	LEGEND					
SANITARY MANHOLE	$\bigcirc$	STORM SEWER				
STORM MANHOLE	©	WATER MAIN	W			
CATCH BASIN		LIGHTING	·———			
INLET		ELECTRICAL CABLE	——— E———			
PRECAST FLARED END SECTION	$\triangleleft$	ELECTRICAL TRANSFORMER OR PEDESTAL				
CONCRETE HEADWALL		POWER POLE	Ø			
VALVE VAULT	$\otimes$	POWER POLE WITH LIGHT	<del>\</del>			
VALVE BOX	$\boxplus$	GUY WIRE	-•			
FIRE HYDRANT	K	STREET SIGN	þ			
BUFFALO BOX	Φ	GAS MAIN	G			
CLEANOUT		TELEPHONE LINE	т			
SANITARY SEWER —	$\longrightarrow$	CONTOUR	749			
FORCE MAIN —		TREE	* 0			
CONCRETE SIDEWALK		EASEMENT LINE				

#### CONTRACTOR RESPONSIBILITY: THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE

EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE

WOULD HAVE NO KNOWLEDGE.

**LEGEND** 

REMOVE EXISTING CURB AND GUTTER

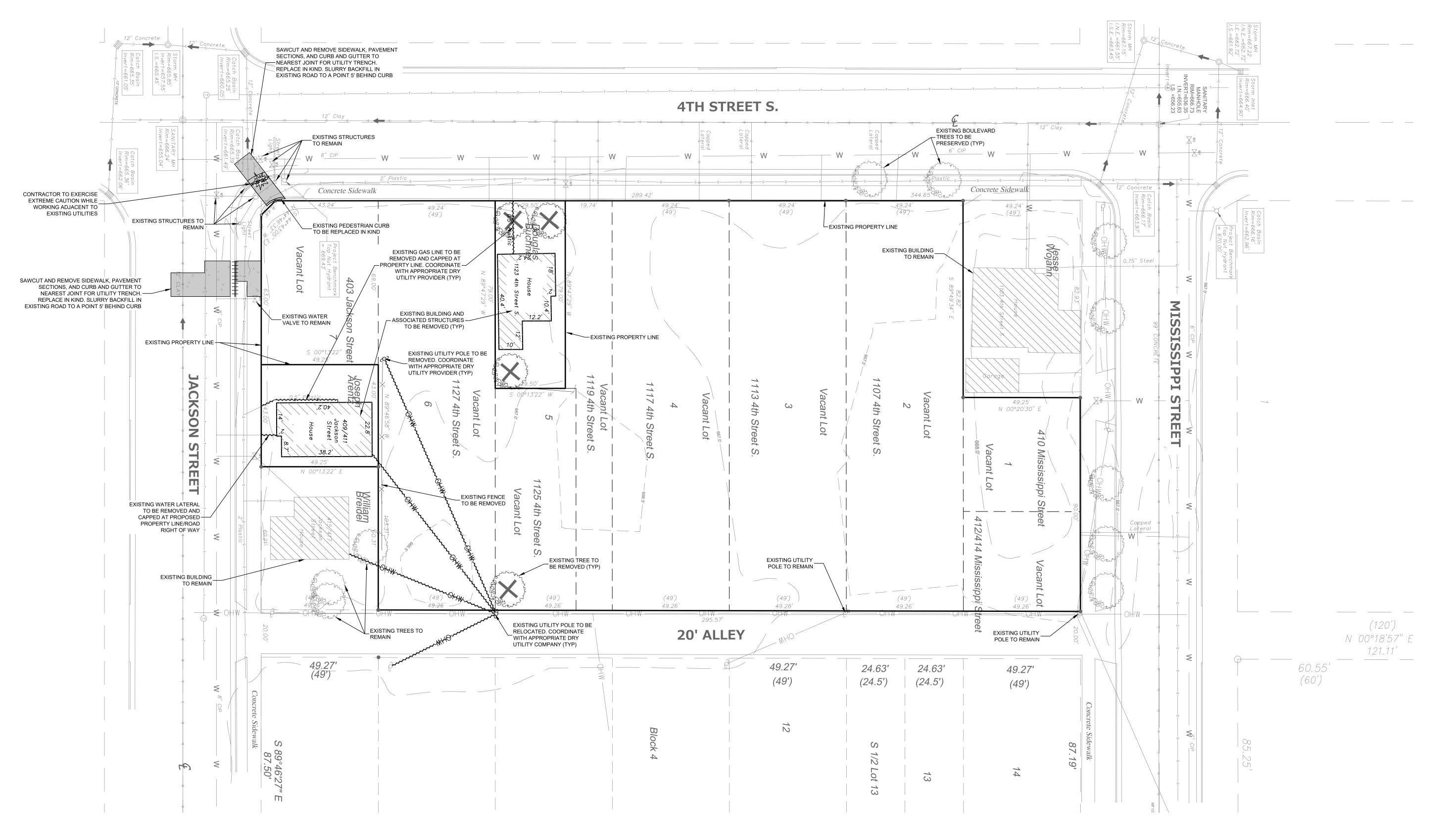
REMOVE EXISTING UTILITY

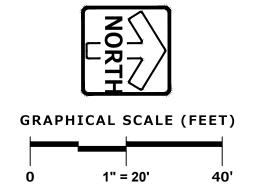
REMOVE EXISTING CONCRETE

CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR

<b>EXISTING CONDITIONS SURVEY:</b>
EXISTING CONDITIONS SURVEY PROVIDED BY COULEE REGION LAND SURVEYORS. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONSTRUCTION NOTES LOCATED ON SHEET C106	CONTRACTOR RESPONSIBILITY: SE	E ADDITIONAL
	CONSTRUCTION NOTES LOCATED O	N SHEET C106







PROJECT: 403 JACKSON 403 JACKSON ST LA CROSSE, WI 54601

OWNER: CINNAIRE 10 E. DOTY STREET SUITE 617 MADISON, WI 53703

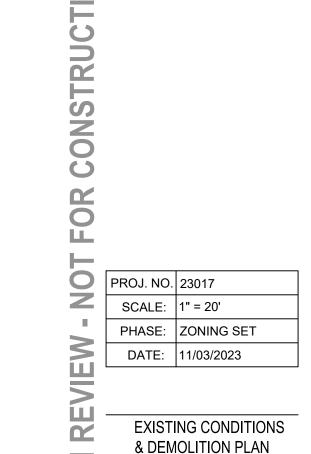
ARCHITECT: KORB + ASSOCIATES ARCHITECTS 648 N. PLANKINTON AVE SUITE 240 MILWAUKEE, WI 53203

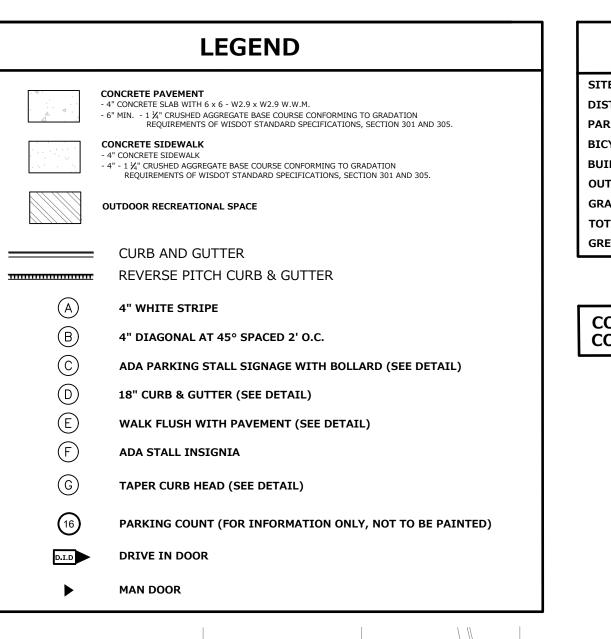
ENGINEER: PINNACLE ENGINEERING 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186

