CITY OF BURLINGTON

Administration Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1161 – (262) 763-3474 fax
www.burlington-wi.gov

AGENDA
PLAN COMMISSION
Tuesday, May 14, 2019 at 6:30 p.m.
Common Council Chambers, 224 East Jefferson Street

Mayor Jeannie Hefty, Chairman
Tom Preusker, Aldermanic Representative
Bob Grandi, Aldermanic Representative
Chad Redman, Commissioner
Andy Tully, Commissioner
John Ekes, Commissioner
Art Gardner, Commissioner
Thomas Martin, Student Representative
Ryan Stankus, Student Representative

1. Call to Order

2. Roll Call

3. Approval of the minutes of April 9, 2019

4. Letters and Communications: None

5. Citizen Comments

6. Old Business: None

7. New Business:

   A. Public Hearing to hear public comments regarding a Conditional Use application from Tom Ohm for property located at 140 E. Chestnut Street, in order to use the second floor as a one bedroom rental apartment.

   B. Consideration to approve a Conditional Use application from Tom Ohm for property located at 140 E. Chestnut Street to use the second floor as a one bedroom apartment, subject to Graef's and Fire Department's memorandums to the Plan Commission.

   C. Public Hearing to hear public comments regarding a Conditional Use application from Autumn Hecketsweiler for property located at 446 S. Pine Street, to use the building as a retail gift/bath and body shop.

   D. Consideration to approve a Conditional Use application from Autumn Hecketsweiler for property located at 446 S. Pine Street to use the building as a retail gift/bath and body shop, subject to Graef's memorandum to the Plan Commission.

E. Consideration to approve a Site Plan application from BASD for property located at 195 Gardner Avenue (Waller School) for interior renovations and site work upgrades, subject to Graef's and Kapur & Associates' memorandums to the Plan Commission.

F. Consideration to approve a Site Plan application from BASD for property located at 225 Robert Street (Karcher School) for a new middle school to replace the existing, subject to Graef's and Kapur & Associates' memorandums to the Plan Commission.

G. Consideration to approve a Site Plan application from BASD for property located at 201 S. Kendrick Avenue (Dyer School) for interior renovations and site work upgrades, subject to Graef's and Kapur & Associates' memorandums to the Plan Commission.

H. Consideration to approve a Site Plan application from BASD for property located at 249 Conkey Street (Cooper School) for interior renovations and site work upgrades, subject to Graef's and Kapur & Associates' memorandums to the Plan Commission.

8. Adjournment

Note: *If you are disabled and have accessibility needs or need information interpreted for you, please call the City Clerk's Office at 262-342-1161 at least 24 hours prior to the meeting.*

Note: *Notice is hereby given that a majority of the members of the Common Council may be present at the meeting. Although this may constitute a quorum of the Council, the Council will not take any action at this meeting.*

CITY OF BURLINGTON

Administration Department
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Minutes
City of Burlington Plan Commission
April 9, 2019, 6:30 p.m.

Mayor Jeannie Hefty called the Plan Commission meeting to order at 6:30 p.m. Roll call: Alderman Tom Preusker and Bob Grandi; Commissioners Chad Redman; Andy Tully; and John Ekes were present. Commissioner Art Gardner was excused. Student Representatives Thomas Martin and Ryan Stankus were excused.

APPROVAL OF MINUTES

Alderman Grandi moved, and Alderman Preusker seconded to approve the minutes of March 12, 2019. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

None

NEW BUSINESS

A. Consideration to recommend approval to the Common Council of an Extraterritorial Certified Survey Map application from Bernard and Tamara Brever for property located at 6621 Brever Road in the Town of Burlington to create one lot, subject to Graef's memorandum to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Tanya Fonesca, Graef, explained the parcel is an unusual shaped parcel and the applicant is splitting off a piece of it to form another parcel. Bernard Brever stated the property is across from 6621 Brever Road. Ms. Fonesca responded according to the GIS Map the parcel straddles both sides of the street, and may be changed to 6136 Brever Road after the lots are changed.
- There were no further comments.

Commissioner Redman moved, and Commissioner Ekes seconded to recommend approval of an ETZ CSM.

All were in favor and the motion carried.

B. Consideration to recommend approval to the Common Council of an Extraterritorial Certified Survey Map application from Arthur and Eileen Naber for property located at 1225 Browns Lake Drive in the Town of Burlington to create two lots, subject to Graef's memorandum to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca stated this is a parcel split to include the farmstead, and a new parcel to possibly build on the property, and is in compliance with the Racine County zoning.
- There were no further comments.

Commissioner Tully moved, and Alderman Grandi seconded to recommend approval of an ETZ CSM.

All were in favor and the motion carried.

C. <u>Public Hearing</u> to hear public comments regarding a Conditional Use application from Michael Simonsen for property located at 732 S. Kane Street to add a new use to the western portion of the building for millwork, lumberyards, sawmills and planning mills, retail stores and services.

- Mayor Hefty opened the Public Hearing at 6:35 p.m.
- There were no comments.

Commissioner Redman moved, and Alderman Preusker seconded to close the Public Hearing at 6:36 p.m.

All were in favor and the motion carried.

D. Consideration to approve a Conditional Use and Site Plan application from Michael Simonsen for property located at 732 S. Kane Street to add a new use to the western portion of the building for millwork, lumberyards, sawmills and planning mills, retail stores and services, subject to Graef's and Kapur & Associates' memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca explained the owner wanted to use this property for another business and it is an appropriate use for the space, however, a Conditional Use permit is required. Ms. Fonesca further explained there are no significant changes to the Site Plan, except the fencing.
- Michael Simonsen, owner, stated the remaining vehicles will be removed by this April 18th, 2019. Mr. Simonsen explained he would like to use the front half of the building and repair

the parking lot. This is a seasonal dealership for portable sawmills, and there are direct and internet sales, so traffic will be extremely limited.

- There were no further comments.

Alderman Grandi moved, and Commissioner Redman seconded to approve the Conditional Use and Site Plan.

All were in favor and the motion carried.

E. <u>Public Hearing</u> to hear public comments regarding a Conditional Use application from Miller Motors for property located at 1157 Milwaukee Avenue to repurpose the existing building for use as an automotive body shop, repair center, car rental, and vehicle storage.

- Mayor Hefty opened the Public Hearing at 6:40 p.m.

- There were no comments.

Alderman Preusker moved, and Alderman Grandi seconded to close the Public Hearing at 6:41 p.m.

All were in favor and the motion carried.

F. Consideration to approve a Conditional use and Site Plan application from Miller Motors for property located at 1157 Milwaukee Avenue to repurpose the existing building for use as an automotive body shop, repair center, car rental, and vehicle storage, subject to Graef's, Kapur & Associates', and Fire Department's memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.

- Ms. Fonesca stated the applicant will need a few clarifications for outdoor storage, one additional ADA access aisle, and detail for signage.

- Tom Stelling, representative, explained Chris Miller bought the property to have more space for the use of a body shop, so the existing shop at 1196 Milwaukee Avenue could be used for service space. There will not be any cars sold on this lot, but the rentals cars will be placed on it, and on occasion cars for the big sales, until they can move them across the street.

Student Representative Ryan Stankus arrived at 6:45 p.m.

- Alderman Preusker commented that he likes the idea of the delivery for new cars to that location. Mr. Stelling stated the repair vehicles will be kept behind the fenced area. The lighting will have new poles, but the same posts will be used so the ground does not have to be dug up again.

- Commissioner Ekes was concerned about the three doors in the back that do not have an overhead. Mr. Miller replied the spray booths will be serviced from the inside.

- Megan Watkins, Assistant Administrator/Zoning Administrator, asked Mr. Stelling to explain the higher signage than what the code allows. Mr. Stelling replied the existing pole sign was approved approximately 15 years ago. Mr. Stelling further replied when coming down the street from Culvers, the sign does not seem that tall, and from the other direction the sign is back off the road.

- Alderman Preusker asked that there is a place for a retention pond, if needed, because of the DNR. Ms. Fonesca stated staff will confirm with Kapur & Associates regarding the disturbance, running into sewer and water.

- Commissioner Ekes asked when the existing cars will be removed. Mr. Miller replied April 22nd, 2019 is the closing date and expects everything to be gone. Jeff Erickson, representative for Jeff Way, explained most vehicles will be junked. Commissioner Redman questioned if there were any concerns regarding contamination from the vehicles being stored. Mr. Stelling answered there was an environmental test done for the property and nothing showed up.

- Ms. Fonesca asked for further detail regarding the new façade being added. Mr. Stelling responded it will be the same as what is on the existing body shop at 1196 Milwaukee Avenue, which is an insulated metal panel.

- There were no further comments.

Commissioner Tully moved, and Alderman Preusker seconded to approve the Conditional Use and Site Plan and allowed for the existing higher sign to be used.

All were in favor and the motion carried.

ADJOURNMENT

Commissioner Ekes moved, and Commissioner Redman seconded to adjourn the meeting at 6:59 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant

PLAN COMMISSION **ITEM NUMBER: 7A**

DATE: May 14, 2019

SUBJECT: A Public Hearing for a Conditional Use application at 140 E. Chestnut Street.

SUBMITTED BY: Megan Watkins, Assistant City Administrator/Zoning Administrator

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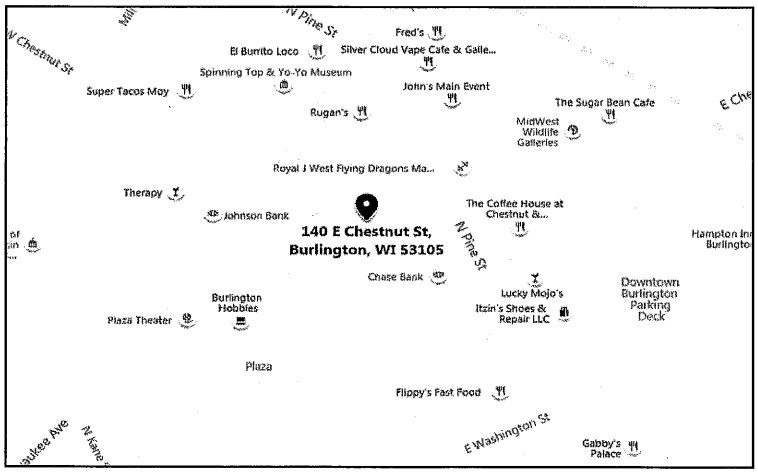
PROJECT/SCOPE:
A Public Hearing has been scheduled to hear comments and concerns from the public regarding a Conditional Use application from Tom Ohm for property located at 140 E. Chestnut Street. The applicant is proposing to use the second floor as a one-bedroom rental apartment.

ZONING:
This parcel is zoned B-2, Central Business District.

RECOMMENDATION:
N/A

TIMING/IMPLEMENTATION:
This item is for a Public Hearing at the May 14, 2019 Plan Commission meeting and will be for discussion the same night.

MAP:



THE PLAN COMMISSION IN AND FOR THE CITY OF BURLINGTON

Notice of Hearing on
Proposed Conditional Use Permit
B-2, Central Business District

TO WHOM IT MAY CONCERN:

NOTICE is hereby given that the Plan Commission of the City of Burlington, Racine County, Wisconsin, will conduct a hearing to discuss the proposed Conditional Use Permit for:

Owner:	Paul Zarek
Applicant:	Tom Ohm
Location:	140 E. Chestnut Street
Zoning:	B-2, Central Business District
Use:	To use the second floor as a one bedroom rental apartment

NOTICE IS FURTHER GIVEN that a hearing on the above-mentioned Conditional Use Permit will be held by the City Plan Commission in the Courtroom of the Police Department, in the City of Burlington on:

TUESDAY, MAY 14, 2019 DURING THE MEETING OF THE PLAN COMMISSION SCHEDULED TO BEGIN AT 6:30 P.M. OR SHORTLY THEREAFTER

To consider the above Conditional Use Permit and to hear persons in support thereof or opposition thereto.

CITY OF BURLINGTON
PLAN COMMISSION

Dated at Burlington, Wisconsin, 22nd day of April, 2019.

Diahnn Halbach, City Clerk

Published in the Burlington Standard Press
April 25th and May 2nd, 2019

PLAN COMMISSION **ITEM NUMBER: 7B**

DATE: May 14, 2019

SUBJECT: Consideration to approve a Conditional Use and application at 140 E. Chestnut Street

SUBMITTED BY: Megan Watkins, Assistant City Administrator/Zoning Administrator

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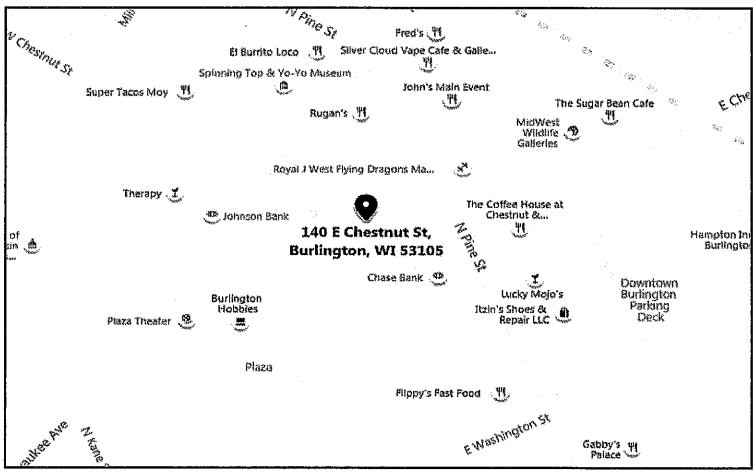
PROJECT/SCOPE:
This item is to consider approving a Conditional Use application from Tom Ohm for property located at 140 E. Chestnut Street. The applicant is proposing to use the second floor as a one-bedroom rental apartment. One-bedroom apartments located on a non-ground level are an appropriate conditional use in the B-2 District, provided that there shall be a minimum floor area of 450 square feet. The applicant has indicated the second floor apartment is a total of 493 square feet in area. The applicant shall provide city staff documentation from a competent design professional that the intended use of the building is in compliance with local and state codes.

ZONING:
The parcel is zoned B-2, Central Business District.

RECOMMENDATION:
Graef and Burlington Fire Department recommend a conditional approval of this Conditional Use, subject to items listed in the May 6, 2019 memorandum.

TIMING/IMPLEMENTATION:
This item is for consideration at the May 14, 2019 Plan Commission meeting. No further action is necessary.

MAP:



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125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

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MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: May 6, 2019

SUBJECT: Review of an Application for a Conditional Use Permit for a proposed one-bedroom rental apartment.

A. PURPOSE

Consider for approval an Application for a Conditional Use Permit to allow for a second floor one-bedroom apartment at 140 E. Chestnut Street, Burlington, WI, 53150.

B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends the following:

1) The Application for a Conditional Use Permit for a one-bedroom rental apartment at 140 E. Chestnut Street be ***CONDITIONALLY APPROVED*** pending the following:
    a. The Applicant submits the floor area for the proposed apartment in accordance with §315-27D(2).

C. BACKGROUND

Tom Ohn (Applicant) submitted an Application for a Conditional Use Permit for a proposed one-bedroom rental apartment on the second floor of the property locate at 140 E. Chestnut Street.

The property is zoned B-2, Central Business District.

D. COMPLIANCE WITH §315-27 B-2 CENTRAL BUSINESS DISTRICT

1. *Proposed Use:* One-bedroom apartments located on a non-ground level are an appropriate conditional use in the B-2 district, provided that there shall be a minimum floor area of 450 square feet. The site plan submitted with this Application does not indicate the floor area of the apartment – the Applicant should provide this information before receiving approval.

E. COMPLIANCE WITH §315-130 CONDITIONAL USE PERMIT

The Applicant has included the relevant materials required by this section of the Code.

CITY OF BURLINGTON

Fire Department
165 W. Washington Street, Burlington, WI 53105
(262) 763-7842 – (262) 767-8602 fax
www.burlington-wi.gov

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: City of Burlington Fire Department
Alan Babe, Fire Chief
Wes Miner, Fire Inspector

DATE: May 6, 2018

SUBJECT: Review of Conditional Use Application for the building at 140 E. Chestnut Street, Burlington, to use the second floor as a one (1) bedroom rental apartment.

A. PURPOSE

Consider for approval the Conditional Use Application for the building at 140 E. Chestnut Street, Burlington, to use the second floor as a one (1) bedroom rental apartment.

B. BACKGROUND

Tom Ohm (Applicant) submitted a Conditional Use Application for the building at 140 E. Chestnut Street, Burlington, to use the second floor as a one (1) bedroom rental apartment.

The following documents were submitted by Scherrer Construction (Applicant) as part of the Site Plan Approval Application:

a. Application for Conditional Use (2 pages, dated 4/12/19).
b. Hand drawn floor plan of apartment (1 page, no date).

C. REVIEW OF COMPLIANCE WITH BURLINGTON CODE CHAPTER 155. FIRE PREVENTION, PROTECTION AND CONTROL

Code review unavailable due to insufficient information submitted regarding the project.

D. REVIEW OF COMPLIANCE WITH INTERNATIONAL FIRE CODE

Code review unavailable due to insufficient information submitted regarding the project.

E. RECOMMENDATION

Based upon the review of the submitted materials, we recommend that the Plan Commission recommend to the Common Council the **CONDITIONAL APPROVAL** of the Conditional Use Application for the building at 140 E. Chestnut Street, Burlington, WI. 53105 based on the following:

1) The owner provides documentation from a competent design professional that the intended use of the building is in compliance with local code and state code.

CITY OF BURLINGTON

Building & Zoning Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1163 – (262) 763-3474 fax
www.burlington-wi.gov

FOR OFFICIAL USE ONLY
Date Filed 4/19/19
Received by 14

APPLICATION FOR A CONDITIONAL USE PERMIT

☒ **Conditional Use Permit - *$500 Deposit +/- Actual cost***

Instructions: Applications are to be filed with the Zoning Administrator, who shall refuse applications that are not complete or that are not legible.

NAMES AND ADDRESSES

Applicant Tom Ohm

Phone No. 414-719-6736

Applicant's Address 417 Dardis Dr Burlington WI

Applicant's Email Address Trohm@geneva online.com

Owner of the site Paul D. Zarek

Phone No. 262-716-6709

Owner's address 1200 Raptor ct #5 Burlington WI 53105

DESCRIPTION OF THE SUBJECT SITE

Business name Apartment Rental

Address 140 E. Chestnut St. Burlington WI 53105

Or if no address exists: Parcel Identification No.

Existing Zoning classification B-2

Description of the proposed use 2nd floor use as Rental-Apartment

Number of employees / Hours of operation Ø

ATTACHMENTS –
THE FOLLOWING ITEMS MAY NEED TO BE ATTACHED TO THIS APPLICATION:

PLAT OF SURVEY – prepared by a registered land surveyor showing the location, boundaries, elevations, uses and size of the following: subject site; existing and proposed structures; existing and proposed easements, streets and other public ways; off-street parking, loading areas and driveways; existing highway access restrictions; existing and proposed street, side and rear yards. In addition, the plat of survey shall show the location, elevation, and use of any abutting lands and their structures within (40) feet of the subject site.

If municipal sewage service or water service is not available, a plan shall be approved by the City Engineer who shall certify in writing that satisfactory, adequate and safe sewage disposal and/or a safe supply of water, is possible on the site as proposed by the plan in accordance with applicable local, county and state board of health regulations.

Additional information

Reason for requesting a Conditional Use:

Converting open space to rental apartment (on second floor)

Certificate – I hereby certify that all the preceding statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Applicant _____ (Signature) Thomas R Ohm (Print)

Owner _____ (Signature) Paul Zarek (Print)

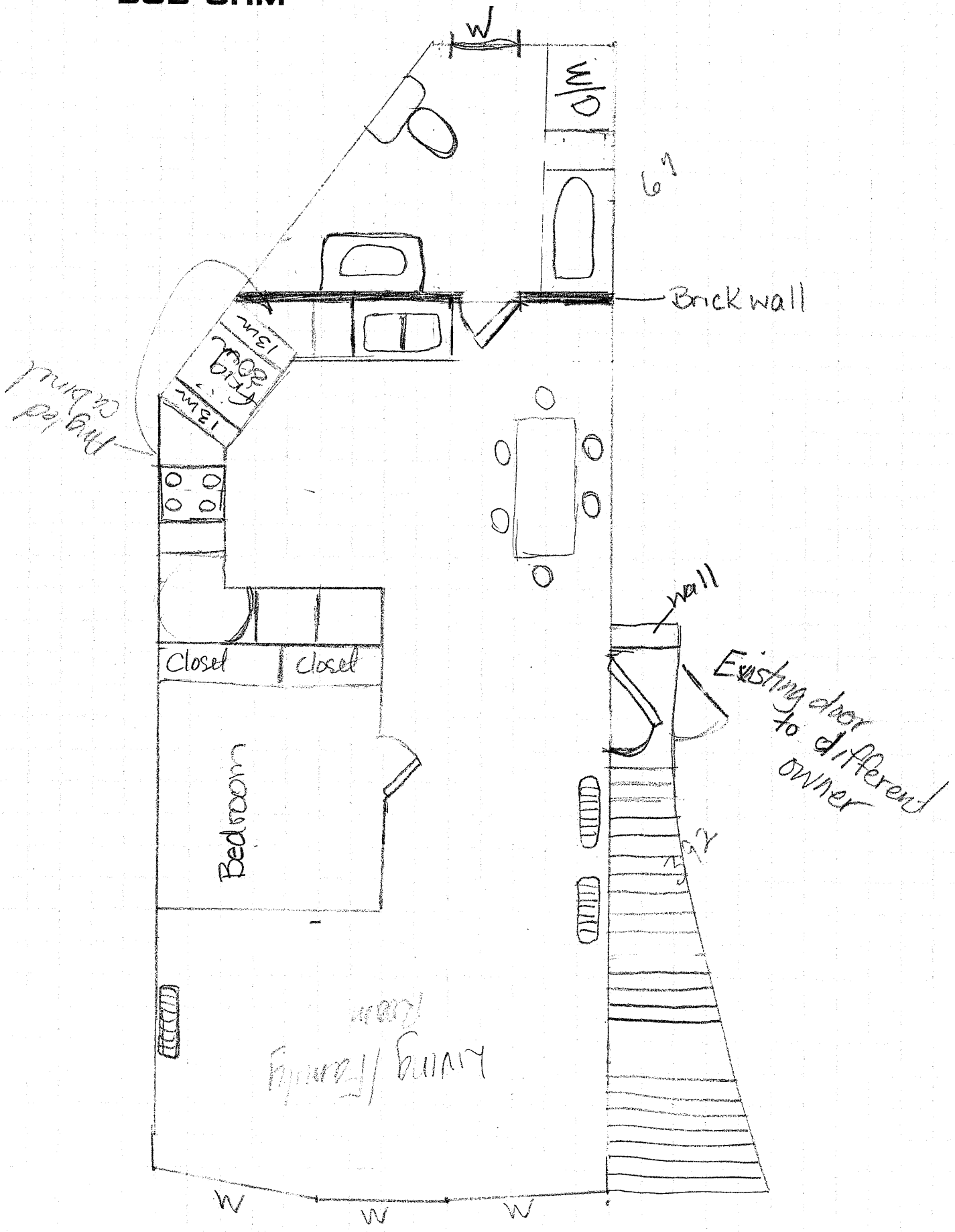
Date: 4/12/19 Date application Filed: 4/12/19

- **Applications will not be processed without the property owner's signature.**
- **Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.**
- **Permit is Null and Void if issued in error. It is understood that any permits issued on this application will not grant any right or privilege to erect any structure or to use any premises for any purpose that is prohibited by the Zoning Ordinance or any other state or local laws.**
- **Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the Zoning Administrator.**

Zoning Administrator: _____ (Signature) **Date:** 4/12/19

from the desk of

BOB OHM



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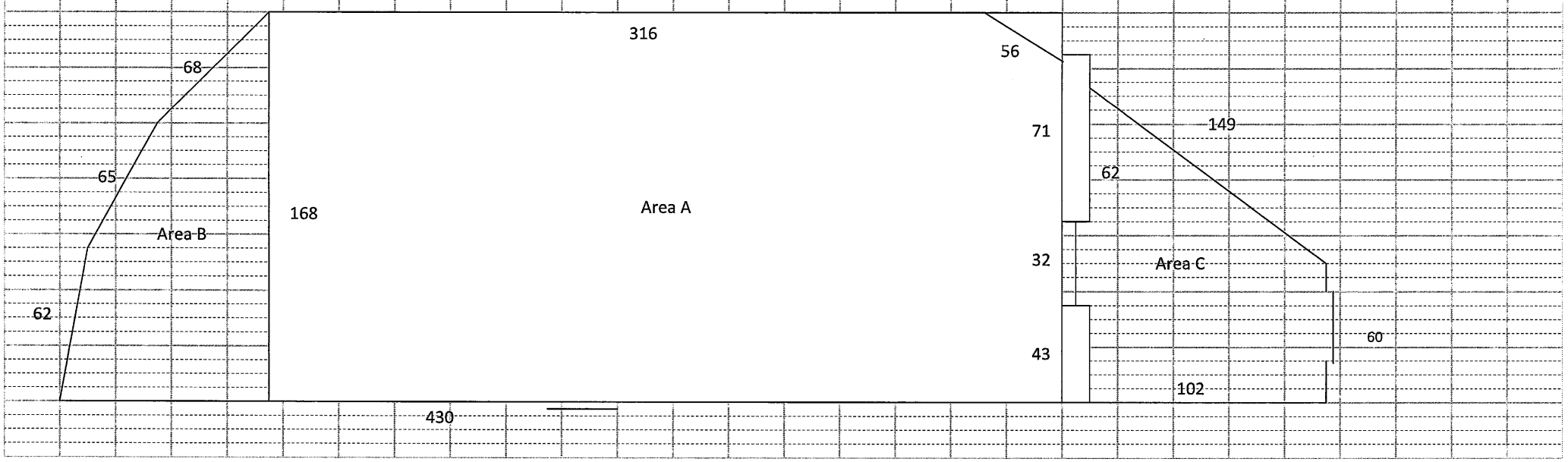
65 - B

64 - C

493 – Total Sq/Ft



PLAN COMMISSION **ITEM NUMBER: 7C**

DATE: May 14, 2019

SUBJECT: A Public Hearing for a Conditional Use application at 446 S. Pine Street.

SUBMITTED BY: Megan Watkins, Assistant City Administrator/Zoning Administrator

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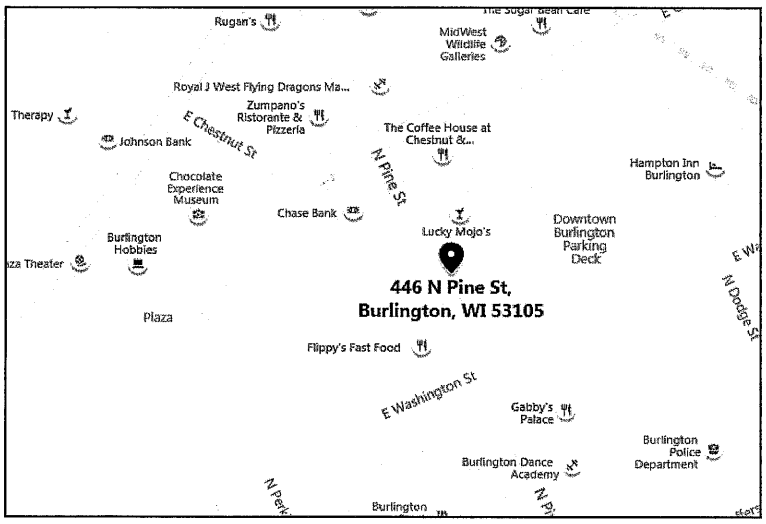
PROJECT/SCOPE:
A Public Hearing has been scheduled to hear comments and concerns from the public regarding a Conditional Use application from Autumn Hecketsweiler for property located at 446 S. Pine Street. The applicant is proposing to open a retail business (Better Scents Bath and Body).

ZONING:
This parcel is zoned M-1, Light Manufacturing District.

RECOMMENDATION:
N/A

TIMING/IMPLEMENTATION:
This item is for a Public Hearing at the May 14, 2019 Plan Commission meeting and will be for discussion the same night.

MAP:



THE PLAN COMMISSION IN AND FOR THE CITY OF BURLINGTON

Notice of Hearing on
Proposed Conditional Use Permit
M-1, Light Manufacturing District

TO WHOM IT MAY CONCERN:

NOTICE is hereby given that the Plan Commission of the City of Burlington, Racine County, Wisconsin, will conduct a hearing to discuss the proposed Conditional Use Permit for:

Owner:	Richard Coland
Applicant:	Autumn Hecketsweiler
Location:	446 S. Pine Street
Zoning:	M-1, Light Manufacturing District
Use:	To use the building as a retail gift/bath and body shop

NOTICE IS FURTHER GIVEN that a hearing on the above-mentioned Conditional Use Permit will be held by the City Plan Commission in the Courtroom of the Police Department, in the City of Burlington on:

TUESDAY, MAY 14, 2019 DURING THE MEETING OF THE PLAN COMMISSION SCHEDULED TO BEGIN AT 6:30 P.M. OR SHORTLY THEREAFTER

To consider the above Conditional Use Permit and to hear persons in support thereof or opposition thereto.

CITY OF BURLINGTON
PLAN COMMISSION

Dated at Burlington, Wisconsin, 22nd day of April, 2019.

Diahnn Halbach, City Clerk

Published in the Burlington Standard Press
April 25th and May 2nd, 2019

PLAN COMMISSION **ITEM NUMBER: 7D**

DATE: May 14, 2019

SUBJECT: Consideration to approve a Conditional Use and application at 446 S. Pine Street

SUBMITTED BY: Megan Watkins, Assistant City Administrator/Zoning Administrator

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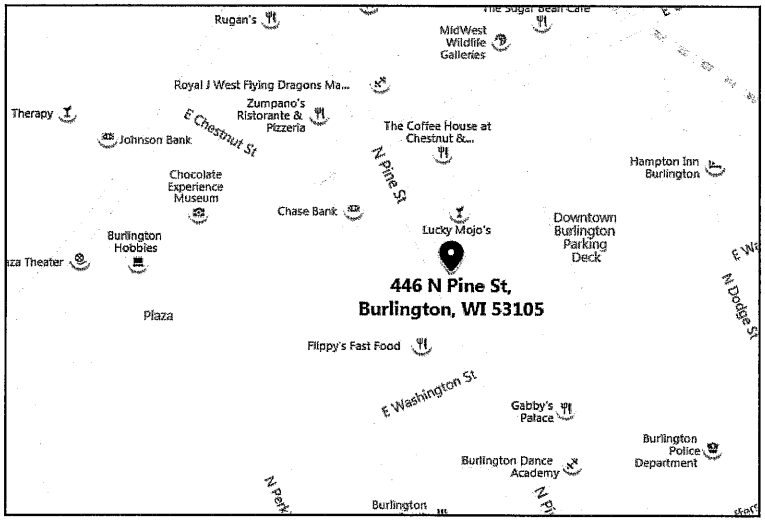
PROJECT/SCOPE:
This item is to consider approving a Conditional Use application from Autumn Hecketsweiler for property located at 446 S. Pine Street. The applicant is proposing to open a retail business (Better Scents Bath and Body). The store is proposed to be open from 10 am to 7 pm daily and will be served by one employee. It appears that there are 8 parking stalls available in the area immediately adjacent to the proposed store. The applicant shall provide details regarding the floor area of the proposed store and the designated parking stalls for the store so that parking needs can be fully evaluated.

ZONING:
The parcel is zoned M-1, Light Manufacturing District.

RECOMMENDATION:
Graef and Burlington Fire Department recommend a conditional approval of this Conditional Use, subject to items listed in the May 6, 2019 memorandum.

TIMING/IMPLEMENTATION:
This item is for consideration at the May 14, 2019 Plan Commission meeting. No further action is necessary.

MAP:



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Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

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MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: May 6, 2019

SUBJECT: Review of an Application for a Conditional Use Permit for a proposed Better Scents Bath and Body retail store.

A. PURPOSE

Consider for approval an Application for a Conditional Use Permit for a proposed Better Scents Bath and Body retail store for property located at 446 S. Pine Street, Burlington, WI 53105.

B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends the following:

1) The Application for a Conditional Use Permit for a proposed Better Scents Bath and Body retail store for property located at 446 S. Pine Street be ***CONDITIONALLY APPROVED*** pending the following:
    a. The Applicant provide details regarding the floor area of the proposed store and the designated parking stalls for the proposed store so that parking needs can be confirmed.

C. BACKGROUND

Autumn Hecketsweiler (Applicant) submitted an Application for a Conditional Use Permit to open a retail business (Better Scents Bath and Body) at 446 S. Pine Street. The store is proposed to be open from 10am to 7pm every day and will be served by one employee.

The property is zoned M-1, "Light Manufacturing District."

D. COMPLIANCE WITH §315-30 M-1 LIGHT MANUFACTURING DISTRICT

1) *Proposed Use:* Retail stores are a permitted conditional use within the M-1 District.

2) *Building and Site Plan:* The Application does not propose any changes to the existing building or site configuration.

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

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E. COMPLIANCE WITH §315-130 CONDITIONAL USE PERMIT

1) *Materials Provided:* The Application includes the necessary materials with which to evaluate the proposed Conditional Use.

F. COMPLIANCE WITH ARTICLE V: TRAFFIC, LOADING, PARKING, ACCESS, FENCES, & LANDSCAPING

1) *Site Configuration:* The Application does not propose any changes to the configuration of the parking lot.

2) *Parking Provided:* The Application indicates that the retail store will be served by 1 employee. Article V requires that retail stores require 5 parking spaces per 1,000 square feet of floor area.

   Based upon an aerial view of the property, it is difficult to determine the floor area for the proposed retail use. It appears that there are 8 parking stalls available in the area immediately adjacent the proposed store, which could accommodate a store up to 1,400 square feet. The Applicant should provide details regarding the floor area of the store and the designated parking stalls for the store so that parking needs can be fully evaluated.

CITY OF BURLINGTON

Fire Department
165 W. Washington Street, Burlington, WI 53105
(262) 763-7842 – (262) 767-8602 fax
www.burlington-wi.gov

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: City of Burlington Fire Department
Alan Babe, Fire Chief
Wes Miner, Fire Inspector

DATE: May 6, 2019

SUBJECT: Review of Conditional Use Application for the property located at 446 S. Pine Street to facilitate a retail gift shop.

A. PURPOSE

Consider for approval the Conditional Use Application for the property located at 446 S. Pine Street to facilitate a retail gift shop.

B. BACKGROUND

Autumn R. Hecketsweiler (applicant) submitted a Conditional Use Application for the property located at 446 S. Pine Street to facilitate a retail gift shop.

C. REVIEW OF COMPLIANCE WITH LOCAL AND STATE FIRE CODE

No concerns at time of review.

D. RECOMMENDATION

Based upon the review of the submitted materials, we recommend that the Plan Commission recommend to the Common Council the **CONDITIONAL APPROVAL** of the Conditional Use Application for the property located at 446 S. Pine Street to facilitate a retail gift shop, based on the following:

1. The owner ensures all work conforms to local and state code.

CITY OF BURLINGTON

Building & Zoning Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1163 – (262) 763-3474 fax
www.burlington-wi.gov

FOR OFFICIAL USE ONLY
Date Filed ~~MW~~ 4/15/19
Received by MW

APPLICATION FOR A CONDITIONAL USE PERMIT

☐ **Conditional Use Permit - *$500 Deposit +/- Actual cost***

Instructions: Applications are to be filed with the Zoning Administrator, who shall refuse applications that are not complete or that are not legible.

NAMES AND ADDRESSES

Applicant Autumn R. Hecketsweiler

Phone No. 262-716-6384

Applicant's Address 3314 Hwy. 83 Burlington, WI. 53105

Applicant's Email Address [redacted] mybetterscents@gmai

Owner of the site Richard Colaño

Phone No. 262-210-9797

Owner's address 418 S. 1st St. Waterford 53105

Rich

DESCRIPTION OF THE SUBJECT SITE

Business name Better Scents Bath & Body

Address 446 S. Pine St. Burlington, WI. 53105

Or if no address exists: Parcel Identification No.

Existing Zoning classification M-1.

Description of the proposed use Retail - Gift shop - Rental Space

Number of employees / Hours of operation 1 employee / 10AM-7pm daily

ATTACHMENTS –
THE FOLLOWING ITEMS MAY NEED TO BE ATTACHED TO THIS APPLICATION:

PLAT OF SURVEY – prepared by a registered land surveyor showing the location, boundaries, elevations, uses and size of the following: subject site; existing and proposed structures; existing and proposed easements, streets and other public ways; off-street parking, loading areas and driveways; existing highway access restrictions; existing and proposed street, side and rear yards. In addition, the plat of survey shall show the location, elevation, and use of any abutting lands and their structures within (40) feet of the subject site.

U

* 446. S. Pine St.

If municipal sewage service or water service is not available, a plan shall be approved by the City Engineer who shall certify in writing that satisfactory, adequate and safe sewage disposal and/or a safe supply of water, is possible on the site as proposed by the plan in accordance with applicable local, county and state board of health regulations.

Additional information Better Scents Bath & Body

Reason for requesting a Conditional Use:

To open retail buisness/gift shop.
Bath and body products, gifts, jewelry, etc.

Certificate – I hereby certify that all the preceding statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Applicant [signature] (Signature) Autumn Rose Heckotsweiler (Print)

Owner Richard Colano (Signature) Richard Colano (Print)

Date: 4-15-19 Date application Filed: 4-15-19

- **Applications will not be processed without the property owner's signature.**
- **Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.**
- **Permit is Null and Void if issued in error. It is understood that any permits issued on this application will not grant any right or privilege to erect any structure or to use any premises for any purpose that is prohibited by the Zoning Ordinance or any other state or local laws.**
- **Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the Zoning Administrator.**

Zoning Administrator: [signature] (Signature) **Date:** 4/15/19

PLAN COMMISSION **ITEM NUMBER: 7E**

DATE: May 14, 2019

SUBJECT: Consideration to approve a Site Plan application at 195 Gardner Avenue (Waller Elementary School).

SUBMITTED BY: Megan Watkins, Assistant City Administrator/Zoning Administrator

---

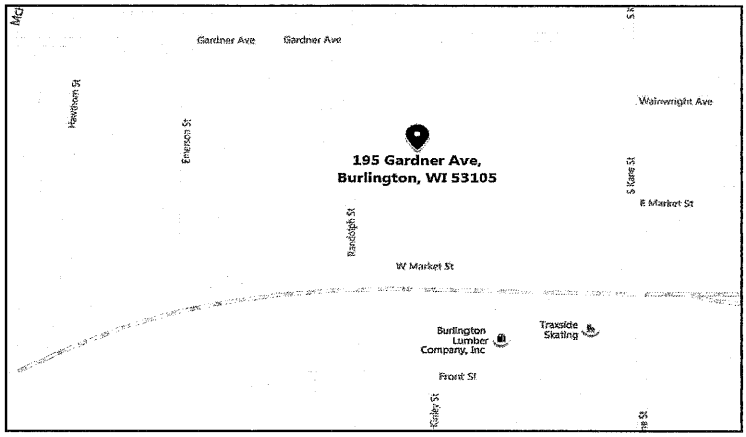
PROJECT/SCOPE:
This item is to consider approving a Site Plan application from Peter Smet of BASD for property located at 195 Gardner Avenue (Waller Elementary School). The applicant is proposing for changes to the parking lot, interior renovations, and other miscellaneous improvements. This includes resurfacing and restriping of all existing pavement, some additional new pavement, and new traffic patterns. The two existing driveways on Gardner Avenue will remain. One of the ballfields (northern one) will need to be moved to accommodate the extension of the parking lot, which will increase the impervious surface by 9,093 square feet. If there are modifications to the exterior lighting, a lighting plan will need to be submitted for review and approval. Per discussion with staff on March 28, 2019, it would be preferred that landscaping be incorporated into the islands on the west side of the two southern rows of parking – across form the entrance of the school, given their larger dimensions that can accommodate landscaping. Storm water management plan, parking lot markings, and other items as seen in Kapur & Associates' memorandum, shall be included on the plans for review and approval prior to construction.

ZONING:
The parcel is zoned I-1, Institutional District.

RECOMMENDATION:
Graef, Kapur & Associates and Burlington Fire Department recommend a conditional approval of this Site Plan, subject to items listed in their May 6, 2019 and May 8, 2019 memorandums.

TIMING/IMPLEMENTATION:
This item is for consideration at the May 14, 2019 Plan Commission meeting. No further action is necessary.

MAP:


Hawthorn St
Emerson St
Gardner Ave
Gardner Ave
195 Gardner Ave,
Burlington, WI 53105
Randolph St
W Market St
Burlington
Lumber
Company, Inc
Front St
Traxside
Skating
Wainwright Ave
S Kane St
E Market St

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRāEF

collaborāte / formulāte / innovāte

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: May 6, 2019

SUBJECT: Review of a Site Plan Approval Application for Waller Elementary School.

A. PURPOSE

Consider for approval a Site Plan Approval Application for changes to the parking lot, interior renovations, and other miscellaneous improvements to Waller Elementary School, located at 195 Gardner Avenue, Burlington, WI 53105.

B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends the Plan the following:

1) The Plan Commission recommend to the Common Council the ***CONDITIONAL APPROVAL*** of the Application for Site Plan approval pending the incorporation of landscaping into the parking islands on the west side of the two southern rows of parking – across from the entrance of the school, given their larger dimensions that can accommodate landscaping.

C. BACKGROUND

Peter Smet of the Burlington Area School District (Applicant) submitted a Site Plan Approval Application for proposed changes to Waller Elementary School, including changes to the parking lot, interior renovations, and other miscellaneous site upgrades. This includes resurfacing and restriping of all existing pavement, some additional new pavement, and new traffic patterns. The two existing driveways on Gardner Avenue will remain. One of the ballfields (northern one) will need to be moved to accommodate the extension of the parking lot, which will increase the impervious surface by 9,093 square feet.

The property is zoned I-1, Institutional District.

D. COMPLIANCE WITH §315-35 I-1 INSTITUTIONAL DISTRICT

The proposed changes are compliant with this section of the Code.

No lighting plan was included in this Application. If the changes to the parking lot will require modifications to the exterior lighting, a lighting plan will need to be submitted for review and approval.

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

collaborāte / formulāte / innovāte

E. COMPLIANCE WITH ARTICLE V: TRAFFIC, LOADING, PARKING, ACCESS, FENCES AND LANDSCAPING

1) *Parking Provided:* Per Table 5, 440 parking spaces are required for the elementary school. The existing parking lot has 64 parking spaces, and the proposed revisions would have a total of 76 parking spaces. Per §315-48, the I-1 Institutional District is exempt from these requirements.

2) *Interior Landscaping:* Per §315-48D(5), interior landscaping in off-street parking areas must be provided to total at least 5% of the surface area; the interior landscaping must be evenly dispersed within the parking lot; and, interior landscaping does not include perimeter landscaping. The Landscape Plan included in this Application indicates that the required amount of landscaping will be provided on-site, but none of this landscaping will be in the interior of the off-street parking area. The Applicant has requested an exemption from this requirement. Per discussion with staff on March 28, 2019, it would be preferred that landscaping be incorporated into the islands on the west side of the two southern rows of parking – across from the entrance of the school, given their larger dimensions that can accommodate landscaping.

3) *Bufferyard:* Per Table 7, a bufferyard of intensity factor 3 is required along the eastern portion of the property. The Landscape Plan submitted with this Application indicates that the bufferyard is designed in accordance with bufferyard type 3C. Per table 10, this bufferyard type is not to be used in off-street parking areas. The requirements of bufferyard type 3C are satisfied.

   It should be noted that this bufferyard does not extend along the entire portion of the eastern boundary line (particularly the northern part). When looking at the existing conditions, however, it appears there is ample vegetation along this portion of the property.

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

Memo to the City of Burlington

Phone: (262) 767-2747
Fax: (262) 767-2750

To: Kristine Anderson, Plan Commission **Date:** May 8, 2019

From: Greg Governatori

CC: Carina Walters, Megan Watkins, Gregory Guidry, Peter Riggs

Subject: Waller Elementary School

BACKGROUND AND REQUEST: Mr. Peter Smet on behalf of the Burlington School District has submitted a site plan application for the reconstruction of Waller Elementary School located at 195 Gardner Avenue. The school will be reconstructing the parking areas providing additional onsite parking, separating bus drop off from parking area and providing better traffic flow. Our review was conducted to determine compliance with City ordinances and good engineering practices.

The following plans were submitted for review:

- Site Plan Sheets, C100 through C402 dated April 10th, 2019
- Landscaping Plans and Details dated April 10th, 2019

General:

- The project proposes to increase the impervious area of the property by approximately 9,093 square feet. Applicability for storm water management practices follows Chapter 270-5 of the Burlington City Code which requires storm water for development sites in excess of one acre. The total proposed land disturbance for the project is 30,767 square feet or less than the one-acre requirement. The demolition plan shows full asphalt and base removal of over 60,000 square feet which is then consider land disturbance. If the area is to be removed to subbase it must be included in the land disturbance calculations. This amount of land disturbance will require storm water management for water quality and peak reductions of the additional impervious area. This can most likely be achieved utilizing the proposed swale to the south of the new parking area.
- Provide Street names on all Sheets.
- It is assumed that no new sanitary sewer and water service connections are proposed with the renovations to the school.
- Storm Sewer information was not included, including pipe sizes, calculations and structure information.
- Landscaping and Lighting requirements are deferred to the City Planner and Zoning department and were not included as part of this review.

SHEET C100 – Site Demolition Plan:

- Sawcut limits are not shown.
- The demolition plan is also the erosion control plan and should be defined as such.

SHEET C200 – Site Paving Plan:

- The legend does not reference any specific details, I.E. asphalt pavement does not refer to the Bituminous Pavement (Standard duty) on sheet C401. Clarification of pavements, details and thickness should be provided throughout. This has similar confusion to Dyer school comments.

- Show Storm sewer on paving plan.

- Provide details on pavement markings, color, thickness and material.

- The pavement legend is difficult to differentiate, see general comment on land disturbance. It appears from the two shades provided that all the darker grey is new asphalt and base, however based on the demolition plan it appears that full removals are the opposite areas.

SHEET C300 – Site Drainage Plan:

- The site drainage plan does not show any proposed, contours are required as well as spot grades for all flat work.

- Additional grades shall be provided on the sidewalks, and accessible ramps for compliance with accessible standards and maximums

SHEET C402 – Site Civil Details:

- All details shall be reviewed for applicability and accuracy

RECOMMENDATION: We recommend conditional approval of the site plan subject to the items as identified in this memorandum. Subsequent plans require review and final approval will be required prior to construction.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Burlington policies. Although the material has been reviewed, the design engineer is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

Please contact me if you have any questions or comments pertaining to this project.

CITY OF BURLINGTON

Fire Department
165 W. Washington Street, Burlington, WI 53105
(262) 763-7842 – (262) 767-8602 fax
www.burlington-wi.gov

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: City of Burlington Fire Department
Alan Babe, Fire Chief
Wes Miner, Fire Inspector

DATE: May 6, 2019

SUBJECT: Review of a Site Plan Application for the property located at 195 Gardner Avenue (Waller School) for interior renovations and site work upgrades.

A. PURPOSE

Consider for approval the Site Plan Application for the property located at 195 Gardner Avenue (Waller School) for interior renovations and site work upgrades.

B. BACKGROUND

Peter Smet (applicant) submitted a Site Plan Application for the property located at 195 Gardner Avenue (Waller School) for interior renovations and site work upgrades.

C. REVIEW OF COMPLIANCE WITH LOCAL AND STATE FIRE CODE

No concerns at time of review.

D. RECOMMENDATION

Based upon the review of the submitted materials, we recommend that the Plan Commission recommend to the Common Council the **CONDITIONAL APPROVAL** of the Site Plan Application for the property located at 195 Gardner Avenue (Waller School) for interior renovations and site work upgrades, based on the following:

1. The owner ensures all work conforms to local and state code.

Waller School

CITY OF BURLINGTON

Planning & Zoning
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1161 – (262) 763-3474 fax
www.burlington-wi.gov

OFFICE USE ONLY	
DATE FILED:	4/12/19
RECEIVED BY:	MW
AMT. PAID:	500

SITE PLAN APPROVAL APPLICATION

APPLICATION FEE: $500 Deposit +/- Actual Cost

Per Section §315-137, no person shall commence any use or erect any structure, with the exception of single-family and two-family dwellings, without first obtaining the approval of the Plan Commission of a detailed site plan(s) as set forth in this section. The Plan Commission shall review the site, natural resource features of the site, site intensity of use, building location, density of dwelling units, floor area, impervious surface area, existing and proposed structures, architectural plans, neighboring uses, potential impacts upon neighboring uses, utilization of landscaping and open space, off-street parking and loading areas, driveway locations, loading and unloading in the case of commercial and industrial uses, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation.

View specific Site Plan requirements online at https://ecode360.com/9753926

Applicant Information

Property Address 195 Gardner Ave.
Applicant Name Peter Smet - BASD - Waller Elementary School
Applicant Address 100 N. Kane St. Burlington, WI 53105
Applicant Email psmet@basd.k12.wi.us Phone Number 262-763-0210

Owner Name Same as above
Owner Address
Owner Email Phone Number

Architect/Contractor/Designer Name Heidi Kramer
Architect/Contractor/Designer Email hkramer@prarch.com Phone Number 414-410-2922

Type of Construction: New ☐ Addition ☐ Remodel ☑
Type of Development: Commercial ☑ Industrial ☐ Residential ☐
Type of Business (if applicable) Education - School

Description of the Project: Misc. interior renovations including new secure entry and administration suite as well as toilet room upgrades. Administration to be relocated to lower level.

In addition, site work upgrades to separate parent and bus pick-up and drop off and increasing parking count.

Detailed Site Plan must include the following information:

Please check each item to ensure you include the required information

- ☑ Project title and date
- ☑ Owner's/developer's name/address
- ☑ Architect's name/ address
- ☑ Scale and north arrow
- ☑ Property boundaries and dimensions
- ☑ Abutting property zoning
- ☑ Off-street parking spaces & handicap parking
- ☐ Density of residential units
- ☑ Landscape plan and greenspace
- ☐ Signs – type, size and locations
- ☐ Building height and dimensions
- ☐ Elevations of new structures
- ☐ New building materials
- ☐ Outdoor lighting plan and photometrics
- ☑ Handicap accessibility
- ☑ Fencing, screening and dumpster locations
- ☑ Fire lanes
- ☐ Location and purpose of each building
- ☐ Development staging that is planned
- ☑ Existing and proposed topography
- ☑ Grading plan and soil data may be requested
- ☑ Building and yard setbacks
- ☐ Existing and proposed street names (if applicable)
- ☑ Driveway locations of adjoining properties
- ☑ Existing/proposed right-of-way or reservations
- ☐ Easements for access (if applicable)
- ☑ Ingress/egress and highway access (with dimensions)
- ☑ Pedestrian sidewalks and walkways
- ☐ Environmental corridors/natural resource features
- ☑ Bufferyards
- ☐ Existing/proposed sanitary sewer and water mains
- ☑ Existing/proposed storm sewers
- ☐ Stormwater management plan
- ☑ Erosion control plan

Please complete the following questions:

Building & Zoning Department

- Current Zoning District: Industrial I-1
- Permitted Use? YES ☑ / NO ☐ Conditional Use? YES ☐ / NO ☐
- Is a Rezone required? YES ☐ / NO ☑ If Yes, Proposed Zoning: _____
- Is a Land Division required? YES ☐ / NO ☑
- Is property in the Historic District? YES ☐ / NO ☑
- Will there be signage? YES ☐ / NO ☑ What type (mounted, freestanding): Existing
- What kind of noise or level of noise will the property have? Will not change
- Hours of operation Mon thru Fri - 6:30am thru 4:30pm. Occasional weekends for events.

