

CONSTRUCTION PLANS FOR FED EX - LA CROSSE DISTRIBUTION CENTER LA CROSSE, WI

NOTE:
THE SUBSURFACE UTILITY QUALITY
INFORMATION IN THIS PLAN IS LEVEL D.
THIS UTILITY QUALITY LEVEL WAS
DETERMINED ACCORDING TO THE
GUIDELINES OF CHASCE 38-02
ENTITLED "STANDARD GUIDELINES FOR
THE COLLECTION AND DEPICTION OF
EXISTING SUBSURFACE UTILITY DATA."



THE CONTRACTOR SHALL CALL
DIGGERS HOTLINE SYSTEM AT 811
BEFORE COMMENCING EXCAVATION.

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

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**Conditionally
APPROVED**
DEPT. OF SAFETY AND PROFESSIONAL
SERVICES
DIVISION OF INDUSTRY SERVICES

Michael D. Bies

SEE CORRESPONDENCE

PROJECT LOCATION

Identification Numbers
Plan Review No. DIS-042012299
Associated with DIS-042012299
Site ID No. SIT-72797
Please refer to both identification numbers,
above, in all correspondence with the agency.
New Plumbing
Date: 7/6/2020



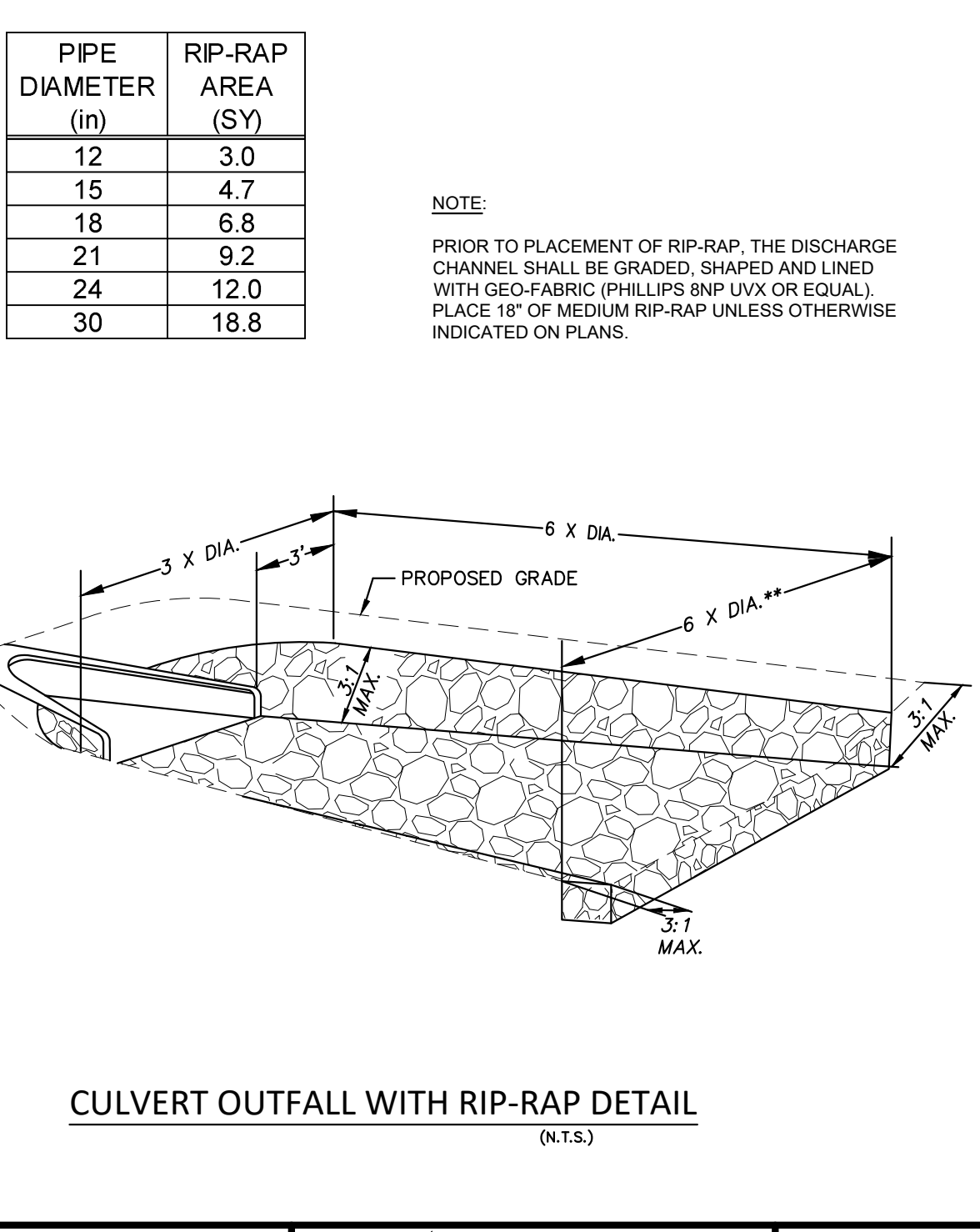
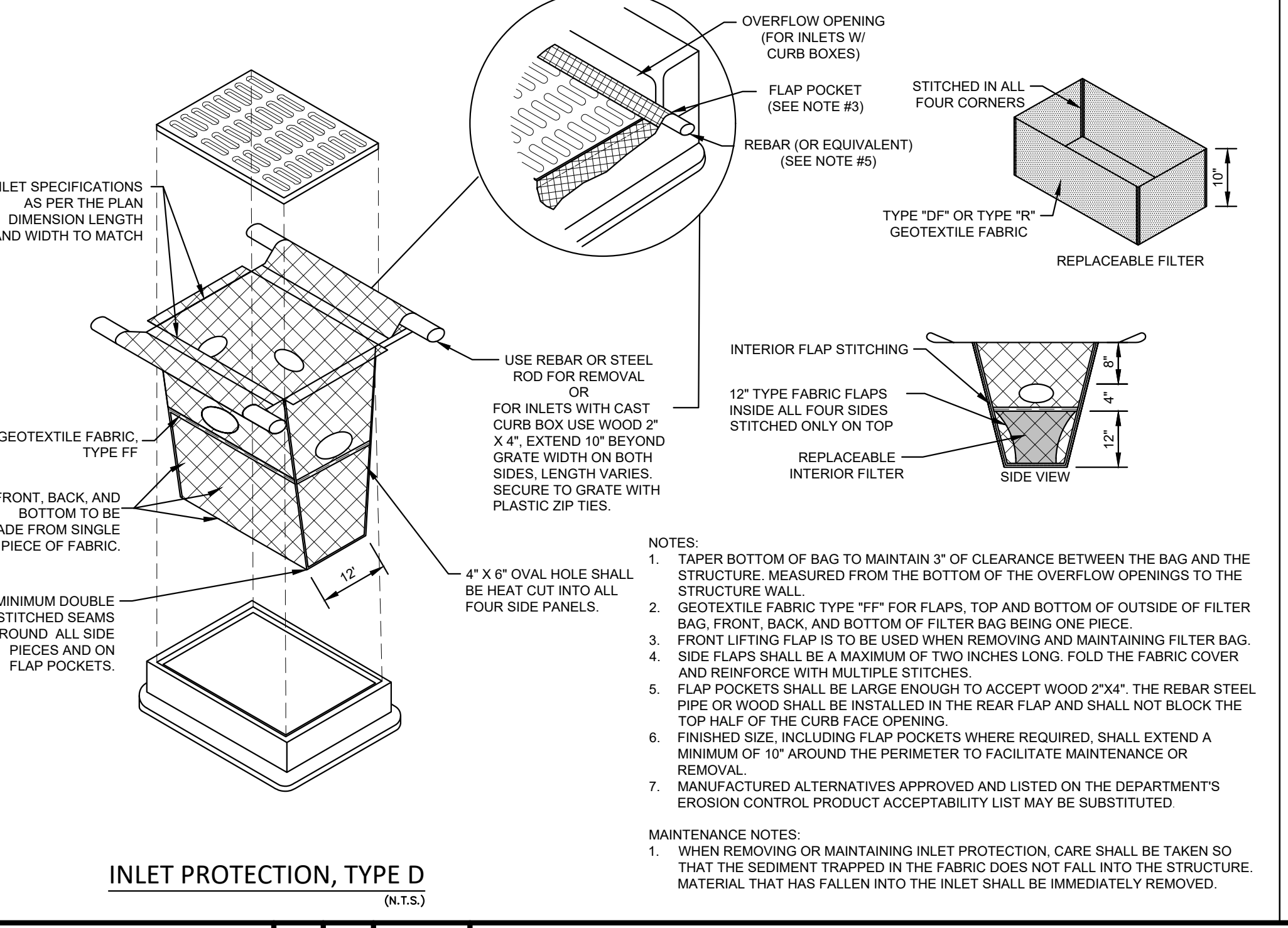
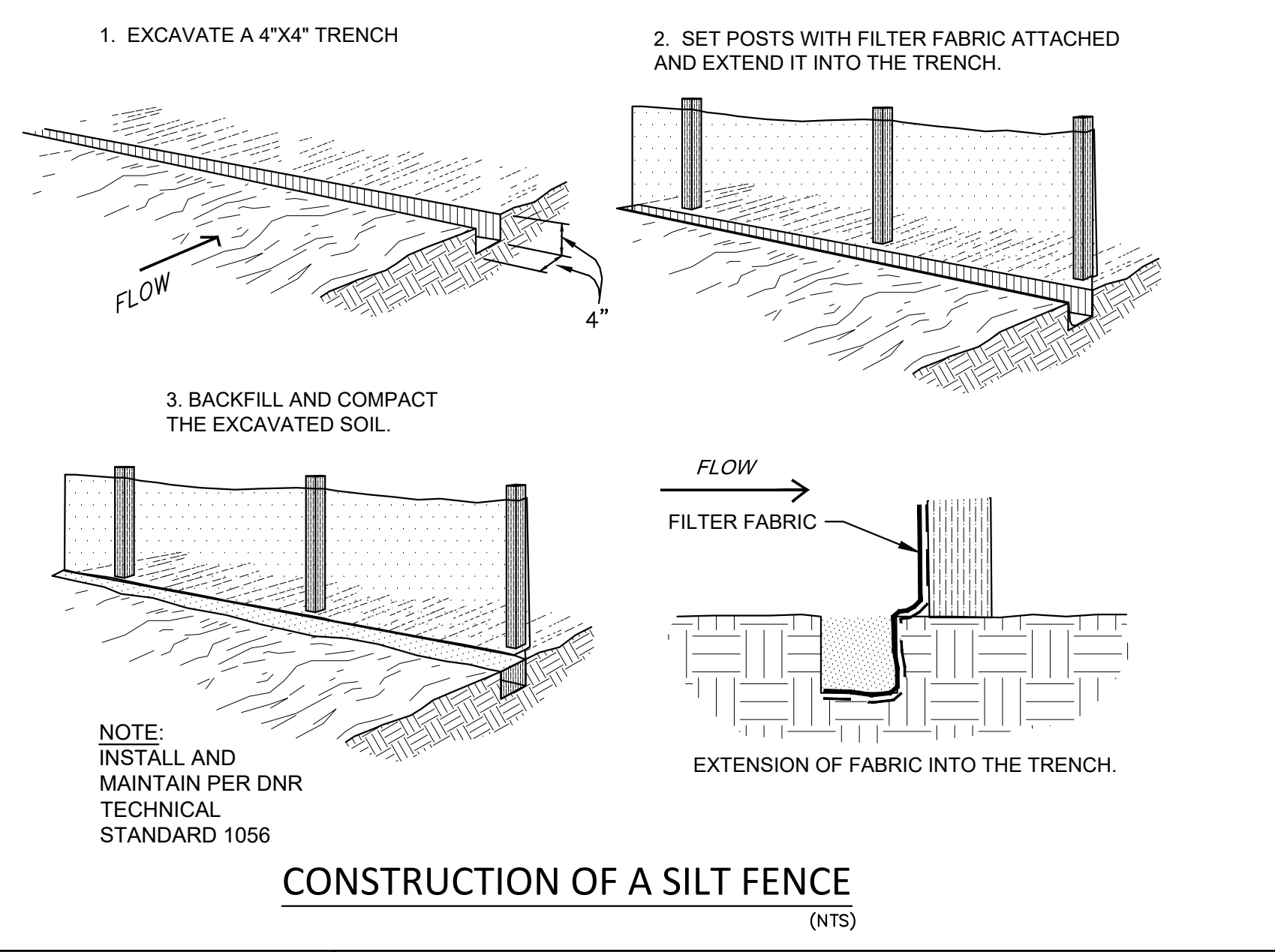
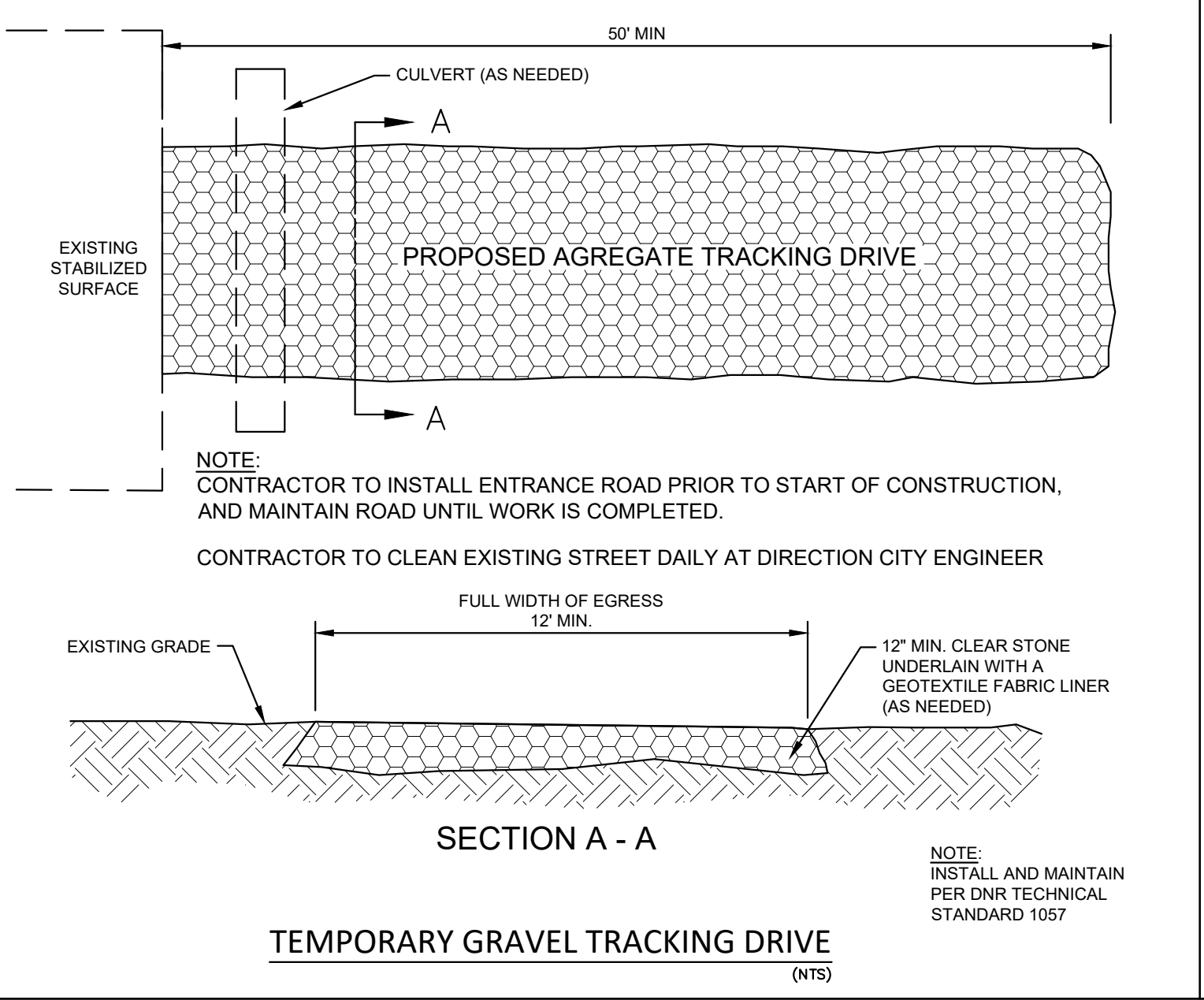
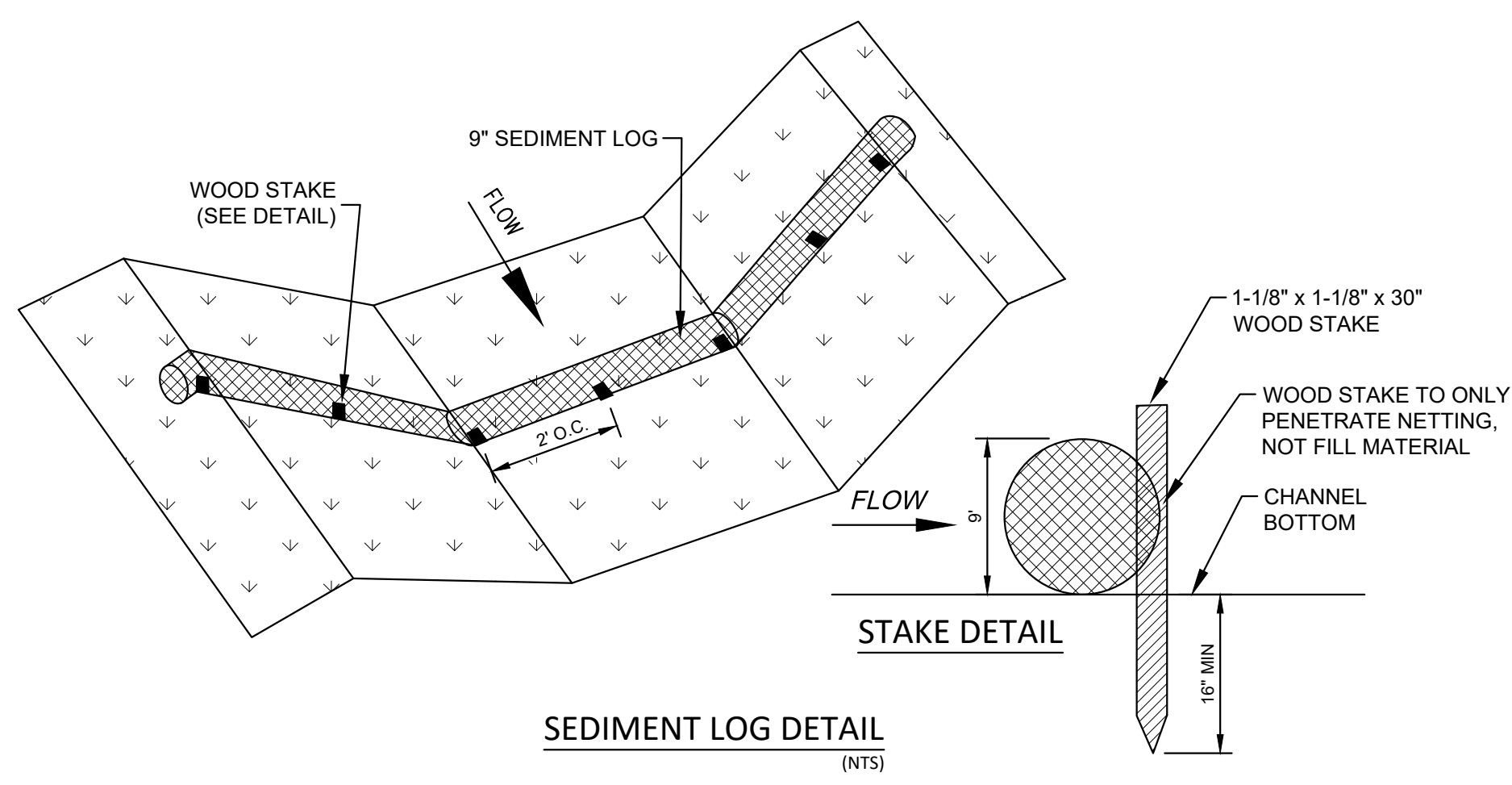
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1	PAL	04/15/2020	ADDED SOUND WALL, STORM SEWER & PRIVATE WATERMAIN DETAILS

