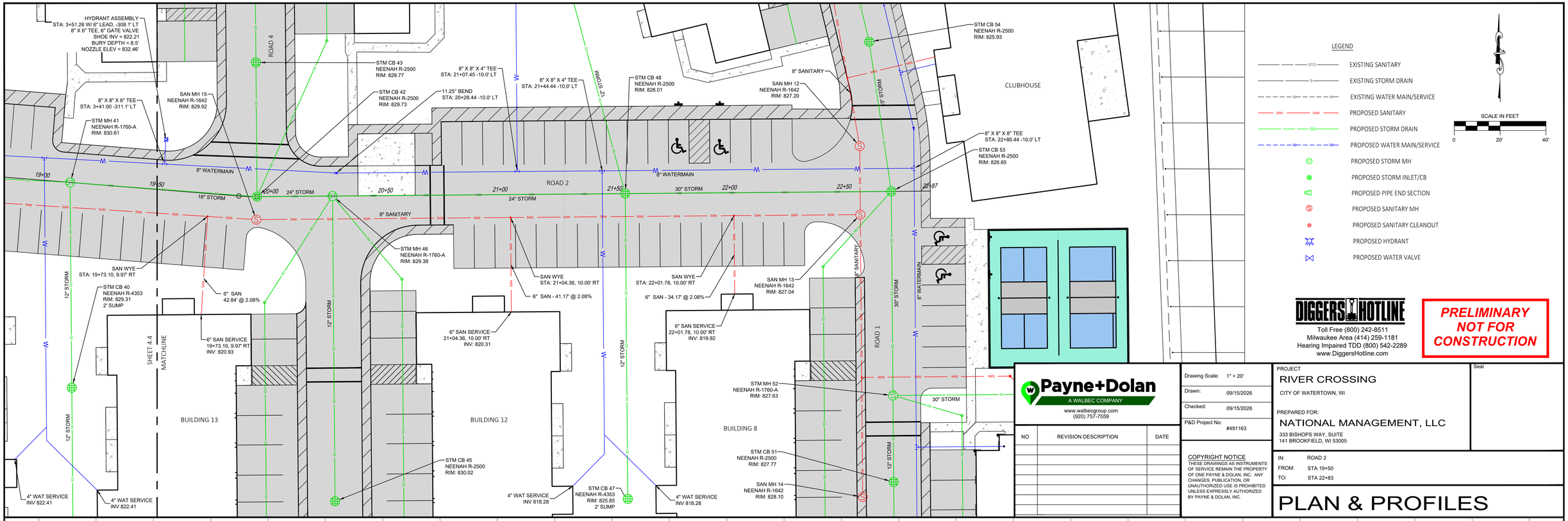


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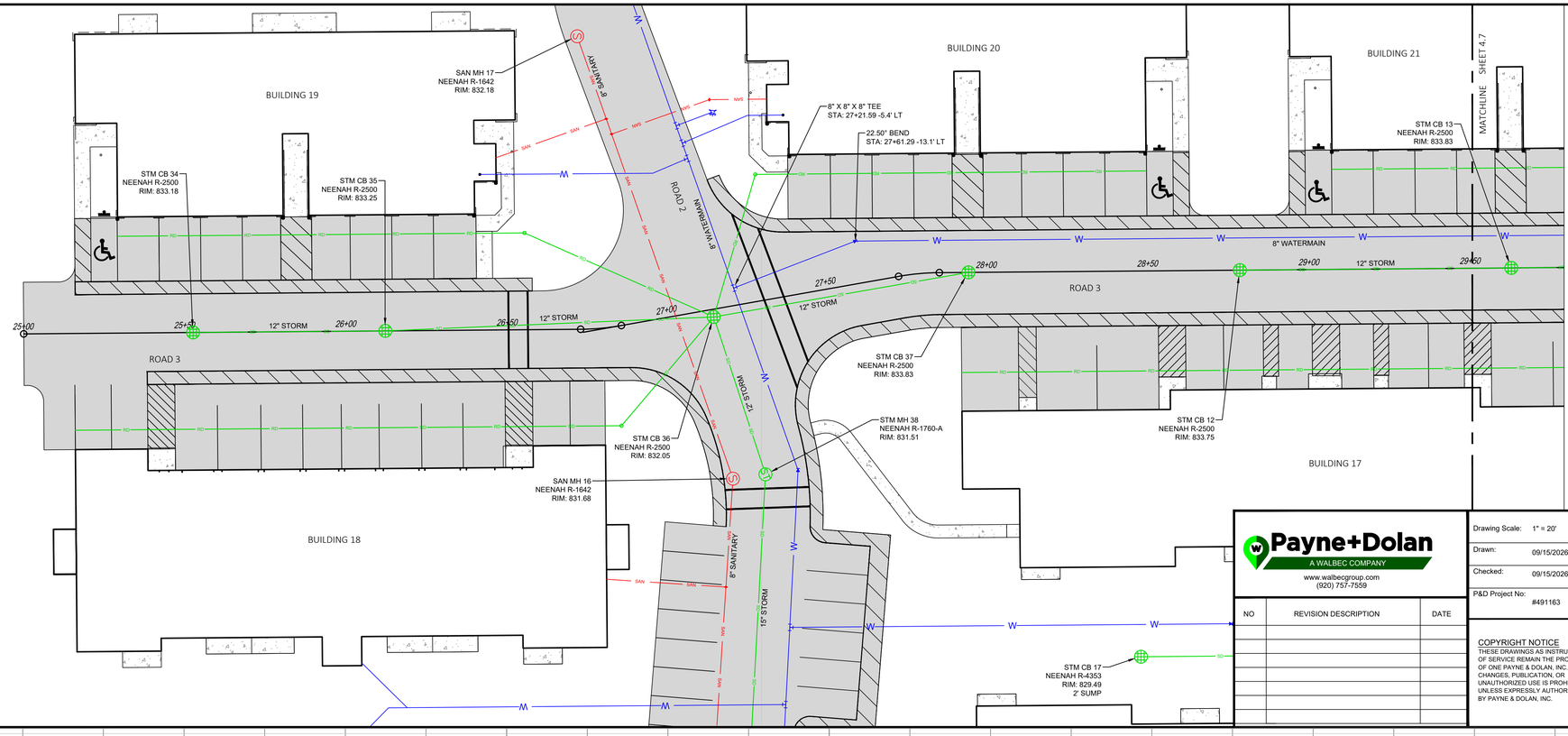


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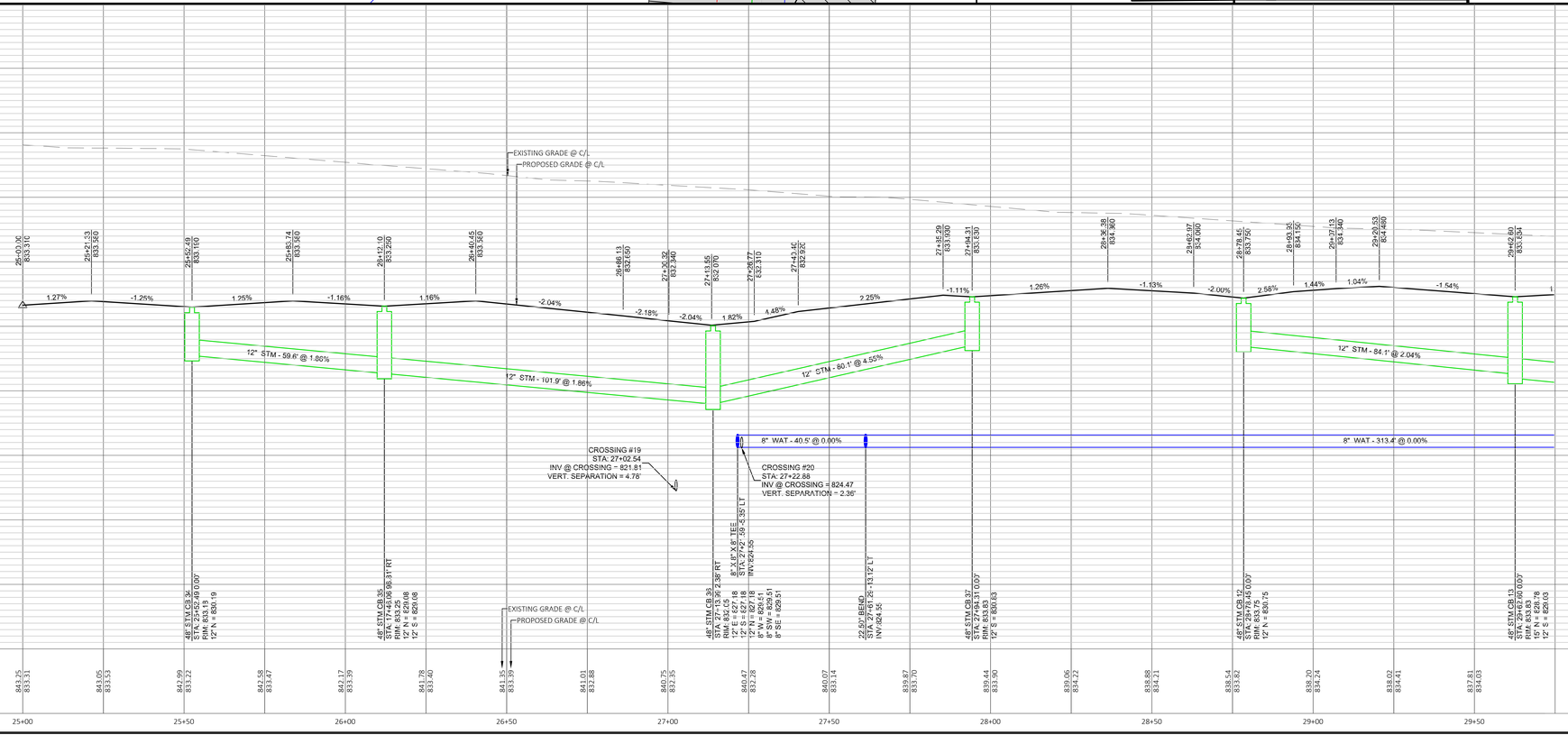
LEGEND

- EXISTING SANITARY
- EXISTING STORM DRAIN
- EXISTING WATER MAIN/SERVICE
- PROPOSED SANITARY
- PROPOSED STORM DRAIN
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- PROPOSED SANITARY CLEANOUT
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

SCALE IN FEET
0 20' 40'

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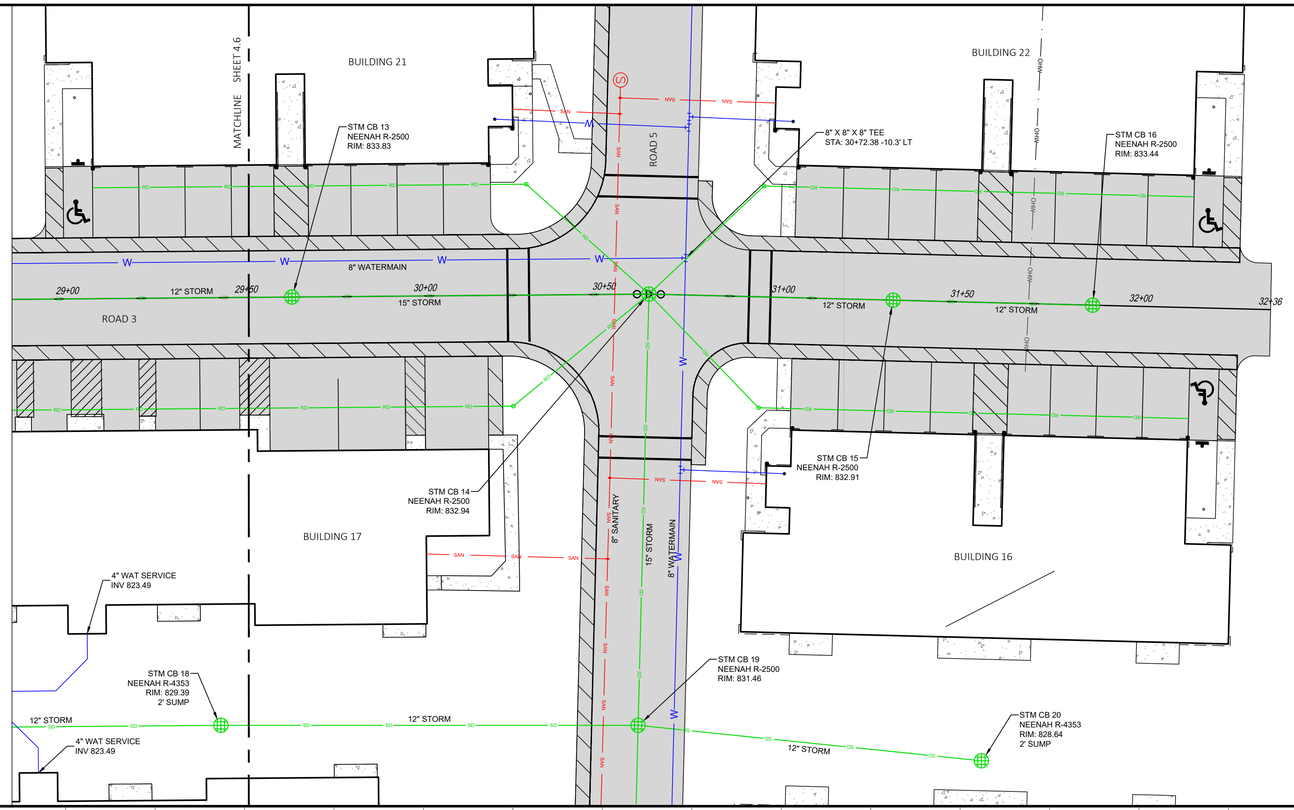
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TO: STA 29+50

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LEGEND

- EXISTING SANITARY
- EXISTING STORM DRAIN
- EXISTING WATER MAIN/SERVICE
- PROPOSED SANITARY
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN/SERVICE
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SCALE IN FEET
0 20' 40'

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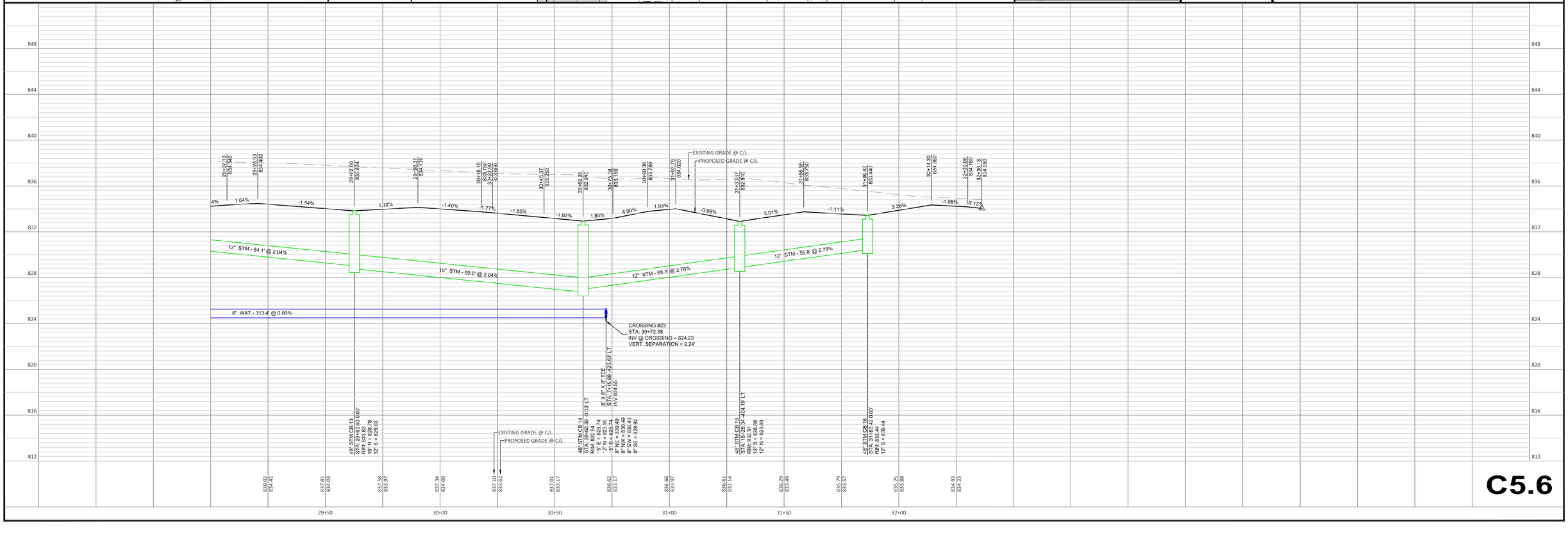
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Seal