Engineering

- Storm water management provisions provided? YES ☐ / NO ☑
- Estimated Traffic impacts: Similar to existing conditions;improved on site
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES ☐ / NO ☑
- Watermain extension required? YES ☐ / NO ☑
- Sanitary sewer extension required? YES ☐ / NO ☑
- Is a Chapter 30 Permit (wetland/waterway) required? YES ☐ / NO ☑

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES ☑ / NO ☐
- Will your project require the installation of a grease interceptor? YES ☐ / NO ☑

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement: _____
- Estimated daily water usage in gallons per day: _____
- Estimated maximum water flow in gallons per minute: _____
- Number of bathrooms: _____
- Brief description of process (if Industrial): _____

If the development is a multi-family dwelling, please provide the following:

- Number of units: _____
- Number of bedrooms in each unit: _____
- Water service size requirement: _____

Police Department

- Will construction affect street usage such as parking or intersections? YES ☐ / NO ☑
- Will additional security and surveillance be required? YES ☐ / NO ☑
- What are the hours of operation? Mon thru Fri - 6:30am thru 4:30pm. Occasional weekends for events.
- Are you selling or serving alcohol and/or tobacco products? No

Fire Department

- Square footage of building(s): 66,429 SF
- Number of Floors: 2
- Occupant Load: 360 approx.
- Description of business model and/or process: Education of Elementary level school children. Grades K-4 thru 5.
- Occupancy Type(s): *If mixed use indicate all occupancy type areas. Refer to chart below:*
  Education - Accessory areas of Business, Assembly A-3 & misc. storage and Mechanical.

Occupancy Category	NFPA 101/5000 (Occupancy Type)	IBC (Group)	Examples
Assembly	Assembly	A-1	Fixed seating, production/viewing
		A-2	Restaurants, Nightclubs
		A-3	Other assembly (gyms, museums)
		A-4	Arenas, pools
		A-5	Bleachers, grandstands
Business	Business	B	Offices, dentists' offices, city halls
Educational	Educational	E	Schools ≤ grade 12
Industrial	Industrial	F-1	Factories with moderate hazards
		F-2	Factories with low hazard (bricks, glass)
Storage	Storage	S-1	Storage with moderate hazards (furniture)
		S-2	Storage with low hazards (canned goods)
High Hazard	Occupancy Type + hazardous contents requirements	H-1	Detonation hazard (explosives)
		H-2	Accelerated burning hazard (flamm. Gasses)
		H-3	Supported combustion hazard (flamm. Solids)
		H-4	Health hazards
		H-5	Semiconductor fabrications
Medical Care/Institutional	Healthcare (4+ patients)	I-2 (>5 patients)	Inpatient (24 hr) care, nursing homes
Board & Care	Residential Board & Care (4+ persons)	I-1 (>16 persons)	Personal care services and lodging
Day-Care	Day-Care (4+ clients)	I-4 (>5 persons)	Care and supervision (>24 hr)
Detention & Correctional	Detention & Correctional (1+ persons)	I-3 (>5 persons)	Occupants under restraint or security
Mercantile	Mercantile	M	Display, sale of goods (retail)
Residential	Hotel & Dormitories	R-1	Hotels, Motels (transient use)
		R-2	Dormitories
			Apartments
		R-3	Boarding
		R-4 (5-16 persons)	Board & Care, rehab facilities
Special Structures	Occupancy Type + Special Structure provisions	Group U	Towers, tanks

---

Owner: Peter Smet (BASD) **Date:** 4-9-19
(Print)

Owner: Peter Smet
(Signature)

Applicant: Same as above **Date:**
(Print)

Applicant:
(Signature)

Zoning Administrator: **Date:** 4/12/19
(Signature)

BURLINGTON AREA SCHOOL DISTRICT

ALTERATIONS TO WALLER ELEMENTARY SCHOOL

195 GARDNER AVENUE, BURLINGTON, WI 53105

PLUNKETT RAYSICH ARCHITECTS, LLP

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 348 3618

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SHEET INDEX

GENERAL

001 TITLE SHEET - SITE PLAN APPROVAL APPLICATION
002 SURVEY

CIVIL

C100 SITE DEMOLITION PLAN
C200 SITE PAVING PLAN
C300 SITE DRAINAGE PLAN
C400 SITE CIVIL DETAILS
C401 SITE CIVIL DETAILS
C402 SITE CIVIL SPECIFICATIONS

LANDSCAPE

L100 LANDSCAPE PLAN
L200 LANDSCAPE NOTES & DETAILS

ARCHITECTURAL

A200 OVERALL PLANS

PROJECT INFORMATION

PROJECT DATE: 4.11.2019
PRA PROJECT NUMBER: 170174-03
DRAWING SET: PLANNING COMMISSION SET

APPLICABLE CODES AND ZONING

2018 WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
EDUCATIONAL OCCUPANCY, GROUP E
ZONING: CITY OF BURLINGTON ORDINANCES

CONSTRUCTION CLASSIFICATION

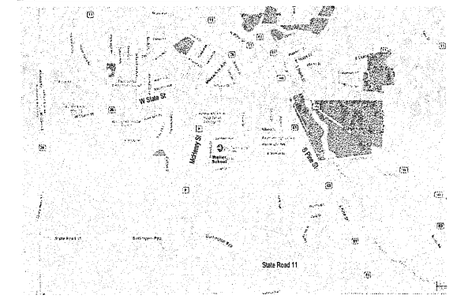
ALTERATIONS: LEVEL 2
TYPE OF CONSTRUCTION, UNPROTECTED, TYPE IIB - NON-SPRINKLERED

BUILDING AREA

OVERALL FOOTPRINT	33,434 SF
EXISTING	
UPPER LEVEL	32,996 SF
LOWER LEVEL	33,433 SF
EXISTING TOTAL	66,429 SF
ALTERATIONS	
LOWER LEVEL	3,184 SF
UPPER LEVEL	1,570 SF
ALTERATION TOTAL	4,755 SF

ALTERATIONS TOTAL 7.16% OF THE OVERALL EXISTING BUILDING SQUARE FOOTAGE.

PROJECT LOCATION



PROJECT TEAM

CONSTRUCTION MANAGER
SCHERRER CONSTRUCTION CO, INC.
(UNDER SEPERATE CONTRACT)
TEL 262.539.3100
FAX 262.539.3101

raSmith
CREATIVITY BEYOND ENGINEERING
221 South 2nd Street
Milwaukee, WI 53204-1412
(262) 781-1000
rasmith.com

CIVIL
raSMITH, INC.
TEL 262.317.3267
FAX 262.781.8466

LANDSCAPE
raSMITH, INC.
TEL 262.317.3323
FAX 262.781.8466

4/11/2019 12:7:31 PM C:\PRA RV\TLocal Project Files\170174-03_Waller ES_Arch_jalbas.rvt

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PRA PROJECT # 170174-03

February 11, 2019

Survey No. 19-5002

ALTA/NSPS LAND TITLE SURVEY

LOCATION: 195 Gardner Avenue, Burlington, WI 53105
PREPARED FOR: Burlington Area School District
LEGAL DESCRIPTION:
Parcel 1:
Lots 1 through 24, Block 3, Patterson Park, according to the recorded plat thereof. ALSO, the West 1/2 of the vacated Mckinley Street which abuts Lots 13 through 24, Block 3 of said Patterson Park. ALSO, the vacated alley which lies within Block 3 of said Patterson Park, All being in the City of Burlington, County of Racine and State of Wisconsin.

TAX ID: 206-03-19-32-440-100

Parcel 2:
Lots 1 through 19, Block 4, Patterson Park, according to the recorded plat thereof. ALSO, the East 1/2 of vacated Mckinley Street which abuts Lots 1 through 12, Block 4 of said Patterson Park. ALSO, the vacated alley which lies
within Block 4 of said Patterson Park except the East 1/2 thereof which abuts Lots 20 through 24 of said Block 4.

EXCEPTING THEREFROM lands conveyed to the City of Burlington as described in Warranty Deed recorded as Document No. 946878.

All being in the City of Burlington, County of Racine and State of Wisconsin.

TAX ID: 206-03-19-32-440-110

Said Parcels contain 432,167 Square Feet or 9.921 Acres, more or less.

CURRENT OWNER:
Burlington Area School District

Parcels 1 & 2, more particularly described as:

Being Part of the Southeast 1/4 of the Southwest 1/4 of Section 32, T3N, R19E and the Northeast 1/4 of the Northwest 1/4 of Section 5, T2N, R19E, in the City of Burlington, Racine County, Wisconsin.

Beginning at the Northwest corner of Lot 1, Block 3 of Patterson Park Subdivision, also being a point in the South line of Gardner Avenue; Thence N 89°55'47" E along the North line of Patterson Park Subdivision and the South line Gardner Avenue, 485.89 feet to the centerline of a vacated alley as platted in Block 4 of Patterson Park Subdivision; Thence S 0°02'14" E along the centerline of said vacated alley, 300.00 feet; Thence N 89°57'46" E, 8.00 feet to the Northwest corner of Lot 19, Block 4 of Patterson Park Subdivision; Thence continuing N 89°57'46" E along the North line of said Lot 19, 231.50 feet to the West line of S. Kane Street; Thence S 0°02'14" E along said West line of S. Kane Street, 253.35 feet; Thence 76.06 feet along the arc of a curve concave to the Southeast, also being the North line of W. Market Street, with a Radius of 233.00 feet, who's chord bears S 56°58'55" W, 75.73 feet, Thence S 47°37'48" W along said North line of W. Market Street, 125.00 feet; Thence 123.48 feet along the arc of a curve concave to the Northwest, also being the North line of W. Market Street, with a Radius of 166.84 feet, who's chord bears S 68°48'39" W, 120.68 feet to a point on the South line of Lot 12, Block 4 of Patterson Park Subdivision; Thence N 89°29'54" W along said South line of Patterson Park Subdivision, also being the North line of W. Market Street, 457.04 feet to the Southwest corner of Lot 12, Block 3; Thence N 0°01'42" W along the West line of Block 3, also being the East line of Randolph Street, 717.72 feet to the Northwest corner of Lot 1, Block 3 of Patterson Park Subdivision and the Point of Beginning.

UNDERGROUND UTILITIES NOTE:
Underground sewer and utility information as shown is obtained from the records of the municipality, local utility companies and/or field locations. Field locations were marked per Digger's Hotline Ticket No. 20192204264. The accuracy of which can NOT be guaranteed or certified to.

NOTES CORRESPONDING TO SCHEDULE B - II

Items 1–8 of Schedule BII do not affect this survey. There are no other exceptions.

9. Easement for Storm Sewer recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 11, 1955 as Document No. 647269

ALTA/SURVEY CERTIFICATION

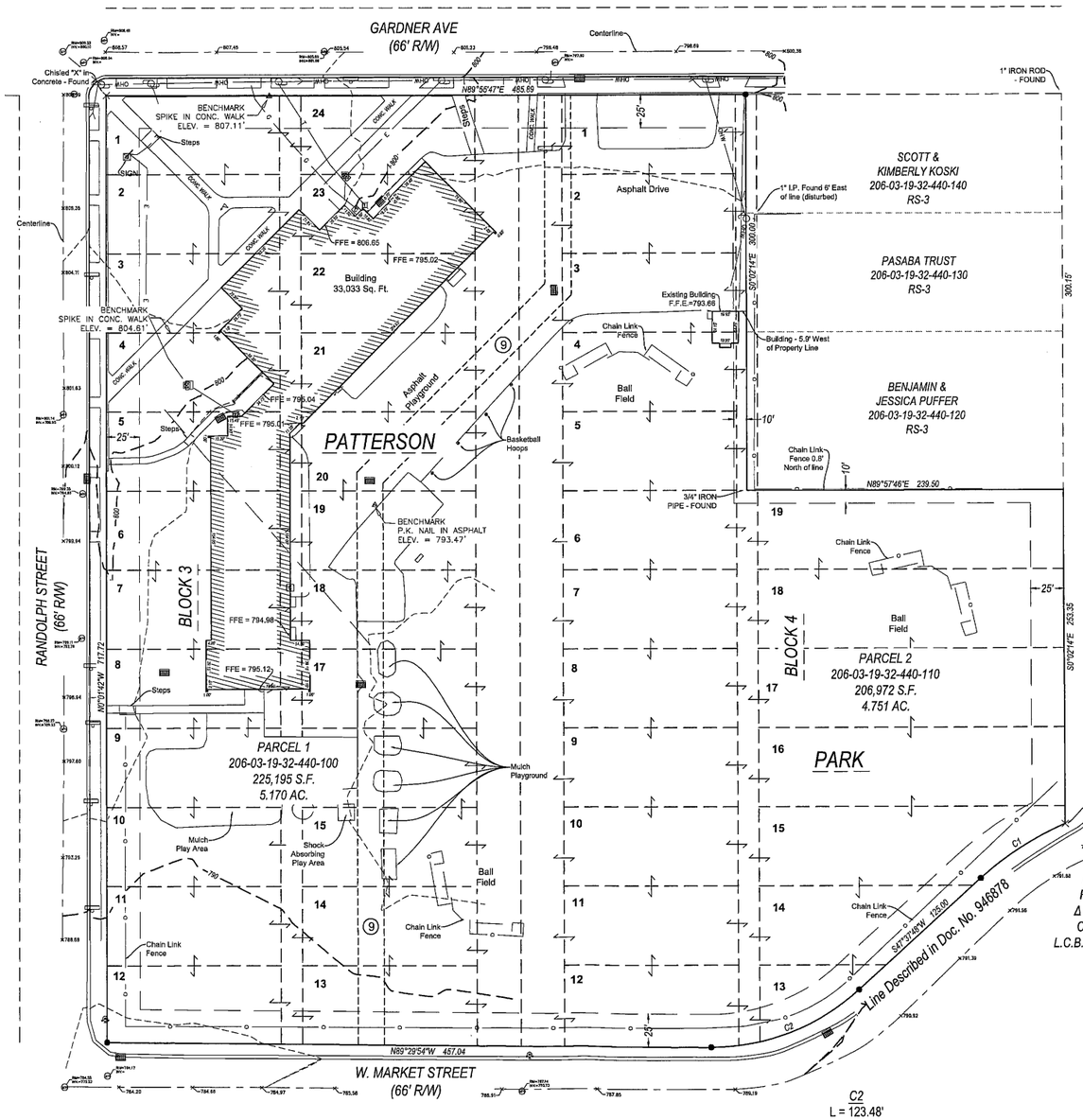
To: First American Title Insurance Company and, Burlington Area School District

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes items in Article 2 of the AIA Document C201 - 2015, as provided by the client. Pursuant to Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

PETER J. NIELSON, Professional Land Surveyor
Registration No. S-2527
Within the State of WI
Date of field work completion: January 22nd, 2019
Date of Survey: February 11th, 2019
Date Printed: February 11th, 2019

WISCONSIN PETER J. NIELSON S-2527 MILWAUKEE, WI LAND SURVEYOR

Survey Prepared by: PETER J. NIELSON, PLS
Field Work / This Instrument Drafted by: LAG/PJN
Lynch & Associates Engineering Consultants, LLC



STATEMENT OF ENCROACHMENTS

No encroachents are visible on the subject property.

Notes:
1. The location and size of underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but Lynch & Assoc. does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline.

2. Elevations and contours on this map are based on the North American Vertical Datum of 1988 (NAVD '88)

3. Parcels are currently zoned: I1 - Institutional
Building Setbacks:
Front - 25'
Rear - 25'
Side - 10'

4. City of Burlington Zoning Administrator
Zoning Information
Ph: (262) 342-1168
Megan Watkins - Zoning Administrator

5. Operating Authority: Peter Smet - Superintendant
Ph: (262) 763-0210

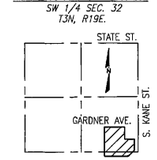
6. Per the National Flood Insurance Program, Flood Insurance Rate Map No. 55101C0142D, effective 5/2/2012; this property lies within "Zone X" which is defined as areas determined to be outside the 0.2% annual chance floodplain.

LEGEND

- ELECTRIC METER
- GAS METER
- ELECTRIC TRANSFORMER
- CURB INLET
- FLAG POLE
- MANHOLE- UNKNOWN
- FIRE HYDRANT
- (XXX R) RECORDED
- POWER POLE
- IRON PIPE 1"- FOUND
- 5/8" IRON ROD W/CAP- SET
- TELEPHONE PEDESTAL
- SIGN
- OHW — OVERHEAD LINE
- FO — UNDERGROUND FIBER OPTICS LINE
- G — UNDERGROUND GAS LINE
- T — UNDERGROUND TELEPHONE LINE
- E — UNDERGROUND ELECTRIC LINE
- o — CHAINLINK FENCE

Southwest corner of Block 9 of Perkins South Park

VICINITY MAP
SW 1/4 SEC. 32 T3N, R19E.



GRAPHIC SCALE
0' 40' 80'
20' 60' 120'
1 INCH = 40 FEET

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM-RACINE ZONE. THE SOUTH LINE OF GARDNER AVENUE IS ASSUMED TO BEAR N 89°55'47" E.

LYNCH & ASSOCIATES
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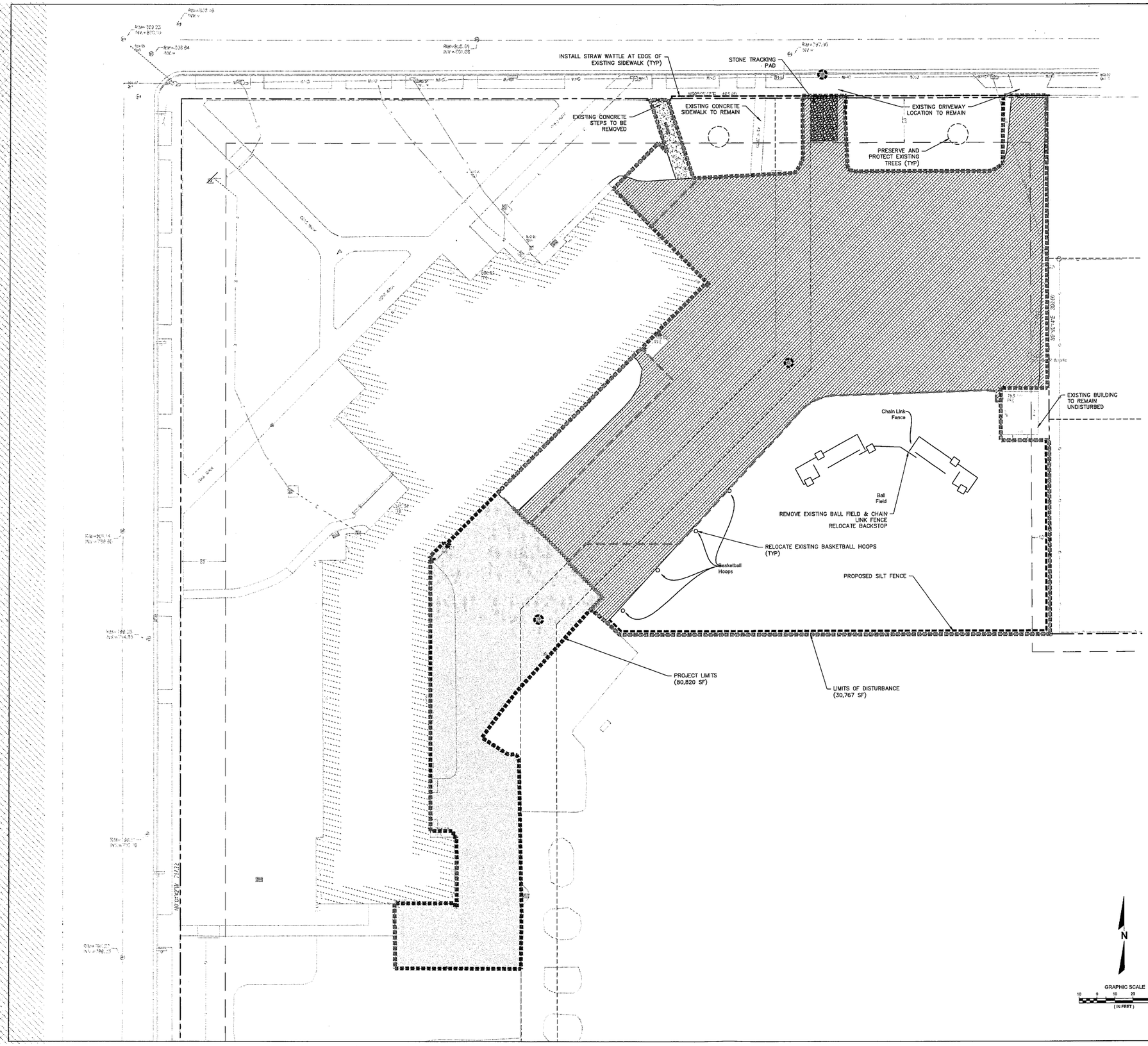
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
(262) 402-5040
449 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040



LEGEND

- PROPERTY LINE
- PROJECT LIMITS
- LIMITS OF DISTURBANCE
- SILT FENCE
- SAWCUT PAVEMENT
- STRAW WATTLE
- PROPOSED STONE TRACKING MAT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING ASPHALT PAVEMENT & CRUSHED STONE BASE
- MILL EXISTING ASPHALT AND OVERLAY IN KIND
- PROPOSED INLET PROTECTION
- TREE PROTECTION

SITE STATISTICS

	TOTAL
PROPOSED LAND DISTURBANCE AREA (S.F.)	30,767
PROPOSED PROJECT LIMITS AREA (S.F.)	80,820

CONSTRUCTION SEQUENCE

1. INSTALL TRACKING PAD AS INDICATED ON PLAN.
2. CLEAR AREAS NECESSARY TO INSTALL SILT FENCE AS INDICATED ON PLAN.
3. INSTALL STRAW WADDLE AS INDICATED ON PLAN
4. PULVERIZE PAVEMENT AND REMOVE AS INDICATED ON PLAN.
5. GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING EROSION CONTROL IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.
6. ANY DEWATERING SHALL BE DIRECTED TO ACCEPTABLE TEMPORARY SEDIMENTATION BMPS.
7. STABILIZE DISTURBED AREA WITH TOPSOIL, SEED, FERTILIZER, AND MULCH WHEN GRADING IS COMPLETE IN AN AREA, UNLESS FINAL RESTORATION IS TO OCCUR WITHIN 14 DAYS.
8. UPON SITE RESTORATION, REMOVE SILT FENCE AND OTHER EROSION CONTROL BMPS. CONTRACTOR WILL SUBMIT NOTICE OF TERMINATION.

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NOT FOR CONSTRUCTION

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REVISIONS:

Burlington Area School District
Waller Elementary School
Burlington, WI 53105

SITE DEMOLITION PLAN

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C100

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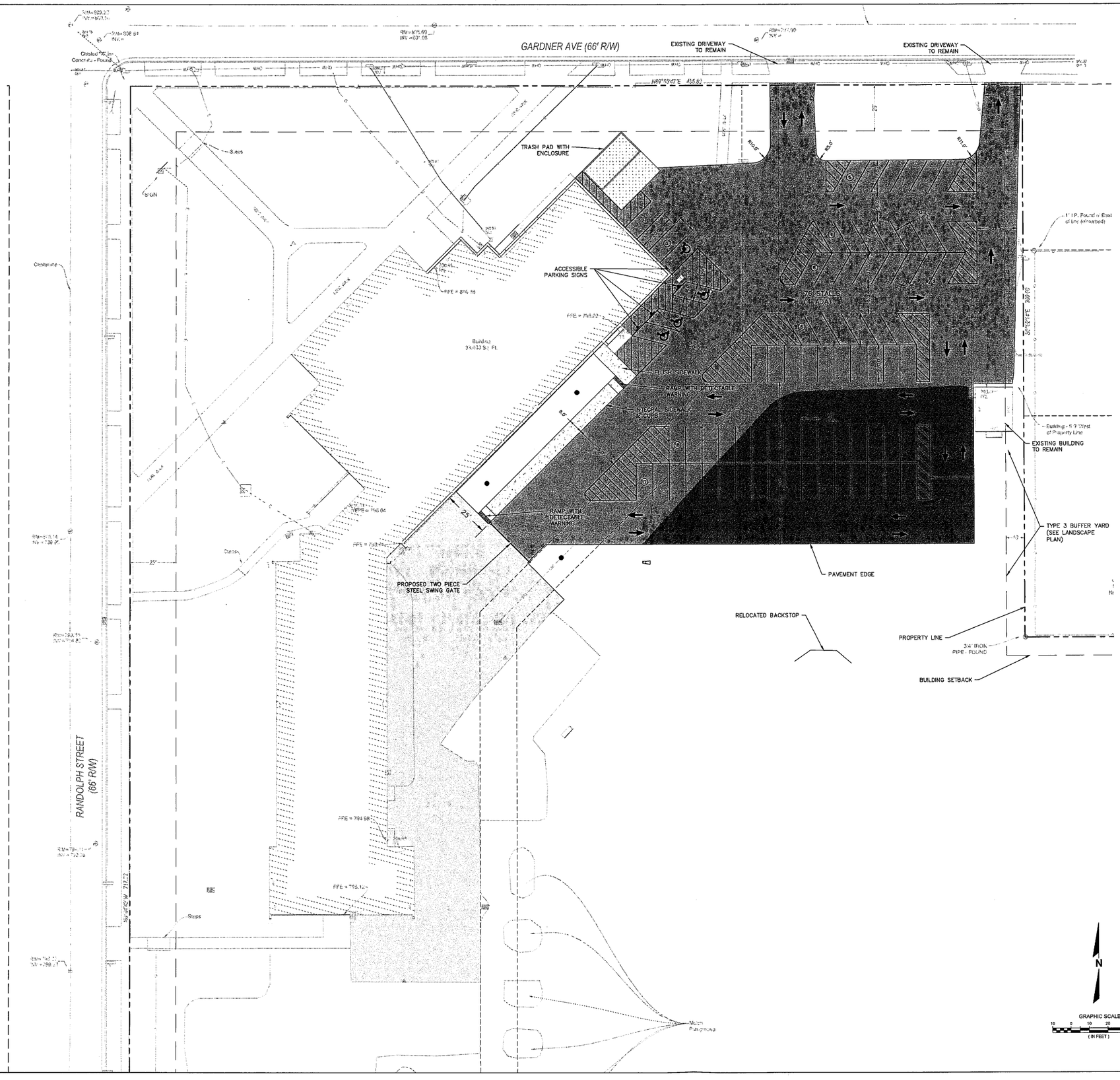

LEGEND

- PROPERTY LINE
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- FULL DEPTH ASPHALT PAVEMENT & CRUSHED STONE BASE
- MILL EXISTING ASPHALT AND OVERLAY IN KIND
- PROPOSED ACCESSIBLE PAVEMENT MARKING VAN ACCSSSIBLE STALL
- (10) STALL PARKING COUNT (STANDARD)

PARKING CALCULATIONS

	TOTAL
EXISTING STANDARD SPACES	61
EXISTING ACCESSIBLE SPACES	3
TOTAL EXISTING SPACES	64
PROVIDED STANDARD SPACES	72
PROVIDED ACCESSIBLE SPACES	4
TOTAL PROPOSED SPACES	76
REQUIRED SPACES	440

SITE STATISTICS

	TOTAL
EXISTING IMPERVIOUS AREA (S.F.)	53,147
PROPOSED IMPERVIOUS AREA (S.F.)	62,240
NET IMPERVIOUS AREA INCREASE (S.F.)	9,093

N

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

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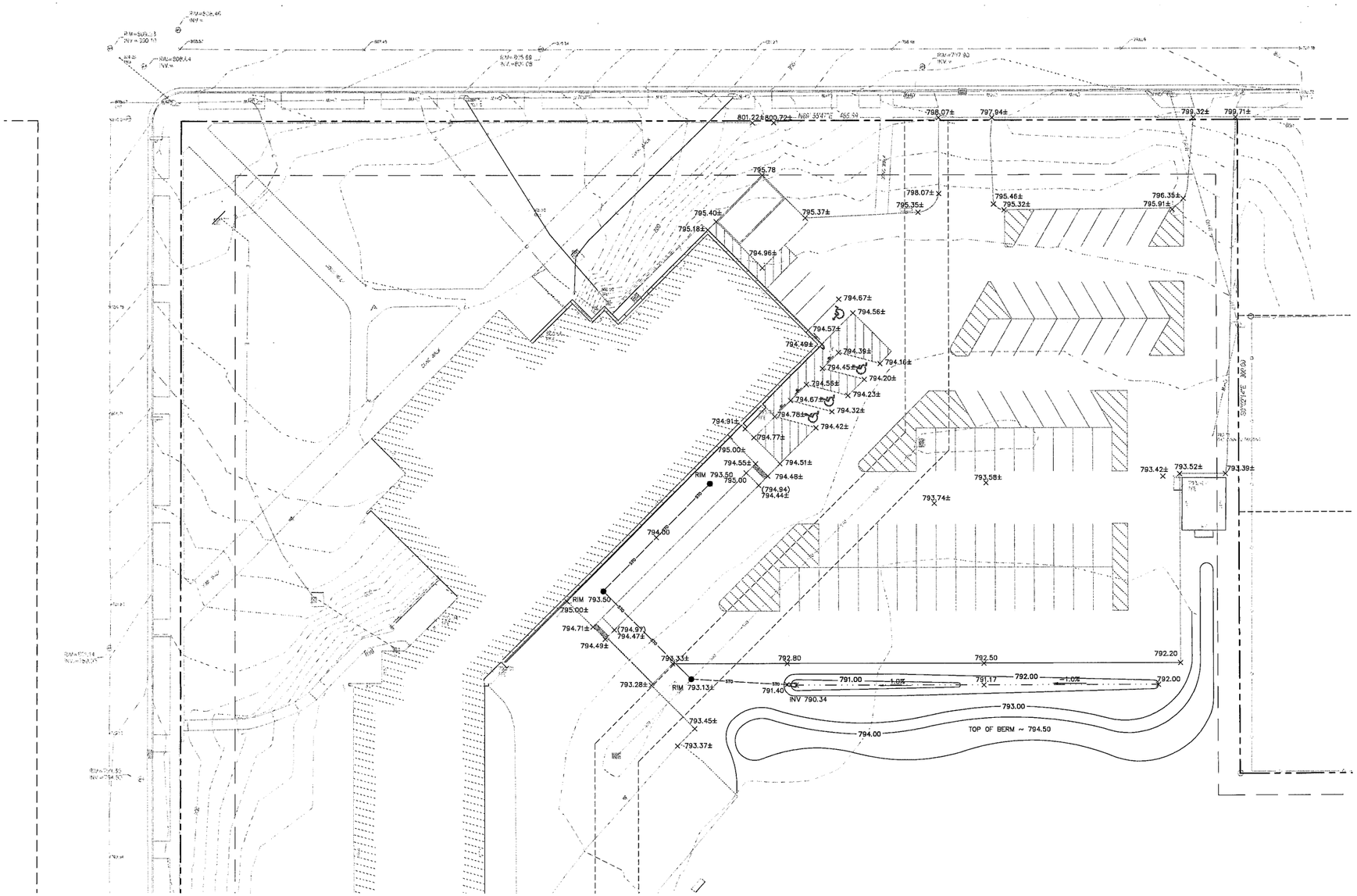
Burlington Area School District
Waller Elementary School
Burlington, WI 53105

REVISIONS:

SITE PAVING PLAN

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C200



LEGEND

- PROPERTY LINE
- EXISTING STORM SEWER
- STO — PROPOSED STORM SEWER
- ● PROPOSED STORM MANHOLE
- ■ PROPOSED CATCH BASIN
- PROPOSED END SECTION
- 784.00 × FINISHED SURFACE ELEVATION
- (784.00) × FINISHED SURFACE TOP OF CURB ELEVATION
- PROPOSED DRAINAGE SWALE

N

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

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REVISIONS:

Burlington Area School District
Waller Elementary School
Burlington, WI 53105

SITE DRAINAGE PLAN

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C300

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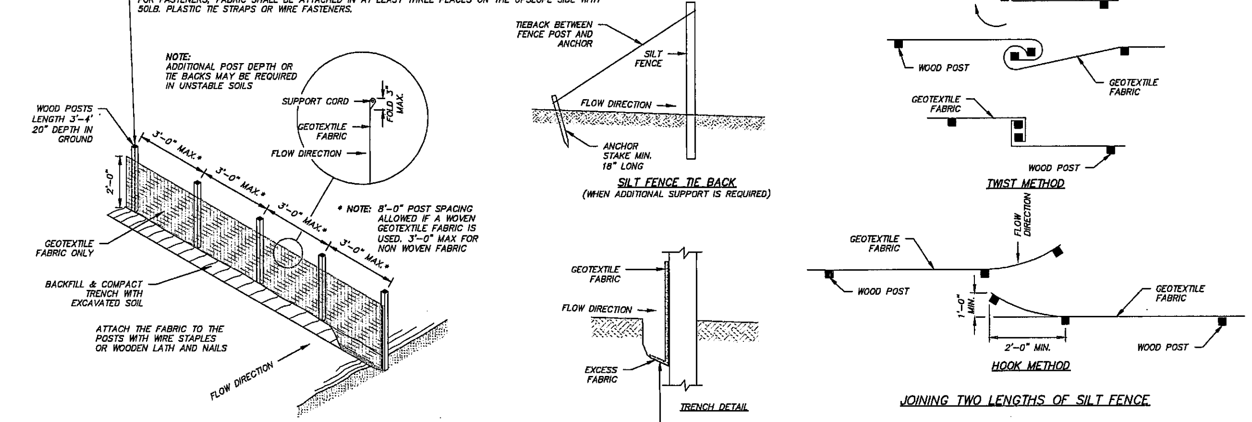
NOTES:
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) TWIST METHOD--OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
   B) HOOK METHOD--HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.

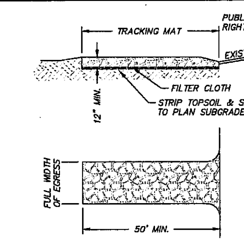
NOTE:
SILT FENCE SHALL BE SUPPORTED BY EITHER WOOD OR STEEL SUPPORTS AS SPECIFIED BELOW:
A. WOOD – 1 1/8" X 1 1/8" AIR OR KILN DRIED OAK OR HICKORY; FABRIC SHALL BE STAPLED USING 1/2-INCH MINIMUM STAPLES TO THE UPSLOPE SIDE OF THE FENCE IN AT LEAST 3 PLACES; POSTS SHALL BE A MINIMUM OF 3 FEET LONG FOR 24-INCH FENCE AND 4 FEET LONG FOR 36-INCH FENCE.
B. STEEL – MINIMUM 5 FEET IN LENGTH WITH STRENGTH OF 1.33 LBS/FT AND HAVE PROJECTIONS FOR FASTENERS; FABRIC SHALL BE ATTACHED IN AT LEAST THREE PLACES ON THE UPSLOPE SIDE WITH 50LB. PLASTIC TIE STRAPS OR WIRE FASTENERS.



NOTES:
1. TRENCH SHALL BE A 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.

SILT FENCE DETAIL

(NOT TO SCALE)



CONSIDERATIONS:
1. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
2. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
3. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

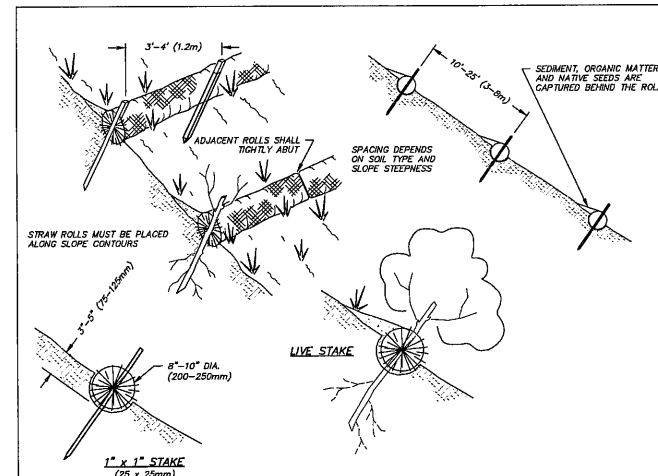
NOTES:

A. TRACKING PAD:
1. TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
3. THE AGGREGATE FOR THE TRACKING PAD SHALL BE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION OF TABLE 1 OF THE WISCONSIN DNR TECHNICAL STANDARD 1057. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATION, SECTION 312, SELECT CRUSHED MATERIAL.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

B. MAINTENANCE
1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

STONE TRACKING PAD DETAIL

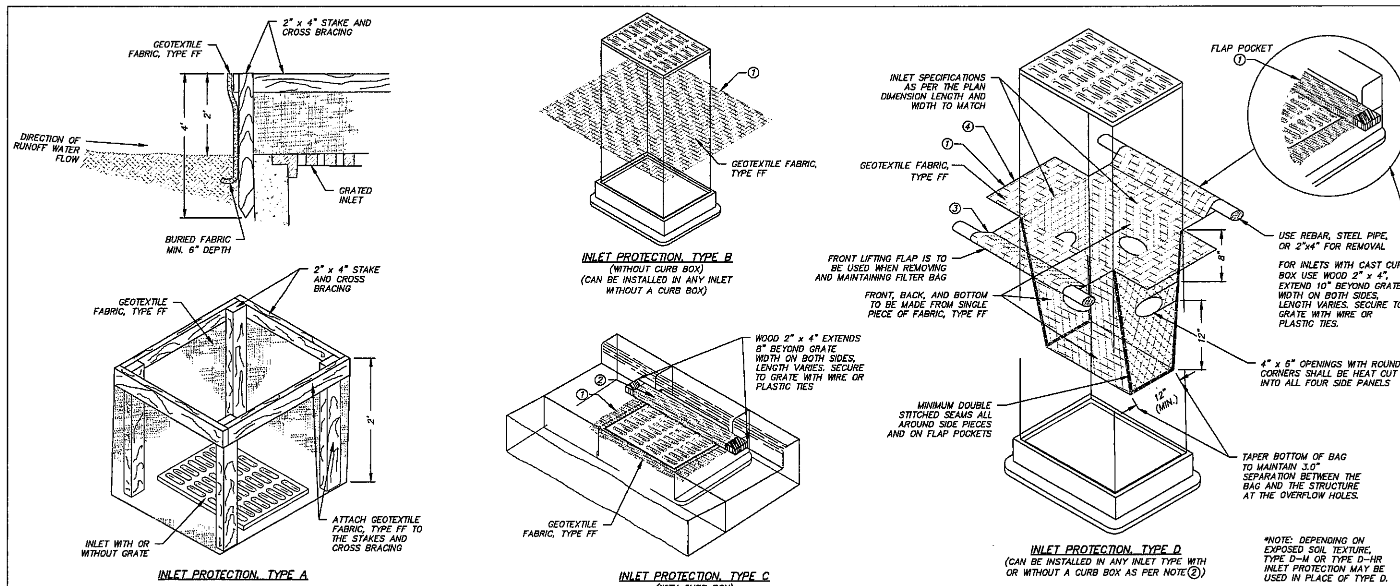
TRACK PAD (NOT TO SCALE)



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. INSTALL 8.5" WATTLE 2' DIRECTLY BEHIND SIDEWALK.

STRAW WATTLE DETAIL

STRAW WATTLE DETAIL (NOT TO SCALE)



*NOTE: DEPENDING ON EXPOSED SOIL TEXTURE, TYPE D-M OR TYPE D-HR INLET PROTECTION MAY BE USED IN PLACE OF TYPE D.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4. 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.
④ SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

TYPE A IS TO BE USED PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER, AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.

TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB HEADS.

TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.

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.

GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

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 D:
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.

MAINTENANCE:

REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS SURFACE.

INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.

FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.

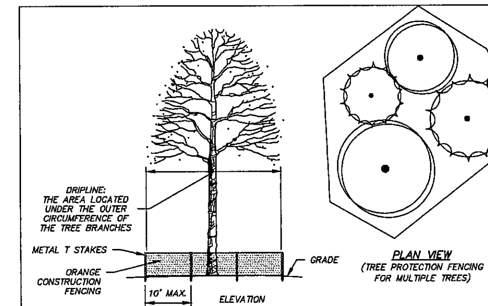
FOR TYPE D INLET PROTECTION (INCLUDING D-M AND D-HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RUNOFF EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE.

REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

STORM DRAIN INLET PROTECTION DETAILS

INLET PROTECTION – DNR (NOT TO SCALE)



NOTES:
1. INSTALL 4' HIGH ORANGE VINYL SNOW / CONSTRUCTION FENCING OR SIMILAR FENCING AT OR BEYOND THE DRIPLINE OF ALL TREES TO SAVE.
2. ERECT FENCE WITH 5' METAL T-STAKES AT LEAST EVERY 10'.
3. THE FENCING SHALL BE IN PLACE BEFORE CONSTRUCTION ACTIVITY BEGINS AND REMAIN UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.
4. NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE NOR SHALL ANY EQUIPMENT BE STORED INSIDE OF THE FENCING.

TREE PROTECTION FENCING DETAIL

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Burlington Area School District
Waller Elementary School
Burlington, WI 53105

REVISIONS:

SITE CIVIL DETAILS

NOT FOR CONSTRUCTION

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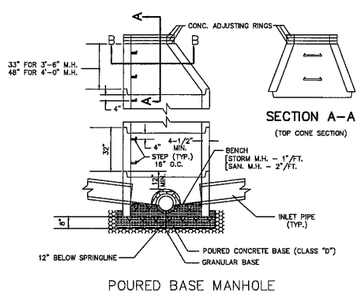
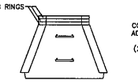
DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C400

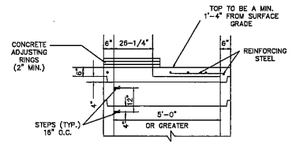


POURED BASE MANHOLE

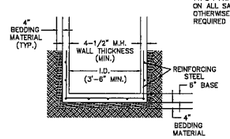


SECTION A–A

(TOP CONE SECTION)

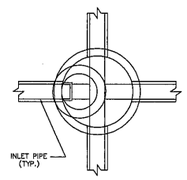


TYPICAL FLAT TOP SLAB



TYPE I FRAME/CHIMNEY JOINT REQUIRED ON ALL SANITARY MANHOLES UNLESS OTHERWISE SPECIFIED. TYPE II JOINT REQUIRED ON ALL STORM MANHOLES.

INTEGRAL BASE



SECTION B–B

NOTES:

FLAT SLAB TOP MAY BE USED FOR 5'-0" AND 6'-0" DIA. MANHOLES.

ADJUST FRAME TO GRADE WITH BRICK OR CONCRETE RINGS OF VARIABLE THICKNESS, MAXIMUM RING HEIGHT = 8" 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 SPECI-CATIONS.

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

PROVIDE A MINIMUM 1/2" DIA. HOLE FOR LEAKAGE TEST, NOT GREATER THAN 2' ABOVE LOWEST PIPE.

TYPICAL PRECAST MANHOLE SECTION

S-MH01TYP

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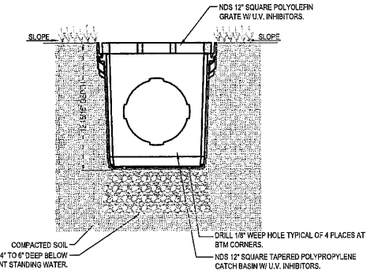


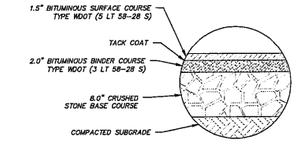
SECTION

NOTES:
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
3. DO NOT USE OVER 5 RISERS WITH CATCH BASIN.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

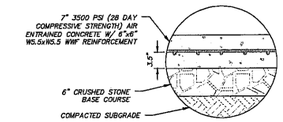
SQUARE CATCH BASIN

12" SQUARE CATCH BASIN - TYPICAL INSTALLATION FOR LANDSCAPE APPLICATIONS

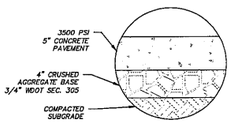
REVISION DATE 8-24-2015



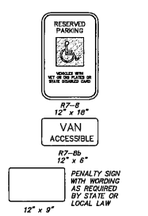
BITUMINOUS PAVEMENT (STANDARD DUTY)



HEAVY DUTY CONCRETE PAVEMENT SECTION WITH WWF REINFORCEMENT

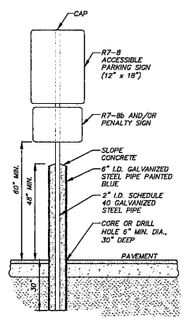


CONCRETE SIDEWALK SECTION



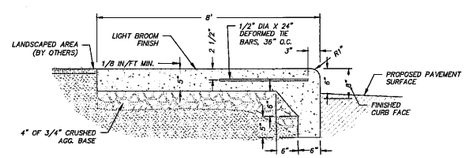
ACCESSIBLE PARKING SIGNS

ADA SIGNS – PARKING



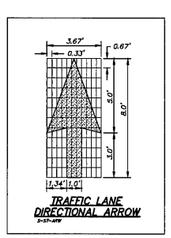
ACCESSIBLE PARKING SIGN AND POST INSTALLATION IN BOLLARD TYPE 2

ADA SIGN BOLLARD POST



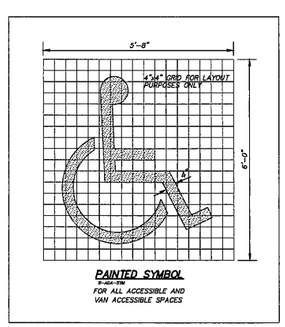
CONCRETE WALK W/ INTEGRAL CURB DETAIL

INTEGRAL CURB & WALK



TRAFFIC LANE DIRECTIONAL ARROW

D-27-STR



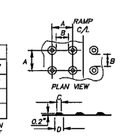
PAINTED SYMBOL

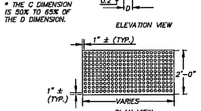
D-MH01TYP

FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.





PLAN VIEW
DETECTABLE WARNING FIELD
(TYPICAL)

DETECTABLE WARNING FIELD

D-PEDESTRIAN RAMPS

(TRUNCATED DOMES)

NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2. DETECTABLE WARNING FIELDS SHALL BE "NEENAH DETECTABLE WARNING PLATES" 4984-XXX, OR EQUIV.
3. CURB RAMP DETECTABLE WARNING FIELDS TO BE INSTALLED 6 TO 8 INCHES FROM THE FACE OF CURB.

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Burlington Area School District
Waller Elementary School
Burlington, WI 53105

REVISIONS:

SITE CIVIL DETAILS

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C401

NOT FOR CONSTRUCTION

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DIVISION 1 – GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
   A. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
   B. WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
   C. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
   D. WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382–387
   E. WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
   F. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   G. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)
   H. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
   I. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
   J. CITY OF BURLINGTON DEVELOPMENT STANDARDS
2. THE OWNER, ENGINEER AND CITY OF BURLINGTON SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.

01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
2. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS–BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
6. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED.
9. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE GRAVEL CONSTRUCTION ENTRANCE.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
11. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE.
12. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED.
13. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE CITY OF BURLINGTON, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

DIVISION 31 – EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CONTACT DIGGERS HOTLINE AT 800–242–8511 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
4. INSTALL PERIMETER FENCING AS INDICATED PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.
5. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
6. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWSE ACCEPTABLE TO THE OWNER.
7. REMOVE EXISTING ABOVE–GRADE AND BELOW–GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
9. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
10. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
13. VOIDS LEFT BY REMOVALS SHALL BE LEVELED TO PREVENT PONDING OF WATER.
14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 – EARTH MOVING

1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THESE REQUIREMENTS. THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
4. SATISFACTORY MATERIAL SHALL INCLUDE SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM AS ACCORDING TO ASTM D2487. IT SHALL BE FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES, FROZEN MATERIALS, VEGETATION, DEBRIS, AND ANY OTHER DELETERIOUS MATERIAL.
5. UNSATISFACTORY MATERIAL SHALL INCLUDE SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT AS ACCORDING TO ASTM D2487. IT SHALL ALSO INCLUDE FILL MATERIAL NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
6. ENGINEERED FILL MATERIAL SHALL INCLUDE A MIXTURE OF NATURAL OR CRUSHED STONE, GRAVEL, AND SAND AS ACCORDING TO ASTM D2940, WITH AT LEAST 90 PERCENT PASSING A 37.5–MM SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE. IT SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE OF 3 INCHES. CLAY CONTENT SHALL HAVE A LIQUID LIMIT OF LESS THAN 45 AND A PLASTICITY INDEX BETWEEN 11 AND 20.
7. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
8. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
9. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
10. FILL MATERIAL SHALL BE WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT, PLACED IN MAXIMUM LIFTS OF 8 INCHES, AND COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST.
11. AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
12. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
13. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK WHERE COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE WHICH IS OBSERVED TO RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERCUT IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. DO NOT PROOF ROLL WET OR SATURATED SUBGRADE.
14. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
15. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.

31 25 00 – EROSION & SEDIMENTATION CONTROLS

1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WDNR TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY.
5. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
6. ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED.
7. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
8. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WISDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1.
9. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
15. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 00 – ASPHALT PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT–MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS.
6. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
7. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4–INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4–INCH FOR SURFACE COURSE (NO MINUS).
8. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.
9. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.
10. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8–INCH TOLERANCE AS DETERMINED BY USING A 10–FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.
11. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
12. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

32 13 00 – CONCRETE PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. CONCRETE SHALL BE GRADE A AIR–ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.
6. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.
7. AIR–ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260.
8. LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS AND AASHTO M 148.
9. CURBING SHALL BE IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
10. SIDEWALK AND PATIO SHALL BE IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
11. CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE.
12. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
13. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS.
14. EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4–INCH RADIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES.
15. FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
16. FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
17. FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
18. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.
19. MAXIMUM DIFFERENCE BETWEEN CONCRETE SIDEWALKS AND ADJACENT PAVEMENT SURFACES SHALL NOT EXCEED 1/4–INCH VERTICAL.
20. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
21. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
22. ALL HANDICAP ACCESSIBLE DOORWAYS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF 5 FEET IN LENGTH WITH A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
23. REMOVE AND REPLACE CONCRETE THAT IS BROKEN, DAMAGED, DEFECTIVE, OR DOES NOT COMPLY WITH THE REQUIREMENTS LISTED ABOVE.