STRUCTURAL ENGINEER: SPIRE ENGINEERING 305 N PLANKINTON AVENUE SUITE 101

DATE REVISION

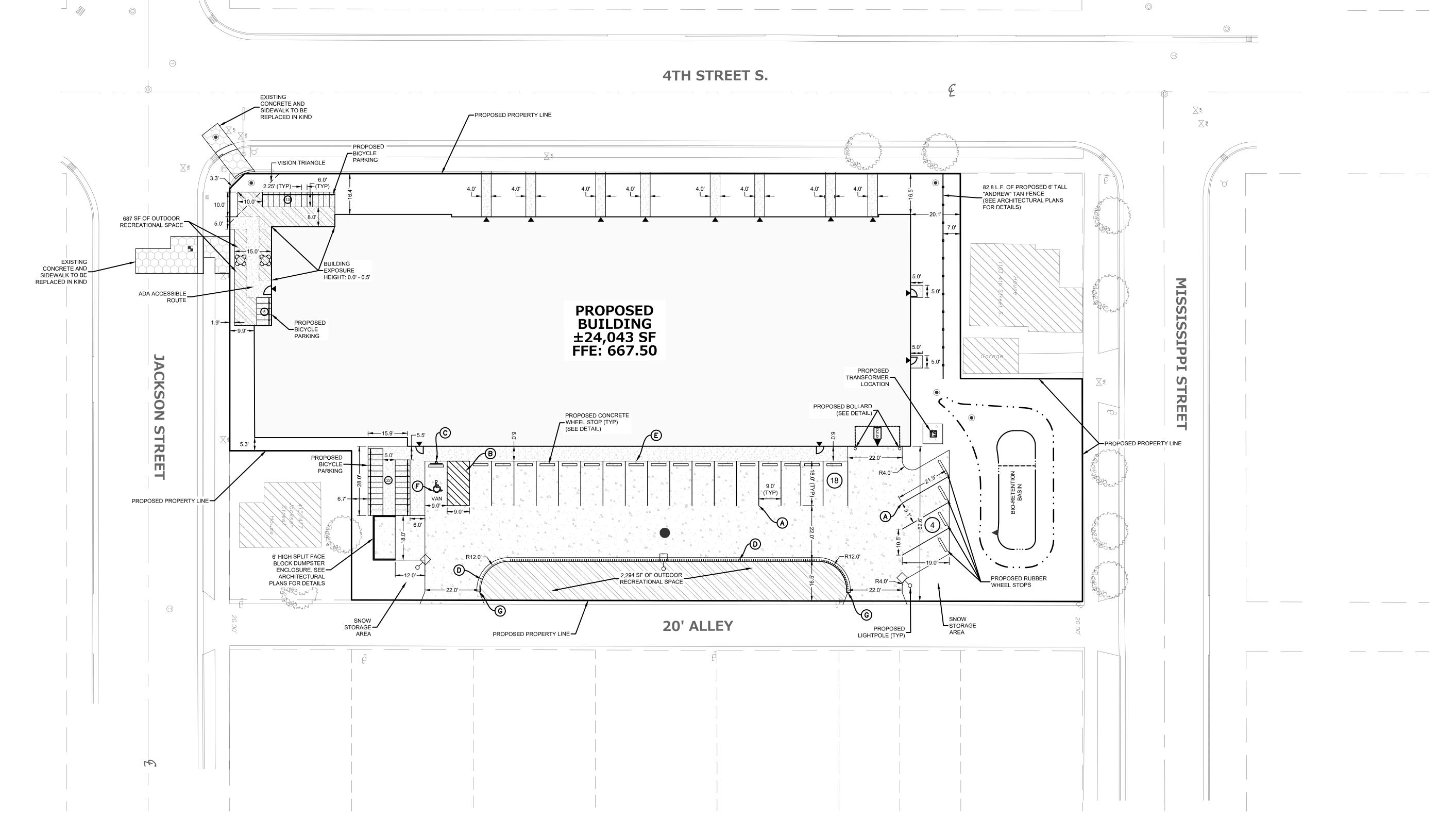
MILWAUKEE, WI 53203

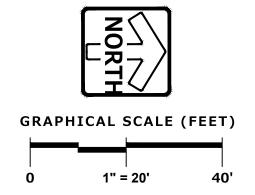




SITE DATA SITE AREA: 1.20 AC (52,424 SF) DISTURBANCE LIMITS: 1.21 AC (52,514 SF) PARKING STALLS: 22 STALLS (1 ADA) BICYCLE STALLS: 40 STALLS (38 STALLS REQ'D) **BUILDING AREA:** 0.55 AC (24,043 SF) OUTDOOR RECREATIONAL AREA: 2,981 SF (2,975 SF REQ'D) GRASS AREA: 0.30 AC (12,930 SF) TOTAL IMPERVIOUS AREA: 0.90 AC (39,204 SF) **GREEN SPACE (%)** 24.66%

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C106







20725 WATERTOWN RD BROOKFIELD, WI 53186 (262) 754-8888 CHICAGO I MILWAUKEE : NATIONWIDE PEG JOB #: 3278.00-WI

PROJECT:
403 JACKSON
403 JACKSON ST
LA CROSSE, WI 54601

OWNER:

CINNAIRE 10 E. DOTY STREET SUITE 617 MADISON, WI 53703

ARCHITECT:

KORB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL
ENGINEER:

PINNACLE ENGINEERING
GROUP
20725 WATERTOWN ROAD,
SUITE 100
BROOKFIELD, WI 53186

STRUCTURAL ENGINEER:

SPIRE ENGINEERING
305 N PLANKINTON AVENUE
SUITE 101

DATE REVISION

MILWAUKEE, WI 53203

PROJ. NO. 23017

SCALE: 1" = 20'

PHASE: ZONING SET

DATE: 11/03/2023

5. CONSTRUCTION OF FOUNDATIONS AND BUILDING.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

OF CURBS, PAVEMENTS, WALKS, ETC.

WITH EROSION CONTROLS.

3. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.

. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT

INSTALL TOPSOIL, AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS

EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE

PROPOSED CONTOUR

GRASS PAVEMENT DIRECTION OF SURFACE FLOW

HYDROSEED

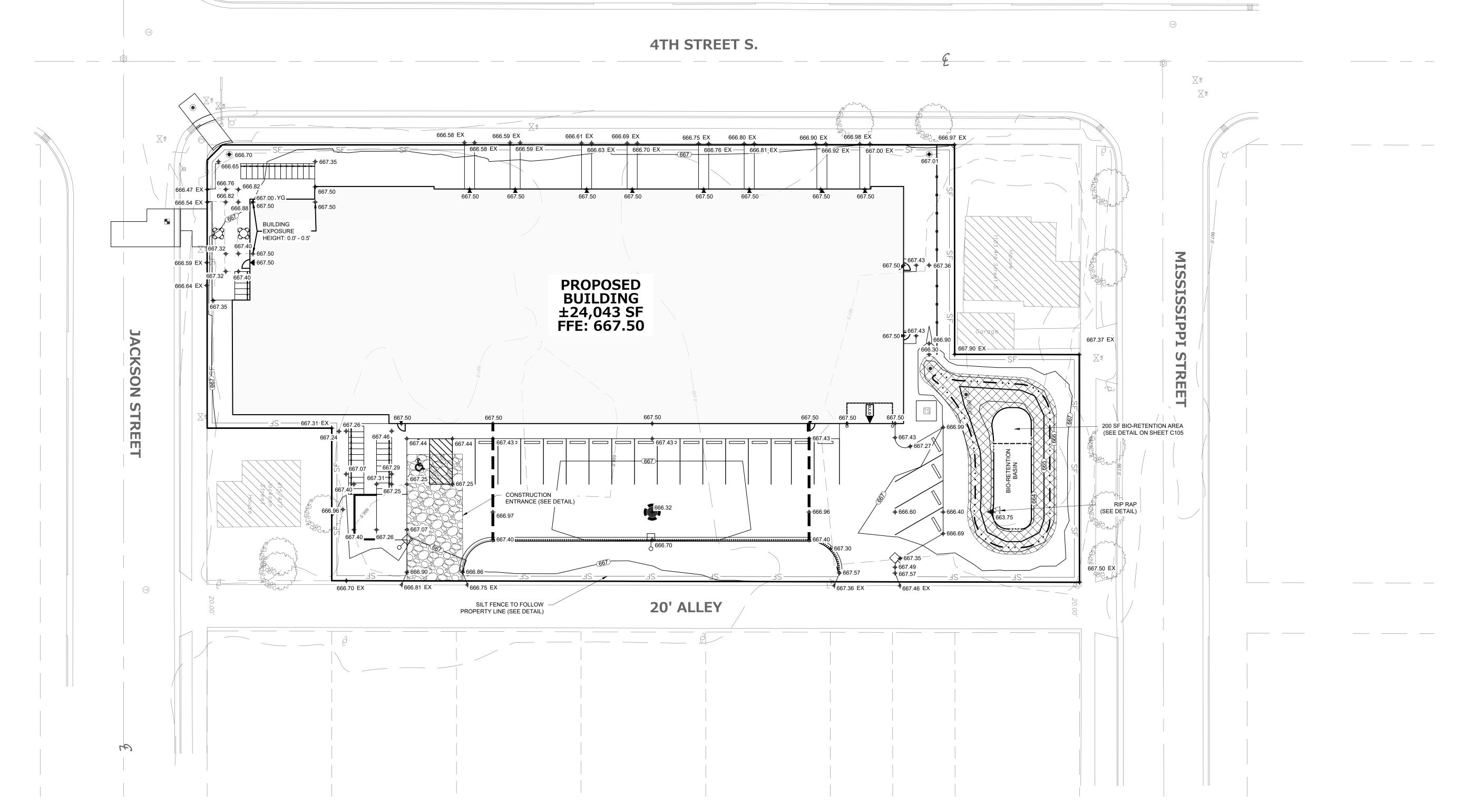
OR EQUIVALENT)

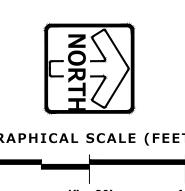
PROPOSED SPOT ELEVATION

WISDOT TYPE D INLET PROTECTION

TURF REINFORCED MATTING (N.A.G. S75BN

CONSTRUCTION ENTRANCE







PINNACLE ENGINEERING GROUP

PROJECT:
403 JACKSON
403 JACKSON ST

LA CROSSE, WI 54601

OWNER:
CINNAIRE
10 E. DOTY STREET
SUITE 617
MADISON, WI 53703

ARCHITECT:

KORB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD,
SUITE 100
BROOKFIELD, WI 53186

STRUCTURAL ENGINEER:

SPIRE ENGINEERING
305 N PLANKINTON AVENUE
SUITE 101
MILWAUKEE, WI 53203

DATE REVISION

PROJ. NO. 23017

SCALE: 1" = 20'

PHASE: ZONING SET

DATE: 11/03/2023

GRADING & EROSION

CONTROL BLAN

	LEGEND
•	SANITARY SEWER MANHOLE
•	STORM SEWER MANHOLE
•	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING
<b>&gt;</b>	PRECAST CONCRETE FLARED END SECTION
•	CLEANOUT
•	VALVE BOX
<	FIRE HYDRANT
<b>——</b>	SANITARY SEWER
	FORCE MAIN
——)——	STORM SEWER
——————————————————————————————————————	DRAIN TILE
— w —	WATER MAIN
—— FP ——	FIRE PROTECTION
— w	UTILITY CROSSING
——-E——	ELECTRICAL CABLE
——- G	GAS MAIN
——ІТІ——	TELEPHONE LINE
——-ЮНWI	OVERHEAD WIRES
•	LIGHTING
◨	ELECTRICAL TRANSFORMER OR PEDESTAL

22.5° BEND 2— INV=660.22 (6")

22.5° BEND 2

**SCALE: 1"=10'** 

INV=657.00 (8")

-10.5 L.F. 6" C-900 WATER MAIN @ S=-3.42%

└\_7.0 L.F. 8" SDR-35

@ S=4.64%

22.5° BEND 1 INV=660.58 (6")

21.0 L.F. 6" C-900 WATER MAIN @ S=-3.43%

34.2 L.F. 8" SDR-35

**ENLARGED VIEW** 

@ S=4.65%

CONTRACTOR TO CONNECT -

CONTRACTOR TO FIELD VERIFY

CONTRACTOR TO CONNECT -TO EXISTING SANITARY MAIN VIA WYE

OF ANY DISCREPANCIES

CONTRACTOR TO FIELD VERÌFÝ INVERT AND NOTIFY ENGINEER

INVERT AND NOTIFY ENGINEER

TO EXISTING WATER MAIN INV=±659.50 (6")

