DEPARTMENT OF CITY DEVELOPMENT

City of Racine, Wisconsin

build up RACINE

Application for Conditional Use Permit

Applicant Name: Dominion 12, LLC

Address: 2025 N Summit Ave #200 City: Milwaukee

State: WI Zip: 53202

Telephone: 414.264.5901 Cell Phone: 414.788.9131

Email: cadams@dominionproperties.com

Agent Name: N/A

Address: City:

State: Zip:

Telephone: Cell Phone:

Email:

Property Address (Es): 401 Wisconsin Avenue

Current Zoning: B4

Current/Most Recent Property Use: Commercial

Proposed Use: Parking Lot

The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

(1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare;

Please see attached

(2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

Please see attached

(3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Please see attached

(4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

Please see attached

(5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

Please see attached

(6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

Please see attached

(7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

Please see attached

If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Conditional Use Review Application	✓	
2. Written description of project, including: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot	✓	
3. Site Plan (drawn to scale), including: a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are "Existing" or "Proposed" e. Dimensioned parking spaces and drive aisle layout f. Trash enclosure location and materials g. Loading spaces h. Fire hydrant locations i. Location of signage, with setbacks	✓	
4. Zoning Analysis Table a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces	✓	
5. Landscape Plan a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.	✓	

DEPARTMENT OF CITY DEVELOPMENT

City of Racine, Wisconsin

build up RACINE

Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property.	✓	
7. Floor Plan a. Preliminary floor plan layout of all buildings/structures b. Labels for the type of use of the area c. Labels for square footage of the area	✓	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	✓	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	✓	
10. Building/site elevations (if new building or exterior changes planned) a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area	✓	
11. Building Material Samples (if making exterior changes)	✓	
12. Review Fee	✓	

Acknowledgement and authorization signatures

A conditional use is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements;

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization): _____ Date: 4/22/25

Applicant Signature (acknowledgement): _____ Date: 4/22/25

(1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare:

The establishment of the conditional use, a parking lot to serve Hotel Verdant and its affiliated outlets, will not be detrimental or endanger the public health, safety, morals, comfort, or general welfare. The proposed improvements including, but not limited to, upgraded site lighting, removal of a dilapidated building, and securing of the site, will increase the safety, comfort, and general welfare of those visiting the area.

(2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood:

The conditional use, a parking lot to serve Hotel Verdant and its affiliated outlets, will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood. The proposed improvements including, but not limited to, upgraded site lighting, removal of a dilapidated building, and securing of the site, should increase the use and enjoyment of other property in the immediate vicinity.

(3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district:

The conditional use, a parking lot to serve Hotel Verdant and its affiliated outlets, will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The

(4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided:

As illustrated on the attached plans, adequate utilities, access roads, drainage, and necessary facilities will be provided for the proposed conditional use.

(5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets:

As illustrated on the attached plans, adequate ingress and egress points have been designed to minimize traffic congestion on the public streets.

(6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city:

The proposed conditional use, a parking lot to serve Hotel Verdant and its affiliated outlets, is not contrary to the objectives of the current land use plan for the city and will assist in preserving on street parking in the area for retail and transient visitors.

(7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission:

As illustrated on the attached plans, the proposed conditional use will conform to the applicable regulations of the B4 district.

2. Written description of project

The redevelopment of the 401 Wisconsin Avenue property will include the remediation, demolition, and backfill of the existing, vacant, and dilapidated YMCA building. Once the building has been removed and backfilled, the site will be regraded and paved to create a parking lot with 92 spaces to serve Hotel Verdant (including Marguerite and Eave) and the future Spa Verdant (to be located at 512 Main Street). The parking lot will operate 24 hours a day, 7 days a week but will be secured through site fencing and gated access points. The property's landscaping will also be upgraded with the planting of 32 trees, 152 shrubs, and numerous grasses and flowers. Finally, the site lighting will be increased and upgraded to create a well-lit, safe parking experience. Dominion anticipates starting redevelopment in the second quarter of 2025 and completing the late in the third quarter. Maintenance will be handled by the Hotel Verdant management team and Dominion's property management team.

3. Site Plan

Please see drawing C100 in attached 401 Wisconsin Ave Redevelopment Civil Engineering and Landscape Plans dated April 17, 2025.

4. Zoning Analysis Table (per lot)

	401 Wisconsin Avenue
Land Area (acres & square feet)	1.04129 acres; 45,359 sf
Building Area (square feet)	40,255 sf (to be demolished)
Setbacks	N/A
Floor Area Ratio (current/proposed)	0.88/0.00
Lot Coverage	0.33/0.00
Height of all buildings and structures	N/A
Percentage of Greenspace (existing/proposed)	1.3%/23.5%
Parking Spaces	92

5. Landscape Plan

Please see drawings L100 to L300 in attached 401 Wisconsin Ave Redevelopment Civil Engineering and Landscape Plans dated April 17, 2025.

6. Lighting Plan

Please see drawing LT100 in attached 401 Wisconsin Ave Redevelopment Civil Engineering and Landscape Plans dated April 17, 2025.

7. Floor Plan

Not applicable

8. Engineering Plan

Please see the attached Stormwater Management Report and 401 Wisconsin Ave Redevelopment Civil Engineering and Landscape Plans dated April 17, 2025.

9. Signage Plan

Please see the attached proposed signage plan dated February 10, 2025.

10. Building/site Elevations

Not applicable

12. Building Material Samples

Not applicable

401 WISCONSIN AVE REDEVELOPMENT

401 WISCONSIN AVE, RACINE, WI

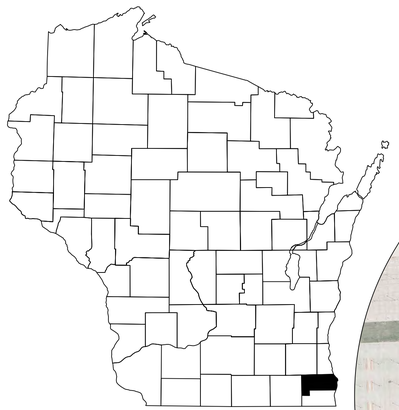
CIVIL ENGINEERING AND LANDSCAPE PLANS

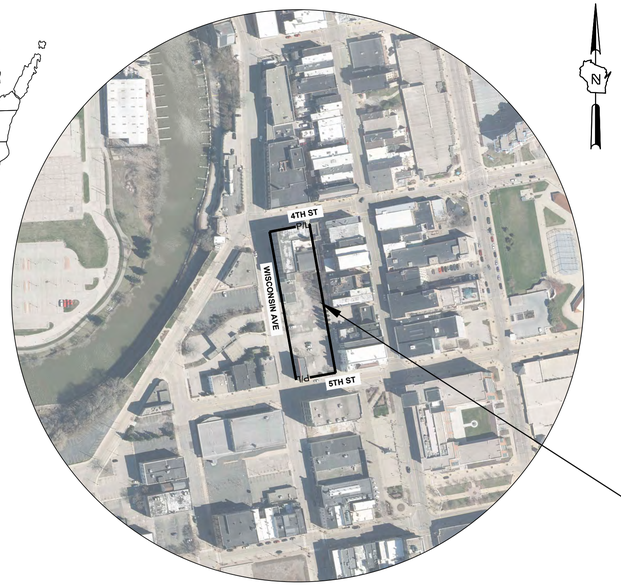
PREPARED BY:

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

SITE LOCATION MAP:

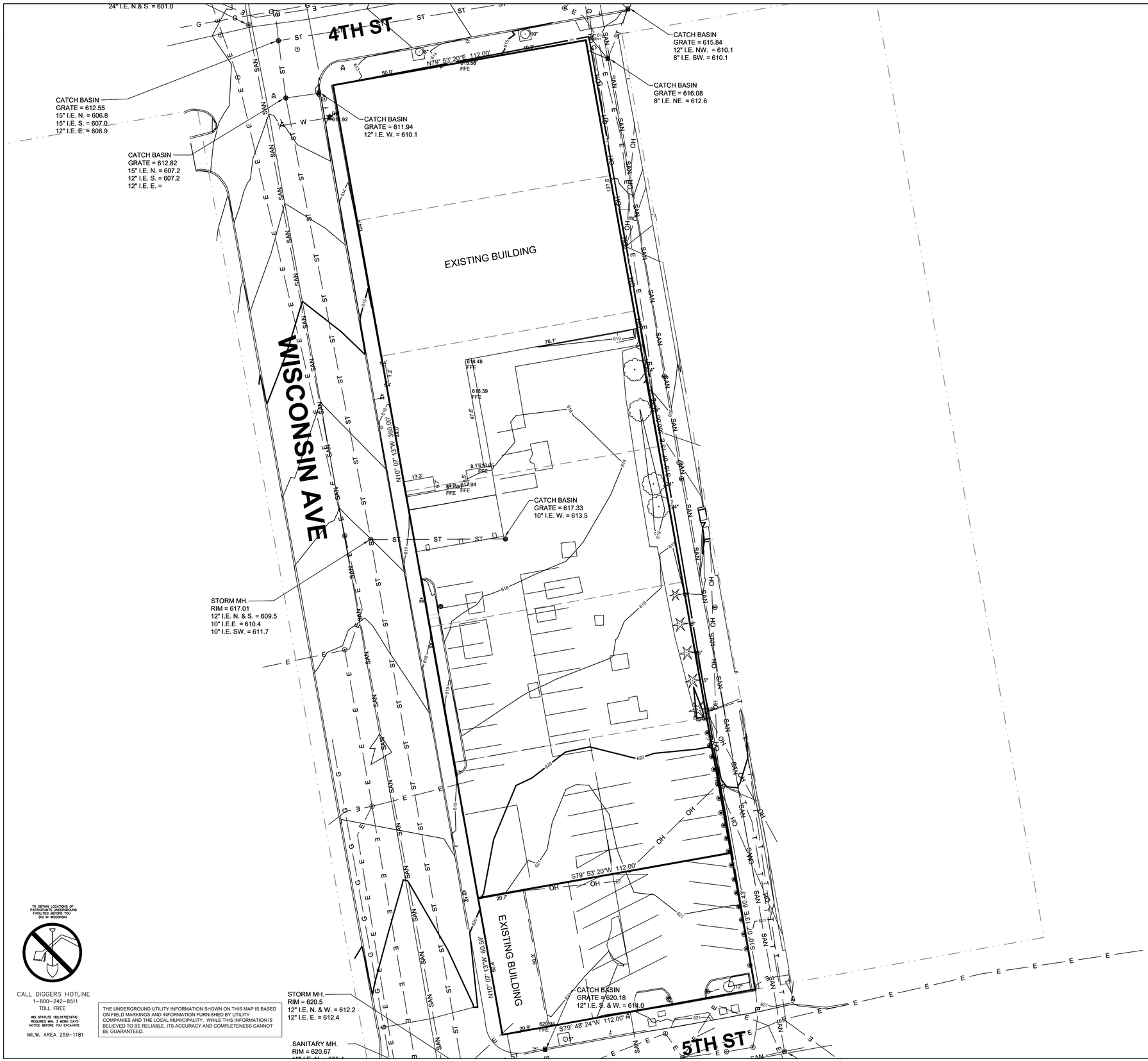
NOT TO SCALE





SHEET INDEX	
SHEET NO.	**DESCRIPTION**
C000	COVER
C001	SITE SURVEY
C002	SITE DEMOLITION & EROSION CONTROL PLAN
C100	SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
C400	EROSION CONTROL DETAILS
C401	DETAILS
C402	DETAILS
C500	SPECIFICATIONS
C501	SPECIFICATIONS
L100	OVERALL LANDSCAPE PLAN
L200	LANDSCAPE DETAILS
L201	LANDSCAPE DETAILS
L300	LANDSCAPE SPECIFICATIONS
LT100	LIGHTING PLAN
LT101	LIGHTING PLAN

DATE: APRIL 17, 2025



2025.04.17

PIMIG

C001

21968

TO OBTAIN LOCATIONS OF PARTSOPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1–800–242–8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259–1181

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

LEGEND:

	SECTION 1/4 SECTION LINE
	PROPERTY LINE
	EASEMENT
X X	CHAIN LINK FENCE
	GUARD RAIL
	METAL FENCE
	WOOD FENCE
	TREE LINE
OH	OVERHEAD UTILITY LINE
E	ELECTRIC
T	TELEPHONE
FO	FIBER OPTIC
CTV	CABLE TV
SAN	SANITARY SEWER
FS	FORCE MAIN
ST	STORM SEWER
W	WATER MAIN
G	GAS
670	EXISTING CONTOUR
WET	WETLAND
FP	FLOODPLAIN
UNKNOWN MANHOLE	IRON PIPE FOUND/SET
SANITARY MANHOLE	REBAR FOUND/SET
STORM MANHOLE	CHISELED CROSS FOUND/SET
ELECTRIC MANHOLE	PK NAIL FOUND/SET
MMSD MANHOLE	SPIKE/NAIL
TELEPHONE MANHOLE	MONUMENT
CLEANOUT	BENCHMARK
CATCH BASIN	SIGN
CATCH BASIN (ROUND)	PARKING METER
ROOF DRAIN	FLAG POLE
CULVERT END	DECIDUOUS TREE
HYDRANT	CONIFEROUS TREE
WATER VALVE	BUSH
GAS VALVE	POST
GAS METER	SOIL BORING
ELECTRIC METER	TRAFFIC SIGNAL
UTILITY PEDESTAL	LIGHT POLE
HANDHOLE	UTILITY POLE
VENT	GUY WIRE
MONITORING WELL	GUY POLE

GENERAL NOTES:

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2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP, INC. ON 7/27/2023.

4. DATUM FOR THE PROJECT SURVEY IS NAVD83. BENCHMARK FOR THE PROJECT SURVEY IS THE NE BURY BOLT ON THE HYDRANT LOCATED ON THE WEST SIDE OF THE PROPERTY, ELEV 614.92'.