32 17 00 – PAVEMENT MARKING & SIGNAGE

1. WORK SHALL CONSIST OF INSTALLATION OF PARKING LOT STRIPING, DIRECTION ARROWS, HANDICAP ACCESSIBLE SYMBOLS AND SITE SIGNAGE.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. PAVEMENT MARKING PAINT SHALL BE IN ACCORDANCE WITH WISDOT APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS NOTED OTHERWISE ON THIS PLAN.
4. ALL PARKING LOT STRIPING SHALL BE 4–INCH WIDTH UNLESS NOTED OTHERWISE ON THIS PLAN.
5. BARRICADE WORK AREA DURING INSTALLATION AND UNTIL PAVEMENT MARKING PAINT IS DRIED. PROTECT ADJACENT AREAS FROM RECEIVING PAINT.
6. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS TO PRODUCE MARKINGS AS INDICATED WITH UNIFORM, STRAIGHT EDGES. TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS.
7. APPLY PAINT TO CLEAN AND DRY SURFACE, FREE FROM FROST, TO ENSURE PROPER BONDING.
8. NOTIFY OWNER OF ANY UNSOUND CONDITIONS PRIOR TO COMMENCING WORK. APPLYING PAVEMENT MARKING PAINT CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

32 32 00 – RETAINING WALLS

1. WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT, SUPERVISION, AND DIRECTION TO CONSTRUCT RETAINING WALL SYSTEMS IN REASONABLY CLOSE CONFORMITY TO THE LINES, GRADES, AND DIMENSIONS SHOWN ON THIS PLAN. RETAINING WALLS SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION AND MATERIAL REFERENCE ONLY.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. THE CONTRACTOR SHALL PROCURE DETAILED DESIGN CALCULATIONS AND DRAWINGS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER EXPERIENCED WITH RETAINING WALL DESIGN AND LICENSED IN THE STATE IN WHICH THE RETAINING WALLS ARE TO BE CONSTRUCTED.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SURROUNDING STRUCTURES AND UTILITIES ARE PROTECTED FROM THE EFFECTS OF EXCAVATION AND PROVIDING ANY NECESSARY EXCAVATION SUPPORT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CONSTRUCTION ADJACENT TO THE RETAINING WALLS DOES NOT DISTURB OR PLACE TEMPORARY LOADS ON THE RETAINING WALLS THAT EXCEED DESIGN LOADS.

DIVISION 33 – UTILITIES

33 10 00 – WATER DISTRIBUTION

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE WATER DISTRIBUTION SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
4. ALL PRIVATE WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
5. POLYVINYL CHLORIDE (PVC) PIPE SHALL BE SDR 18, CLASS 150 CONFORMING TO AWWA C900 WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS IN ACCORDANCE WITH SECTION 8.20.0 OF SSSWCW.
6. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 150 CONFORMING TO AWWA C151 WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 8.18.0 OF SSSWCW.
7. POLYETHYLENE TUBING SHALL BE SDR 9 IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWCW AND CONFORM TO AWWA C901.
8. COPPER TUBING SHALL BE TYPE K IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWCW AND CONFORM TO ASTM B88.
9. BALL VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.30.0 OF SSSWCW AND CONFORM TO AWWA C800 AND ASTM B62.
10. GATE VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.27.0 OF SSSWCW AND CONFORM TO AWWA C500.
11. BUTTERFLY VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.28.0 OF SSSWCW AND CONFORM TO AWWA C504.
12. VALVE BOXES SHALL BE IN ACCORDANCE WITH SECTION 8.29.0 OF SSSWCW AND CONFORM TO ASTM A48. VALVE BOXES SHALL BE SIZE DD, SCREW TYPE, 3 PIECE ASSEMBLY, WITH COVERS MARKED WATER. ALL VALVE BOXES SHALL BE SET TO PROPOSED GRADE, TRULY VERTICAL, AND SUPPORTED BY USE OF ADAPTOR.
13. HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION 8.26.0 OF SSSWCW AND CONFORM TO AWWA C502. PUMPER NOZZLE SHALL BE PERPENDICULAR TO AND ORIENTED TOWARDS THE PAVEMENT. HYDRANTS SHALL BE ATTACHED BY MEANS OF ANCHORING TEE AND HAVE A GROUND LINE TO CENTER DISTANCE OF 18 TO 21 INCHES.
14. FITTINGS SHALL BE CLASS 150 IN ACCORDANCE WITH SECTION 8.22.0 OF SSSWCW, CONFORMING TO AWWA C110, AND PROVIDED WITH MECHANICAL JOINTS.
15. MECHANICAL JOINTS SHALL BE MADE WITH COR TEN NUTS AND BOLTS, OR CORROSION–RESISTANT EQUIVALENTS CONFORMING TO AWWA C111.
16. POLYETHYLENE WRAP SHALL BE IN ACCORDANCE WITH SECTION 8.21.0 OF SSSWCW AND PROVIDED FOR ALL METAL PIPES AND FITTINGS.
17. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH SECTION 4.3.13 OF SSSWCW AND PROVIDED FOR ALL BENDS, CAPS, PLUGS, AND TEES.
18. TRENCH SECTION SHALL BE IN ACCORDANCE WITH FILE NO. 36 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
19. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
20. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
21. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
22. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON–METALLIC PUBLIC WATER MAIN PIPE, PRIVATE WATER MAIN PIPE, AND BUILDING WATER SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE–CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
23. PROPOSED WATER SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL.
24. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF BENDS REQUIRED TO COMPLETE CONSTRUCTION, WHICH SHALL BE INCIDENTAL AND INCLUDED IN THE COST OF WORK.
25. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONS.
26. THE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AND SAFE WATER SAMPLING. HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH SECTION 4.15.0 OF SSSWCW. DISINFECTION SHALL BE IN ACCORDANCE WITH SECTION 4.16.0 OF SSSWCW AND CONFORM TO AWWA C651. WATER MAINS SHALL BE FLUSHED AND TESTED IN THE PRESENCE OF THE WATER UTILITY OPERATOR.

33 30 00 – SANITARY SEWERAGE

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE SANITARY SEWERAGE SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
4. ALL PRIVATE SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
5. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 FOR DEPTHS LESS THAN 18 FEET, AND SHALL BE SDR 18 CONFORMING TO AWWA C900 FOR DEPTHS GREATER THAN 18 FEET, BOTH WITH PUSH–ON RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTIONS 8.10.6 AND 8.41.4 OF SSSWCW.
6. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
7. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
8. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
9. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
10. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
11. ALL CONNECTIONS TO EXISTING SANITARY SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR ALL BUILDING SANITARY SERVICE PIPES, UNLESS NOTED OTHERWISE.
12. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.
13. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON–METALLIC PUBLIC SANITARY SEWER PIPE, PRIVATE SANITARY INTERCEPTOR PIPE, AND BUILDING SANITARY SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE–CONDUCTOR, 10 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
14. PROPOSED SANITARY SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL.
15. THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONS.
16. AFTER INSTALLATION OF SANITARY SEWERAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. CONDUCT TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SSSWCW. REPAIR ANY DAMAGE AND REPLACE ANY PIPE NOT PASSING TESTING.

33 40 00 – STORMWATER DRAINAGE

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE STORMWATER DRAINAGE SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
4. ALL PRIVATE STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
5. REINFORCED CONCRETE PIPE (RCP) AND END SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 8.6.0 OF SSSWCW AND CONFORM TO ASTM C76 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM C443. UNLESS NOTED OTHERWISE, 12–INCH DIAMETER PIPE SHALL BE CLASS V, 15–INCH DIAMETER PIPE SHALL BE CLASS IV, AND 18–INCH DIAMETER PIPE AND LARGER SHALL BE CLASS III.
6. CORRUGATED METAL PIPE (CMP) AND END SECTIONS SHALL BE 16 GAUGE CONFORMING TO ASTM A760.
7. HIGH–DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS SHALL BE ADS N12 AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.
8. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 WITH PUSH–ON RUBBER GASKETED JOINTS CONFORMING TO ASTM D3212.
9. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
10. CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
11. INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C913. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
12. AREA DRAINS SHALL BE ADS NYLOPLAST AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.
13. FRAMES AND GRATES SHALL BE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FRAMES AND GRATES ARE COMPATIBLE WITH PRECAST STRUCTURES PRIOR TO ORDERING.
14. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
15. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
16. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
17. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
18. ALL CONNECTIONS TO EXISTING STORM SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE.
19. FLEXIBLE COMPRESSION COUPLINGS SHALL BE USED IN THE CONNECTION OF DISSIMILAR PIPE MATERIALS.
20. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.
21. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.1 OF SSSWCW ON ALL BURIED NON–METALLIC PUBLIC STORM SEWER PIPE, PRIVATE STORM INTERCEPTOR PIPE, AND BUILDING STORM SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE–CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
22. FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE STORMWATER DRAINAGE SYSTEM. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL. DOCUMENTATION OF SUCH FIELD TILE SHALL BE PROVIDED TO THE OWNER.
23. PROPOSED STORM SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. CONNECTIONS TO DOWNSPOUTS SHALL BE PER DETAILS ON THE BUILDING PLUMBING PLANS. THE EXACT LOCATION OF DOWNSPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
24. THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS AND INLETS TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONS.
25. AFTER INSTALLATION OF STORMWATER DRAINAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. REPAIR ANY DAMAGE.

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REVISIONS:

SITE CIVIL SPECIFICATIONS

NOT FOR CONSTRUCTION

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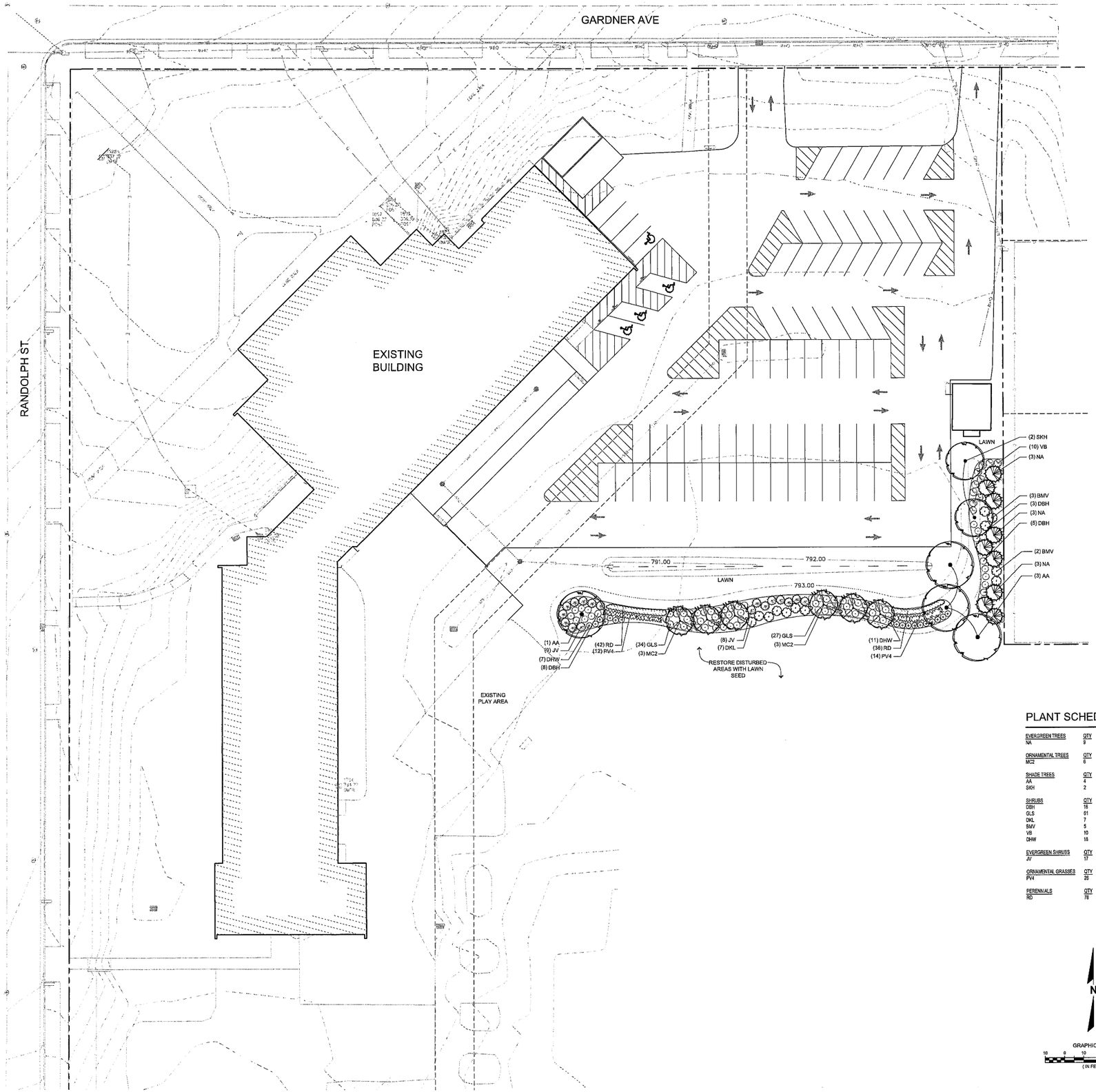
DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C402



LANDSCAPE REQUIREMENTS

INTERIOR PARKING LOT LANDSCAPING

Required: 5% of parking lot surface area (47,264 sf x 0.05 = 2,364 sf) as landscaped green space
Canopy trees for every 15 spaces (76 spaces / 15 = 5.1 trees)

Provided: 2,369 sf (5%) of landscaped green space in or adjacent to parking lot
1 canopy tree and 6 ornamental trees adjacent to parking lot plus trees in buffer

BUFFERYARD BETWEEN ZONING DISTRICTS

Required: Bufferyard 15 - 20' wide, intensity factory 3 next to residential use
Type 3c: 25' min. width
3.2 canopy trees per 100 lf = 5 canopy trees
6.4 understory trees per 100 lf = 9 evergreen trees
16 shrubs per 100 lf = 23 shrubs

Provided: 20' wide buffer, 138 lf
5 canopy trees
9 evergreen trees
23 shrubs

NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

PLANT SCHEDULE

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
NA	9	Nigra Arborvitae	Thuja occidentalis 'Nigra'	6' HT	B&B	Semi-sheared, fully branched to ground

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
MC2	6	Cardinal Crab Apple	Malus x 'Cardinal'	2" CAL	B&B	Full, matching heads

SHADE TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AA	4	Green Column Black Maple	Acer saccharum ssp. nigrum 'Green Column'	3" CAL	B&B	Full, matching heads
SKH	2	Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'	3" CAL	B&B	Full, matching heads

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBH	16	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
GLS	61	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15" HT	CONT.	
DKL	7	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	15" HT	CONT.	
BMV	5	Blue Muffin Arrowwood Viburnum	Viburnum dentatum 'Chistom'	24" HT	B&B	
VB	10	Little Joe Arrowwood Viburnum	Viburnum dentatum 'Little Joe'	18" HT	CONT.	
DHW	16	Dark Horse Weigela	Weigela florida 'Dark Horse'	15" HT	CONT.	

EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
JV	17	Green Sargent Juniper	Juniperus chinensis sargentii 'Viridis'	18"SPD	CONT.	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PV4	25	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 GAL	POT	30" Spacing

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
RD	78	Deam's Black-eyed Susan	Rudbeckia fulgida var. deamii	4 1/2"	POT	18" Spacing

N

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

811
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Brookfield, WI 53005-5938
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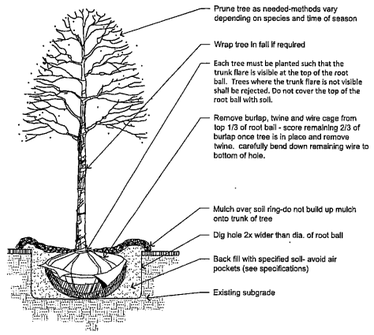
rasmith.com

Burlington Area School District
Waller Elementary School
Burlington, WI 53105

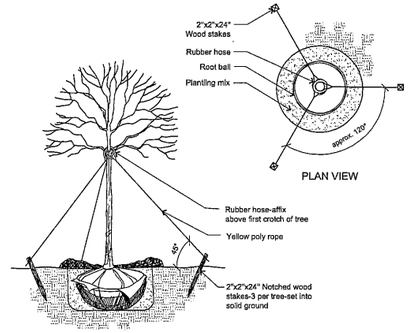
REVISIONS:

LANDSCAPE PLAN

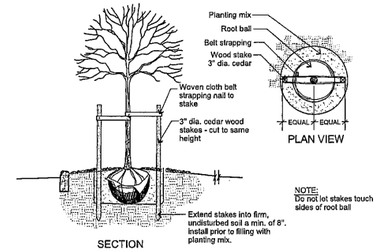
DATE: 04-10-19
JOB NO: 170174-02
SHEET NO:



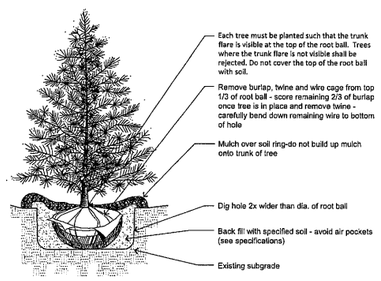
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



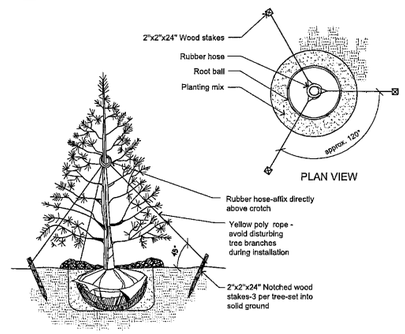
2 DECIDUOUS TREE STAKING DETAIL
NOT TO SCALE P-PL-TREE-DEC-03



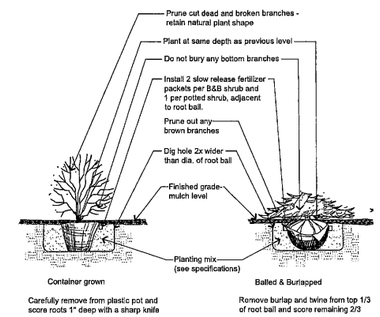
3 DECIDUOUS TREE STAKING FOR RESTRICTED AREAS
NOT TO SCALE P-PL-TREE-DEC-01



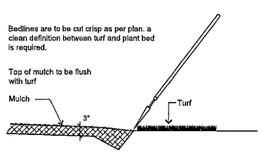
4 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



5 EVERGREEN STAKING DETAIL
NOT TO SCALE P-PL-TREE-EVER-02



6 SHRUB PLANTING DETAIL
NOT TO SCALE P-PL-SHR-02



7 SHOVEL CUT PLANT BED EDGING DETAIL
NOT TO SCALE P-PL-BDEG-01

GENERAL LANDSCAPE NOTES

1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
2. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, understified, diseased, improperly transported, installed incorrectly or damaged.
4. Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
5. All seeded areas and planting beds require topsoil to be placed within 3" of finish grade during rough grading operations. All parking lot islands require topsoil placed to a minimum depth of 18" to insure long term plant health. These requirements should be coordinated between the general contractor, grading contractor and landscape contractor.
6. The landscape contractor to be responsible for placing a minimum depth of 3" of blended, prepared and non-compacted topsoil in all seeded areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade. Finished landscaped areas to be smooth, uniform and provide positive drainage away from all structures and pavement.
7. Tree planting (see planting detail):
   Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed.Scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding.

   Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees according to the staking detail.
8. Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
9. Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not cedar/mulch). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
11. Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8" -

    Per every 100 square feet of bed area add:

    2 cu. ft. bale of peat moss
    2 lbs. of 5-10-5 slow release fertilizer
    1/4 cu. yard of composted manure
12. Lawn installation for all seeded turfgrass areas: remove / till off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and maintain a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.

    An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas.
13. Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.
14. Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
15. The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, evergreens, perennials, ornamental grasses and turf grass. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
16. Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor.

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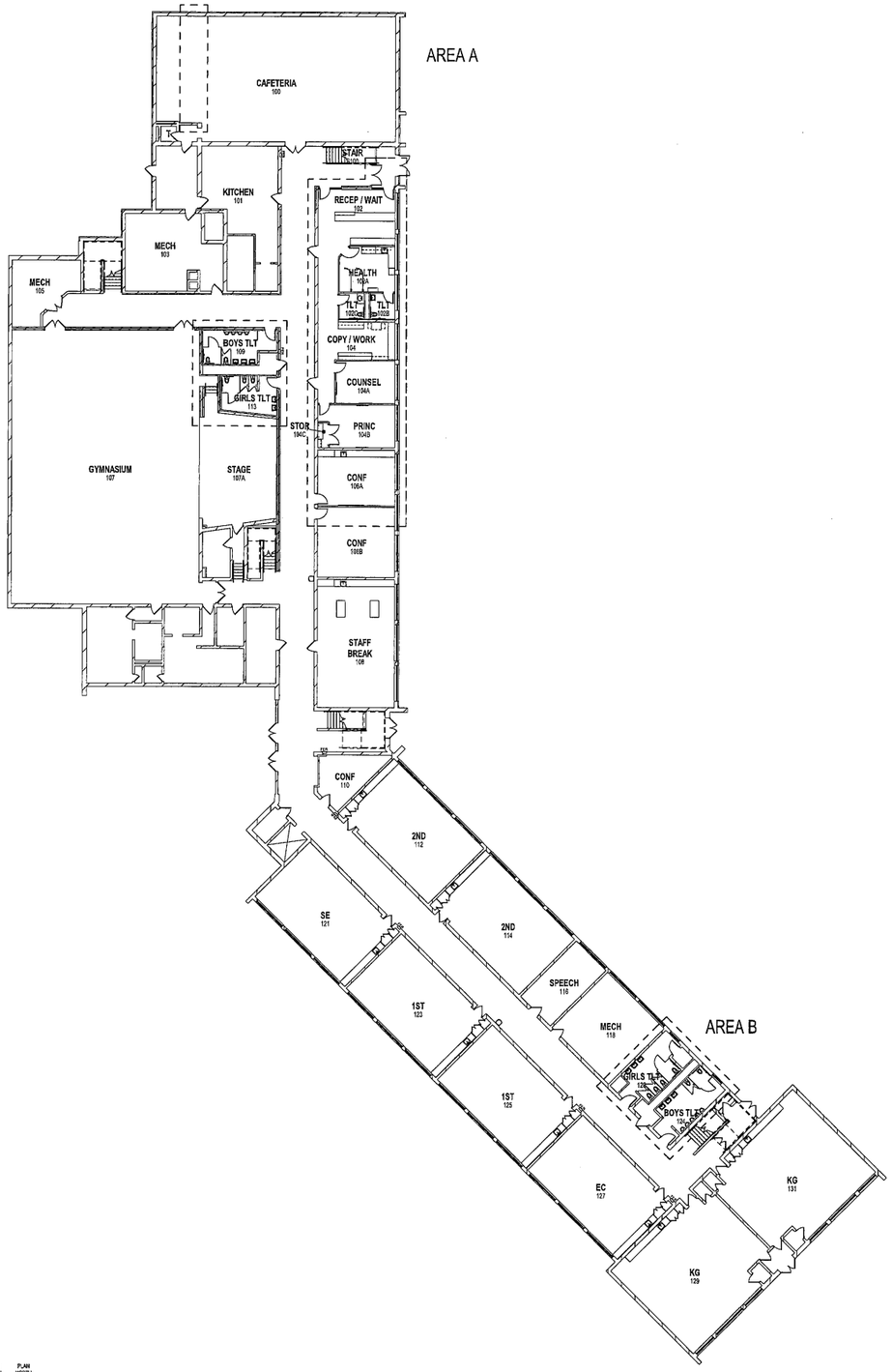
REVISIONS:

Burlington Area School District
Waller Elementary School
Burlington, WI 53105

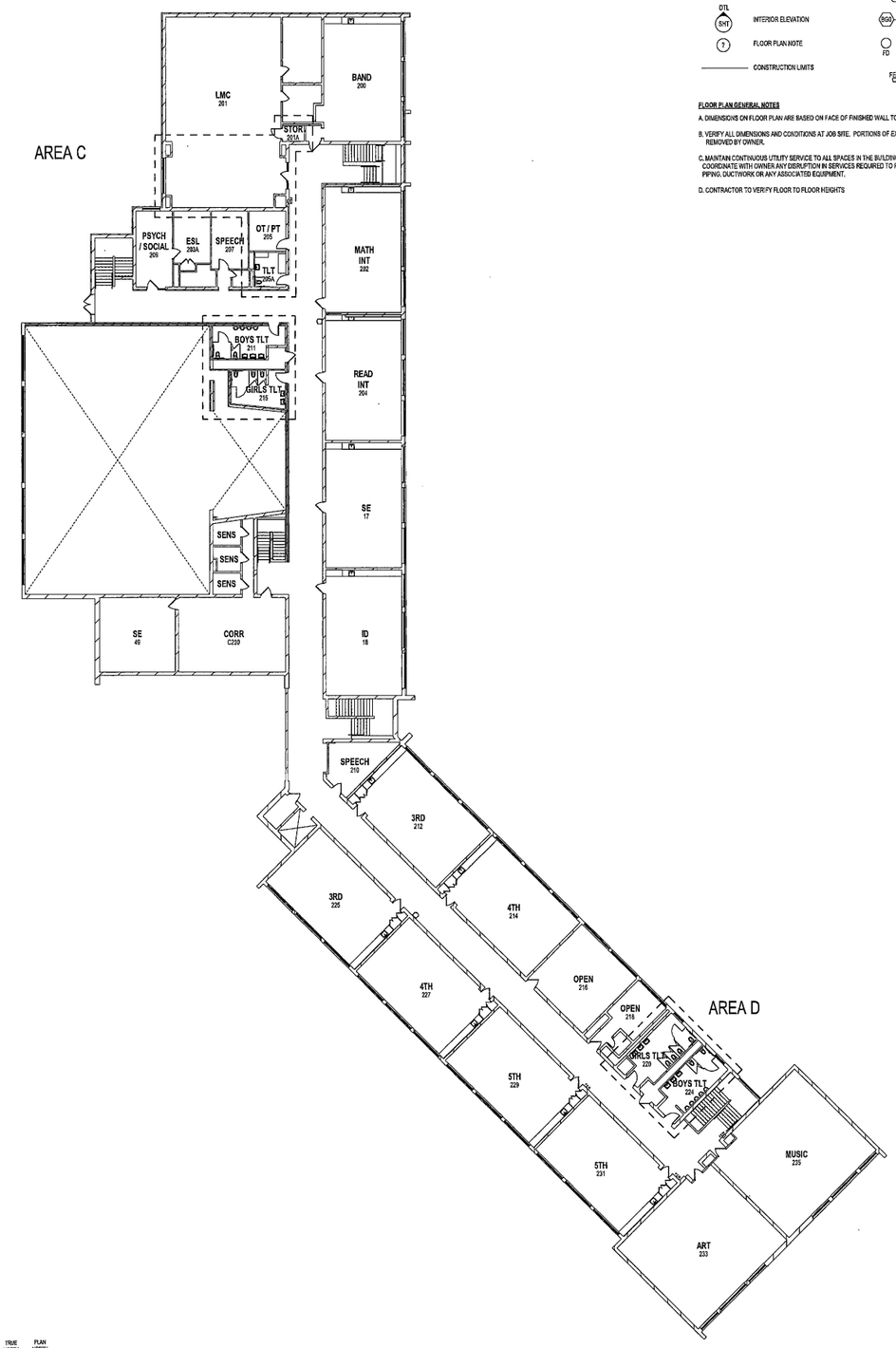
LANDSCAPE NOTES & DETAILS

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO:



TRUE NORTH PLAN NORTH

LOWER LEVEL OVERALL PLAN
1/16" = 1'-0"



TRUE NORTH PLAN NORTH

UPPER LEVEL OVERALL PLAN
1/16" = 1'-0"

FLOOR PLAN SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING DOOR TO REMAIN
- SECTION REFERENCE (A101)
- EXTERIOR ELEVATION (DTL / SHT)
- INTERIOR ELEVATION (DTL / SHT)
- FLOOR PLAN NOTE (1)
- CONSTRUCTION LIMITS
- NEW WALL/PARTITION
- NEW DOOR (101)
- DETAIL REFERENCE (A101)
- EQUIPMENT (E212)
- WINDOW TYPE (A101)
- WALL/PARTITION TYPE (1GA)
- FLOOR DRAIN - PITCH FLOOR TO DRAIN (FD)
- SEMI-RECESSED FIRE EXTINGUISHER (FEXR)

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

D. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS

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BURLINGTON AREA SCHOOL DISTRICT
ALTERATIONS TO WALLER ELEMENTARY SCHOOL
195 GARDNER AVENUE, BURLINGTON, WI 53105

REVISIONS:

OVERALL PLANS

DATE: 4.11.2019
JOB NO: 170174-03
SHEET NO: A200

FOR REFERENCE ONLY

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DRAWN BY: Author 4/11/2019 1:17:29 PM

PLAN COMMISSION **ITEM NUMBER: 7F**

DATE: May 14, 2019

SUBJECT: Consideration to approve a Site Plan application at 225 Robert Street (Karcher Middle School).

SUBMITTED BY: Megan Watkins, Assistant City Administrator/Zoning Administrator

---

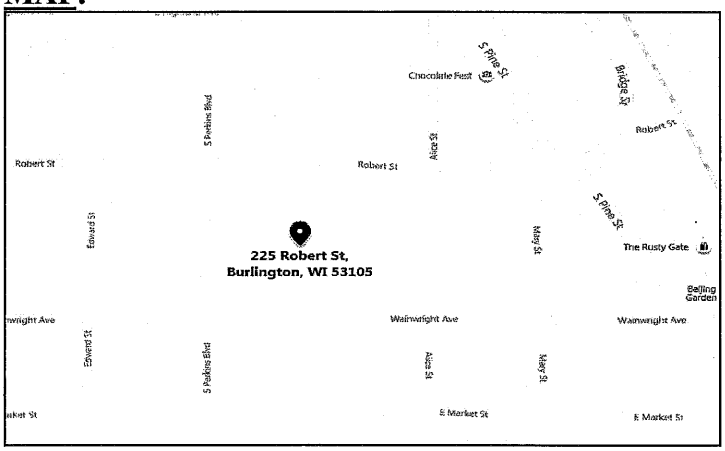
PROJECT/SCOPE:
This item is to consider approving a Site Plan application from Peter Smet of BASD for property located at 225 Robert Street (Karcher Middle School). The applicant is proposing the construction of a new school next to the current structure, changes to the parking lot, relocation of the track and field, playfields, fire department access, and bio-retention areas for storm water management. If there are modifications to the exterior lighting, a lighting plan will need to be submitted for review and approval. Additional landscaping could be provided on the southeast corner of the site, perhaps incorporated into the proposed swale as possible. Details for the landscaping on the north side of the site needs to be provided. The plans are preliminary for storm water retention, sewer and water connection, paving, and other items listed on Kapur & Associates' memorandum, which will require additional engineering and approval prior to construction.

ZONING:
The parcel is zoned I-1, Institutional District.

RECOMMENDATION:
Graef, Kapur & Associates and Burlington Fire Department recommend a conditional approval of this Site Plan, subject to items listed in their May 6, 2019 and May 8, 2019 memorandums.

TIMING/IMPLEMENTATION:
This item is for consideration at the May 14, 2019 Plan Commission meeting. No further action is necessary.

MAP:



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414 / 259 0037 fax
www.graef-usa.com

GRAEF

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MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: May 6, 2019

SUBJECT: Review of a Site Plan Approval Application for Karcher Middle School.

A. PURPOSE

Consider for approval a Site Plan Approval Application for a new school building, changes to the parking lot, playfield, and other miscellaneous improvements to Karcher Middle School, located at 225 Robert Street, Burlington, WI 53105.

B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends the following:

1) The Plan Commission recommend to the Common Council the ***CONDITIONAL APPROVAL*** of the Application for Site Plan approval pending the submittal of landscaping plans that address the entirety of the site (north side not included in landscape plan), with consideration of the swales and an updated lighting plan if relevant.

C. BACKGROUND

Peter Smet of the Burlington Area School District (Applicant) submitted a Site Plan Approval Application for proposed changes to Karcher Middle School, including the construction of a new school next to the current structure, changes to the parking lots, relocation of the track and field, playfields, fire department access, and bioretention areas for storm water management.

The property is zoned I-1, Institutional District.

D. COMPLIANCE WITH §315-35 I-1 INSTITUTIONAL DISTRICT

The proposed new school and associated site changes are compliant with this section of the Code.

No lighting plan was included in this Application. If the changes to the parking lot will require modifications to the exterior lighting, a lighting plan will need to be submitted for review and approval.

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Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
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E. COMPLIANCE WITH ARTICLE V: TRAFFIC, LOADING, PARKING, ACCESS, FENCES AND LANDSCAPING

1) *Parking Provided:* Per Table 5, 738 parking spaces are required for the middle school. The existing parking lot has 152 parking spaces, and the proposed revisions would have a total of 115 parking spaces. Per §315-48, the I-1 Institutional District is exempt from these requirements.

2) *Interior Landscaping:* Per §315-48D(5), interior landscaping in off-street parking areas must be provided to total at least 5% of the surface area; the interior landscaping must be evenly dispersed within the parking lot; and, interior landscaping does not include perimeter landscaping. The Landscape Plan included in this Application indicates that the required amount of landscaping will be provided on-site, but only a portion of this landscaping will be near the off-street parking area. Of the landscaping that is near the off-street parking area, most of it is along the perimeter rather than within the interior of the lot. Given the tight arrangement of this parking area, this is allowable, however additional landscaping could be provided on this southeast corner of the site, perhaps incorporated into the proposed swale as possible. Additional landscaping information is needed for the north side of the property.

   Details for the landscaping on the north side of the site needs to be provided.

3) *Bufferyard:* No bufferyard is required for this property.

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

Memo to the City of Burlington

Phone: (262) 767-2747
Fax: (262) 767-2750

To: Kristine Anderson, Plan Commission **Date:** May 8, 2019

From: Greg Governatori

CC: Carina Walters, Megan Watkins, Gregory Guidry, Peter Riggs

Subject: **Karcher Middle School**

BACKGROUND AND REQUEST: Mr. Peter Smet on behalf of the Burlington School District has submitted a site plan application for the reconstruction of Karcher Middle School located at 225 Robert Street. The school will be completely razed and replaced with a new building, athletic field, parking area and onsite storm water management facilities. Our review was conducted to determine compliance with City ordinances and good engineering practices.

The following plans were submitted for review:

- Site Plan Sheets, C100 through C403 dated April 10th, 2019
- Landscaping Plans and Details dated April 11th, 2019
- Preliminary Storm Water Management dated April 11th, 2019

The plans have been submitted as preliminary in nature and refer to additional materials that will be provided in future submittals. In addition to the comments below, items that will be required in the subsequent submittal shall include.

- Soil Boring logs for the storm water bio-retention facility and infiltration. (Mentioned in report)
- Storm sewer sizing and flow calculations.
- The WinSLAMM analysis for pollutant removals (Mentioned in report)
- The Storm Water Maintenance Agreement (Mentioned in report)
- A specific site plan sheet
- A detailed restoration and erosion plan showing erosion control matting, and ditch checks along with any associated details.
- A detailed paving and grading plan with spot grades
- One or two cross sections (As needed) through the two proposed retaining walls (Along with additional top and bottom of wall grades)
- Sewer and Water utilities connections and detail

General:

- The plans require a review for consistency and detail. In addition to the items above, there are details included in the plans that are not needed as well as references to other datums and miscellaneous data.

- Existing and proposed details for Wainwright Avenue was not included in the submittal. The existing pavement markings, crosswalks and striping should be shown on the plans. There was discussion of improved crosswalks as well as proving additional parking on Wainwright at the development review meeting.

- It appears that based on the preliminary storm water calculations that the storm water bio-retention facility has adequate capacity and will meet the requirements of the City storm water requirements. It may be able to be reduced in size with final design.

- Landscaping and Lighting requirements are deferred to the City Planner and Zoning department and were not included as part of this review.

SHEET C100 – Site Demolition Plan:

- A new driveway entrance and curb cut is proposed along Mary Street for a fire lane. Details for the removals, paving and restoration are required to be included in the plans. The paving plan shows work being completed at the two existing driveways from Mary Street, but the demolition plan does not reflect the removals.

- The Site Statistics are listed as (0) on the sheet

- The Mill existing asphalt legend does not appear to be applicable to the work.

- Sawcut, silt fence, and disturbance limits are not shown

SHEET C200 – Site Paving Plan:

- The legend does not reference any specific details, I.E. asphalt pavement does not refer to the Bituminous Pavement (Standard duty) on sheet C401. Clarification of pavements, details and thickness should be provided throughout.

- The integral sidewalk is shown as 8' on this sheet but the detail on sheet C401 lists it as a 6-foot sidewalk.

- The key notes do not reference any objects, and the reject curb and gutter does not appear to be utilized but may be needed on the interior island.

- With the proposed bus drop off being relocated to utilize Mary Street, a accessible ramp at the location of the primary drop off point with the new entrance sidewalk is recommended.

- It was mentioned that possibly green pavers or similar would be looked at for the Fire Lane. If this is not the case anymore, are there any provisions to prevent vehicles from using the fire lane to travel from Robert Street to Mary Street?

SHEET C300 – Site Drainage Plan:

- The Storm sewer shall be shown on the drainage plan.

- The bio retention system is about 10 feet in depth directly adjacent to the outdoor learning/education area. While the maximum ponding depth of the bioretention is currently anticipated at only 3 to 4 feet in extreme cases there may be a concern over safety. Has a fence been considered in the area of the outdoor learning area?

- Label the existing contours in the area of the bioretention facility

- Side slopes vary from 2:1 to 4:1 in some areas, appropriate erosion control and restoration is required. A retaining wall may be needed at the southwest corner of the building to the stairs to the athletic field.

- The swale at the north side of the school, west of the learning studios is less than 1% and to flat to adequately convey drainage.

SHEET C301 – Site Utility Plan:

- Sewer and water connection details, sizes, location and roadway impacts shall be included in the future submittals.

- Connections from the storm water discharge and impacts to Mary Street or Robert Street are needed.

SHEET C402 – Site Civil Details:

- All details shall be reviewed for applicability and accuracy, many of the storm water retention details are in progress and reference other project information.

RECOMMENDATION: The plans are preliminary and require additional engineering and detail. We recommend conditional approval of the site plan subject to the items as identified in this memorandum. Subsequent plans require review and final approval will be required prior to construction.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Burlington policies. Although the material has been reviewed, the design engineer is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

Please contact me if you have any questions or comments pertaining to this project.

CITY OF BURLINGTON

Fire Department
165 W. Washington Street, Burlington, WI 53105
(262) 763-7842 – (262) 767-8602 fax
www.burlington-wi.gov

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: City of Burlington Fire Department
Alan Babe, Fire Chief
Wes Miner, Fire Inspector

DATE: May 6, 2019

SUBJECT: Review of a Site Plan Application for the property located at 225 Robert Street (Karcher School) for the construction of a new middle school.

A. PURPOSE

Consider for approval the Site Plan Application for the property located at 225 Robert Street (Karcher School) for the construction of a new middle school.

B. BACKGROUND

Peter Smet (applicant) submitted a Site Plan Application for the property located at 225 Robert Street (Karcher School) for the construction of a new middle school.

C. REVIEW OF COMPLIANCE WITH LOCAL AND STATE FIRE CODE

No concerns at time of review.

D. RECOMMENDATION

Based upon the review of the submitted materials, we recommend that the Plan Commission recommend to the Common Council the **CONDITIONAL APPROVAL** of the Site Plan Application for the property located at 225 Robert Street (Karcher School) for the construction of a new middle school, based on the following:

1. The owner ensures all work conforms to local and state code.

Karcher School

CITY OF BURLINGTON

Planning & Zoning
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1161 – (262) 763-3474 fax
www.burlington-wi.gov

OFFICE USE ONLY	
DATE FILED:	4/12/19
RECEIVED BY:	MW
AMT. PAID:	500

SITE PLAN APPROVAL APPLICATION

APPLICATION FEE: $500 Deposit +/- Actual Cost

Per Section §315-137, no person shall commence any use or erect any structure, with the exception of single-family and two-family dwellings, without first obtaining the approval of the Plan Commission of a detailed site plan(s) as set forth in this section. The Plan Commission shall review the site, natural resource features of the site, site intensity of use, building location, density of dwelling units, floor area, impervious surface area, existing and proposed structures, architectural plans, neighboring uses, potential impacts upon neighboring uses, utilization of landscaping and open space, off-street parking and loading areas, driveway locations, loading and unloading in the case of commercial and industrial uses, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation.

View specific Site Plan requirements online at https://ecode360.com/9753926

Applicant Information

Property Address 225 S. Robert St.
Applicant Name Peter Smet - BASD - Karcher Middle School
Applicant Address 100 N. Kane St. Burlington, WI 53105
Applicant Email psmet@basd.k12.wi.us Phone Number 262-763-0210

Owner Name Same as above
Owner Address
Owner Email Phone Number

Architect/Contractor/Designer Name Heidi Kramer
Architect/Contractor/Designer Email hkramer@prarch.com Phone Number 414-410-2922

Type of Construction: New ☑ Addition ☐ Remodel ☐
Type of Development: Commercial ☑ Industrial ☐ Residential ☐
Type of Business (if applicable) Education - School

Description of the Project: New Middle School to replace existing with full site upgrades, including playfields, parking, fire department access and bioretention areas for storm water control.

Detailed Site Plan must include the following information:

Please check each item to ensure you include the required information

- ☑ Project title and date
- ☑ Owner's/developer's name/address
- ☑ Architect's name/ address
- ☑ Scale and north arrow
- ☑ Property boundaries and dimensions
- ☑ Abutting property zoning
- ☑ Off-street parking spaces & handicap parking
- ☐ Density of residential units
- ☑ Landscape plan and greenspace
- ☐ Signs – type, size and locations
- ☐ Building height and dimensions
- ☐ Elevations of new structures
- ☐ New building materials
- ☐ Outdoor lighting plan and photometrics
- ☑ Handicap accessibility
- ☑ Fencing, screening and dumpster locations
- ☑ Fire lanes
- ☐ Location and purpose of each building
- ☐ Development staging that is planned
- ☑ Existing and proposed topography
- ☑ Grading plan and soil data may be requested
- ☑ Building and yard setbacks
- ☐ Existing and proposed street names (if applicable)
- ☑ Driveway locations of adjoining properties
- ☑ Existing/proposed right-of-way or reservations
- ☐ Easements for access (if applicable)
- ☑ Ingress/egress and highway access (with dimensions)
- ☑ Pedestrian sidewalks and walkways
- ☐ Environmental corridors/natural resource features
- ☑ Bufferyards
- ☑ Existing/proposed sanitary sewer and water mains
- ☑ Existing/proposed storm sewers
- ☑ Stormwater management plan
- ☑ Erosion control plan

Please complete the following questions:

Building & Zoning Department

- Current Zoning District: Industrial I-1
- Permitted Use? YES ☑ / NO ☐ Conditional Use? YES ☐ / NO ☐
- Is a Rezone required? YES ☐ / NO ☑ If Yes, Proposed Zoning: _____
- Is a Land Division required? YES ☐ / NO ☑
- Is property in the Historic District? YES ☐ / NO ☑
- Will there be signage? YES ☑ / NO ☐ What type (mounted, freestanding): TBD
- What kind of noise or level of noise will the property have? Minimal from new chiller at receiving. Will
- Hours of operation Mon thru Fri - 6:30am thru 4:30pm. Occasional weekends for events.

ENCLOSE TO MINIMIZE SOUND.

Engineering

- Storm water management provisions provided? YES ☑ / NO ☐
- Estimated Traffic impacts: Similar to existing conditions;improved on site
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES ☑ / NO ☐
- Watermain extension required? YES ☑ / NO ☐
- Sanitary sewer extension required? YES ☐ / NO ☑
- Is a Chapter 30 Permit (wetland/waterway) required? YES ☐ / NO ☑

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES ☐ / NO ☑
- Will your project require the installation of a grease interceptor? YES ☑ / NO ☐

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement: COMBINATION WATER SERV. AND FIRE SUPP. LATERAL AND WILL BE EITHER A 6" OR 8", WATER SERV. AFTER THE SPLIT INSIDE THE BLDG. A 2-1/2"
- Estimated daily water usage in gallons per day: 9,100 gpm
- Estimated maximum water flow in gallons per minute: 112 gpm preliminary
- Number of bathrooms: 17 Toilet Rooms
- Brief description of process (if Industrial): Middle School

If the development is a multi-family dwelling, please provide the following:

- Number of units: N/A
- Number of bedrooms in each unit: N/A
- Water service size requirement: N/A

Police Department

- Will construction affect street usage such as parking or intersections? YES ☐ / NO ☑
- Will additional security and surveillance be required? YES ☑ / NO ☐
- What are the hours of operation? Mon thru Fri - 6:30am thru 4:30pm. Occasional weekends for events.
- Are you selling or serving alcohol and/or tobacco products? No

Fire Department

- Square footage of building(s): 142,920 SF
- Number of Floors: 2
- Occupant Load: 850 approx.
- Description of business model and/or process: Education of Middle School children. Grades 6 thru 8.
- Occupancy Type(s): *If mixed use indicate all occupancy type areas. Refer to chart below:*
  Education - Accessory areas of Business, Assembly A-3 & misc. storage and Mechanical.

Occupancy Category	NFPA 101/5000 (Occupancy Type)	IBC (Group)	Examples
Assembly	Assembly	A-1	Fixed seating, production/viewing
		A-2	Restaurants, Nightclubs
		A-3	Other assembly (gyms, museums)
		A-4	Arenas, pools
		A-5	Bleachers, grandstands
Business	Business	B	Offices, dentists' offices, city halls
Educational	Educational	E	Schools ≤ grade 12
Industrial	Industrial	F-1	Factories with moderate hazards
		F-2	Factories with low hazard (bricks, glass)
Storage	Storage	S-1	Storage with moderate hazards (furniture)
		S-2	Storage with low hazards (canned goods)
High Hazard	Occupancy Type + hazardous contents requirements	H-1	Detonation hazard (explosives)
		H-2	Accelerated burning hazard (flamm. Gasses)
		H-3	Supported combustion hazard (flamm. Solids)
		H-4	Health hazards
		H-5	Semiconductor fabrications
Medical Care/Institutional	Healthcare (4+ patients)	I-2 (>5 patients)	Inpatient (24 hr) care, nursing homes
Board & Care	Residential Board & Care (4+ persons)	I-1 (>16 persons)	Personal care services and lodging
Day-Care	Day-Care (4+ clients)	I-4 (>5 persons)	Care and supervision (>24 hr)
Detention & Correctional	Detention & Correctional (1+ persons)	I-3 (>5 persons)	Occupants under restraint or security
Mercantile	Mercantile	M	Display, sale of goods (retail)
Residential	Hotel & Dormitories	R-1	Hotels, Motels (transient use)
		R-2	Dormitories
			Apartments
		R-3	Boarding
		R-4 (5-16 persons)	Board & Care, rehab facilities
Special Structures	Occupancy Type + Special Structure provisions	Group U	Towers, tanks

---

Owner: Peter Smet (BASD) **Date:** 4-9-19
(Print)

Owner: Peter Smet
(Signature)

Applicant: Same as above **Date:**
(Print)

Applicant:
(Signature)

Zoning Administrator: **Date:** 4/12/19
(Signature)

Burlington Area School District

KARCHER MIDDLE SCHOOL

225 Robert Street, Burlington, WI 53105

PLUNKETT RAYSICH ARCHITECTS, LLP

209 south water street milwaukee, wisconsin 53204 414 359 3060
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SHEET INDEX

GENERAL

001 TITLE SHEET
002 SURVEY

CIVIL

C100 SITE DEMOLITION PLAN
C200 SITE PAVING PLAN
C300 SITE GRADING PLAN
C301 SITE UTILITY PLAN
C400 SITE CIVIL DETAILS
C401 SITE CIVIL DETAILS
C402 SITE CIVIL DETAILS
C403 SITE CIVIL SPECIFICATIONS

LANDSCAPE

L100 LANDSCAPE PLAN
L200 LANDSCAPE NOTES & DETAILS

ARCHITECTURAL

A200 LOWER LEVEL OVERALL PLAN
A201 UPPER LEVEL OVERALL PLAN

PROJECT INFORMATION

PROJECT DATE: 4.11.2019
PRA PROJECT NUMBER: 170174-02
DRAWING SET: PLANNING COMMISSION SET

APPLICABLE CODES AND ZONING

2018 WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
EDUCATIONAL OCCUPANCY
ZONING: CITY OF BURLINGTON ORDINANCES

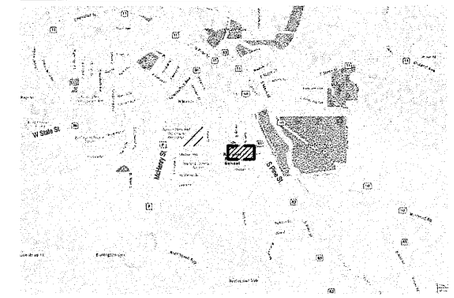
CONSTRUCTION CLASSIFICATION

NEW CONSTRUCTION
TYPE OF CONSTRUCTION, PROTECTED, TYPE IB - SPRINKLERED

BUILDING AREA

OVERALL FOOTPRINT	86,008 SF
NEW CONSTRUCTION	
LOWER LEVEL	86,008 SF
UPPER LEVEL	53,736 SF
MECH PENTHOUSE	3,176 SF
NEW CONSTRUCTION TOTAL	142,920 SF

PROJECT LOCATION



PROJECT TEAM

CONSTRUCTION MANAGER
SCHERRER CONSTRUCTION CO, INC. (UNDER SEPERATE CONTRACT)
TEL 262.539.3100
FAX 262.539.3101

raSmith
CREATIVITY BEYOND ENGINEERING
221 South 2nd Street
Milwaukee, WI 53204-1412
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CIVIL
raSMITH, INC.
TEL 262.317.3267
FAX 262.781.8466

LANDSCAPE
raSMITH, INC.
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FAX 262.781.8466

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PRA PROJECT # 170174-02

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ALTA/NSPS LAND TITLE SURVEY

LOCATION: PREPARED FOR: Burlington Area School District
LEGAL DESCRIPTION:
Parcel 1:
Lots 8 through 15, Block 6, Perkins South Park, according to the recorded plat thereof. ALSO, the West 1/2 of that portion of vacated Henry Street which abuts said lots. Said land being in the City of Burlington, County of Racine and State of Wisconsin.

TAX ID: 206-03-19-32-560-520

Parcel 2:
Lots 1 through 17, Block 5, Perkins South Park, according to the recorded plat thereof. ALSO, the East 1/2 of that portion of vacated Henry Street which abuts Lots 1 through 8 thereof and the West 1/2 of that portion of vacated Alice Street which Abuts Lots 9 through 17 thereof. Said land being in the City of Burlington, County of Racine and State of Wisconsin.

TAX ID: 206-03-19-32-560-440

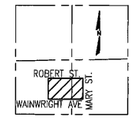
Lot 3:
Lots 1 through 18, Block 4, Perkins South Park, according to the recorded plat thereof. ALSO, the East 1/2 of that portion of vacated Alice Street which abuts Lots 1 through 9 thereof. Said land in the City of Burlington, County of Racine and State of Wisconsin.