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- EXISTING**
- RIGHT OF WAY
 - PERMANENT EASEMENT
 - PROPERTY LINE
 - △^{XX} HORIZONTAL CONTROL POINT
 - BENCHMARK
 - # SURVEY MARKER
 - SOIL BORING
 - SANITARY SEWER AND MANHOLE
 - FM LIFT FORCE MAIN AND LIFT STATION
 - CO SANITARY SEWER SERVICE & CLEANOUT
 - WATER MAIN, HYDRANT, VALVE AND MANHOLE
 - WATER SERVICE AND CURB STOP BOX
 - STORM SEWER, MANHOLE AND CATCH BASIN
 - CULVERT AND APRON ENDWALL
 - G GAS MAIN, VALVE, VENT AND METER
 - HH HANDHOLE
 - FO BURIED FIBER OPTIC CABLE AND MANHOLE
 - T-BUR BURIED PHONE CABLE, PEDESTAL AND MANHOLE
 - TV-BUR BURIED TV CABLE, PEDESTAL AND MANHOLE
 - P-BUR BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
 - P-OH OVERHEAD WIRE, POLE AND GUY WIRE
 - ★ LIGHT POLE
 - ★ TRAFFIC SIGNAL
 - ★ STREET NAME SIGN
 - ★ SIGN (NON STREET NAME)
 - ||||| RAILROAD TRACKS
 - 6" DECIDUOUS AND CONIFEROUS TREE
 - BUSH / SHRUB AND STUMP
 - WET EDGE OF WOODED AREA
 - WETLAND
 - BUILDING
 - X FENCE (UNIDENTIFIED)
 - X BARBED WIRE FENCE
 - XC CHAIN LINK FENCE
 - XE ELECTRIC WIRE FENCE
 - XWD WOOD FENCE
 - XWW WOVEN WIRE FENCE
 - PLATE BEAM GUARDRAIL
 - CABLE GUARDRAIL
 - P POST / BOLLARD
 - ~ RETAINING WALL
- PROPOSED**
- 6+00 STREET CENTERLINE
 - RIGHT-OF-WAY
 - PERMANENT EASEMENT
 - TEMPORARY EASEMENT
 - CONSTRUCTION LIMITS
 - SANITARY SEWER, BULKHEAD AND MANHOLE
 - FM FORCE MAIN
 - CO SANITARY SERVICE AND CLEANOUT
 - WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
 - WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
 - WATER SERVICE AND CURB STOP BOX
 - STORM SEWER, MANHOLE AND CATCH BASIN
 - CULVERT AND APRON ENDWALL
 - DRAIN TILE
 - DITCH / SWALE
 - RIPRAP
 - ★ STREET NAME SIGN
 - ★ SIGN (NON STREET NAME)
 - ~ RETAINING WALL



GENERAL NOTES:

- ALL EROSION CONTROL PRACTICES MUST BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL (1/2" OR MORE), AND AT LEAST ONCE PER WEEK.
- ALL TEMPORARY TOPSOIL STOCKPILES SHALL NOT BE LOCATED WITHIN 25 FEET OF A DRAINAGE WAY AND SHALL BE PROTECTED WITH SILT FENCING AROUND THE DOWN SLOPE AND SIDE SLOPES OF THE PILE, AND STABILIZED WITH TEMPORARY SEEDING WITHIN 7 DAYS OF INACTIVITY.
- CUT AND FILL SLOPES WILL BE A MAXIMUM OF 3:1 OR FLATTER, UNLESS OTHERWISE NOTED.
- TEMPORARY SEEDING TO CONFORM WITH SECTION 630.2.1.5.1.2 OF THE STATE OF WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION (ANNUAL OATS).
- CONSTRUCTION TRAFFIC IS REQUIRED TO ACCESS THE SITE USING ONLY THE TEMPORARY TRACKING DRIVE.
- ANY DISTURBED AREAS THAT REMAIN INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING OR MULCHING. FROZEN SOILS DO NOT EXCLUDE THE SITE FROM THIS REQUIREMENT.
- TOPSOIL SHALL NOT BE USED AS FILL MATERIAL IN THE NON-STRUCTURAL AREAS UNTIL ALL SOURCES OF STRUCTURAL CUT AND TRENCH SPOILS HAVE BEEN EXHAUSTED.
- RESTORATION SHALL INCLUDE TOPSOIL AS REQUIRED (REASONABLY FREE OF STONES, STICKS, ROOTS, AND OTHER OBJECTIONABLE MATTER AND DEBRIS), SEED, FERTILIZER, AND MULCH.
SEED:
PERMANENT - SEED MIXTURE NO. 30 IN SECTION 630 OF THE "STATE SPECIFICATIONS"
TEMPORARY - SEED MIXTURE CONFORMING TO WDNR TECH STANDARD 1059
FERTILIZER (PERMANENT SEED AREAS ONLY):
THE CONTRACTOR SHALL APPLY A FERTILIZER (20-0-0) OVER ALL SEEDED AREAS AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. THIS AREA SHALL BE MAINTAINED BY THE CONTRACTOR.
MULCH:
ALL MATTED AREAS SHALL BE MATTED AS SHOWN ON SHEET C 2.10 MINIMUM. ALL OTHER AREAS SHALL BE MULCHED WITH STRAW MULCH IN ACCORDANCE WITH METHODS "B" OR "C", AS DESCRIBED IN SECTION 627 OF THE "STATE SPECIFICATIONS", EXCEPT THAT THE MULCH SHALL BE PLACED WITHIN TWO DAYS AFTER THE SEEDING HAS BEEN COMPLETED.

EROSION AND SEDIMENT CONTROL:

- AN EROSION CONTROL INSPECTION LOG MUST BE MAINTAINED ON SITE OR READILY AVAILABLE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "WISCONSIN STORM WATER CONSTRUCTION AND POST-CONSTRUCTION WDNR TECHNICAL STANDARDS".
- SEDIMENT CONTROL MEASURES MAY NEED TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
- PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF ALL EROSION & SEDIMENT CONTROL STRUCTURES TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTROL MEASURES ARE TO BE IN WORKING CONDITION AT THE END OF EACH DAY.
- OBSERVE EXISTING STORM WATER MANAGEMENT FACILITY AFTER ANY SIGNIFICANT RAINFALL OF 1/2" OR MORE TO ENSURE THAT MEASURES ARE EFFECTIVELY MANAGING SEDIMENT DEPOSITION. IF SEDIMENT IS OBSERVED IN THE DISCHARGE TO THE BASIN, THE OBSERVER SHALL IMMEDIATELY CONTACT DESIGN ENGINEER FOR GUIDANCE AND ADDITIONAL MEASURES MAY BE REQUIRED.
- ALL TRACKED SOIL ON ADJACENT STREETS FROM THIS PROJECT MUST BE CLEANED ON A DAILY BASIS, MINIMUM. CONTRACTORS ARE REQUIRED TO USE THE TRACKING DRIVE(S) FOR ACCESS TO AND FROM THE SITE.
- ALL SLOPES 5:1 OR STEEPER SHALL BE STABILIZED USING CLASS I - TYPE A ECRM (UNLESS OTHERWISE NOTED) PER WDNR TECHNICAL STANDARD 1052.
- ALL SIDE SLOPES PROTECTED ONLY BY SILT FENCE MUST BE FULLY RESTORED WITHIN 30 DAYS OF DISTURBANCE.
- ALL AREAS OF CHANNELIZED FLOW SHALL BE STABILIZED USING CLASS II - TYPE B ECRM, (UNLESS OTHERWISE NOTED) PER WDNR TECHNICAL STANDARD 1053.

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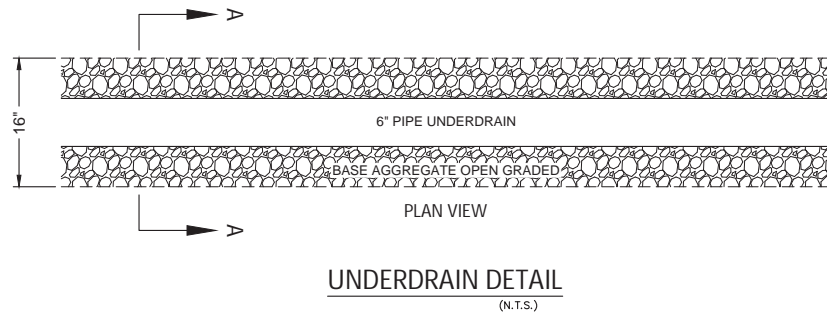
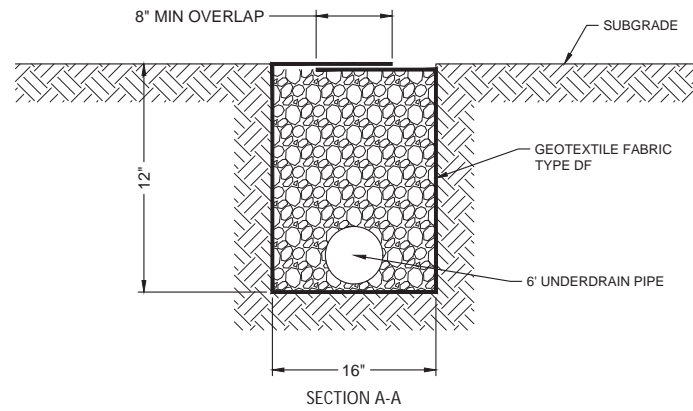
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EROSION CONTROL DETAILS

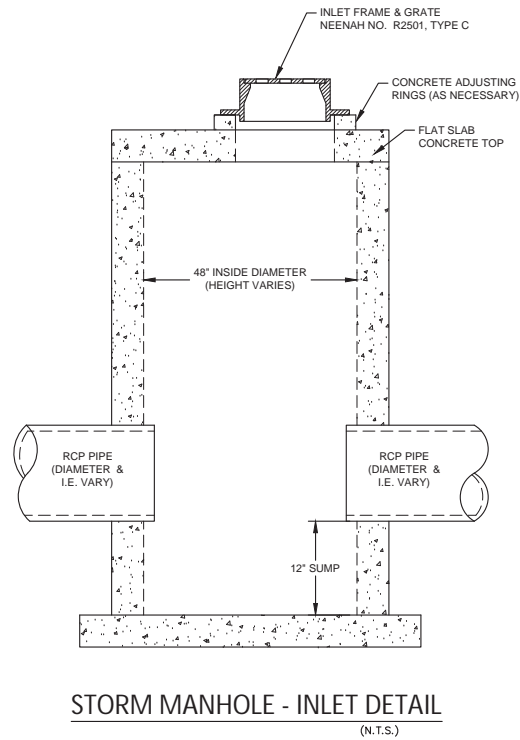
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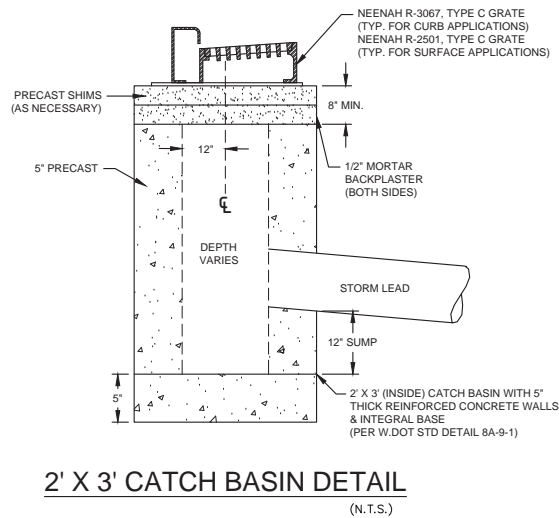
- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION", AND "STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION", INCLUDING ALL SUPPLEMENTAL SPECIFICATIONS AND OTHER REVISIONS TO DATE, UNLESS OTHERWISE SPECIFIED IN THE CITY OF LA CROSSE STANDARD SPECIFICATIONS.
- HYDRANTS SHALL BE WATEROUS PACER BREAK-AWAY MODEL WB-97 OR ENGINEER APPROVED EQUAL. HYDRANTS SHALL HAVE ONE 4-INCH STEAMER NOZZLE WITH LA CROSSE PATTERN THREADS AND TWO 2.5-INCH BRASS HOSE NOZZLES WITH NATIONAL STANDARD THREADS.
- ADDITIONAL STANDARD DETAIL EXHIBITS SPECIFIC TO FED EX SITE CONSTRUCTION, NOT SHOWN IN THIS PLAN, SET CAN BE FOUND IN THE "BUILD TO SUIT SPECIFICATIONS MANUAL".