5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE
0 20 40

401 WISCONSIN AVE REDEVELOPMENT
401 WISCONSIN AVE
RACINE, WI

SITE SURVEY

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
BID SET	2024-10-17
CITY SUBMITTAL	2025-04-17

NO.	REVISION	DATE

PROJECT NO:	21968
DESIGN DATE:	----
PLOT DATE:	2025.04.17
DRAWN BY:	----
CHECKED BY:	TPM
APPROVED BY:	PJI
SHEET NO:	C001

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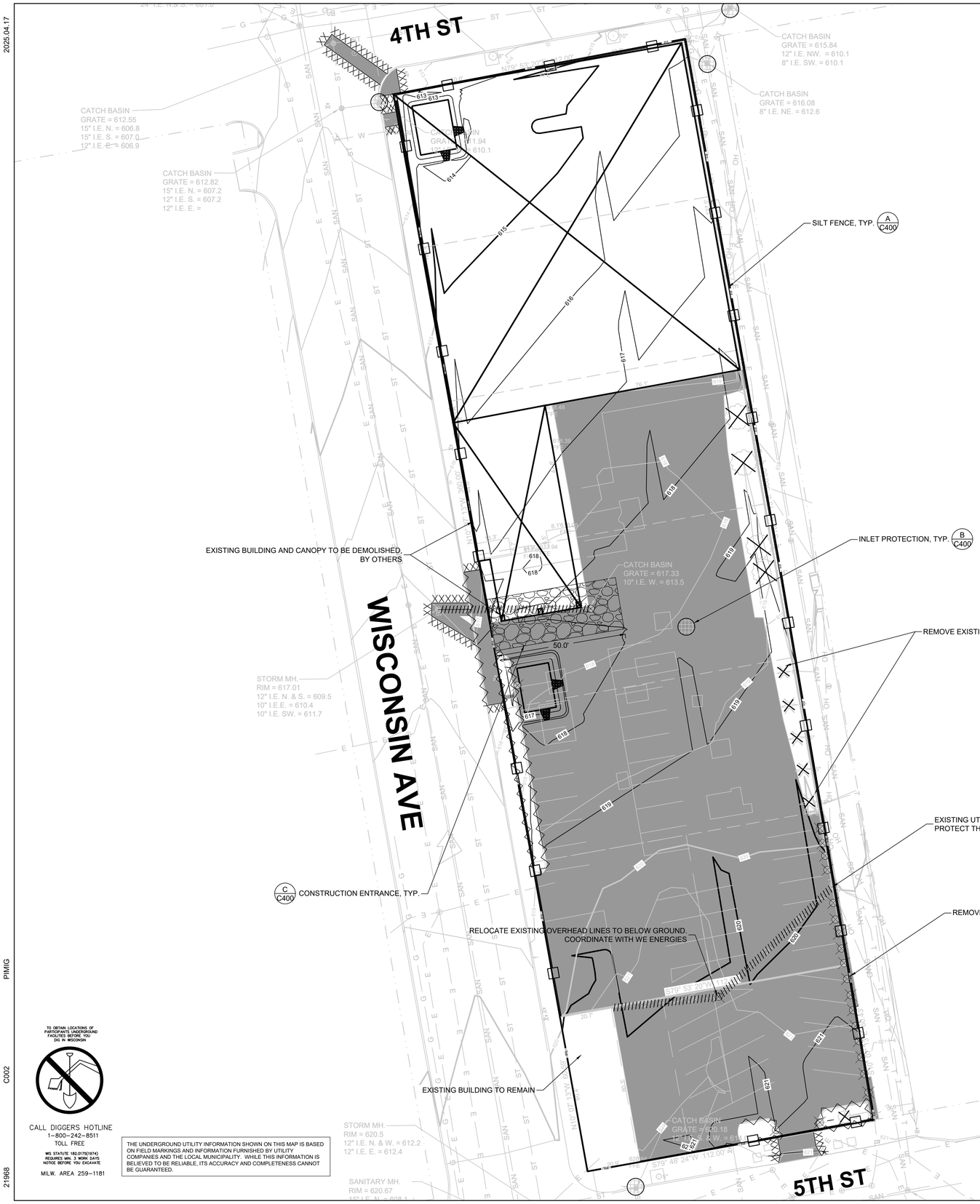

LEGEND:

- A C400 — PROPOSED SILT FENCE
- B C400 — PROPOSED INLET PROTECTION
- C C400 — PROPOSED TRACKING PAD
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- UTILITY REMOVAL
- CURB REMOVAL
- SAWCUT
- STRUCTURE REMOVAL
- TREE REMOVAL
- PAVEMENT REMOVAL
- CLEAN CAP AREA (SEE DETAIL)\

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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TOLL FREE

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MILW. AREA 259-1181

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GENERAL NOTES:

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

THE SIGMA GROUP
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Fax: 414-643-4210

GRAPHIC SCALE
0 20 40

401 WISCONSIN AVE REDEVELOPMENT
401 WISCONSIN AVE
RACINE, WI

SITE DEMOLITION & EROSION CONTROL PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
BID SET	2024-10-17
CITY SUBMITTAL	2025-04-17

NO.	REVISION	DATE

PROJECT NO:	21968
DESIGN DATE:	----
PLOT DATE:	2025.04.17
DRAWN BY:	----
CHECKED BY:	TPM
APPROVED BY:	PJI
SHEET NO:	C002

2025.04.17 PJMG C002 21968

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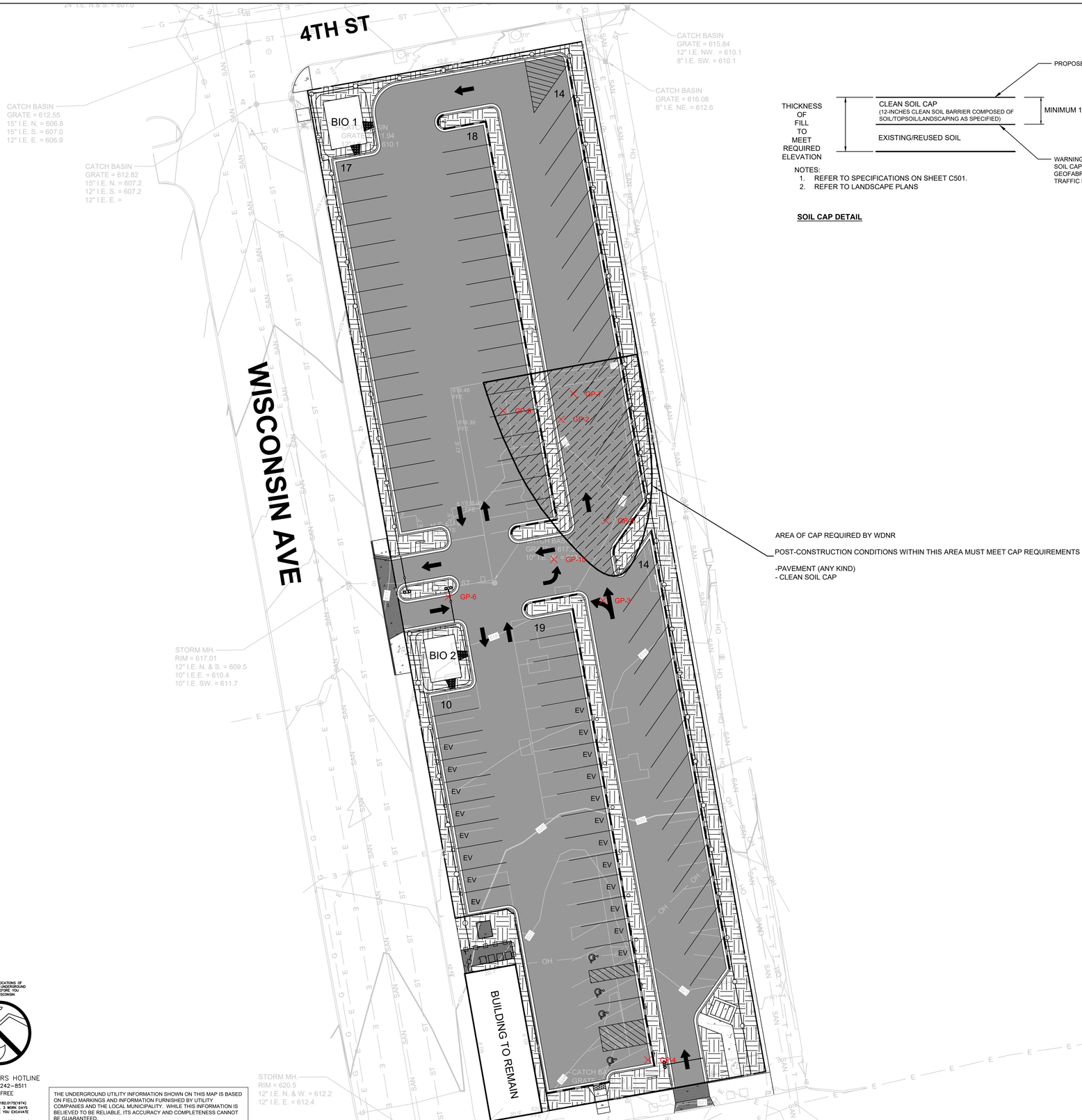