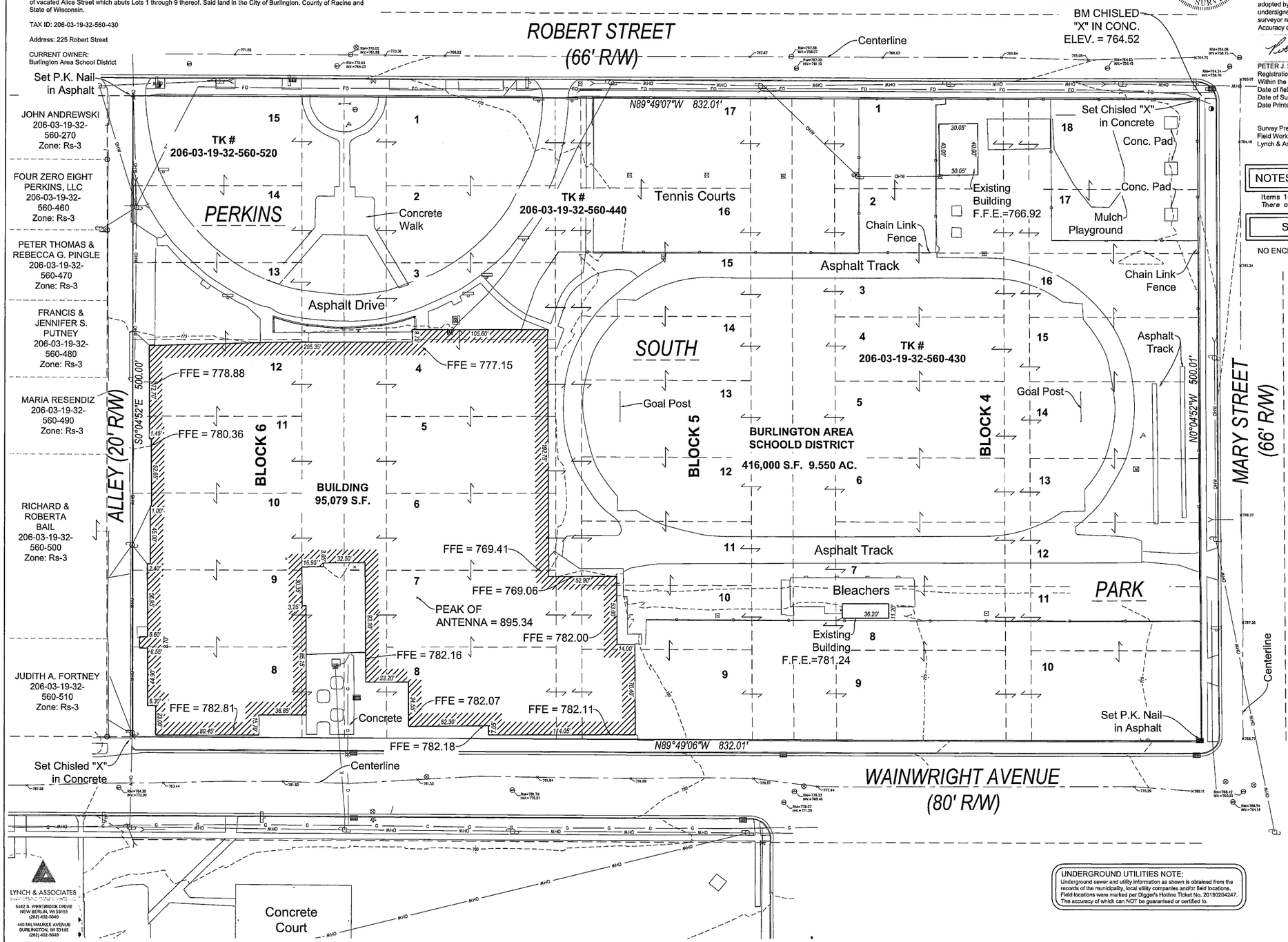
TAX ID: 206-03-19-32-560-430

Address: 225 Robert Street

CURRENT OWNER:
Burlington Area School District

VICINITY MAP
SE 1/4 SEC. 32
T3N, R19E.





ALTA/SURVEY CERTIFICATION

To: First American Title Insurance Company and, Burlington Area School District

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes items in Article 2 of the AIA Document C201 - 2015, as provided by the client. Pursuant to Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

PETER J. NIELSON, Professional Land Surveyor
Registration No. S-2527
Within the State of WI
Date of field work completion: February 4th, 2019
Date of Survey: February 11th, 2019
Date Printed: Febraury 11th, 2019

Survey Prepared by: PETER J. NIELSON, PLS
Field Work / This Instrument Drafted by: LAG/PJN
Lynch & Associates Engineering Consultants, LLC

NOTES CORRESPONDING TO SCHEDULE B - II

Items 1-8 of Schedule BII do not affect this survey.
There are no other exceptions.

STATEMENT OF ENCROACHMENTS

NO ENCROACHMENTS ARE VISIBLE ON THE SUBJECT PROPERTY.

Notes:
1. The location and size of underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but Lynch & Assoc. does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline.

2. Elevations and contours on this map are based on the North American Vertical Datum of 1988 (NAVD '88)

3. Parcels are currently zoned: I1 - Institutional
Building Setbacks:
Front - 25'
Rear - 25'
Side - 10'

4. City of Burlington Zoning Administrator
Zoning Information
Ph: (262) 342-1168
Megan Watkins - Zoning Administrator

5. Operating Authority: Peter Smet - Superintendant
Ph: (262) 763-0210

6. Per the National Flood Insurance Program, Flood Insurance Rate Map No. 55101C0142D, effective 5/2/2012; this property lies within "Zone X" which is defined as areas determined to be outside the 0.2% annual chance floodplain.

7. Subject property serviced by public sewer and water.

LEGEND

- BOLLARD
- GAS VALVE
- ELECTRIC TRANSFORMER
- CURB INLET
- FLAG POLE
- ELECTRIC METER
- LIGHT POLE
- MANHOLE- UNKNOWN
- FIRE HYDRANT
- WELL
- (XXX R) RECORDED
- POWER POLE
- IRON PIPE 1"- FOUND
- 5/8" IRON ROD W/CAP- SET
- WATER VALVE
- TELEPHONE PEDESTAL
- SIGN
- —OHW— OVERHEAD LINE
- —FO— UNDERGROUND FIBER OPTICS LINE
- —G— UNDERGROUND GAS LINE
- —o— CHAINLINK FENCE

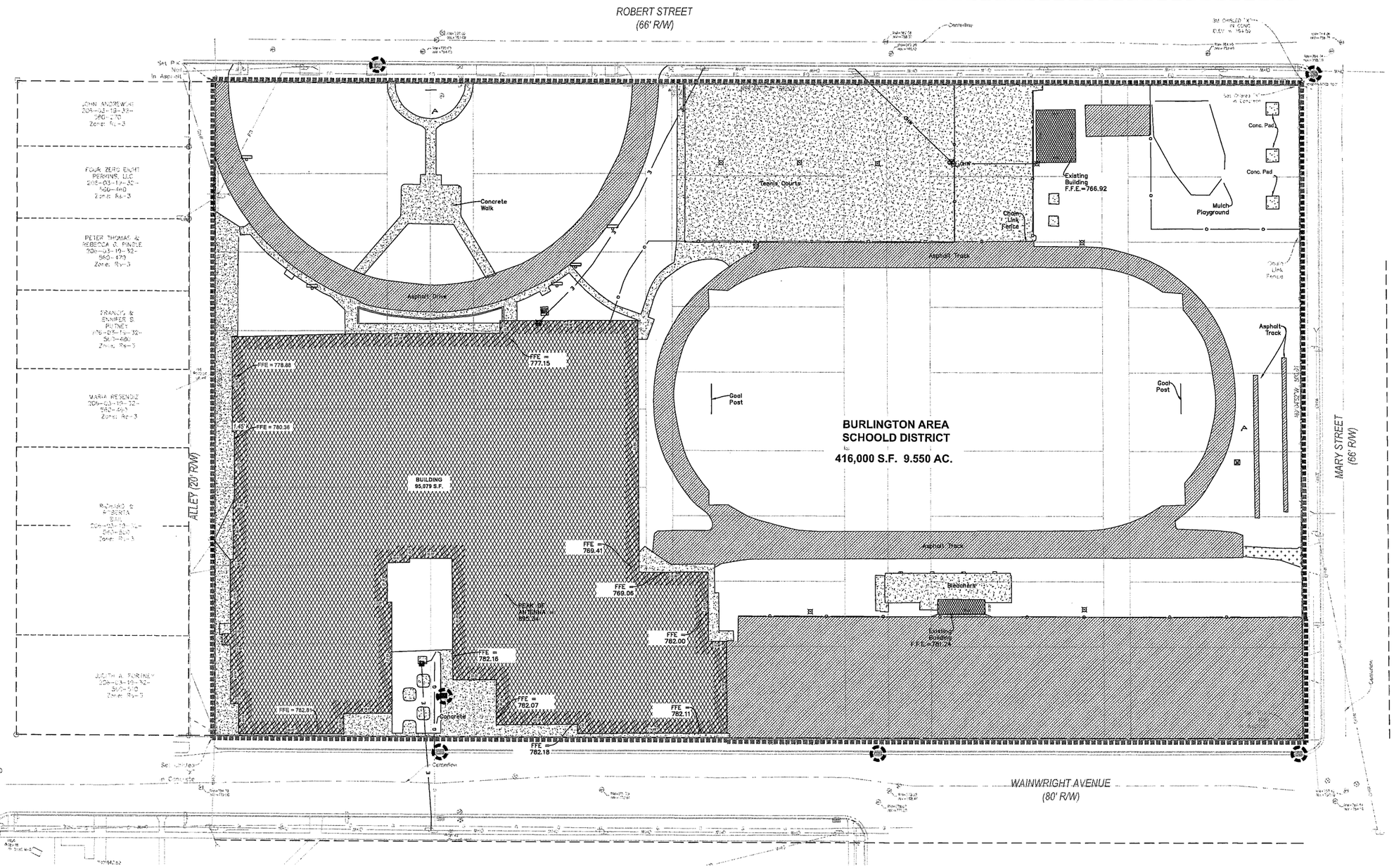
GRAPHIC SCALE
1 INCH = 30 FEET

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM-RACINE ZONE. THE SOUTHLINE OF ROBERT STREET IS ASSUMED TO BEAR N 89°49'07" W.

UNDERGROUND UTILITIES NOTE:
Underground sewer and utility information as shown is obtained from the records of the municipality, local utility companies and/or field locations. Field locations were marked per Digger's Hotline Ticket No. 20190204247. The accuracy of which can NOT be guaranteed or certified to.

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
(262) 402-5040
440 RAILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

DRAWING BY:
FIELD WORK BY:



LEGEND

- PROPERTY LINE
- PROJECT LIMITS
- LIMITS OF DISTURBANCE
- SILT FENCE
- SAWCUT PAVEMENT
- STRAW WATTLE
- PROPOSED STONE TRACKING MAT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING ASPHALT PAVEMENT & CRUSHED STONE BASE
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING BUILDING/ STRUCTURE
- MILL EXISTING ASPHALT AND OVERLAY IN KIND
- PROPOSED INLET PROTECTION
- TREE PROTECTION

SITE STATISTICS

	TOTAL
PROPOSED LAND DISTURBANCE AREA (S.F.)	0
PROPOSED PROJECT LIMITS AREA (S.F.)	0

CONSTRUCTION SEQUENCE

1. INSTALL TRACKING PAD AS INDICATED ON PLAN.
2. CLEAR AREAS NECESSARY TO INSTALL SILT FENCE AS INDICATED ON PLAN.
3. INSTALL STRAW WADDLE AS INDICATED ON PLAN
4. PULVERIZE PAVEMENT AND REMOVE AS INDICATED ON PLAN.
5. GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING EROSION CONTROL IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.
6. ANY DEWATERING SHALL BE DIRECTED TO ACCEPTABLE TEMPORARY SEDIMENTATION BMPS.
7. STABILIZE DISTURBED AREA WITH TOPSOIL, SEED, FERTILIZER, AND MULCH WHEN GRADING IS COMPLETE IN AN AREA, UNLESS FINAL RESTORATION IS TO OCCUR WITHIN 14 DAYS.
8. UPON SITE RESTORATION, REMOVE SILT FENCE AND OTHER EROSION CONTROL BMPS. CONTRACTOR WILL SUBMIT NOTICE OF TERMINATION.

N

GRAPHIC SCALE
15 0 15 30 60
(IN FEET)

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NOT FOR CONSTRUCTION

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Milwaukee, WI 5320414412
(262) 781-1000
rasmith.com

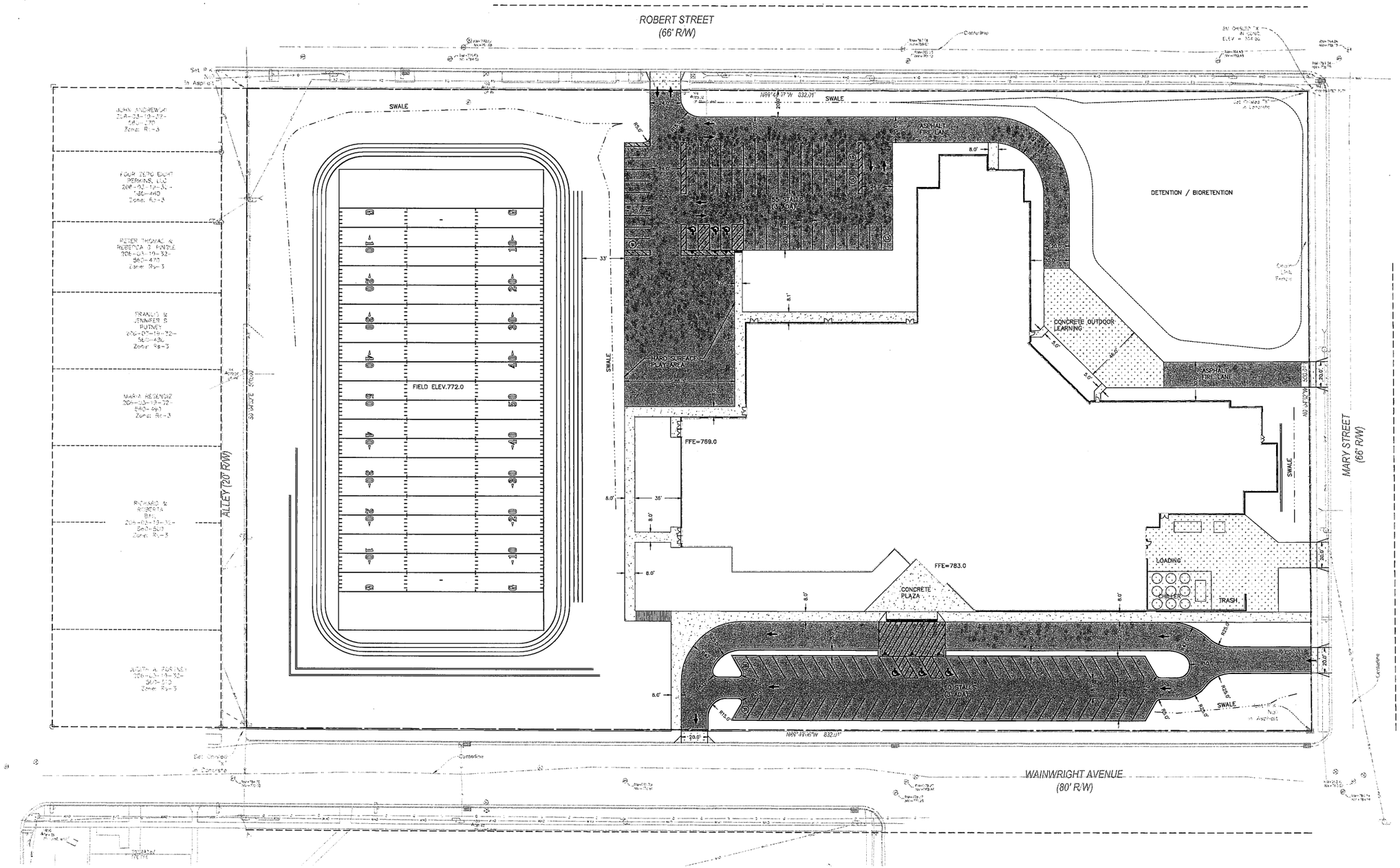
RASmith CREATIVITY BEYOND ENGINEERING

Burlington Area School District
Karcher Middle School
225 Robert Street, Burlington, WI 53105

REVISIONS:

SITE DEMOLITION PLAN

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C100



LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- PROPOSED 18" REJECT CURB & GUTTER
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- PROPOSED ACCESSIBLE PAVEMENT MARKING VAN ACCSSSIBLE STALL
- (10) STALL PARKING COUNT (STANDARD)

PARKING CALCULATIONS

	TOTAL
EXISTING STANDARD SPACES	148
EXISTING ACCESSIBLE SPACES	4
TOTAL EXISTING SPACES	152
PROVIDED STANDARD SPACES	109
PROVIDED ACCESSIBLE SPACES	6
TOTAL PROPOSED SPACES	115
REQUIRED SPACES	738

SITE STATISTICS

	TOTAL
EXISTING IMPERVIOUS AREA (S.F.)	230,430
PROPOSED IMPERVIOUS AREA (S.F.)	195,147
NET IMPERVIOUS AREA CHANGE (S.F.)	(35,283)

KEY NOTES

1. TRANSITION TO 18" REJECT CURB & GUTTER
2. TERMINATE CURB & GUTTER

N

GRAPHIC SCALE
15 0 15 30 60
(IN FEET)

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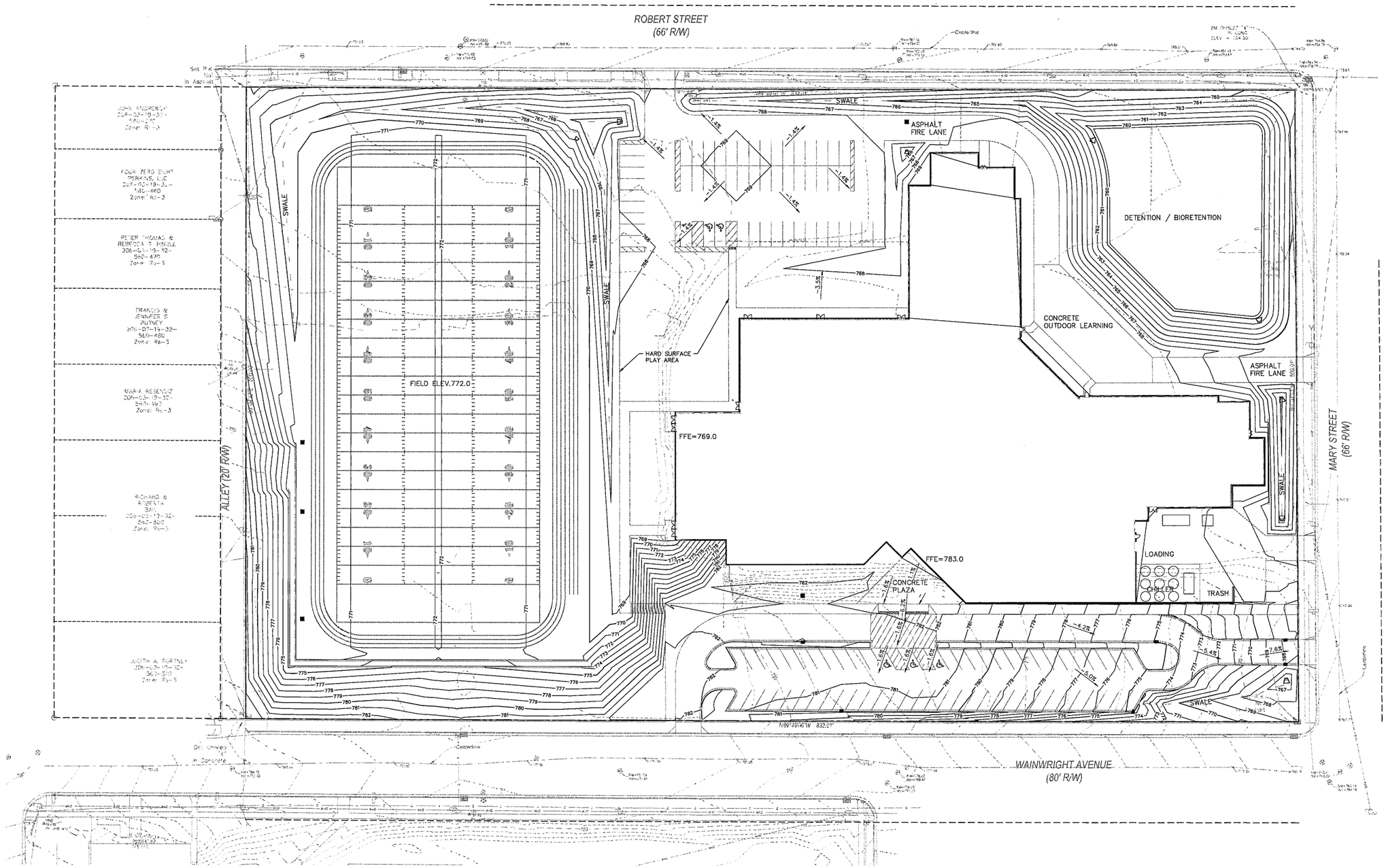
rasmith.com

Burlington Area School District
Karcher Middle School
225 Robert Street, Burlington, WI 53105

REVISIONS:

SITE PAVING PLAN

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C200



LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED END SECTION
- 784.00 × FINISHED SURFACE ELEVATION
- (784.00) × FINISHED SURFACE TOP OF CURB ELEVATION
- PROPOSED DRAINAGE SWALE

N

GRAPHIC SCALE
15 0 15 30 60
(IN FEET)

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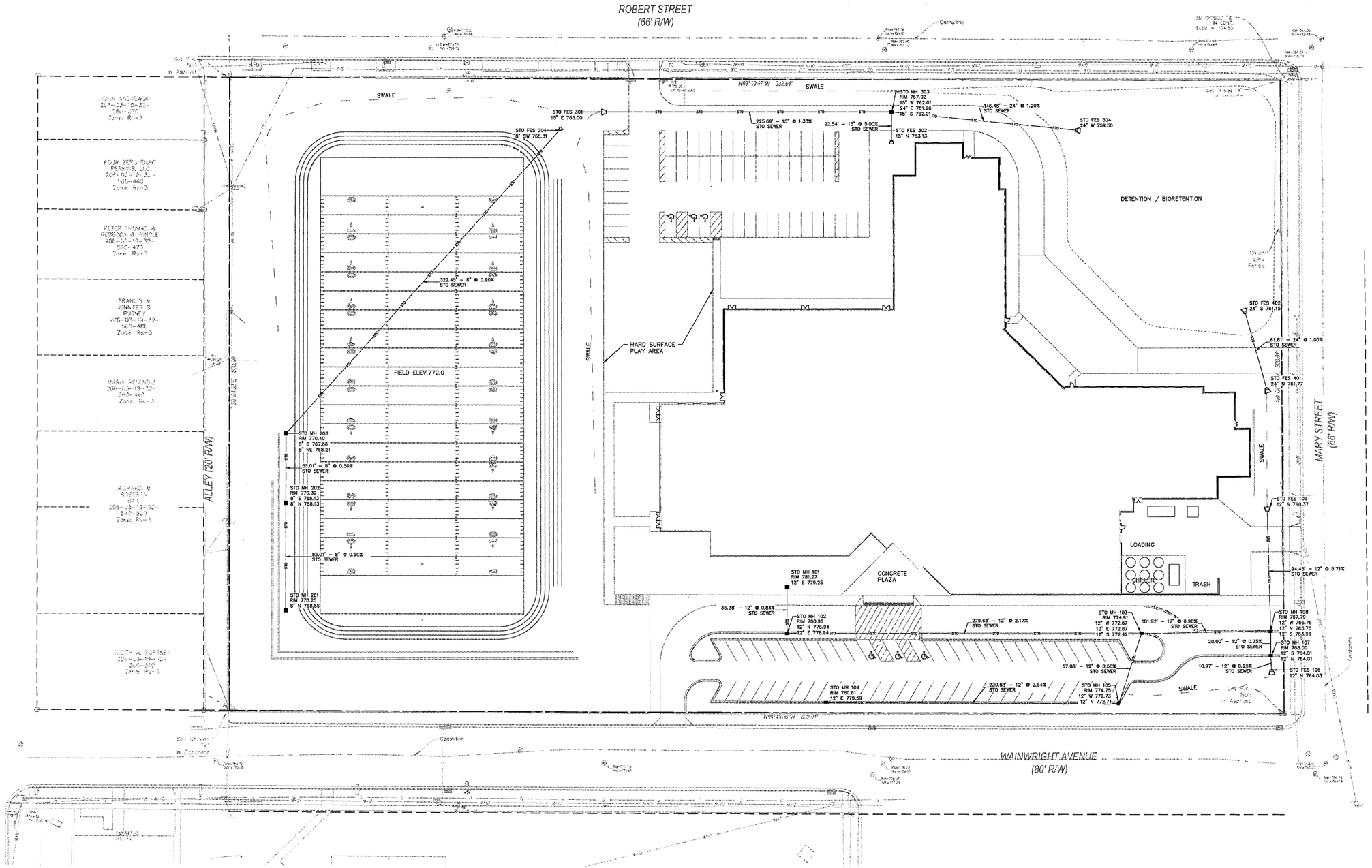
Burlington Area School District
Karcher Middle School
225 Robert Street, Burlington, WI 53105

REVISIONS:

SITE DRAINAGE PLAN

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C300



LEGEND

- PROPERTY LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED END SECTION
- PROPOSED DRAINAGE SWALE

N

GRAPHIC SCALE
15 0 15 30 60
(IN FEET)

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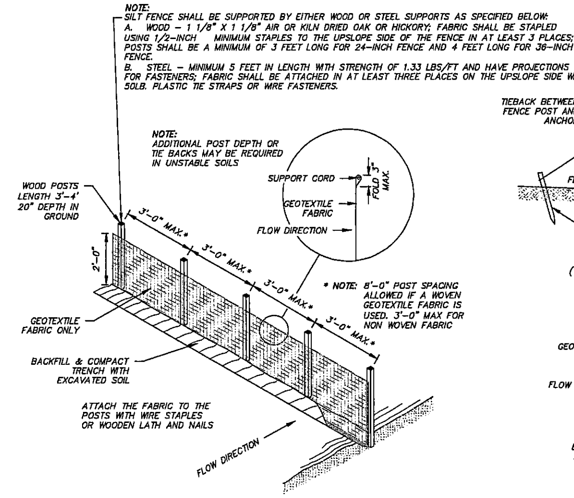
CREATIVITY BEYOND ENGINEERING

Burlington Area School District
Karcher Middle School
225 Robert Street, Burlington, WI 53105

REVISIONS:

SITE UTILITY PLAN

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C301



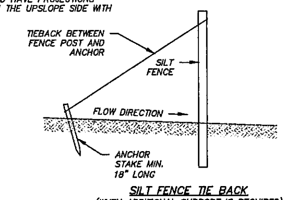
NOTES:

1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

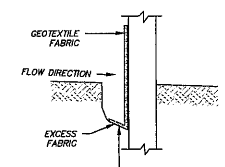
SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4–INCH TRENCH WIDE BY 6–INCH DEEP TRENCH, OR 6–INCH V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) TWIST METHOD––OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
   B) HOOK METHOD––HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.

SILT FENCE DETAIL
SILT FENCE DNR SHORT
(NOT TO SCALE)



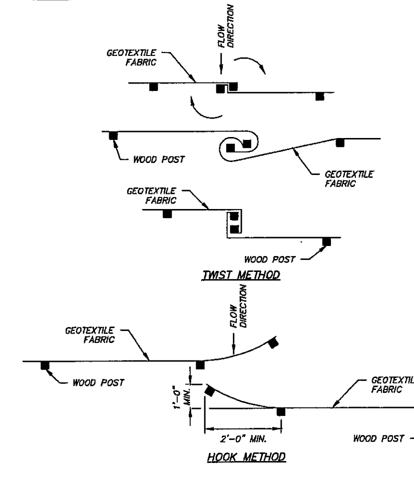
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)



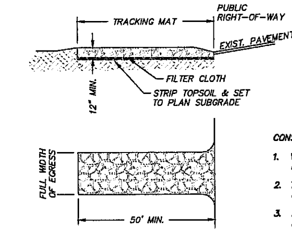
TRENCH DETAIL

NOTES:

1. TRENCH SHALL BE A 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.



JOINING TWO LENGTHS OF SILT FENCE



CONSIDERATIONS:

1. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
2. THE BEST APPROACH TO PREVENTING OFF–SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
3. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

NOTES:

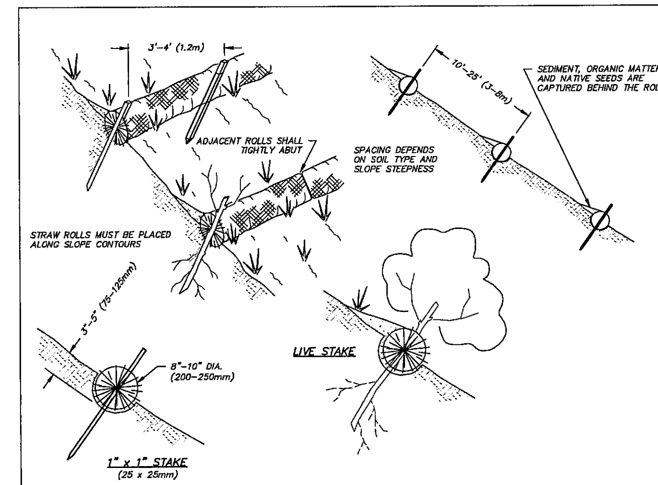
A. TRACKING PAD:

1. TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
3. THE AGGREGATE FOR THE TRACKING PAD SHALL BE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION OF TABLE 1 OF THE WISCONSIN DNR TECHNICAL STANDARD 1057. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATION, SECTION 312, SELECT CRUSHED MATERIAL.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

B. MAINTENANCE

1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP–DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12–INCH THICK PAD SHALL BE MAINTAINED.

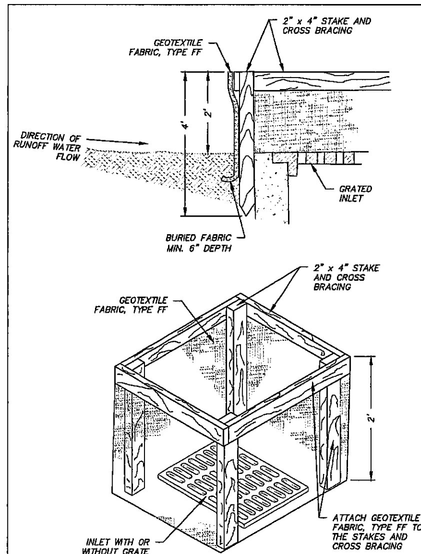
STONE TRACKING PAD DETAIL
TRACK PAD
(NOT TO SCALE)



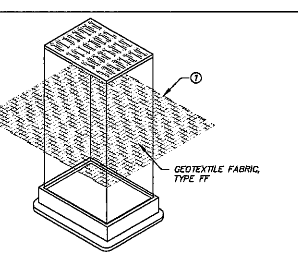
NOTE:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"–5" (75–125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. INSTALL 8.5" WATTLE 2' DIRECTLY BEHIND SIDEWALK.

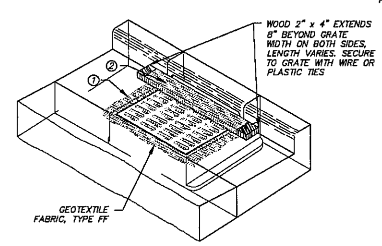
STRAW WATTLE DETAIL
STRAW WATTLE DETAIL (NOT TO SCALE)



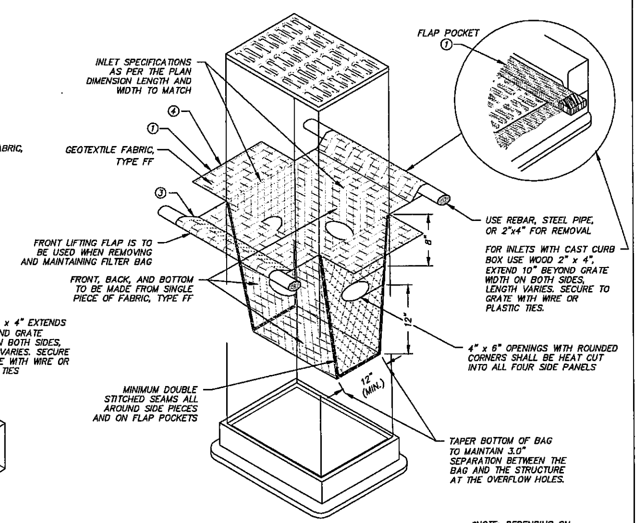
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE ②)

*NOTE: DEPENDING ON EXPOSED SOIL TEXTURE, TYPE D–M OR TYPE D–HR INLET PROTECTION MAY BE USED IN PLACE OF TYPE D.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4. 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.
④ SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

TYPE A IS TO BE USED PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER, AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.

TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB HEADS.

TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.

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.

GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

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 D:
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.

STORM DRAIN INLET PROTECTION DETAILS
INLET PROTECTION – DNR
(NOT TO SCALE)

MAINTENANCE:

REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS SURFACE.

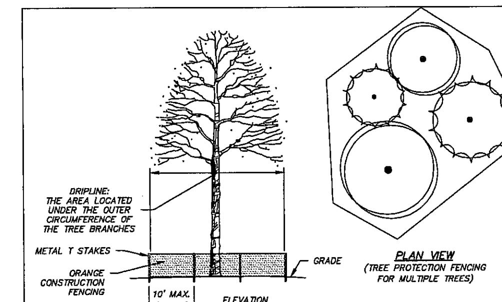
INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.

FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.

FOR TYPE D INLET PROTECTION (INCLUDING D–M AND D–HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RUNOFF EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE.

REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.



NOTES:

1. INSTALL 4' HIGH ORANGE VINYL SNOW / CONSTRUCTION FENCING OR SIMILAR FENCING AT OR BEYOND THE DRIPLINE OF ALL TREES TO SAVE.
2. ERECT FENCE WITH 5' METAL T–STAKES AT LEAST EVERY 10'.
3. THE FENCING SHALL BE IN PLACE BEFORE CONSTRUCTION ACTIVITY BEGINS AND REMAIN UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.
4. NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE NOR SHALL ANY EQUIPMENT BE STORED INSIDE OF THE FENCING.

TREE PROTECTION FENCING DETAIL
Tree Protection Fencing Detail

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 348 3618
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Karcher Middle School
225 Robert Street, Burlington, WI 53105

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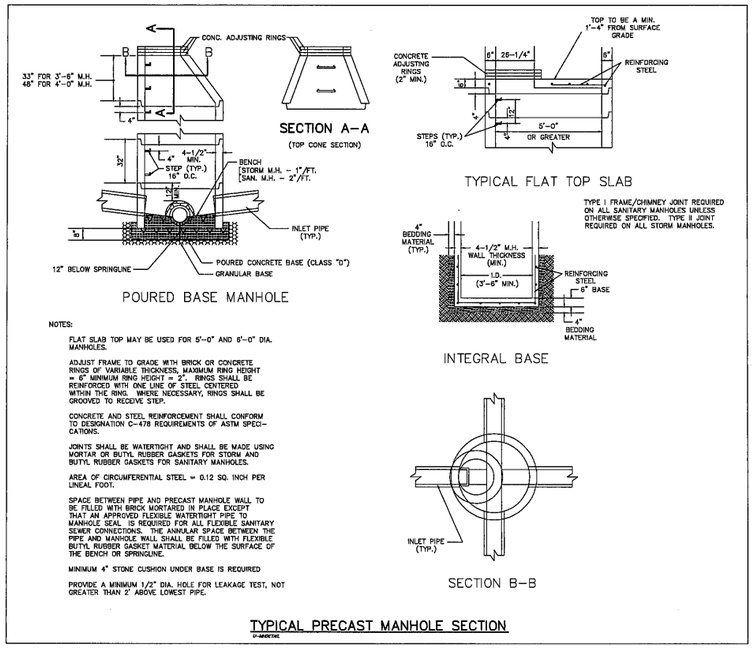
JOB NO: 170174-02
SHEET NO: C400



NOTES:

FLAT SLAB TOP MAY BE USED FOR 5'-0" AND 6'-0" DIA. 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 SPECI-CATIONS.

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

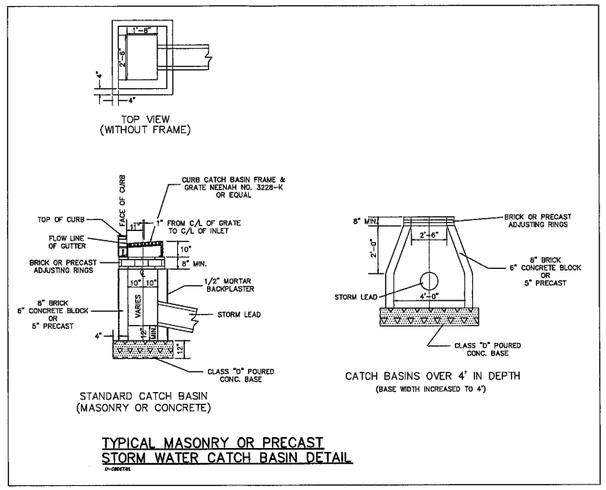
AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT.

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.

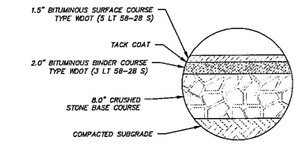
MINIMUM 4" STONE CUSHION UNDER BASE IS REQUIRED

PROVIDE A MINIMUM 1/2" DIA. HOLE FOR LEAKAGE TEST, NOT GREATER THAN 2' ABOVE LOWEST PIPE.

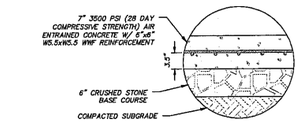
TYPICAL PRECAST MANHOLE SECTION



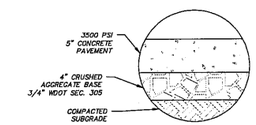
TYPICAL MASONRY OR PRECAST STORM WATER CATCH BASIN DETAIL



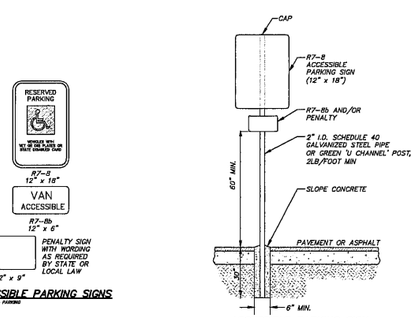
BITUMINOUS PAVEMENT (STANDARD DUTY)



HEAVY DUTY CONCRETE PAVEMENT SECTION WITH WWF REINFORCEMENT

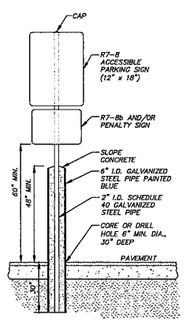


CONCRETE SIDEWALK SECTION



ACCESSIBLE PARKING SIGN AND POST INSTALLATION

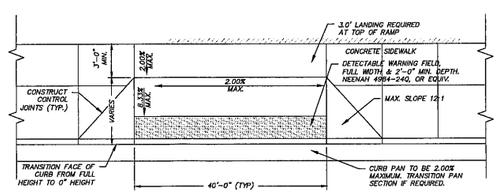
TYPE 1



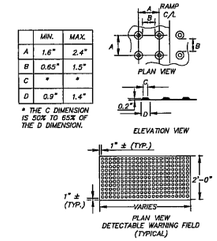
ACCESSIBLE PARKING SIGN AND POST INSTALLATION IN BOLLARD

TYPE 2

ACCESSIBLE PARKING SIGNS



TYPE 3 CURB RAMP

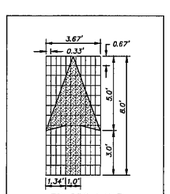


	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

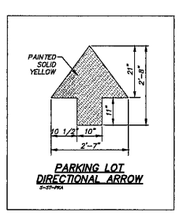
* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

DETECTABLE WARNING FIELD
(TRUNCATED DOMES)

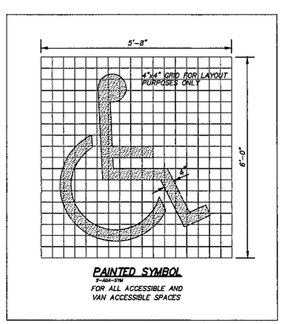
NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2. DETECTABLE WARNING FIELDS SHALL BE "NEENAH DETECTABLE WARNING PLATES" 4984-XXX, OR EQUIV.
3. CURB RAMP DETECTABLE WARNING FIELDS TO BE INSTALLED 6 TO 8 INCHES FROM THE FACE OF CURB.



TRAFFIC LANE DIRECTIONAL ARROW

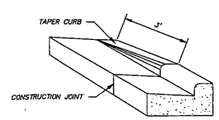


PARKING LOT DIRECTIONAL ARROW

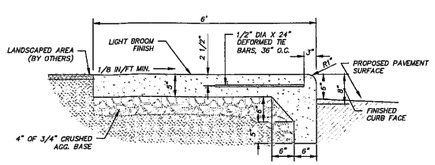


PAINTED SYMBOL

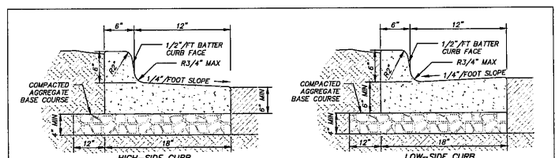
FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES



DETAIL OF CURB & GUTTER TERMINI



CONCRETE WALK W/ INTEGRAL CURB DETAIL



NOTES:
A) 3500 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER.
B) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.
C) FOR DEPRESSED CURB HEAD SLOPE, USE THE SAME SLOPE AS ADJACENT SIDEWALK.
D) THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDE MINIMUM 6" GUTTER THICKNESS MAINTAINED. TRANSVERSE CONTRACTION JOINTS SHALL BE CUT OR SAWED AT MAXIMUM 20 FOOT INTERVALS.
E) 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB ABUTTING EXISTING CURB AND SIDEWALK, WALLS OR BUILDINGS, AND AT INTERVALS NOT TO EXCEED 300 FEET, WITH PREFERRED LOCATIONS BEING AT RADIUS POINTS OR ANGLE POINTS.

CONCRETE CURB & GUTTER DETAIL

209 south water street milwaukee, wisconsin 53204 414 593 3000
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 249 6900
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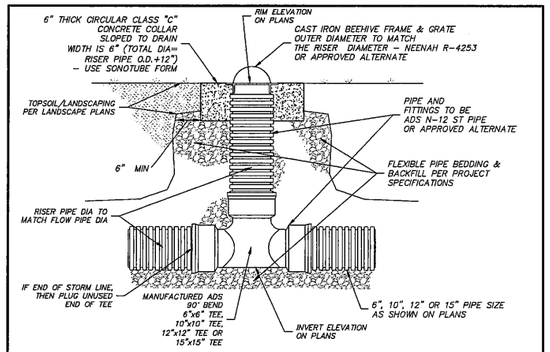
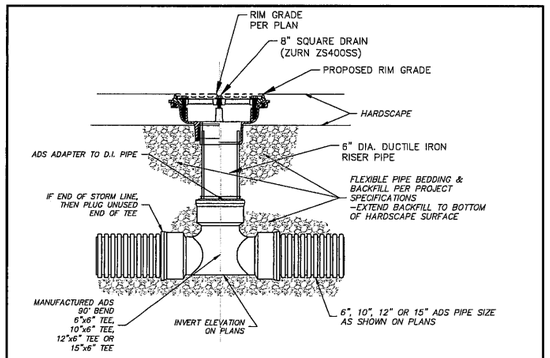


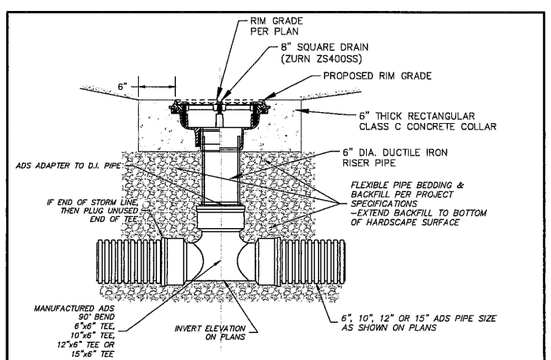
AREA DRAIN DETAIL - FOR LANDSCAPE AREAS

NTS



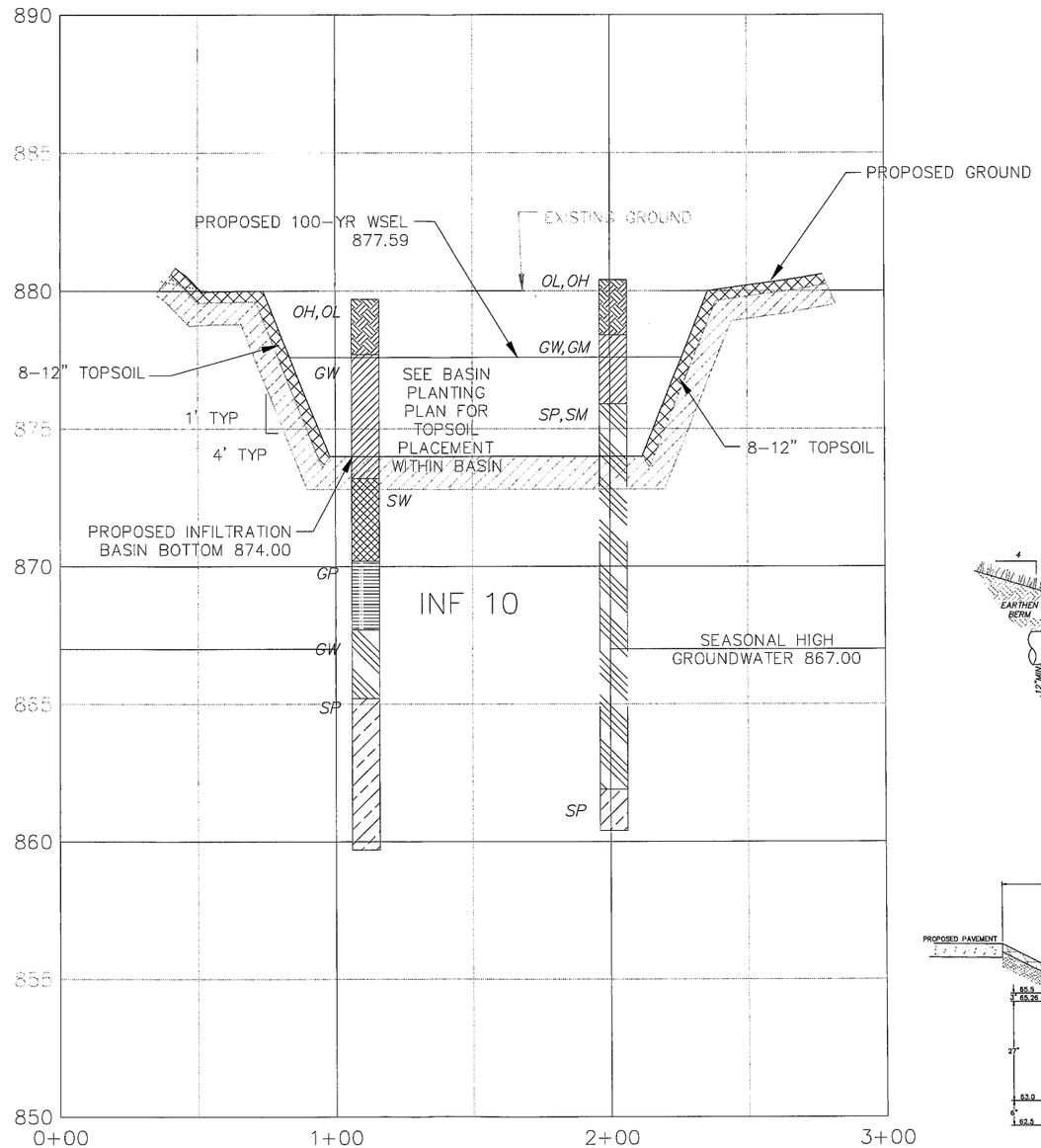
AREA DRAIN DETAIL - FOR HARDSCAPE AREAS

NTS



AREA DRAIN - TYPE 2 DETAIL

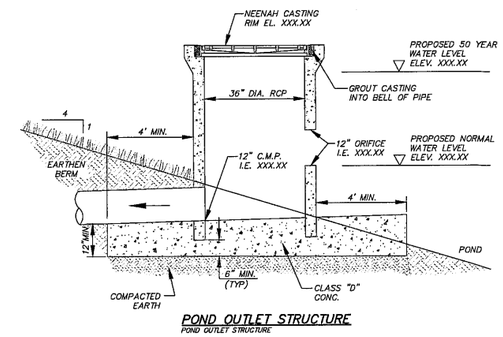
NTS



SECTION C–C

INF 10

BIORETENTION XSEC CC



POND OUTLET STRUCTURE

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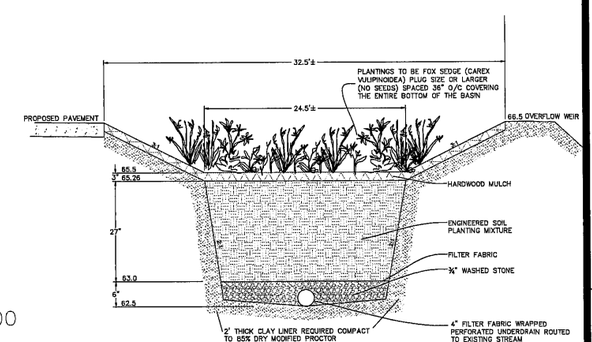

BIORETENTION SCHEMATIC

Bioretention schematic

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Burlington Area School District
Karcher Middle School
225 Robert Street, Burlington, WI 53105

REVISIONS:

SITE CIVIL DETAILS

DATE: 04-10-19

JOB NO: 170174-02

SHEET NO: C402

NOT FOR CONSTRUCTION

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DIVISION 1 – GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
   A. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
   B. WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
   C. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
   D. WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382-387
   E. WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
   F. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   G. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)
   H. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
   I. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
   J. CITY OF BURLINGTON DEVELOPMENT STANDARDS
2. THE OWNER, ENGINEER AND CITY OF BURLINGTON SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.

01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
2. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
6. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED.
9. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE GRAVEL CONSTRUCTION ENTRANCE.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
11. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE.
12. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED.
13. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE CITY OF BURLINGTON, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

DIVISION 31 – EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CONTACT DIGGERS HOTLINE AT 800-242-8511 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
4. INSTALL PERIMETER FENCING AS INDICATED PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.
5. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
6. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER.
7. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
9. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
10. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
13. VOIDS LEFT BY REMOVALS SHALL BE LEVELED TO PREVENT PONDING OF WATER.
14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 – EARTH MOVING

1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THESE REQUIREMENTS. THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
4. SATISFACTORY MATERIAL SHALL INCLUDE SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM AS ACCORDING TO ASTM D2487. IT SHALL BE FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES, FROZEN MATERIALS, VEGETATION, DEBRIS, AND ANY OTHER DELETERIOUS MATERIAL.
5. UNSATISFACTORY MATERIAL SHALL INCLUDE SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT AS ACCORDING TO ASTM D2487. IT SHALL ALSO INCLUDE FILL MATERIAL NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
6. ENGINEERED FILL MATERIAL SHALL INCLUDE A MIXTURE OF NATURAL OR CRUSHED STONE, GRAVEL, AND SAND AS ACCORDING TO ASTM D2940, WITH AT LEAST 90 PERCENT PASSING A 37.5-MM SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE. IT SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE OF 3 INCHES. CLAY CONTENT SHALL HAVE A LIQUID LIMIT OF LESS THAN 45 AND A PLASTICITY INDEX BETWEEN 11 AND 20.
7. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
8. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
9. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
10. FILL MATERIAL SHALL BE WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT, PLACED IN MAXIMUM LIFTS OF 8 INCHES, AND COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST.
11. AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
12. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
13. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK WHERE COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE WHICH IS OBSERVED TO RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERCUT IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. DO NOT PROOF ROLL WET OR SATURATED SUBGRADE.
14. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
15. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.