UNDERDRAIN DETAIL
(N.T.S.)

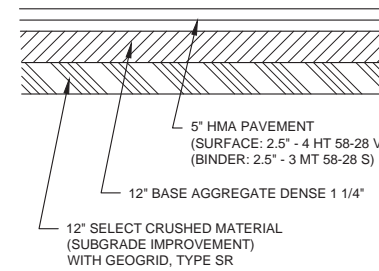


STORM MANHOLE - INLET DETAIL
(N.T.S.)

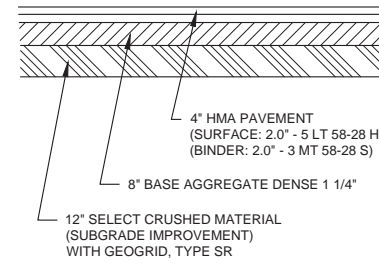


2' X 3' CATCH BASIN DETAIL
(N.T.S.)

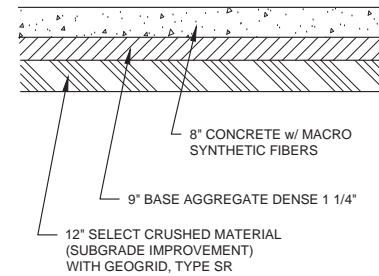
HEAVY DUTY PAVEMENT CROSS-SECTION
N.T.S.



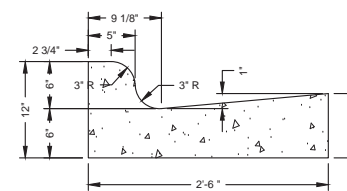
LIGHT DUTY PAVEMENT CROSS-SECTION
N.T.S.



CONCRETE PAVEMENT CROSS-SECTION
N.T.S.

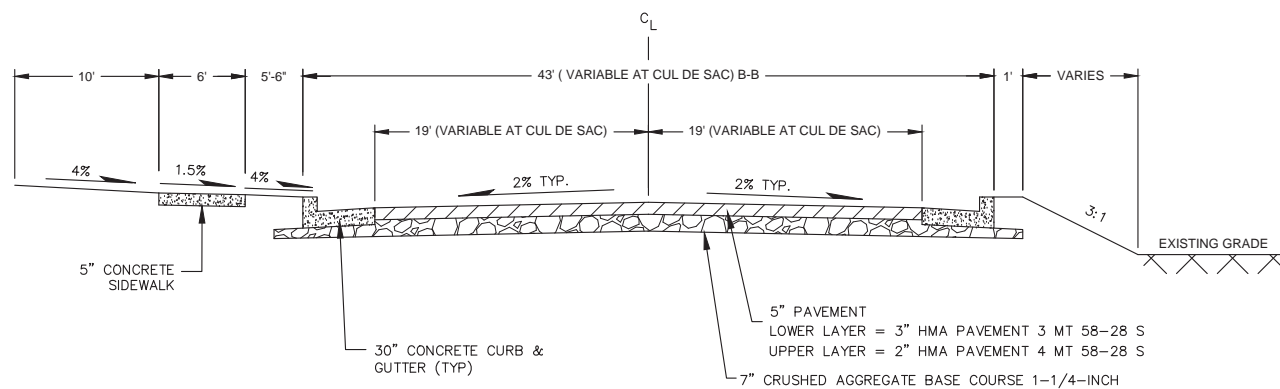


STANDARD 30" CURB & GUTTER
N.T.S.
(BERLIN DRIVE CONSTRUCTION)

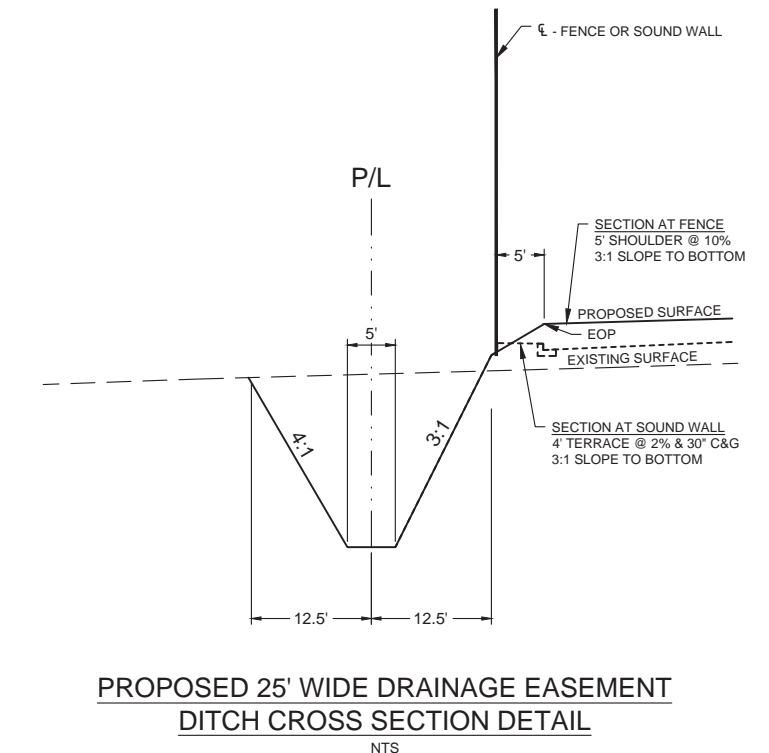


CONSTRUCTION SEQUENCE: (TO BE STRICTLY FOLLOWED AT ALL TIMES)

1. INSTALL TEMPORARY TRACKING DRIVE AT EXISTING CUL DE SAC AT END OF BERLIN DRIVE. IF BERLIN DRIVE CONSTRUCTION IS COMPLETED PRIOR TO COMPLETION OF SITE GRADING AND HEAVY HAULING ACTIVITIES, THE TRACKING DRIVE TO BE RECONSTRUCTED TO NORTH SIDE OF RELOCATED CUL DE SAC WITHIN PROPOSED DRIVEWAY.
2. INSTALL ACCESS DRIVE ACROSS EXISTING NORTH ROADSIDE DITCH ON SITE AS SHOWN ON PLANS. CONTRACTOR TO INSTALL 24" CMP CULVERT PRIOR TO FILLING DITCH.
3. INSTALL SILT FENCE AS SHOWN ON PLANS.
4. STRIP AND STOCKPILE TOPSOIL. STABILIZE ANY NON-ACTIVE STOCKPILES WITH TEMPORARY SEED AND MULCH. INSTALL SILT FENCING AROUND ALL DOWN SLOPES AND SIDE SLOPES OF TOPSOIL STOCKPILES.
5. COMPLETE ROUGH GRADING, CONSTRUCT SWALE ALONG NORTH AND WEST SIDE OF PROPOSED SITE AND STABILIZE.
6. INSTALL TEMPORARY SEEDING ON ALL DISTURBED AREAS WITHIN 7 DAYS OF THE END OF DISTURBANCE. (NOTE THAT POLYACRYLAMIDE MUST BE USED TO STABILIZE DISTURBED AREAS DURING THE NON-GROWING SEASONS.) INSTALL DITCH CHECKS IN SWALES WITHIN 7 DAYS OF THE COMPLETION OF DISTURBANCE.
7. BEGIN CONSTRUCTION OF BUILDING AND STORM SEWER INSTALLATION.
8. COMPLETE STORM SEWER INSTALLATION. (INSTALL INLET PROTECTION ON ALL NEWLY CONSTRUCTED STORM SEWER INLETS, CONTRACTOR TO REMOVE INLET PROTECTION ONCE SITE IS 80% STABILIZED.) **NOTE THAT STABILIZATION OF THE DISTURBED, MASS GRADED AREAS MUST TAKE PLACE IF THEY ARE NOT BEING GRADED DURING THE UTILITY INSTALLATION.**
9. COMPLETE FINAL GRADING OF BERLIN DRIVE EXTENSION INCLUDING PLACEMENT OF ROADWAY GRAVEL.
10. COMPLETE ASPHALT PAVING AND CURB AND GUTTER INSTALLATION.
11. INSTALL FINAL RESTORATION OF ALL DISTURBED AREAS.
12. ALL TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE DURING SITE AND/OR BUILDING CONSTRUCTION UNTIL ALL CONTRIBUTING AREAS HAVE ESTABLISHED 80% VEGETATIVE COVER. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO SITE DURING REMOVAL OF TEMPORARY EROSION CONTROL MEASURE. SAID REPAIR SHALL BE CONSIDERED INCIDENTAL TO THE REMOVAL ACTIVITIES.



BERLIN DRIVE - TYPICAL CROSS SECTION
NTS



PROPOSED 25' WIDE DRAINAGE EASEMENT DITCH CROSS SECTION DETAIL
NTS

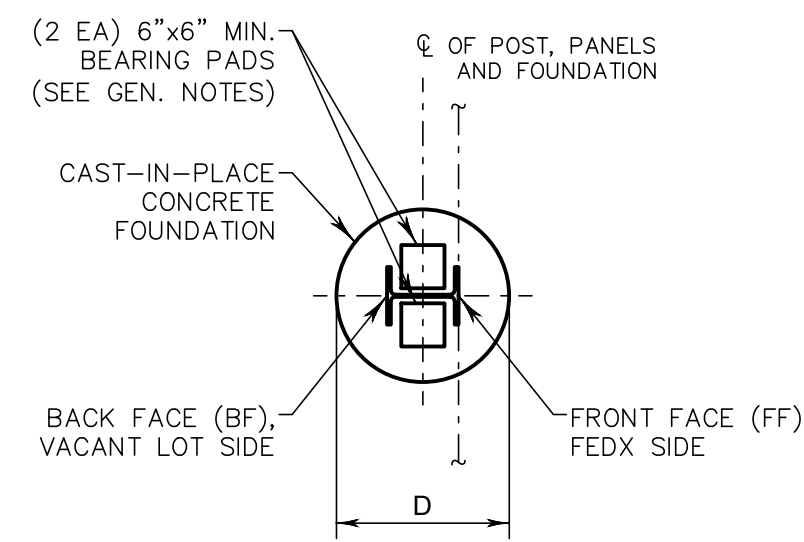
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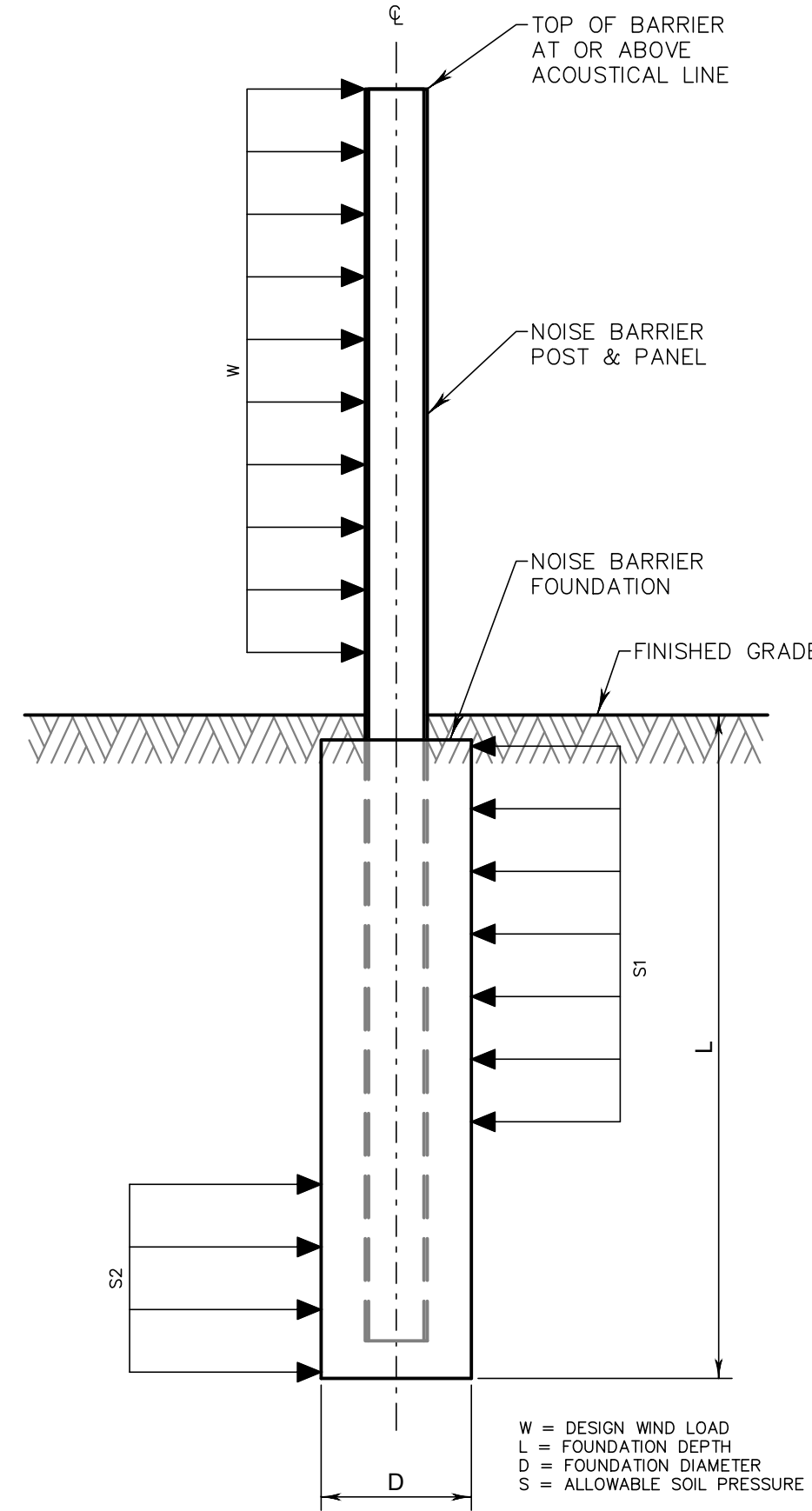
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PLAN VIEW
(AT TOP OF FOUNDATION, BARRIER PANELS OMITTED FOR DRAWING CLARITY)



NOISE BARRIER LOADING DIAGRAM

GENERAL NOTES

DRAWINGS SHALL NOT BE SCALED.

THE CONTRACTOR SHALL PROVIDE COMPLETE DESIGN, PLANS, DETAILS, SPECIFICATIONS AND SHOP DRAWINGS FOR THE NOISE BARRIER. THE NOISE BARRIER MANUFACTURER SHALL PROVIDE TECHNICAL ASSISTANCE TO THE CONTRACTOR DURING CONSTRUCTION.