NOTES:
1. REFER TO SPECIFICATIONS ON SHEET C501.
2. REFER TO LANDSCAPE PLANS

SOIL CAP DETAIL

AREA OF CAP REQUIRED BY WDNR

POST-CONSTRUCTION CONDITIONS WITHIN THIS AREA MUST MEET CAP REQUIREMENTS

-PAVEMENT (ANY KIND)
- CLEAN SOIL CAP

SOIL MANAGEMENT NOTES:

SUBGRADE MATERIAL ACROSS THE SITE AND PROJECT AREA IS CONSIDERED TO BE ENVIRONMENTALLY IMPACTED.

SUBGRADE MATERIAL EXCAVATED OR GRADED OUTSIDE THE DESIGNATED CAP MAY BE REUSED ANYWHERE ON-SITE, PENDING GEOTECHNICAL APPROVAL.

SUBGRADE MATERIAL EXCAVATED OR GRADED INSIDE THE DESIGNATED CAP AREA MUST BE MANAGED WITHIN ITS IMMEDIATE AREA AND CAPPED, OR DISPOSED OF AT A LICENSED LANDFILL.

EXCESS SUBGRADE MATERIAL THAT CANNOT BE REUSED ON-SITE AS SPECIFIED ABOVE MUST BE TRANSPORTED OFF-SITE FOR DISPOSAL AT A LICENSED LANDFILL FACILITY IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN.

PROJECT LANDFILL:
WASTE MANAGEMENT PHEASANT RUN (PENDING APPROVAL)
- PROFILE #XXXXXXX - TBD

DIRECT QUESTIONS REGARDING IMPACTED SOIL MANAGEMENT TO ENVIRONMENTAL ENGINEER (SIGMA)

DETAILS ALSO PROVIDED IN SOIL MANAGEMENT PLAN
(DATED - IN PROGRESS AS OF 3/20/2025)

LEGEND:

AREA OF RESIDUALLY IMPACTED SOIL FOR LANDFILL DISPOSAL IF EXCAVATED

AREA OF CAP REQUIRED BY WDNR:
REPLACEMENT CAP MUST MEET REQUIREMENTS
-PAVEMENT (ANY KIND)
-CLEAN SOIL CAP - SEE DETAIL

SOIL BORING

GENERAL NOTES:

1. SUBGRADE MATERIAL ACROSS THE SITE AND PROJECT AREA IS CONSIDERED TO BE ENVIRONMENTALLY IMPACTED. SUBGRADE MATERIAL EXCAVATED OR GRADED OUTSIDE THE DESIGNATED CAP MAY BE REUSED ANYWHERE ON-SITE, PENDING GEOTECHNICAL APPROVAL. SUBGRADE MATERIAL EXCAVATED OR GRADED INSIDE THE DESIGNATED CAP AREA MUST BE MANAGED WITHIN ITS IMMEDIATE AREA AND CAPPED, OR DISPOSED OF AT A LICENSED LANDFILL. EXCESS SUBGRADE MATERIAL THAT CANNOT BE REUSED ON-SITE AS SPECIFIED ABOVE MUST BE TRANSPORTED OFF-SITE FOR DISPOSAL AT A LICENSED LANDFILL FACILITY IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN. DIRECT QUESTIONS REGARDING IMPACTED SOIL MANAGEMENT TO ENVIRONMENTAL ENGINEER (SIGMA)
2. GROUNDWATER GENERATED DURING EXCAVATION DEWATERING MAY REQUIRE PERMITTING PRIOR TO DISCHARGE TO SANITARY SEWER SYSTEM. GENERAL CONTRACTOR IS RESPONSIBLE FOR DEWATERING PERMITS, AS REQUIRED. COORDINATE AND VERIFY CONTINGENCY MANAGEMENT PLAN WITH ENVIRONMENTAL CONSULTANT, THE SIGMA GROUP INC., AT 414-643-4200 IF POTENTIALLY IMPACTED GROUNDWATER IS ENCOUNTERED.
3. TREES, BUSHES, OR PLANTS MAY NEED TO BE PLANTED WITHIN GREEN SPACE AREAS THAT WILL NECESSITATE ROOT BALLS PENETRATING THROUGH THE CLEAN SOIL CAP. THE ROOT STRUCTURES AND TREES, BUSHES, OR PLANTS WILL PREVENT DIRECT CONTACT WITH UNDERLYING IMPACTED SOILS. THE CLEAN SOIL CAP SYSTEM SHOULD BE PLACED OVER ROOT BALLS / AROUND TREES, BUSHES, OR PLANTS TO MAINTAIN AN EFFECTIVE CAP OVER THE SITE. LANDSCAPING CONTRACTOR MUST BE MADE AWARE OF IMPACTED SOIL MANAGEMENT REQUIREMENTS AND MANAGE EXCAVATED SOIL MATERIAL APPROPRIATELY.