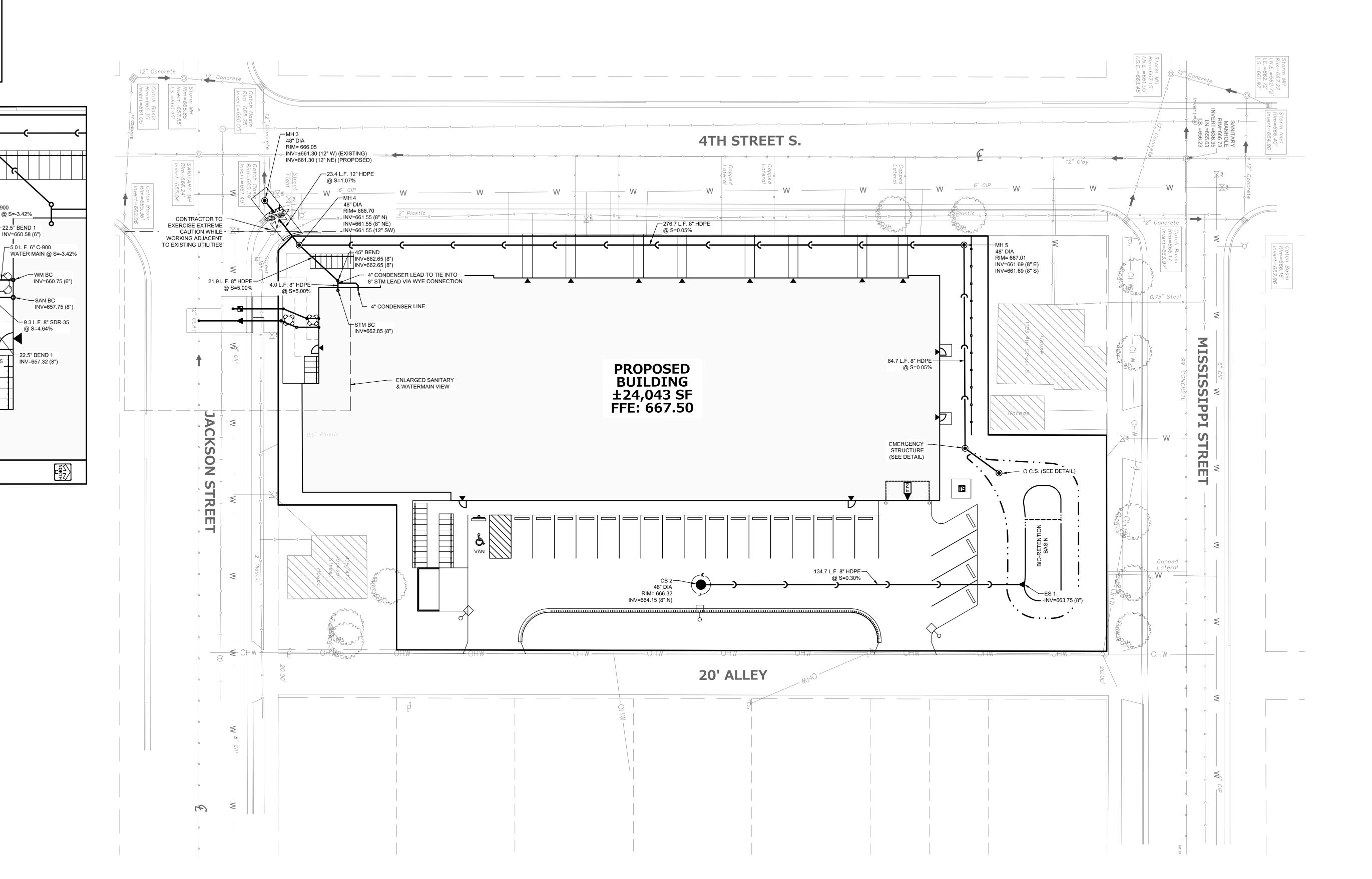
OF ANY DISCREPANCIES \_

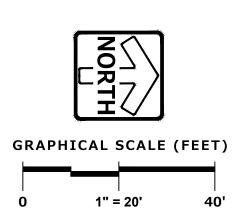
ALL PROPOSED CATCH BASINS SHALL HAVE DONUT DRAINTILE PER CONSTRUCTION DETAILS IN PLAN SET.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C106



CHICAGO I MILWAUKEE : NATIONWIDE PEG JOB #: 3278.00-WI





PROJECT: 403 JACKSON 403 JACKSON ST LA CROSSE, WI 54601

OWNER: CINNAIRE 10 E. DOTY STREET SUITE 617 MADISON, WI 53703

KORB + ASSOCIATES ARCHITECTS 648 N. PLANKINTON AVE SUITE 240 MILWAUKEE, WI 53203

ARCHITECT:

CIVIL ENGINEER: PINNACLE ENGINEERING 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186

STRUCTURAL ENGINEER: SPIRE ENGINEERING 305 N PLANKINTON AVENUE SUITE 101 MILWAUKEE, WI 53203

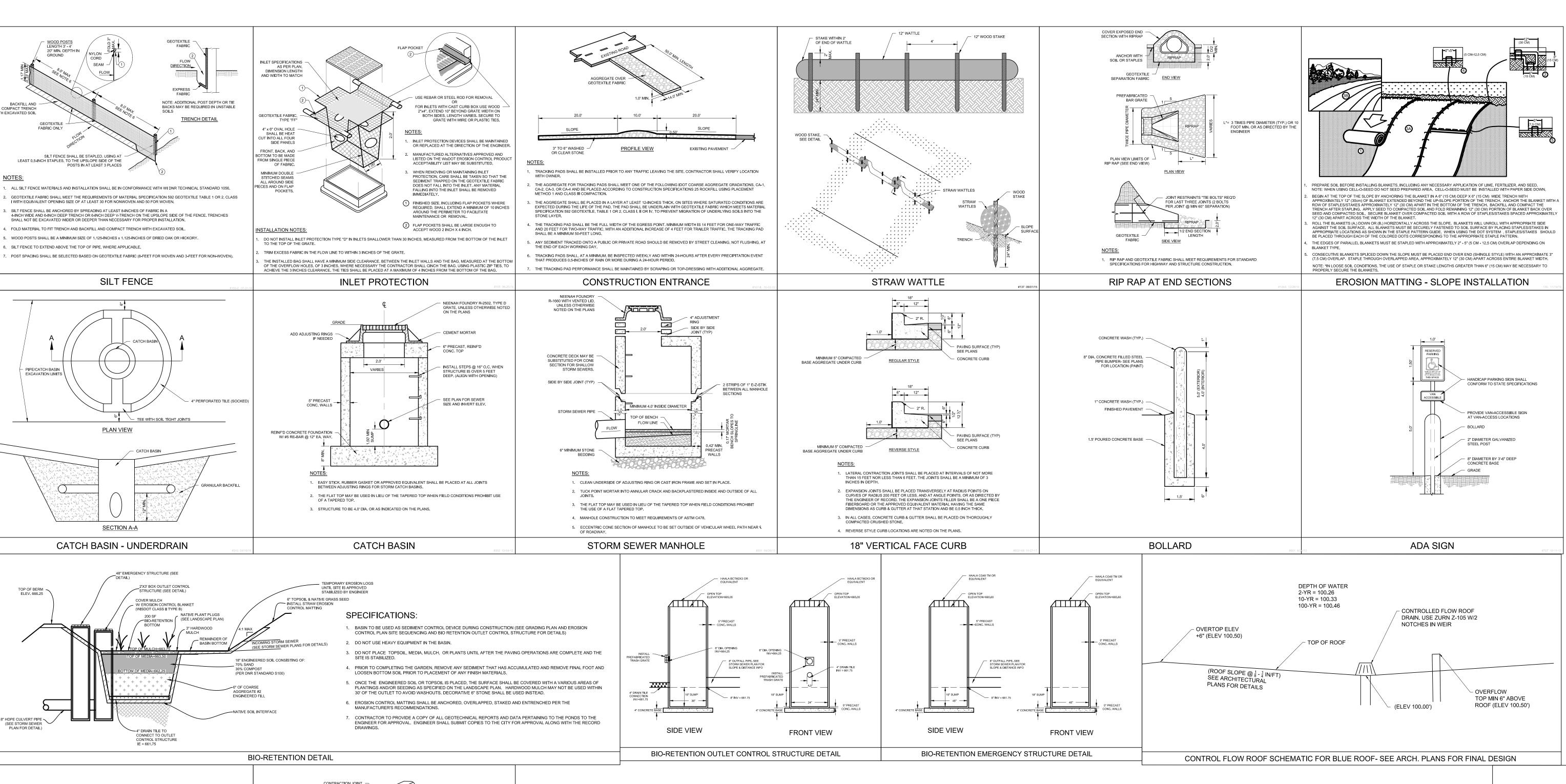
DATE REVISION

FOR CONSTRUCTION PROJ. NO. 23017

SCALE: 1" = 20'

PHASE: ZONING SET

DATE: 11/03/2023



CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES WALK FLUSH WITH PAVEMENT TAPER CURB HEAD

## 1.0 POTENTIAL POLLUTANT SOURCES

GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE. THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION: REFER TO SECTION 4 OF THIS PLAN, ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST; REFER TO SECTION 5 OF THIS PLAN.

# 2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT.

MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

### ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP). 2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE

- 1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND
- 2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.

3. STRIP TOPSOIL WITHIN THE LIMITS OF THE SEDIMENT TRAPS THAT WILL BE USED FOR TEMPORARY SEDIMENT CONTROL. STRIPPED TOPSOIL

- SHALL BE PLACED TO CONSTRUCT DIVERSION BERMING OR PLACED WITHIN THE STOCKPILE LIMITS. 4. STRIP TOPSOIL ALONG THE REMAINDER OF DIVERSION BERMING AND IMMEDIATELY PLACE TOPSOIL TO CREATE THE BERMING. MASS TOPSOIL STRIPPING SHALL NOT OCCUR UNTIL ALL DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE. 5. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS
- CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION. 6. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING
- 7. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
- 8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PRETECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

## 2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE BELOW. SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL IME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY

CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED. INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE) HYDRO-MULCHING WITH A TACKIFIER GEOTEXTILE EROSION MATTING

#### SODDING 2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION 5.0 INSPECTION BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

<u>TFENCE</u> SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL OCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

ONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION

ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING

<u>DITCH CHECK (STRAW BALES)</u> SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED. <u>EROSION CONTROL MATTING</u> SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE

DIVERSION BERM/SWALE SHALL BE CONSTRUCTED TO DIVERT RUNOFF AROUND THE SITE AND TO DIVERT RUNOFF FROM THE DISTURBED AREA O A SEDIMENT TRAP OR OTHER CONTROL. BERMS/SWALES SHALL BE STABILIZED WITH EQUIPMENT TRACKING AND TEMPORARY SEEDING.

<u>SEDIMENT TRAPS/BASIN</u> SHALL BE CONSTRUCTED TO COLLECT RUNOFF AND RUNOFF FROM SITE DIVERSION BERMS/SWALES. INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE

 $\underline{\textit{OUTLET SCOUR PROTECTION}} \text{ SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS}.$ 

A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND VASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.

<u>DUST CONTROL</u> SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS: COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.

 $ROUGHENING \ (EQUIPMENT\ TRACKING)\ THE\ SOIL\ TO\ PRODUCE\ RIDGES\ PERPENDICULAR\ TO\ THE\ PREVAILING\ WIND.\ RIDGES\ SHALL\ BE\ ATMEDIATE TO THE PREVAILING\ WIND.\ RIDGES\ SHALL\ BUT TO THE PREVAILING WIND.\ RIDGES\ SHALL\ BUT TO THE PREVAILING WIND.\ RIDGES\ SHALL\ BUT TO THE PREVAILING WIND.\ RIDGES\ SHALL BUT TO THE PREVAIL SHALL BUT TO THE PRE$ 

FREQUENT WATERING OF EXCAVATION AND FILL AREAS.

PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

 $\underline{\mathit{STREET}\,\mathit{SWEEPIN}}\mathit{G}\,\mathit{SHALL}\,\mathit{BE}\,\mathit{PERFORMED}\,\mathit{TO}\,\mathit{IMMEDIATELY}\,\mathit{REMOVE}\,\mathit{ANY}\,\mathit{SEDIMENT}\,\mathit{TRACKED}\,\mathit{ON}\,\mathit{PAVEMENTS}.$ 

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE KEEPING PLANS CURREN

<u>SILT FENCE</u> - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE. CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK (STRAW BALES) - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE. EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND

DIVERSION BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY. SEDIMENT TRAP - REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT WHEN IT HAS REACHED THE SEDIMENT STORAGE ELEVATION. INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS

DUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS <u>SEDIMENT BASIN</u> - AT THE END OF CONSTRUCTION, CONTRACTOR SHALL REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT AND RESTORE BASIN AREA TO INTENDED POST-CONSTRUCTION DESIGN GRADES.

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR

EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

## 6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

6.0 SPILL PREVENTION

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED. 4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE. 6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ONSITE. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES" PERMIT NO. WI-S067831-4) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED PLANS.

**GENERAL INFORMATION:** 

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

### A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP. WPDES NOTICE OF TERMINATION GUIDANCE

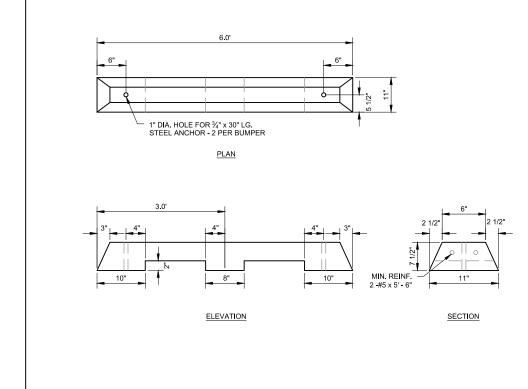
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

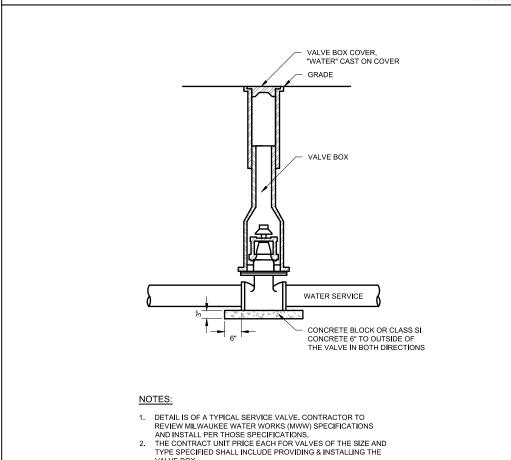
CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.
SOIL COVER	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.
NON VEGETATIVE	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.
SOIL COVER	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.
	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.
SEDIMENT FILTERS	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.
TILTLING	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF.
MUD AND	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.
DUST	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.
CONTROL	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.

ABILIZATION EFFECTIVENESS (TIME OF YEAR)												
			ВТАВ	ILIZA	TION	I UTI	LIZA	TION	PER	IODS		
TABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
ERMANENT SEEDING			Ą	*	*	*	*	*	* \			
ERMANENT SEEDING			,									
ORMANT SEEDING	В		7								В	
	•										<u> </u>	
EMPORARY SEEDING			Ç	*	*	* \	D *	*	<u>\</u> *			
INI OTOTIC GEEDING			•				•					
ODDING			Ē	*	*	*	*	*	* \			
											1 !	

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/A D. WHEAT OR CEREAL RYE 150 LBS/ACRE.

F. STRAW MULCH 2 TONS/ACRE \* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.





CONCRETE WHEEL STOP

SERVICE VALVE

**WISCONSIN OFFICE:** 20725 WATERTOWN RD BROOKFIELD, WI 53186 (262) 754-8888 CHICAGO I MILWAUKEE : NATIONWIDE PEG JOB #: 3278.00-WI

PINNACLE ENGINEERING GROUP

PLAN I DESIGN I DELIVER

PROJECT: 403 JACKSON 403 JACKSON ST LA CROSSE, WI 5460

OWNER: CINNAIRE 10 E. DOTY STREET SUITE 617 MADISON, WI 53703

ARCHITECT: **KORB + ASSOCIATES** ARCHITECTS 648 N. PLANKINTON AVE SUITE 240 MILWAUKEE, WI 53203

ENGINEER: PINNACLE ENGINEERING 20725 WATERTOWN ROAD.

BROOKFIELD, WI 53186 STRUCTURAL ENGINEER:

SPIRE ENGINEERING 305 N PLANKINTON AVENUE SUITE 101 MILWAUKEE, WI 53203

PROJ. NO. 23017 SCALE: N.T.S. PHASE: | ZONING SET DATE: |11/03/2023

**CONSTRUCTION DETAILS** 

Copyright (C) Korb & Associates Architects Inc.

- 1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS. 2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- 4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK. 5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- 6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S
- 8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY. 9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
- 10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
- 11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS

HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.

3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.

- 12. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED. 13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- 14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING
- 15. CONTRACTOR SHALL COMPLY WITH ALL CITY OF LA CROSSE CONSTRUCTION STANDARDS/ORDINANCES.
- 16. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

#### SPECIFICATIONS FOR GRADING & EROSION CONTROL

- 1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. 3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.

4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF

- THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WITTING BEFORE ANY DEVIATIONS ARE MADE. 5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS. FREE OF ALL ORGANIC. FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY. UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW. GP. SW. OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM )-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DR'
- DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION, BUILL DOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION. MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
- 6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED. 7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- $\frac{1}{2}$ " FOR ALL PAVEMENT AND BUILDING AREAS.
- 8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD. 9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
- ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS. WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
- 10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO. THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

## SPECIFICATIONS FOR PRIVATE UTILITIES

- 1 BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE FACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIEY THE LOCATION AND FLEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- 2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE 3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT
- LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS. 4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.

LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.

- 5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE PER DETAIL ON PLAN OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. 6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH
- SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER. 7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE), TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS), CRUSHED STONE CHIPS SHALL BE USED
- FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE 8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL
- PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. 9. TRACER WIRE (NO. 12 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE
- IN A VALVECO TERMINAL BOX AT EACH END. 10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
- 11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

## 12. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE

- SPECIFICATIONS FOR PAVING 1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE. 2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 ½ INCH DIAMETER LIMESTONE UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
- 3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS. 4. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST
- JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK. 5. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
- 6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO THE SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATION WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 7. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400)

8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND

DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

## GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- 2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24
- 3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- 4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS
- 5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO

FROM SEDIMENT TRANSPORT.

DISCHARGE OF UNTREATED RUNOFF.

- 6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
- 7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
- 8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
  - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
  - BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
  - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
- 9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE
- 10. IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH DOUBLE ROW OF SILT FENCE TO

OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE

- PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS. 11 ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE
- 12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- 13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
- 14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- 15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
- 16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR. SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL SEEDING FOR EROSION CONTROL SHALL BE IN
- 17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- 18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE.THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
- 19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM
- 20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- 21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

## DEMOLITION NOTES

- 1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND
- . EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE. LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "MISS DIG" PRIOR TO ANY

SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.

- 3. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- 4. COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES, BULKHEAD/REMOVE CONNECTIONS AS NECESSARY AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
- 5. VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
- 6. DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
- 7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING. AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS, CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR
- CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE
- PROPOSED SALVAGED MATERIAL. 9. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
- 10. CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.



PLAN I DESIGN I DELIVER WISCONSIN OFFICE: 20725 WATERTOWN RD BROOKFIELD, WI 53186 (262) 754-8888 CHICAGO I MILWAUKEE : NATIONWIDE PEG JOB #: 3278.00-WI