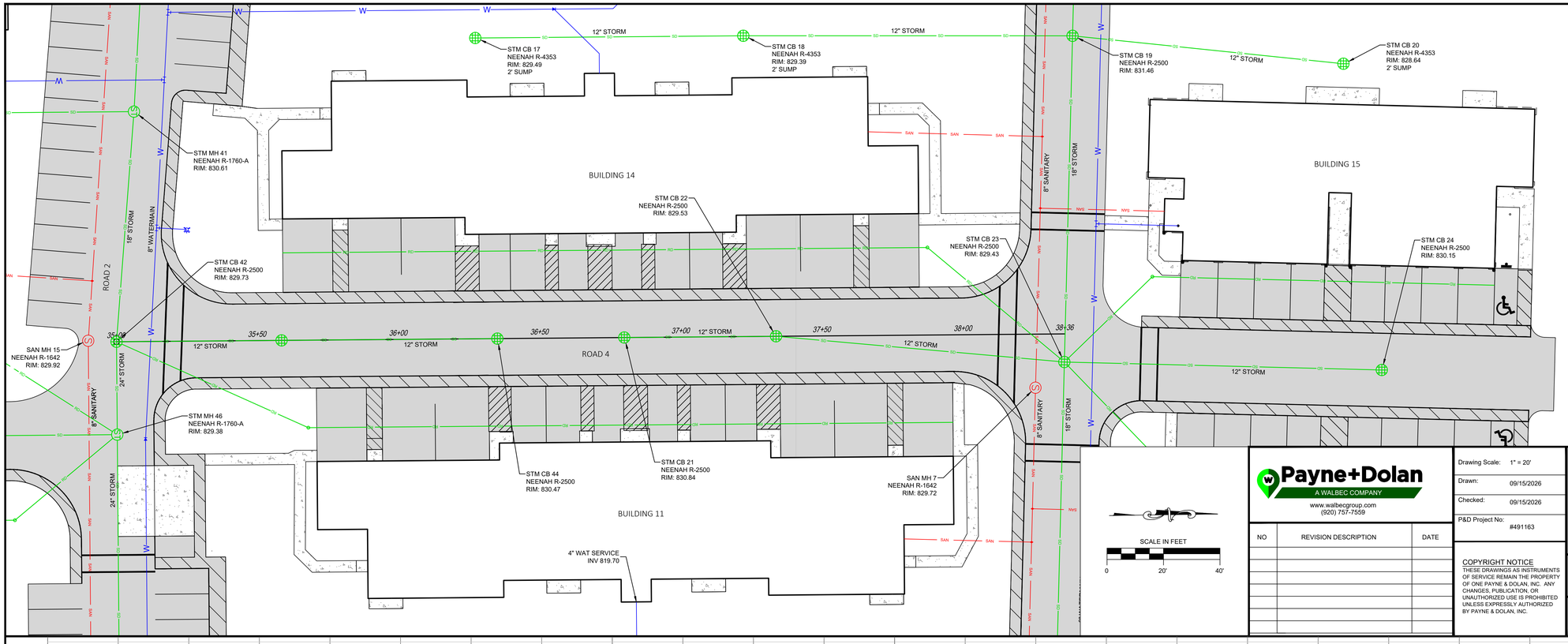
IN: ROAD 3
FROM: STA 25+00
TO: STA 29+50

PLAN & PROFILES



C5.6

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SCALE IN FEET
0 20' 40'

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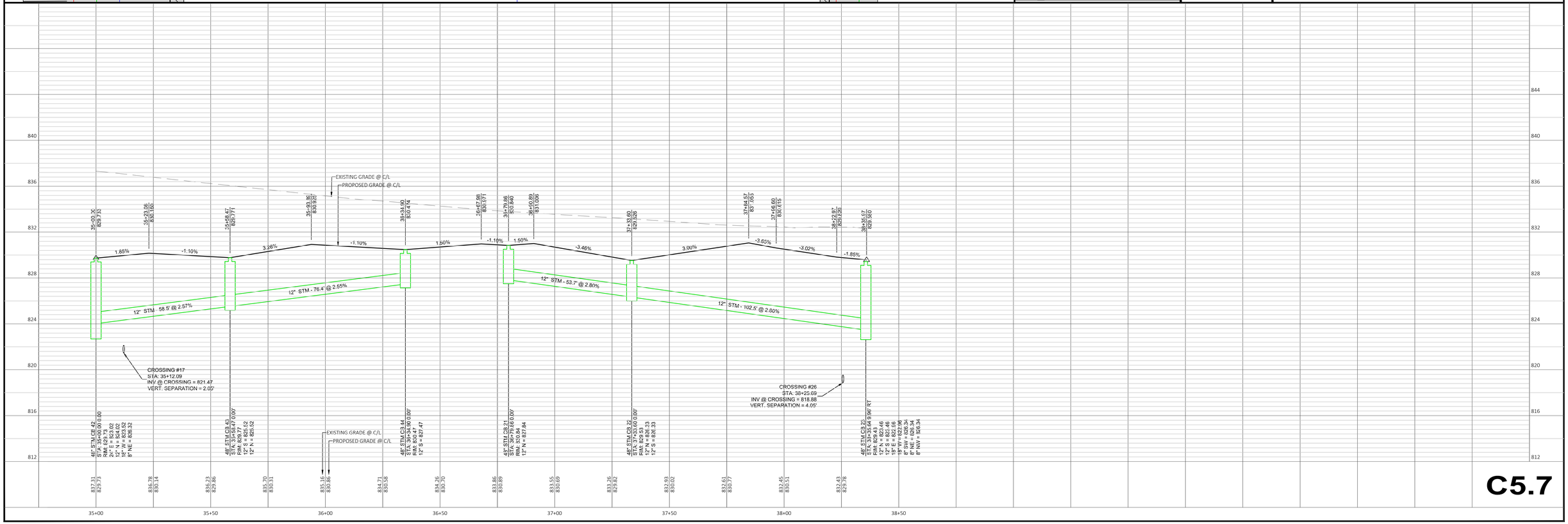
PROJECT
RIVER CROSSING
CITY OF WATERTOWN, WI

PREPARED FOR:
NATIONAL MANAGEMENT, LLC
333 BISHOPS WAY, SUITE
141 BROOKFIELD, WI 53005

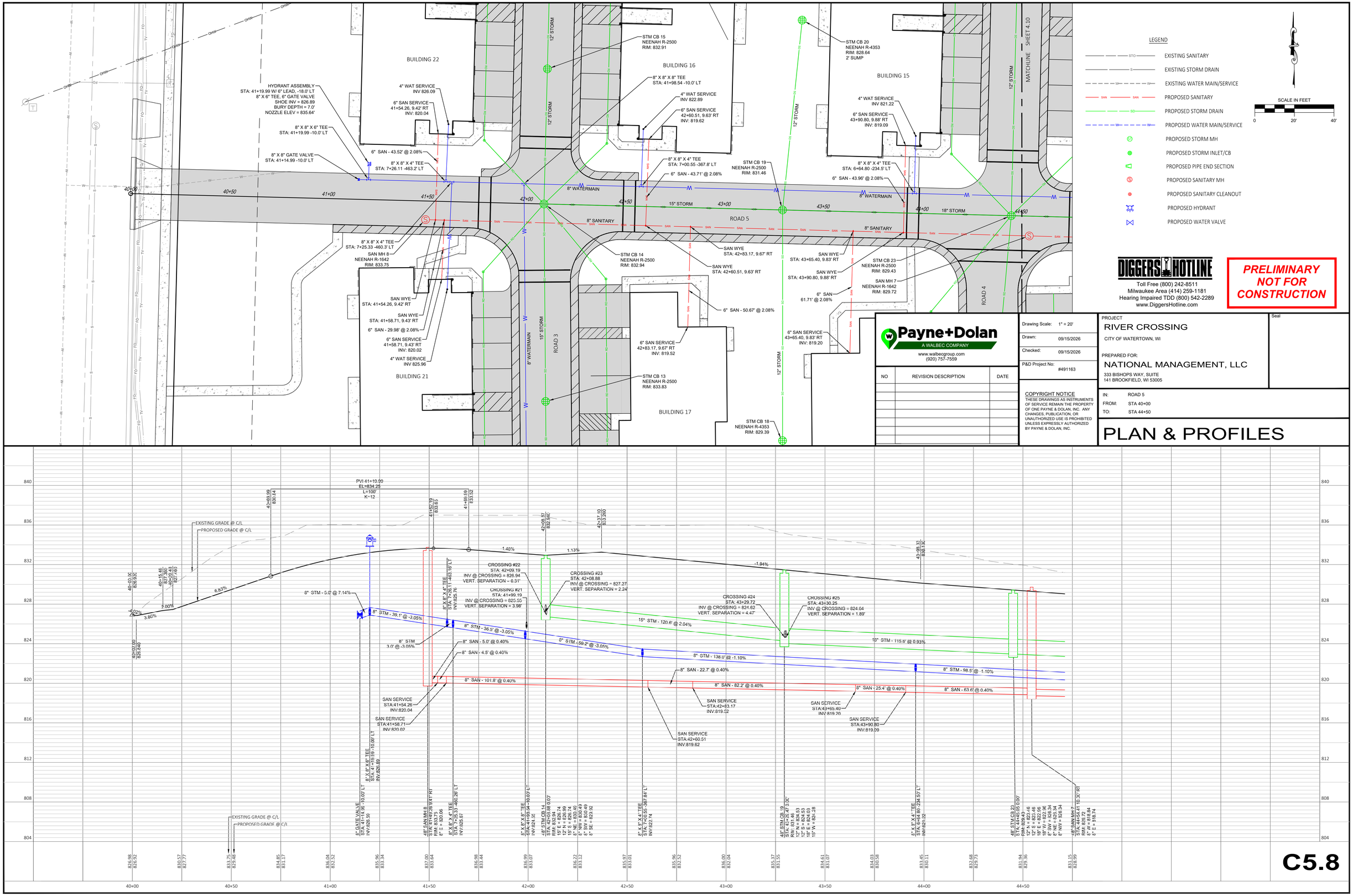
Seal

IN: ROAD 4
FROM: STA 35+00
TO: STA 38+36

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CITY OF WATERTOWN, WI

PREPARED FOR:
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141 BROOKFIELD, WI 53005

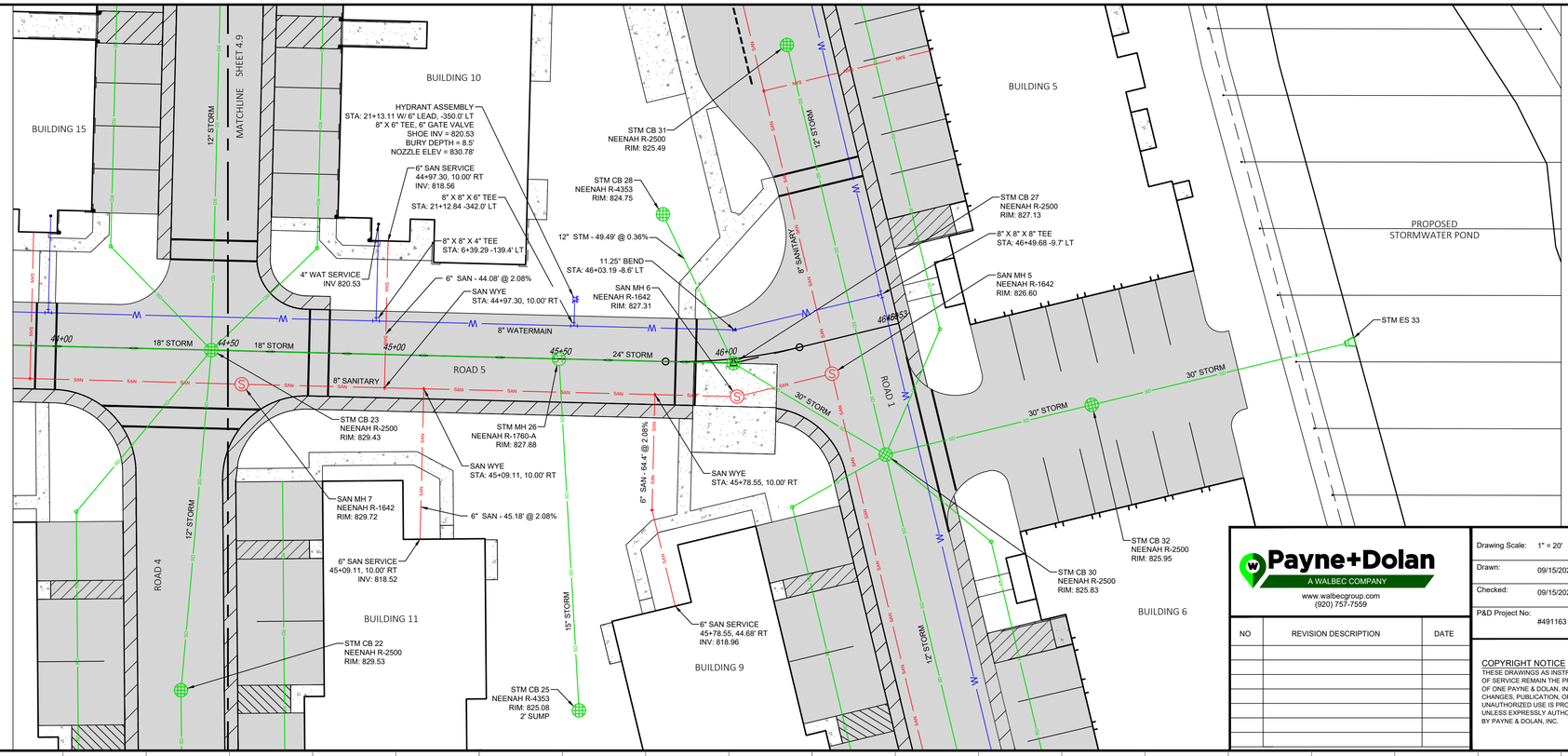
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IN: ROAD 5
FROM: STA 40+00
TO: STA 44+50