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GRAPHIC SCALE
0 20 40

401 WISCONSIN AVE REDEVELOPMENT
401 WISCONSIN AVE
RACINE, WI

SOIL MANAGEMENT PLAN

PRELIMINARY
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ISSUANCE	DATE
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CHECKED BY:	TPM
APPROVED BY:	PJI

SHEET NO:
C003

2025.04.17
PIMIG
C003
21968

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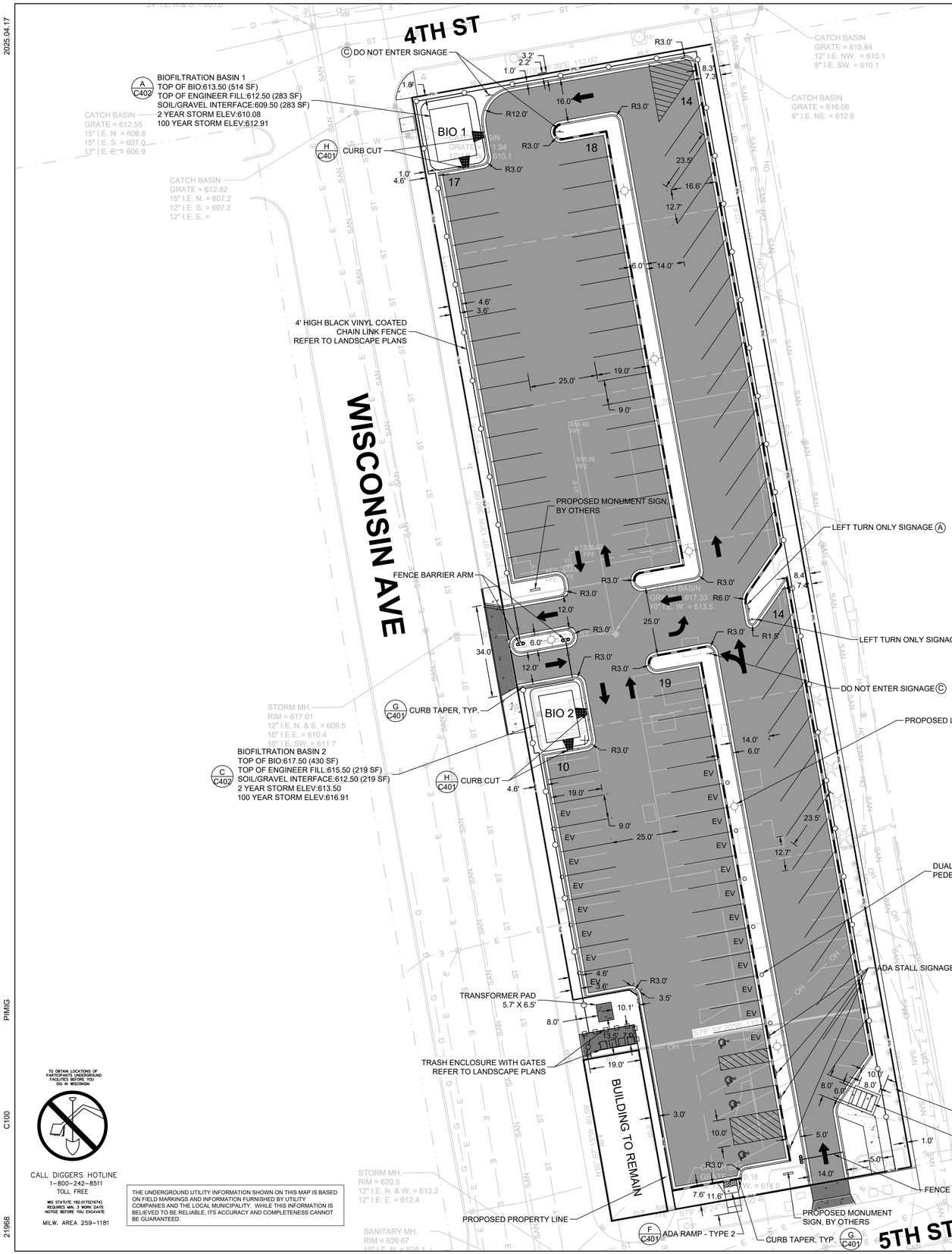

SITE INFORMATION			
SITE AREA	47890	1.099 AC	
SITE DISTURBED AREA	46431	1.066 AC	
EXISTING IMPERVIOUS AREA	47277	1.085 AC	98.7 %
PROPOSED IMPERVIOUS AREA	36624	0.841 AC	76.5 %
TOTAL PARKING SPACES	92		
ADA PARKING SPACES	4		
EV PARKING SPACES	20		

LEGEND:

- A C401 — ASPHALT SURFACE
- B C401 — 5" THICK CONCRETE WALK
- C C401 — CONCRETE PAVEMENT
- D C401 — CURB & GUTTER (ACCEPT)
- D C401 — CURB & GUTTER (REJECT)
- PROPOSED LIGHT POLE - REFER TO LIGHTING PLANS

SIGNAGE:

- Ⓐ R3-5L 30" X 36" — LEFT TURN ONLY SIGNAGE
- Ⓑ R3-6L 30" X 36" — LEFT TURN AND STRAIGHT SIGNAGE
- Ⓒ R5-1 30" X 30" — DO NOT ENTER SIGNAGE

GENERAL NOTES:

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4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE
0 20 40

401 WISCONSIN AVE REDEVELOPMENT
401 WISCONSIN AVE
RACINE, WI

SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
BID SET	2024-10-17
CITY SUBMITTAL	2025-04-17