PROJECT: 403 JACKSON 403 JACKSON ST LA CROSSE, WI 5460

> 10 E. DOTY STREE MADISON, WI 53703

ARCHITECT: KORB + ASSOCIATES ARCHITECTS 648 N. PLANKINTON AVE MILWAUKEE, WI 53203

ENGINEER: PINNACLE ENGINEERING 20725 WATERTOWN ROAD. BROOKFIELD, WI 53186

ENGINEER: SPIRE ENGINEERING 305 N PLANKINTON AVENUE

MILWAUKEE, WI 53203

STRUCTURAL

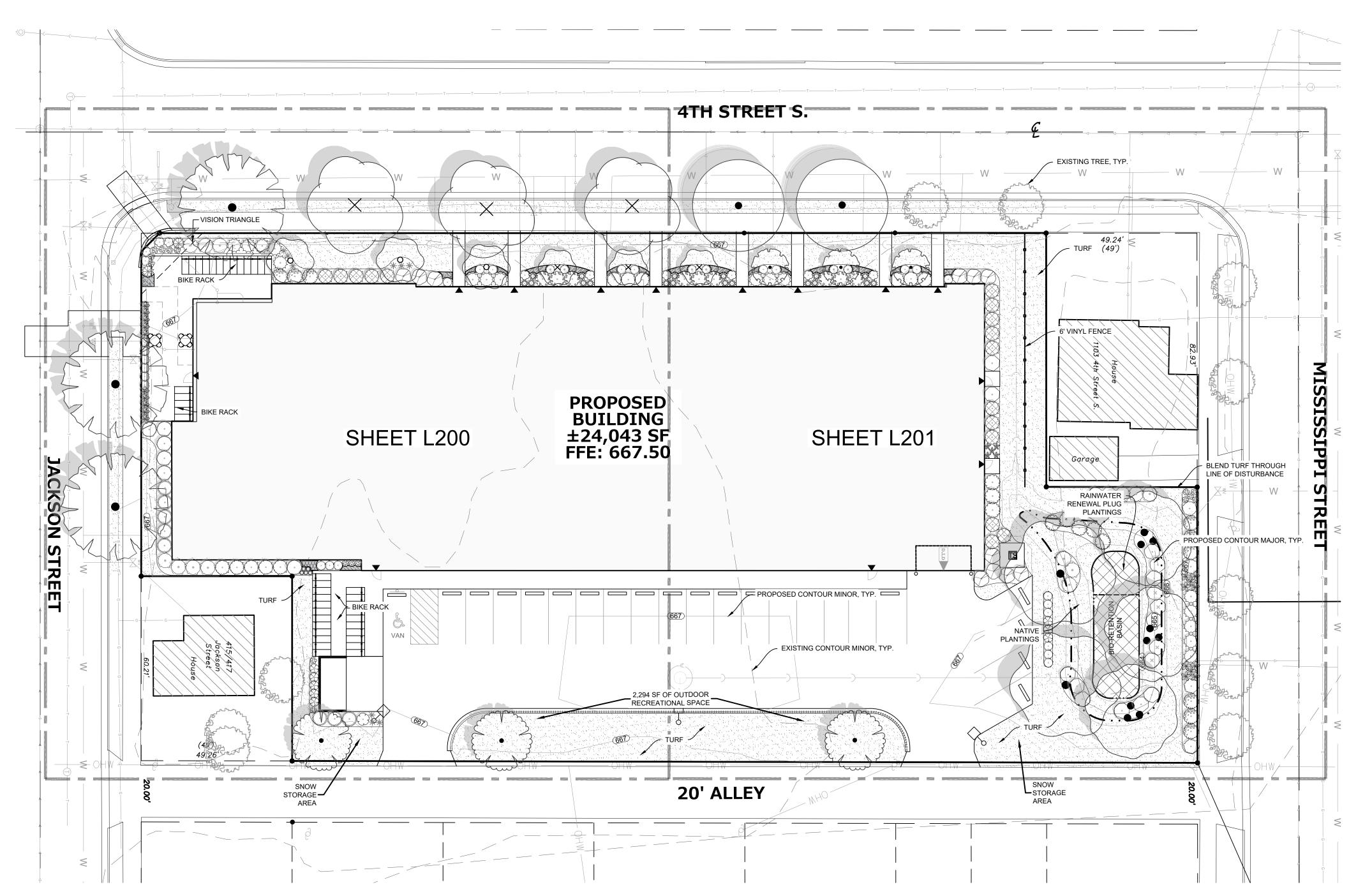
REVISION



0

PROJ. NO. 23017 SCALE: N.T.S. PHASE: ZONING SET DATE: 11/03/2023

**GENERAL NOTES** 



LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
STREET TREES 1,565 ft		
• TREES	9	8 + 2 EXISTING
FRONTAGE TREES		
• TREES	9	9
GREEN SPACE 15,397 SQ FT		
• TREE 1/610 SQ FT	25	26
<ul> <li>SHRUBS 10/610 SQ FT</li> </ul>	252	255

\* NOTE: ORNAMENTAL GRASSES ARE COUNTED AS SHRUBS.

CONTRACTOR RESPONSIBILITY:	
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF	
UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND	
LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. 1	IF
ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE	
EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE	Ξ

CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR

WOULD HAVE NO KNOWLEDGE.



BROOKFIELD, WI 53186 (262) 754-8888 CHICAGO I MILWAUKEE : NATIONWIDE

PEG JOB #: 3278.00-WI

PI ANT	SCHEDULE
1 [ ]	SCHEDULL

TREES BNH	QTY 3	BOTANICAL NAME Betula nigra 'Heritage'	COMMON NAME Heritage River Birch Muti-Stem	SIZE 6`Ht.		REMARKS 50' T x 50' W
QXS	2	Quercus x schuetti	Swamp Bur Oak	1.5" Cal.		70' T x 65' W
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
MMP	3	Malus x 'Malusquest'	Pink Sparkles Crabapple	1.5" Cal.		15' T x 12' W
MRJ	3	Malus x 'Red Jewel'	Red Jewel Crabapple	1.5" Cal.		20' T x 15' W
MOS	3	Malus x 'Shotizam'	Showtime Crabapple	1.5" Cal.		25' T x 15' W
MSU	3	Malus x 'Sugar Tyme'	Sugar Tyme Crabapple	1.5" Cal.		25' T x 25' W
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
APQ ASJ	3 2	Acer platanoides 'Emerald Queen' Acer saccharum 'Jeferno'	Emerald Queen Maple Inferno Sugar Maple	1.5" Cal. 1.5" Cal.		45' T x 40' W 40' T x 30' W
TSS	3	Tilia tomentosa 'Sterling'	Sterling Silver Linden	1.5" Cal.		45' T x 35' W
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
AMI	8	Aronia melanocarpa `Iroquois Beauty`	Black Chokeberry	3 gal.		3' T x 5' W
CWL	1	Cotinus coggygria 'Lilla'	Lilla Dwarf Smoke Tree	2 gal.		4' T x 4' W
HIS	19	Hydrangea arborescens 'NCHA1'	Invincibelle Spirit Hydrangea	2 gal.		4' T x 3' W
HVS	9	Hydrangea p `Vanilla Strawberry`	Vanilla Strawberry Hydrangea	3 gal.		6' T x 5' W
HRS	11	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	3 gal.		4' T x 5' W
PSW	15	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	3 gal.		6' T x 5' W
PFM RPP	8	Potentilla fruticosa `McKay`s White`	McKay`s White Potentilla	2 gal.		3' T x 3' W
SAW	9 5	Rosa rugosa `Purple Pavement` Salix purpurea 'Nana'	Purple Pavement Rugosa Rose Dwarf Arctic Willow	2 gal.		5' T x 5' W 5' T x 5' W
SBE	11	Sambucus nigra `Black Lace`	Black Lace Elderberry	3 gal. 3 gal.		5 T x 5' W
SDR	17	Spiraea japonica 'SMNSJMFR'	Double Play Red Spirea	2 gal.		3' T x 3' W
SMP	4	Syringa meyeri `Palibin`	Dwarf Korean Lilac	3 gal.		5' T x 5' W
SBP	6	Syringa x 'Penda'	Bloomerang Purple Lilac	3 gal.		5' T x 5' W
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
JO3	11	Juniperus chinensis `Old Gold`	Old Gold Juniper	3 gal.		3` T x 5` W
JSG	16	Juniperus chinensis `Sea Green`	Sea Green Juniper	5 gal.		5` T x 6` W
JB8	2	Juniperus squamata `Blue Star`	Blue Star Juniper	3 gal.		3` T x 4` W
JGO	8	Juniperus virginiana `Grey Owl`	Grey Ow Juniper	3 gal.		3` T x 5` W
TMT	16	Taxus x media `Tauntonii`	Tauton Yew	3 gal.		4` T x 5` W
TFC	6	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	2 gal.		2' T x 3' W
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
CKF	16	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass	1 gal.		36" T x 24" W
CFO	5	Calamagrostis x a `Overdam`	Overdam Reed Grass	1 gal.		24" T x 24" W
ESP MSO	5 20	Eragrostis spectabilis Miscanthus sinensis `Oktoberfest`	Purple Love Grass Oktoberfest Miscanthus	1 gal.		24" T x 18" W 48" T x 36" W
PNW	20 18	Panicum virgatum `Northwind`	Northwind Switch Grass	1 gal. 1 gal.		46 T X 36 W 42" T X 28" W
SLB	9	Schizachyrium scoparium `Blue Heaven`	Blue Heaven Little Bluestem Grass	1 gal. 1 gal.		30" T x 28" W
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
AHA	12	Amsonia c `Halfway to Arkansas`	Halfway to Arkansas Blue-star	4.5" cont.	28" o.c.	30" T x 30" W
CMW	12	Calamintha nepeta 'Montrose White'	Montrose White Calamint	4.5" cont.	20" o.c.	18" T x 18" W
CVZ	17	Coreopsis verticillata `Zagreb`	Zagreb Coreopsis	4.5" cont.	16" o.c.	20" T x 16" W
LGF PLS	8 4	Leucanthemum x superbum 'Goldfinch' Perovskia atriplicifolia 'Little Spire'	Goldfinch Shasta Daisy Little Spire Russian Sage	4.5" cont. 4.5" cont.	22" o.c. 22" o.c.	18" T x 22" W 24" T x 24" W
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME		SIZE	
NYYYY	<u>QTT</u>	BOTANIOAE NAME	OGWINGIVIVAME		<u>OIZL</u>	
	694 sf	RAINWATER RENEWAL PLUGS	MIX OF PLUGS:		2" PLUG	
		Asclepias incarnata	Swamp Milkweed			
		Aster ericoides	Heath Aster			
		Aster novae-angliae	New England Aster			
		Baptisia alba	White Wild Indigo			
		Bromus ciliatus	Fringed Brome Grass Bluejoint Grass			
		Calamagrostis canadensis Carex bebbii	Bebb's Sedge			
		Carex crawfordii	Crawford's Sedge			
		Carex stipata	Sawbeak Sedge			
		Carex vulpinoidea	Brown Fox Sedge			
		Elymus canadensis	Canada Wild Rye			
		Elymus virginicus	Virginia Wild Rye			
		Eupatorium maculatum	Joe Pye Weed			
		Eupatorium perfoliatum	Boneset			
		Glyceria grandis	Reed Manna Grass			
		Liatris pycnostachya	Blazing Star			
		Liatris spicata	Marsh Blazing Star			
		Lobelia siphilitica Monarda fistulosa	Great Blue Lobelia			
		Panicum virgatum	Bergamot Switch Grass			
		Physostegia virginiana	Obedient Plant			
		Pycnanthemum virginianum	Mountain Mint			
		. j = = i o i o v g nalialii				
		Ratibida columnifera	rellow Prairie Conellower			
		Ratibida columnifera Rudbeckia hirta	Yellow Prairie Coneflower Blackeyed Susan			
			Blackeyed Susan Sweet Blackeyed Susan			
		Rudbeckia hirta Rudbeckia subtomentosa Scirpus atrovirens	Blackeyed Susan Sweet Blackeyed Susan Dark Green Bulrush			
		Rudbeckia hirta Rudbeckia subtomentosa Scirpus atrovirens Scirpus cyperinus	Blackeyed Susan Sweet Blackeyed Susan Dark Green Bulrush Wool Grass			
		Rudbeckia hirta Rudbeckia subtomentosa Scirpus atrovirens	Blackeyed Susan Sweet Blackeyed Susan Dark Green Bulrush			

Prairie Cordgrass

COMMON NAME

SOD Fescue/Blue Mix

GRAPHICAL SCALE (FEET)

<u>REMARKS</u>

Indian Grass

Blue Jacket

Ironweed

Blue Vervain

Solidago rigida

Sorghastrum nutans

Tradescantia ohiensis

Vernonia fasciculata

Spartina pectinata

Verbena hastata

BOTANICAL NAME

<u>QTY</u>

14,015 sf SOD

403 JACKSON 403 JACKSON ST LA CROSSE, WI 54601

PROJECT:

OWNER:

CINNAIRE 10 E. DOTY STREET SUITE 617 MADISON, WI 53703

ARCHITECT:

KORB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD,
SUITE 100
BROOKFIELD, WI 53186

STRUCTURAL ENGINEER:

SPIRE ENGINEERING
305 N PLANKINTON AVENUE SUITE 101

MILWAUKEE, WI 53203

DATE REVISION

EVIEW - NOT FOR CONSTRUCTION

PROJ. NO. 23017

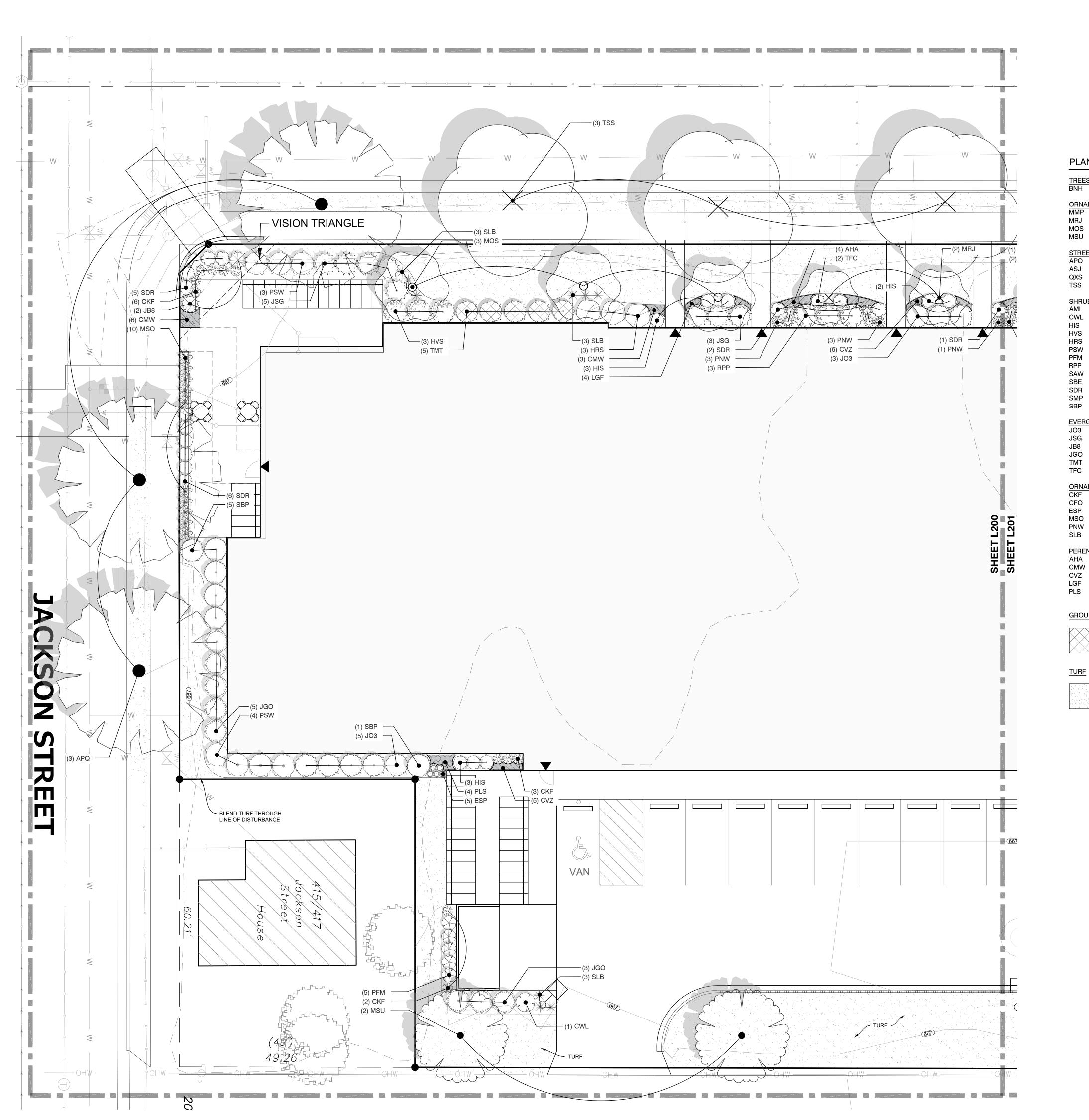
SCALE: 1" = 20'

PHASE: ZONING SET

DATE: 11/03/2023

LANDSCAPE OVERVIEW

L100



NORTH
GRAPHICAL SCALE (FEE

1" = 20'

PLANT KEY

COMMON NAME
Heritage River Birch Muti-Stem BOTANICAL NAME Betula nigra 'Heritage' COMMON NAME
Pink Sparkles Crabapple ORNAMENTAL TREES MMP **BOTANICAL NAME** Malus x 'Malusquest' Red Jewel Crabapple Malus x 'Red Jewel' Malus x 'Shotizam' Showtime Crabapple Sugar Tyme Crabapple Malus x 'Sugar Tyme' COMMON NAME **BOTANICAL NAME** Emerald Queen Maple Acer platanoides 'Emerald Queen'

STREET TREES APQ ASJ Inferno Sugar Maple Acer saccharum 'Jeferno' Quercus x schuetti Swamp Bur Oak Tilia tomentosa 'Sterling' Sterling Silver Linden COMMON NAME **BOTANICAL NAME** Black Chokeberry Aronia melanocarpa `Iroquois Beauty` Lilla Dwarf Smoke Tree Cotinus coggygria 'Lilla' Hydrangea arborescens 'NCHA1' Invincibelle Spirit Hydrangea Hydrangea p `Vanilla Strawberry` Hydrangea quercifolia 'Ruby Slippers'

Vanilla Strawberry Hydrangea Ruby Slippers Hydrangea Physocarpus opulifolius 'Seward' Summer Wine Ninebark McKay`s White Potentilla Potentilla fruticosa `McKay`s White` Rosa rugosa `Purple Pavement` Purple Pavement Rugosa Rose Salix purpurea 'Nana' Dwarf Arctic Willow Black Lace Elderberry Sambucus nigra `Black Lace` Spiraea japonica 'SMNSJMFR' Double Play Red Spirea Syringa meyeri `Palibin` Dwarf Korean Lilac Syringa x 'Penda' Bloomerang Purple Lilac COMMON NAME EVERGREEN SHRUBS **BOTANICAL NAME** 

Juniperus chinensis `Old Gold` Old Gold Juniper Sea Green Juniper Juniperus chinensis `Sea Green` Blue Star Juniper Juniperus squamata `Blue Star` Juniperus virginiana `Grey Owl` Grey Ow Juniper Taxus x media `Tauntonii` Tauton Yew Thuja occidentalis 'Congabe' Fire Chief Arborvitae ORNAMENTAL GRASSES COMMON NAME **BOTANICAL NAME** Karl Foerster Reed Grass

Calamagrostis x a `Karl Foerster` CFO ESP Calamagrostis x a `Overdam` Eragrostis spectabilis Miscanthus sinensis `Oktoberfest Panicum virgatum `Northwind` SLB Schizachyrium scoparium `Blue Heaven` Blue Heaven Little Bluestem Grass BOTANICAL NAME

PERENNIALS
AHA
CMW
CVZ
LGF Amsonia c `Halfway to Arkansas` Calamintha nepeta 'Montrose White' Coreopsis verticillata `Zagreb` Leucanthemum x superbum 'Goldfinch' PLS Perovskia atriplicifolia 'Little Spire'

**GROUND COVERS BOTANICAL NAME** 

RAINWATER RENEWAL PLUGS

SOD

COMMON NAME **BOTANICAL NAME** 

SOD Fescue/Blue Mix

Overdam Reed Grass Purple Love Grass

Oktoberfest Miscanthus

Northwind Switch Grass

Montrose White Calamint

Halfway to Arkansas Blue-star

COMMON NAME

Zagreb Coreopsis

COMMON NAME

PLUG MIX

Goldfinch Shasta Daisy

Little Spire Russian Sage

PROJECT: 403 JACKSON 403 JACKSON ST LA CROSSE, WI 54601

PINNACLE ENGINEERING GROUP ENGINEERING I NATURAL RESOURCES I SURVEYING PLAN I DESIGN I DELIVER

> WISCONSIN OFFICE: 20725 WATERTOWN RD BROOKFIELD, WI 53186 (262) 754-8888 CHICAGO I MILWAUKEE : NATIONWIDE PEG JOB #: 3278.00-WI

OWNER: CINNAIRE 10 E. DOTY STREET SUITE 617 MADISON, WI 53703

ARCHITECT: KORB + ASSOCIATES ARCHITECTS 648 N. PLANKINTON AVE SUITE 240 MILWAUKEE, WI 53203

ENGINEER: PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100

BROOKFIELD, WI 53186 STRUCTURAL ENGINEER:

SPIRE ENGINEERING 305 N PLANKINTON AVENUE SUITE 101 MILWAUKEE, WI 53203

DATE REVISION

0 R

PROJ. NO. 23017 SCALE: 1" = 20' PHASE: ZONING SET DATE: 11/03/2023

LANDSCAPE **ENLARGEMENT** 

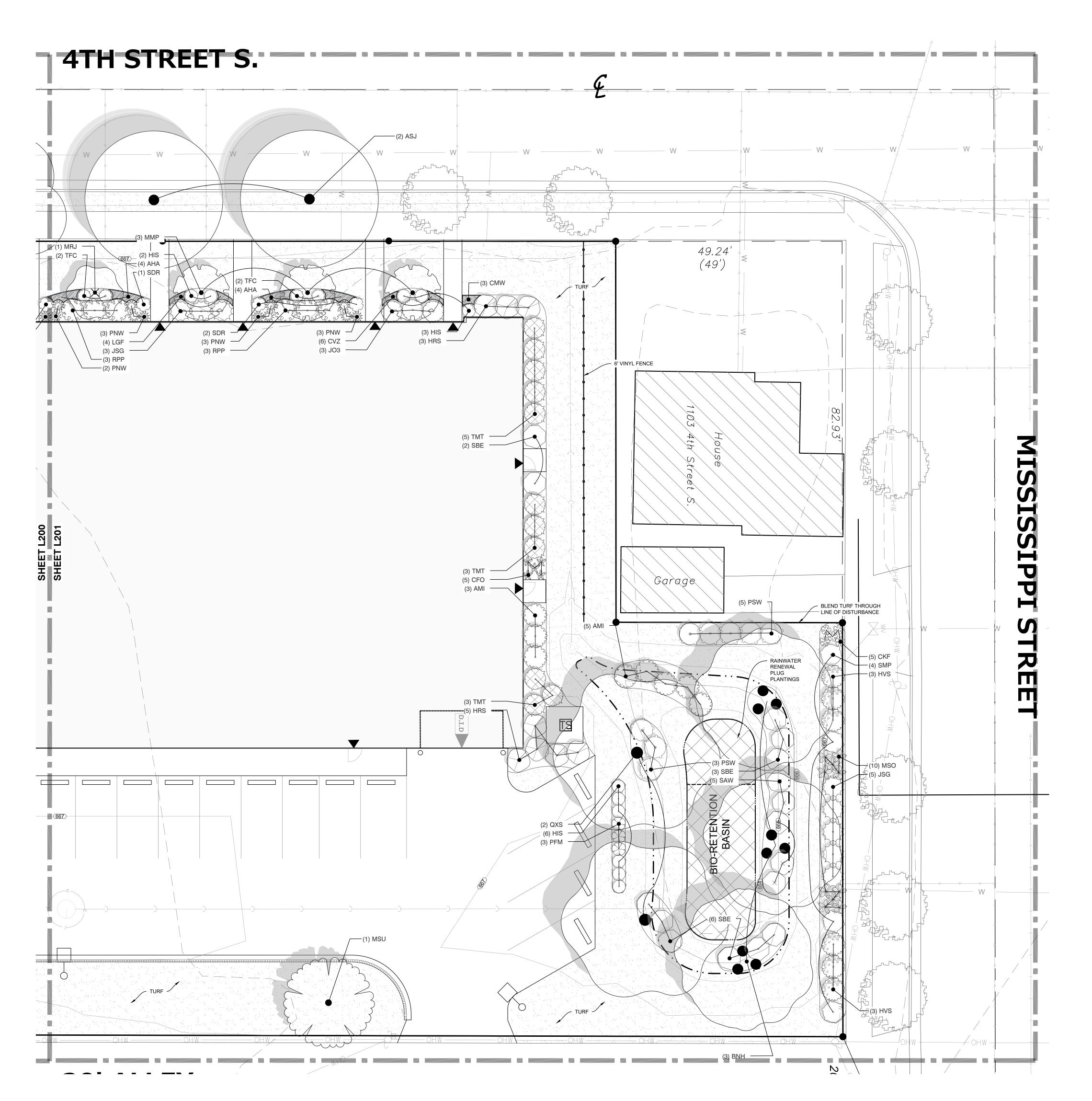
Copyright (C) Korb & Associates Architects Inc.