PLAN & PROFILES

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C5.8



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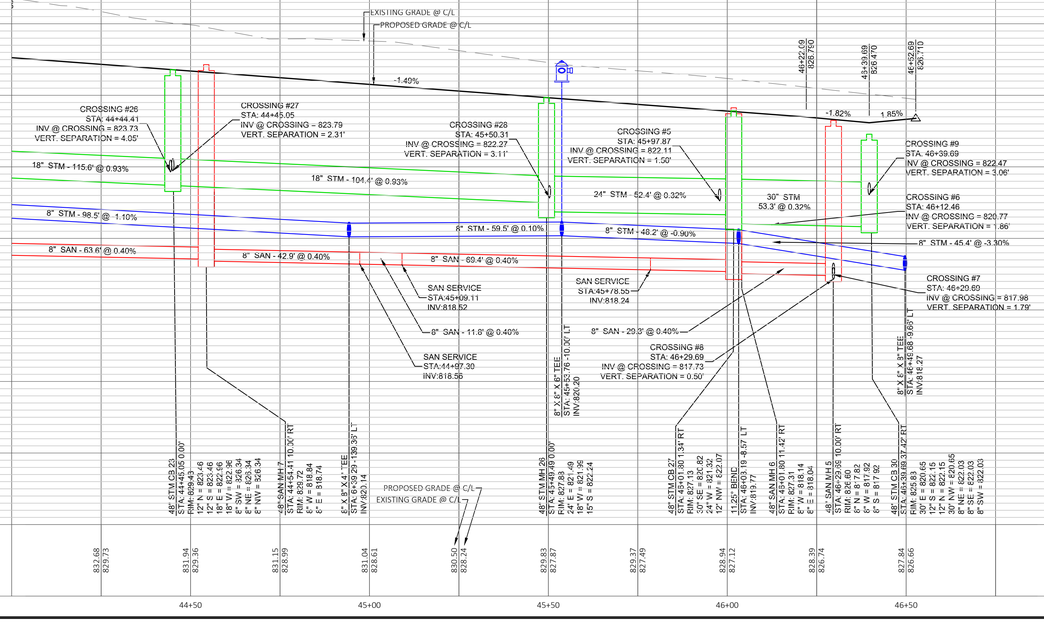
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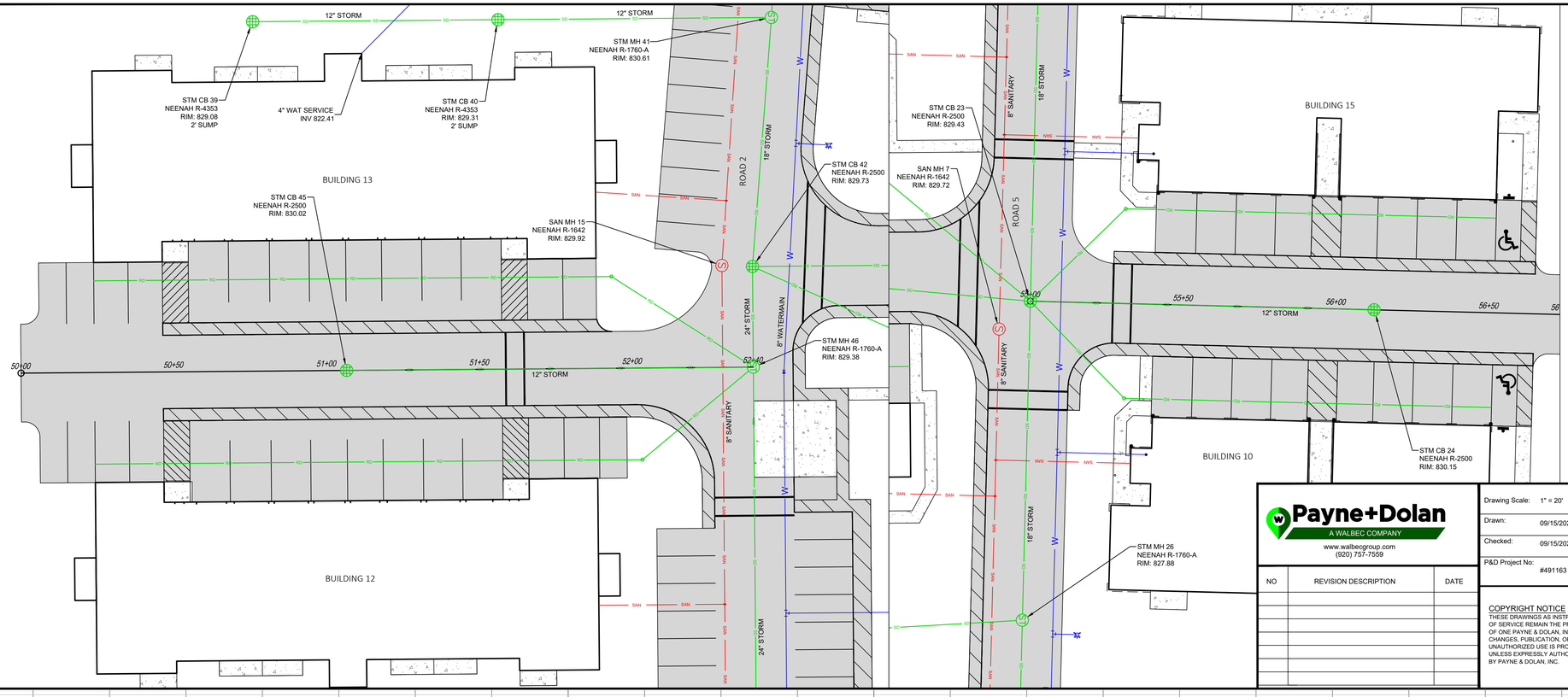
IN: ROAD 5
FROM: STA 44+50
TO: STA 46+53

PLAN & PROFILES



C5.9

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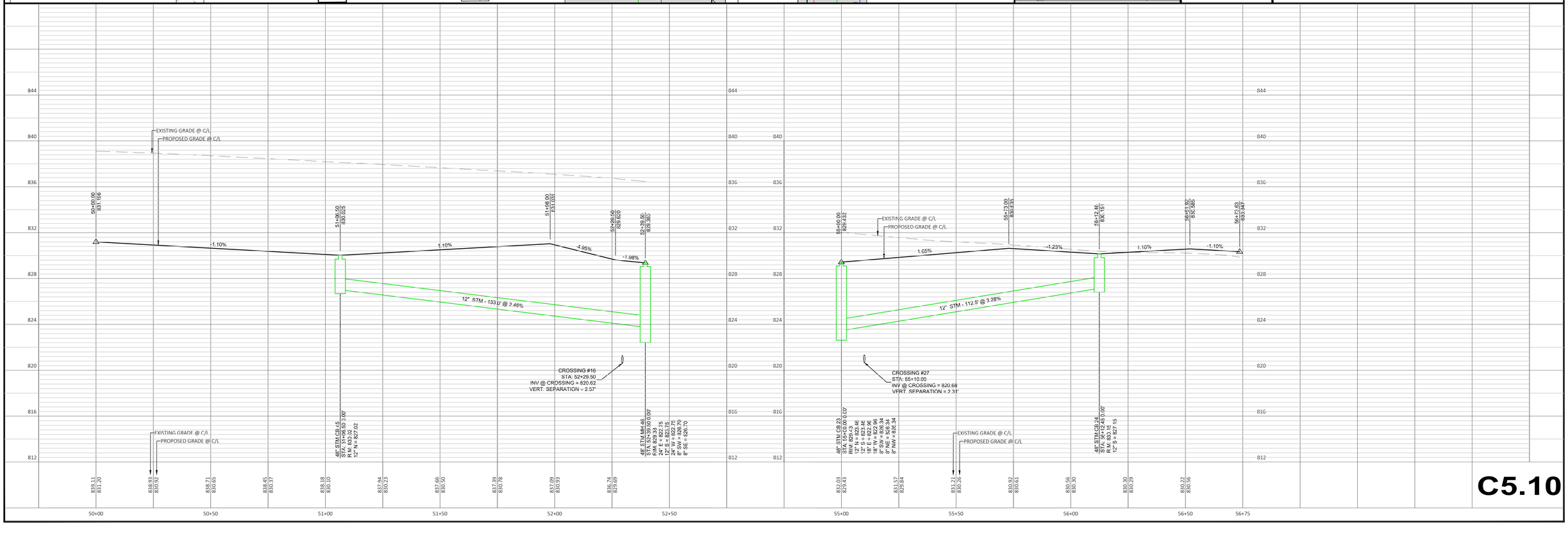
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IN: DRIVEWAY 12-15 AND DRIVEWAY 10-12
FROM:
TO:

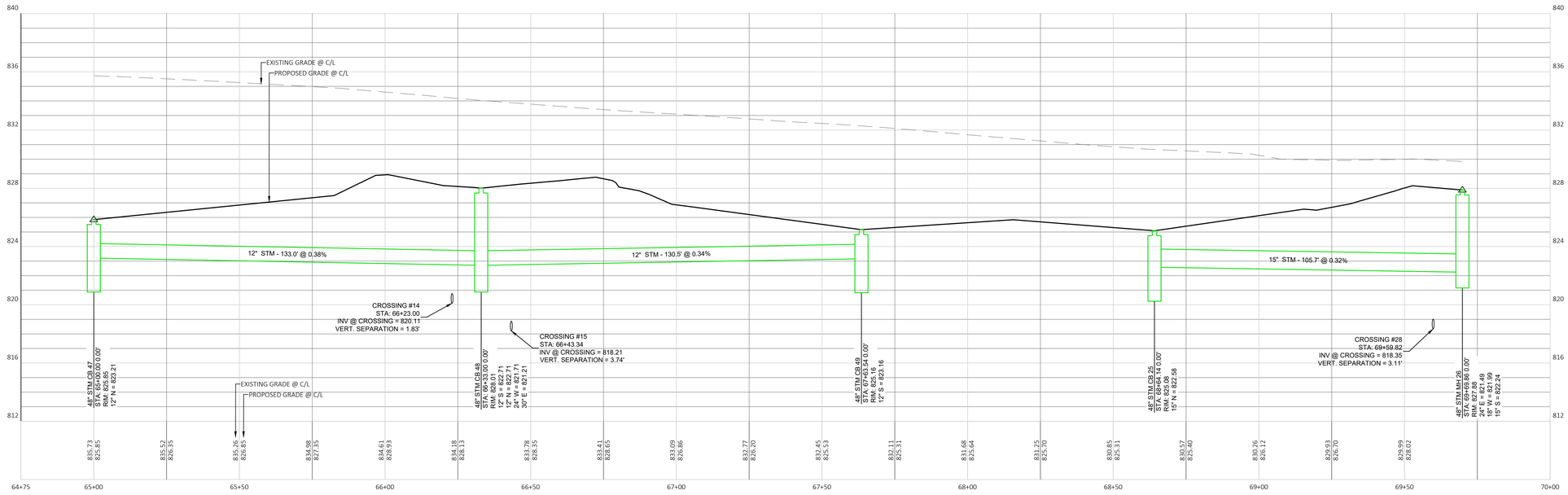
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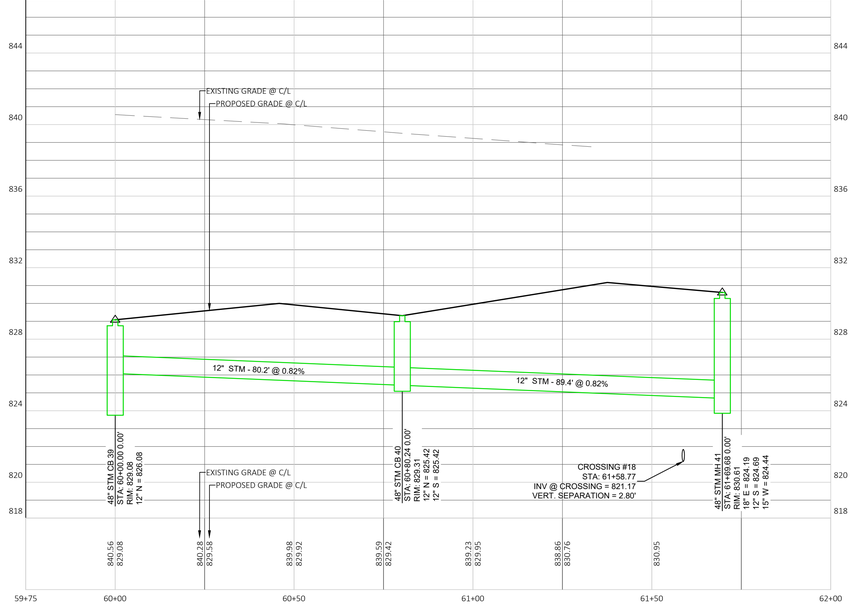
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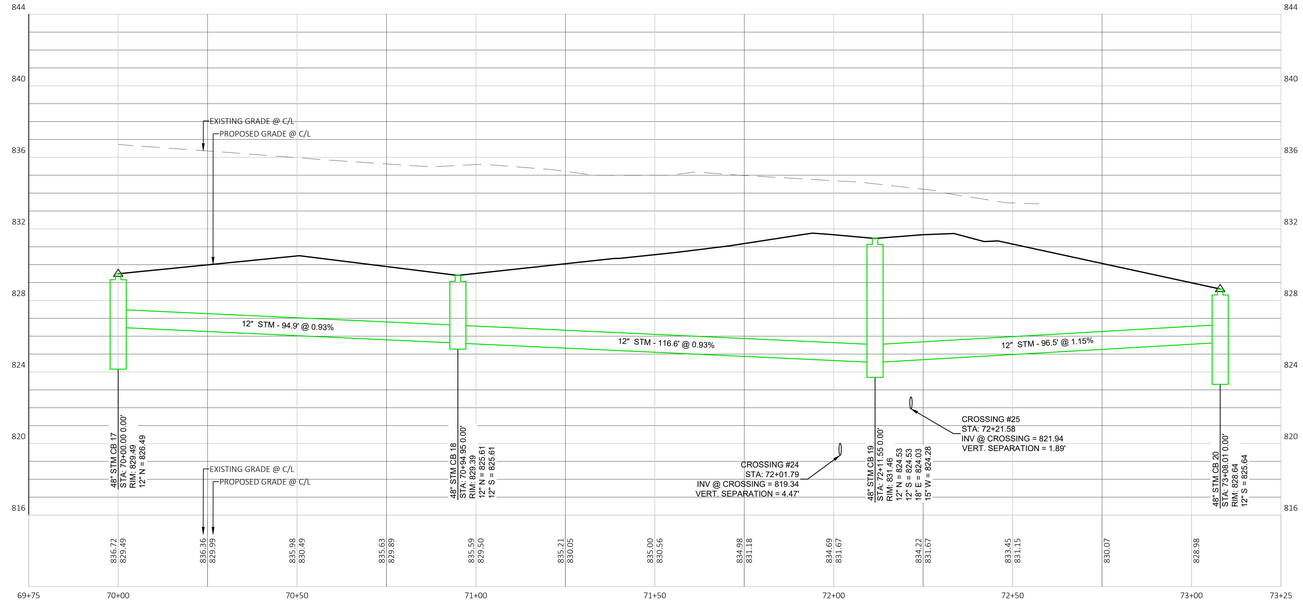
BACKYARDS 8-12 & 9-11