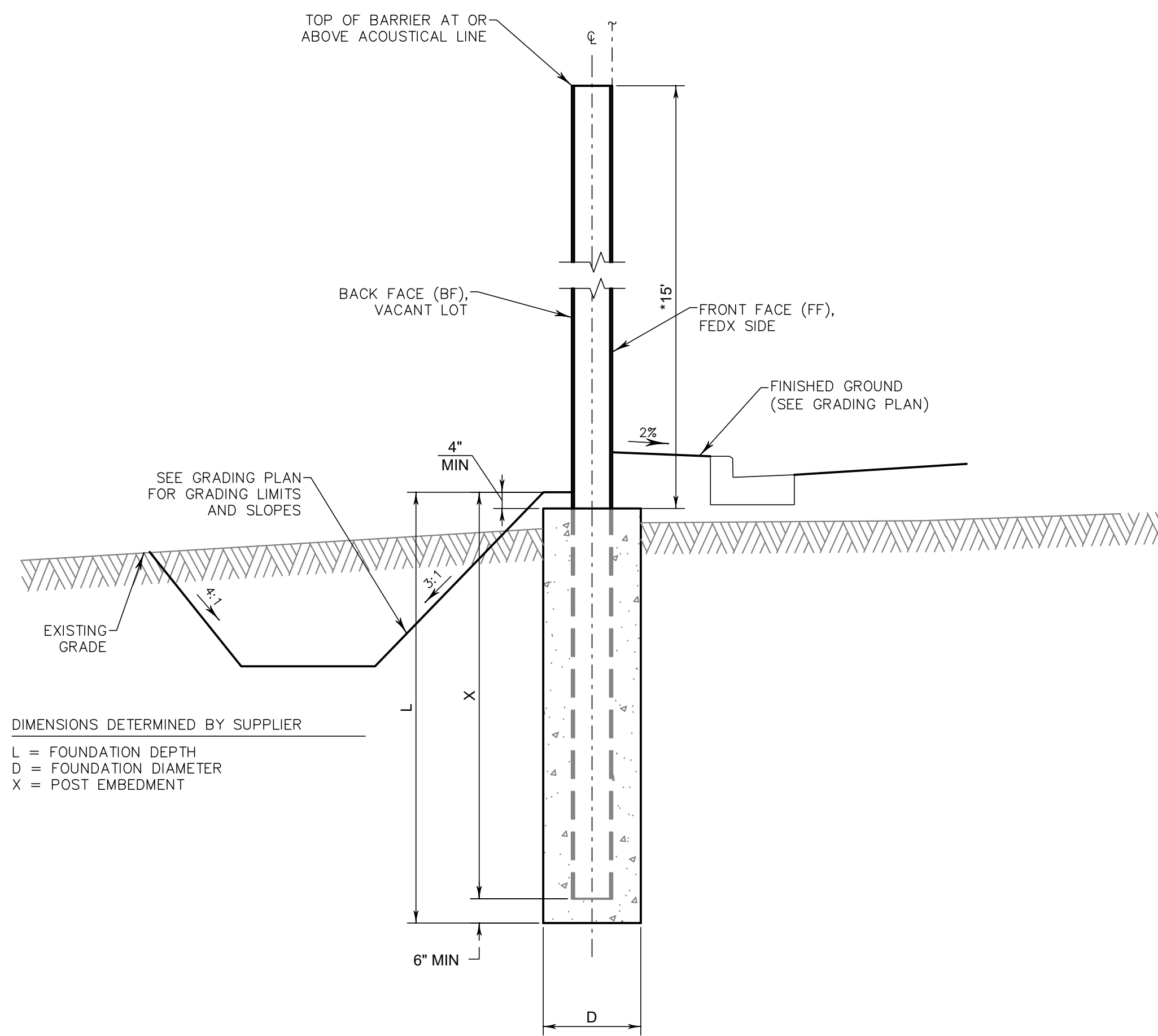
PLANS, ELEVATIONS AND DETAILS SHOWN ARE INTENDED TO INDICATE LOCATIONS, LENGTHS, HEIGHTS, AND DETAILS COMMON TO THE SYSTEM SELECTED. THE CONTRACTOR SHALL VERIFY THAT THE SYSTEM SELECTED WILL CONFORM TO THE REQUIRED ALIGNMENTS AND DETAILS.

EXISTING BORING LOGS AND LAB DATA IN THE VICINITY OF THE PROPOSED NOISE BARRIERS HAVE BEEN COMPILED AND INCLUDED IN THE "GEOTECHNICAL EXPLORATION REPORT". THE CONTRACTOR IS RESPONSIBLE FOR THE REVIEW OF THE DATA IN THE REPORT, ASSESSING AND EVALUATING FIELD DRILLING CONDITIONS AND SUPPORTING THE DEVELOPMENT OF SOIL DESIGN PARAMETERS FOR THE NOISE BARRIER FOUNDATION DESIGN.

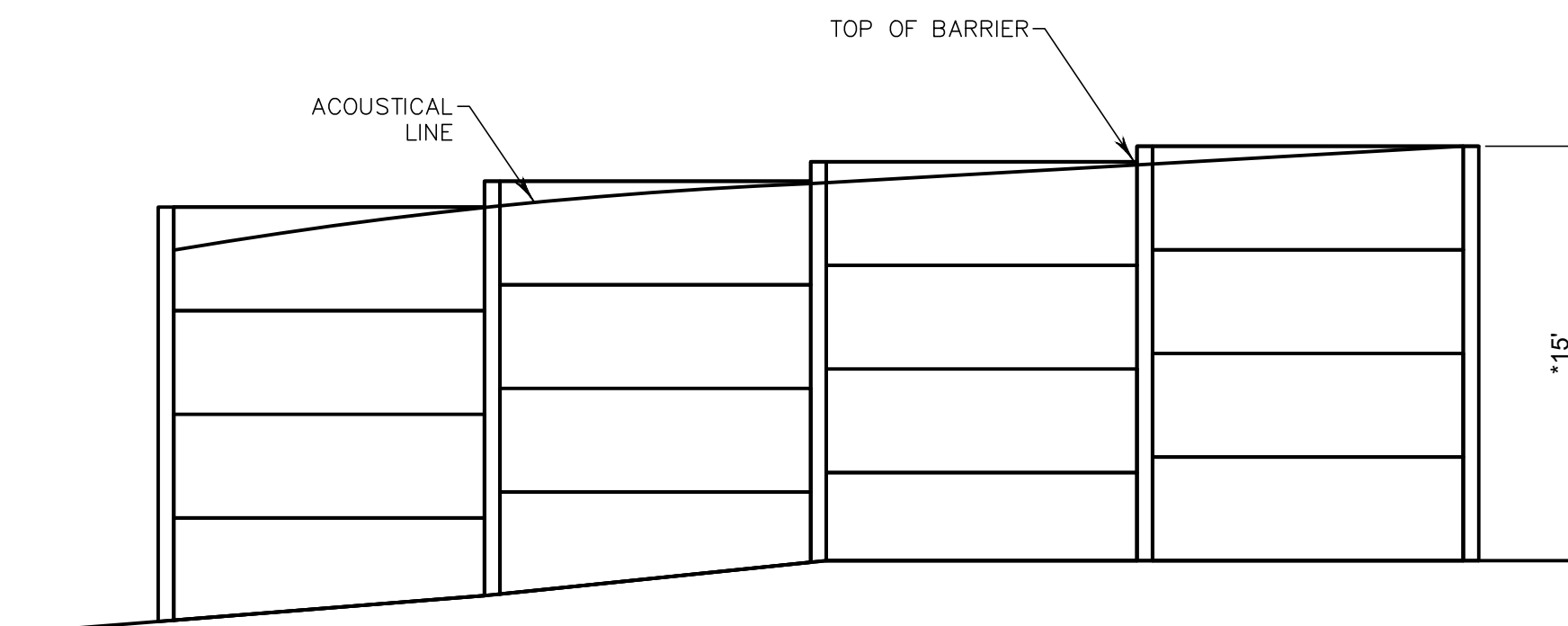
REINFORCING STEEL IN THE CONCRETE CORE OF THE NOISE BARRIER PANELS SHALL HAVE A MINIMUM CLEARANCE OF 1 INCH. THE CONCRETE CORE SHALL BE DESIGNED TO RESIST THE LOADS WITHOUT CONSIDERING ANY COMPOSITE ACTION FROM MATERIAL IN THE PANEL.

A 1/4" THICK COMPRESSIBLE BEARING PAD SHALL BE PROVIDED BETWEEN THE FOUNDATION AND THE BOTTOM PANELS. THE BEARING PADS SHALL BE PREFORMED EPDM RUBBER CONFORMING TO ASTM D-2000, GRADE 2, TYPE A, CLASS A WITH A MINIMUM DUROMETER HARDNESS OF 80.

FF = FRONT FACE OR FEDX SIDE OF THE NOISE BARRIER.
BF = BACK FACE OR VACANT LOT SIDE OF THE NOISE BARRIER.



NOISE BARRIER TYPICAL SECTION
(AT POST LOCATIONS)



FRONT FACE ELEVATION
FRONT FACE (FF)

*** WALL AND FOUNDATION TO BE DESIGNED FOR FUTURE HEIGHT OF 20 FEET**

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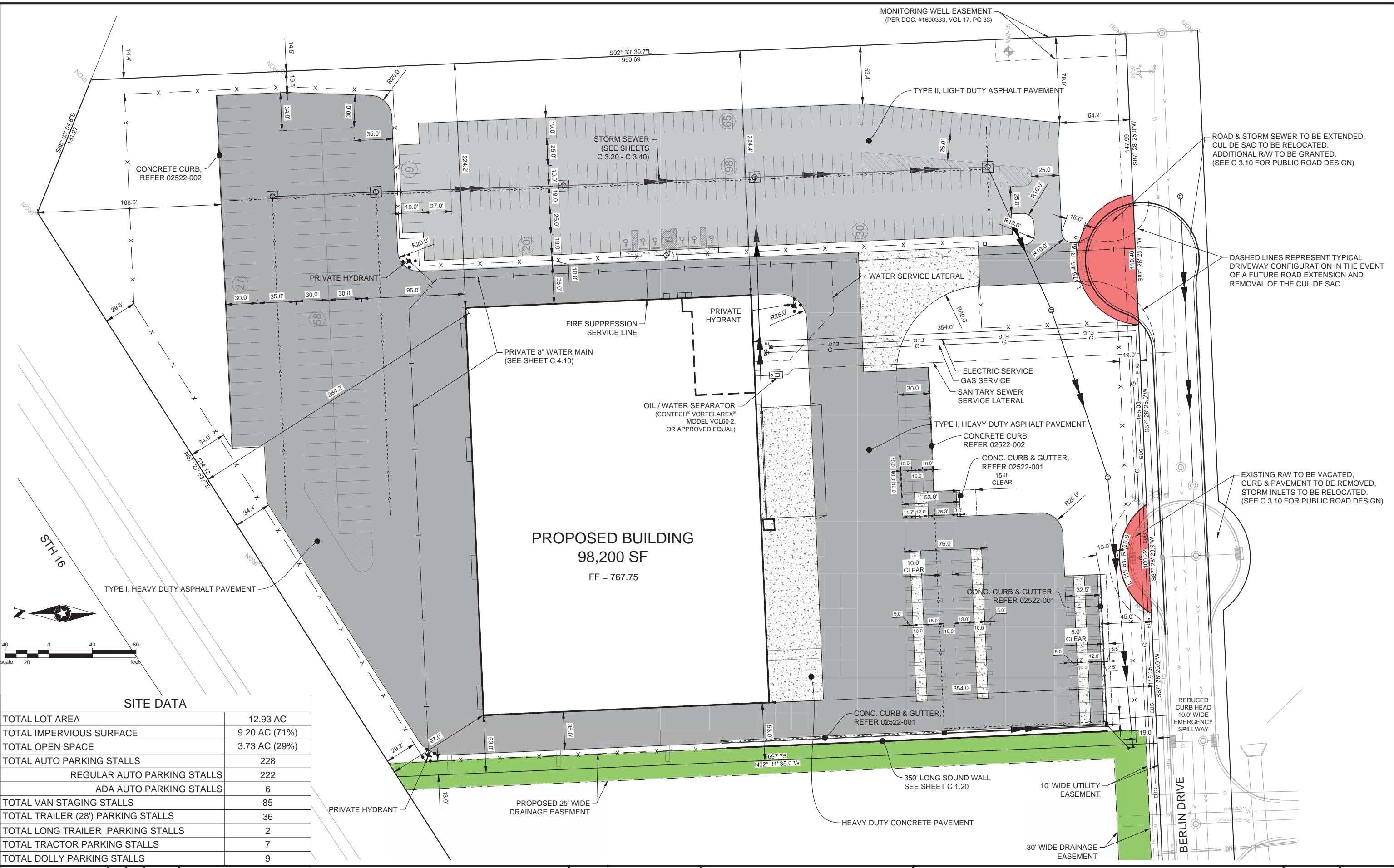
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SOUND WALL DETAILS

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ROAD & STORM SEWER TO BE EXTENDED, CUL DE SAC TO BE RELOCATED, ADDITIONAL R/W TO BE GRANTED. (SEE C 3.10 FOR PUBLIC ROAD DESIGN)

DASHED LINES REPRESENT TYPICAL DRIVEWAY CONFIGURATION IN THE EVENT OF A FUTURE ROAD EXTENSION AND REMOVAL OF THE CUL DE SAC.

EXISTING R/W TO BE VACATED, CURB & PAVEMENT TO BE REMOVED, STORM INLETS TO BE RELOCATED. (SEE C 3.10 FOR PUBLIC ROAD DESIGN)

SITE DATA

TOTAL LOT AREA	12.93 AC
TOTAL IMPERVIOUS SURFACE	9.20 AC (71%)
TOTAL OPEN SPACE	3.73 AC (29%)
TOTAL AUTO PARKING STALLS	228
REGULAR AUTO PARKING STALLS	222
ADA AUTO PARKING STALLS	6
TOTAL VAN STAGING STALLS	85
TOTAL TRAILER (28') PARKING STALLS	36
TOTAL LONG TRAILER PARKING STALLS	2
TOTAL TRACTOR PARKING STALLS	7
TOTAL DOLLY PARKING STALLS	9