31 25 00 – EROSION & SEDIMENTATION CONTROLS

1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WDNR TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY.
5. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
6. ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED.
7. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
8. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WISDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1.
9. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
15. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 00 – ASPHALT PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS.
6. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
7. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4-INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4-INCH FOR SURFACE COURSE (NO MINUS).
8. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.
9. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.
10. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8-INCH TOLERANCE AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.
11. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
12. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

32 13 00 – CONCRETE PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.
6. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.
7. AIR-ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260.
8. LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS AND AASHTO M 148.
9. CURBING SHALL BE IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
10. SIDEWALK AND PATIO SHALL BE IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
11. CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE.
12. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
13. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS.
14. EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES.
15. FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
16. FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
17. FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
18. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.
19. MAXIMUM DIFFERENCE BETWEEN CONCRETE SIDEWALKS AND ADJACENT PAVEMENT SURFACES SHALL NOT EXCEED 1/4-INCH VERTICAL.
20. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
21. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
22. ALL HANDICAP ACCESSIBLE DOORWAYS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF 5 FEET IN LENGTH WITH A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
23. REMOVE AND REPLACE CONCRETE THAT IS BROKEN, DAMAGED, DEFECTIVE, OR DOES NOT COMPLY WITH THE REQUIREMENTS LISTED ABOVE.

32 17 00 – PAVEMENT MARKING & SIGNAGE

1. WORK SHALL CONSIST OF INSTALLATION OF PARKING LOT STRIPING, DIRECTION ARROWS, HANDICAP ACCESSIBLE SYMBOLS AND SITE SIGNAGE.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. PAVEMENT MARKING PAINT SHALL BE IN ACCORDANCE WITH WISDOT APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS NOTED OTHERWISE ON THIS PLAN.
4. ALL PARKING LOT STRIPING SHALL BE 4-INCH WIDTH UNLESS NOTED OTHERWISE ON THIS PLAN.
5. BARRICADE WORK AREA DURING INSTALLATION AND UNTIL PAVEMENT MARKING PAINT IS DRIED. PROTECT ADJACENT AREAS FROM RECEIVING PAINT.
6. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS TO PRODUCE MARKINGS AS INDICATED WITH UNIFORM, STRAIGHT EDGES. TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS.
7. APPLY PAINT TO CLEAN AND DRY SURFACE, FREE FROM FROST, TO ENSURE PROPER BONDING.
8. NOTIFY OWNER OF ANY UNSOUND CONDITIONS PRIOR TO COMMENCING WORK. APPLYING PAVEMENT MARKING PAINT CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

32 32 00 – RETAINING WALLS

1. WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT, SUPERVISION, AND DIRECTION TO CONSTRUCT RETAINING WALL SYSTEMS IN REASONABLY CLOSE CONFORMITY TO THE LINES, GRADES, AND DIMENSIONS SHOWN ON THIS PLAN. RETAINING WALLS SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION AND MATERIAL REFERENCE ONLY.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. THE CONTRACTOR SHALL PROCURE DETAILED DESIGN CALCULATIONS AND DRAWINGS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER EXPERIENCED WITH RETAINING WALL DESIGN AND LICENSED IN THE STATE IN WHICH THE RETAINING WALLS ARE TO BE CONSTRUCTED.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SURROUNDING STRUCTURES AND UTILITIES ARE PROTECTED FROM THE EFFECTS OF EXCAVATION AND PROVIDING ANY NECESSARY EXCAVATION SUPPORT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CONSTRUCTION ADJACENT TO THE RETAINING WALLS DOES NOT DISTURB OR PLACE TEMPORARY LOADS ON THE RETAINING WALLS THAT EXCEED DESIGN LOADS.

DIVISION 33 – UTILITIES

33 10 00 – WATER DISTRIBUTION

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE WATER DISTRIBUTION SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
4. ALL PRIVATE WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
5. POLYVINYL CHLORIDE (PVC) PIPE SHALL BE SDR 18, CLASS 150 CONFORMING TO AWWA C900 WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS IN ACCORDANCE WITH SECTION 8.20.0 OF SSSWCW.
6. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 150 CONFORMING TO AWWA C151 WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 8.18.0 OF SSSWCW.
7. POLYETHYLENE TUBING SHALL BE SDR 9 IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWCW AND CONFORM TO AWWA C901.
8. COPPER TUBING SHALL BE TYPE K IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWCW AND CONFORM TO ASTM B88.
9. BALL VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.30.0 OF SSSWCW AND CONFORM TO AWWA C800 AND ASTM B62.
10. GATE VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.27.0 OF SSSWCW AND CONFORM TO AWWA C500.
11. BUTTERFLY VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.28.0 OF SSSWCW AND CONFORM TO AWWA C504.
12. VALVE BOXES SHALL BE IN ACCORDANCE WITH SECTION 8.29.0 OF SSSWCW AND CONFORM TO ASTM A48. VALVE BOXES SHALL BE SIZE DD, SCREW TYPE, 3 PIECE ASSEMBLY, WITH COVERS MARKED WATER . ALL VALVE BOXES SHALL BE SET TO PROPOSED GRADE, TRULY VERTICAL, AND SUPPORTED BY USE OF ADAPTOR.
13. HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION 8.26.0 OF SSSWCW AND CONFORM TO AWWA C502. PUMPER NOZZLE SHALL BE PERPENDICULAR TO AND ORIENTED TOWARDS THE PAVEMENT. HYDRANTS SHALL BE ATTACHED BY MEANS OF ANCHORING TEE AND HAVE A GROUND LINE TO CENTER DISTANCE OF 18 TO 21 INCHES.
14. FITTINGS SHALL BE CLASS 150 IN ACCORDANCE WITH SECTION 8.22.0 OF SSSWCW, CONFORMING TO AWWA C110, AND PROVIDED WITH MECHANICAL JOINTS.
15. MECHANICAL JOINTS SHALL BE MADE WITH COR TEN NUTS AND BOLTS, OR CORROSION-RESISTANT EQUIVALENTS CONFORMING TO AWWA C111.
16. POLYETHYLENE WRAP SHALL BE IN ACCORDANCE WITH SECTION 8.21.0 OF SSSWCW AND PROVIDED FOR ALL METAL PIPES AND FITTINGS.
17. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH SECTION 4.3.13 OF SSSWCW AND PROVIDED FOR ALL BENDS, CAPS, PLUGS, AND TEES.
18. TRENCH SECTION SHALL BE IN ACCORDANCE WITH FILE NO. 36 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
19. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
20. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
21. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
22. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC WATER MAIN PIPE, PRIVATE WATER MAIN PIPE, AND BUILDING WATER SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
23. PROPOSED WATER SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL.
24. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF BENDS REQUIRED TO COMPLETE CONSTRUCTION, WHICH SHALL BE INCIDENTAL AND INCLUDED IN THE COST OF WORK.
25. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONS.
26. THE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AND SAFE WATER SAMPLING. HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH SECTION 4.15.0 OF SSSWCW. DISINFECTION SHALL BE IN ACCORDANCE WITH SECTION 4.16.0 OF SSSWCW AND CONFORM TO AWWA C651. WATER MAINS SHALL BE FLUSHED AND TESTED IN THE PRESENCE OF THE WATER UTILITY OPERATOR.

33 30 00 – SANITARY SEWERAGE

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE SANITARY SEWERAGE SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
4. ALL PRIVATE SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
5. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 FOR DEPTHS LESS THAN 18 FEET, AND SHALL BE SDR 18 CONFORMING TO AWWA C900 FOR DEPTHS GREATER THAN 18 FEET, BOTH WITH PUSH-ON RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTIONS 8.10.6 AND 8.41.4 OF SSSWCW.
6. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
7. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
8. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
9. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
10. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
11. ALL CONNECTIONS TO EXISTING SANITARY SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR ALL BUILDING SANITARY SERVICE PIPES, UNLESS NOTED OTHERWISE.
12. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.
13. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC SANITARY SEWER PIPE, PRIVATE SANITARY INTERCEPTOR PIPE, AND BUILDING SANITARY SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 10 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
14. PROPOSED SANITARY SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL.
15. THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONS.
16. AFTER INSTALLATION OF SANITARY SEWERAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. CONDUCT TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SSSWCW. REPAIR ANY DAMAGE AND REPLACE ANY PIPE NOT PASSING TESTING.

33 40 00 – STORMWATER DRAINAGE

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE STORMWATER DRAINAGE SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
4. ALL PRIVATE STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
5. REINFORCED CONCRETE PIPE (RCP) AND END SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 8.6.0 OF SSSWCW AND CONFORM TO ASTM C76 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM C443. UNLESS NOTED OTHERWISE, 12-INCH DIAMETER PIPE SHALL BE CLASS V, 15-INCH DIAMETER PIPE SHALL BE CLASS IV, AND 18-INCH DIAMETER PIPE AND LARGER SHALL BE CLASS III.
6. CORRUGATED METAL PIPE (CMP) AND END SECTIONS SHALL BE 16 GAUGE CONFORMING TO ASTM A760.
7. HIGH-DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS SHALL BE ADS N12 AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.
8. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 WITH PUSH-ON RUBBER GASKETED JOINTS CONFORMING TO ASTM D3212.
9. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
10. CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
11. INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C913. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
12. AREA DRAINS SHALL BE ADS NYLOPLAST AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.
13. FRAMES AND GRATES SHALL BE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FRAMES AND GRATES ARE COMPATIBLE WITH PRECAST STRUCTURES PRIOR TO ORDERING.
14. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
15. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
16. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
17. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
18. ALL CONNECTIONS TO EXISTING STORM SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE.
19. FLEXIBLE COMPRESSION COUPLINGS SHALL BE USED IN THE CONNECTION OF DISSIMILAR PIPE MATERIALS.
20. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.
21. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.1 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC STORM SEWER PIPE, PRIVATE STORM INTERCEPTOR PIPE, AND BUILDING STORM SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
22. FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE STORMWATER DRAINAGE SYSTEM. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL. DOCUMENTATION OF SUCH FIELD TILE SHALL BE PROVIDED TO THE OWNER.
23. PROPOSED STORM SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. CONNECTIONS TO DOWNSPOUTS SHALL BE PER DETAILS ON THE BUILDING PLUMBING PLANS. THE EXACT LOCATION OF DOWNSPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
24. THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS AND INLETS TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONS.
25. AFTER INSTALLATION OF STORMWATER DRAINAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. REPAIR ANY DAMAGE.

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REVISIONS:

SITE CIVIL SPECIFICATIONS

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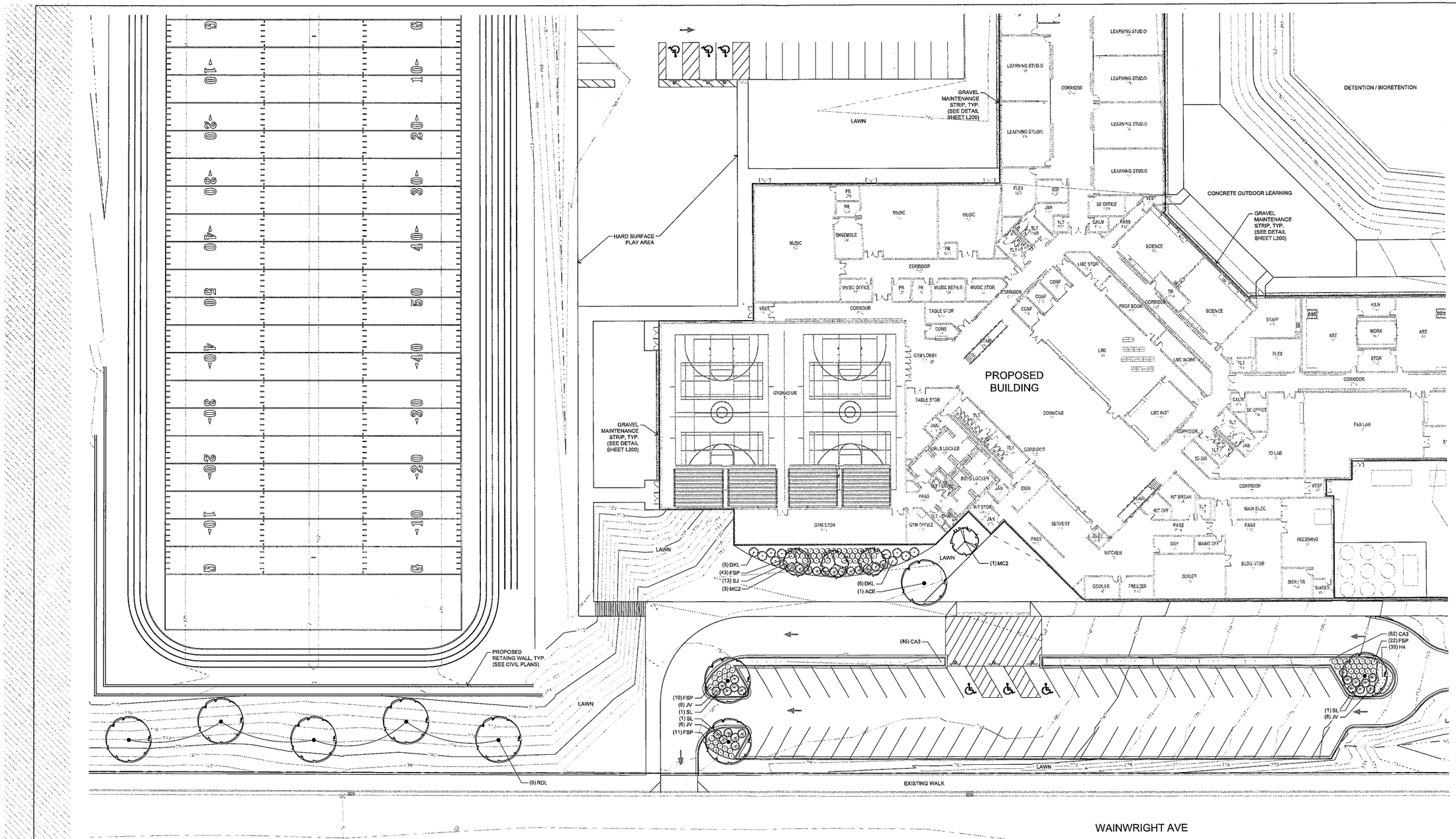
DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C403



PLANT SCHEDULE

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
MC2	4	Cardinal Crab Apple	Malus x 'Cardinal'	2" CAL	B&B	Full, matching heads

SHADE TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SL	3	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	3" CAL	B&B	Full, matching heads
RDL	5	Redmond American Linden	Tilia americana 'Redmond'	3" CAL	B&B	Full, matching heads
ACE	1	Accolade Elm	Ulmus x 'Morton Accolade' TM	3" CAL	B&B	Full, matching heads

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
FSP	86	Fritsch Spirea	Spiraea fritschiana	15" HT	CONT.	
DKL	10	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	15" HT	CONT.	

EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
JV	20	Green Sargent Juniper	Juniperus chinensis sargentii 'Viridis'	18"SPD	CONT.	
SJ	13	Scandia Juniper	Juniperus sabina 'Scandia'	18"SPD	CONT.	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA3	107	Overdam Feather Reed Grass	Calamagrostis x acutiflora 'Overdam'	1 GAL	POT	30" Spacing

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
H4	30	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	24" Spacing

LANDSCAPE REQUIREMENTS

INTERIOR PARKING LOT LANDSCAPING
Required: 5% of parking lot surface area (52,293 sf x 0.05 = 2,614 sf) as landscaped green space
Canopy trees for every 15 spaces (129 spaces / 15 = 8.6 trees)

Provided: 3,534 sf of landscaped green space on site
9 canopy trees on site and 4 ornamental trees on site

NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

N

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

811 Know what's below. Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

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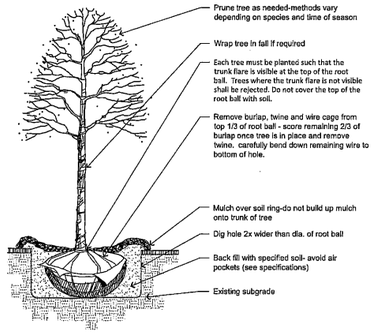
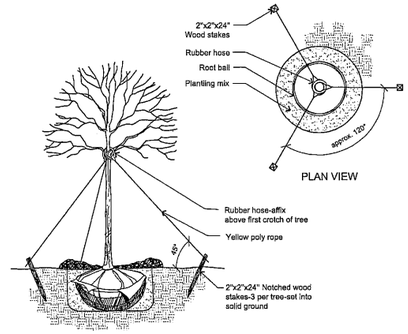
REVISIONS:

LANDSCAPE PLAN

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO:



1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



2 DECIDUOUS TREE STAKING DETAIL
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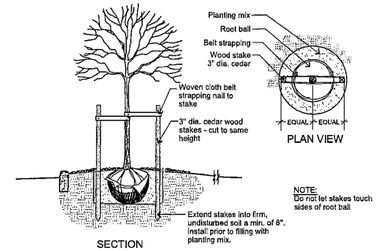

3 DECIDUOUS TREE STAKING FOR RESTRICTED AREAS
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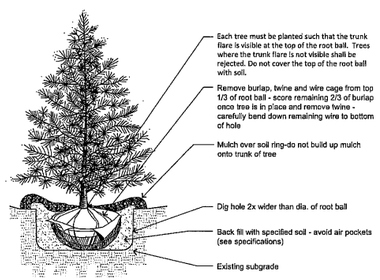
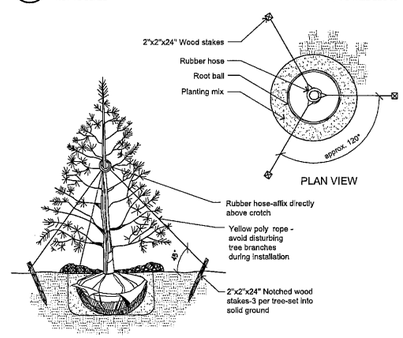


4 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



5 EVERGREEN STAKING DETAIL
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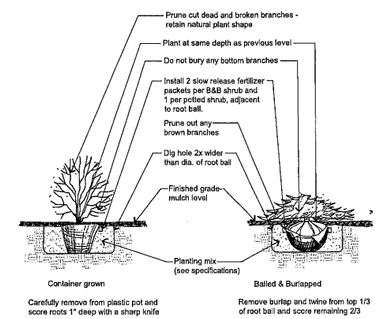
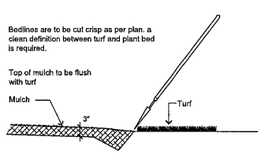
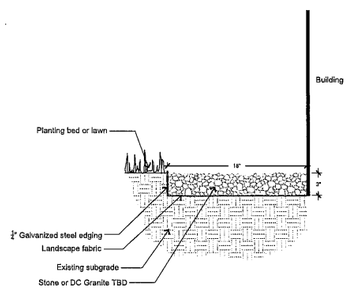


6 SHRUB PLANTING DETAIL
NOT TO SCALE P-PL-SHR-02



7 SHOVEL CUT PLANT BED EDGING DETAIL
NOT TO SCALE P-PL-BDEG-01



8 GRAVEL MAINTENANCE STRIP DETAIL
NOT TO SCALE P-MAINT-WAS-34

GENERAL LANDSCAPE NOTES

1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
2. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, understaged, diseased, improperly transported, installed incorrectly or damaged.
4. Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
5. All seeded areas and planting beds require topsoil to be placed within 3" of finish grade during rough grading operations. All parking lot islands require topsoil placed to a minimum depth of 18" to insure long term plant health. These requirements should be coordinated between the general contractor, grading contractor and landscape contractor.
6. The landscape contractor to be responsible for placing a minimum depth of 3" of blended, prepared and non-compacted topsoil in all seeded areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade. Finished landscaped areas to be smooth, uniform and provide positive drainage away from all structures and pavement.
7. Tree planting (see planting detail):
   Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed.Scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding.

   Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees according to the staking detail.
8. Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
9. Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
11. Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8" -

    Per every 100 square feet of bed area add:

    2 cu. ft. bale of peat moss
    2 lbs. of 5-10-5 slow release fertilizer
    1/4 cu. yard of composted manure
12. Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.

    An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas.
13. Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended bluegrass. 25% creeping red fescue. 25% perennial rye applied at 6 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.
14. Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
15. The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, evergreens, perennials, ornamental grasses and turf grass. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
16. Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor.

Know what's **below.**
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

NOT FOR CONSTRUCTION

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pra
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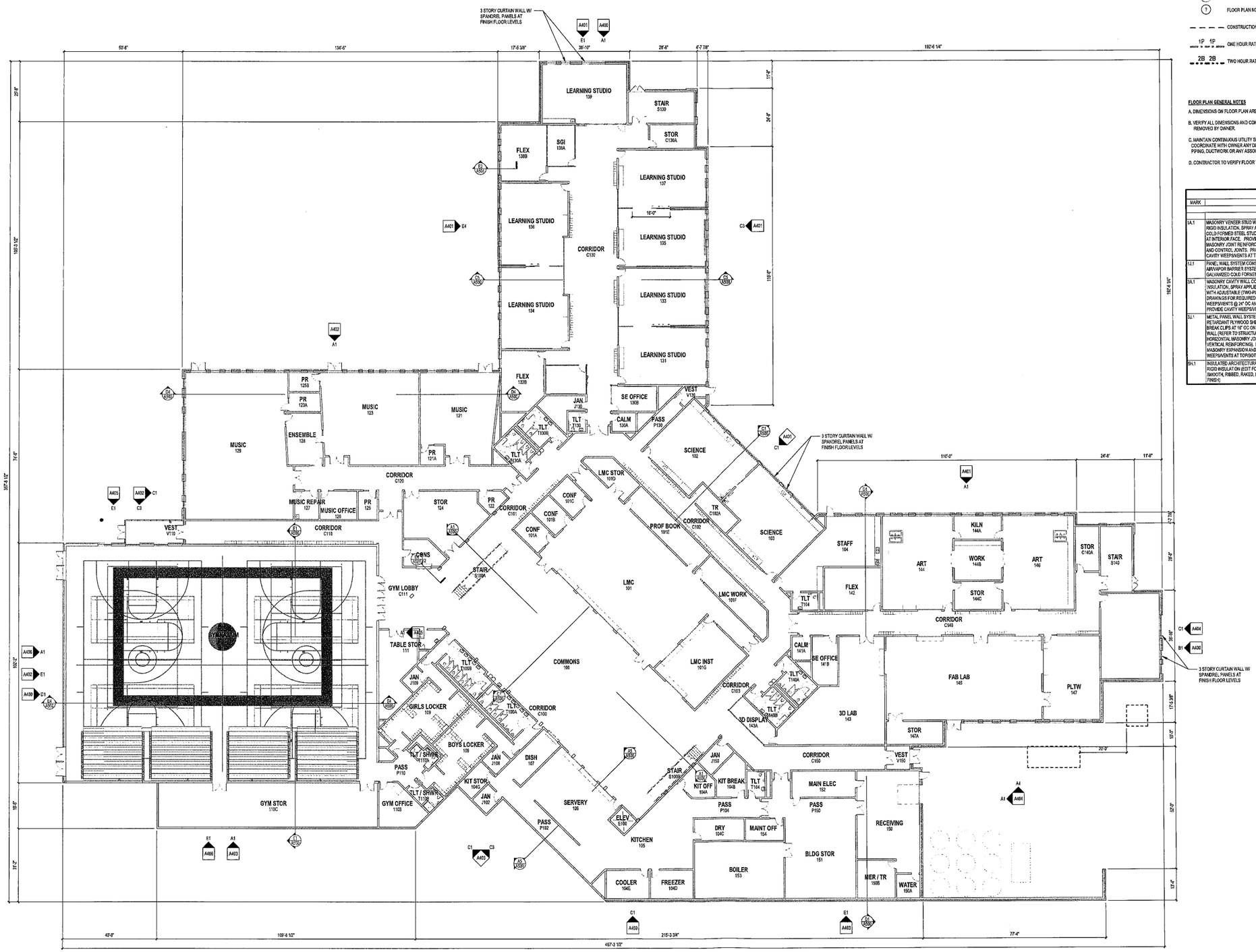
Burlington Area School District
Karcher Middle School
225 Robert Street, Burlington, WI 53105

REVISIONS:

LANDSCAPE NOTES & DETAILS

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO:



NORTH

LOWER LEVEL OVERALL PLAN
1/16" = 1'-0"

FLOOR PLAN SYMBOLS LEGEND

- SECTION REFERENCE
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- FLOOR PLAN NOTE
- CONSTRUCTION LIMITS
- ONE HOUR RATED FIRE PARTITION
- TWO HOUR RATED FIRE BARRIER
- NEW WALL/PARTITION
- NEW DOOR
- DETAIL REFERENCE
- EQUIPMENT
- WINDOW TYPE
- WALL/PARTITION TYPE
- FLOOR DRAIN - PITCH FLOOR TO DRAIN
- SEMI-RECESSED FIRE EXTINGUISHER

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

D. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS

EXTERIOR WALL TYPE SCHEDULE

MARK	ASSEMBLY DESCRIPTION
1A.1	MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK (EDIT FOR OTHER MATERIALS), 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS (REFER TO STRUCTURAL DRAWINGS FOR GAUGE) AND (1) LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" EW. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPS/VENTS @ 24" OC. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL XX/AXXX.
1L1	PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, TW"HAT C-HANNEL, 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" 16 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
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5H.1	INSULATED ARCHITECTURAL PRECAST CONCRETE WALL PANEL SYSTEM CONSISTING OF 10" STRUCTURAL PANEL, 3" RIGID INSULATION (EDIT FOR THICKNESS) AND XX" PATTERNED CONCRETE EXTERIOR FACE (EDIT FOR PATTERN: SMOOTH, RIBBED, FLUTED, RANDOM, ETC.) WITH EXPOSED LIMESTONE AGGREGATE AT EXTERIOR FACE. (EDIT FOR FINISH)

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Burlington Area School District
KARCHER MIDDLE SCHOOL
225 Robert Street, Burlington, WI 53105

REVISIONS:

LOWER LEVEL OVERALL PLAN

DATE: 4.11.2019
JOB NO: 170174-02
SHEET NO: A200

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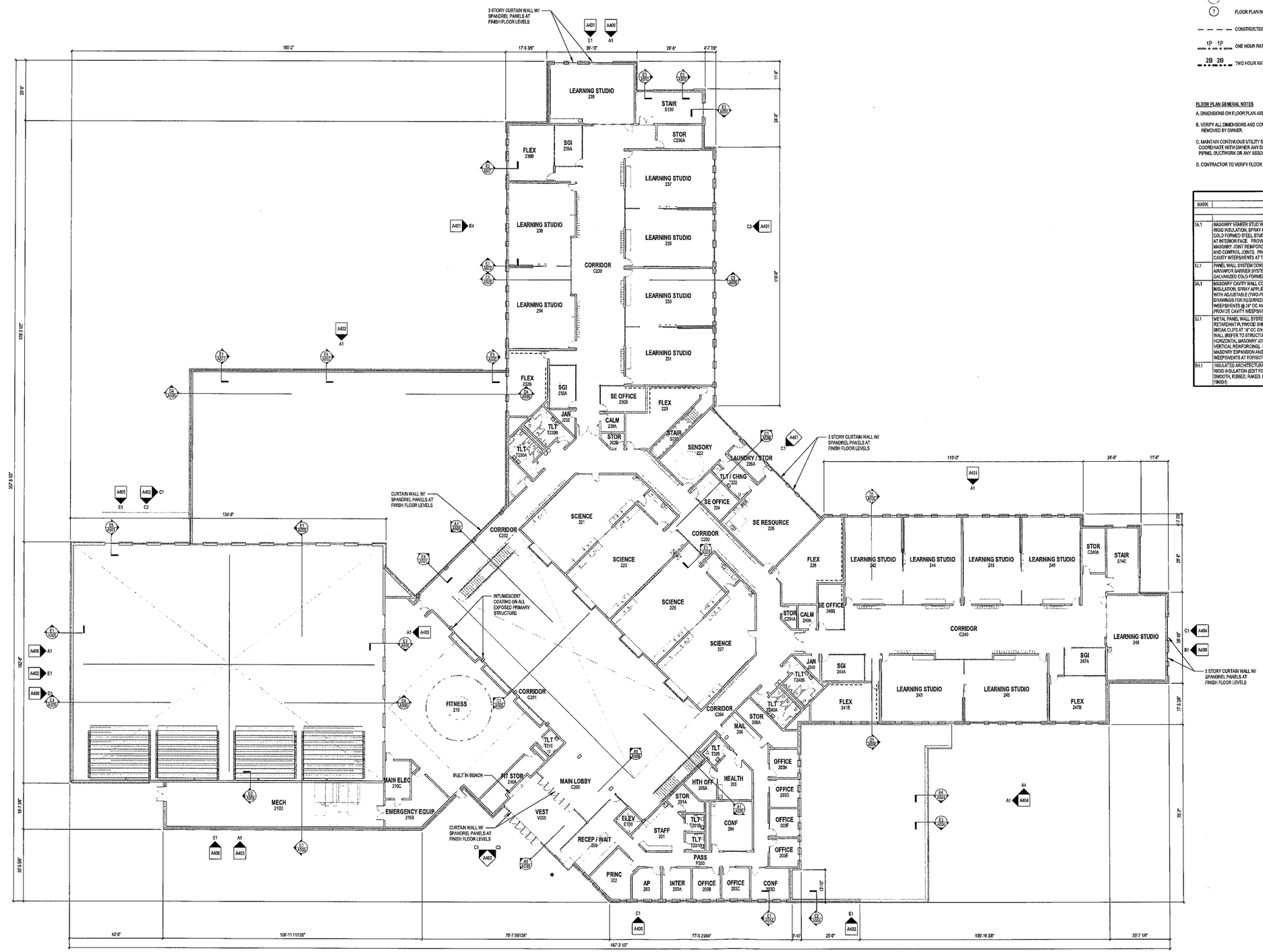

UPPER LEVEL OVERALL PLAN
1/16" = 1'-0"

FLOOR PLAN SYMBOLS LEGEND

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Burlington Area School District
KARCHER MIDDLE SCHOOL
225 Robert Street, Burlington, WI 53105

REVISIONS:

UPPER LEVEL OVERALL PLAN

DATE: 4.11.2019
JOB NO: 170174-02
SHEET NO: A201

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PLAN COMMISSION **ITEM NUMBER: 7G**

DATE: May 14, 2019

SUBJECT: Consideration to approve a Site Plan application at 201 S. Kendrick Avenue (Dyer Elementary School).

SUBMITTED BY: Megan Watkins, Assistant City Administrator/Zoning Administrator

---

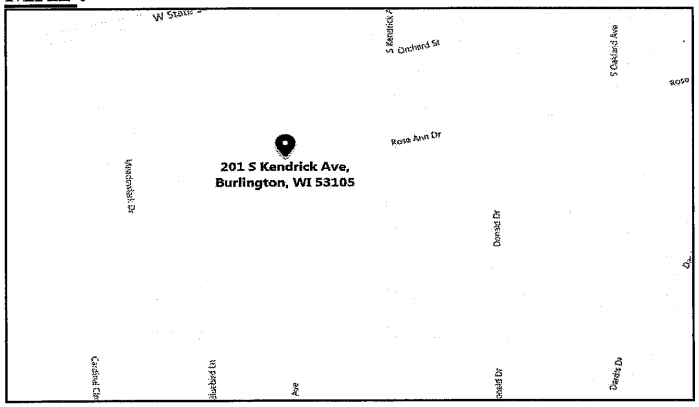
PROJECT/SCOPE:
This item is to consider approving a Site Plan application from Peter Smet of BASD for property located at 201 S. Kendrick Avenue (Dyer Elementary School). The applicant is proposing for changes to the parking lot, interior improvements, and other miscellaneous renovations. This includes changes to the parking lot to create separate parent and bus pick-up and drop-off areas, increased parking spaces, interior improvements, and other miscellaneous renovations. If there are modifications to the exterior lighting, a lighting plan will need to be submitted for review and approval. The required amount of landscaping will not be provided (5.9 trees required; 4 trees provided), and that a significant portion of this landscaping will be along the perimeter rather than interior to the parking lot. The applicant has requested an exemption from the City's code requirements for evenly distributing landscaping/plantings to maximize parking without creating additional impervious surface. Appropriate erosion control, additional grades, and other items as seen in Kapur & Associates' memorandum, shall be included on the plans for review and approval prior to construction.

ZONING:
The parcel is zoned I-1, Institutional District.

RECOMMENDATION:
Graef, Kapur & Associates and Burlington Fire Department recommend a conditional approval of this Site Plan, subject to items listed in their May 6, 2019 and May 8, 2019 memorandums.

TIMING/IMPLEMENTATION:
This item is for consideration at the May 14, 2019 Plan Commission meeting. No further action is necessary.

MAP:



One Honey Creek Corporate Center
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Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

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MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: May 6, 2019

SUBJECT: Review of a Site Plan Approval Application for Dyer Elementary School.

A. PURPOSE

Consider for approval a Site Plan Approval Application for changes to the parking lot, interior improvements, and other miscellaneous renovations at Dyer Elementary School, located at 201 South Kendrick Avenue, Burlington, WI 53105.

B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends the following:

1) The Plan Commission recommend to the Common Council ***APPROVAL*** of the Application for Site Plan approval.

C. BACKGROUND

Peter Smet of the Burlington Area School District (Applicant) submitted a Site Plan Approval Application for proposed changes to Dyer Intermediate School, including changes to the parking lot to create separate parent and bus pick-up and drop-off areas, increased parking spaces, interior improvements, and other miscellaneous renovations.

The property is zoned I-1, Institutional District.

D. COMPLIANCE WITH §315-35 I-1 INSTITUTIONAL DISTRICT

The proposed changes are compliant with this section of the Code.

No lighting plan was included in this Application. If the changes to the parking lot will require modifications to the exterior lighting, a lighting plan will need to be submitted for review and approval.

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E. COMPLIANCE WITH ARTICLE V: TRAFFIC, LOADING, PARKING, ACCESS, FENCES AND LANDSCAPING

1) *Parking Provided:* Per Table 5, 822 parking spaces are required for the elementary school. The existing parking lot has 96 parking spaces, and the proposed revisions would have a total of 112 parking spaces. Per §315-48, the I-1 Institutional District is exempt from these requirements.

2) *Interior Landscaping:* Per §315-48D(5), interior landscaping in off-street parking areas must be provided to total at least 5% of the surface area; the interior landscaping must be evenly dispersed within the parking lot; and, interior landscaping does not include perimeter landscaping. The Landscape Plan included in this Application indicates that the required amount of landscaping will not be provided (5.9 trees required; 4 trees provided), and that a significant portion of this landscaping will be along the perimeter rather than interior to the parking lot. The applicant has requested an exemption from the City's code requirements for evenly distributing landscaping/plantings to maximize parking without creating additional impervious surface.

3) *Bufferyard:* Per Table 7, a bufferyard of intensity factor 3 is required along the southern portion of the property. The Landscape Plan submitted with this Application indicates that the bufferyard is designed in accordance with bufferyard type 3C. Per table 10, this bufferyard type is not to be used in off-street parking areas. The requirements of bufferyard type 3C are satisfied.

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

Memo to the City of Burlington

Phone: (262) 767-2747
Fax: (262) 767-2750

To: Kristine Anderson, Plan Commission **Date:** May 8, 2019

From: Greg Governatori

CC: Carina Walters, Megan Watkins, Gregory Guidry, Peter Riggs

Subject: Dyer Elementary School

BACKGROUND AND REQUEST: Mr. Peter Smet on behalf of the Burlington School District has submitted a site plan application for the reconstruction of Dyer Elementary School located at 201 S. Kendrick Street. The school will be reconstructing the parking lots to providing additional onsite parking, separating bus drop off from parking area and providing better traffic flow. Our review was conducted to determine compliance with City ordinances and good engineering practices.

The following plans were submitted for review:

- Site Plan Sheets, C100 through C402 dated April 10th, 2019
- Landscaping Plans and Details dated April 10th, 2019

General:

- The project proposes to increase the impervious area of the property by approximately 10,287 square feet. Applicability for storm water management practices follows Chapter 270-5 of the Burlington City Code which requires storm water for development sites in excess of one acre. The total proposed land disturbance for the project is 34,248 square feet or less than the one-acre requirement. Post Construction storm water management MAY not be required. It is difficult to determine from the demolition plans and the paving plan what the actual construction methods are. The demolition plan does not show any removals of the existing asphalt lot to the south; however, the paving plan shows the area as full depth asphalt pavement & crushed stone base. In addition, based on grading and curb work appears to be taking place in the area. If the area is to be removed to subbase it must be included in the land disturbance calculations. Land disturbance in excess of one acre requires permitting and storm water management. Clarifications of the demolition and site plans is needed for final determination. The grading, curb and gutter and improvements lead to the conclusion the area is being removed to some extent.

- The site paving plan shows the configuration of the anticipated bus drop off. The buses are shown blocking the overflow parking area. How is this going to be regulated? Would it be possible based on the seven buses shown to have them park parallel to the curb and start aligning along the west side of the parking lot and then along the north. Will these spaces be marked or have signage restricting hours? The buses as shown also block the pedestrian route to the parking lot.

- It is assumed that no new sanitary sewer and water service connections are proposed with the renovations to the school.

- Landscaping and Lighting requirements are deferred to the City Planner and Zoning department and were not included as part of this review.

SHEET C100 – Site Demolition Plan:

- The Silt fence is shown inside the disturbance limits to the south. This shall be revised to be outside the grading limits.

SHEET C200 – Site Paving Plan:

- The legend does not reference any specific details, I.E. asphalt pavement does not refer to the Bituminous Pavement (Standard duty) on sheet C401. Clarification of pavements, details and thickness should be provided throughout.

- The pavement legend is difficult to differentiate, see general comment on land disturbance. It appears from the two shades provided that all the darker grey is new asphalt and base, however based on the demolition plan it appears that full removals are the opposite areas.

- The reject curb and gutter does not appear to be utilized but may be needed on the interior islands.

- The barrier curb on the north side of the South entrance is not shown correctly.

- An accessible ramp and route are required for the single ADA stall along the east drop off. This area is existing continuous 6" full curb head.

- The flumes are defined as "Turf Flume" however the details provide a concrete flume with rip-rap energy dissipation. Please Clarify.

SHEET C300 – Site Drainage Plan:

- Side slopes vary from 2:1 to 4:1 south of the parking lot, appropriate erosion control and restoration is required.

- Additional grades shall be provided on the sidewalks, and accessible ramps for compliance with accessible standards and maximums.

- The proposed sidewalk to the southeast is shown as graded near 3.7%. The grade should be maintained consistent to a platform before the stairs. The contours are not shown correctly in the area and some are missing. Grades should be provided on the stairs.

SHEET C402 – Site Civil Details:

- All details shall be reviewed for applicability and accuracy

RECOMMENDATION: We recommend conditional approval of the site plan subject to the items as identified in this memorandum. Subsequent plans will require review and final approval is required prior to construction.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Burlington policies. Although the material has been reviewed, the design engineer is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

Please contact me if you have any questions or comments pertaining to this project.

CITY OF BURLINGTON

Fire Department
165 W. Washington Street, Burlington, WI 53105
(262) 763-7842 – (262) 767-8602 fax
www.burlington-wi.gov

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: City of Burlington Fire Department
Alan Babe, Fire Chief
Wes Miner, Fire Inspector

DATE: May 6, 2019

SUBJECT: Review of a Site Plan Application for the property located at 201 S. Kendrick Street (Dyer School) for interior renovations and site work upgrades.

A. PURPOSE

Consider for approval the Site Plan Application for the property located at 201 S. Kendrick Street (Dyer School) for interior renovations and site work upgrades.

B. BACKGROUND

Peter Smet (applicant) submitted a Site Plan Application for the property located at 201 S. Kendrick Street (Dyer School) for interior renovations and site work upgrades.

C. REVIEW OF COMPLIANCE WITH LOCAL AND STATE FIRE CODE

No concerns at time of review.

D. RECOMMENDATION

Based upon the review of the submitted materials, we recommend that the Plan Commission recommend to the Common Council the **CONDITIONAL APPROVAL** of the Site Plan Application for the property located at 201 S. Kendrick Street (Dyer School) for interior renovations and site work upgrades, based on the following:

1. The owner ensures all work conforms to local and state code.

Dyer School

CITY OF BURLINGTON

Planning & Zoning
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1161 – (262) 763-3474 fax
www.burlington-wi.gov

OFFICE USE ONLY	
DATE FILED:	4/12/19
RECEIVED BY:	MW
AMT. PAID:	500

SITE PLAN APPROVAL APPLICATION

APPLICATION FEE: $500 Deposit +/- Actual Cost

Per Section §315-137, no person shall commence any use or erect any structure, with the exception of single-family and two-family dwellings, without first obtaining the approval of the Plan Commission of a detailed site plan(s) as set forth in this section. The Plan Commission shall review the site, natural resource features of the site, site intensity of use, building location, density of dwelling units, floor area, impervious surface area, existing and proposed structures, architectural plans, neighboring uses, potential impacts upon neighboring uses, utilization of landscaping and open space, off-street parking and loading areas, driveway locations, loading and unloading in the case of commercial and industrial uses, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation.

View specific Site Plan requirements online at https://ecode360.com/9753926

Applicant Information

Property Address 201 S. Kendrick Ave.
Applicant Name Peter Smet - BASD - Dyer Elementary School
Applicant Address 100 N. Kane St. Burlington, WI 53105
Applicant Email psmet@basd.k12.wi.us Phone Number 262-763-0210

Owner Name Same as above
Owner Address
Owner Email Phone Number

Architect/Contractor/Designer Name Heidi Kramer
Architect/Contractor/Designer Email hkramer@prarch.com Phone Number 414-410-2922

Type of Construction: New ☐ Addition ☐ Remodel ☑
Type of Development: Commercial ☑ Industrial ☐ Residential ☐
Type of Business (if applicable) Education - School

Description of the Project: Misc. interior renovations including new secure entry and administration suite as well as toilet room upgrades. Administration to be relocated to lower level.

In addition, site work upgrades to separate parent and bus pick-up and drop off and increasing parking count.

Detailed Site Plan must include the following information:

Please check each item to ensure you include the required information

- ☑ Project title and date
- ☑ Owner's/developer's name/address
- ☑ Architect's name/ address
- ☑ Scale and north arrow
- ☑ Property boundaries and dimensions
- ☑ Abutting property zoning
- ☑ Off-street parking spaces & handicap parking
- ☐ Density of residential units
- ☑ Landscape plan and greenspace
- ☐ Signs – type, size and locations
- ☐ Building height and dimensions
- ☐ Elevations of new structures
- ☐ New building materials
- ☐ Outdoor lighting plan and photometrics
- ☑ Handicap accessibility
- ☑ Fencing, screening and dumpster locations
- ☑ Fire lanes
- ☐ Location and purpose of each building
- ☐ Development staging that is planned
- ☑ Existing and proposed topography
- ☑ Grading plan and soil data may be requested
- ☑ Building and yard setbacks
- ☐ Existing and proposed street names (if applicable)
- ☑ Driveway locations of adjoining properties
- ☑ Existing/proposed right-of-way or reservations
- ☐ Easements for access (if applicable)
- ☑ Ingress/egress and highway access (with dimensions)
- ☑ Pedestrian sidewalks and walkways
- ☐ Environmental corridors/natural resource features
- ☑ Bufferyards
- ☐ Existing/proposed sanitary sewer and water mains
- ☐ Existing/proposed storm sewers
- ☐ Stormwater management plan
- ☑ Erosion control plan

Please complete the following questions:

Building & Zoning Department

- Current Zoning District: Industrial I-1
- Permitted Use? YES ☑ / NO ☐ Conditional Use? YES ☐ / NO ☐
- Is a Rezone required? YES ☐ / NO ☑ If Yes, Proposed Zoning: _____
- Is a Land Division required? YES ☐ / NO ☑
- Is property in the Historic District? YES ☐ / NO ☑
- Will there be signage? YES ☐ / NO ☑ What type (mounted, freestanding): Existing
- What kind of noise or level of noise will the property have? Will not change
- Hours of operation Mon thru Fri - 6:30am thru 4:30pm. Occasional weekends for events.

Engineering

- Storm water management provisions provided? YES ☐ / NO ☑
- Estimated Traffic impacts: Similar to existing conditions;improved on site
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES ☐ / NO ☑
- Watermain extension required? YES ☐ / NO ☑
- Sanitary sewer extension required? YES ☐ / NO ☑
- Is a Chapter 30 Permit (wetland/waterway) required? YES ☐ / NO ☑

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES ☑ / NO ☐
- Will your project require the installation of a grease interceptor? YES ☐ / NO ☑

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement: _____
- Estimated daily water usage in gallons per day: _____
- Estimated maximum water flow in gallons per minute: _____
- Number of bathrooms: _____
- Brief description of process (if Industrial): _____

If the development is a multi-family dwelling, please provide the following:

- Number of units: _____
- Number of bedrooms in each unit: _____
- Water service size requirement: _____

Police Department

- Will construction affect street usage such as parking or intersections? YES ☐ / NO ☑
- Will additional security and surveillance be required? YES ☐ / NO ☑
- What are the hours of operation? Mon thru Fri - 6:30am thru 4:30pm. Occasional weekends for events.
- Are you selling or serving alcohol and/or tobacco products? No

Fire Department

- Square footage of building(s): 74,602 SF
- Number of Floors: 2
- Occupant Load: 480 approx.
- Description of business model and/or process: Education of Elementary level school children. Grades K-4 thru 5 and Montessori.
- Occupancy Type(s): *If mixed use indicate all occupancy type areas. Refer to chart below:*
  Education - Accessory areas of Business, Assembly A-3 & misc. storage and Mechanical.

Occupancy Category	NFPA 101/5000 (Occupancy Type)	IBC (Group)	Examples
Assembly	Assembly	A-1	Fixed seating, production/viewing
		A-2	Restaurants, Nightclubs
		A-3	Other assembly (gyms, museums)
		A-4	Arenas, pools
		A-5	Bleachers, grandstands
Business	Business	B	Offices, dentists' offices, city halls
Educational	Educational	E	Schools ≤ grade 12
Industrial	Industrial	F-1	Factories with moderate hazards
		F-2	Factories with low hazard (bricks, glass)
Storage	Storage	S-1	Storage with moderate hazards (furniture)
		S-2	Storage with low hazards (canned goods)
High Hazard	Occupancy Type + hazardous contents requirements	H-1	Detonation hazard (explosives)
		H-2	Accelerated burning hazard (flamm. Gasses)
		H-3	Supported combustion hazard (flamm. Solids)
		H-4	Health hazards
		H-5	Semiconductor fabrications
Medical Care/Institutional	Healthcare (4+ patients)	I-2 (>5 patients)	Inpatient (24 hr) care, nursing homes
Board & Care	Residential Board & Care (4+ persons)	I-1 (>16 persons)	Personal care services and lodging
Day-Care	Day-Care (4+ clients)	I-4 (>5 persons)	Care and supervision (>24 hr)
Detention & Correctional	Detention & Correctional (1+ persons)	I-3 (>5 persons)	Occupants under restraint or security
Mercantile	Mercantile	M	Display, sale of goods (retail)
Residential	Hotel & Dormitories	R-1	Hotels, Motels (transient use)
		R-2	Dormitories
			Apartments
		R-3	Boarding
		R-4 (5-16 persons)	Board & Care, rehab facilities
Special Structures	Occupancy Type + Special Structure provisions	Group U	Towers, tanks

---

Owner: Peter Smet (BASD) **Date:** 4-8-19
(Print)

Owner: Peter Smet
(Signature)

Applicant: Same as above **Date:**
(Print)

Applicant:
(Signature)

Zoning Administrator: **Date:** 4/12/19
(Signature)

BURLINGTON AREA SCHOOL DISTRICT

ALTERATIONS TO DYER ELEMENTARY SCHOOL

201 S. KENDRICK AVENUE, BURLINGTON, WI 53105

PLUNKETT RAYSICH ARCHITECTS, LLP

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 348 3618

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SHEET INDEX

GENERAL

001 TITLE SHEET
002 SURVEY

CIVIL

C100 SITE DEMOLITION PLAN
C200 SITE PAVING PLAN
C300 SITE DRAINAGE PLAN
C400 SITE CIVIL DETAILS
C401 SITE CIVIL DETAILS
C402 SITE CIVIL SPECIFICATIONS

LANDSCAPE

L100 LANDSCAPE PLAN
L200 LANDSCAPE NOTES & DETAILS

ARCHITECTURAL

A200 OVERALL PLANS

PROJECT INFORMATION

PROJECT DATE: 4.11.2019
PRA PROJECT NUMBER: 170174-03
DRAWING SET: PLANNING COMMISSION SET

APPLICABLE CODES AND ZONING

2018 WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
ASSEMBLY OCCUPANCY, GROUP A-3 (edit occupancy name and group letter)
BUSINESS OCCUPANCY, GROUP B (edit occupancy name and group letter for multiple occupancies)
INSTITUTIONAL OCCUPANCY, GROUP I-2 (edit occupancy name and group letter for multiple occupancies)
ZONING: CITY OF BURLINGTON ORDINANCES

CONSTRUCTION CLASSIFICATION

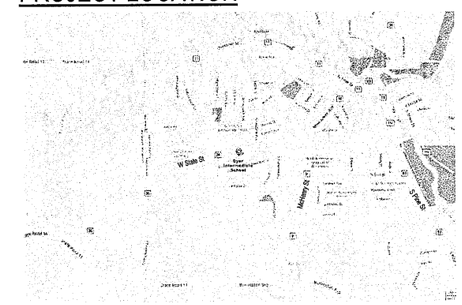
ALTERATIONS: LEVEL 2
TYPE OF CONSTRUCTION, UNPROTECTED, TYPE IB - NON-SPRINKLERED

BUILDING AREA

OVERALL FOOTPRINT	47,038 SF
EXISTING	
UPPER LEVEL	47,035 SF
LOWER LEVEL	33,985 SF
EXISTING TOTAL	81,020 SF
ALTERATIONS	
LOWER LEVEL	6,275 SF
UPPER LEVEL	13,778 SF
ALTERATION TOTAL	20,053 SF

ALTERATIONS TOTAL 24.72% OF THE OVERALL EXISTING BUILDING SQUARE FOOTAGE.

PROJECT LOCATION



PROJECT TEAM

CONSTRUCTION MANAGER
SCHERRER CONSTRUCTION CO, INC. (UNDER SEPERATE CONTRACT)
TEL 262.539.3100
FAX 262.539.3101

raSmith
CREATIVITY BEYOND ENGINEERING
221 South 2nd Street
Milwaukee, WI 53204-1412
(262) 781-1000
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raSMITH, INC.
TEL 262.317.3267
FAX 262.781.8466

LANDSCAPE
raSMITH, INC.
TEL 262.317.3323
FAX 262.781.8466

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PRA PROJECT # 170174-03

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:
PARCELS 1 – 4, AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 77935, BEARING AN EFFECTIVE DATE OF JANUARY 14th, 2019.

PARCEL 1:

LOT 1 IN BLOCK 1, PARKLAWN SUBDIVISION, BEING PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 19 EAST OF THE 4th P.M., ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND LYING AND BEING IN THE CITY OF BURLINGTON, COUNTY OF RACINE, AND THE STATE OF WISCONSIN.

PARCEL 2:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF PARKLAWN SUBDIVISION IN THE CITY OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN; RUN THENCE N 0°26' W, 112.91 FEET; THENCE N 89°52' E, 140.00 FEET; THENCE N 0°26' W, 354.70 FEET; THENCE S 89°52' W, 346.00 FEET; THENCE S 0°26' E, 467.61 FEET; THENCE N 89°52' E, 206.00 FEET TO THE PLACE OF BEGINNING AND BEING PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 19 EAST. SAID LAND LYING IN THE CITY OF BURLINGTON, COUNTY OF RACINE, AND STATE OF WISCONSIN.