BACKYARD 13-18



BACKYARDS 14-17 & 15-16



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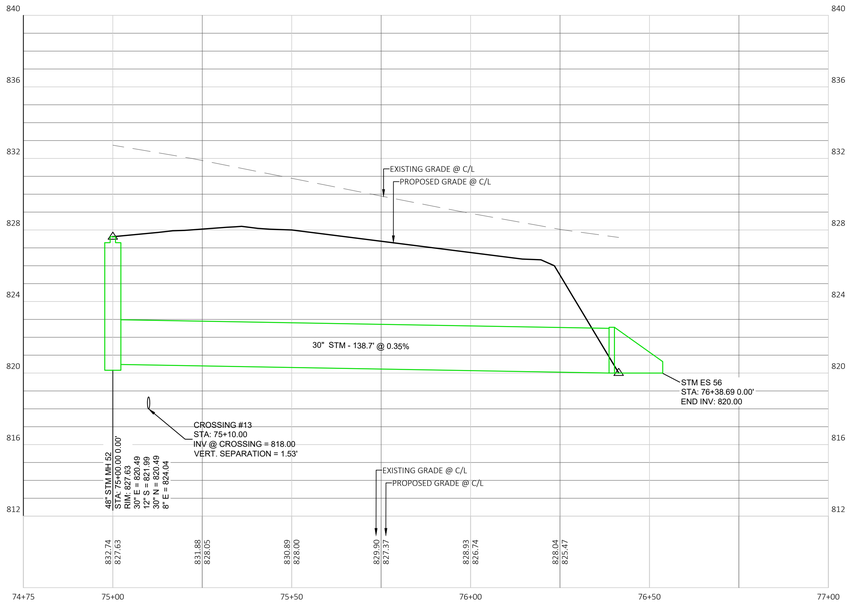
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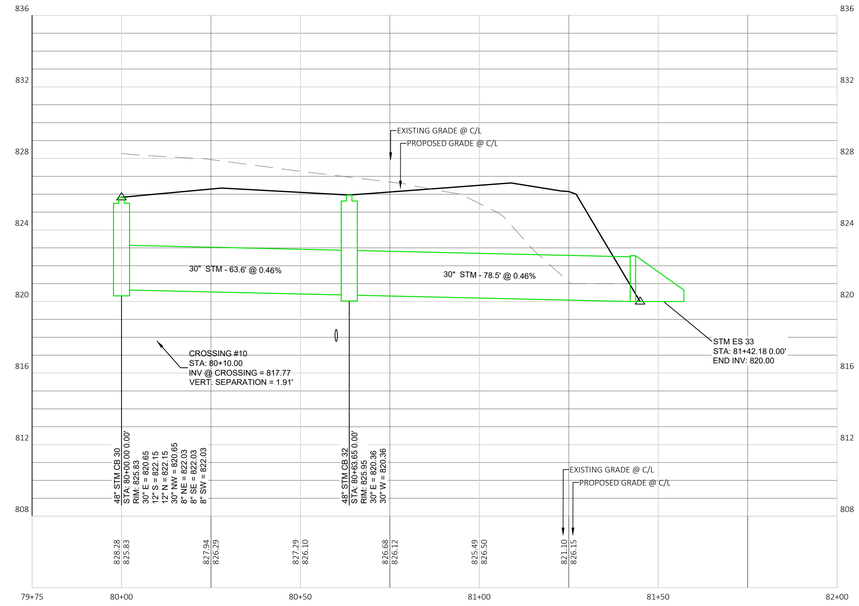
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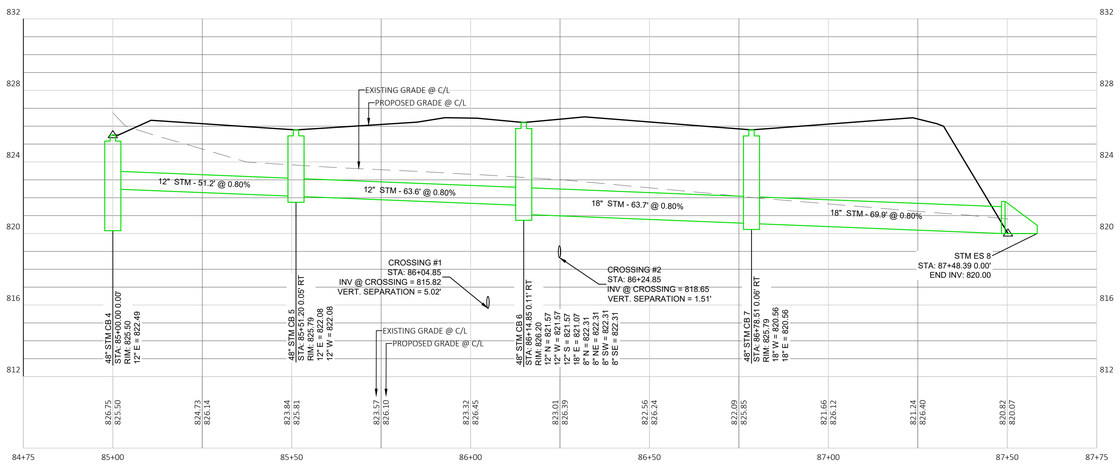
SOUTH OUTLET



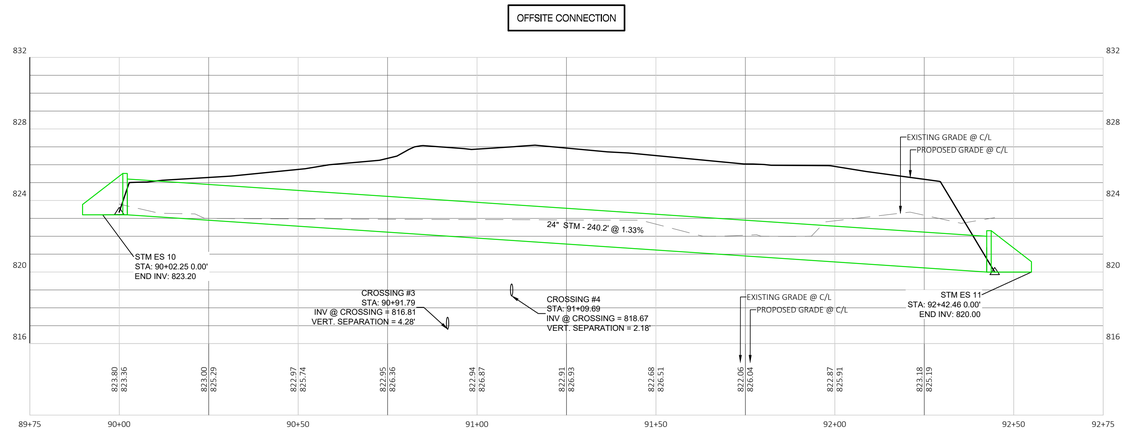
MIDDLE OUTLET



NORTH OUTLET



OFFSITE CONNECTION



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GATEWAY DRIVE

BUILDING 19
BUILDING 20
BUILDING 21
BUILDING 22
BUILDING 18
BUILDING 17
BUILDING 16
BUILDING 13
BUILDING 14
BUILDING 15
BUILDING 12
BUILDING 11
BUILDING 10
BUILDING 8
BUILDING 9
BUILDING 5
BUILDING 7
CLUBHOUSE
BUILDING 6
BUILDING 3
BUILDING 1
BUILDING 4
BUILDING 2

ROAD 3
ROAD 4
ROAD 1
ROAD 2

250' RADIUS (TYP)

PROPOSED STORMWATER POND
PROPOSED STORMWATER POND
PROPOSED STORMWATER POND

AIR PARK DRIVE

SCALE IN FEET
0 60' 120'

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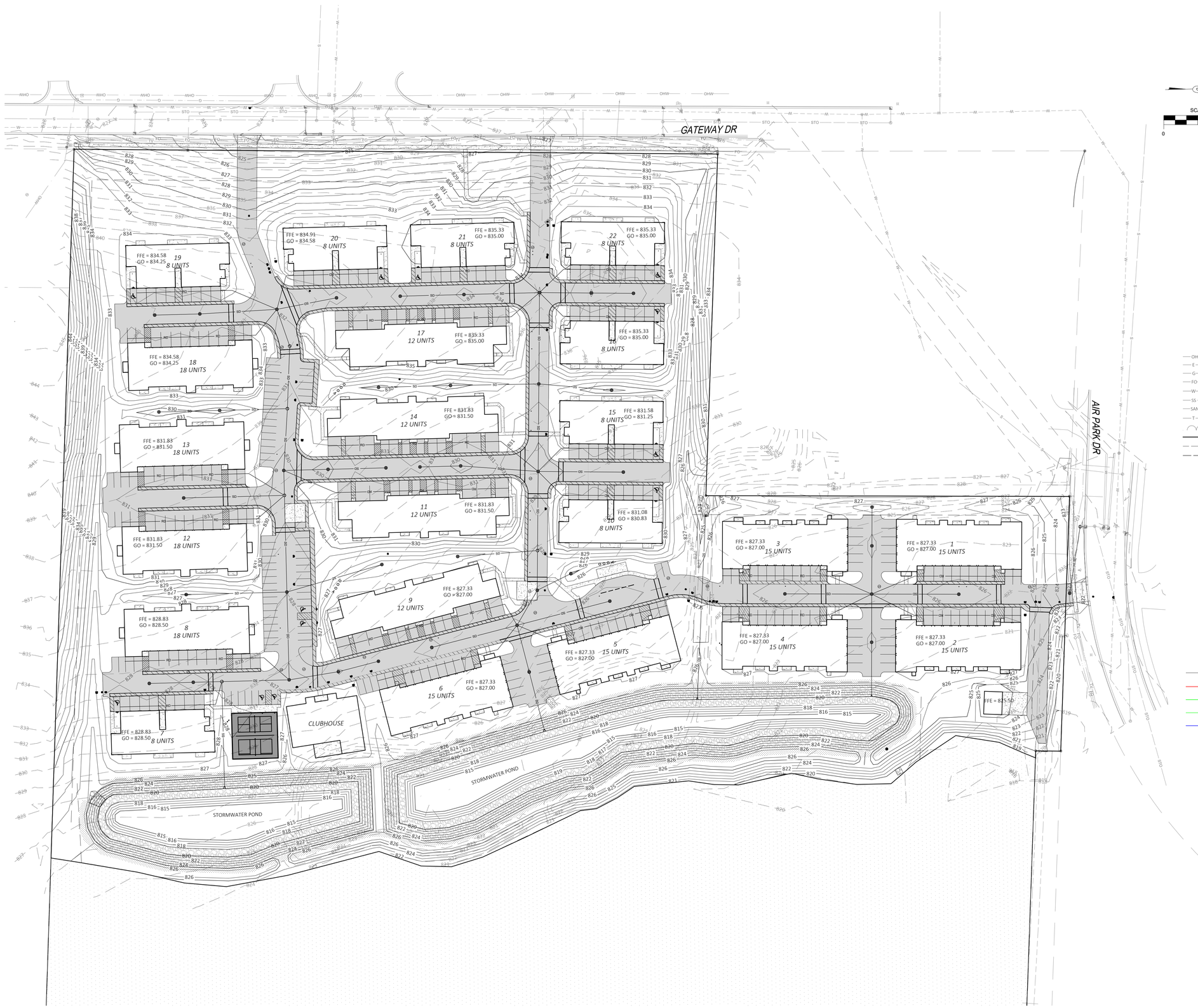
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FIRE COVERAGE PLAN

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Sheet No.	C5.13



SCALE IN FEET
0 60' 120'

PRELIMINARY NOT FOR CONSTRUCTION

EXISTING LEGEND

- BENCHMARK
- FOUND, IRON PIPE
- FIRE HYDRANT
- ENDWALL
- CATCH BASIN, ROUND
- STORM MANHOLE
- SANITARY MANHOLE
- GUY WIRE
- SIGN
- GV GAS VALVE
- WATER VALVE
- POST
- UTILITY METER
- UTILITY PEDESTAL
- TREE
- POWER POLE
- DOWNSPOUT
- BOLLARD
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING WATER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND TELEPHONE
- EXISTING TREE LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE

PROPOSED LEGEND

- SIGN
- HANDICAP PARKING
- STORM MANHOLE
- STORM INLET/CB
- PIPE END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER VALVE
- PIPE FITTING
- HYDRANT
- ASPHALT PAVEMENT
- CONCRETE/ASPHALT COMPOSITE PAVEMENT
- CONCRETE SIDEWALK
- PAVEMENT REMOVAL
- SWALE
- SANITARY SEWER
- STORM SEWER
- ROOF DRAINS
- WATERMAIN
- EXISTING CONTOUR LINE
- XXX PROPOSED CONTOUR LINE
- PROPOSED FENCE

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OVERALL GRADING PLAN

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AIR PARK DR

BUILDING 1
FFE = 827.33
GO = 827.00

BUILDING 2
FFE = 827.33
GO = 827.00

BUILDING 3
FFE = 827.33
GO = 827.00

BUILDING 4
FFE 827.33
GO = 827.00

SCALE IN FEET
0 30' 60'

PRELIMINARY NOT FOR CONSTRUCTION

EXISTING LEGEND

- BENCHMARK
- FOUND, IRON PIPE
- FIRE HYDRANT
- ENDWALL
- CATCH BASIN, ROUND
- STORM MANHOLE
- SANITARY MANHOLE
- GUY WIRE
- SIGN
- GAS VALVE
- WATER VALVE
- POST
- UTILITY METER
- UTILITY PEDESTAL
- TREE
- POWER POLE
- DOWNSPOUT
- BOLLARD
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING WATER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND TELEPHONE
- EXISTING TREE LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE

PROPOSED LEGEND

- SIGN
- HANDICAP PARKING
- STORM MANHOLE
- STORM INLET/CB
- PIPE END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER VALVE
- PIPE FITTING
- HYDRANT
- ASPHALT PAVEMENT
- CONCRETE/ASPHALT COMPOSITE PAVEMENT
- CONCRETE SIDEWALK
- PAVEMENT REMOVAL
- SWALE
- SANITARY SEWER
- STORM SEWER
- ROOF DRAINS
- WATERMAIN
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED FENCE

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CITY OF WATERTOWN, WI

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GATEWAY DR

BUILDING 22
FFE = 838.33
GO = 835.00

BUILDING 16
FFE = 835.33
GO = 835.00

BUILDING 15
FFE = 831.58
GO = 831.25

BUILDING 10
FFE = 831.08
GO = 830.83

BUILDING 5
FFE = 827.33
GO = 827.00

BUILDING 21
FFE = 835.33
GO = 835.00

BUILDING 17
FFE = 835.33
GO = 835.00

BUILDING 11
FFE = 831.83
GO = 831.50

BUILDING 20
FFE = 834.91
GO = 834.58

BUILDING 14
FFE = 831.83
GO = 831.50

BUILDING 9
FFE = 827.33
GO = 827.00

BUILDING 6
FFE = 827.33
GO = 827.00

BUILDING 19
FFE = 834.58
GO = 834.25

BUILDING 18
FFE = 834.58
GO = 834.25

BUILDING 13
FFE = 831.83
GO = 831.50

BUILDING 12
FFE = 831.83
GO = 831.50

BUILDING 8
FFE = 828.83
GO = 828.50

CLUBHOUSE
FFE 827.75

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED LEGEND

- SIGN
- HANDICAP PARKING
- STORM MANHOLE
- STORM INLET/CB
- PIPE END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER VALVE
- PIPE FITTING
- HYDRANT
- ASPHALT PAVEMENT
- CONCRETE/ASPHALT COMPOSITE PAVEMENT
- CONCRETE SIDEWALK
- PAVEMENT REMOVAL
- SWALE
- SANITARY SEWER
- STORM SEWER
- ROOF DRAINS
- WATERMAIN
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED FENCE

SCALE IN FEET
0 30' 60'

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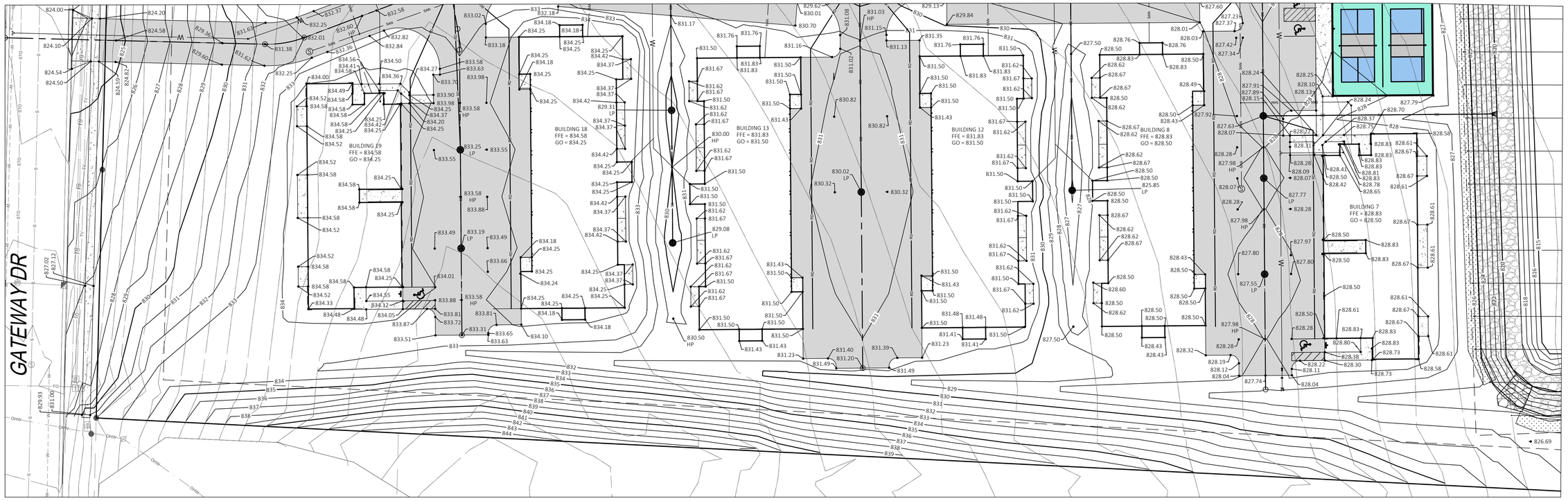
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PROPOSED LEGEND