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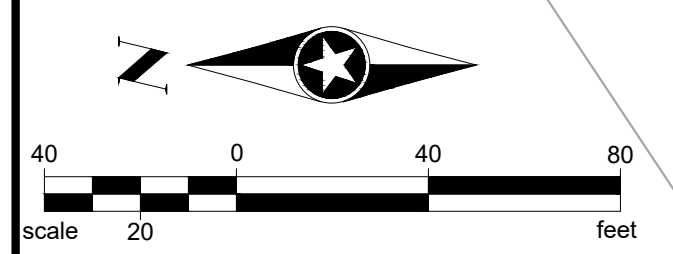
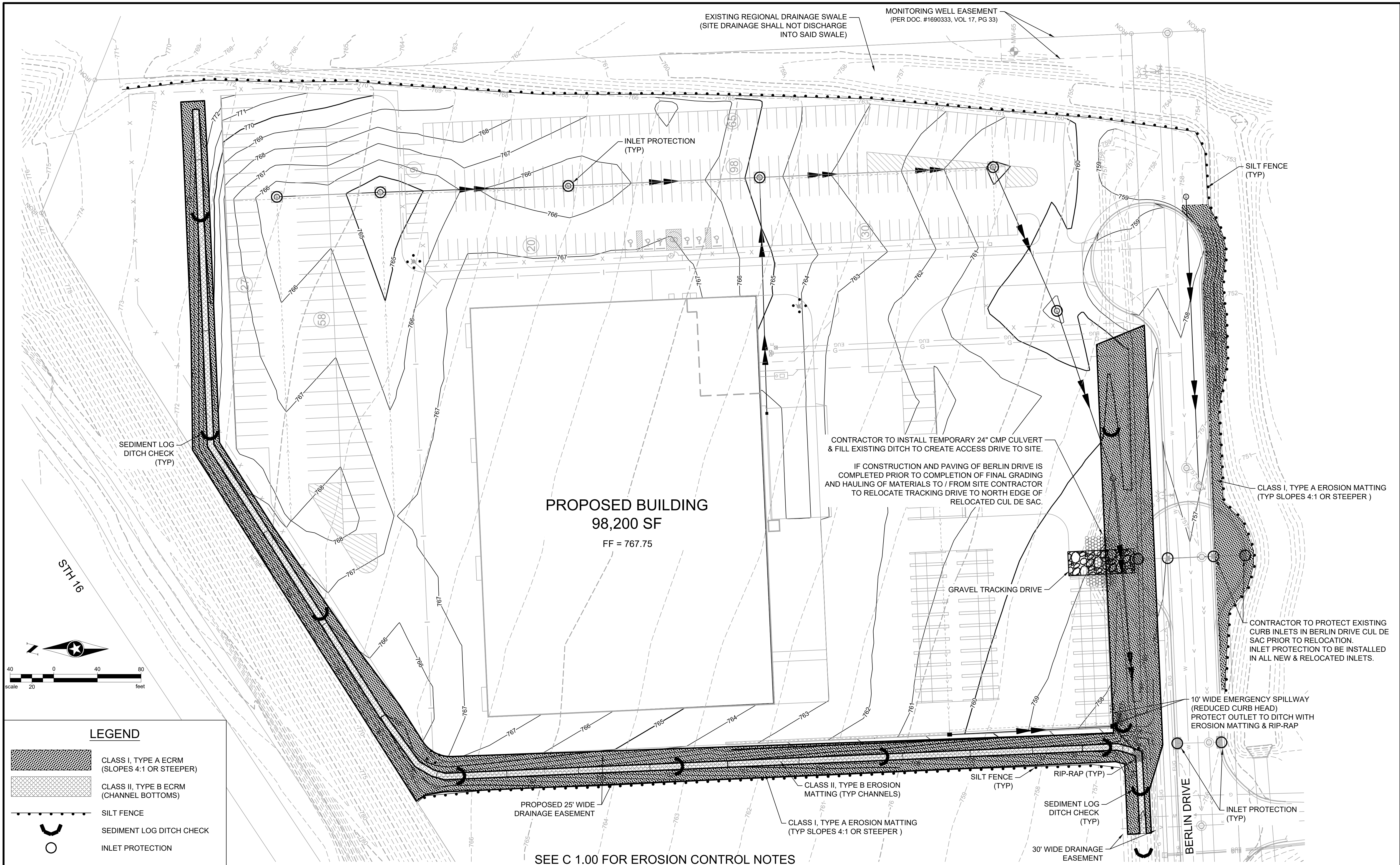


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SITE PLAN

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LEGEND

	CLASS I, TYPE A ECRM (SLOPES 4:1 OR STEEPER)
	CLASS II, TYPE B ECRM (CHANNEL BOTTOMS)
	SILT FENCE
	SEDIMENT LOG DITCH CHECK
	INLET PROTECTION

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DESIGN TEAM	

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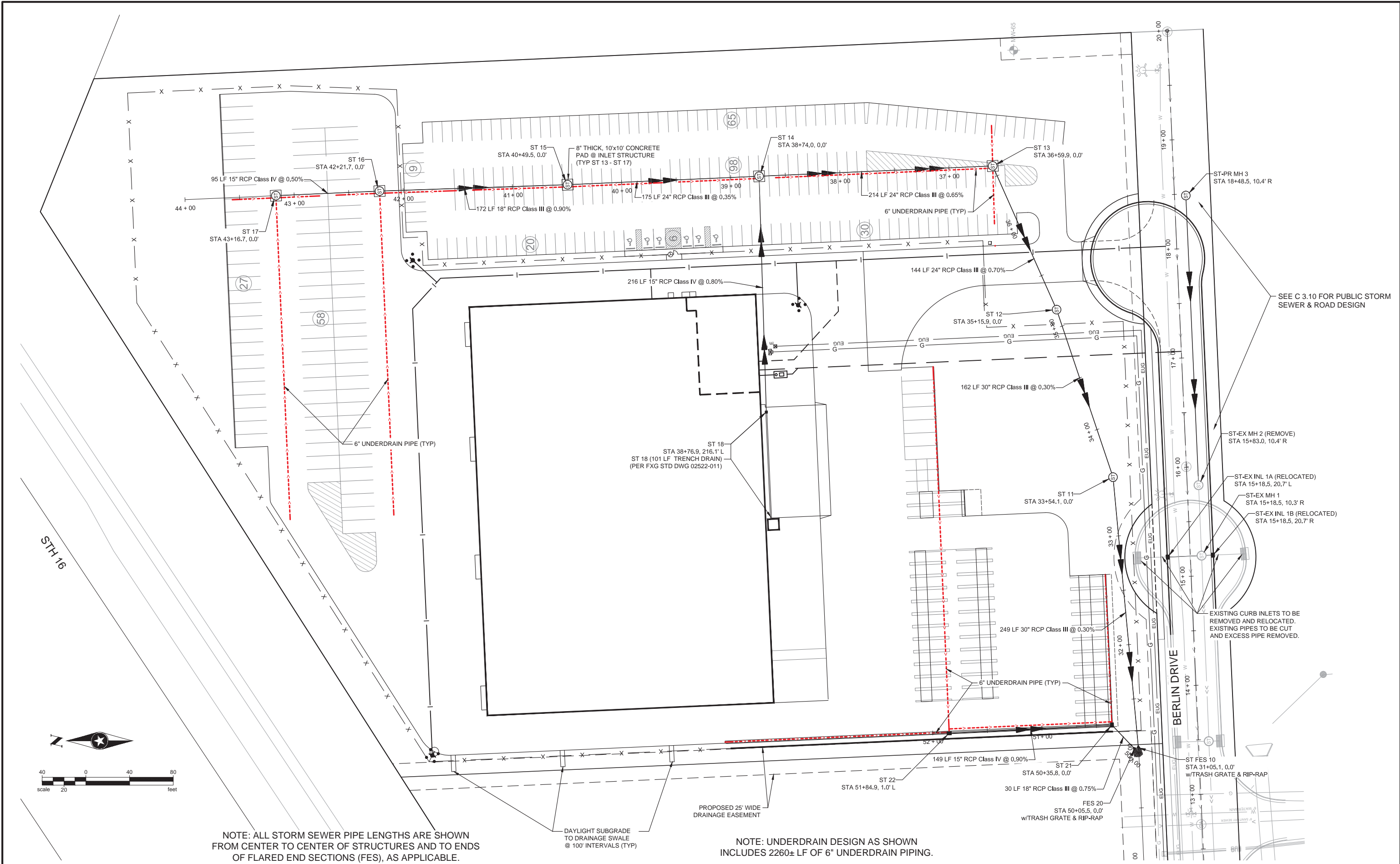
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EROSION CONTROL PLAN

FILE NO. SCANP_148296	C 2.10
DATE 02/14/2020	OF 15

SEE C 1.00 FOR EROSION CONTROL NOTES

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NOTE: ALL STORM SEWER PIPE LENGTHS ARE SHOWN FROM CENTER TO CENTER OF STRUCTURES AND TO ENDS OF FLARED END SECTIONS (FES), AS APPLICABLE.

NOTE: UNDERDRAIN DESIGN AS SHOWN INCLUDES 2260± LF OF 6" UNDERDRAIN PIPING.

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STORM SEWER & UNDER DRAIN SYSTEM MAP

FILE NO.	SCANP_148296	C 3.00
DATE	02/14/2020	
		OF 16

PROJECT NAME: FED EX - LA CROSSE
 STORM SEWER SIZING CALCULATIONS
 PROJECT NO.: SCANP_148296

Coefficients for "I" formula:

a:	b:	k:
35.227	1.895	0.679
100.00	48.766	1.629
		0.661

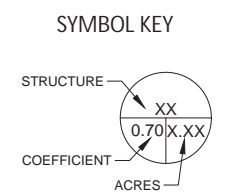
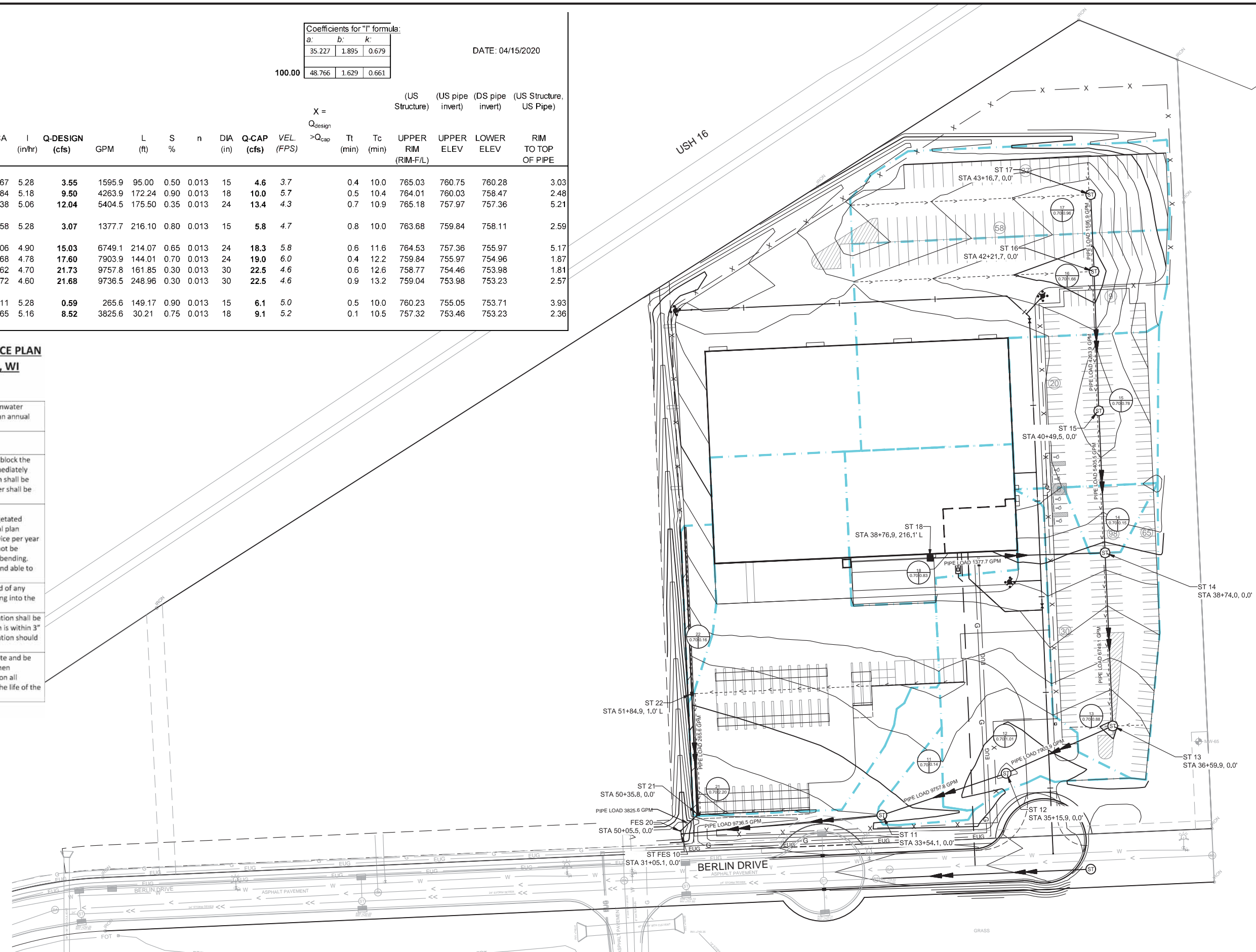
DATE: 04/15/2020

INCR. AREA (acres)	STRUCTURES from	STRUCTURES to	CUMM. AREA (acres)	INCR. C	AVG. "C"	CA	I (in/hr)	Q-DESIGN (cfs)	GPM	L (ft)	S %	n	DIA (in)	Q-CAP (cfs)	VEL (FPS)	X = $\frac{Q_{design}}{Q_{cap}}$	Tt (min)	Tc (min)	(US Structure)	(US pipe invert)	(DS pipe invert)	(US Structure, US Pipe)
																			UPPER RIM (RIM-F/L)	UPPER ELEV	LOWER ELEV	RIM TO TOP OF PIPE
0.96	ST 17	ST 16	0.96	0.70	0.70	0.67	5.28	3.55	1595.9	95.00	0.50	0.013	15	4.6	3.7	0.4	10.0	765.03	760.75	760.28	3.03	
1.66	ST 16	ST 15	2.62	0.70	0.70	1.84	5.18	9.50	4263.9	172.24	0.90	0.013	18	10.0	5.7	0.5	10.4	764.01	760.03	758.47	2.48	
0.78	ST 15	ST 14	3.40	0.70	0.70	2.38	5.06	12.04	5404.5	175.50	0.35	0.013	24	13.4	4.3	0.7	10.9	765.18	757.97	757.36	5.21	
0.83	ST 18	ST 14	0.83	0.70	0.70	0.58	5.28	3.07	1377.7	216.10	0.80	0.013	15	5.8	4.7	0.8	10.0	763.68	759.84	758.11	2.59	
0.15	ST 14	ST 13	4.38	0.70	0.70	3.06	4.90	15.03	6749.1	214.07	0.65	0.013	24	18.3	5.8	0.6	11.6	764.53	757.36	755.97	5.17	
0.88	ST 13	ST 12	5.26	0.70	0.70	3.68	4.78	17.60	7903.9	144.01	0.70	0.013	24	19.0	6.0	0.4	12.2	759.84	755.97	754.96	1.87	
1.34	ST 12	ST 11	6.60	0.70	0.70	4.62	4.70	21.73	9757.8	161.85	0.30	0.013	30	22.5	4.6	0.6	12.6	758.77	754.46	753.98	1.81	
0.14	ST 11	ST FES 10	6.74	0.70	0.70	4.72	4.60	21.68	9736.5	248.96	0.30	0.013	30	22.5	4.6	0.9	13.2	759.04	753.98	753.23	2.57	
0.16	ST 22	ST 21	0.16	0.70	0.70	0.11	5.28	0.59	265.6	149.17	0.90	0.013	15	6.1	5.0	0.5	10.0	760.23	755.05	753.71	3.93	
2.20	ST 21	ST FES 20	2.36	0.70	0.70	1.65	5.16	8.52	3825.6	30.21	0.75	0.013	18	9.1	5.2	0.1	10.5	757.32	753.46	753.23	2.36	

POST CONSTRUCTION OPERATION AND MAINTENANCE PLAN FOR FEDEX DISTRIBUTION CENTER IN LA CROSSE, WI

The owner of the property affected shall inspect and maintain the following stormwater management systems frequently, especially after heavy rainfalls, but at least on an annual basis unless otherwise specified.

STORMWATER FACILITY	TYPE OF ACTION
1. Lawn and Landscaped Areas	All lawn areas shall be kept clear of any materials that block the flow of stormwater. Rills and small gullies shall be immediately filled and seeded or have sod placed in them. The lawn shall be kept mowed, tree seedlings shall be removed, and litter shall be removed from landscaped areas.
2. Swales	All grassed swales showing signs of erosion, scour, or channelization shall be repaired, reinforced, and revegetated immediately. All swales shall be repaired to the original plan requirements. Mowing shall take place no less than twice per year at a height of no less than three inches. Grasses shall not be allowed to grow to a height that permits branching or bending. Mowing shall only take place when the ground is dry and able to support machinery.
3. Catch Basin/Curb Inlet Grates	The grate openings to these structures must be cleared of any clogging or the blocking of stormwater flow from getting into the stormwater conveyance system of any kind.
4. Catch Basin/Curb Inlet Sumps	Sumps shall visually be inspected every 3 months. Siltation shall be removed and disposed of offsite when the sump depth is within 3" of the outlet pipe invert elevation. The removal of siltation should occur a minimum of once per year.
5. Record of Maintenance	The operation and maintenance plan shall remain onsite and be available for inspection when requested by WDNR. When requested, the owner shall make available for inspection all maintenance records to the department or agent for the life of the system.