NO.	REVISION	DATE

PROJECT NO:	21968
DESIGN DATE:	----
PLOT DATE:	2025.04.17
DRAWN BY:	----
CHECKED BY:	TPM
APPROVED BY:	PJI
SHEET NO:	C100

2025.04.17
PIMIG
C100
21968

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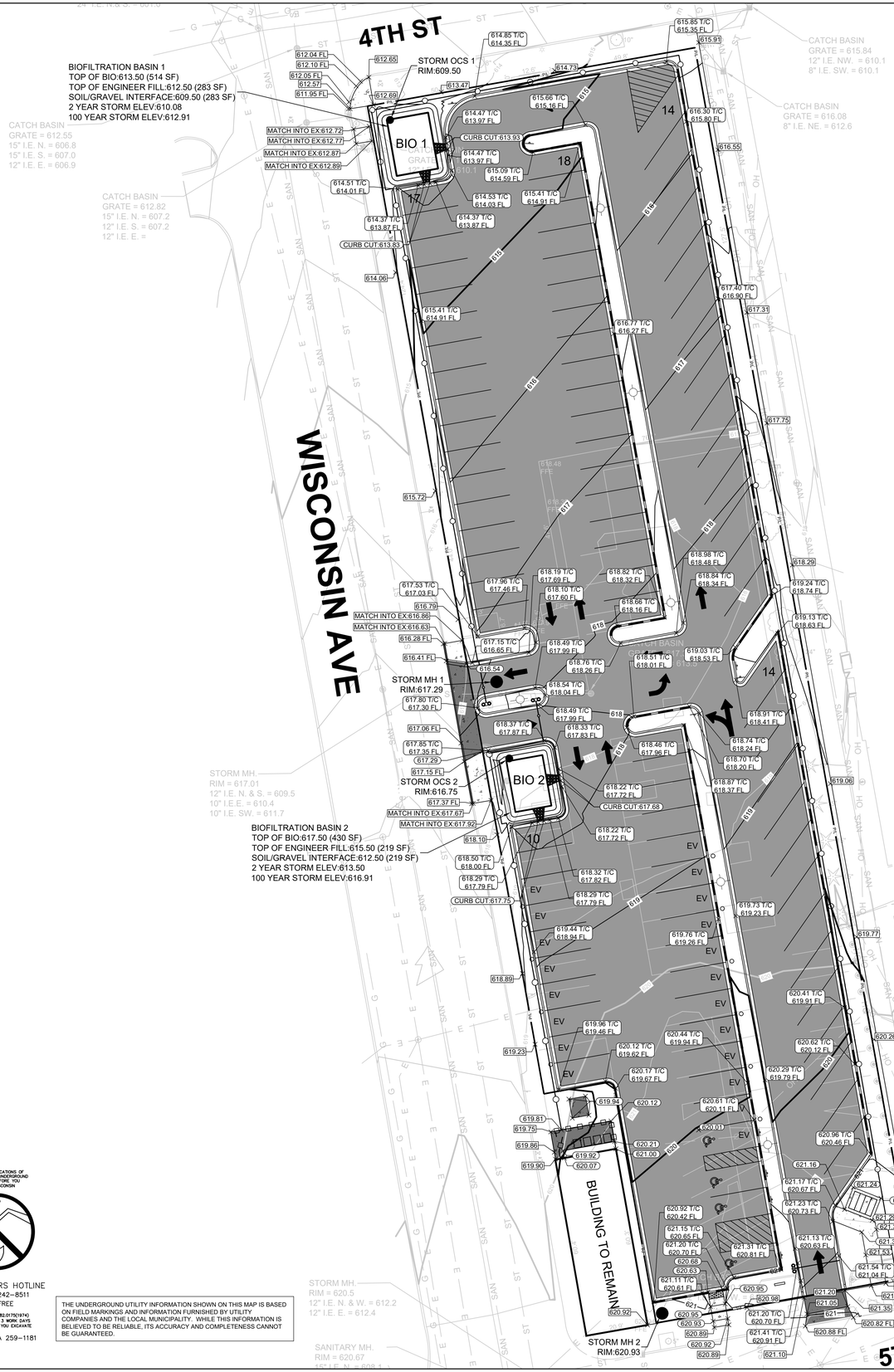
2025.04.17



LEGEND:

- A C401 — ASPHALT SURFACE
- B C401 — 5" THICK CONCRETE WALK
- C C401 — CONCRETE PAVEMENT
- D C401 — CURB & GUTTER (ACCEPT)
- D C401 — CURB & GUTTER (REJECT)
- PROPOSED LIGHT POLE - REFER TO LIGHTING PLANS
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- 100.50 T/C 100.00 FL — PROPOSED CURB & GUTTER SPOT GRADE T/C: TOP OF CURB GRADE FL: FLOW LINE CURB GRADE
- 100.00 — PROPOSED SURFACESPOT GRADE
- 100.00 — EXISTING SURFACE SPOT GRADE (MATCH)
- 100.00 FL — EXISTING FLOW LINE SPOT GRADE (MATCH)

GENERAL NOTES:

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

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GRAPHIC SCALE
0 20 40

401 WISCONSIN AVE REDEVELOPMENT
401 WISCONSIN AVE
RACINE, WI

GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
BID SET	2024-10-17
CITY SUBMITTAL	2025-04-17

NO.	REVISION	DATE

PROJECT NO:	21968
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APPROVED BY:	PJI

SHEET NO:
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PIMIG
C200
21968

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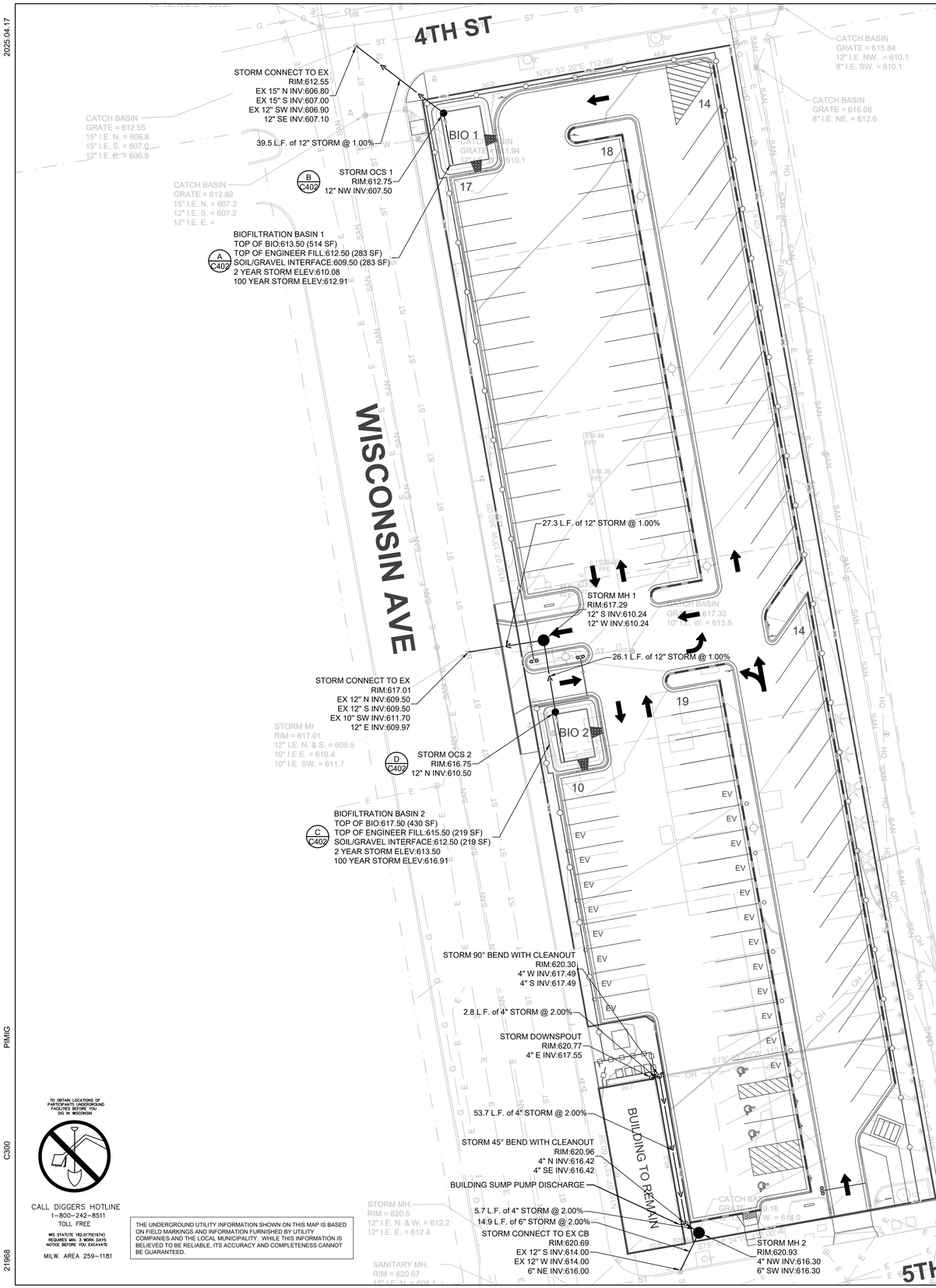
2025.04.17