- SIGN
- HANDICAP PARKING
- STORM MANHOLE
- STORM INLET/CB
- PIPE END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER VALVE
- PIPE FITTING
- HYDRANT
- ASPHALT PAVEMENT
- CONCRETE/ASPHALT COMPOSITE PAVEMENT
- CONCRETE SIDEWALK
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- STORM SEWER
- ROOF DRAINS
- WATERMAIN
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED FENCE

SCALE IN FEET
0 30' 60'

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PROJECT
RIVER CROSSING
CITY OF WATERTOWN, WI

CLIENT
NATIONAL MANAGEMENT, LLC
333 BISHOPS WAY, SUITE
141 BROOKFIELD, WI 53005

Seal

SHEET TITLE
DETAILED GRADING PLAN

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P&D Project No:	#491163
Sheet No.	C6.3



PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED LEGEND

- SIGN
- HANDICAP PARKING
- STORM MANHOLE
- STORM INLET/CB
- PIPE END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER VALVE
- PIPE FITTING
- HYDRANT
- ASPHALT PAVEMENT
- CONCRETE/ASPHALT COMPOSITE PAVEMENT
- CONCRETE SIDEWALK
- PAVEMENT REMOVAL
- SWALE
- SANITARY SEWER
- STORM SEWER
- ROOF DRAINS
- WATERMAIN
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED FENCE

SCALE IN FEET

0 30' 60'

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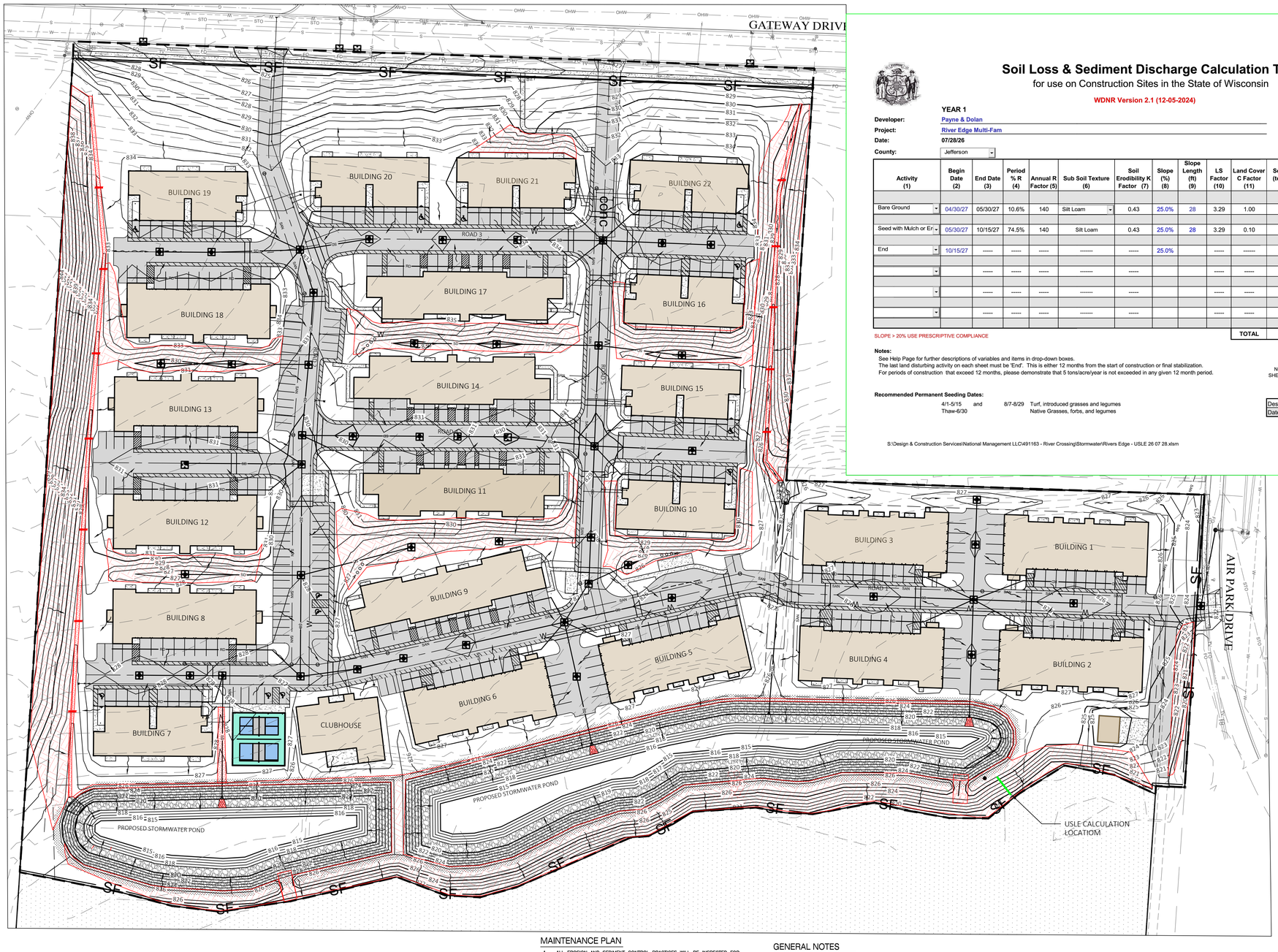
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Sheet No.	**C6.4**

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Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.1 (12-05-2024)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer: Payne & Dolan
Project: River Edge Multi-Fam
Date: 07/28/26
County: Jefferson

Version 2.1

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	04/30/27	05/30/27	10.6%	140	Silt Loam	0.43	25.0%	28	3.29	1.00	21.1	0.638	Sediment Basin	2.7
Seed with Mulch or Er	05/30/27	10/15/27	74.5%	140	Silt Loam	0.43	25.0%	28	3.29	0.10	14.7	0.638	Sediment Basin	1.9
End	10/15/27	-----	-----	-----	-------	-----	25.0%		-----	------	-----	0.000	Sediment Basin	0.0
		-----	-----	-----	-------	-----			-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----			-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----			-----	-----	-----	0.000		0.0
										TOTAL	35.8		TOTAL	4.6
													% Reduction Required	NONE

SLOPE > 20% USE PRESCRIPTIVE COMPLIANCE

Notes:
See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:
4/1-5/15 and Thaw-6/30 — 8/7-8/29 Turf, introduced grasses and legumes Native Grasses, forbs, and legumes

Designed By:	Steve Kolar
Date	7/28/2026

S:\Design & Construction Services\National Management LLC\491163 - River Crossing\Stormwater\Rivers Edge - USLE 26 07 28.xlsm

PRELIMINARY NOT FOR CONSTRUCTION

SCALE IN FEET
0 60' 120'

PROPOSED LEGEND

- SIGN
- HANDICAP PARKING
- STORM MANHOLE
- STORM INLET/CB
- PIPE END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER VALVE
- PIPE FITTING
- HYDRANT
- ASPHALT PAVEMENT
- CONCRETE/ASPHALT COMPOSITE PAVEMENT
- CONCRETE SIDEWALK
- PAVEMENT REMOVAL
- SWALE
- SANITARY SEWER
- STORM SEWER
- ROOF DRAINS
- WATERMAIN
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED FENCE

EROSION CONTROL LEGEND

- INLET PROTECTION
- DRAINAGE ARROW
- WISDOT CLASS III, TYPE B OR TURF REINFORCEMENT MATTING (TRM)
- WISDOT CLASS I, TYPE A LIGHT DUTY EMAT AND SEEDING (AREA: 24680 SY)
- WISDOT CLASS II, TYPE B SWALE EMAT AND SEEDING (AREA: 1563 SY)
- RETAINING WALL
- RIPRAP
- TRACKING PAD
- SF — PERIMETER EROSION CONTROL (TOTAL LENGTH: 3003 LF)
- GRADING LIMITS (19.44 Ac)
- DITCH CHECK
- USLE CALCULATION LINE

NOTE: ALL LANDSCAPE AREAS BETWEEN BUILDINGS AND HARDSCAPE AND ALL OTHER LANDSCAPE AREAS WITH A SLOPE OF 10:1 OR FLATTER SHALL BE TOPSOIL, SEEDED AND MULCHED

STEEP SLOPES SHALL BE SEEDED WITH A NO MOW MIX. SEE LANDSCAPE PLANS FOR SEEDING MIXES.

CONSTRUCTION ACTIVITY AND SEQUENCE

PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SEQUENCE SHOWING A WEEKLY SCHEDULE OF OPERATIONS FOR REVIEW AND ACCEPTANCE BY THE VILLAGE ENGINEER. THE WEEKLY SCHEDULE SHALL INCLUDE SPECIFIC SEQUENCES FOR INSTALLATION OF TEMPORARY SEDIMENT TRAPS, INCREMENTAL GRADING AND RESTORATION OF PERIMETER SLOPE SEGMENTS, AND CONSTRUCTION OF PERMANENT INFILTRATION BASINS

ANTICIPATED DISTURBANCE: 22.32 Ac
SITE CONSTRUCTION: APRIL 2027 – SEPTEMBER 2028, DURATION 18 MONTHS

1. BEGIN CONSTRUCTION AFTER RECEIPT OF ALL CITY, COUNTY AND WDNR PERMITS
2. CLEAR & GRUB NECESSARY VEGETATION.
3. INSTALL DETENTION PONDS AND GRADEDRIVES, DRAINAGE SWALES AND BUILDING PADS, STABILIZE DRAINAGE SWALES WITHIN 7 DAYS OF FINAL GRADING
4. UTILITY EXTENSION WORK IN DRIVES, CONSTRUCT BUILDINGS AT GRADE AND CONNECT SERVICE LATERALS
5. SIDEWALK, CONCRETE AND PAVING
6. LANDSCAPE
7. COMPLETE PERMANENT RESTORATION OF ALL REMAINING DISTURBED AREAS BY ESTABLISHMENT PERIOD

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED FOR FUNCTIONAL EFFECTIVENESS FOLLOWING EVERY 1/2-INCH RAIN EVENT AND IN NO CASE LESS THAN ONCE PER WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO ENSURE THE DEVICE FUNCTIONS AS DESIGNED.
2. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, MULCHED AND RE-SEEDED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. SEE LANDSCAPE PLANS FOR SEED MIXES.
3. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE STREET SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY OR AS NECESSARY TO PREVENT DEBRIS FROM ENTERING A STORM SEWER, DITCH, OR WATERWAY.
4. IN THE EVENT CONSTRUCTION ACTIVITIES RESULT IN SEVERE DUST CONDITIONS, SEE WDNR TECHNICAL STANDARD 1068.
5. IN THE EVENT OF DEWATERING ACTIVITIES, FOLLOW WDNR TECHNICAL STANDARD 1061. ALL WATER DISCHARGED FROM THE DEWATERING EQUIPMENT MUST BE FILTERED BY A TYPE II GEOTEXILE BAG SIZED FOR THE PUMP DISCHARGE FLOW RATE.
6. SEDIMENT TRAP DESIGN TO BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063
7. DITCH CHECKS TO BE PLACED AT EVERY 2' OF VERTICAL DROP IN ELEVATION OR CLOSER. DITCH CHECK AND EMAT INSTALLATION SHOULD BE PER WDNR TECHNICAL STANDARD 1062.
8. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY STABILIZED OR PERMANENTLY RESTORED IN ACCORDANCE WITH THE WDNR BMP'S.
9. TEMPORARY STABILIZATION MATERIALS SHALL BE MULCHED AND SHALL BE APPLIED AND ANCHORED AS SPECIFIED IN WI DNR TECHNICAL STANDARD 1058. FOR AREAS NOT STABILIZED BY OCT. 15, APPLY TEMPORARY SEEDING WITH ANIONIC POLYACRYLAMIDE AS SPECIFIED IN WI DNR TECHNICAL STANDARD 1050 & 1059.
10. ALL SIGNIFICANT CHANGES TO THIS SCHEDULE SHALL BE PROVIDED TO THE WDNR AND LOCAL MUNICIPALITY PRIOR TO DEVIATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN POSITIVE DRAINAGE TO THE SEDIMENT CONTROL DEVICES AT ALL TIMES DURING CONSTRUCTION.
12. ALL EROSION CONTROL BMP DEVICES CAN BE REMOVED ONCE 100% OF THE SITE HAS BEEN VEGETATED TO 70% COVERAGE PER WDNR TECHNICAL STANDARDS.

GENERAL NOTES

- ALL CATCH BASINS, INLETS, AND FLARED END SECTIONS, BOTH EXISTING AND PROPOSED SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO DISTURBANCE AND AFTER CONSTRUCTION
- ALL DISTURBED AREAS SHALL BE STABILIZED ACCORDING TO THE EROSION AND SEDIMENT CONTROL PLAN AND LANDSCAPING PLAN. PERMANENT STABILIZATION SHALL BE INSTALLED WITHIN THE TIME FRAMES INDICATED IN THE SWPPP AND THE PROJECT SPECIFICATIONS
- ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS NECESSARY, AND AT A MINIMUM ACCORDING TO THE EROSION AND SEDIMENT CONTROL PLAN. CONTRACTOR RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF ROCK ENTRANCES AS NEEDED

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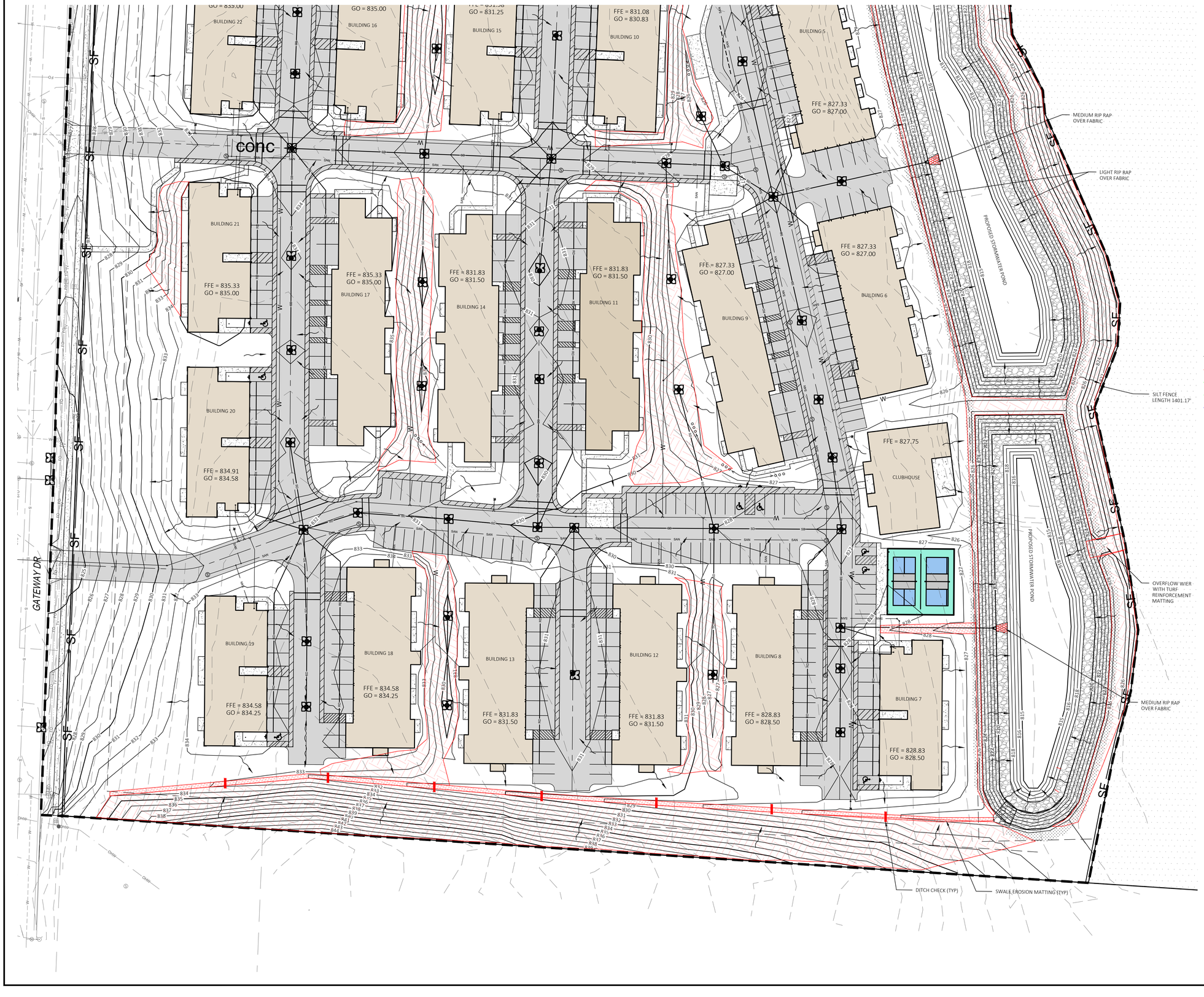
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- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED FENCE