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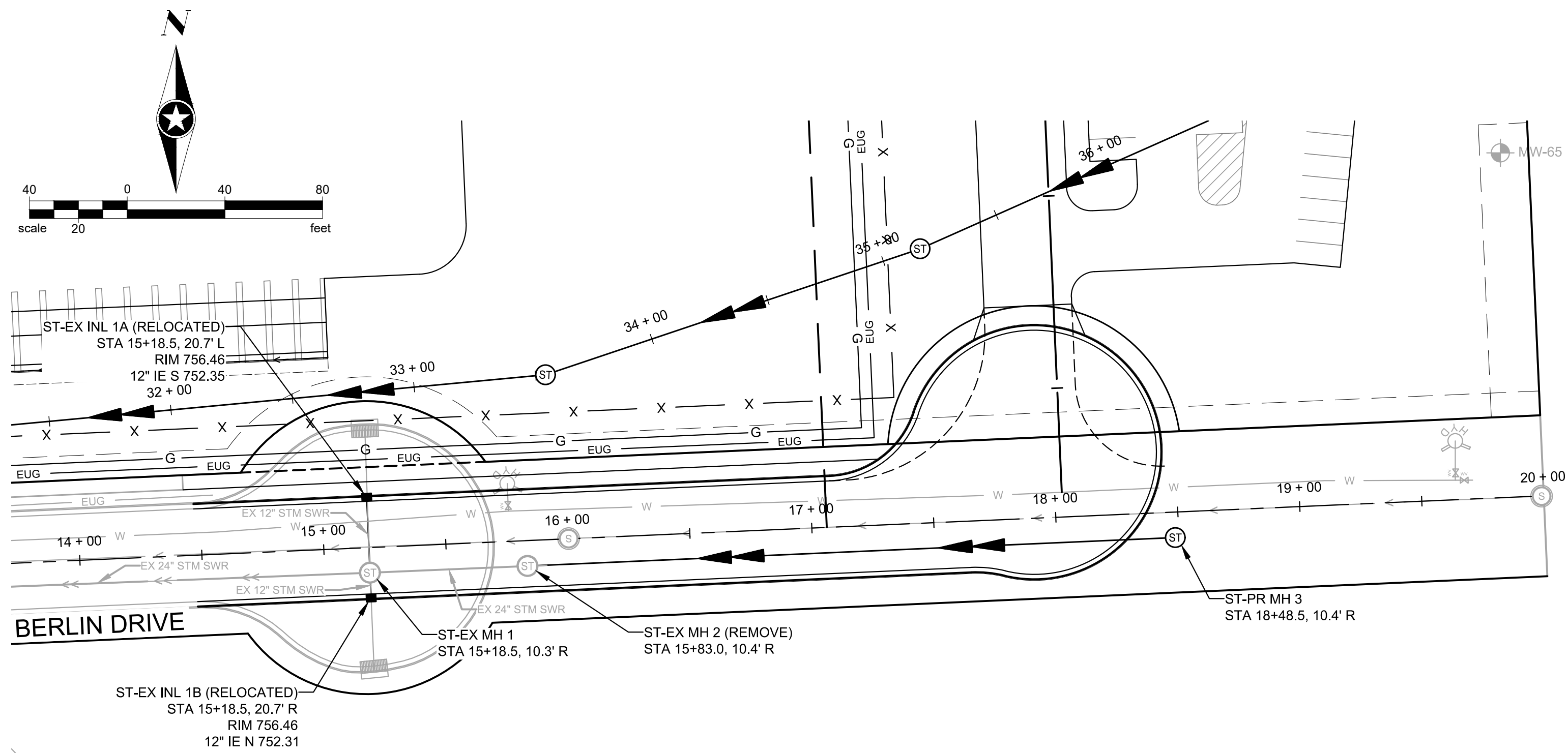
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DESIGNER:				
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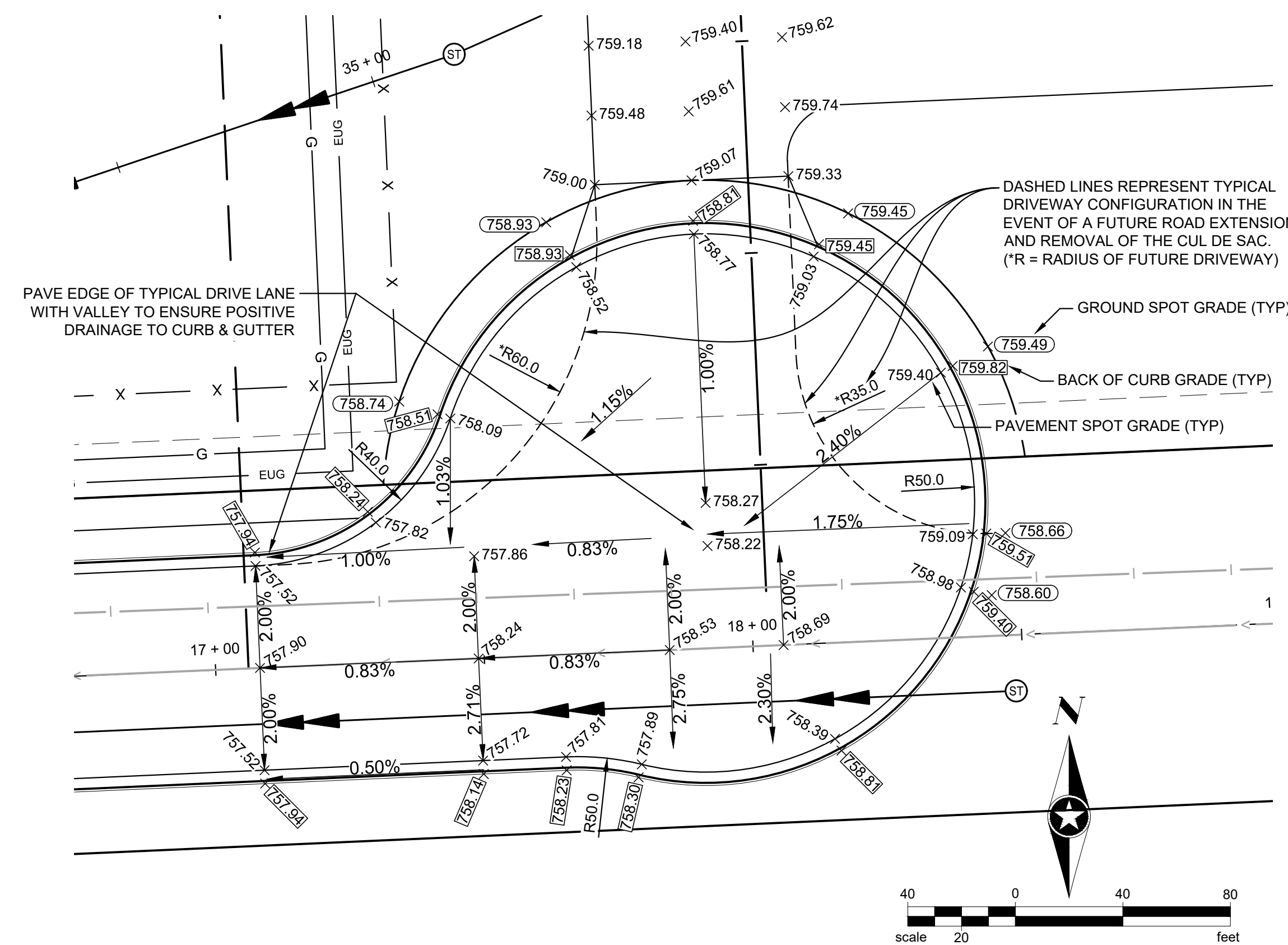
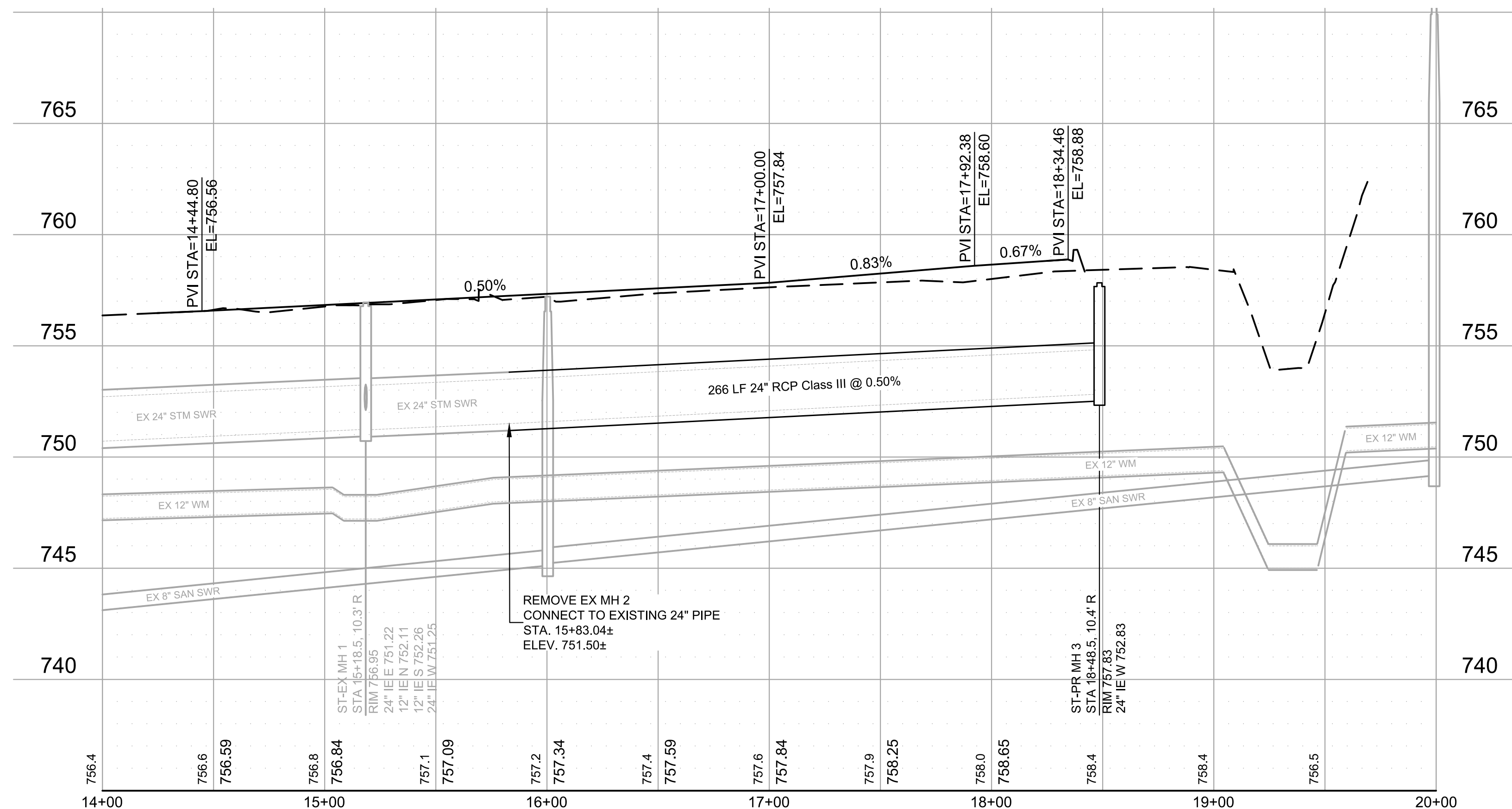
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STORM SEWER DESIGN

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NOTE: ALL STORM SEWER PIPE LENGTHS ARE SHOWN FROM CENTER TO CENTER OF STRUCTURES AND TO ENDS OF FLARED END SECTIONS, AS APPLICABLE.



BERLIN DRIVE - CUL DE SAC DETAIL

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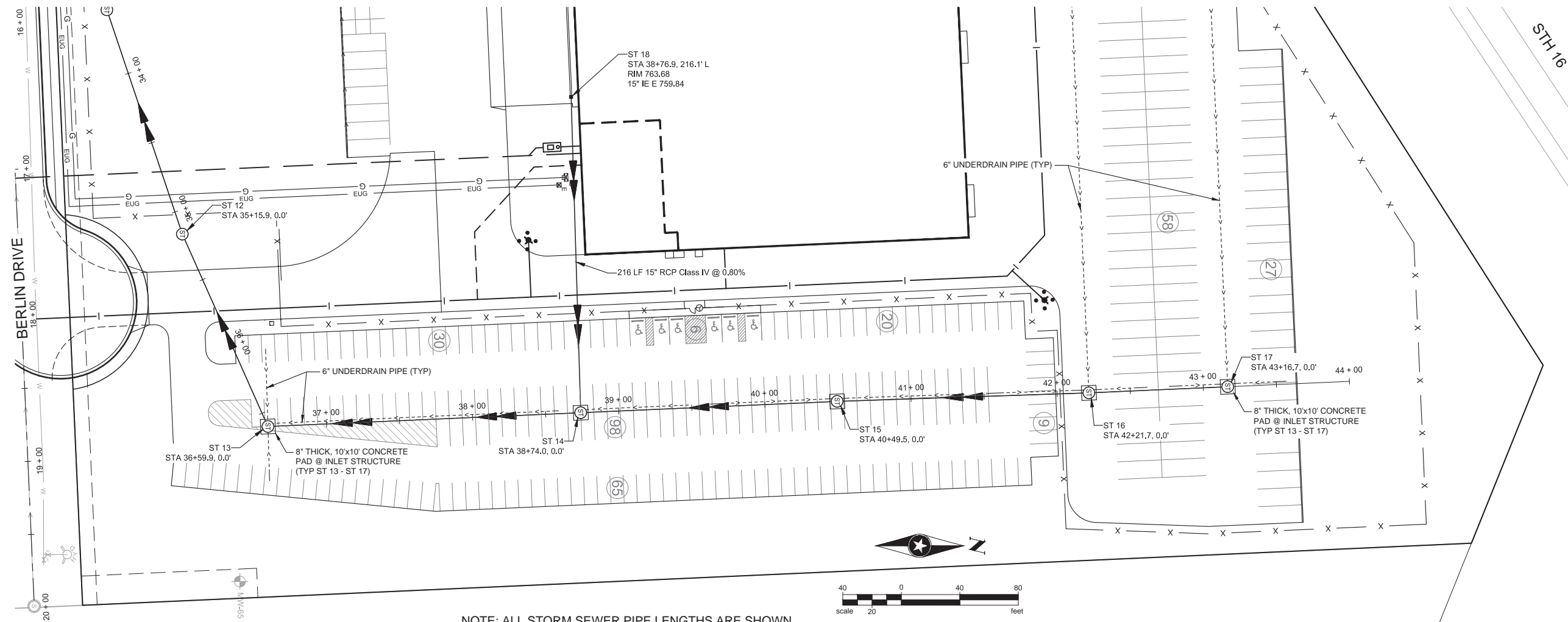