**CONTRACTOR RESPONSIBILITY:** THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE

EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE

WOULD HAVE NO KNOWLEDGE.

CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR



CONTRACTOR RESPONSIBILITY:
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE
CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND
LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF
ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE
EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE
CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR

WOULD HAVE NO KNOWLEDGE.



ENGINEERING I NATURAL RESOURCES I SURVEYING
PLAN I DESIGN I DELIVER

WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO I MILWAUKEE: NATIONWIDE
PEG JOB #: 3278.00-WI

PLANT KEY

COMMON NAME
Heritage River Birch Muti-Stem BOTANICAL NAME
Betula nigra 'Heritage' COMMON NAME
Pink Sparkles Crabapple ORNAMENTAL TREES **BOTANICAL NAME** Malus x 'Malusquest' MRJ Red Jewel Crabapple Malus x 'Red Jewel' MOS Malus x 'Shotizam' Showtime Crabapple MSU Sugar Tyme Crabapple Malus x 'Sugar Tyme' COMMON NAME Emerald Queen Maple **BOTANICAL NAME** Acer platanoides 'Emerald Queen' Inferno Sugar Maple Acer saccharum 'Jeferno' QXS TSS Quercus x schuetti Swamp Bur Oak Tilia tomentosa 'Sterling' Sterling Silver Linden **BOTANICAL NAME** COMMON NAME Black Chokeberry Aronia melanocarpa `Iroquois Beauty` Lilla Dwarf Smoke Tree Cotinus coggygria 'Lilla' Hydrangea arborescens 'NCHA1' Invincibelle Spirit Hydrangea Hydrangea p `Vanilla Strawberry` Vanilla Strawberry Hydrangea Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Hydrangea Physocarpus opulifolius 'Seward' Summer Wine Ninebark McKay`s White Potentilla Potentilla fruticosa `McKay`s White` Rosa rugosa `Purple Pavement` Purple Pavement Rugosa Rose Salix purpurea 'Nana' Dwarf Arctic Willow Black Lace Elderberry Sambucus nigra `Black Lace` Spiraea japonica 'SMNSJMFR' Double Play Red Spirea Syringa meyeri `Palibin` Dwarf Korean Lilac Syringa x 'Penda' Bloomerang Purple Lilac EVERGREEN SHRUBS **BOTANICAL NAME** COMMON NAME Old Gold Juniper Juniperus chinensis `Old Gold` Sea Green Juniper Juniperus chinensis `Sea Green` JB8 JGO TMT Blue Star Juniper Juniperus squamata `Blue Star` Juniperus virginiana `Grey Owl` Grey Ow Juniper Taxus x media `Tauntonii` Tauton Yew Thuja occidentalis 'Congabe' Fire Chief Arborvitae ORNAMENTAL GRASSES CKF COMMON NAME **BOTANICAL NAME** Karl Foerster Reed Grass Calamagrostis x a `Karl Foerster` CFO ESP Calamagrostis x a `Overdam` Overdam Reed Grass Purple Love Grass Eragrostis spectabilis Oktoberfest Miscanthus Miscanthus sinensis `Oktoberfest` PNW SLB Panicum virgatum `Northwind` Northwind Switch Grass Schizachyrium scoparium `Blue Heaven` Blue Heaven Little Bluestem Grass PERENNIALS
AHA
CMW
CVZ
LGF COMMON NAME BOTANICAL NAME Halfway to Arkansas Blue-star Amsonia c `Halfway to Arkansas` Calamintha nepeta 'Montrose White' Montrose White Calamint Zagreb Coreopsis Coreopsis verticillata `Zagreb` Leucanthemum x superbum 'Goldfinch' Goldfinch Shasta Daisy PLS Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage

GROUND COVERS BOTANICAL NAME

TURF

RAINWATER RENEWAL PLUGS

BOTANICAL NAME COMMON NAME

COMMON NAME

SOD Fescue/Blue Mix

PLUG MIX

SOD

PROJECT:

403 JACKSON

403 JACKSON ST

LA CROSSE, WI 54601

OWNER:
CINNAIRE
10 E. DOTY STREET
SUITE 617
MADISON, WI 53703

ARCHITECT:

KORB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

PINNACLE ENGINEERING
GROUP
20725 WATERTOWN ROAD,
SUITE 100
BROOKFIELD, WI 53186

STRUCTURAL ENGINEER:

SPIRE ENGINEERING
305 N PLANKINTON AVENUE SUITE 101

DATE REVISION

MILWAUKEE, WI 53203

REVIEW - NOT FOR CONSTR

PROJ. NO. 23017

SCALE: 1" = 20'

PHASE: ZONING SET

DATE: 11/03/2023

LANDSCAPE ENLARGEMENT

L201

GRAPHICAL SCALE (FEET)

### **GENERAL PLANTING NOTES**

- 1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS 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. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- 3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- 4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 4B. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- 5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- 7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- 8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- 9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- 10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- 11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- 12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- 13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- 14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- 15. WHILE PLANTING TREES AND SHRUBS, BACKFILL  $\frac{2}{3}$  OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- 16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- 17. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- 18. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED

HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.

- 19. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- 20. ALL SODDED AREAS SHALL RECEIVE A MINIMUM OF 2" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. APPLY A 10-10-10 STARTER FERTILIZER UNIFORMLY AT RECOMMENDED RATES PRIOR TO INSTALLATION OF SOD. INSTALL SOD UNIFORMLY WITH STAGGERED JOINTS, LAID TIGHTLY END TO END AND SIDE TO SIDE. ROLL SOD WITH A WALK BEHIND ROLLER AND WATER IMMEDIATELY TO A DEPTH OF 3". SOD INSTALLED IN SWALES AND ON SLOPES EXCEEDING 1:3 SHALL BE STAKED. CONTRACTOR IS RESPONSIBLE TO PROVIDE A SMOOTH, UNIFORM, HEALTHY LAWN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIRST 2 MOWINGS AND WATERING DURING THIS ESTABLISHMENT PERIOD.
- 21. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- 22. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- 23. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- 24. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- 25. TREES SHALL BE INSTALLED NO CLOSER THAN:
  - -10 FEET FROM ANY FIRE HYDRANT

INSTALLATION.

**AREAS** 

- 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
   26. ANY TREE SHOWN TO BE INSTALLED CLOSER TO UTILITIES THAN LISTED ABOVE SHALL HAVE TREE ROOT BARRIER INSTALLED PER DETAIL (6). CONTRACTOR TO PROVIDE ROOT BARRIER SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO
- 27. THE 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
- 28. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- 29. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- 30. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF

- THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- 31. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- 32. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET

### **SOIL PLACEMENT NOTES**

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL

PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".

- 2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- 3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- 4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- 5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- 6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY
- 7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- 8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- 9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING

#### **NATIVE PLUG PLANTINGS**

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WITHIN THE BIO INFILTRATION BASINS WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES AND PLANTING OF PERENNIALS TO CREATE A DYNAMIC PLANTING.

### PRIOR TO PLUG PLANTING:

- A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.
- B. PREPARATION OF SOIL PRIOR TO SEEDING1. REFER TO CIVIL PLANS FOR SOIL MIXTURE.
- 2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
- AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
   AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

# NATIVE PLUGS INSTALLATION

INSTALLATION OF PLUGS SHOULD OCCUR ON A CLOUDY, COOL DAY IN EITHER THE MORNING OR AFTERNOON. PLANTING SHOULD ALSO OCCUR AS EARLY IN THE SEASON AS POSSIBLE ONCE THE RISK OF FREEZING HAS PASSED.

IF INSTALLING PLUGS IN COMBINATION WITH SEEDING, INSTALL PLUGS AFTER SEED HAS BEEN PLACED. INSTALL PLUGS PRIOR TO PLACEMENT OF STRAW MULCH EXCEPT WHERE AN EROSION CONTROL BLANKET WILL BE UTILIZED. ENSURE THAT NEWLY PLANTED PLUGS HAVE ADEQUATE STRAW MULCH COVERAGE FOLLOWING INSTALLATION.

- A. DIG A HOLE IN YOUR FRESHLY WORKED SOIL ABOUT TWICE THE DIAMETER AND THE SAME HEIGHT OF THE ROOT BALL OF THE PLANT. PUT THE SOIL ASIDE TO FILL THE HOLE BACK IN LATER. GENTLY REMOVE THE PLANT FROM ITS CONTAINER, AND BRUSH YOUR HAND OVER THE ROOT BALL TO STIMULATE THE ROOTS.
- B. PLACE THE PLANT IN THE HOLE. PLACE THE ROOTS AT THE PROPER LEVEL SO THAT THE PLANTS ROOTS AREN'T EXPOSED AND THE FOLIAGE OF LOW-LYING PLANTS DOESN'T GET TOO WET. FILL THE HOLE ABOUT HALF-WAY WITH THE ORIGINAL SOIL. GENTLY PACK THE SOIL TO REMOVE ANY TRAPPED AIR. WATER PLANT THOROUGHLY.
- C. FINISH FILLING IN WITH SOIL AROUND THE PLANT, GENTLY PACK, AND WATER
- THOROUGHLY AGAIN.

  D. COVER THE BASE OF THE PLANT WITH 1" OF STRAW MULCH.
- E. AFTER PLANTING, KEEP YOUR PLANTS WELL WATERED FOR THE FIRST YEAR UNTIL THEY ESTABLISH A GOOD ROOT SYSTEM.