EROSION CONTROL LEGEND

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- WISDOT CLASS I, TYPE A LIGHT DUTY EMAT AND SEEDING (AREA: 24680 SY)
- WISDOT CLASS II, TYPE B SWALE EMAT AND SEEDING (AREA: 1563 SY)
- RETAINING WALL
- RIPRAP
- TRACKING PAD
- PERIMETER EROSION CONTROL (TOTAL LENGTH: 3003 LF)
- GRADING LIMITS (19.44 Ac)
- DITCH CHECK
- USLE CALCULATION LINE

SCALE IN FEET

0 40' 80'

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C7.1

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- CONCRETE SIDEWALK
- PAVEMENT REMOVAL
- SWALE
- SANITARY SEWER
- STORM SEWER
- ROOF DRAINS
- WATERMAIN
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE (XXX)
- PROPOSED FENCE

EROSION CONTROL LEGEND

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GENERAL NOTES

1. THE CITY OF WATERTOWN, JEFFERSON COUNTY, AND THE CURRENT EDITION OF THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION (LATEST EDITION), INCLUDING ALL SUPPLEMENTS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THIS PLAN. IN THE CASE OF CONFLICTS BETWEEN THE WISDOT SPECS AND THE CITY OF WATERTOWN REQUIREMENTS, THE CITY OF WATERTOWN REQUIREMENTS SHALL PREVAIL.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE WISCONSIN DIGGER'S HOTLINE (811) 48 HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.
3. THE OWNER SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
4. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE WDNR FOR THE WISCONSIN POLLUTANT DISCHARGE ELIMINATION SYSTEM (WPDES) PERMIT AND FURNISH OWNER'S REPRESENTATIVE WITH WRITTEN REPORTS.
5. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FULLY INFORM CONCERNING CONDITIONS AFFECTING THE SCOPE OF THE WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE CONTRACTOR FROM ANY RESPONSIBILITY IN THE PERFORMANCE OF THE CONTRACT.
6. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR EXPENSES INCURRED DUE TO SOIL CONDITIONS, GROUNDWATER, AND/OR ROCK EXCAVATION, ALL OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
7. THE COST OF ALL DEWATERING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
8. THE DIRECT OR INDIRECT DISCHARGE OR PUMPING OF UNFILTERED SEDIMENT-LADEN WATER INTO THE STORM DRAINAGE SYSTEM OR WATERCOURSE IS ILLEGAL AND PROHIBITED.
9. ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUND WATER TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF THE WDNR.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO THE WDNR FOR THE REGISTRY, MAINTENANCE AND ABANDONMENT OF ANY WITHDRAWAL DEVICE USED IN CONSTRUCTION OF THIS PROJECT.
11. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FLANGE OF CURB, UNLESS OTHERWISE NOTED.
12. ALL SITE SIGNAGE, PAVEMENT MARKING COLOR AND WIDTH SHALL BE PER CONSTRUCTION DETAILS OR THE WISCONSIN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
13. ALL EXISTING PAVEMENTS, WALKS, CURBS, ETC. SHALL BE SAWCUT BEFORE REMOVAL. IF, DURING CONSTRUCTION, THE PAVEMENT, WALKWAY, CURB, ETC. ARE DAMAGED BEYOND THE ORIGINAL SAWCUT, THE DAMAGED AREA SHALL BE RECUT TO NEAT LINES AS DIRECTED BY THE ENGINEER. PAYMENT FOR SAWCUTTING SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
14. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH VERTICAL FULL DEPTH BUTT JOINT BETWEEN THE EXISTING PAVEMENT OR CURB AND THE PROPOSED PAVEMENT. CONTRACTOR SHALL LOCATE SOUND PAVEMENT EDGE AND CUT AND TRIM PAVEMENT TO A NEAT LINE. INCLUDE THE COST OF PAVEMENT REMOVAL AND DISPOSAL IN THE PRICE BID FOR THE PROJECT.
15. THE CONTRACTOR WILL BE REQUIRED TO PARTICIPATE IN SEDIMENT AND EROSION CONTROL INSPECTIONS ON A WEEKLY BASIS AND SIGN AN APPROVED INSPECTION SHEET THAT MAY BE KEPT ON FILE AT THE JOB SITE.
16. UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE WDNR TECHNICAL STANDARDS SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.
17. THIS PROJECT WILL INVOLVE SEVERAL CONSTRUCTION PHASES AND SEQUENCING THROUGHOUT ITS LIFETIME. IT IS VERY IMPORTANT THAT ALL TEMPORARY SEDIMENT AND EROSION CONTROL FIELD METHODS ALONG WITH THIS PLAN, ARE UPDATED TO REFLECT THE ACTUAL FIELD CONDITIONS, CURRENT WEATHER CONDITIONS AND SITE GRADE CHANGES.
18. THE CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.
19. CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF ACCORDING TO LOCAL REQUIREMENTS.
20. THE CONTRACTOR WILL BE REQUIRED TO BUILD SEDIMENT BASINS OR SEDIMENT TRAPS OR USE EQUAL METHODS TO DETAIN AND CLEAN WATER TO ACCEPTABLE WDNR STANDARDS BEFORE RELEASING THE WATER BACK INTO THE DRAINAGEWAYS OR WATERS OF THE STATE.
21. THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS, RESULTING FROM DEWATERING ACTIVITIES. SEDIMENT-LADEN WATER MUST PASS THROUGH A SETTLING POND, FILTER BAG, OR OTHER COMPARABLE PRACTICE, PRIOR TO DISCHARGE.
22. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.
23. ALL PROCESS WASTEWATER (EQUIPMENT WASHING, LEACHATE FROM ON-SITE WASTE DISPOSAL, ETC.) SHALL BE COLLECTED AND DISPOSED OF AT A PUBLICLY OWNED TREATMENT WORKS.
24. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL LOCAL EROSION/SEDIMENT CONTROL, WASTE DISPOSAL, SANITARY AND HEALTH REGULATIONS.
25. OTHER EROSION CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND IMPLEMENTATION OF ADDITIONAL EROSION CONTROL ITEMS, AT THE ENGINEER'S DISCRETION.
26. NO SOIL, ROCK, DEBRIS OR OTHER MATERIAL SHALL BE DUMPED OR PLACED IN ANY AREAS NOT ADEQUATELY PROTECTED BY EROSION CONTROL INSTALLATIONS.
27. IT IS PREFERRED TO USE PERMANENT EROSION CONTROL ITEMS AS SHOWN IN THE PLANS TO CONTROL CONSTRUCTION POLLUTION WHEN POSSIBLE. OTHERWISE, THE TEMPORARY POLLUTION PREVENTION ITEMS ARE TO BE USED.
28. MOST TEMPORARY SEDIMENT AND EROSION CONTROL METHODS, INCLUDING BUT NOT LIMITED TO, SILT FENCE AND DITCH CHECKS MAY ALL HAVE TO BE PERIODICALLY REMOVED AND REPLACED, OR MOVED FROM THE EXISTING ROAD DITCH OR STRIPPED AREAS AS WORK PROGRESSES. ANY CHANGES SHALL BE NOTED IN THE PLAN BY RED LINE AND DATED ON A CORRECTIVE ACTION LOG.
29. ALL TEMPORARY SEDIMENT CONTROLS AND STORM WATER QUALITY METHODS WILL BE BUILT/INSTALLED AS THE PROJECT PROGRESSES TO ELIMINATE UNNECESSARY DISTURBANCE AND REDUNDANCY. ALL TEMPORARY CONTROLS SHALL BE IN PLACE AND FUNCTIONING PROPERLY WHEN THREATENING WEATHER IS IMMINENT.
30. "TEMPORARY STABILIZATION" MEANS THE ESTABLISHMENT OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION AND OTHER TECHNIQUES CAPABLE OF QUICKLY ESTABLISHING COVER OVER DISTURBED AREAS TO PROVIDE EROSION CONTROL BETWEEN CONSTRUCTION OPERATIONS.
31. "PERMANENT STABILIZATION" MEANS THE ESTABLISHMENT OF PERMANENT VEGETATION, DECORATIVE LANDSCAPE MULCHING, MATTING, SOD, RIP RAP AND LANDSCAPING TECHNIQUES TO PROVIDE PERMANENT EROSION CONTROL ON AREAS WHERE CONSTRUCTION OPERATIONS ARE COMPLETE OR WHERE NO FURTHER DISTURBANCE IS EXPECTED FOR AT LEAST A YEAR. OFF-SITE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ALL PAVED STREETS ADJACENT TO THE SITE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.

GRADING NOTES

1. CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
2. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
3. ALL ELEVATIONS SHOWN ON PLANS ARE TO FINISHED GRADE ELEVATIONS.
4. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE. THEN PLACE & COMPACT BACKFILL MATERIAL AT GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS.
5. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
6. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY THE WDNR AND THE LOCAL JURISDICTION.
7. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH THE SEEDING NOTES.
8. CONTRACTOR TO LAYOUT BUILDINGS BASED ON ARCHITECTURAL/FOUNDATION PLANS. SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. THE CONTRACTOR SHALL PROTECT ALL TREES ON SITE UNLESS INDICATED TO BE REMOVED.
11. THE CONTRACTOR SHALL PROTECT ALL DRAINAGE WAYS ON SITE AND DISTURB AS LITTLE AS POSSIBLE. IF DISTURBED THE CONTRACTOR SHALL STABILIZE THE DRAINAGE WAY WITHIN 48 HOURS.
12. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
13. PUBLIC ROADWAYS IF DISTURBED. A TEST ROLL OF THE PREPARED SUBGRADE SHALL BE PERFORMED BY THE OWNER IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION OR ELIMINATE THE STABILIZATION FABRIC.

WATERMAIN

1. WATERMAIN CONSTRUCTION SHALL CONFORM TO CHAPTER 8.20 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
2. ALL WATER MAIN PIPE SHALL BE PVC, CONFORMING TO THE REQUIREMENTS OF AWWA C-900, AND SHALL BE FURNISHED WITH INTRGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NOT LESS THAN PRESSURE CLASS 235.
3. PVC WATERMAIN SHALL BE MARKED WITH TRACER WIRE PER SECTION 2.11 OF THE STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, OR SPS SECTION 382.30(11)(h).

SANITARY SEWER

1. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, AND STANDARDS OF THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES FOR PRIVATE SANITARY SEWER.
2. SANITARY SEWERS SHOWN ON THE CONSTRUCTION PLANS SHALL BE POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM D-3034 (SDR 35). ALL JOINTS SHALL BE ELASTOMERIC GASKET TYPE (WITH A "LOCKED-IN" RUBBER SEALING RING) PROVIDING A WATER TIGHT SEAL AND CONFORMING TO THE REQUIREMENTS OF ASTM D3212 "SPECIFICATION FOR JOINTS AND DRAIN AND SEWER PLASTIC PIPES USING FLEXIBLE ELASTOMERIC SEALS." ALL PIPE SHALL HAVE A MINIMUM CELL CLASSIFICATION OF 12454-B AS DEFINED IN ASTM D-1784.
3. GRANULAR BACKFILL SHALL BE REQUIRED UNDER ALL PAVEMENT AREAS AND WITHIN 5' OF THE EDGE OF PAVEMENT.
4. SANITARY MANHOLES SHALL BE PRECAST CONCRETE IN ACCORDANCE WITH ASTM C-478 AND SHALL BE WATER PROOFED TO 6" BELOW ALL GRADE RINGS AND 6" ABOVE & BELOW ALL EXTERIOR JOINTS.
5. CASTING SHALL BE AS NOTED ON PLAN.
6. PLASTIC SANITARY SEWER SHALL BE MARKED FOR EASY IDENTIFICATION WITH TRACER WIRE PER SECTION 2.11 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION OR SECTION SPC SECTION 382.30(11)(h).
7. MANHOLE STEPS SHALL BE POLYPROPYLENE, POLYPROPYLENE COATED STEEL REINFORCING OF AN APPROVED NON-CORROSIVE FIBERGLASS MATERIAL. THE COPOLYMER POLYPROPYLENE SHALL MEET THE REQUIREMENTS OF ASTM D-4101 REINFORCED WITH DEFORMED 8 INCH MINIMUM DIAMETER REINFORCING STEEL CONFORMING TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. NON-COATED CAST IRON STEPS ARE NOT ACCEPTABLE.
8. WATER AND SEWER LINE CROSSING AND SEPARATIONS SHALL BE IN ACCORDANCE WITH THE STATE STANDARDS AND LOCAL CODES.
9. EXISTING MANHOLE SHALL BE CORED-DRILLED WITH A KOR-N-SEAL (OR APPROVED EQUAL) BOOT PRESSED INTO PLACE. THE CONTRACTOR SHALL USE PRECO BULKHEAD OR OTHER MEANS TO INSURE A WATERTIGHT CONNECTION.
10. NO ROOF DRAINS, FOOTING DRAINS, AND/OR SURFACE WATER DRAINS MAY BE CONNECTED TO THE SANITARY SEWER SYSTEM, INCLUDING A TEMPORARY CONNECTION DURING CONSTRUCTION.
12. MANHOLE INVERT SHALL BE SHAPED FOR FLOW CHANNEL WITH CONCRETE AND SMOOTHLY FINISHED BY A U-SHAPED SECTION CONFORMING TO THE INSIDE DIAMETER OF THE CONNECTING SEWERS. CHANGES IN THE SIZE AND GRADE SHALL BE MADE SMOOTH TRUE CURVES FOR ALL CONNECTING SEWERS AT EACH MANHOLE.
13. PRECAST MANHOLE SHALL BE BEDDED ON A #2 STONE BEDDING FOUNDATION AS SHOWN IN THE DETAILS.
14. THE CONTRACTOR SHALL REMOVE BY PUMPING OR OTHER SUITABLE METHODS ANY WATER WHICH MAY ACCUMULATE IN TRENCHES.
15. PIPE SHALL BE LAID IN OPEN TRENCHES, EXCEPT WHEN CONDITIONS REQUIRE TUNNELING OR JACKING OF PIPE.
16. TRENCH SHALL BE OPENED SUFFICIENTLY AHEAD OF PIPE LAYING TO REVEAL OBSTRUCTIONS, AND SHALL BE PROPERLY PROTECTED AND/OR BARRICADED WHEN LEFT UNATTENDED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR SHEETING AND BRACING OF TRENCHES AS NECESSARY TO PROTECT WORKMEN AND ADJACENT STRUCTURES. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH OSHA STANDARDS TO PROTECT WORKMEN.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTS FOR INFILTRATION/EXFILTRATION AND DEFLECTION AS ESTABLISHED BY THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, AND STANDARDS OF THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES. ALL TESTING SHALL BE COMPLETED AFTER FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS AND SHALL BE OBSERVED BY A PROFESSIONAL ENGINEER FOR CERTIFICATION WITHIN 40 DAYS AFTER COMPLETION. ANY PORTIONS NOT PASSING SAID TEST FOR ACCEPTANCE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, INCLUDING RE-EXCAVATION AND BACKFILL.
19. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH "AS BUILT" LOCATIONS AND INFORMATION FOR ALL SANITARY SEWER LATERALS WITHIN 10 DAYS AFTER COMPLETION. THESE PLANS SHALL BE SUBMITTED TO THE PROJECT ENGINEER.
20. GRANULAR BACKFILL SHALL BE REQUIRED UNDER ALL PAVEMENT AREAS AND WITHIN 5 FEET OF THE EDGE OF PAVEMENT.
21. THE PLANS SHOW APPROXIMATE LOCATIONS OF ALL KNOWN UTILITIES WITHIN THE PROJECT LIMITS. THE ENGINEER NOR THE UTILITY COMPANIES GUARANTEE THE ACCURACY OF THE PLANS IN THIS RESPECT. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL CONFIRM THE LOCATIONS OF ALL UTILITIES IN THE FIELD TO THEIR EXACT HORIZONTAL AND VERTICAL LOCATIONS.