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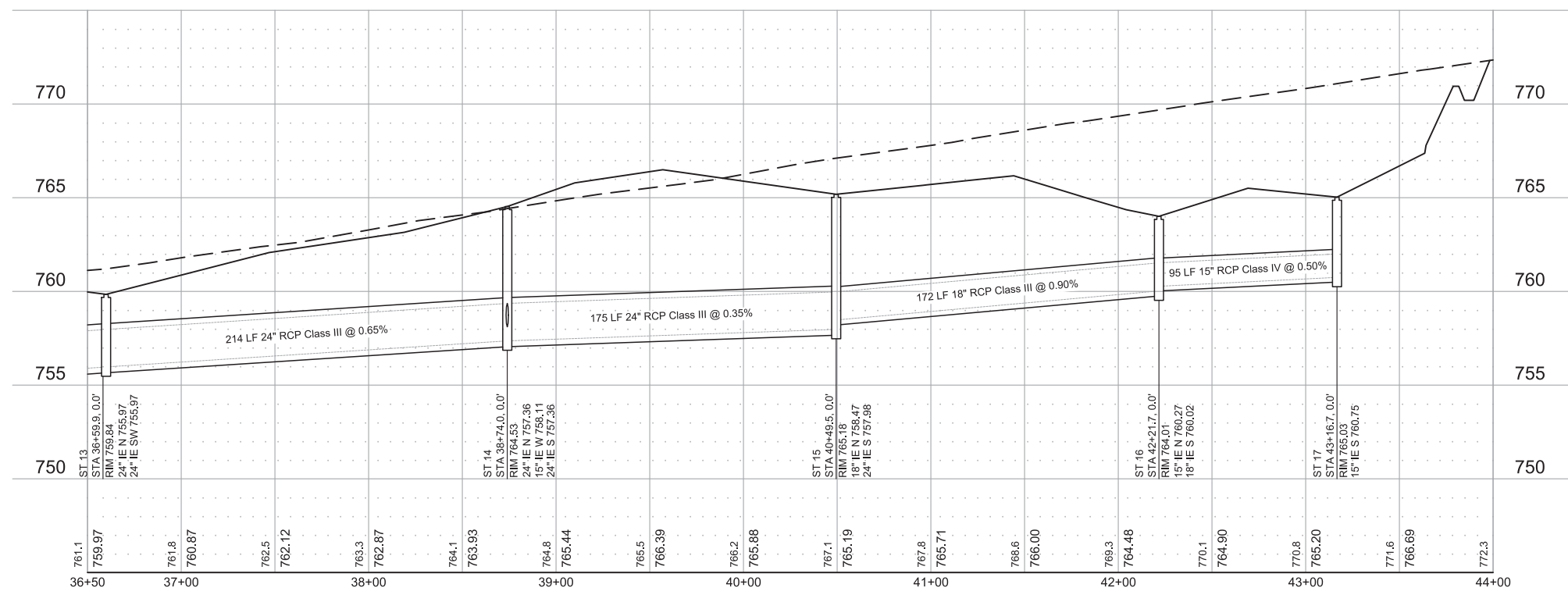
BERLIN DRIVE PLAN & PROFILE - STA 14+00 TO STA 20+00

FILE NO.
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02/14/2020
C 3.10
OF 15

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NOTE: ALL STORM SEWER PIPE LENGTHS ARE SHOWN FROM CENTER TO CENTER OF STRUCTURES AND TO ENDS OF FLARED END SECTIONS, AS APPLICABLE.



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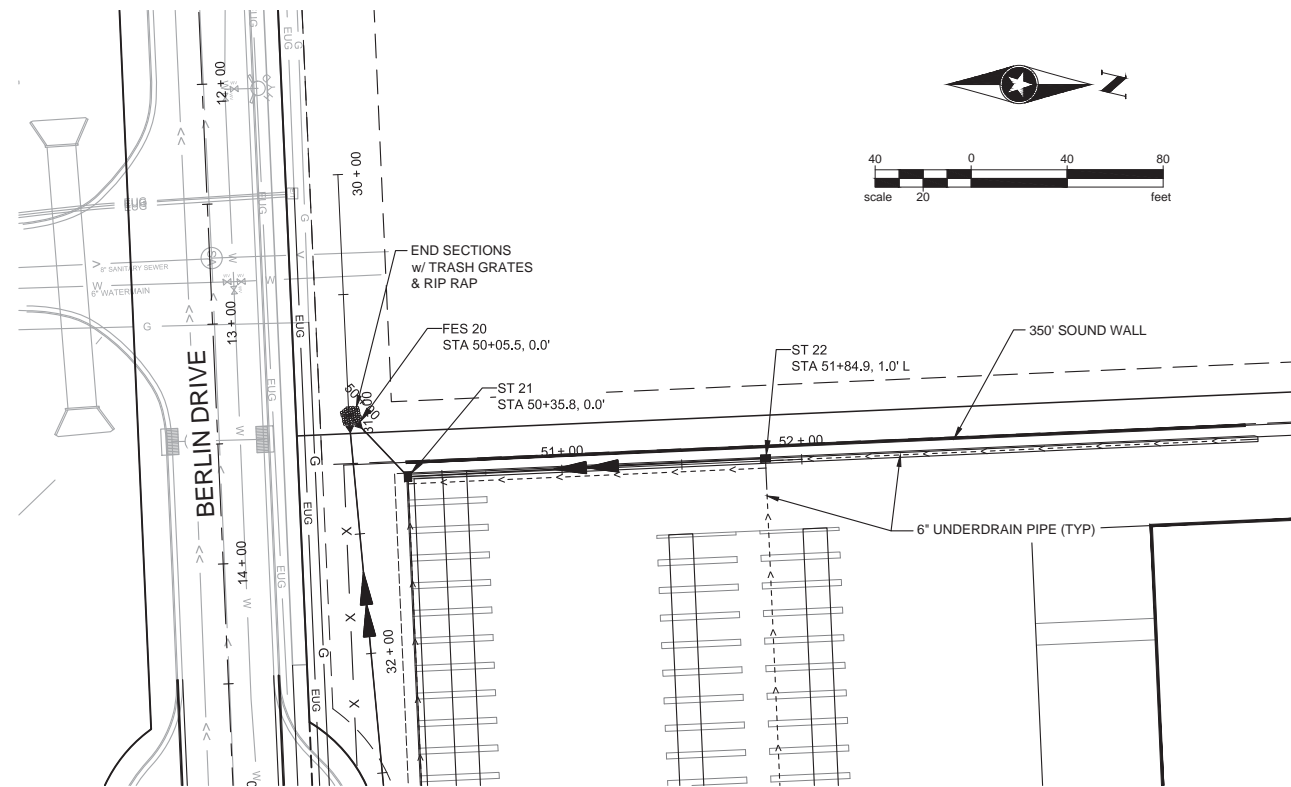
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1	PAL	04/15/2020	ADDED SOUND WALL, STORM SEWER & PRIVATE WATERMAIN DETAILS



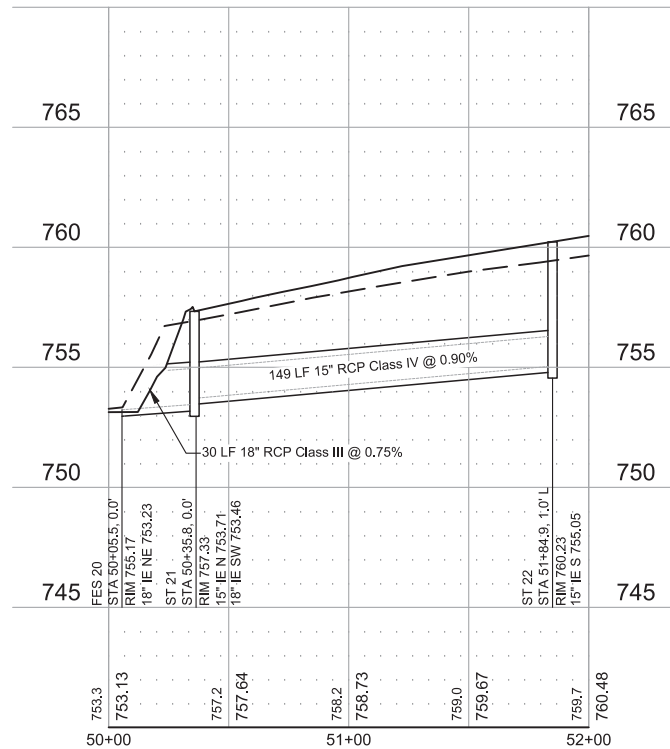
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STORM SEWER PLAN & PROFILE - STA 36+50 TO STA 44+00

FILE NO. SCANP_148296
 DATE 02/14/2020
C 3.30
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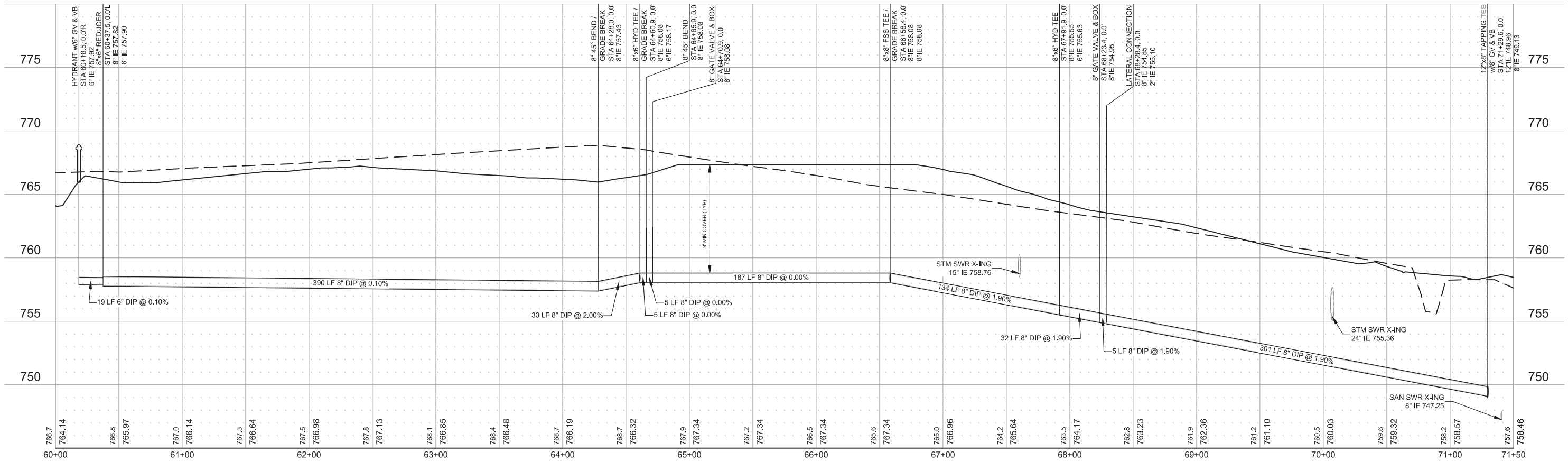
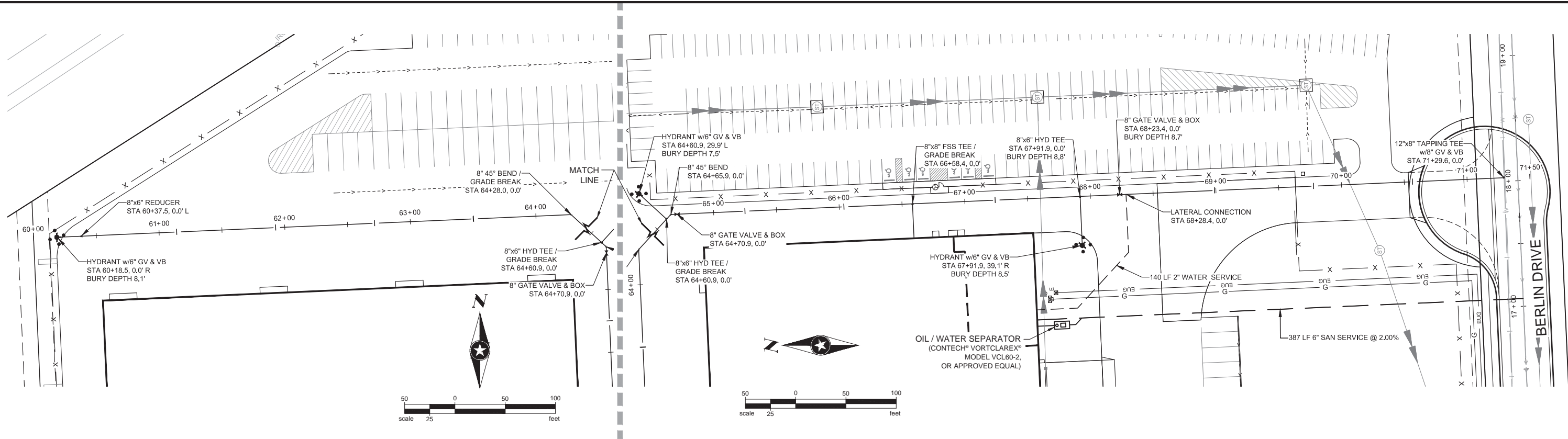
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STORM SEWER PLAN & PROFILE - STA 50+00 TO STA 52+00

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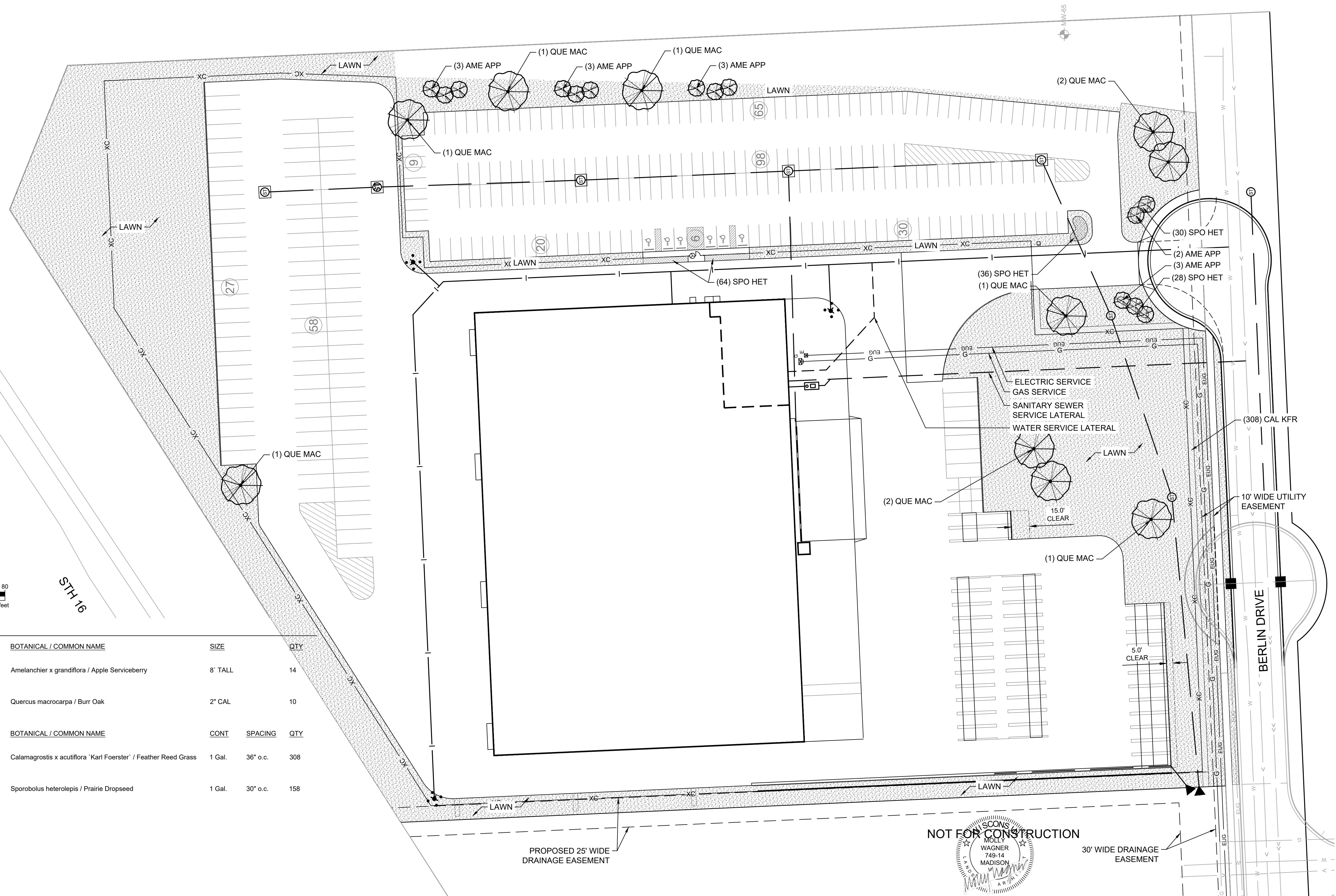
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PRIVATE WATER MAIN PLAN & PROFILE