LEGEND:

- PROPOSED STORM SEWER
- DT — PROPOSED DRAIN TILE (UNDERDRAIN)
- M / C401 — PROPOSED STORM MANHOLE
- PROPOSED OUTLET CONTROL STRUCTURE

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS HALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
12. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

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RACINE, WI

UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

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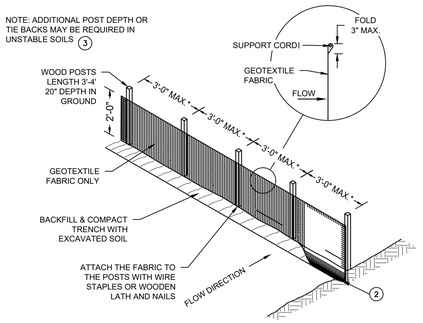
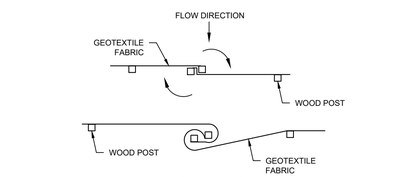
2025.04.17

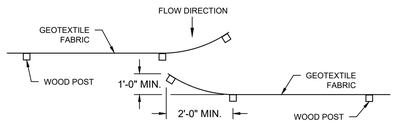


* NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

SILT FENCE

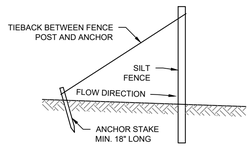


TWIST METHOD

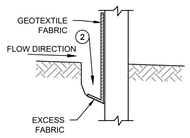


HOOK METHOD (5)

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

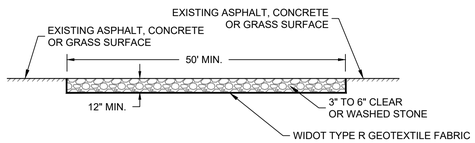


TRENCH DETAIL

GENERAL NOTES

1. HORIZONTAL BRACE REQUIRED WITH 2"X4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. (2) TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. (3) WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/32" X 1-1/32" OF OAK OR HICKORY.
4. WHERE SILT FENCE CROSSES A CULVERT, SILT FENCE SHALL BE DIVERTED OVER THE CULVERT OVER THE CULVERT TO NOT RESTRICT FLOW.
5. (5) CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.
6. SILT FENCE SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1056
7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6

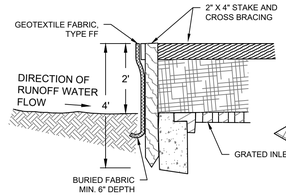
(A) SILT FENCE - WDNR TS-1056
SCALE:NTS

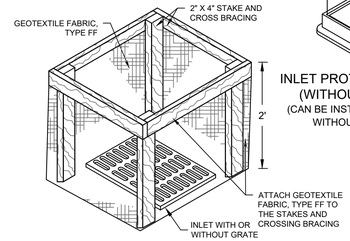


GENERAL NOTE:

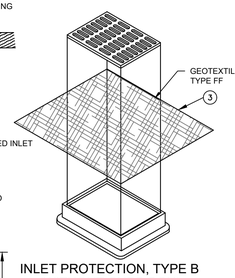
1. STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057
2. AN APPROVED MANUFACTURED TRACKOUT CONTROL DEVICE SYSTEM CONFORMING TO WDNR TECHNICAL STANDARD #1057 MAY BE USED AS AN ALTERNATIVE TO A STONE TRACKING PAD

(C) CONSTRUCTION ENTRANCE - WDNR TS-1057
SCALE:NTS

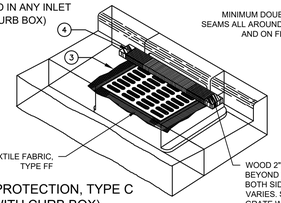




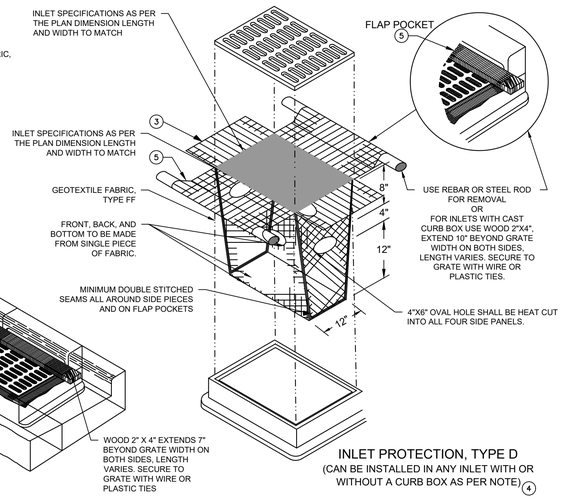
INLET PROTECTION, TYPE A



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



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX AS PER NOTE) (4)

GENERAL NOTES:

1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. (3) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL
4. (4) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. (5) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.
6. INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060
7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2

INSTALLATION NOTES:

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

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

(B) INLET PROTECTION - WDNR TS-1060
SCALE:NTS

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCING AND INLET PROTECTION.
3. INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
4. STRIP TOPSOIL FROM STORM WATER BASIN LOCATION AND STOCKPILE.
5. CONSTRUCT STORM WATER BASIN AND INSTALL TEMPORARY OUTLET AND EMERGENCY OVERFLOW. BASIN IS TO BE USED AS A SEDIMENTATION BASIN DURING THE COURSE OF CONSTRUCTION.
6. CONSTRUCT DIVERSION SWALES, DIRECT RUNOFF TO STORM BASIN. INSTALL ASSOCIATED DITCH CHECKS.
7. INSTALL RIP-RAP AT STORM WATER BASIN AS SHOWN ON THE PLANS.
8. STRIP TOPSOIL FROM REMAINDER OF SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
9. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
10. PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
11. INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER AND INSTALL RIP-RAP AT NEW STORM SEWER OUTFALLS.
12. REMOVE TEMPORARY OUTLET CONTROL STRUCTURE ON BASIN AND INSTALL PAVEMENTS.
13. STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
14. REMOVE EXCESS SEDIMENT FROM STORMWATER BASINS AND RETURN BASINS TO THEIR DESIGN DIMENSIONS AND VOLUMES.
15. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

EROSION CONTROL NOTES:

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
9. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
10. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
11. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY OF RACINE, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY THE CITY OF RACINE OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
14. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
15. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
20. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
21. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
22. WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
23. CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
24. PERMAMENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
25. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY

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WISCONSIN AVE REDEVELOPMENT
401 WISCONSIN AVE
RACINE, WI

EROSION CONTROL DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
BID SET	2024-10-17
CITY SUBMITTAL	2025-04-17

NO.	REVISION	DATE

PROJECT NO:	21968
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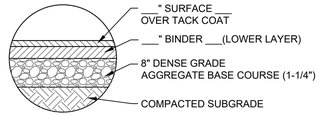
PLOT DATE:	2025.04.17
DRAWN BY:	----
CHECKED BY:	TPM
APPROVED BY:	PJI