UTILITY NOTES

1. ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO THE CURB SUB-DRAIN, STORM SEWER SYSTEM OR OUTLET TO THE ROADWAY DITCH AS APPLICABLE. REPLACED DRAIN TILE/STORM SEWER SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
2. ALL EXISTING UTILITIES KNOWN TO EXIST HAVE BEEN SHOWN ON THESE PLANS IN THEIR APPROXIMATE LOCATION. PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE UTILITIES SHOWN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ANY UTILITIES THAT MAY EXIST AND ARE NOT SHOWN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
4. UTILITY POLES WITHIN INFLUENCE OF THE UTILITY OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
6. CONTRACTOR TO REPLACE ANY PAVEMENT OR UTILITIES DAMAGED WHICH ARE NOT SPECIFIED TO BE REMOVED ON THESE PLANS.
7. ALL CATCH BASINS PLACED WITHIN THE PAVEMENT SHALL HAVE HEAVY DUTY FRAMES AND GRATES AND CONFORM TO ADA REQUIREMENTS.
8. ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
9. ALL CATCH BASINS WITH DEPTH GREATER THAN 6' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
10. ALL STORM AND SANITARY SEWER MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR SEWR AND WATER CONSTRUCTION IN WISCONSIN.
11. DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM AND SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
12. IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE, RIP RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ETC.
13. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MEASURES MUST PROVIDE PROTECTION UNTIL COMPLETION OF THE PROJECT AND VEGETATIVE STABILIZATION.
14. THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTIONS ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE WET PONDS OR AS SHOWN ON THE PLANS.
15. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
16. SITE CONTRACTOR SHALL PICK UP ALL UTILITIES, WITH THE EXCEPTION OF DOWNSPOUTS, 5' OUTSIDE BUILDING WALL. COORDINATE DOWNSPOUT CONNECTIONS WITH CONSTRUCTION MANAGER.
17. ALL STORM STRUCTURES ARE WISDOT TYPES UNLESS OTHERWISE INDICATED.
18. STORM SEWER PIPE SHALL BE ONE OF THE FOLLOWING:
    A. "HDPE" HIGH DENSITY POLYETHYLENE OR "PVC" POLYVINYL CHLORIDE SDR-35
    B. ROOF DRAINAGE PIPE, "PVC" POLYVINYL CHLORIDE SDR-35
19. ALL PIPE END SECTIONS TO BE TIED TO THE STORM SEWER PIPE.
20. FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, COORDINATE WITH CONSTRUCTION MANAGER. ALL ROOF DRAINS ARE TO BE 8" UNLESS OTHERWISER
21. ALL EXISTING INVERTS ALONG THE PROPOSED TOP OF CASTING ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SEWER.
22. ANY FIELD TILE CUT IN EXCAVATION WHICH DRAINS IN AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
23. THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.
24. ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE SHOWN. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE. ALL WATER SHALL HAVE A MINIMUM OF 5' OF COVER.

DUST CONTROL

DUST CONTROL INVOLVES PREVENTING OR REDUCING DUST FROM EXPOSED SOILS OR OTHER SOURCES DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

THE FOLLOWING SPECIFICATIONS FOR DUST CONTROL SHALL BE FOLLOWED ONSITE:

1. VEGETATIVE COVER AND/MULCH - APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMAIN IDLE FOR OVER 14 DAYS. SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING; PERMANENT SEEDING; MULCHING PRACTICES; AND TREE AND NATURAL AREA PROTECTION PRACTICES.
2. WATERING - SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS NEEDED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURERS INSTRUCTIONS

CONSTRUCTION SEQUENCE

TO COMPLETE THE EXCAVATION AND CONSTRUCTION OF THE PROPOSED JOB IMPROVEMENTS, COORDINATION OF THE CONTRACTOR'S WORK CREWS WILL BE REQUIRED. THE EXISTING DITCHES WILL PERFORM TEMPORARY SEDIMENT CONTROL AND STORAGE DURING THE PROPOSED CONSTRUCTION. WORK WILL GENERALLY PROCEED FROM DOWNSTREAM TO UPSTREAM IN THESE
WORK AREAS. THE GENERAL CONSTRUCTION SEQUENCE IS AS FOLLOWS:

1. INSTALL TEMPORARY CONSTRUCTION SITE EROSION CONTROL PRACTICES..
2. STRIP AND STOCKPILE TOPSOIL.
3. CONSTRUCT STORMWATER PONDS.
4. EXCAVATE/FILL SITE TO SUBGRADE.
5. CONSTRUCT SITE TO PLAN GRADES.
6. REMOVE SEDIMENT THAT HAS ACCUMULATED DURING CONSTRUCTION FROM THE PROPOSED WET POND. CONFIRM PROVIDED STORAGE DEPTHS MEET DESIGN REQUIREMENTS OF THE STORM WATER MANAGEMENT PLAN PRIOR TO FINAL STABILIZATION.
7. APPLY PERMANENT EROSION CONTROLS THAT INCLUDE PERMANENT SEEDING AND STORM SEWER OUTLET PROTECTION.
8. REMOVE TEMPORARY EROSION CONTROLS.

GENERAL CONSTRUCTION SEQUENCE NOTES
ALL TEMPORARY AND PERMANENT CONSTRUCTION SITE EROSION CONTROLS SHALL BE INSTALLED PER THE WISCONSIN DEPARTMENT OF NATURAL RESOURSES TECHNICAL STANDARDS WHICH CAN BE FOUND AT THE FOLLOWING WEB ADDRESS:
https://dnr.wisconsin.gov/topic/stormwater/standards

EROSION AND SEDIMENT CONTROL PRODUCTS SHALL BE PER THE WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) LATEST EDITION. THIS CAN BE FOUND AT THE FOLLOWING WEB ADDRESS:
https://wisconsindot.gov/Pages/doing-bus/eng-consultants/cnslt-rsrces/tools/pal/default.aspx

EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS THAT APPLY TO THIS SITE WILL INCLUDE:

1. CHANNEL EROSION MAT - 1053
2. DUST CONTROL - 1068
3. LAND APPLICATION OF ADDITIVES FOR EROSION CONTROL - 1050
4. MULCHING FOR CONSTRUCTION SITES - 1058
5. SEEDING - 1059
6. SILT FENCE - 1056
7. TRACK OUT PRACTICES - 1057
8. DEWATERING PRACTICES - 1061
9. INLET PROTECTION - 1060
10. SEDIMENT BALE BARRIER - 1055
11. DITVH CHECKS - 1062

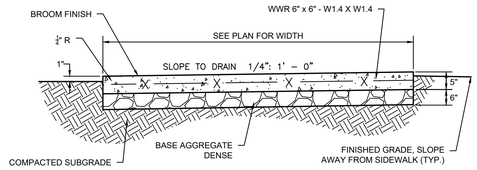
STABILIZATION PRACTICES

MULCH AND/OR OTHER APPROPRIATE VEGETATIVE PRACTICES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN 14 DAYS OR ON AREAS AND PORTIONS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.

MULCH SHALL CONSIST OF UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/AC. OR 90 LB./1000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1000-SQ.-FT. SECTIONS AND PLACE TWO 45-LB. BALES OF STRAW IN EACH SECTION.

MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH:

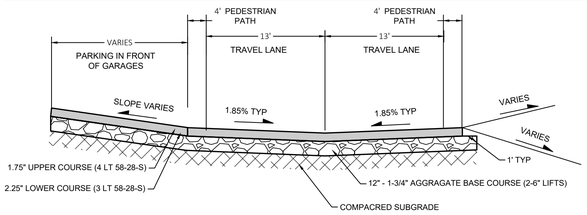
1. MECHANICAL-USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN 6 IN.
2. MULCH NETTINGS-USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING SUGGESTIONS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.
3. SYNTHETIC BINDERS-FOR STRAW MULCH, SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. ALL APPLICATIONS OF SYNTHETIC BINDERS MUST BE CONDUCTED IN SUCH A MANNER WHERE THERE IS NO C



CONCRETE SIDEWALK WITH MESH

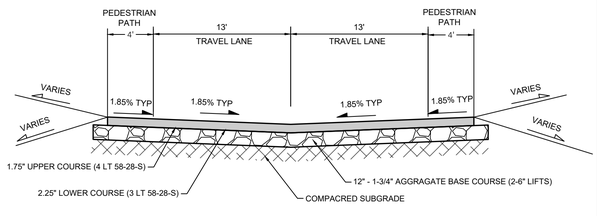
NOTES:

1) INSTALL EXPANSION JOINTS AT 30' OC AND WHERE SLAB ABUTS STRUCTURES. EXPANSION JOINTS SHALL BE ½" WIDE BY DEPTH OF SLAB.
2) INSTALL CONTROL JOUNTS AT 6' OC MAXIMUM. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP AND TOOLED, SAWED JOINTS ARE NOT PERMITTED.
3) WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS SLOPE OF 2%.
4) WATER AND UTILITY BOXES IN WALK AREA SHALL BE ADJUSTED FLUSH WITH THE FINAL SURFAE.
5) REFER TO ARCHITECTURA PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING DOORS.



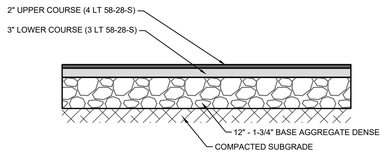
TYPICAL FINISHED SECTION (GARAGES)

TWO LANE PRIVATE DRIVE

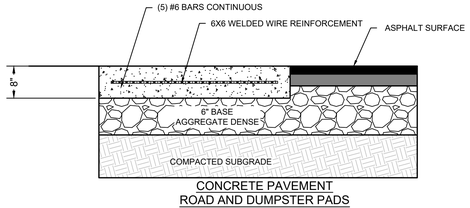


TYPICAL FINISHED SECTION

TWO LANE PRIVATE DRIVE

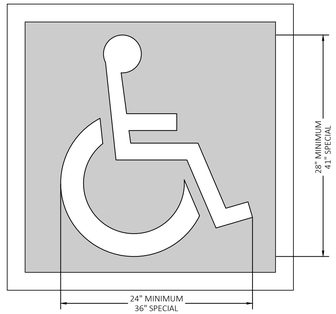


ASPHALT PAVEMENT SECTION PUBLIC ROAD (IF REQUIRED)



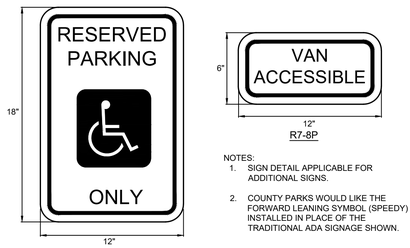
CONCRETE PAVEMENT ROAD AND DUMPSTER PADS

NOTE:
1. HANDICAP PAVEMENT MARKING SHALL CONFORM TO SECTION 3B.20 OF THE MUTCD.
2. BLUE BACKGROUND AND WHITE BORDER ARE OPTIONAL



HANDICAP PAVEMENT MARKING

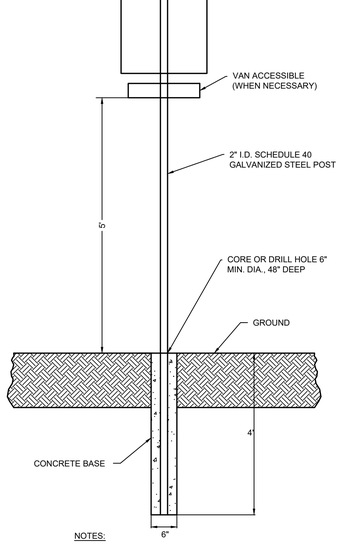
N.T.S.



NOTES:
1. SIGN DETAIL APPLICABLE FOR ADDITIONAL SIGNS.
2. COUNTY PARKS WOULD LIKE THE FORWARD LEANING SYMBOL (SPEEDY) INSTALLED IN PLACE OF THE TRADITIONAL ADA SIGNAGE SHOWN.

ACCESSIBLE PARKING SIGNS

N.T.S.

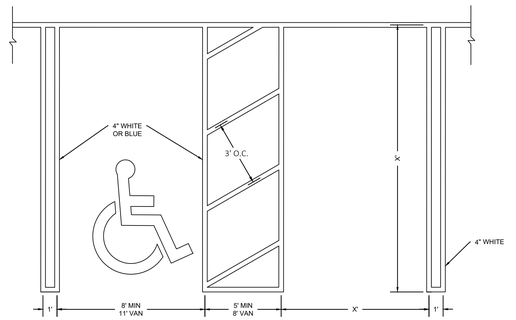


NOTES:

1. SIGN POST SHALL BE INSTALLED MINIMUM OF 2' BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
2. 7' TO THE BOTTOM OF THE LOWEST SIGN ALONG ACCESSIBLE ROUTES. 5' TO THE BOTTOM OF THE THE MAIN SIGN IN ALL OTHER LOCATIONS.

SIGN POST INSTALLATION IN LANDSCAPE AREA

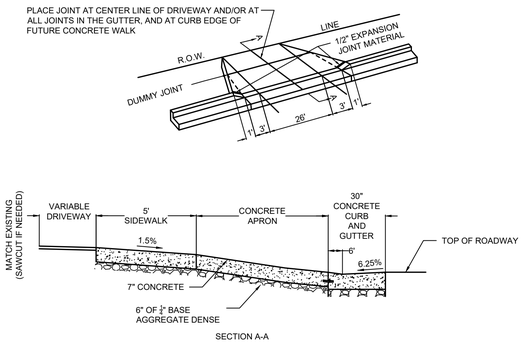
N.T.S.



NOTES:
1. PARKING STALL DIMENSIONS SHALL FOLLOW LOCAL ORDINANCES.
2. PARKING STALL STRIPING SHALL CONFORM TO SECTION 3B.19 OF THE MUTCD.
3. PER 2010 ADA STANDARDS VAN ACCESSIBLE PARKING SHALL BE EITHER 11 FEET PARKING STALL WITH AT A MINIMUM 5 FEET ACCESSIBLE AISLE OR AT A MINIMUM 8 FEET PARKING STALL WITH 8 FEET ACCESSIBLE AISLE.

PERPENDICULAR STALL DOUBLE STRIPING

N.T.S.