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DATE	02/14/2020

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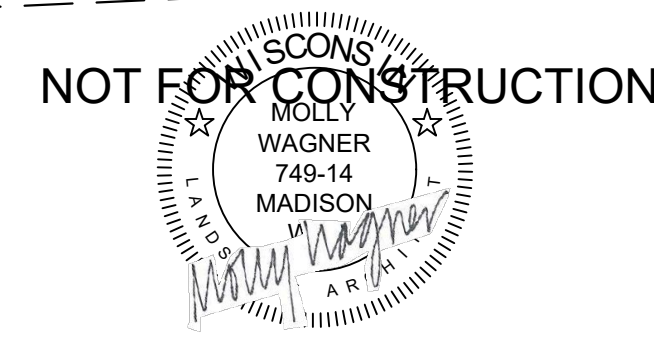
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PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AME APP	Amelanchier x grandiflora / Apple Serviceberry	8' TALL	14
	QUE MAC	Quercus macrocarpa / Burr Oak	2" CAL	10

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	CAL KFR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 Gal.	36" o.c.	308
	SPO HET	Sporobolus heterolepis / Prairie Dropseed	1 Gal.	30" o.c.	158

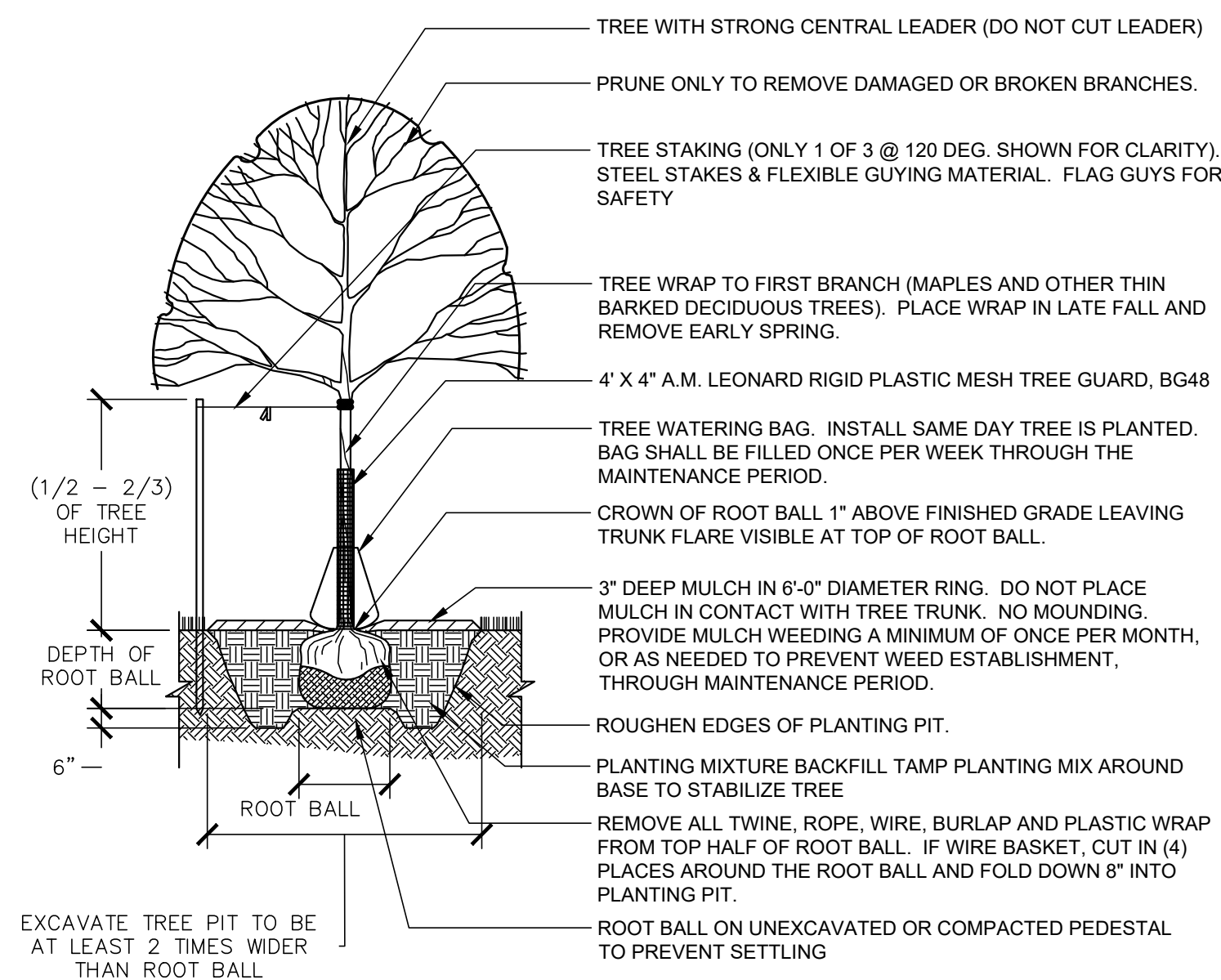


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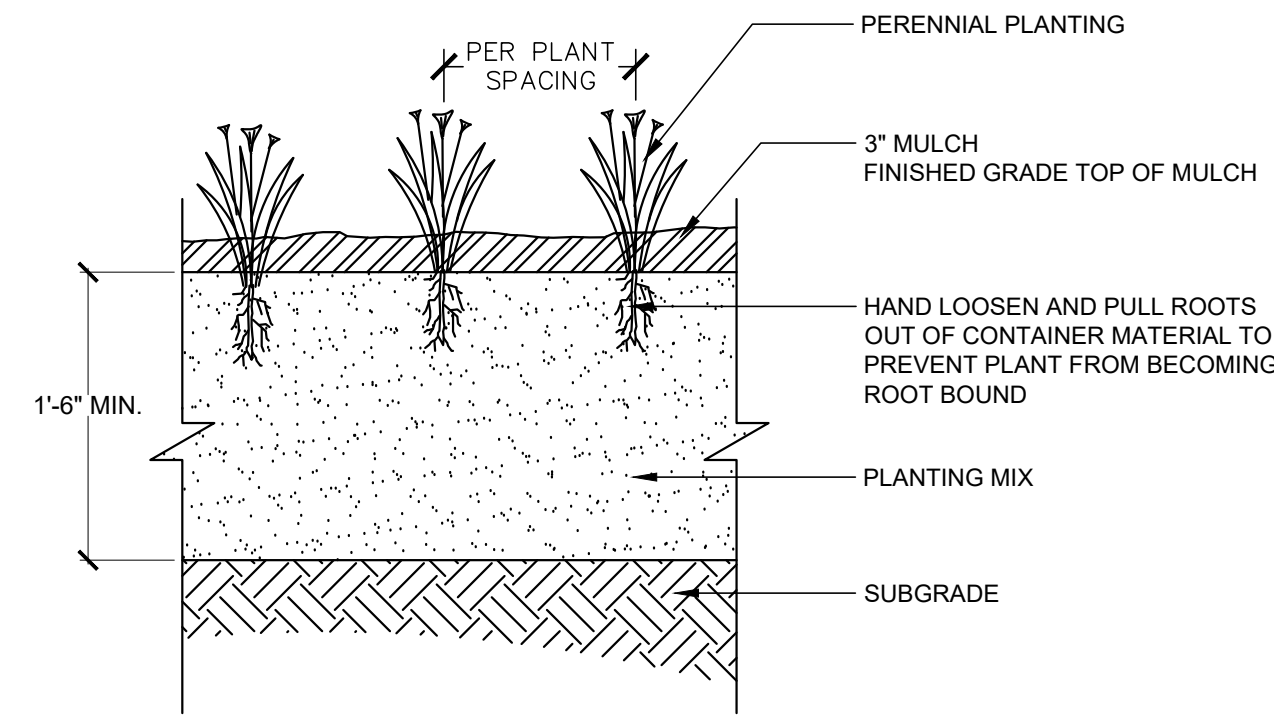
LANDSCAPE PLAN

FILE NO. SCANP_148296	L 1.00
DATE 02/14/2020	OF 15



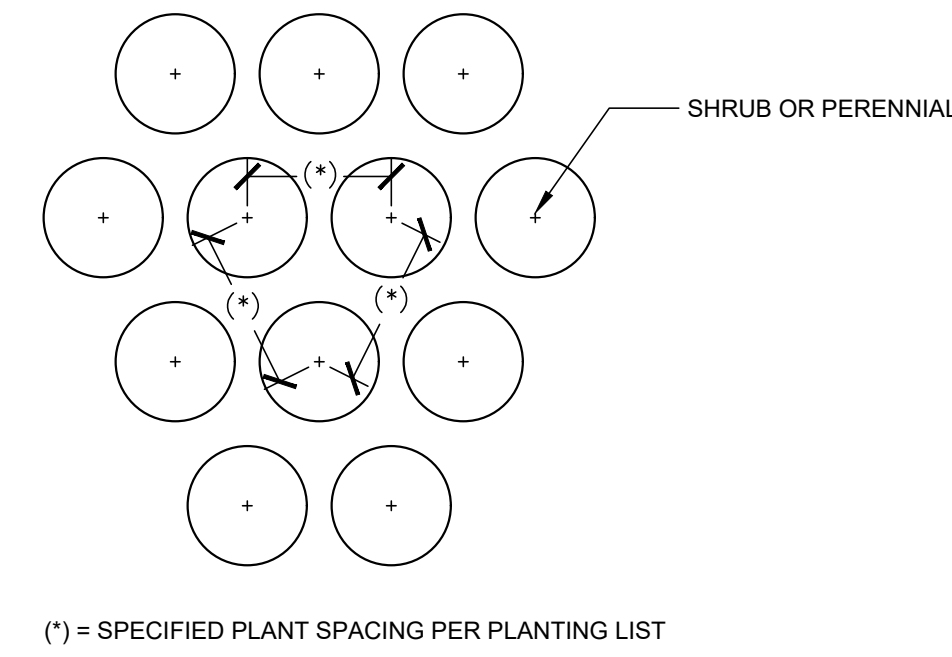
1 TREE PLANTING
1/4" = 1'-0"

329343-01



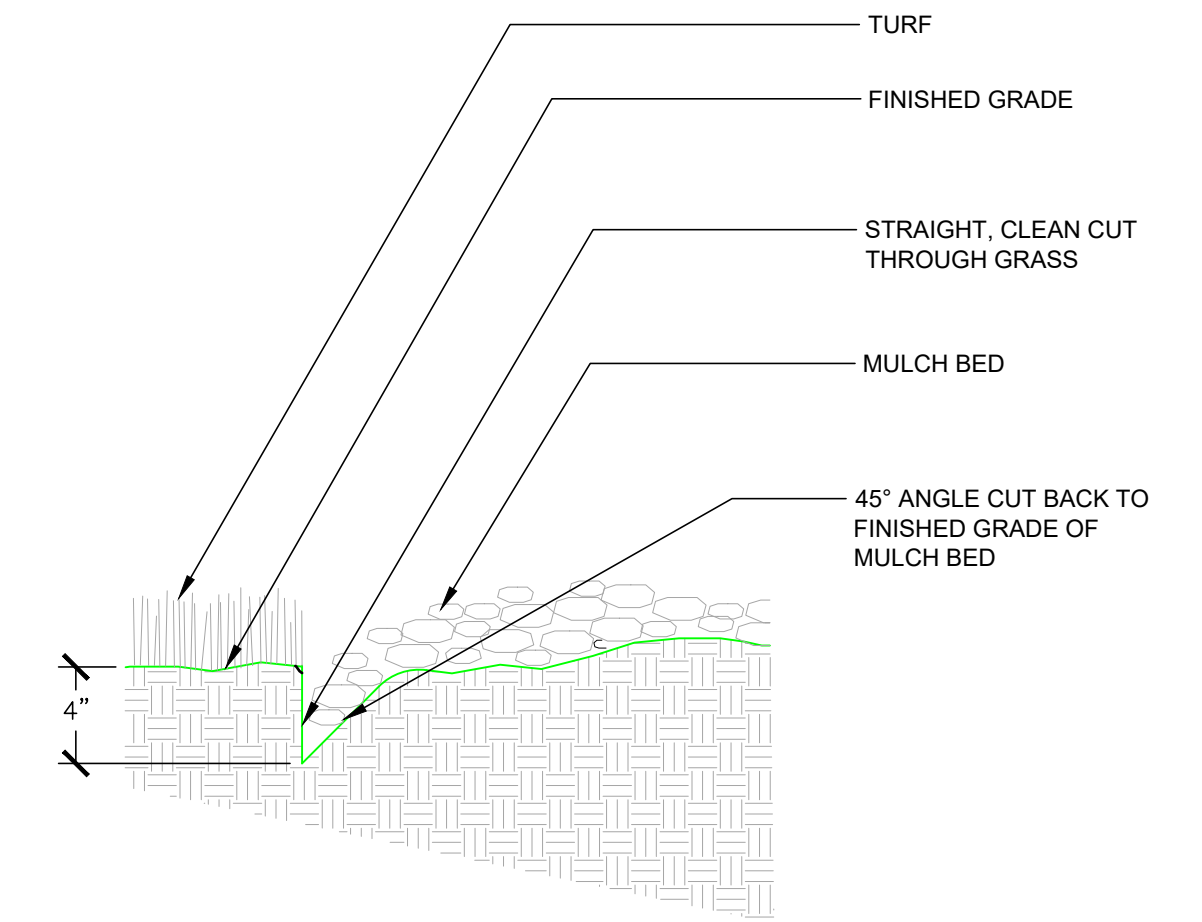
2 PERENNIAL PLANTING DETAIL
1" = 1'-0"

3293-01



3 PLANT SPACING DETAIL
1/2" = 1'-0"

3293-02



4 TRENCHED EDGE DETAIL
N.T.S.

329413.23-02

PLANTING NOTES

- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.
- EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. THE LANDSCAPE ARCHITECT WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.
- AREAS UNDER PLANTING BEDS SHALL NOT CONTAIN COMPACTED AGGREGATE TO ALLOW FOR PROPER DRAINAGE AND GROWTH OF PLANT MATERIAL. REMOVE AGGREGATE AND PERFORM SUBSOILING AS NECESSARY TO OBTAIN LOOSE, FREE DRAINING SUBGRADE BELOW PLANTING BEDS. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
- CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
- ALL LAWN AREAS SHALL BE SEEDED AND RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL.
- ALL PLANTING BEDS SHALL RECEIVE 18" DEPTH OF PREPARED SOIL.
- PAINT OR STAKE LIMITS OF SEEDING FOR REVIEW BY LANDSCAPE ARCHITECT & OWNER PRIOR TO SEEDING.
- NEW SEEDED AREAS TO BE TREATED WITH HERBICIDE TO KILL ALL EXISTING GROUND COVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUND COVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANTING BEDS SHALL HAVE A SHOVEL CUT EDGE, UNLESS OTHERWISE SPECIFIED.
- ALL PLANTING BEDS AND PLANTED TREES SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH PER PLANTING DETAILS. MULCH SHALL BE CONSIDERED INCIDENTAL TO PLANT MATERIALS.
- LAWN SEED SHALL BE ESTABLISHED BY THE CONTRACTOR TO A DENSE, GREEN CONSISTENT LAWN VOID OF ANY BARE OR PATCHY AREAS LARGER THAN 3" X 3".
- SEED PRIOR TO OCT. 15. IF SEEDED AFTER OCT. 15, MAINTAIN AND ESTABLISH LAWN UNTIL SPRING REVIEW.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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LANDSCAPE DETAILS

FILE NO. SCANP_148296	L 1.10
DATE 02/14/2020	