PARCEL 3:

BEGINNING AT A POINT 206.00 FEET S 89°52' W FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF PARKLAWN SUBDIVISION IN THE CITY OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN; RUN THENCE N 0°26' W, 467.61 FEET; THENCE S 89°52' W, 178.76 FEET; THENCE S 76°23' W ALONG THE SOUTHERLY LINE OF THE HENRY J. RUETER PROPERTY, 124.98 FEET; THENCE S 0°26' E, 436.63 FEET; THENCE N 89°52' E, 300.00 FEET TO THE PLACE OF BEGINNING AND BEING PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 19 EAST. SAID LAND LYING IN THE CITY OF BURLINGTON, COUNTY OF RACINE, AND STATE OF WISCONSIN.

PARCEL 4:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF PARKLAWN SUBDIVISION IN THE CITY OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN; RUN THENCE S 89°52' W, 316.00 FEET; THENCE S 0°26' E, 440.00 FEET; THENCE N 89°52' E, 296.00 FEET; THENCE S 0°26' E, 130.00 FEET; THENCE N 89°52' E, 20.00 FEET; THENCE N 0°26' W, 570.00 FEET TO THE PLACE OF BEGINNING AND BEING PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 19 EAST. SAID LAND LYING IN THE CITY OF BURLINGTON, COUNTY OF RACINE, AND STATE OF WISCONSIN.

THESE PARCELS MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF PARKLAWN SUBDIVISION, BEING PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 19 EAST, CITY OF BURLINGTON, RACINE COUNT, WISCONSIN; THENCE S 0°06'36" E, ALONG THE WEST LINE OF SAID BLOCK 1 OF PARKLAWN SUBDIVISION, 569.12 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 1 OF PARKLAWN SUBDIVISION AND THE NORTH LINE OF HILLSIDE DRIVE; THENCE N 89°45'53" W, ALONG SAID NORTH LINE OF HILLSIDE DRIVE, 20.00 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2611 (CSM 2611) AS RECORDED IN THE RACINE COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 1970773; THENCE N 0°03'53" W ALONG THE EAST LINE OF SAID CSM 2611, 130.10 FEET TO THE NORTHEAST CORNER OF CSM 2611; THENCE N 89°48'34" W ALONG THE NORTH LINE OF CSM 2611, 160.00 FEET TO THE NORTHWEST CORNER OF CSM 2611; THENCE CONTINUING N 89°48'34" W, 136.00 FEET TO THE EAST LINE OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 1511 (CSM 1511), AS RECORDED IN THE RACINE COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 1335184; THENCE N 0°03'53" W ALONG THE EAST LINE OF SAID PARCEL 2 OFF CSM 1511, 440.13 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF CSM 1511; THENCE N 89°50'04" W ALONG THE NORTH LINE OF PARCEL 2 OF CSM 1511, 189.72 FEET TO THE EAST LINE OF PARCEL 1 OF CSM 1511; N 0°09'35" W ALONG SAID EAST LINE OF PARCEL 1 OF CSM 1511, 438.70 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF CSM 1511; THENCE N 76°45'07" E, 124.98 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 35 (CSM 35) AS RECORDED IN THE RACINE COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 1, PAGES 73–74 OF SURVEYS; THENCE S 89°45'53" E ALONG THE SOUTH LINE OF CSM 35, 524.76 FEET TO THE SOUTHEAST CORNER OF CSM 35 AND THE WEST LINE OF S. KENDRICK AVENUE; THENCE S 0°03'53" E ALONG SAID WEST LINE OF S. KENDRICK AVENUE, 354.70 FEET TO THE NORTH LINE OF ROSE ANN DRIVE, AS DEDICATED BY THE PARKLAWN SUBDIVISION PLAT; THENCE N 89°45'53" W ALONG THE NORTH LINE OF ROSE ANN DRIVE, 140.00 FEET; THENCE S 0°03'53" E ALONG THE WEST LINE OF ROSE ANN DRIVE, 33.00 FEET TO THE SOUTH LINE OF ROSE ANN DRIVE AND THE NORTHWEST CORNER OF LOT 1 OF BLOCK 1, PARKLAWN SUBDIVISION; THENCE N 89°56'07" E ALONG THE NORTH LINE OF LOT 1, 140.00 FEET TO THE NORTHEAST CORNER OF LOT 1 AND THE WEST LINE OF S. KENDRICK AVENUE; THENCE S 0°03'53" E ALONG SAID WEST LINE OF S. KENDRICK AVENUE, 80.36 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE S 89°45'38" W ALONG THE SOUTH LINE OF LOT 1, 140.45 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF PARKLAWN SUBDIVISION AND THE POINT OF BEGINNING.

ADDRESS: 201 S. KENDRICK AVENUE

TOTAL AREA: 437,359 SQ. FT. OR 10.040 ACRES, MORE OR LESS.

ALTA/SURVEY CERTIFICATION

To: First American Title Insurance Company and, Burlington Area School District

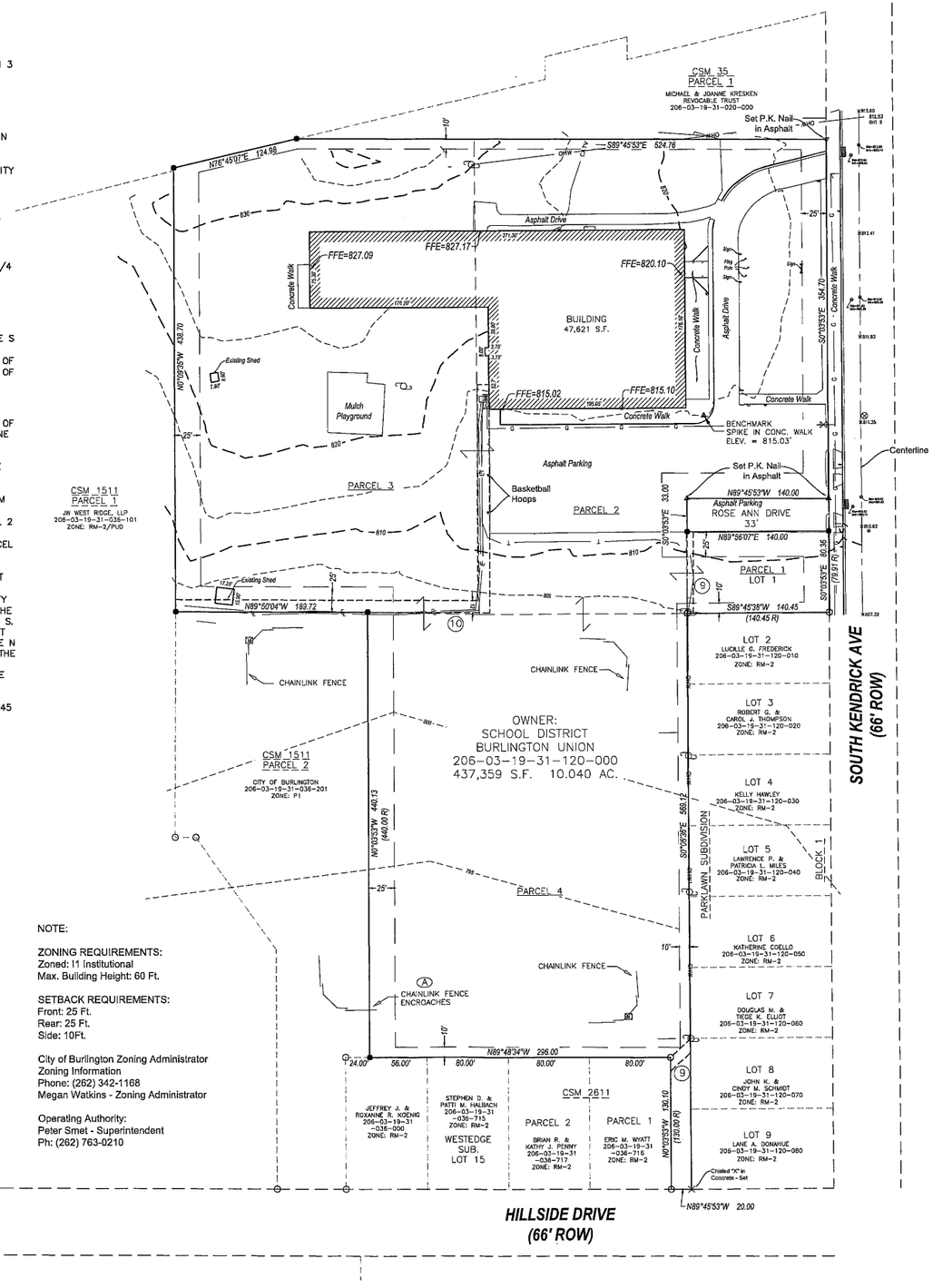
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes items in Article 2 of the AIA Document C201 - 2015, as provided by the client. Pursuant to Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

PETER J. NIELSON, Professional Land Surveyor
Registration No. S-2527
Within the State of WI
Date of field work completion: February 4th, 2019
Date of Survey: February 11th, 2019
Date Printed: Febraury 13th, 2019

WISCONSIN PETER J. NIELSON S-2527 MILWAUKEE, WI LAND SURVEYOR

Survey Prepared by: PETER J. NIELSON, PLS
Field Work / This Instrument Drafted by: LAG/PJN
Lynch & Associates Engineering Consultants, LLC

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
(262) 402-5040
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040



NOTE:

ZONING REQUIREMENTS:
Zoned: I1 Institutional
Max. Building Height: 60 Ft.

SETBACK REQUIREMENTS:
Front: 25 Ft.
Rear: 25 Ft.
Side: 10Ft.

City of Burlington Zoning Administrator
Zoning Information
Phone: (262) 342-1168
Megan Watkins - Zoning Administrator

Operating Authority:
Peter Smet - Superintendent
Ph: (262) 763-0210

NOTES CORRESPONDING TO SCHEDULE B - II

Items 1 - 8 are not survey related.

9. Easement to Wisconsin Electric Power Company, dated August 25, 1986 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on October 2, 1986 as Document No. 1208925.

10. Easement to Wisconsin Electric Power Company, dated May 2, 2013 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 7, 2013 as document No. 2351841.

11. Utility Easement along the West line of Lot 1, Block 1, Parklawn Subdivision as shown on the recorded Plat.

FLOOD NOTE:
Per the National Flood Insurance Program, Flood Insurance Rate Map No. 55101C0141D, Effective 5/2/2012; this property lies within "Zone X" which is defined as areas determined to be outside the 0.2% annual chance floodplain.

UNDERGROUND UTILITIES NOTE:
Underground sewer and utility information as shown is obtained from the records of the municipality, local utility companies and/or field locations. Field locations were marked per Diggor's Hotline Ticket No. 20190204250. The accuracy of which can NOT be guaranteed or certified to.

UTILITY NOTES

Subject property serviced by public sewer and water

STATEMENT OF ENCROACHMENTS

Ⓐ - Chain link fence encroaches over southwest corner of Subject Property (Parcel 4).

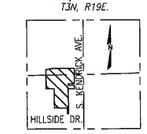
Notes:
1. The location and size of underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but Lynch & Assoc. does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline.

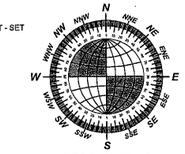
2. Elevations and contours on this map are based on the North American Vertical Datum of 1988 (NAVD '88)

LEGEND

- BOLLARD
- GAS VALVE
- ELECTRIC TRANSFORMER
- CURB INLET
- FLAG POLE
- ELECTRIC METER
- LIGHT POLE
- MANHOLE- UNKNOWN
- FIRE HYDRANT
- WELL
- WELL
- (XXX R) RECORDED
- POWER POLE
- IRON PIPE 1"- FOUND
- 5/8" IRON ROD W/CAP WEIGHING 1.13 LBS/FT - SET
- WATER VALVE
- TELEPHONE PEDESTAL
- SIGN
- —OHW— OVERHEAD LINE
- —FO— UNDERGROUND FIBER OPTICS LINE
- — T — UNDERGROUND TELEPHONE LINE
- — G — UNDERGROUND GAS LINE
- —CATV— UNDERGROUND CAT 5 LINE
- — o — CHAINLINK FENCE

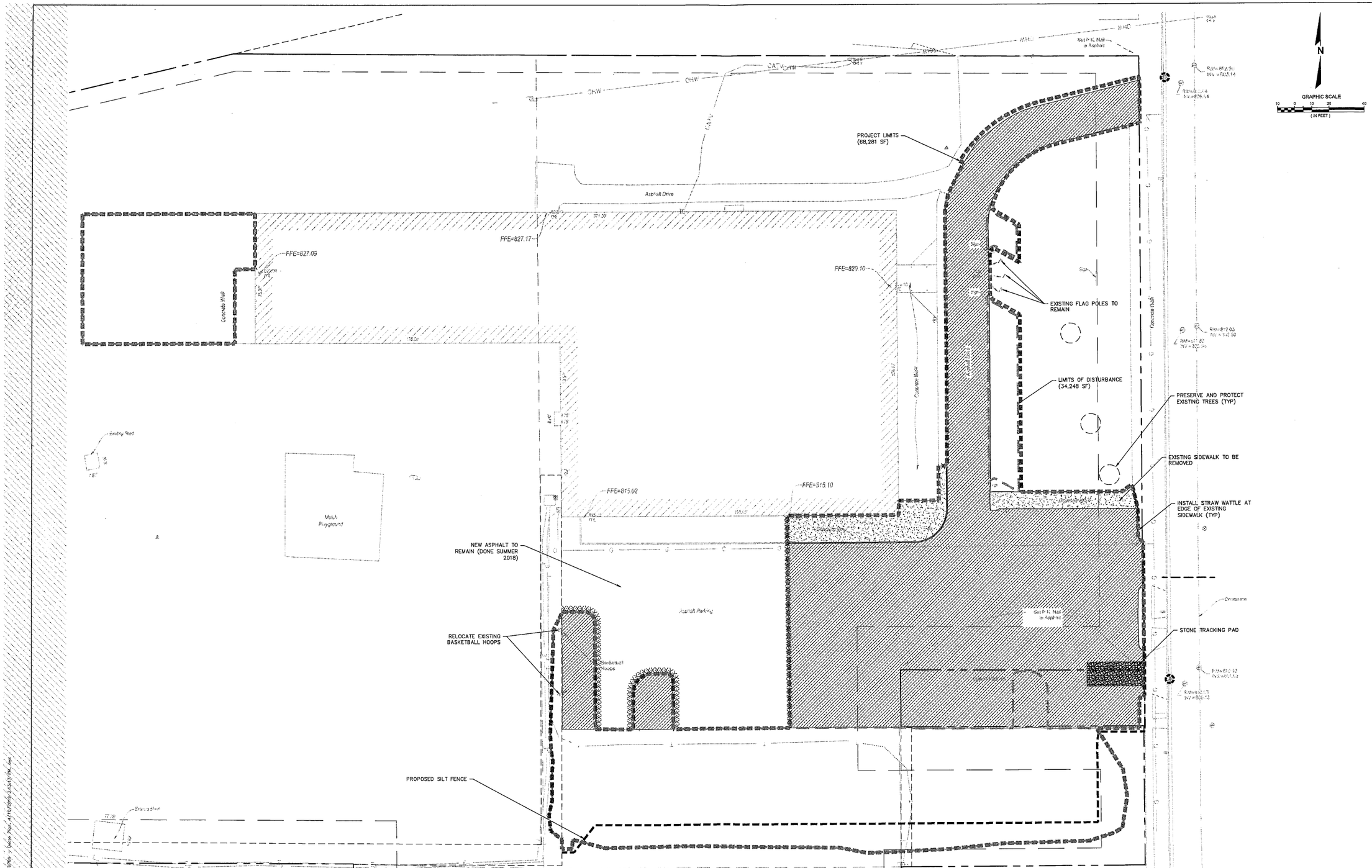
VICINITY MAP
SE 1/4 SEC. 31
T3N, R19E.





GRAPHIC SCALE
0' 25' 50' 75' 100' 150'
1 INCH = 50 FEET

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM-RACINE ZONE. THE WEST LINE OF SOUTH KENDRICK AVENUE IS ASSUMED TO BEAR S 0°03'53" E.



LEGEND

- PROPERTY LINE
- PROJECT LIMITS
- LIMITS OF DISTURBANCE
- SILT FENCE
- STRAW WATTLE
- SAWCUT PAVEMENT
- TREE PROTECTION
- MILL EXISTING ASPHALT AND OVERLAY IN KIND
- PROPOSED INLET PROTECTION
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING ASPHALT PAVEMENT & CRUSHED STONE BASE
- PROPOSED STONE TRACKING MAT

SITE STATISTICS

	TOTAL
PROPOSED LAND DISTURBANCE AREA (S.F.)	34,248
PROPOSED PROJECT LIMITS AREA (S.F.)	68,281

CONSTRUCTION SEQUENCE

1. INSTALL TRACKING PAD AS INDICATED ON PLAN.
2. CLEAR AREAS NECESSARY TO INSTALL STRAW WADDLE AS INDICATED ON PLAN.
3. INSTALL STRAW WADDLE AND SILT FENCE AS INDICATED ON PLAN
4. PULVERIZE PAVEMENT AND REMOVE AS INDICATED ON PLAN.
5. GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING EROSION CONTROL IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.
6. ANY DEWATERING SHALL BE DIRECTED TO ACCEPTABLE TEMPORARY SEDIMENTATION BMPS.
7. STABILIZE DISTURBED AREA WITH TOPSOIL, SEED, FERTILIZER, AND MULCH WHEN GRADING IS COMPLETE IN AN AREA, UNLESS FINAL RESTORATION IS TO OCCUR WITHIN 14 DAYS.
8. UPON SITE RESTORATION, REMOVE STRAW WADDLE, SILT FENCE AND OTHER EROSION CONTROL BMPS. CONTRACTOR WILL SUBMIT NOTICE OF TERMINATION.

811 Know what's below. Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

NOT FOR CONSTRUCTION

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prd PLUNKETT RAYSICH ARCHITECTS, LLP

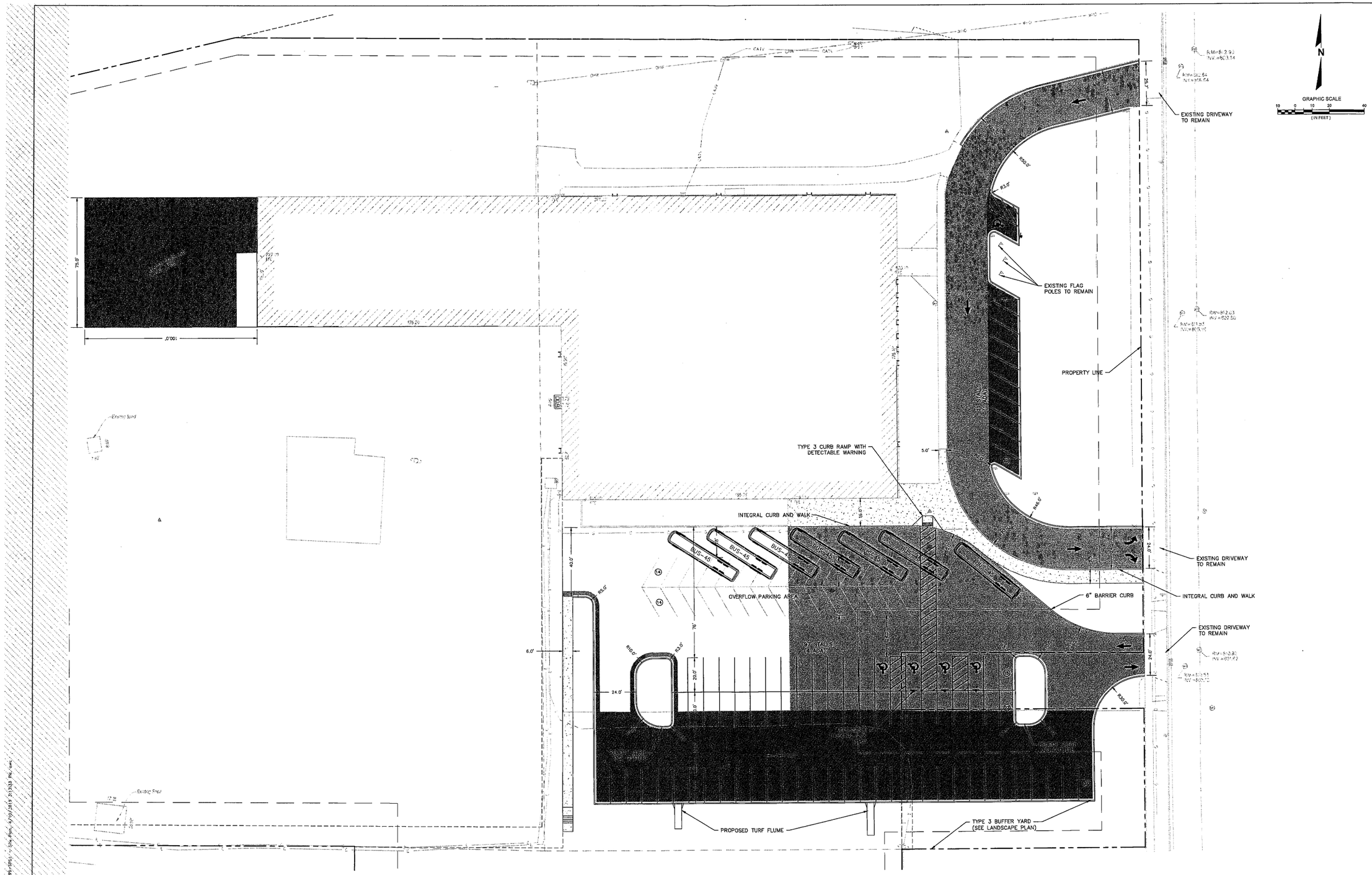
raSmith CREATIVITY BEYOND ENGINEERING
1.6745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Burlington Area School District
Dyer Elementary School
Burlington, WI 53105

REVISIONS:

SITE DEMOLITION PLAN

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C100



LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- PROPOSED 18" REJECT CURB & GUTTER
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- FULL DEPTH ASPHALT PAVEMENT & CRUSHED STONE BASE
- PROPOSED ACCESSIBLE PAVEMENT MARKING VAN ACCSSSIBLE STALL
- STALL PARKING COUNT (STANDARD)

PARKING CALCULATIONS

	TOTAL
EXISTING STANDARD SPACES	84
EXISTING ACCESSIBLE SPACES	2
TOTAL EXISTING SPACES	86
PROVIDED STANDARD SPACES	79
PROVIDED OVERFLOW SPACES	28
PROVIDED ACCESSIBLE SPACES	5
TOTAL PROPOSED SPACES	112
REQUIRED SPACES	822

SITE STATISTICS

	TOTAL
EXISTING IMPERVIOUS AREA (S.F.)	35,601
PROPOSED IMPERVIOUS AREA (S.F.)	45,888
NET IMPERVIOUS AREA INCREASE (S.F.)	10,287
BASE PATCH EARTHWORK ALLOWANCE (S.F.)	33,273

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2310 crossroads drive suite 2000 madison, wisconsin 53718 608 249 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 346 3618
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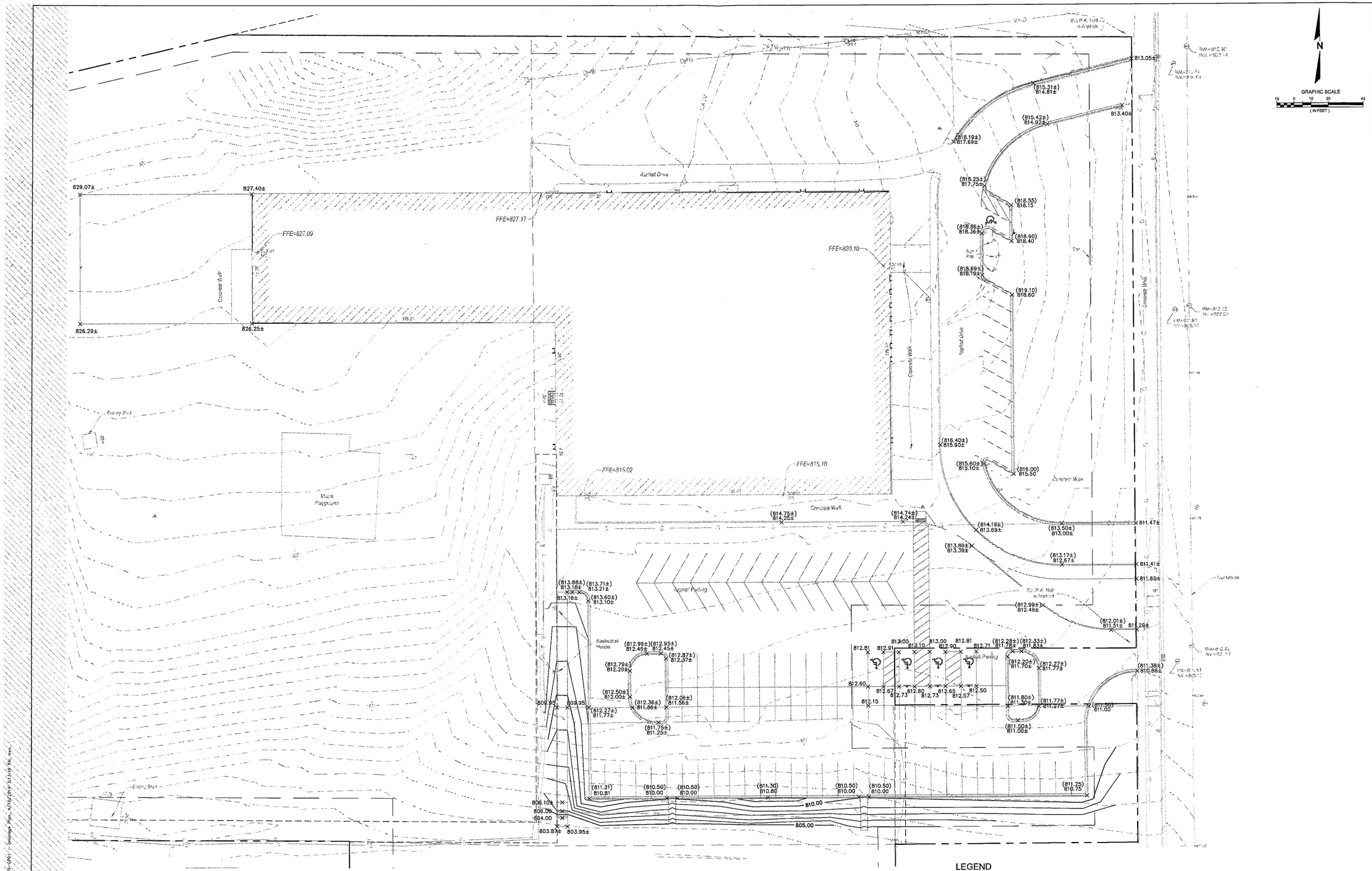
Burlington Area School District
Dyer Elementary School
Burlington, WI 53105

REVISIONS:

SITE PAVING PLAN

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C200



LEGEND

- PROPERTY LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED END SECTION
- 784.00 — FINISHED SURFACE ELEVATION
- (784.00) — FINISHED SURFACE TOP OF CURB ELEVATION
- PROPOSED DRAINAGE SWALE

811 Know what's below. Call before you dig.

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rasmith.com

Burlington Area School District
Dyer Elementary School
Burlington, WI 53105

REVISIONS:

SITE DRAINAGE PLAN

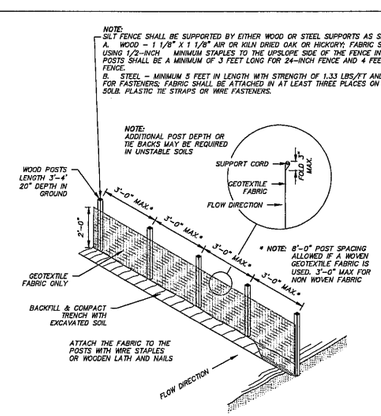
DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C300

NOTES:
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

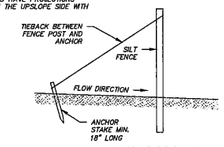
SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 8-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) TWIST METHOD---OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
   B) HOOK METHOD---HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.

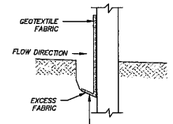
NOTE:
SILT FENCE SHALL BE SUPPORTED BY EITHER WOOD OR STEEL SUPPORTS AS SPECIFIED BELOW:
A. WOOD - 1 1/8" X 1 1/8" AIR OR KILN DRIED OAK OR HICKORY. FABRIC SHALL BE STAPLED USING 1/2-INCH MINIMUM STAPLES TO THE UPSLOPE SIDE OF THE FENCE IN AT LEAST 3 PLACES. POSTS SHALL BE A MINIMUM OF 3 FEET LONG FOR 24-INCH FENCE AND 4 FEET LONG FOR 36-INCH FENCE.
B. STEEL - MINIMUM 5 FEET IN LENGTH WITH STRENGTH OF 1.33 LBS/FT AND HAVE PROJECTIONS FOR FASTENERS. FABRIC SHALL BE ATTACHED IN AT LEAST THREE PLACES ON THE UPSLOPE SIDE WITH SOLID PLASTIC TIE STRAPS OR WIRE FASTENERS.



SILT FENCE DETAIL
SILT FENCE DWR SHORT
(NOT TO SCALE)

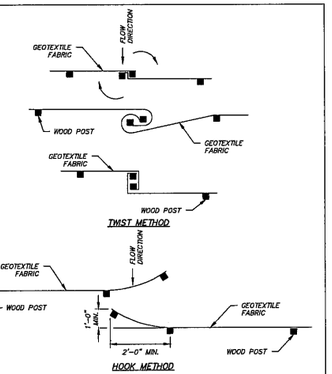


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

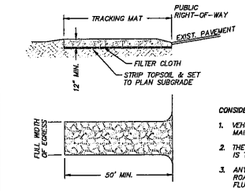


TRENCH DETAIL

NOTES:
1. TRENCH SHALL BE A 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.



JOINING TWO LENGTHS OF SILT FENCE

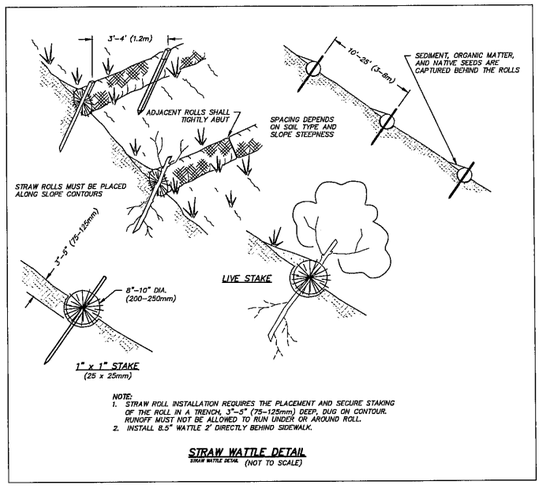


CONSIDERATIONS:
1. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
2. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
3. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

NOTES:
A. TRACKING PAD:
1. TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
3. THE AGGREGATE FOR THE TRACKING PAD SHALL BE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION OF TABLE 1 OF THE WISCONSIN DNR TECHNICAL STANDARD 1057. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATION, SECTION 312, SELECT CRUSHED MATERIAL.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

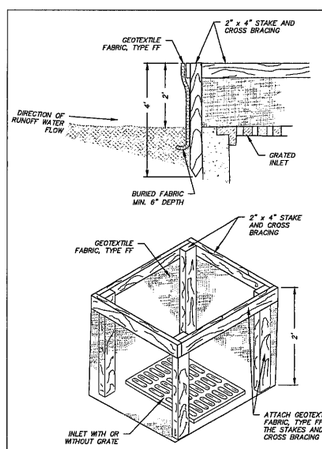
B. MAINTENANCE
1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

STONE TRACKING PAD DETAIL
STONE PAD
(NOT TO SCALE)

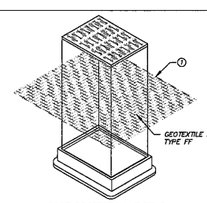


NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. INSTALL 8.5" WATTLE 2' DIRECTLY BEHIND SIDEWALK.

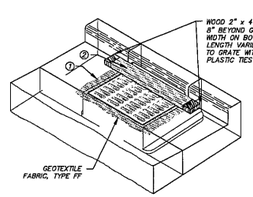
STRAW WATTLE DETAIL
SHOW WATTLE DETAIL
(NOT TO SCALE)



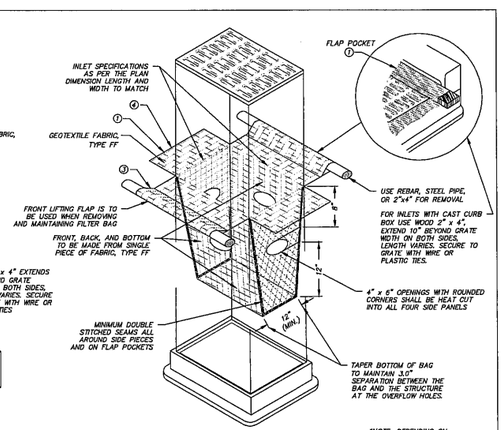
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE②)

*NOTE: DEPENDING ON EXPOSED SOIL TEXTURE, TYPE D-M OR TYPE D-HR INLET PROTECTION MAY BE USED IN PLACE OF TYPE D.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4. 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.
④ SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WSDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

TYPE A IS TO BE USED PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER, AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.

TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB HEADS.

TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.

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.

GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

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 D:
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.

MAINTENANCE:

REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS SURFACE.

INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.

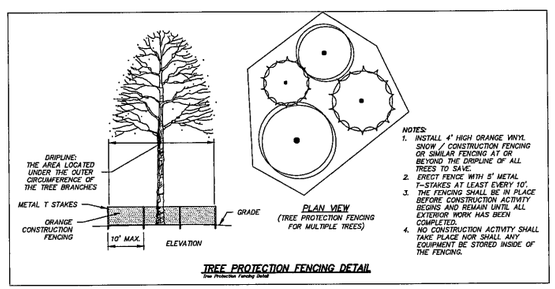
FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.

FOR TYPE D INLET PROTECTION (INCLUDING D-M AND D-HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RUNOFF EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE.

REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

STORM DRAIN INLET PROTECTION DETAILS
INLET PROTECTION - DWR
(NOT TO SCALE)



NOTES:
1. INSTALL 4' HIGH ORANGE VINYL SNOW / CONSTRUCTION FENCING OR SIMILAR FENCING AT OR BEYOND THE DRIPLINE OF ALL TREES TO SAVE.
2. ERECT FENCE WITH 5' METAL T-STAKES AT LEAST EVERY 10'.
3. THE FENCING SHALL BE IN PLACE BEFORE CONSTRUCTION ACTIVITY BEGINS AND REMAIN UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.
4. NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE NOR SHALL ANY EQUIPMENT BE STORED INSIDE OF THE FENCING.

TREE PROTECTION FENCING DETAIL
Tree Protection Fencing Detail

209 south water street milwaukee, wisconsin 53204 414.359.3000
2310 crossroads drive suite 2000 madison, wisconsin 53718 608.240.9600
2105 north orange avenue suite 202 sarasota, florida 34236 941.346.3616
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Burlington Area School District
Dyer Elementary School
Burlington, WI 53105

REVISIONS:

SITE CIVIL DETAILS

NOT FOR CONSTRUCTION

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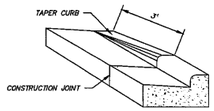
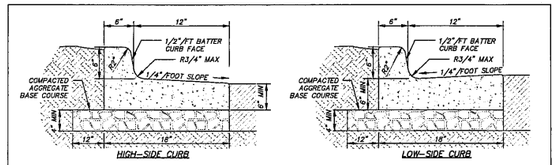
DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C400

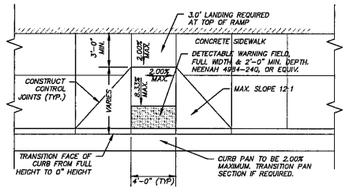


DETAIL OF CURB & GUTTER TERMINI
CURB TAPER

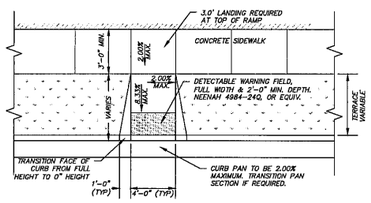


NOTES:
A) 3500 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER.
B) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.
C) FOR DEPRESSED CURB HEAD SLOPE, USE THE SAME SLOPE AS ADJACENT SIDEWALK.
D) THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDE MINIMUM 6" GUTTER THICKNESS MAINTAINED. TRANSVERSE CONTRACTION JOINTS SHALL BE CUT OR SAWED AT MAXIMUM 20 FOOT INTERVALS.
E) 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB ABUTTING EXISTING CURB AND SIDEWALK, WALLS OR BUILDINGS, AND AT INTERVALS NOT TO EXCEED 300 FEET, WITH PREFERRED LOCATIONS BEING AT RADIUS POINTS OR ANGLE POINTS.

CONCRETE CURB & GUTTER DETAIL
CURB & GUTTER



TYPE 3 CURB RAMP

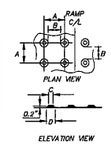


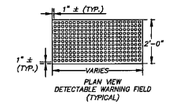
TYPE 3A CURB RAMP
TYPE 3A CURB RAMP

NOTES:
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.

	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

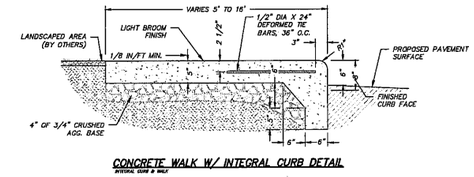
* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.



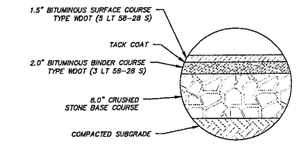


DETECTABLE WARNING FIELD
DETECTABLE WARNING FIELD (TRUNCATED DOMES)

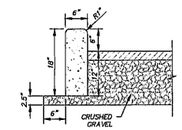
NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2. DETECTABLE WARNING FIELDS SHALL BE "NEENAH DETECTABLE WARNING PLATES" 4984-XXX, OR EQUIV.
3. CURB RAMP DETECTABLE WARNING FIELDS TO BE INSTALLED 6 TO 8 INCHES FROM THE FACE OF CURB.



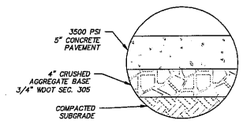
CONCRETE WALK W/ INTEGRAL CURB DETAIL
INTEGRAL CURB & WALK



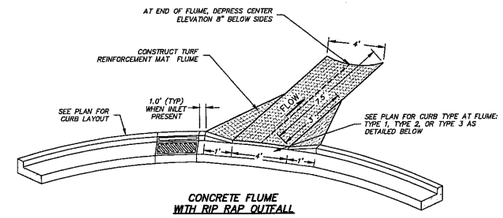
BITUMINOUS PAVEMENT (STANDARD DUTY)



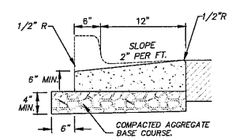
18" BARRIER CURB
BARRIER CURB 18-INCH



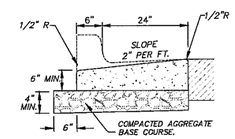
CONCRETE SIDEWALK SECTION



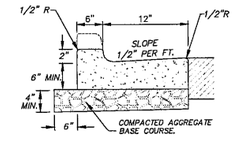
CONCRETE FLUME WITH RIP RAP OUTFALL



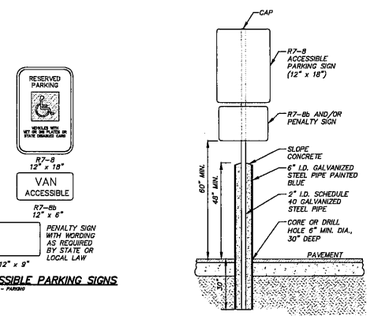
FLUME CURB & GUTTER - TYPE 1



FLUME CURB & GUTTER - TYPE 2



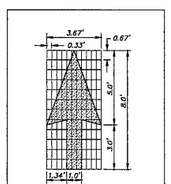
FLUME CURB & GUTTER (BYPASS) - TYPE 3



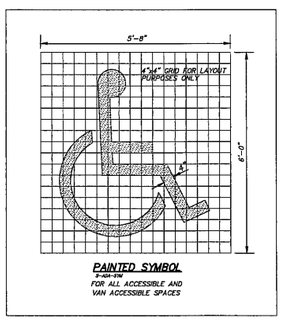
ACCESSIBLE PARKING SIGN AND POST INSTALLATION IN BOLLARD

TYPE 2
ADA SIGN BOLLARD POLE

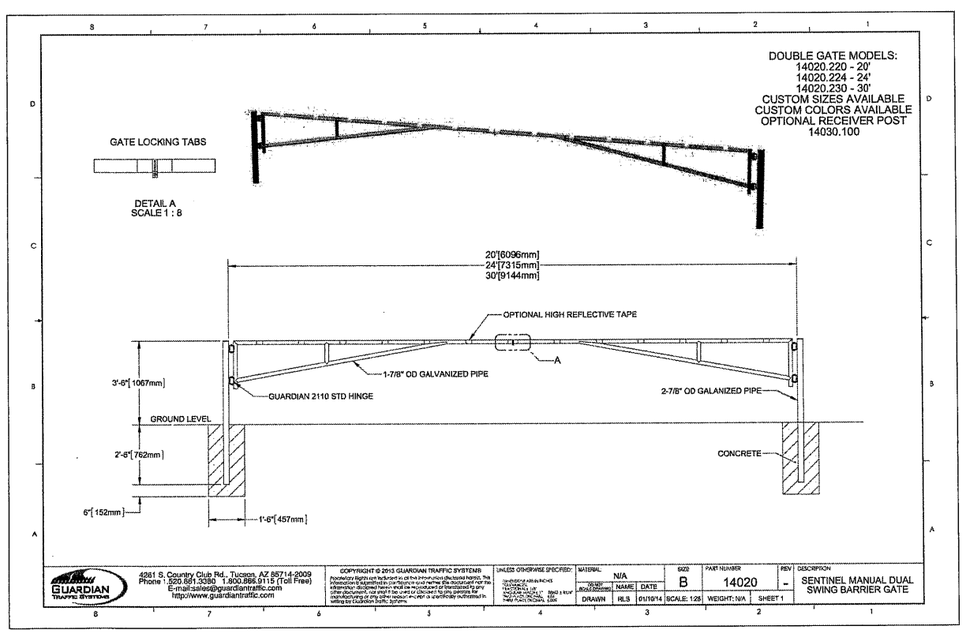
ACCESSIBLE PARKING SIGNS
ADA SIGNS - PARKING



TRAFFIC LANE DIRECTIONAL ARROW
D-27-43F



PAINTED SYMBOL
D-SIGN-17M
FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES



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Burlington Area School District
Dyer Elementary School
Burlington, WI 53105

REVISIONS:

NOT FOR CONSTRUCTION

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SITE CIVIL DETAILS

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C401

DIVISION 1 – GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
   A. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
   B. WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
   C. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
   D. WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382–387
   E. WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
   F. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   G. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)
   H. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
   I. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
   J. CITY OF BURLINGTON DEVELOPMENT STANDARDS
2. THE OWNER, ENGINEER AND CITY OF BURLINGTON SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.

01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
2. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS–BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
6. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED.
9. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE GRAVEL CONSTRUCTION ENTRANCE.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
11. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE.
12. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED.
13. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE CITY OF BURLINGTON, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

DIVISION 31 – EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CONTACT DIGGERS HOTLINE AT 800–242–8511 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
4. INSTALL PERIMETER FENCING AS INDICATED PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.
5. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
6. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER.
7. REMOVE EXISTING ABOVE–GRADE AND BELOW–GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
9. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
10. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
13. VOIDS LEFT BY REMOVALS SHALL BE LEVELED TO PREVENT PONDING OF WATER.
14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 – EARTH MOVING

1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THESE REQUIREMENTS. THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
4. SATISFACTORY MATERIAL SHALL INCLUDE SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM AS ACCORDING TO ASTM D2487. IT SHALL BE FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES, FROZEN MATERIALS, VEGETATION, DEBRIS, AND ANY OTHER DELETERIOUS MATERIAL.
5. UNSATISFACTORY MATERIAL SHALL INCLUDE SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT AS ACCORDING TO ASTM D2487. IT SHALL ALSO INCLUDE FILL MATERIAL NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
6. ENGINEERED FILL MATERIAL SHALL INCLUDE A MIXTURE OF NATURAL OR CRUSHED STONE, GRAVEL, AND SAND AS ACCORDING TO ASTM D2940, WITH AT LEAST 90 PERCENT PASSING A 37.5–MM SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE. IT SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE OF 3 INCHES. CLAY CONTENT SHALL HAVE A LIQUID LIMIT OF LESS THAN 45 AND A PLASTICITY INDEX BETWEEN 11 AND 20.
7. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
8. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
9. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
10. FILL MATERIAL SHALL BE WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT, PLACED IN MAXIMUM LIFTS OF 8 INCHES, AND COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST.
11. AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
12. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
13. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK WHERE COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE WHICH IS OBSERVED TO RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERCUT IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. DO NOT PROOF ROLL WET OR SATURATED SUBGRADE.
14. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
15. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.

31 25 00 – EROSION & SEDIMENTATION CONTROLS

1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WDNR TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY.
5. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
6. ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED.
7. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
8. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WISDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1.
9. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
15. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 00 – ASPHALT PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT–MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS.
6. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
7. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4–INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4–INCH FOR SURFACE COURSE (NO MINUS).
8. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.
9. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.
10. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8–INCH TOLERANCE AS DETERMINED BY USING A 10–FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.
11. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
12. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

32 13 00 – CONCRETE PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. CONCRETE SHALL BE GRADE A AIR–ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.
6. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.
7. AIR–ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260.
8. LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS AND AASHTO M 148.
9. CURBING SHALL BE IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
10. SIDEWALK AND PATIO SHALL BE IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
11. CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE.
12. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
13. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS.
14. EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4–INCH RADIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES.
15. FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
16. FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
17. FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
18. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.
19. MAXIMUM DIFFERENCE BETWEEN CONCRETE SIDEWALKS AND ADJACENT PAVEMENT SURFACES SHALL NOT EXCEED 1/4–INCH VERTICAL.
20. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
21. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
22. ALL HANDICAP ACCESSIBLE DOORWAYS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF 5 FEET IN LENGTH WITH A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
23. REMOVE AND REPLACE CONCRETE THAT IS BROKEN, DAMAGED, DEFECTIVE, OR DOES NOT COMPLY WITH THE REQUIREMENTS LISTED ABOVE.

32 17 00 – PAVEMENT MARKING & SIGNAGE

1. WORK SHALL CONSIST OF INSTALLATION OF PARKING LOT STRIPING, DIRECTION ARROWS, HANDICAP ACCESSIBLE SYMBOLS AND SITE SIGNAGE.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. PAVEMENT MARKING PAINT SHALL BE IN ACCORDANCE WITH WISDOT APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS NOTED OTHERWISE ON THIS PLAN.
4. ALL PARKING LOT STRIPING SHALL BE 4–INCH WIDTH UNLESS NOTED OTHERWISE ON THIS PLAN.
5. BARRICADE WORK AREA DURING INSTALLATION AND UNTIL PAVEMENT MARKING PAINT IS DRIED. PROTECT ADJACENT AREAS FROM RECEIVING PAINT.
6. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS TO PRODUCE MARKINGS AS INDICATED WITH UNIFORM, STRAIGHT EDGES. TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS.
7. APPLY PAINT TO CLEAN AND DRY SURFACE, FREE FROM FROST, TO ENSURE PROPER BONDING.
8. NOTIFY OWNER OF ANY UNSOUND CONDITIONS PRIOR TO COMMENCING WORK. APPLYING PAVEMENT MARKING PAINT CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

32 32 00 – RETAINING WALLS

1. WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT, SUPERVISION, AND DIRECTION TO CONSTRUCT RETAINING WALL SYSTEMS IN REASONABLY CLOSE CONFORMITY TO THE LINES, GRADES, AND DIMENSIONS SHOWN ON THIS PLAN. RETAINING WALLS SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION AND MATERIAL REFERENCE ONLY.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. THE CONTRACTOR SHALL PROCURE DETAILED DESIGN CALCULATIONS AND DRAWINGS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER EXPERIENCED WITH RETAINING WALL DESIGN AND LICENSED IN THE STATE IN WHICH THE RETAINING WALLS ARE TO BE CONSTRUCTED.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SURROUNDING STRUCTURES AND UTILITIES ARE PROTECTED FROM THE EFFECTS OF EXCAVATION AND PROVIDING ANY NECESSARY EXCAVATION SUPPORT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CONSTRUCTION ADJACENT TO THE RETAINING WALLS DOES NOT DISTURB OR PLACE TEMPORARY LOADS ON THE RETAINING WALLS THAT EXCEED DESIGN LOADS.

DIVISION 33 – UTILITIES

33 10 00 – WATER DISTRIBUTION

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE WATER DISTRIBUTION SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
4. ALL PRIVATE WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
5. POLYVINYL CHLORIDE (PVC) PIPE SHALL BE SDR 18, CLASS 150 CONFORMING TO AWWA C900 WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS IN ACCORDANCE WITH SECTION 8.20.0 OF SSSWCW.
6. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 150 CONFORMING TO AWWA C151 WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 8.18.0 OF SSSWCW.
7. POLYETHYLENE TUBING SHALL BE SDR 9 IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWCW AND CONFORM TO AWWA C901.
8. COPPER TUBING SHALL BE TYPE K IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWCW AND CONFORM TO ASTM B88.
9. BALL VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.30.0 OF SSSWCW AND CONFORM TO AWWA C800 AND ASTM B62.
10. GATE VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.27.0 OF SSSWCW AND CONFORM TO AWWA C500.
11. BUTTERFLY VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.28.0 OF SSSWCW AND CONFORM TO AWWA C504.
12. VALVE BOXES SHALL BE IN ACCORDANCE WITH SECTION 8.29.0 OF SSSWCW AND CONFORM TO ASTM A48. VALVE BOXES SHALL BE SIZE DD, SCREW TYPE, 3 PIECE ASSEMBLY, WITH COVERS MARKED WATER . ALL VALVE BOXES SHALL BE SET TO PROPOSED GRADE, TRULY VERTICAL, AND SUPPORTED BY USE OF ADAPTOR.
13. HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION 8.26.0 OF SSSWCW AND CONFORM TO AWWA C502. PUMPER NOZZLE SHALL BE PERPENDICULAR TO AND ORIENTED TOWARDS THE PAVEMENT. HYDRANTS SHALL BE ATTACHED BY MEANS OF ANCHORING TEE AND HAVE A GROUND LINE TO CENTER DISTANCE OF 18 TO 21 INCHES.
14. FITTINGS SHALL BE CLASS 150 IN ACCORDANCE WITH SECTION 8.22.0 OF SSSWCW, CONFORMING TO AWWA C110, AND PROVIDED WITH MECHANICAL JOINTS.
15. MECHANICAL JOINTS SHALL BE MADE WITH COR TEN NUTS AND BOLTS, OR CORROSION–RESISTANT EQUIVALENTS CONFORMING TO AWWA C111.
16. POLYETHYLENE WRAP SHALL BE IN ACCORDANCE WITH SECTION 8.21.0 OF SSSWCW AND PROVIDED FOR ALL METAL PIPES AND FITTINGS.
17. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH SECTION 4.3.13 OF SSSWCW AND PROVIDED FOR ALL BENDS, CAPS, PLUGS, AND TEES.
18. TRENCH SECTION SHALL BE IN ACCORDANCE WITH FILE NO. 36 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
19. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
20. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
21. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
22. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON–METALLIC PUBLIC WATER MAIN PIPE, PRIVATE WATER MAIN PIPE, AND BUILDING WATER SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE–CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
23. PROPOSED WATER SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL.
24. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF BENDS REQUIRED TO COMPLETE CONSTRUCTION, WHICH SHALL BE INCIDENTAL AND INCLUDED IN THE COST OF WORK.
25. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONS.
26. THE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AND SAFE WATER SAMPLING. HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH SECTION 4.15.0 OF SSSWCW. DISINFECTION SHALL BE IN ACCORDANCE WITH SECTION 4.16.0 OF SSSWCW AND CONFORM TO AWWA C651. WATER MAINS SHALL BE FLUSHED AND TESTED IN THE PRESENCE OF THE WATER UTILITY OPERATOR.