TYPICAL DRIVEWAY DETAIL

PRELIMINARY NOT FOR CONSTRUCTION

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

NO	REVISION DESCRIPTION	DATE

Payne+Dolan
A WALBEC COMPANY
www.walbecgroup.com
(920) 757-7559

PROJECT
RIVER CROSSING
CITY OF WATERTOWN, WI

CLIENT
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333 BISHOPS WAY, SUITE 141
BROOKFIELD, WI 53005

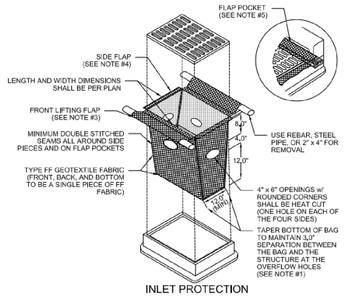
Seal

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FIGURE 2. INLET PROTECTION TYPE D



INLET PROTECTION TYPE D

CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG, FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF 2' LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4", THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

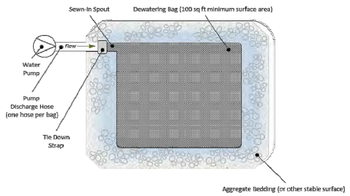
WISCONSIN DEPT. OF NATURAL RESOURCES

1060
TECHNICAL STANDARD No.
12/2021
REVISION DATE
NOT TO SCALE

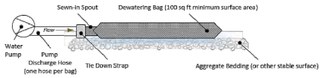
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Figure 1:
Geotextile Filter Bag

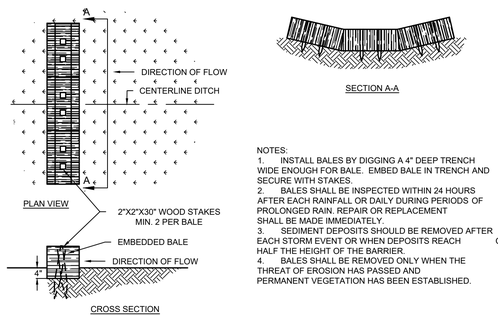
PLAN VIEW



SIDE VIEW

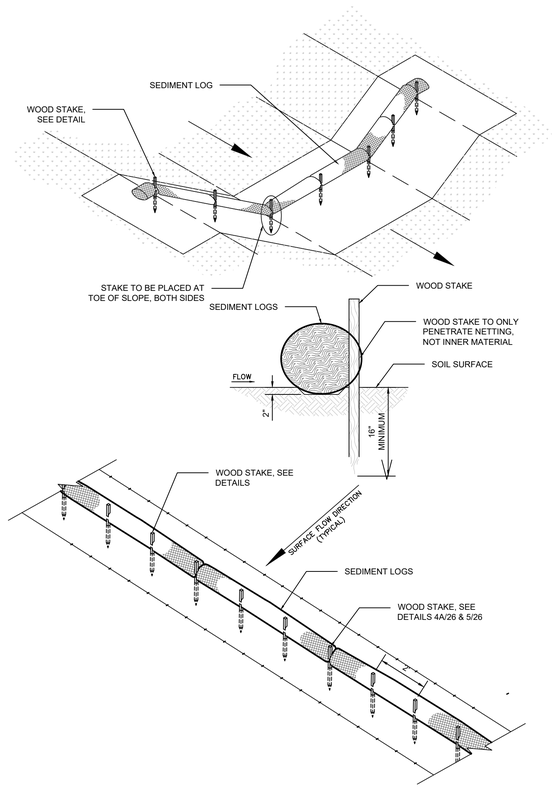


WDNR
4/2020



NOTES:
1. INSTALL BALES BY DIGGING A 4" DEEP TRENCH WIDE ENOUGH FOR BALE. EMBED BALE IN TRENCH AND SECURE WITH STAKES.
2. BALES SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING PERIODS OF PROLONGED RAIN. REPAIR OR REPLACEMENT SHALL BE MADE IMMEDIATELY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT OR WHEN DEPOSITS REACH ONE HALF THE HEIGHT OF THE BARRIER.
4. BALES SHALL BE REMOVED ONLY WHEN THE THREAT OF EROSION HAS PASSED AND PERMANENT VEGETATION HAS BEEN ESTABLISHED.

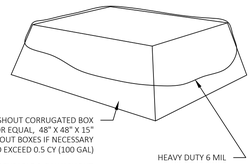
STRAW BALE DITCH CHECK

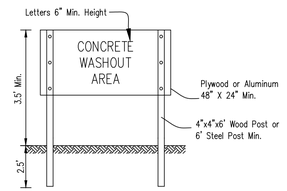


SEDIMENT LOG PERIMETER CONTROL

SIDE VIEW

WDNR
4/2020





SIGN DETAIL

NOTES:

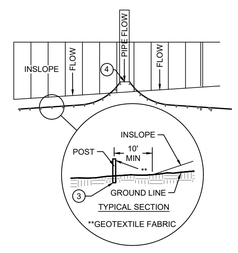
1. MAINTAIN A CONCRETE WASHOUT DEVICE WITH A HEAVY-DUTY 6 MIL PLASTIC LINER TO COLLECT, STORE AND DISPOSE OF READY-MIX CONCRETE AND/OR SLURRY.
2. DEVICE SHALL BE PLACED ON A LEVEL AREA AND EMPTIED OR REPLACED WHEN THE CONTAINER BECOMES TWO-THIRDS FULL.

CONCRETE WASHOUT BOX WITH LINER
N.T.S

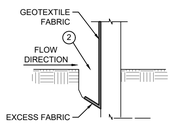
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GENERAL NOTES

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

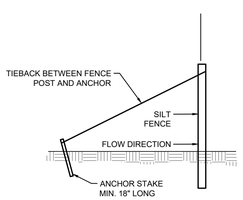


SILT FENCE ALOND SLOPES & OUTFALLS

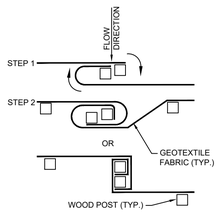


NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

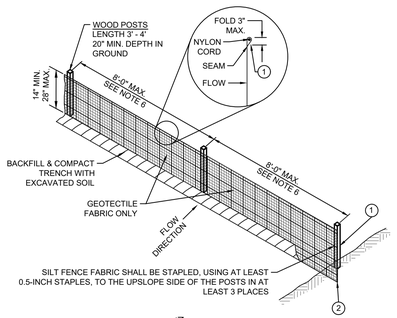
TRENCH DETAIL

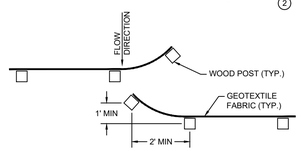


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



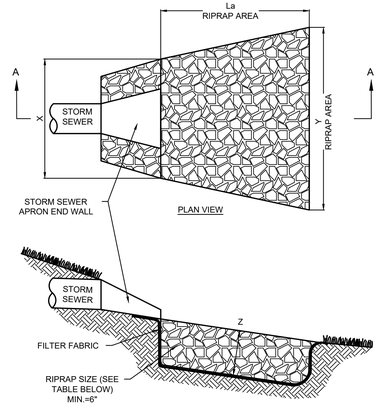
JOINT (TWIST METHOD)





JOINT (HOOK METHOD)

SILT FENCE DETAIL



SECTION A-A

DIMENSIONS

OUTLET	La	X	Y	RIP RAP	Z
30" END SECTION	8'	6'	8'	MEDIUM	1'
24" END SECTION	8'	5'	7'	MEDIUM	1'
18" END SECTION	8'	4'	6'	MEDIUM	1'

RIPRAP SHALL COMPLY WITH THE SECTION 606 OF THE STATE OF WISCONSIN STANDARD FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

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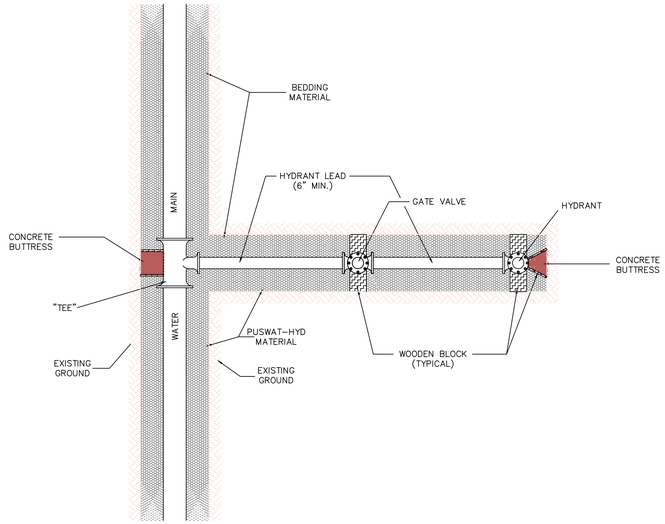
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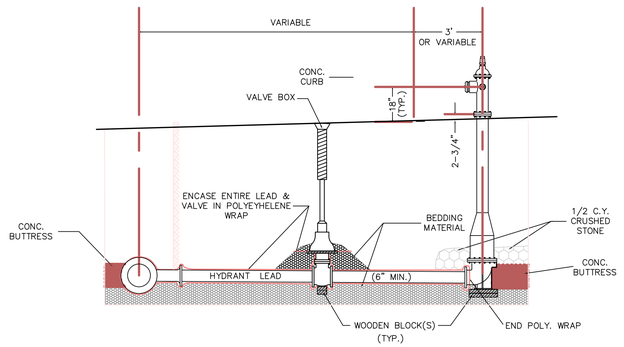
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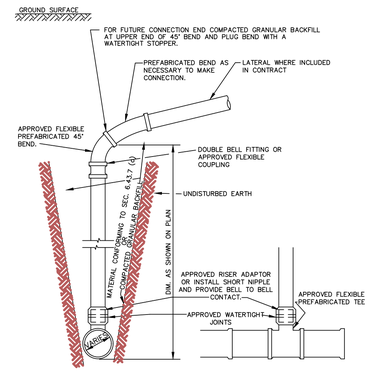
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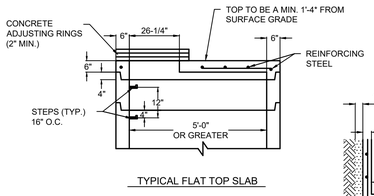


TYPICAL HYDRANT SETTING

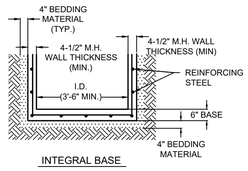


TYPICAL RISER DETAIL

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TYPICAL FLAT TOP SLAB



INTEGRAL BASE

TYPE II JOINT REQUIRED ON ALL STORM MANHOLES.

NOTES:

FLAT SLAB TOP MAY BE USED FOR SHALLOW STORM MANHOLES.

ADJUST FRAME TO GRADE WITH BRICK OR CONCRETE RINGS OF VARIABLE THICKNESS, MAXIMUM RING HEIGHT = 6" MINIMUM RING HEIGHT = 2". RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

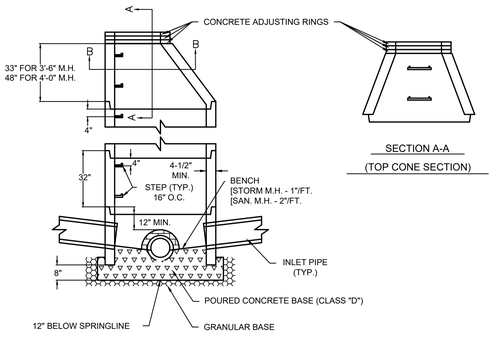
CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR OR BUTYL RUBBER GASKETS FOR STORM AND BUTYL RUBBER GASKETS FOR SANITARY MANHOLES.

AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT.

SPACE BETWEEN PIPE AND PRECAST MANHOLE WALL TO BE FILLED WITH BRICK MORTARED IN PLACE EXCEPT THAT AN APPROVED FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL BELOW THE SURFACE OF THE BENCH OR SPRINGLINE.

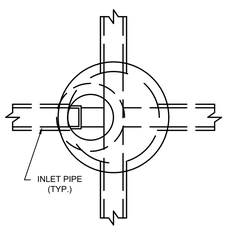
MINIMUM 4" STONE CUSHION UNDER BASE IS REQUIRED.



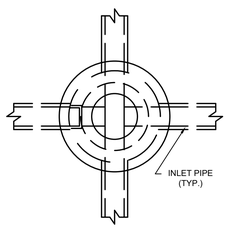
POURED BASE MANHOLE

SECTION A-A

(TOP CONE SECTION)



SECTION B-B



SECTION B-B

WITH ACCESS IN CENTER

TYPICAL PRECAST STORM SEWER MANHOLE SECTION

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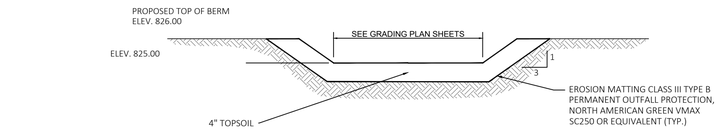
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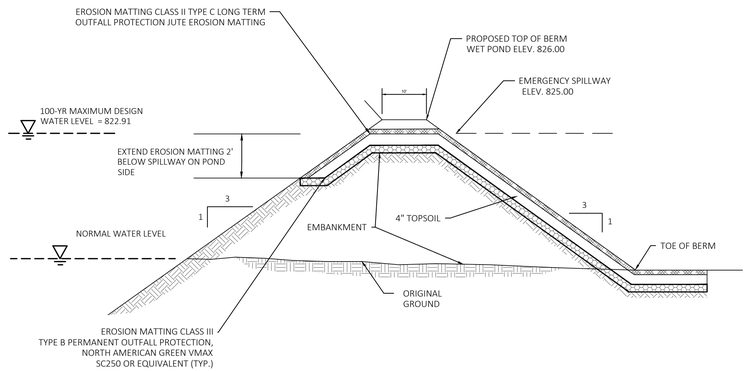
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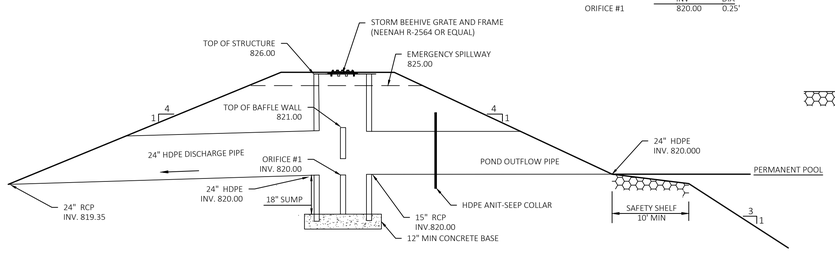




PROPOSED EMERGENCY SPILLWAYS

N.T.S.

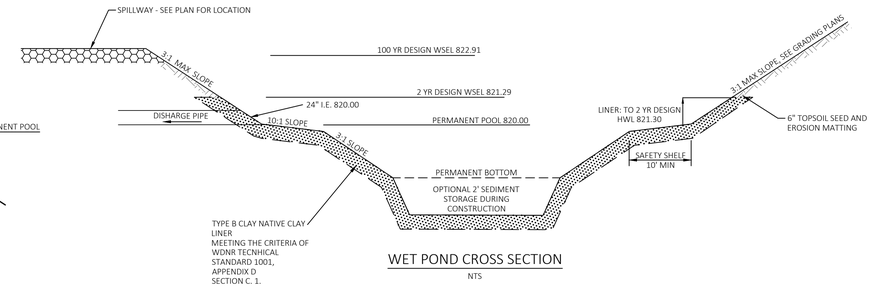
WET POND #1	DIA	INV	SLOPE
DISCHARGE PIPE	24"	798.00	1.00%
	RIM		
OUTLET STRUCTURE	826.00		
	ELEV		
TOP OF BAFFLE WALL	821.00		
	INV	DIA	
ORIFICE #1	820.00	0.25'	



WET POND PRECAST OUTLET STRUCTURE

NTS

WET POND #1 DATA	ELEV
TOP OF BERM	826.00
SPILLWAY	825.00
100-YR WSEL	822.91
2-YR WSEL	821.29
PERMANENT POOL	820.00
PERMANENT BOTTOM	815.00



WET POND CROSS SECTION

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