## **NATIVE PLANTINGS:**

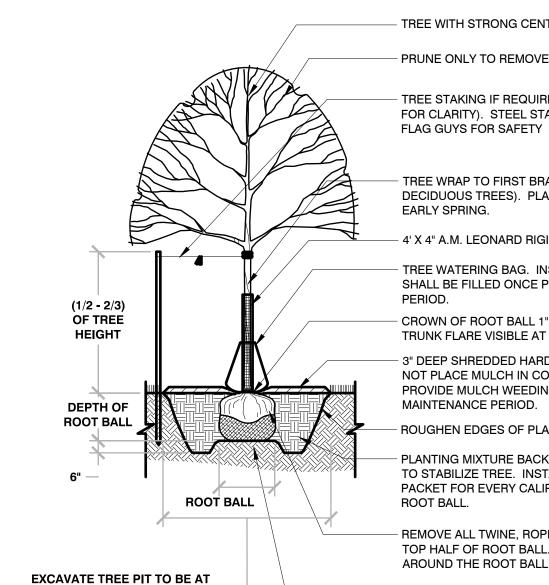
## WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS.
PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS.
PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.



**LEAST 2 TIMES WIDER THAN ROOT BALL** 

TREE PLANTING

PER PLANT SPACING

- TREE WITH STRONG CENTRAL LEADER (DO NOT CUT LEADER)
- PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES.
- TREE STAKING IF REQUIRED (ONLY 1 OF 3 @ 120 DEG. SHOWN FOR CLARITY). STEEL STAKES & FLEXIBLE GUYING MATERIAL.

TREE WRAP TO FIRST BRANCH (MAPLES AND OTHER THIN BARKED DECIDUOUS TREES). PLACE WRAP IN LATE FALL AND REMOVE EARLY SPRING.

4' X 4" A.M. LEONARD RIGID PLASTIC MESH TREE GUARD, BG48
 TREE WATERING BAG. INSTALL SAME DAY TREE IS PLANTED. BAG SHALL BE FILLED ONCE PER WEEK THROUGH THE MAINTENANCE PERIOD.
 CROWN OF ROOT BALL 1" ABOVE FINISHED GRADE LEAVING TRUNK FLARE VISIBLE AT TOP OF ROOT BALL.

3" DEEP SHREDDED HARDWOOD MULCH IN 6'-0" DIAMETER RING. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. NO MOUNDING. PROVIDE MULCH WEEDING ONCE PER MONTH THROUGH MAINTENANCE PERIOD.
 ROUGHEN EDGES OF PLANTING PIT.

— REMOVE ALL TWINE, ROPE, WIRE, BURLAP AND PLASTIC WRAP FROM TOP HALF OF ROOT BALL. IF WIRE BASKET, CUT IN (4) PLACES AROUND THE ROOT BALL AND FOLD DOWN 8" INTO PLANTING PIT.

PLANTING MIXTURE BACKFILL TAMP PLANTING MIX AROUND BASE

TO STABILIZE TREE. INSTALL (1) SLOW RELEASE FERTILIZER

PACKET FOR EVERY CALIPER INCH OF TREE. INSTALL AGAINST

ROOT BALL ON UNEXCAVATED OR COMPACTED PEDESTAL TO PREVENT SETTLING

PERENNIAL PLANTING

ROOT BOUND

- PLANTING MIX

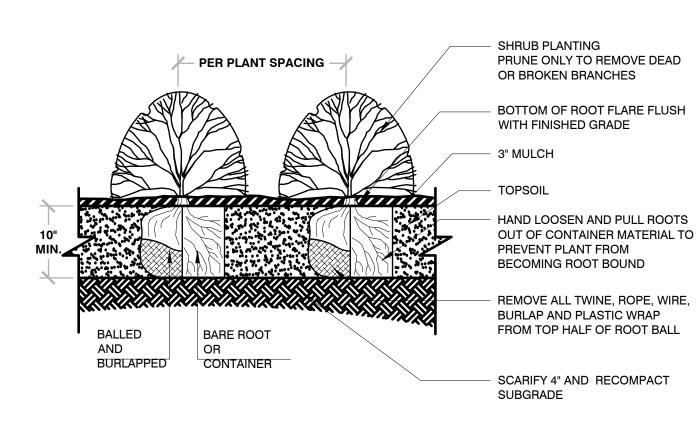
- SUBGRADE

FINISHED GRADE TOP OF MULCH

HAND LOOSEN AND PULL ROOTS

OUT OF CONTAINER MATERIAL TO

PREVENT PLANT FROM BECOMING



BAREROOT PLANTING NOTES:

SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
 SCARIFY SIDES AND BOTTOMS OF HOLE.
 PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.

4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.

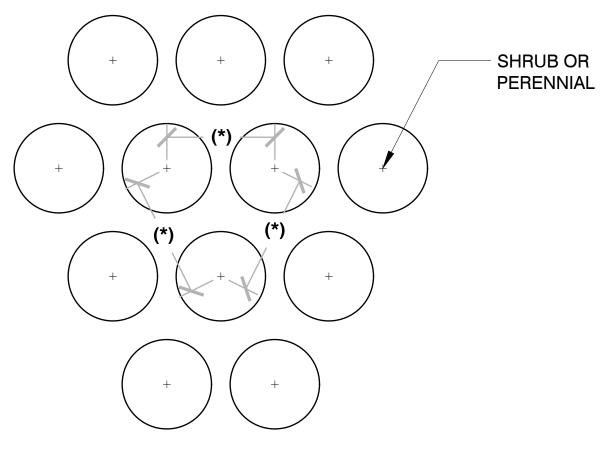
WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
 BACKFILL VOIDS AND WATER SECOND TIME.
 PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSI

329413-15

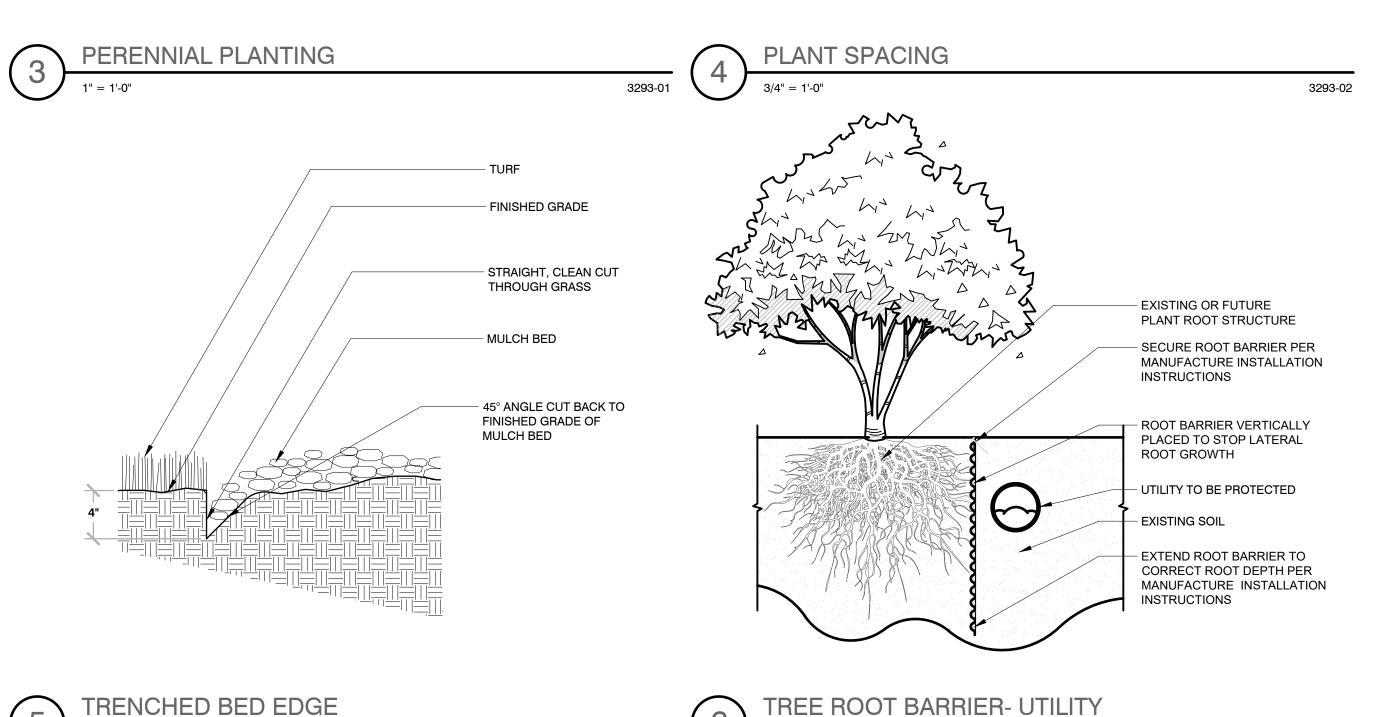
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

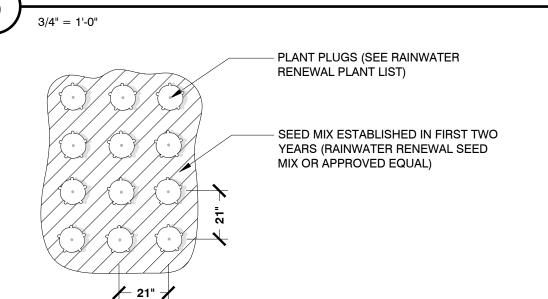
SHRUB PLANTING

1/2" = 1'-0"



### (\*) = SPECIFIED PLANT SPACING PER PLANTING LIST





PLANT PLUG SPACING: 1 PLUG PER 3 SQUARE FEET 21" SPACING O.C.





403 JACKSON

403 JACKSON ST

LA CROSSE, WI 54601

PINNACLE ENGINEERING GROUP

**WISCONSIN OFFICE:** 

20725 WATERTOWN RD

BROOKFIELD, WI 53186

(262) 754-8888

CHICAGO I MILWAUKEE : NATIONWIDE

PEG JOB #: 3278.00-WI

ENGINEERING I NATURAL RESOURCES I SURVEYING PLAN I DESIGN I DELIVER

OWNER:
CINNAIRE
10 E. DOTY STREET

SUITE 617

MADISON, WI 53703

ARCHITECT:

KORB + ASSOCIATES

ARCHITECTS

648 N. PLANKINTON AVE

SUITE 240

CIVIL
ENGINEER:
PINNACLE ENGINEERING
GROUP
20725 WATERTOWN ROAD
SUITE 100

MILWAUKEE, WI 53203

STRUCTURAL ENGINEER:

SPIRE ENGINEERING
305 N PLANKINTON AVENUE
SUITE 101

BROOKFIELD, WI 53186

DATE REVISION

MILWAUKEE, WI 53203

PROJ. NO. 23017

SCALE: 1" = 20'

PHASE: ZONING SET

DATE: 11/03/2023

LANDSCAPE GENERAL NOTES & DETAILS

LJUU

Copyright (C) Korb & Associates Architects Inc.