33 30 00 – SANITARY SEWERAGE

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE SANITARY SEWERAGE SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
4. ALL PRIVATE SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
5. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 FOR DEPTHS LESS THAN 18 FEET, AND SHALL BE SDR 18 CONFORMING TO AWWA C900 FOR DEPTHS GREATER THAN 18 FEET, BOTH WITH PUSH–ON RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTIONS 8.10.6 AND 8.41.4 OF SSSWCW.
6. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
7. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
8. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
9. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
10. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
11. ALL CONNECTIONS TO EXISTING SANITARY SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR ALL BUILDING SANITARY SERVICE PIPES, UNLESS NOTED OTHERWISE.
12. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.
13. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON–METALLIC PUBLIC SANITARY SEWER PIPE, PRIVATE SANITARY INTERCEPTOR PIPE, AND BUILDING SANITARY SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE–CONDUCTOR, 10 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
14. PROPOSED SANITARY SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL.
15. THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONS.
16. AFTER INSTALLATION OF SANITARY SEWERAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. CONDUCT TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SSSWCW. REPAIR ANY DAMAGE AND REPLACE ANY PIPE NOT PASSING TESTING.

33 40 00 – STORMWATER DRAINAGE

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE STORMWATER DRAINAGE SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
4. ALL PRIVATE STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
5. REINFORCED CONCRETE PIPE (RCP) AND END SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 8.6.0 OF SSSWCW AND CONFORM TO ASTM C76 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM C443. UNLESS NOTED OTHERWISE, 12–INCH DIAMETER PIPE SHALL BE CLASS V, 15–INCH DIAMETER PIPE SHALL BE CLASS IV, AND 18–INCH DIAMETER PIPE AND LARGER SHALL BE CLASS III.
6. CORRUGATED METAL PIPE (CMP) AND END SECTIONS SHALL BE 16 GAUGE CONFORMING TO ASTM A760.
7. HIGH–DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS SHALL BE ADS N12 AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.
8. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 WITH PUSH–ON RUBBER GASKETED JOINTS CONFORMING TO ASTM D3212.
9. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
10. CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
11. INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C913. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
12. AREA DRAINS SHALL BE ADS NYLOPLAST AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.
13. FRAMES AND GRATES SHALL BE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FRAMES AND GRATES ARE COMPATIBLE WITH PRECAST STRUCTURES PRIOR TO ORDERING.
14. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
15. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
16. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
17. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
18. ALL CONNECTIONS TO EXISTING STORM SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE.
19. FLEXIBLE COMPRESSION COUPLINGS SHALL BE USED IN THE CONNECTION OF DISSIMILAR PIPE MATERIALS.
20. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.
21. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.1 OF SSSWCW ON ALL BURIED NON–METALLIC PUBLIC STORM SEWER PIPE, PRIVATE STORM INTERCEPTOR PIPE, AND BUILDING STORM SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE–CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
22. FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE STORMWATER DRAINAGE SYSTEM. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL. DOCUMENTATION OF SUCH FIELD TILE SHALL BE PROVIDED TO THE OWNER.
23. PROPOSED STORM SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. CONNECTIONS TO DOWNSPOUTS SHALL BE PER DETAILS ON THE BUILDING PLUMBING PLANS. THE EXACT LOCATION OF DOWNSPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
24. THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS AND INLETS TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONS.
25. AFTER INSTALLATION OF STORMWATER DRAINAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. REPAIR ANY DAMAGE.

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REVISIONS:

SITE CIVIL SPECIFICATIONS

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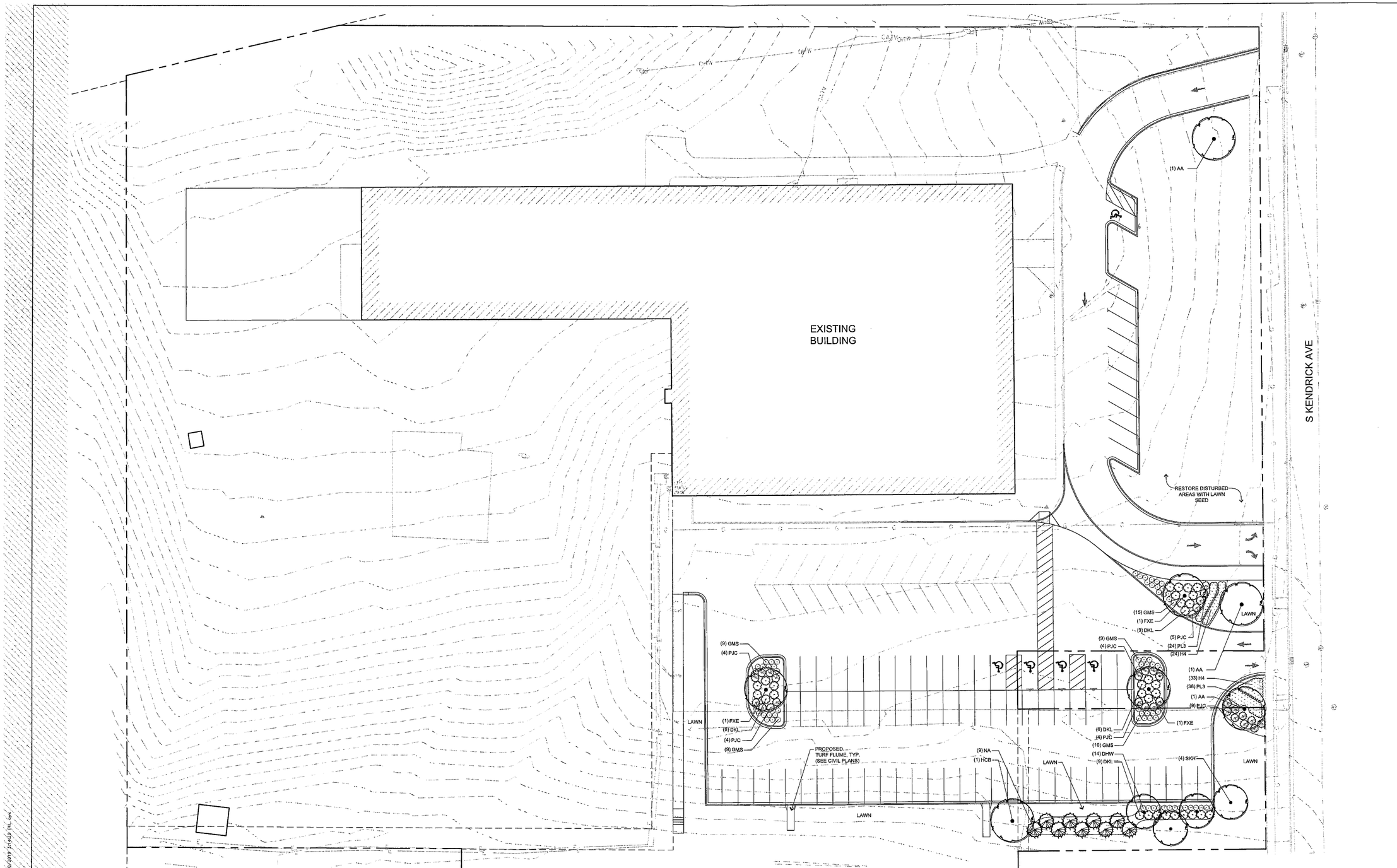
DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C402



PLANT SCHEDULE

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
NA	9	Nigra Arborvitae	Thuja occidentalis 'Nigra'	6' HT	B&B	Semi-sheared, fully branched to ground

SHADE TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AA	3	Green Column Black Maple	Acer saccharum ssp. nigrum 'Green Column'	3" CAL	B&B	Full, matching heads
HCB	1	Common Hackberry	Celtis occidentalis	3" CAL	B&B	Full, matching heads
SKH	4	Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'	3" CAL	B&B	Full, matching heads
FXE	3	Frontier Elm	Ulmus x 'Frontier'	3" CAL	B&B	Full, matching heads

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
GMS	52	Goldmound Spirea	Spiraea japonica 'Goldmound'	15" HT	CONT.	
DKL	30	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	15" HT	CONT.	
DHW	14	Dark Horse Weigela	Weigela florida 'Dark Horse'	15" HT	CONT.	

EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PJC	30	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	18"SPD	CONT.	

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
H4	97	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	24" Spacing
PL3	62	Lacey Blue Russian Sage	Perovskia atriplicifolia 'Lacey Blue'	4 1/2"	POT	24" Spacing

LANDSCAPE REQUIREMENTS

INTERIOR PARKING LOT LANDSCAPING
Required: 5% of parking lot surface area (55,850 sf x 0.05 = 2,793 sf) as landscaped green space
Canopy trees for every 15 spaces (88 spaces / 15 = 5.9 trees)

Provided: 2,849 sf (5.1%) of landscaped green space in or adjacent to parking lot
4 canopy trees in parking lot plus trees in buffer

BUFFERYARD BETWEEN ZONING DISTRICTS
Required: Bufferyard 15 - 20' wide, Intensity factory 3 next to residential use
Type 3c: 20' min. width
3.2 canopy trees per 100 lf = 5 canopy trees
6.4 evergreen trees per 100 lf = 9 evergreen trees
16 shrubs per 100 lf = 23 shrubs
Provided: 26' wide buffer, 140 lf
5 canopy trees
9 evergreen trees
23 shrubs

NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

N

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

811
Know what's **below.**
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

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REVISIONS

LANDSCAPE PLAN

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO:

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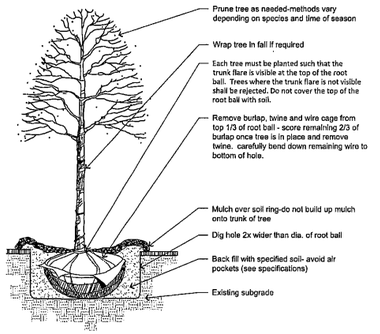
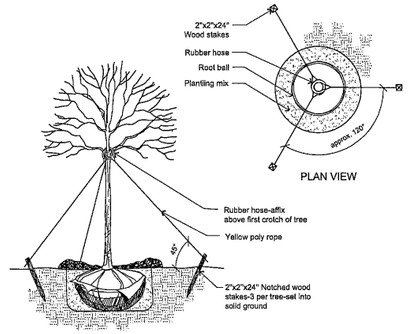
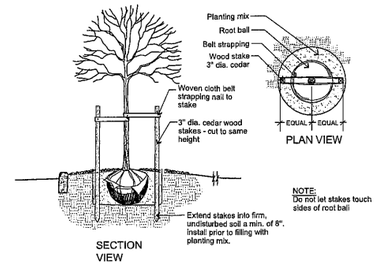


1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

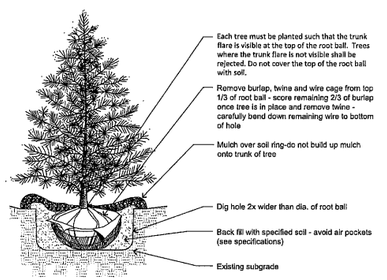


2 DECIDUOUS TREE STAKING DETAIL
NOT TO SCALE P-PL-TREE-DEC-03

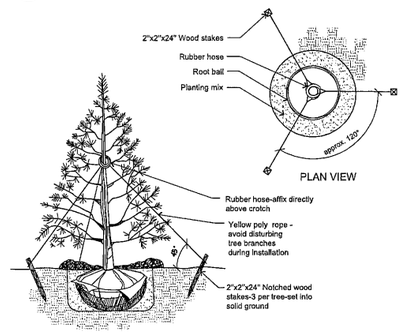


NOTE:
Do not let stakes touch sides of root ball

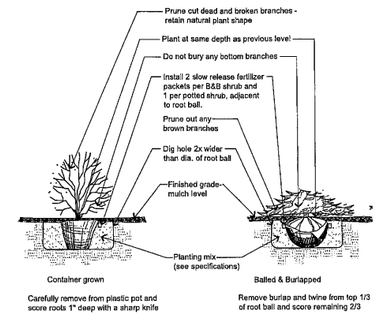
3 DECIDUOUS TREE STAKING FOR RESTRICTED AREAS
NOT TO SCALE P-PL-TREE-DEC-01



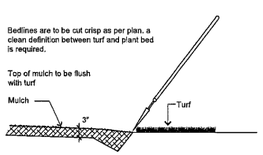
4 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



5 EVERGREEN STAKING DETAIL
NOT TO SCALE P-PL-TREE-EVER-02



6 SHRUB PLANTING DETAIL
NOT TO SCALE P-PL-SHR-02



7 SHOVEL CUT PLANT BED EDGING DETAIL
NOT TO SCALE P-PL-BDEG-01

GENERAL LANDSCAPE NOTES

1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
2. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
4. Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
5. All seeded areas and planting beds require topsoil to be placed within 3" of finish grade during rough grading operations. All parking lot islands require topsoil placed to a minimum depth of 18" to insure long term plant health. These requirements should be coordinated between the general contractor, grading contractor and landscape contractor.
6. The landscape contractor to be responsible for placing a minimum depth of 3" of blended, prepared and non-compacted topsoil in all seeded areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade. Finished landscaped areas to be smooth, uniform and provide positive drainage away from all structures and pavement.
7. Tree planting (see planting detail):
   Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. Scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding.

   Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees according to the staking detail.
8. Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
9. Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
11. Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8" -

    Per every 100 square feet of bed area add:

    2 cu. ft. bale of peat moss
    2 lbs. of 6-10-5 slow release fertilizer
    1/4 cu. yard of composted manure
12. Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.

    An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas.
13. Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.
14. Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
15. The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, evergreens, perennials, ornamental grasses and turf grass. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
16. Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor.

Know what's **below.**
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

NOT FOR CONSTRUCTION

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209 south water street milwaukee, wisconsin 53204 414 359 3090
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 249 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 366 3618
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pra PLUNKETT RAYSICH ARCHITECTS, LLP
raSmith | 16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com
CREATIVITY BEYOND ENGINEERING

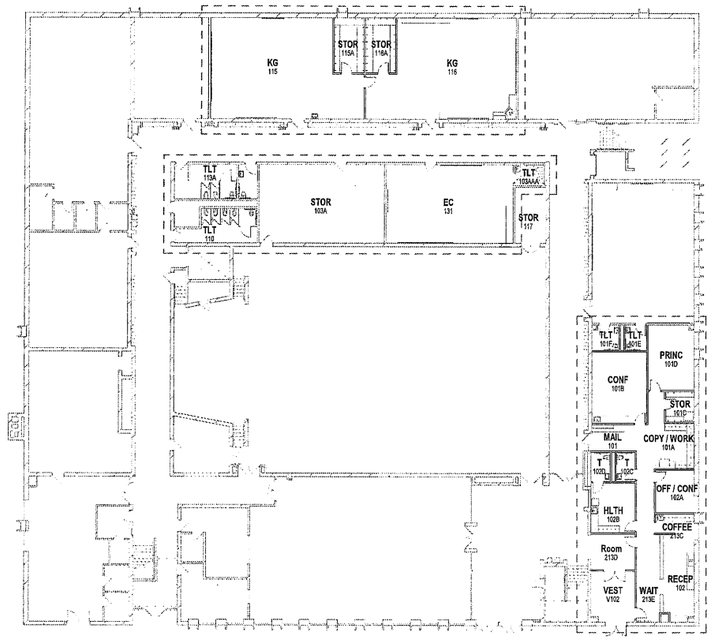
Burlington Area School District
Dyer Elementary School
Burlington, WI 53105

REVISIONS:

LANDSCAPE NOTES & DETAILS

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO:

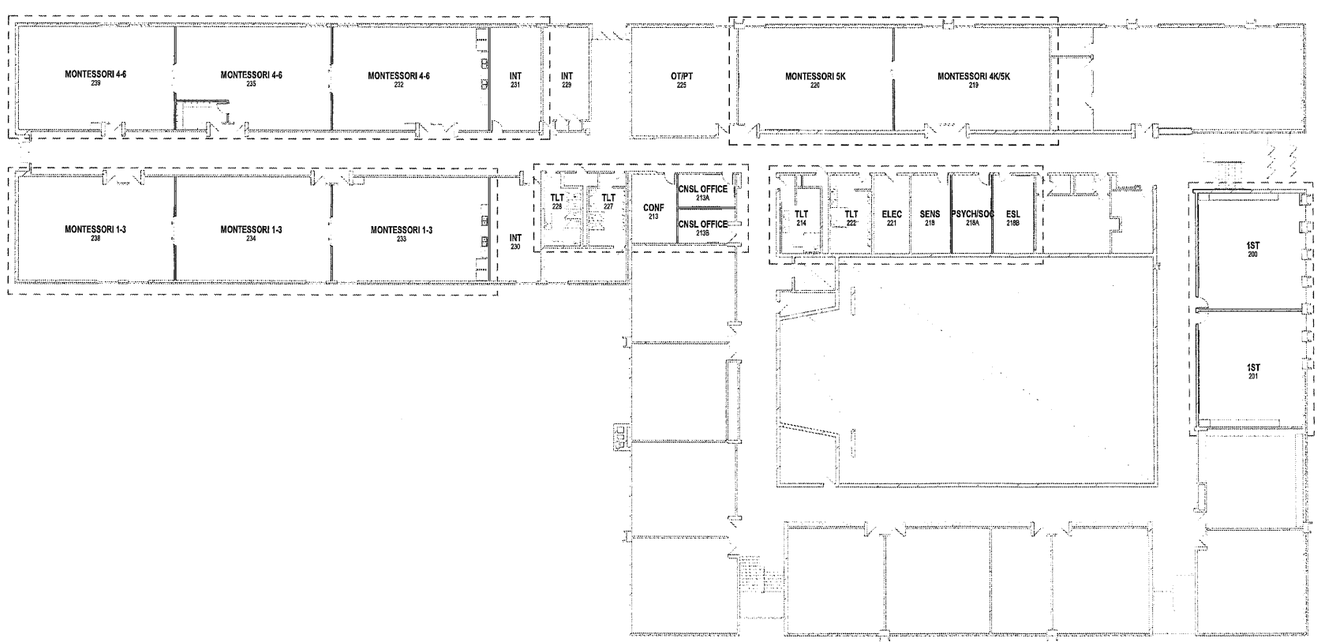
AREA B



AREA A

NORTH
LOWER LEVEL OVERALL PLAN
1/16" = 1'-0"

AREA D



AREA C

NORTH
UPPER LEVEL OVERALL PLAN
1/16" = 1'-0"

FLOOR PLAN SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING DOOR TO REMAIN
- SECTION REFERENCE (A101)
- EXTERIOR ELEVATION (D/TL, SHT)
- INTERIOR ELEVATION (D/TL, SHT)
- FLOOR PLAN NOTE (1)
- CONSTRUCTION LIMITS
- 1P 1P — ONE HOUR RATED FIRE PARTITION
- 2B 2B — TWO HOUR RATED FIRE BARRIER
- NEW WALL/PARTITION
- 101 — NEW DOOR
- DETAIL REFERENCE (1 A101)
- EQUIPMENT (E01)
- WINDOW TYPE (A1B)
- WALL/PARTITION TYPE (BG0)
- FD FD — FLOOR DRAIN - PITCH FLOOR TO DRAIN
- FE5R — SEMI-RECESSED FIRE EXTINGUISHER

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

D. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS

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REVISIONS:

BURLINGTON AREA SCHOOL DISTRICT
ALTERATIONS TO DYER INTERMEDIATE SCHOOL

201 S. KENDRICK AVENUE, BURLINGTON, WI 53105

OVERALL PLANS

DATE: 4.11.2019

JOB NO: 170174-03

SHEET NO: A200

FOR REFERENCE ONLY

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DRAWN BY: Author 4/11/2019 1:43:21 PM

PLAN COMMISSION **ITEM NUMBER: 7H**

DATE: May 14, 2019

SUBJECT: Consideration to approve a Site Plan application at 249 Conkey Street (Cooper Elementary School).

SUBMITTED BY: Megan Watkins, Assistant City Administrator/Zoning Administrator

---

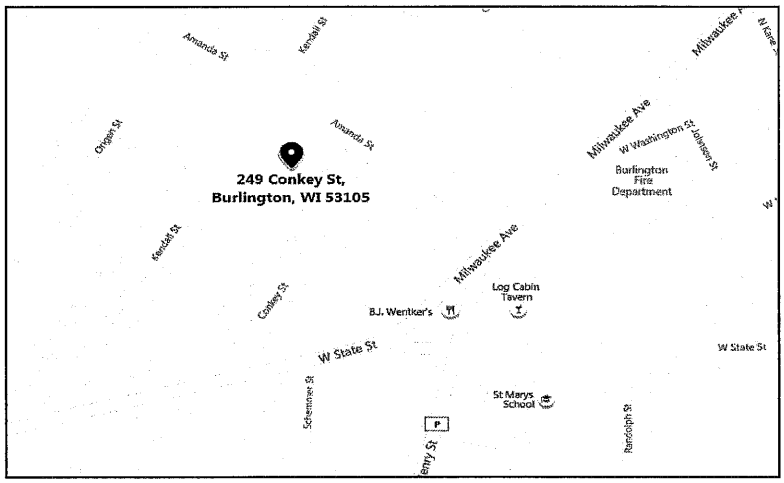
PROJECT/SCOPE:
This item is to consider approving a Site Plan application from Peter Smet of BASD for property located at 249 Conkey Street (Cooper Elementary School). The applicant is proposing for changes to the playfield, parking lot, interior improvements, and other miscellaneous renovations. This includes conversion of the existing playfield to parking on the west side of the property, conversion of the existing parking lot on the east side of the property to a hard surface play area, renovations, and other miscellaneous renovations. If there are modifications to the exterior lighting, a lighting plan will need to be submitted for review and approval. The Landscape Plan indicates that the required amount of landscaping will be provided, but the location of this landscaping is not within the interior of the lot – it is along the perimeter. Given the constraints of the parking area and the desire to maximize the parking and drop-off areas, the applicant is requesting an exemption from the interior landscaping requirement. Storm water management plan, parking lot markings, and other items as seen in Kapur & Associates' memorandum, shall be included on the plans for review and approval prior to construction.

ZONING:
The parcel is zoned I-1, Institutional District.

RECOMMENDATION:
Graef, Kapur & Associates and Burlington Fire Department recommend a conditional approval of this Site Plan, subject to items listed in their May 6, 2019 and May 8, 2019 memorandums.

TIMING/IMPLEMENTATION:
This item is for consideration at the May 14, 2019 Plan Commission meeting. No further action is necessary.

MAP:


249 Conkey St,
Burlington, WI 53105
Amanda St
Kendall St
Orgen St
Auxanda St
Milwaukee Ave
W Washington St
Johnson St
Burlington
Fire
Department
Kendall St
Conkey St
Milwaukee Ave
Log Cabin
Tavern
B.J. Wenker's
W State St
W State St
Schemmer St
St Marys
School
Randolph St

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

collaborāte / formulāte / innovāte

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: May 6, 2019

SUBJECT: Review of a Site Plan Approval Application for Cooper Elementary School.

A. PURPOSE

Consider for approval a Site Plan Approval Application for changes to the playfield, parking lot, interior improvements, and other miscellaneous renovations at Cooper Elementary School, located at 249 Conkey Street, Burlington, WI 53105.

B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends the following:

1) The Plan Commission recommend to the Common Council ***APPROVAL*** of the Application for Site Plan approval.

C. BACKGROUND

Peter Smet of the Burlington Area School District (Applicant) submitted a Site Plan Approval Application for proposed changes to Cooper Elementary School, conversion of the existing playfield to parking on the west side of the property, conversion of the existing parking lot on the east side of the property to a hard surface play area, renovations, and other miscellaneous renovations.

The property is zoned I-1, Institutional District.

D. COMPLIANCE WITH §315-35 I-1 INSTITUTIONAL DISTRICT

The proposed changes are compliant with this section of the Code.

No lighting plan was included in this Application. If the changes to the parking lot will require modifications to the exterior lighting, a lighting plan will need to be submitted for review and approval.

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRāEF

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E. COMPLIANCE WITH ARTICLE V: TRAFFIC, LOADING, PARKING, ACCESS, FENCES AND LANDSCAPING

1) *Parking Provided:* Per Table 5, 477 parking spaces are required for the elementary school. The existing parking lot has 42 parking spaces, and the proposed revisions would have a total of 70 parking spaces. Per §315-48, the I-1 Institutional District is exempt from these requirements.

2) *Interior Landscaping:* Per §315-48D(5), interior landscaping in off-street parking areas must be provided to total at least 5% of the surface area; the interior landscaping must be evenly dispersed within the parking lot; and, interior landscaping does not include perimeter landscaping. The Landscape Plan included in this Application indicates that the required amount of landscaping will be provided, but the location of this landscaping is not within the interior of the lot – it is along the perimeter. Given the constraints of the parking area and the desire to maximize the parking and drop off areas, the applicant is requesting an exemption from the interior landscaping requirement.

3) *Bufferyard:* Per Table 7, a bufferyard of intensity factor 3 is required along the southwest portion of the property. The Landscape Plan submitted with this Application indicates that the bufferyard requirements are satisfied.

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

Memo to the City of Burlington

Phone: (262) 767-2747
Fax: (262) 767-2750

To: Kristine Anderson, Plan Commission **Date:** May 8, 2019

From: Greg Governatori

CC: Carina Walters, Megan Watkins, Gregory Guidry, Peter Riggs

Subject: Cooper Middle School

BACKGROUND AND REQUEST: Mr. Peter Smet on behalf of the Burlington School District has submitted a site plan application for the reconstruction of Cooper Middle School located at 249 Conkey Street. The school will be reconstructing the parking and asphaltic play areas providing additional onsite parking, separating bus drop off from parking area and providing better traffic flow. Our review was conducted to determine compliance with City ordinances and good engineering practices.

The following plans were submitted for review:

- Site Plan Sheets, C100 through C402 dated April 10th, 2019
- Landscaping Plans and Details dated April 10th, 2019

General:

- The project proposes to increase the impervious area of the property by approximately 2,222 square feet. Applicability for storm water management practices follows Chapter 270-5 of the Burlington City Code which requires storm water for development sites in excess of one acre. The total proposed land disturbance for the project is 42,231 square feet or less than the one-acre requirement. Post Construction storm water management will not be required.
- It is assumed that no new sanitary sewer and water service connections are proposed with the renovations to the school.
- Storm Sewer information was not included, including pipe sizes, calculations and structure information.
- Landscaping and Lighting requirements are deferred to the City Planner and Zoning department and were not included as part of this review.

SHEET C100 – Site Demolition Plan:

- Sawcut limits are not shown.
- The demolition plan is also the erosion control plan and should be defined as such.
- The removals within Kendall Street for the storm sewer connection shall be shown. Slurry backfill is required with Kendall street trench.

SHEET C200 – Site Paving Plan:

- The legend does not reference any specific details, I.E. asphalt pavement does not refer to the Bituminous Pavement (Standard duty) on sheet C401. Clarification of pavements, details and thickness should be provided throughout.

- Provide details on pavement markings, color, thickness and material.

RECOMMENDATION: We recommend conditional approval of the site plan subject to the items as identified in this memorandum. Subsequent plans require review and final approval will be required prior to construction.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Burlington policies. Although the material has been reviewed, the design engineer is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

Please contact me if you have any questions or comments pertaining to this project.

CITY OF BURLINGTON

Fire Department
165 W. Washington Street, Burlington, WI 53105
(262) 763-7842 – (262) 767-8602 fax
www.burlington-wi.gov

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: City of Burlington Fire Department
Alan Babe, Fire Chief
Wes Miner, Fire Inspector

DATE: May 6, 2019

SUBJECT: Review of a Site Plan Application for the property located at 249 Conkey Street (Cooper School) for interior renovations and site work upgrades.

A. PURPOSE

Consider for approval the Site Plan Application for the property located at 249 Conkey Street (Cooper School) for interior renovations and site work upgrades.

B. BACKGROUND

Peter Smet (applicant) submitted a Site Plan Application for the property located at 249 Conkey Street (Cooper School) for interior renovations and site work upgrades.

C. REVIEW OF COMPLIANCE WITH LOCAL AND STATE FIRE CODE

No concerns at time of review.

D. RECOMMENDATION

Based upon the review of the submitted materials, we recommend that the Plan Commission recommend to the Common Council the **CONDITIONAL APPROVAL** of the Site Plan Application for the property located at 249 Conkey Street (Cooper School) for interior renovations and site work upgrades, based on the following:

1. The owner ensures all work conforms to local and state code.

Cooper School

CITY OF BURLINGTON

Planning & Zoning
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1161 – (262) 763-3474 fax
www.burlington-wi.gov

OFFICE USE ONLY
DATE FILED: 4/12/19
RECEIVED BY: MW
AMT. PAID: 500

SITE PLAN APPROVAL APPLICATION

APPLICATION FEE: $500 Deposit +/- Actual Cost

Per Section §315-137, no person shall commence any use or erect any structure, with the exception of single-family and two-family dwellings, without first obtaining the approval of the Plan Commission of a detailed site plan(s) as set forth in this section. The Plan Commission shall review the site, natural resource features of the site, site intensity of use, building location, density of dwelling units, floor area, impervious surface area, existing and proposed structures, architectural plans, neighboring uses, potential impacts upon neighboring uses, utilization of landscaping and open space, off-street parking and loading areas, driveway locations, loading and unloading in the case of commercial and industrial uses, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation.

View specific Site Plan requirements online at https://ecode360.com/9753926

Applicant Information

Property Address 249 Conkey St.
Applicant Name Peter Smet - BASD - Cooper Elementary School
Applicant Address 100 N. Kane St. Burlington, WI 53105
Applicant Email psmet@basd.k12.wi.us Phone Number 262-763-0210

Owner Name Same as above
Owner Address
Owner Email Phone Number

Architect/Contractor/Designer Name Heidi Kramer
Architect/Contractor/Designer Email hkramer@prarch.com Phone Number 414-410-2922

Type of Construction: New ☐ Addition ☐ Remodel ☑
Type of Development: Commercial ☑ Industrial ☐ Residential ☐
Type of Business (if applicable) Education - School

Description of the Project: Misc. interior renovations including new secure entry and administration suite as well as toilet room upgrades. Administration to be relocated to lower level.

In addition, site work upgrades to separate parent and bus pick-up and drop off and increasing parking count.

Detailed Site Plan must include the following information:

Please check each item to ensure you include the required information

- ☑ Project title and date
- ☑ Owner's/developer's name/address
- ☑ Architect's name/ address
- ☑ Scale and north arrow
- ☑ Property boundaries and dimensions
- ☑ Abutting property zoning
- ☑ Off-street parking spaces & handicap parking
- ☐ Density of residential units
- ☑ Landscape plan and greenspace
- ☐ Signs – type, size and locations
- ☐ Building height and dimensions
- ☐ Elevations of new structures
- ☐ New building materials
- ☐ Outdoor lighting plan and photometrics
- ☑ Handicap accessibility
- ☑ Fencing, screening and dumpster locations
- ☑ Fire lanes
- ☐ Location and purpose of each building
- ☐ Development staging that is planned
- ☑ Existing and proposed topography
- ☑ Grading plan and soil data may be requested
- ☑ Building and yard setbacks
- ☐ Existing and proposed street names (if applicable)
- ☑ Driveway locations of adjoining properties
- ☑ Existing/proposed right-of-way or reservations
- ☐ Easements for access (if applicable)
- ☑ Ingress/egress and highway access (with dimensions)
- ☑ Pedestrian sidewalks and walkways
- ☐ Environmental corridors/natural resource features
- ☑ Bufferyards
- ☐ Existing/proposed sanitary sewer and water mains
- ☑ Existing/proposed storm sewers
- ☐ Stormwater management plan
- ☑ Erosion control plan

Please complete the following questions:

Building & Zoning Department

- Current Zoning District: Industrial I-1
- Permitted Use? YES ☑ / NO ☐ Conditional Use? YES ☐ / NO ☐
- Is a Rezone required? YES ☐ / NO ☑ If Yes, Proposed Zoning: _____
- Is a Land Division required? YES ☐ / NO ☑
- Is property in the Historic District? YES ☐ / NO ☑
- Will there be signage? YES ☐ / NO ☑ What type (mounted, freestanding): Existing
- What kind of noise or level of noise will the property have? Will not change
- Hours of operation Mon thru Fri - 6:30am thru 4:30pm. Occasional weekends for events.

Engineering

- Storm water management provisions provided? YES ☐ / NO ☑
- Estimated Traffic impacts: Similar to existing conditions;improved on site
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES ☐ / NO ☑
- Watermain extension required? YES ☐ / NO ☑
- Sanitary sewer extension required? YES ☐ / NO ☑
- Is a Chapter 30 Permit (wetland/waterway) required? YES ☐ / NO ☑

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES ☑ / NO ☐
- Will your project require the installation of a grease interceptor? YES ☐ / NO ☑

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement: _____
- Estimated daily water usage in gallons per day: _____
- Estimated maximum water flow in gallons per minute: _____
- Number of bathrooms: _____
- Brief description of process (if Industrial): _____

If the development is a multi-family dwelling, please provide the following:

- Number of units: _____
- Number of bedrooms in each unit: _____
- Water service size requirement: _____

Police Department

- Will construction affect street usage such as parking or intersections? YES ☐ / NO ☑
- Will additional security and surveillance be required? YES ☐ / NO ☑
- What are the hours of operation? Mon thru Fri - 6:30am thru 4:30pm. Occasional weekends for events.
- Are you selling or serving alcohol and/or tobacco products? No

Fire Department

- Square footage of building(s): 55,487 SF
- Number of Floors: 2
- Occupant Load: 360 approx.
- Description of business model and/or process: Education of Elementary level school children. Grades K-4 thru 5.
- Occupancy Type(s): *If mixed use indicate all occupancy type areas. Refer to chart below:*
  Education - Accessory areas of Business, Assembly A-3 & misc. storage and Mechanical.

Occupancy Category	NFPA 101/5000 (Occupancy Type)	IBC (Group)	Examples
Assembly	Assembly	A-1	Fixed seating, production/viewing
		A-2	Restaurants, Nightclubs
		A-3	Other assembly (gyms, museums)
		A-4	Arenas, pools
		A-5	Bleachers, grandstands
Business	Business	B	Offices, dentists' offices, city halls
Educational	Educational	E	Schools ≤ grade 12
Industrial	Industrial	F-1	Factories with moderate hazards
		F-2	Factories with low hazard (bricks, glass)
Storage	Storage	S-1	Storage with moderate hazards (furniture)
		S-2	Storage with low hazards (canned goods)
High Hazard	Occupancy Type + hazardous contents requirements	H-1	Detonation hazard (explosives)
		H-2	Accelerated burning hazard (flamm. Gasses)
		H-3	Supported combustion hazard (flamm. Solids)
		H-4	Health hazards
		H-5	Semiconductor fabrications
Medical Care/Institutional	Healthcare (4+ patients)	I-2 (>5 patients)	Inpatient (24 hr) care, nursing homes
Board & Care	Residential Board & Care (4+ persons)	I-1 (>16 persons)	Personal care services and lodging
Day-Care	Day-Care (4+ clients)	I-4 (>5 persons)	Care and supervision (>24 hr)
Detention & Correctional	Detention & Correctional (1+ persons)	I-3 (>5 persons)	Occupants under restraint or security
Mercantile	Mercantile	M	Display, sale of goods (retail)
Residential	Hotel & Dormitories	R-1	Hotels, Motels (transient use)
		R-2	Dormitories
			Apartments
		R-3	Boarding
		R-4 (5-16 persons)	Board & Care, rehab facilities
Special Structures	Occupancy Type + Special Structure provisions	Group U	Towers, tanks

---

Owner: Peter Smet (BASD) **Date:** 4-9-19
(Print)

Owner: Peter Smet
(Signature)

Applicant: Same as above **Date:**
(Print)

Applicant:
(Signature)

Zoning Administrator: **Date:** 4/12/19
(Signature)

BURLINGTON AREA SCHOOL DISTRICT

ALTERATIONS TO COOPER ELEMENTARY SCHOOL

249 CONKEY STREET, BURLINGTON, WI 53105

PLUNKETT RAYSICH ARCHITECTS, LLP

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2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 348 3618

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SHEET INDEX

GENERAL

001 TITLE SHEET - SITE PLAN APPROVAL APPLICATION
002 SURVEY

CIVIL

C100 SITE DEMOLITION PLAN
C200 SITE PAVING PLAN
C300 SITE DRAINAGE PLAN
C400 SITE CIVIL DETAILS
C401 SITE CIVIL DETAILS
C402 SITE CIVIL SPECIFICATIONS

LANDSCAPE

L100 LANDSCAPE PLAN
L200 LANDSCAPE NOTES & DETAILS

ARCHITECTURAL

A200 OVERALL PLANS

PROJECT INFORMATION

PROJECT DATE: 4.11.2019
PRA PROJECT NUMBER: 170174-03
DRAWING SET: PLANNING COMMISSION SET

APPLICABLE CODES AND ZONING

2018 WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
ASSEMBLY OCCUPANCY, GROUP A-3 (edit occupancy name and group letter)
BUSINESS OCCUPANCY, GROUP B (edit occupancy name and group letter for multiple occupancies)
INSTITUTIONAL OCCUPANCY, GROUP I-2 (edit occupancy name and group letter for multiple occupancies)
ZONING: CITY OF BURLINGTON ORDINANCES

CONSTRUCTION CLASSIFICATION

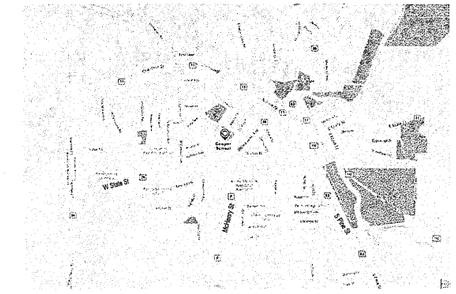
ALTERATIONS: LEVEL 2
TYPE OF CONSTRUCTION, UNPROTECTED, TYPE IB - NON-SPRINKLERED

BUILDING AREA

OVERALL FOOTPRINT	33,617 SF
EXISTING	
UPPER LEVEL	33,617 SF
LOWER LEVEL	21,950 SF
EXISTING TOTAL	55,567 SF
ALTERATIONS	
LOWER LEVEL	2,759 SF
UPPER LEVEL	2,179 SF
ALTERATION TOTAL	4,938 SF

ALTERATIONS TOTAL 8.89% OF THE OVERALL EXISTING BUILDING SQUARE FOOTAGE.

PROJECT LOCATION



PROJECT TEAM

CONSTRUCTION MANAGER
SCHERRER CONSTRUCTION CO, INC. (UNDER SEPERATE CONTRACT)
TEL 262.539.3100
FAX 262.539.3101

raSmith
CREATIVITY BEYOND ENGINEERING
221 South 2nd Street
Milwaukee, WI 53204-1412
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CIVIL
raSMITH, INC.
TEL 262.317.3267
FAX 262.781.8446

LANDSCAPE
raSMITH, INC.
TEL 262.317.3323
FAX 262.781.8466

4/11/2019 1:51:30 PM C:\PRA R\Local Project Files\170174-03_Cooper ES_Arch_jallsen.rvt

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PRA PROJECT # 170174-03

ALTA/NSPS LAND TITLE SURVEY

February 8, 2019

LOCATION: 249 Conkey Street, Burlington, WI 53105
PREPARED FOR: Burlington Area School District

LEGAL DESCRIPTION:
Parcel 1:
All of Lots 1, 2, 3, 4, 5, 6 and 7 and the Northerly 1/2 of Lot 8, all in Block 5, Perkins West Addition, according to the recorded plat thereof.

ALSO

That part of the Northwest 1/4 of Section 32, Township 3 North, Range 19 East, described as follows: Begin at the Northern most point of Lot 1, Block 1, Benson-Hurst, a recorded plat. Run thence North 32 deg. 57' East, 179 feet to a point, said point being the Southwesterly corner of Lot 1, Block 5, Perkins West Addition, a recorded plat, run thence South 58 deg. 07' East, 165 feet to a point, run thence South 32 deg. 57' West, 179 feet to a point, run thence North 58 deg. 07' West, 165 feet to the point of beginning. Said land being in the City of Burlington, County of Racine and State of Wisconsin.

TAX ID: 206-03-19-32-580-450

Parcel 2:
Lots 1 and 2, Block 1, Benson-Hurst, according to the recorded plat thereof. Said land being in the City of Burlington, County of Racine and State of Wisconsin.

TAX ID: 206-03-19-32-250-000

CURRENT OWNER:
BURLINGTON AREA SCHOOL DISTRICT

Parcels 1 & 2, more particularly described as:

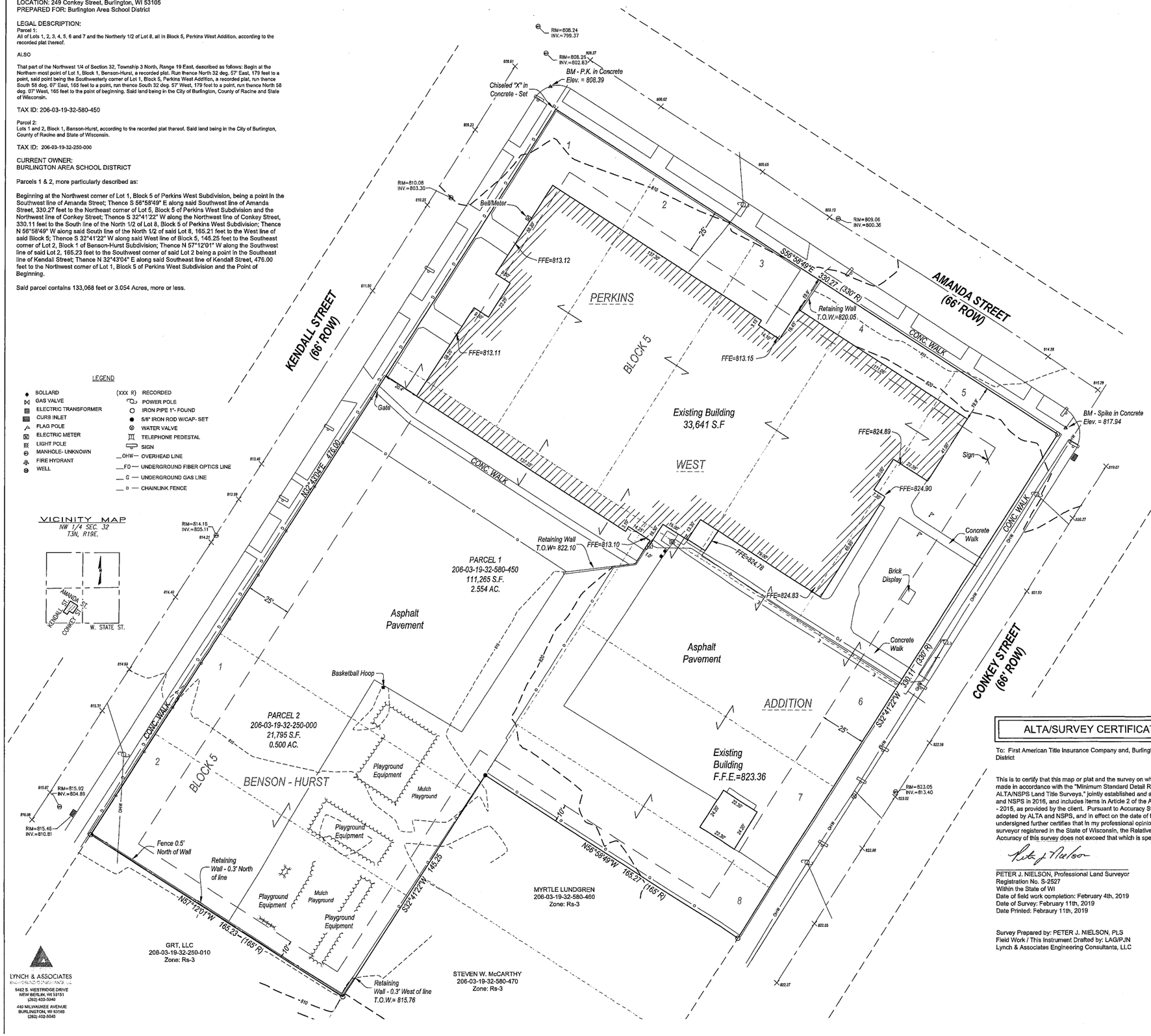
Beginning at the Northwest corner of Lot 1, Block 5 of Perkins West Subdivision, being a point in the Southwest line of Amanda Street; Thence S 56°58'49" E along said Southwest line of Amanda Street, 330.27 feet to the Northeast corner of Lot 5, Block 5 of Perkins West Subdivision and the Northwest line of Conkey Street; Thence S 32°41'22" W along the Northwest line of Conkey Street, 330.11 feet to the South line of the North 1/2 of Lot 8, Block 5 of Perkins West Subdivision; Thence N 56°58'49" W along said South line of the North 1/2 of said Lot 8, 165.21 feet to the West line of said Block 5; Thence S 32°41'22" W along said West line of Block 5, 145.25 feet to the Southeast corner of Lot 2, Block 1 of Benson-Hurst Subdivision; Thence N 57°12'01" W along the Southwest line of said Lot 2, 165.23 feet to the Southwest corner of said Lot 2 being a point in the Southeast line of Kendall Street; Thence N 32°43'04" E along said Southeast line of Kendall Street, 476.00 feet to the Northwest corner of Lot 1, Block 5 of Perkins West Subdivision and the Point of Beginning.

Said parcel contains 133,068 feet or 3.054 Acres, more or less.

LEGEND

- BOLLARD
- GAS VALVE
- ELECTRIC TRANSFORMER
- CURB INLET
- FLAG POLE
- ELECTRIC METER
- LIGHT POLE
- MANHOLE- UNKNOWN
- FIRE HYDRANT
- WELL
- (XXX R) RECORDED
- POWER POLE
- IRON PIPE 1"- FOUND
- 5/8" IRON ROD W/CAP- SET
- WATER VALVE
- TELEPHONE PEDESTAL
- SIGN
- OHW — OVERHEAD LINE
- FO — UNDERGROUND FIBER OPTICS LINE
- G — UNDERGROUND GAS LINE
- o — CHAINLINK FENCE

VICINITY MAP
NW 1/4 SEC. 32
T3N, R19E.



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5462 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
(262) 402-5040
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

NOTES CORRESPONDING TO SCHEDULE B - II

Items 1 - 8 not survey related

9. No apparent easements shown on the recorded Plat of Perkins West Addition.

10. No apparent easements shown on the recorded Plat of Benson - Hurst.

Notes:
1. The location and size of underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but Lynch & Assoc. does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline.

2. Elevations and contours on this map are based on the North American Vertical Datum of 1988 (NAVD '88)

3. Parcels are currently zoned: I1 - Institutional
Building Setbacks:
Front - 25'
Rear - 25'
Side - 10'

4. City of Burlington Zoning Administrator
Zoning Information
Ph: (262) 342-1168
Megan Watkins - Zoning Administrator

5. Operating Authority: Peter Smet - Superintendant
Ph: (262) 763-0210

6. Per the National Flood Insurance Program, Flood Insurance Rate Map No. 55101C0141D, effective 5/2/2012; this property lies within "Zone X" which is defined as areas determined to be outside the 0.2% annual chance floodplain.

UTILITY NOTES

Subject property serviced by public sewer and water

STATEMENT OF ENCROACHMENTS

NO ENCROACHMENTS ARE VISIBLE ON THE SUBJECT PROPERTY.

UNDERGROUND UTILITIES NOTE:
Underground sewer and utility information as shown is obtained from the records of the municipality, local utility companies and/or field locations. Field locations were marked per Digger's Hotline Ticket No. 20190204260. The accuracy of which can NOT be guaranteed or certified to.

ALTA/SURVEY CERTIFICATION

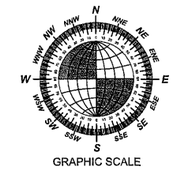
To: First American Title Insurance Company and, Burlington Area School District

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes items in Article 2 of the AIA Document C201 - 2015, as provided by the client. Pursuant to Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

PETER J. NIELSON, Professional Land Surveyor
Registration No. S-2527
Within the State of WI
Date of field work completion: February 4th, 2019
Date of Survey: February 11th, 2019
Date Printed: Febraury 11th, 2019

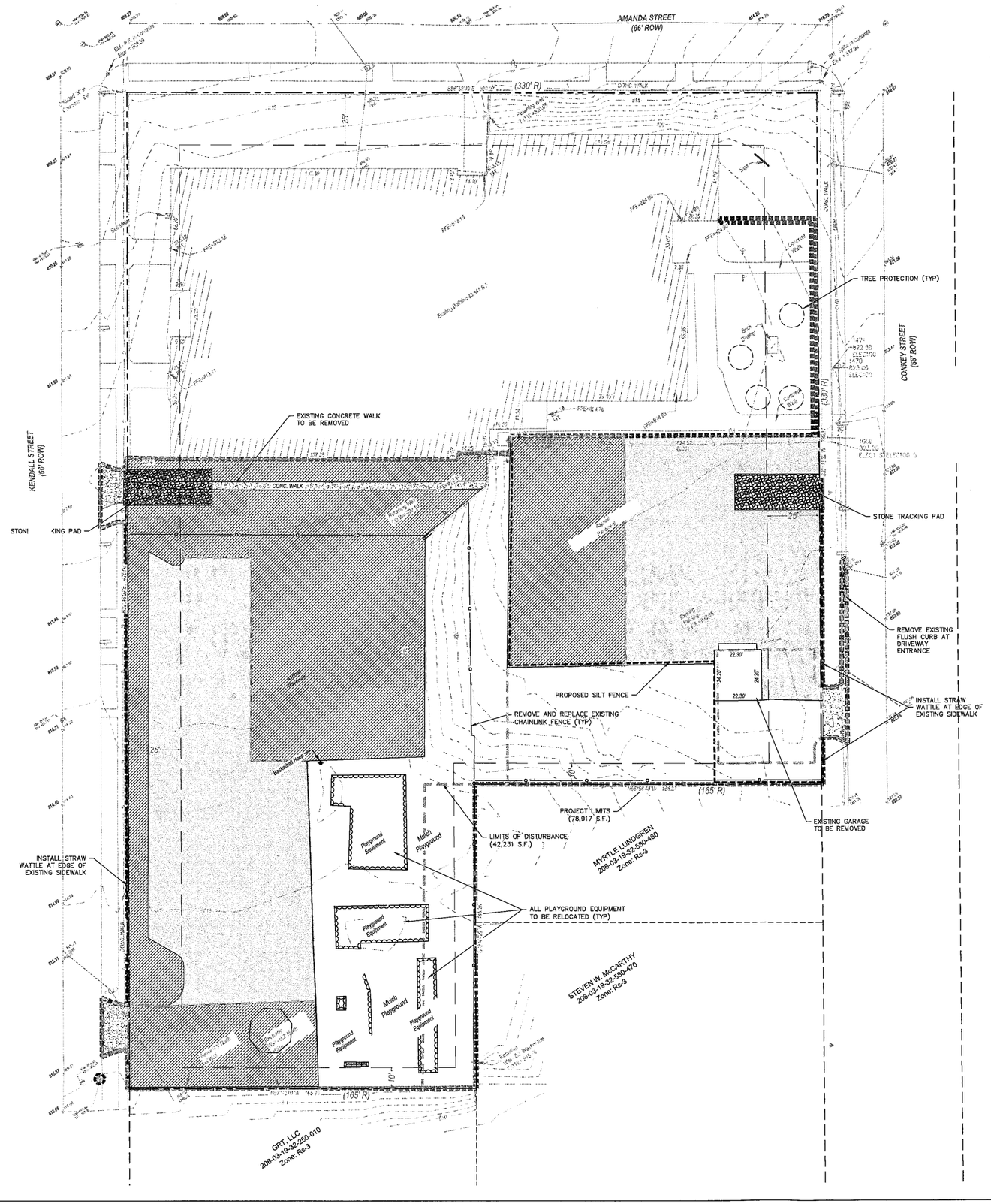
Survey Prepared by: PETER J. NIELSON, PLS
Field Work / This Instrument Drafted by: LAG/PJN
Lynch & Associates Engineering Consultants, LLC

WISCONSIN
PETER J. NIELSON
S-2527
MILWAUKEE, WI
LAND SURVEYOR



GRAPHIC SCALE
0' 20' 40'
10' 30' 60'
1 INCH = 20 FEET

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM-RACINE ZONE. THE NORTHWEST LINE OF CONKEY STREET IS ASSUMED TO BEAR S 32°41'22" W.



LEGEND

- PROPERTY LINE
- PROJECT LIMITS
- LIMITS OF DISTURBANCE
- SILT FENCE
- STRAW WATTLE
- PROPOSED STONE TRACKING MAT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE ASPHALT PAVEMENT
- REMOVE EXISTING ASPHALT PAVEMENT & CRUSHED STONE BASE
- PROPOSED INLET PROTECTION
- TREE PROTECTION

SITE STATISTICS

	TOTAL
PROPOSED LAND DISTURBANCE AREA (S.F.)	42,231
PROPOSED PROJECT LIMITS AREA (S.F.)	78,917

CONSTRUCTION SEQUENCE

1. INSTALL TRACKING PAD AS INDICATED ON PLAN.
2. CLEAR AREAS NECESSARY TO INSTALL SILT FENCE AS INDICATED ON PLAN.
3. INSTALL STRAW WADDLE AS INDICATED ON PLAN
4. PULVERIZE PAVEMENT AND REMOVE AS INDICATED ON PLAN.
5. GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING EROSION CONTROL IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.
6. ANY DEWATERING SHALL BE DIRECTED TO ACCEPTABLE TEMPORARY SEDIMENTATION BMPS.
7. STABILIZE DISTURBED AREA WITH TOPSOIL, SEED, FERTILIZER, AND MULCH WHEN GRADING IS COMPLETE IN AN AREA, UNLESS FINAL RESTORATION IS TO OCCUR WITHIN 14 DAYS.
8. UPON SITE RESTORATION, REMOVE SILT FENCE AND OTHER EROSION CONTROL BMPS. CONTRACTOR WILL SUBMIT NOTICE OF TERMINATION.

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

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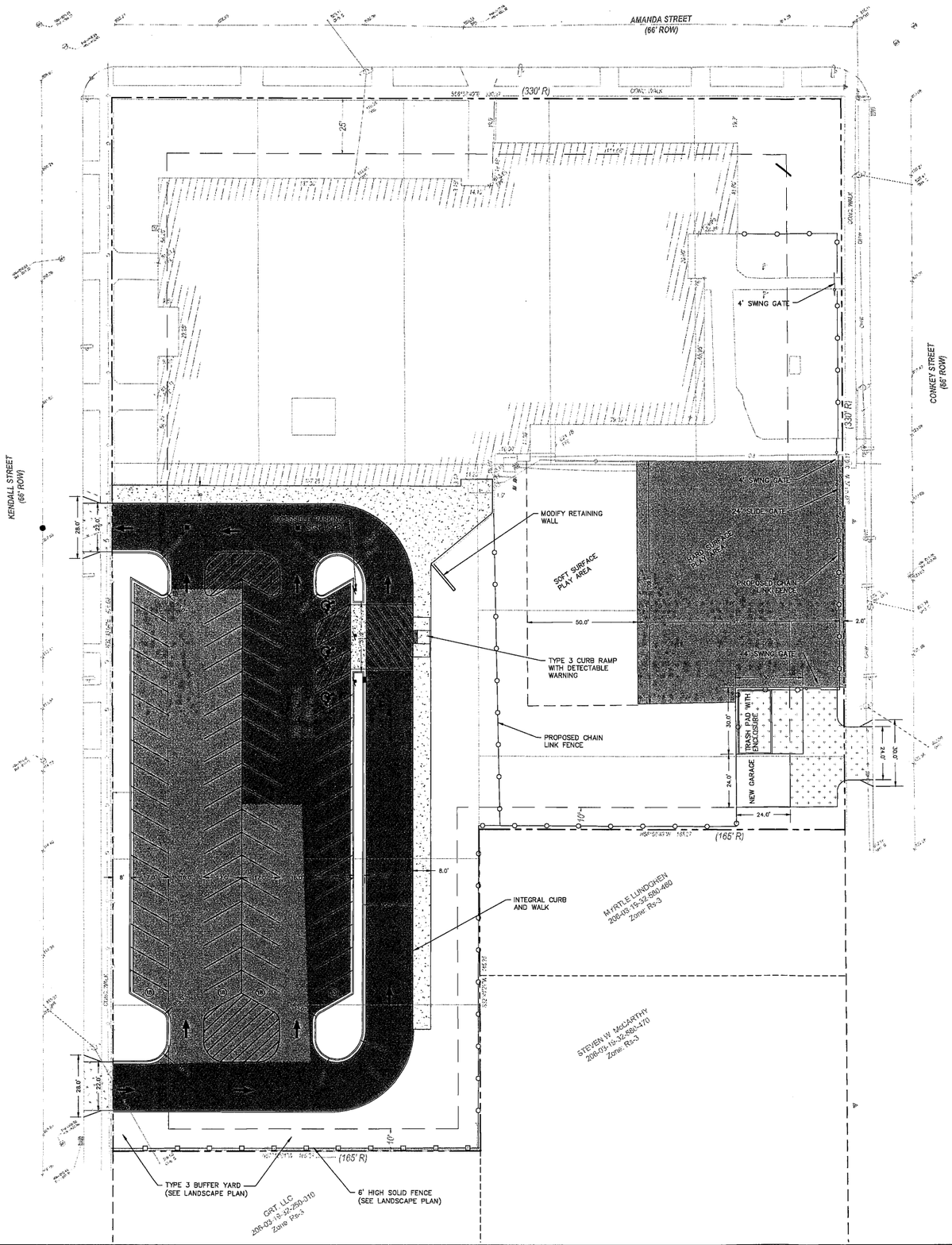
221 South 2nd Street
Milwaukee, WI 53204-1412
(262) 781-1000
rasmith.com

Burlington Area School District
Cooper Elementary School
Burlington, WI 53105

REVISIONS:

SITE DEMOLITION PLAN

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C100



LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- FULL DEPTH ASPHALT PAVEMENT & CRUSHED STONE BASE
- PROPOSED ACCESSIBLE PAVEMENT MARKING VAN ACCSSSIBLE STALL
- (19) STALL PARKING COUNT (STANDARD)

PARKING CALCULATIONS

	TOTAL
EXISTING STANDARD SPACES	40
EXISTING ACCESSIBLE SPACES	2
TOTAL EXISTING SPACES	42
PROVIDED STANDARD SPACES	67
PROVIDED ACCESSIBLE SPACES	3
TOTAL PROPOSED SPACES	70
REQUIRED SPACES	477

SITE STATISTICS

	TOTAL
EXISTING IMPERVIOUS AREA (S.F.)	53,713
PROPOSED IMPERVIOUS AREA (S.F.)	55,935
NET IMPERVIOUS AREA INCREASE (S.F.)	2,222

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

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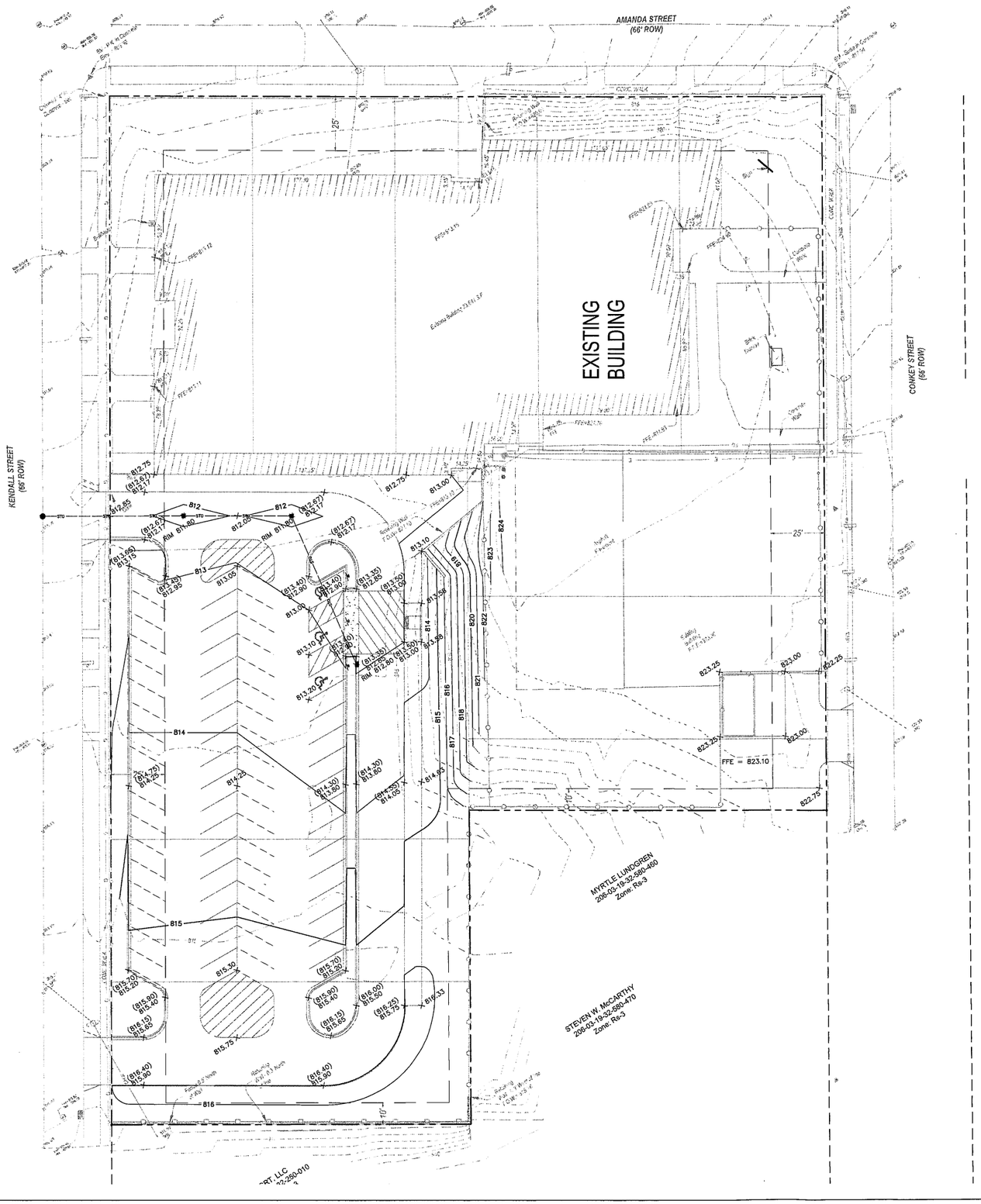
raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Burlington Area School District
Cooper Elementary School
Burlington, WI 53105

REVISIONS:

SITE PAVING PLAN

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C200



LEGEND

- PROPERTY LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED END SECTION
- 784.00 — FINISHED SURFACE ELEVATION
- (784.00) — FINISHED SURFACE TOP OF CURB ELEVATION
- PROPOSED DRAINAGE SWALE

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

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Burlington Area School District
Cooper Elementary School
Burlington, WI 53105

REVISIONS:

SITE DRAINAGE PLAN

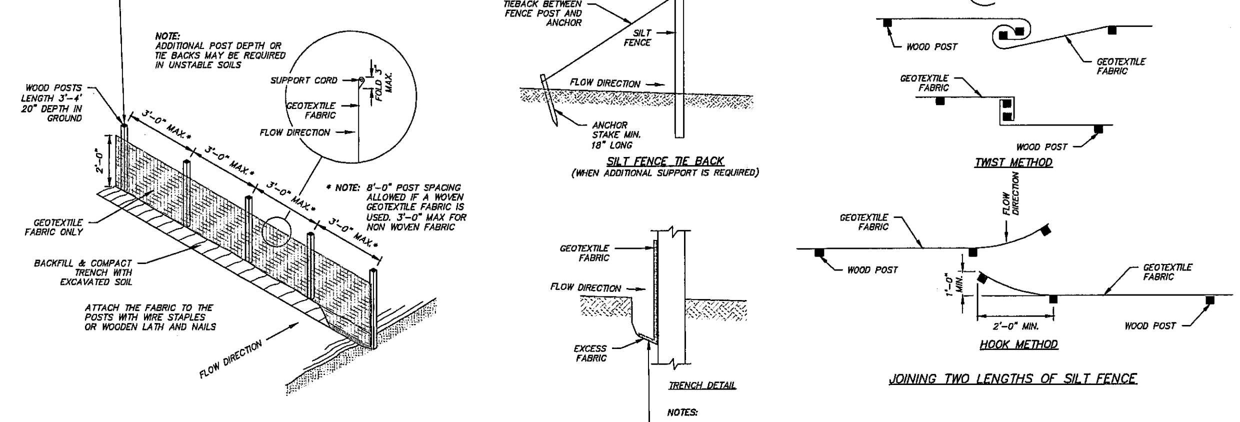
DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C300

NOTES:
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

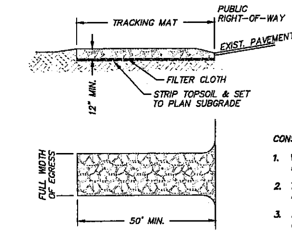
4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) TWIST METHOD--OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
   B) HOOK METHOD--HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.

NOTE:
SILT FENCE SHALL BE SUPPORTED BY EITHER WOOD OR STEEL SUPPORTS AS SPECIFIED BELOW:
A. WOOD - 1 1/8" X 1 1/8" AIR OR KILN DRIED OAK OR HICKORY; FABRIC SHALL BE STAPLED USING 1/2-INCH MINIMUM STAPLES TO THE UPSLOPE SIDE OF THE FENCE IN AT LEAST 3 PLACES; POSTS SHALL BE A MINIMUM OF 3 FEET LONG FOR 24-INCH FENCE AND 4 FEET LONG FOR 36-INCH FENCE.
B. STEEL - MINIMUM 5 FEET IN LENGTH WITH STRENGTH OF 1.33 LBS/FT AND HAVE PROJECTIONS FOR FASTENERS; FABRIC SHALL BE ATTACHED IN AT LEAST THREE PLACES ON THE UPSLOPE SIDE WITH 50LB. PLASTIC TIE STRAPS OR WIRE FASTENERS.



NOTES:
1. TRENCH SHALL BE A 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.

SILT FENCE DETAIL
SILT FENCE DNR SHORT
(NOT TO SCALE)



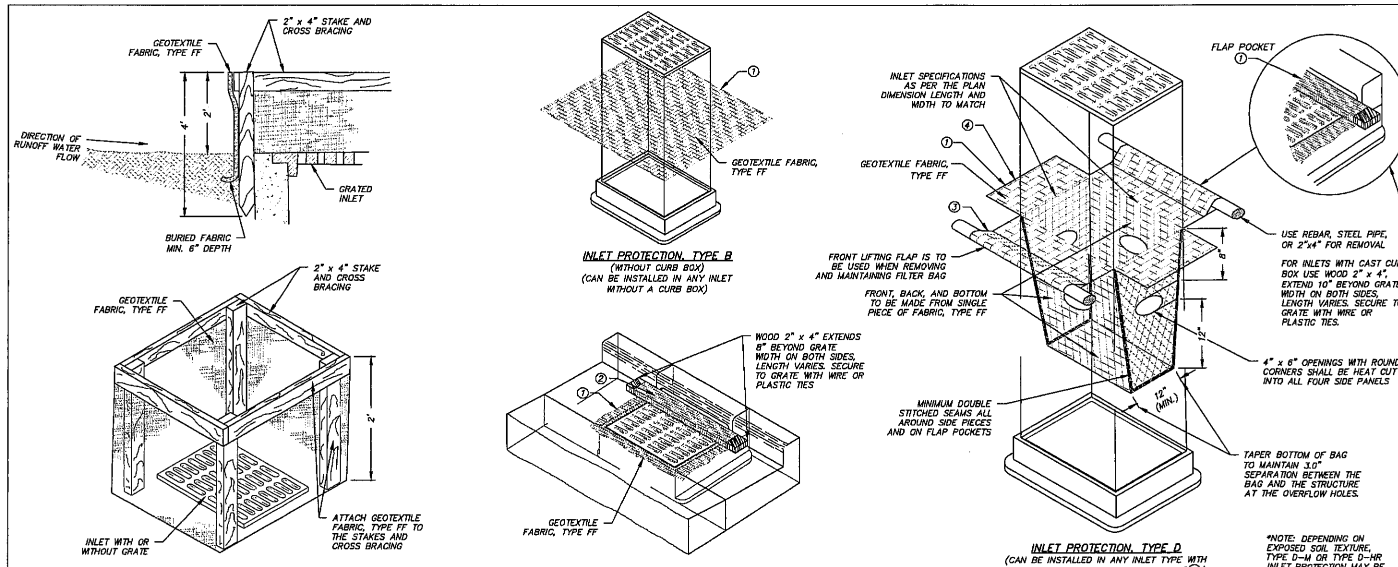
CONSIDERATIONS:
1. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
2. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
3. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

NOTES:

A. TRACKING PAD:
1. TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
3. THE AGGREGATE FOR THE TRACKING PAD SHALL BE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION OF TABLE 1 OF THE WISCONSIN DNR TECHNICAL STANDARD 1057. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATION, SECTION 312, SELECT CRUSHED MATERIAL.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

B. MAINTENANCE
1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

STONE TRACKING PAD DETAIL
TRACK PAD
(NOT TO SCALE)



1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4. 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.
4. SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

TYPE A IS TO BE USED PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER, AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.

TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB HEADS.

TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.

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.

GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

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 D:
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.

STORM DRAIN INLET PROTECTION DETAILS
INLET PROTECTION - DNR
(NOT TO SCALE)

MAINTENANCE:

REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS SURFACE.

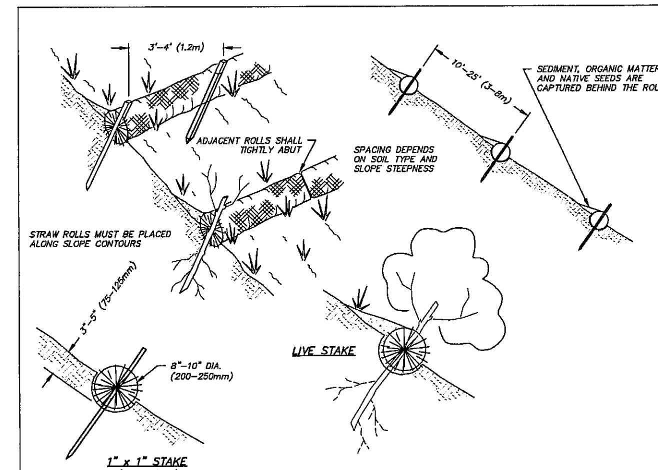
INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.

FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.

FOR TYPE D INLET PROTECTION (INCLUDING D-M AND D-HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RUNOFF EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE.

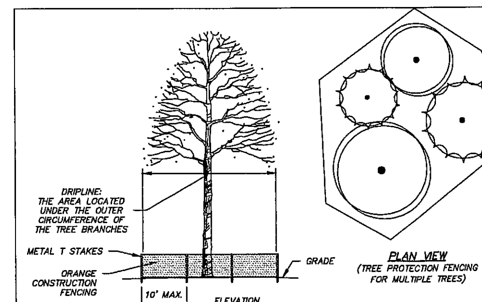
REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. INSTALL 8.5" WATTLE 2' DIRECTLY BEHIND SIDEWALK.

STRAW WATTLE DETAIL
STRAW WATTLE DETAIL
(NOT TO SCALE)



NOTES:
1. INSTALL 4' HIGH ORANGE VINYL SNOW / CONSTRUCTION FENCING OR SIMILAR FENCING AT OR BEYOND THE DRIPLINE OF ALL TREES TO SAVE.
2. ERECT FENCE WITH 5' METAL T-STAKES AT LEAST EVERY 10'.
3. THE FENCING SHALL BE IN PLACE BEFORE CONSTRUCTION ACTIVITY BEGINS AND REMAIN UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.
4. NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE NOR SHALL ANY EQUIPMENT BE STORED INSIDE OF THE FENCING.

TREE PROTECTION FENCING DETAIL
Tree Protection Fencing Detail

NOT FOR CONSTRUCTION
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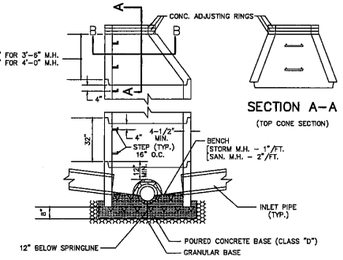
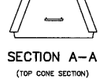
Cooper Elementary School
Burlington, WI 53105

REVISIONS:

DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C400

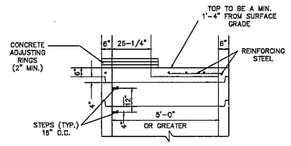


POURED BASE MANHOLE

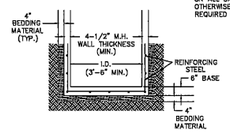


SECTION A-A

(TOP CONE SECTION)

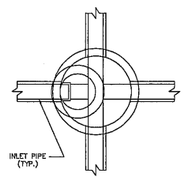


TYPICAL FLAT TOP SLAB



TYPE I FRAME/CHIMNEY JOINT REQUIRED ON ALL SANITARY MANHOLES UNLESS OTHERWISE SPECIFIED. TYPE II JOINT REQUIRED ON ALL STORM MANHOLES.

INTEGRAL BASE



SECTION B-B

NOTES:

FLAT SLAB TOP MAY BE USED FOR 5'-0" AND 6'-0" DIA. MANHOLES.

ADJUST FRAME TO GRADE WITH BRICK OR CONCRETE RINGS OF VARIABLE THICKNESS, MAXIMUM RING HEIGHT = 8" 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 SPECI-CATIONS.

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

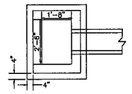
AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT.

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.

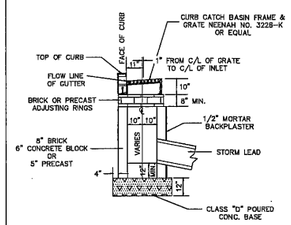
MINIMUM 4" STONE CUSHION UNDER BASE IS REQUIRED

PROVIDE A MINIMUM 1/2" DIA. HOLE FOR LEAKAGE TEST, NOT GREATER THAN 2' ABOVE LOWEST PIPE.

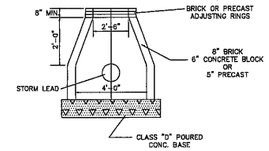
TYPICAL PRECAST MANHOLE SECTION



TOP VIEW (WITHOUT FRAME)



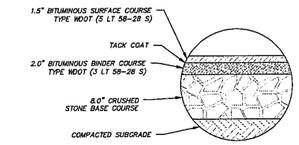
STANDARD CATCH BASIN (MASONRY OR CONCRETE)



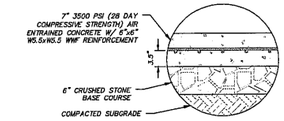
CATCH BASINS OVER 4' IN DEPTH

(BASE WIDTH INCREASED TO 4')

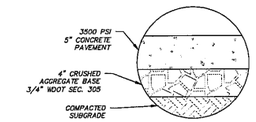
TYPICAL MASONRY OR PRECAST STORM WATER CATCH BASIN DETAIL



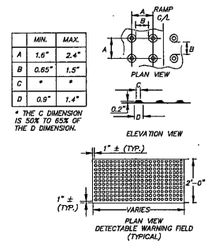
BITUMINOUS PAVEMENT (STANDARD DUTY)



HEAVY DUTY CONCRETE PAVEMENT SECTION WITH WWF REINFORCEMENT



CONCRETE SIDEWALK SECTION

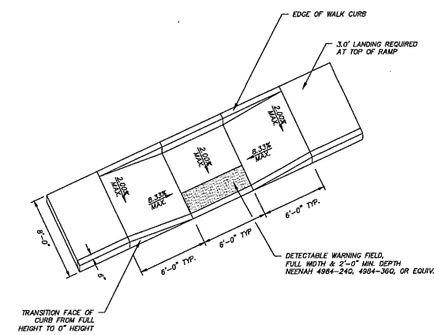


	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

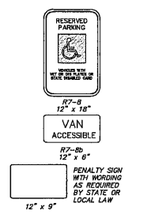
* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

DETECTABLE WARNING FIELD (TRUNCATED DOMES)

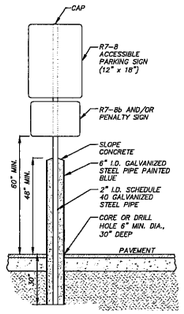
NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2. DETECTABLE WARNING FIELDS SHALL BE "NEENAH DETECTABLE WARNING PLATES" 4984-XXX, OR EQUIV.
3. CURB RAMP DETECTABLE WARNING FIELDS TO BE INSTALLED 6 TO 8 INCHES FROM THE FACE OF CURB.



SIDEWALK RAMP

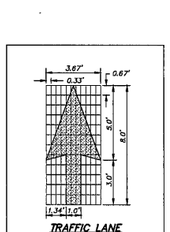


ACCESSIBLE PARKING SIGNS

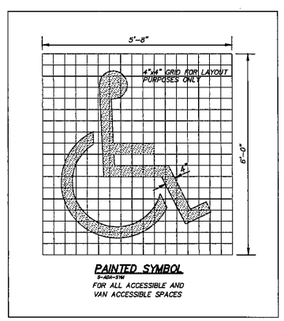


ACCESSIBLE PARKING SIGN AND POST INSTALLATION IN BOLLARD

TYPE 2

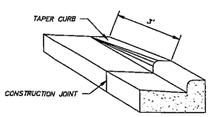


TRAFFIC LANE DIRECTIONAL ARROW

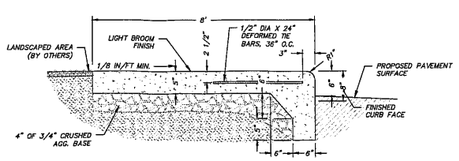


PAINTED SYMBOL

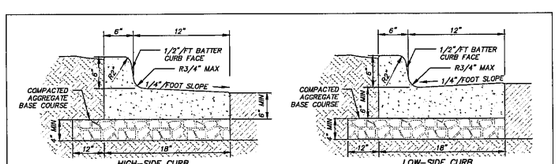
FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES



DETAIL OF CURB & GUTTER TERMINI



CONCRETE WALK W/ INTEGRAL CURB DETAIL



NOTES:
A) 3500 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER.
B) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.
C) FOR DEPRESSED CURB HEAD SLOPE, USE THE SAME SLOPE AS ADJACENT SIDEWALK.
D) THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDE MINIMUM 6" GUTTER THICKNESS MAINTAINED. TRANSVERSE CONTRACTION JOINTS SHALL BE CUT OR SAWED AT MAXIMUM 20 FOOT INTERVALS.
E) 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB ABUTTING EXISTING CURB AND SIDEWALK, WALLS OR BUILDINGS, AND AT INTERVALS NOT TO EXCEED 300 FEET, WITH PREFERRED LOCATIONS BEING AT RADIUS POINTS OR ANGLE POINTS.

CONCRETE CURB & GUTTER DETAIL

209 south water street milwaukee, wisconsin 53204 414 359 3050
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 345 5518
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DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C401

DIVISION 1 – GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
   A. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
   B. WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
   C. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
   D. WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382-387
   E. WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
   F. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   G. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)
   H. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
   I. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
   J. CITY OF BURLINGTON DEVELOPMENT STANDARDS
2. THE OWNER, ENGINEER AND CITY OF BURLINGTON SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.

01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
2. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
6. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED.
9. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE GRAVEL CONSTRUCTION ENTRANCE.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
11. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE.
12. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED.
13. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE CITY OF BURLINGTON, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

DIVISION 31 – EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CONTACT DIGGERS HOTLINE AT 800-242-8511 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
4. INSTALL PERIMETER FENCING AS INDICATED PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.
5. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
6. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER.
7. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
9. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
10. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
13. VOIDS LEFT BY REMOVALS SHALL BE LEVELED TO PREVENT PONDING OF WATER.
14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 – EARTH MOVING

1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THESE REQUIREMENTS. THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
4. SATISFACTORY MATERIAL SHALL INCLUDE SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM AS ACCORDING TO ASTM D2487. IT SHALL BE FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES, FROZEN MATERIALS, VEGETATION, DEBRIS, AND ANY OTHER DELETERIOUS MATERIAL.
5. UNSATISFACTORY MATERIAL SHALL INCLUDE SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT AS ACCORDING TO ASTM D2487. IT SHALL ALSO INCLUDE FILL MATERIAL NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
6. ENGINEERED FILL MATERIAL SHALL INCLUDE A MIXTURE OF NATURAL OR CRUSHED STONE, GRAVEL, AND SAND AS ACCORDING TO ASTM D2940, WITH AT LEAST 90 PERCENT PASSING A 37.5-MM SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE. IT SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE OF 3 INCHES. CLAY CONTENT SHALL HAVE A LIQUID LIMIT OF LESS THAN 45 AND A PLASTICITY INDEX BETWEEN 11 AND 20.
7. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
8. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
9. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
10. FILL MATERIAL SHALL BE WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT, PLACED IN MAXIMUM LIFTS OF 8 INCHES, AND COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST.
11. AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
12. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
13. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK WHERE COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE WHICH IS OBSERVED TO RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERCUT IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. DO NOT PROOF ROLL WET OR SATURATED SUBGRADE.
14. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
15. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.

31 25 00 – EROSION & SEDIMENTATION CONTROLS

1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WDNR TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY.
5. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
6. ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED.
7. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
8. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WISDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1.
9. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
15. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 00 – ASPHALT PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS.
6. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
7. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4-INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4-INCH FOR SURFACE COURSE (NO MINUS).
8. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.
9. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.
10. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8-INCH TOLERANCE AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.
11. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
12. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

32 13 00 – CONCRETE PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.
6. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.
7. AIR-ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260.
8. LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS AND AASHTO M 148.
9. CURBING SHALL BE IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
10. SIDEWALK AND PATIO SHALL BE IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
11. CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE.
12. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
13. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS.
14. EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES.
15. FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
16. FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
17. FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
18. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.
19. MAXIMUM DIFFERENCE BETWEEN CONCRETE SIDEWALKS AND ADJACENT PAVEMENT SURFACES SHALL NOT EXCEED 1/4-INCH VERTICAL.
20. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
21. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
22. ALL HANDICAP ACCESSIBLE DOORWAYS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF 5 FEET IN LENGTH WITH A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
23. REMOVE AND REPLACE CONCRETE THAT IS BROKEN, DAMAGED, DEFECTIVE, OR DOES NOT COMPLY WITH THE REQUIREMENTS LISTED ABOVE.

32 17 00 – PAVEMENT MARKING & SIGNAGE

1. WORK SHALL CONSIST OF INSTALLATION OF PARKING LOT STRIPING, DIRECTION ARROWS, HANDICAP ACCESSIBLE SYMBOLS AND SITE SIGNAGE.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. PAVEMENT MARKING PAINT SHALL BE IN ACCORDANCE WITH WISDOT APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS NOTED OTHERWISE ON THIS PLAN.
4. ALL PARKING LOT STRIPING SHALL BE 4-INCH WIDTH UNLESS NOTED OTHERWISE ON THIS PLAN.
5. BARRICADE WORK AREA DURING INSTALLATION AND UNTIL PAVEMENT MARKING PAINT IS DRIED. PROTECT ADJACENT AREAS FROM RECEIVING PAINT.
6. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS TO PRODUCE MARKINGS AS INDICATED WITH UNIFORM, STRAIGHT EDGES. TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS.
7. APPLY PAINT TO CLEAN AND DRY SURFACE, FREE FROM FROST, TO ENSURE PROPER BONDING.
8. NOTIFY OWNER OF ANY UNSOUND CONDITIONS PRIOR TO COMMENCING WORK. APPLYING PAVEMENT MARKING PAINT CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

32 32 00 – RETAINING WALLS

1. WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT, SUPERVISION, AND DIRECTION TO CONSTRUCT RETAINING WALL SYSTEMS IN REASONABLY CLOSE CONFORMITY TO THE LINES, GRADES, AND DIMENSIONS SHOWN ON THIS PLAN. RETAINING WALLS SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION AND MATERIAL REFERENCE ONLY.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. THE CONTRACTOR SHALL PROCURE DETAILED DESIGN CALCULATIONS AND DRAWINGS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER EXPERIENCED WITH RETAINING WALL DESIGN AND LICENSED IN THE STATE IN WHICH THE RETAINING WALLS ARE TO BE CONSTRUCTED.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SURROUNDING STRUCTURES AND UTILITIES ARE PROTECTED FROM THE EFFECTS OF EXCAVATION AND PROVIDING ANY NECESSARY EXCAVATION SUPPORT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CONSTRUCTION ADJACENT TO THE RETAINING WALLS DOES NOT DISTURB OR PLACE TEMPORARY LOADS ON THE RETAINING WALLS THAT EXCEED DESIGN LOADS.

DIVISION 33 – UTILITIES

33 10 00 – WATER DISTRIBUTION

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE WATER DISTRIBUTION SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
4. ALL PRIVATE WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
5. POLYVINYL CHLORIDE (PVC) PIPE SHALL BE SDR 18, CLASS 150 CONFORMING TO AWWA C900 WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS IN ACCORDANCE WITH SECTION 8.20.0 OF SSSWCW.
6. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 150 CONFORMING TO AWWA C151 WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 8.18.0 OF SSSWCW.
7. POLYETHYLENE TUBING SHALL BE SDR 9 IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWCW AND CONFORM TO AWWA C901.
8. COPPER TUBING SHALL BE TYPE K IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWCW AND CONFORM TO ASTM B88.
9. BALL VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.30.0 OF SSSWCW AND CONFORM TO AWWA C800 AND ASTM B62.
10. GATE VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.27.0 OF SSSWCW AND CONFORM TO AWWA C500.
11. BUTTERFLY VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.28.0 OF SSSWCW AND CONFORM TO AWWA C504.
12. VALVE BOXES SHALL BE IN ACCORDANCE WITH SECTION 8.29.0 OF SSSWCW AND CONFORM TO ASTM A48. VALVE BOXES SHALL BE SIZE DD, SCREW TYPE, 3 PIECE ASSEMBLY, WITH COVERS MARKED WATER. ALL VALVE BOXES SHALL BE SET TO PROPOSED GRADE, TRULY VERTICAL, AND SUPPORTED BY USE OF ADAPTOR.
13. HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION 8.26.0 OF SSSWCW AND CONFORM TO AWWA C502. PUMPER NOZZLE SHALL BE PERPENDICULAR TO AND ORIENTED TOWARDS THE PAVEMENT. HYDRANTS SHALL BE ATTACHED BY MEANS OF ANCHORING TEE AND HAVE A GROUND LINE TO CENTER DISTANCE OF 18 TO 21 INCHES.
14. FITTINGS SHALL BE CLASS 150 IN ACCORDANCE WITH SECTION 8.22.0 OF SSSWCW, CONFORMING TO AWWA C110, AND PROVIDED WITH MECHANICAL JOINTS.
15. MECHANICAL JOINTS SHALL BE MADE WITH COR TEN NUTS AND BOLTS, OR CORROSION-RESISTANT EQUIVALENTS CONFORMING TO AWWA C111.
16. POLYETHYLENE WRAP SHALL BE IN ACCORDANCE WITH SECTION 8.21.0 OF SSSWCW AND PROVIDED FOR ALL METAL PIPES AND FITTINGS.
17. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH SECTION 4.3.13 OF SSSWCW AND PROVIDED FOR ALL BENDS, CAPS, PLUGS, AND TEES.
18. TRENCH SECTION SHALL BE IN ACCORDANCE WITH FILE NO. 36 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
19. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
20. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
21. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
22. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC WATER MAIN PIPE, PRIVATE WATER MAIN PIPE, AND BUILDING WATER SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
23. PROPOSED WATER SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL.
24. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF BENDS REQUIRED TO COMPLETE CONSTRUCTION, WHICH SHALL BE INCIDENTAL AND INCLUDED IN THE COST OF WORK.
25. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONS.
26. THE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AND SAFE WATER SAMPLING. HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH SECTION 4.15.0 OF SSSWCW. DISINFECTION SHALL BE IN ACCORDANCE WITH SECTION 4.16.0 OF SSSWCW AND CONFORM TO AWWA C651. WATER MAINS SHALL BE FLUSHED AND TESTED IN THE PRESENCE OF THE WATER UTILITY OPERATOR.

33 30 00 – SANITARY SEWERAGE

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE SANITARY SEWERAGE SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
4. ALL PRIVATE SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
5. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 FOR DEPTHS LESS THAN 18 FEET, AND SHALL BE SDR 18 CONFORMING TO AWWA C900 FOR DEPTHS GREATER THAN 18 FEET, BOTH WITH PUSH-ON RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTIONS 8.10.6 AND 8.41.4 OF SSSWCW.
6. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
7. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
8. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
9. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
10. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
11. ALL CONNECTIONS TO EXISTING SANITARY SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR ALL BUILDING SANITARY SERVICE PIPES, UNLESS NOTED OTHERWISE.
12. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.
13. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC SANITARY SEWER PIPE, PRIVATE SANITARY INTERCEPTOR PIPE, AND BUILDING SANITARY SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 10 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
14. PROPOSED SANITARY SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL.
15. THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONS.
16. AFTER INSTALLATION OF SANITARY SEWERAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. CONDUCT TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SSSWCW. REPAIR ANY DAMAGE AND REPLACE ANY PIPE NOT PASSING TESTING.

33 40 00 – STORMWATER DRAINAGE

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE STORMWATER DRAINAGE SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
4. ALL PRIVATE STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND CITY OF BURLINGTON DEVELOPMENT STANDARDS.
5. REINFORCED CONCRETE PIPE (RCP) AND END SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 8.6.0 OF SSSWCW AND CONFORM TO ASTM C76 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM C443. UNLESS NOTED OTHERWISE, 12-INCH DIAMETER PIPE SHALL BE CLASS V, 15-INCH DIAMETER PIPE SHALL BE CLASS IV, AND 18-INCH DIAMETER PIPE AND LARGER SHALL BE CLASS III.
6. CORRUGATED METAL PIPE (CMP) AND END SECTIONS SHALL BE 16 GAUGE CONFORMING TO ASTM A760.
7. HIGH-DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS SHALL BE ADS N12 AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.
8. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 WITH PUSH-ON RUBBER GASKETED JOINTS CONFORMING TO ASTM D3212.
9. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
10. CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
11. INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C913. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
12. AREA DRAINS SHALL BE ADS NYLOPLAST AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.
13. FRAMES AND GRATES SHALL BE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FRAMES AND GRATES ARE COMPATIBLE WITH PRECAST STRUCTURES PRIOR TO ORDERING.
14. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
15. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
16. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
17. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
18. ALL CONNECTIONS TO EXISTING STORM SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE.
19. FLEXIBLE COMPRESSION COUPLINGS SHALL BE USED IN THE CONNECTION OF DISSIMILAR PIPE MATERIALS.
20. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.
21. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.1 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC STORM SEWER PIPE, PRIVATE STORM INTERCEPTOR PIPE, AND BUILDING STORM SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
22. FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE STORMWATER DRAINAGE SYSTEM. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL. DOCUMENTATION OF SUCH FIELD TILE SHALL BE PROVIDED TO THE OWNER.
23. PROPOSED STORM SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. CONNECTIONS TO DOWNSPOUTS SHALL BE PER DETAILS ON THE BUILDING PLUMBING PLANS. THE EXACT LOCATION OF DOWNSPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
24. THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS AND INLETS TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONS.
25. AFTER INSTALLATION OF STORMWATER DRAINAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. REPAIR ANY DAMAGE.

pra
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Cooper Elementary School
Burlington, WI 53105

REVISIONS:

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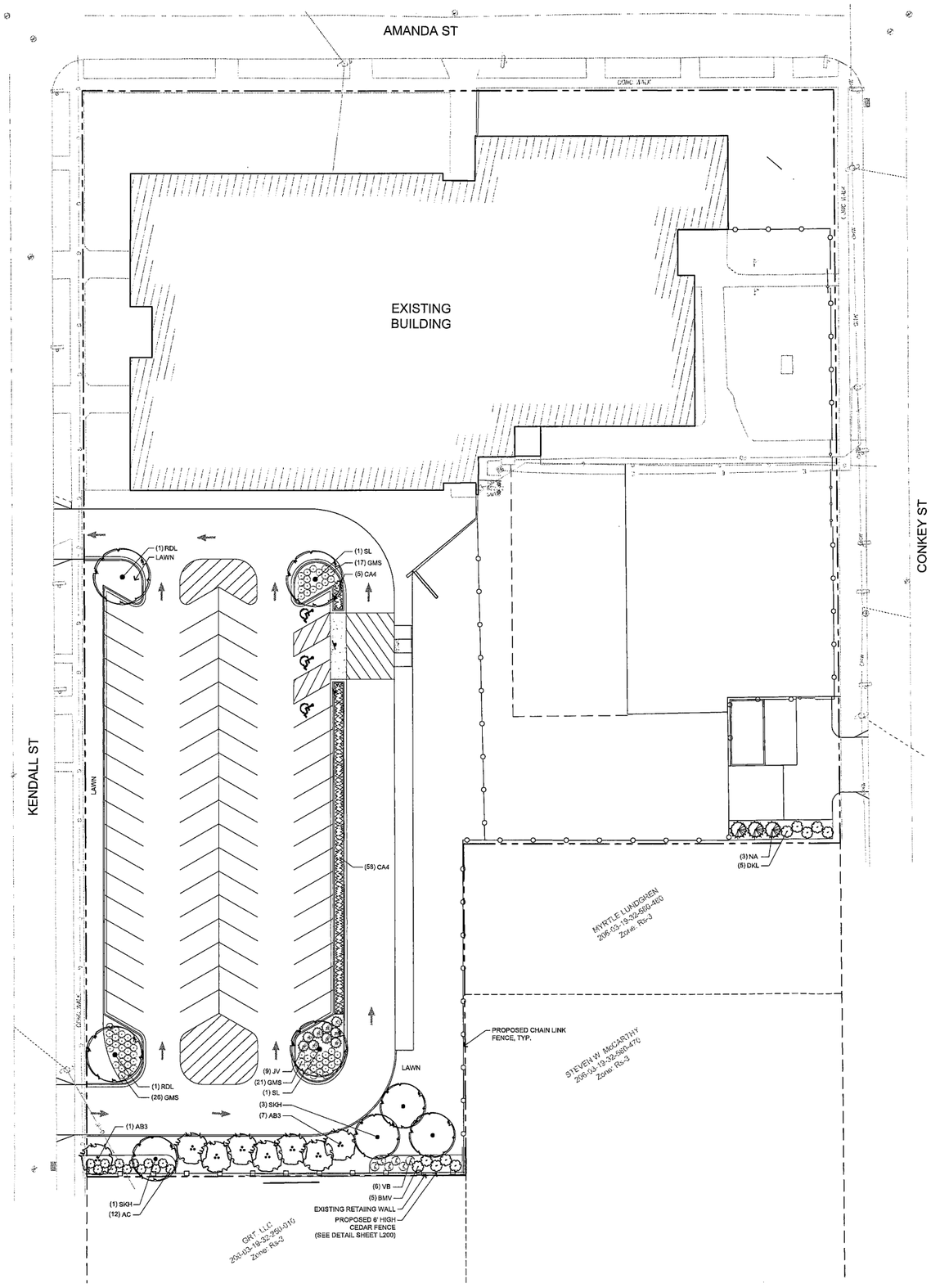
DATE: 04-10-19
JOB NO: 170174-02
SHEET NO: C402



PLANT SCHEDULE

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
NA	3	Nigra Arborvitae	Thuja occidentalis 'Nigra'	6' HT	B&B	Semi-sheared, fully branched to ground

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AB3	8	Autumns Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	12' HT	B&B	Clump, min. 3 stems

SHADE TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SKH	4	Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'	3" CAL	B&B	Full, matching heads
SL	2	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	3" CAL	B&B	Full, matching heads
RDL	2	Redmond American Linden	Tilia americana 'Redmond'	3" CAL	B&B	Full, matching heads

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AC	12	Alpine Currant	Ribes alpinum	24" HT	CONT.	
GMS	64	Goldmound Spirea	Spiraea japonica 'Goldmound'	15" HT	CONT	
DKL	5	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	15" HT	CONT.	
BMV	5	Blue Muffin Arrowwood Viburnum	Viburnum dentatum 'Chilaiona'	24" HT	B&B	
VB	6	Little Joe Arrowwood Viburnum	Viburnum dentatum 'Little Joe'	18" HT	CONT.	

EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
JV	9	Green Sargent Juniper	Juniperus chinensis sargentii 'Viridis'	18"SPD	CONT.	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA4	63	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	POT	30" Spacing

LANDSCAPE REQUIREMENTS

INTERIOR PARKING LOT LANDSCAPING
Required: 5% of parking lot surface area (32,856 sf x 0.05 = 1,643 sf) as landscaped green space
Canopy trees for every 15 spaces (72 spaces / 15 = 4.8 trees)

Provided: 1,680 sf of landscaped green space on site
4 canopy trees in parking lot plus trees in buffer

BUFFERYARD BETWEEN ZONING DISTRICTS
Required: Bufferyard 15 - 20' wide, intensity factory 3 next to residential use
Type 3: 15' min. width with 6' high min. solid fence
2.3 canopy trees per 100 lf = 4 canopy trees
4.6 understory trees per 100 lf = 8 understory trees
12.4 shrubs per 100 lf = 21 shrubs
Provided: 17' wide buffer, 165 lf
4 canopy trees
8 understory trees
21 shrubs

NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

Know what's below.
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

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Burlington Area School District
Cooper Elementary School
Burlington, WI 53105

LANDSCAPE PLAN

DATE: 04-10-19
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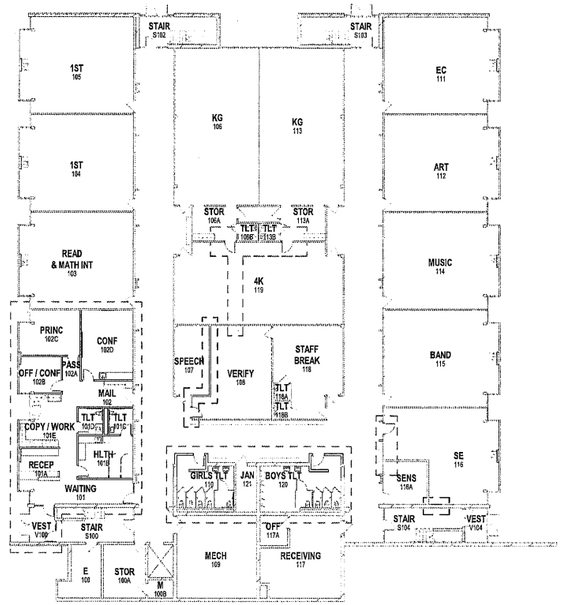
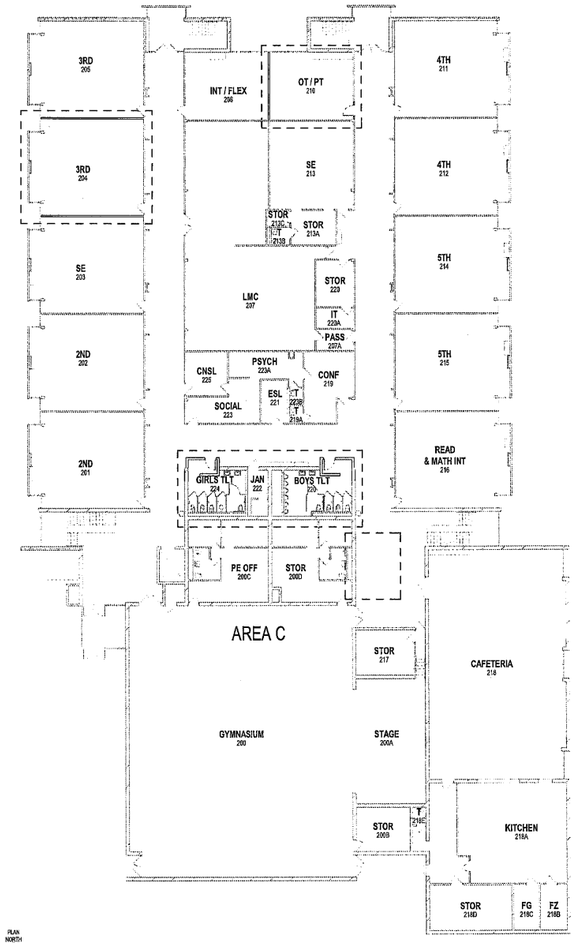
AREA A



TRUE NORTH PLAN NORTH

LOWER LEVEL OVERALL PLAN
1/16" = 1'-0"

AREA B



TRUE NORTH PLAN NORTH

UPPER LEVEL OVERALL PLAN
1/16" = 1'-0"

FLOOR PLAN SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING DOOR TO REMAIN
- SECTION REFERENCE (A101)
- EXTERIOR ELEVATION (DTL SHT)
- INTERIOR ELEVATION (DTL SHT)
- FLOOR PLAN NOTE (?)
- CONSTRUCTION LIMITS
- 1P 1P ONE HOUR RATED FIRE PARTITION
- 2B 2B TWO HOUR RATED FIRE BARRIER
- NEW WALL/PARTITION
- NEW DOOR (101)
- DETAIL REFERENCE (A101)
- EQUIPMENT (E112)
- WINDOW TYPE (ALF)
- WALL/PARTITION TYPE (BG2)
- FLOOR DRAIN - PITCH FLOOR TO DRAIN (FD FD)
- FE5R SEMI-RECESSED FIRE EXTINGUISHER

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

D. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS

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BURLINGTON AREA SCHOOL DISTRICT
ALTERATIONS TO COOPER ELEMENTARY SCHOOL
249 CONKEY STREET, BURLINGTON, WI 53105

REVISIONS:

OVERALL PLANS

DATE: 4.11.2019
JOB NO: 170174-03
SHEET NO: A200

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