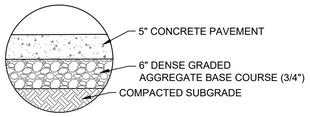
SHEET NO:
C400

PIMIG
C400
21968

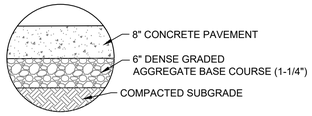
2025.04.17



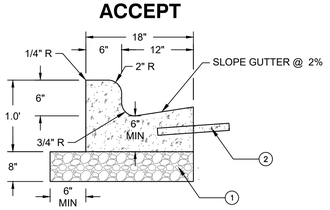
A ASPHALT PAVEMENT SECTION
SCALE:NTS



B CONCRETE SIDEWALK SECTION
SCALE:NTS

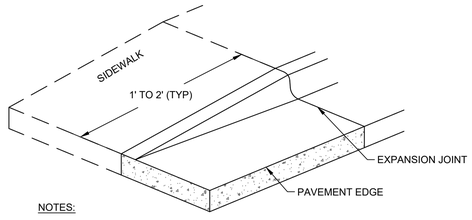


C CONCRETE PAVEMENT SECTION
SCALE:NTS



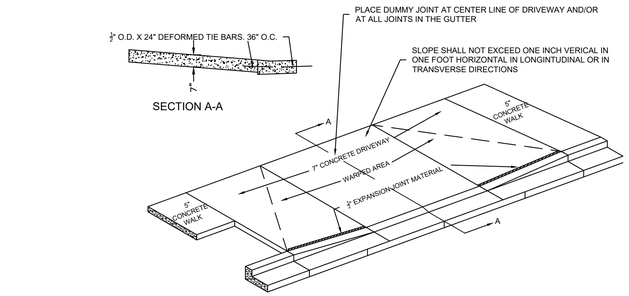
NOTES:
1. 1-1/4" DENSE GRADED AGGREGATE BASE COURSE.
2. TIE-BAR IF ADJACENT TO CONCRETE (NO.4 X 2'-0" DEFORMED TIE BARS SPACED AT 3'-0" C-C).
3. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS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

D 18 INCH CONCRETE CURB AND GUTTER
SCALE:NTS

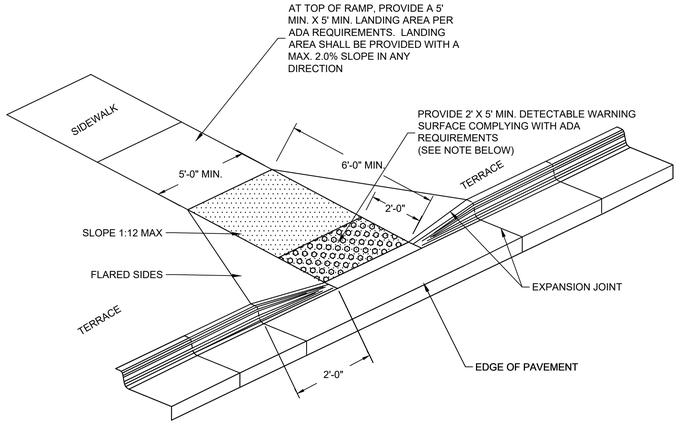


NOTES:
IF SIDEWALK IS ADJACENT TO CURB TAPER, TAPER SHALL BE EXTENDED TO 10' TO MAINTAIN 5% MAX SLOPE ON WALK FOR ADA ACCESS

G CURB TAPER
SCALE:NTS

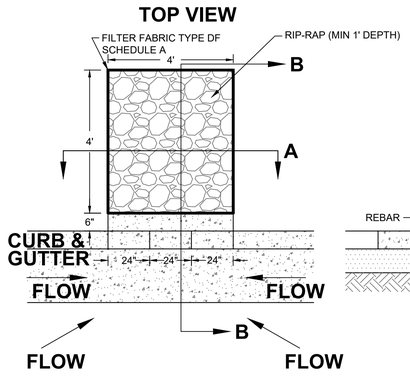


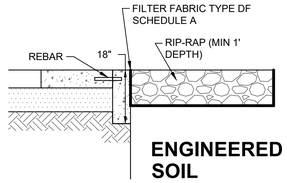
E CONCRETE DRIVEWAY TYPE 2 DEPRESSED
SCALE:NTS



NOTES:
1. CONTRACTOR TO VERIFY ADA RAMP DETAIL WITH CITY AND ADJUST AS NEEDED.
2. PROVIDE DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES OF SIZE, SPACING AND CONTRAST REQUIRED BY ADA GUIDELINES.
3. DETECTABLE WARNINGS SHALL BE PER CITY STANDARDS.

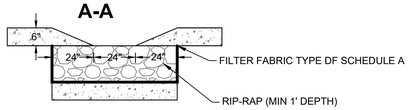
F ADA RAMP - TYPE 2
SCALE:NTS



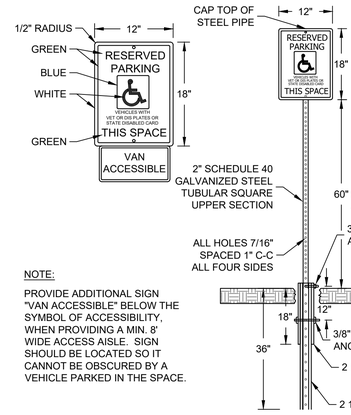


SECTION B-B

SECTION A-A

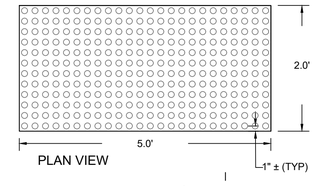


H CURB CUT OPENING
SCALE:NTS



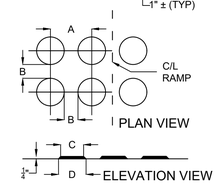
NOTE:
PROVIDE ADDITIONAL SIGN "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY, WHEN PROVIDING A MIN. 8' WIDE ACCESS AISLE. SIGN SHOULD BE LOCATED SO IT CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

I ADA SIGN AND POST
SCALE:NTS

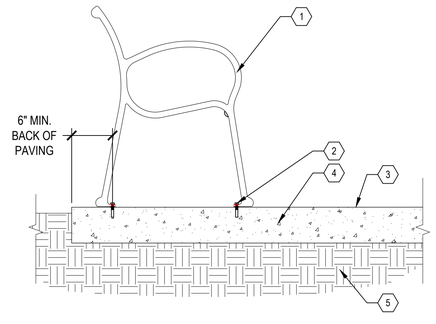


	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	X	X
D	0.9"	1.4"

X = THE C DIMENSIONS IS 50% TO 65% OF THE D DIMENSION



J TRUNCATED DOMES
SCALE:NTS

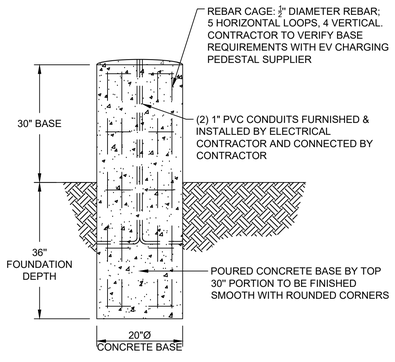


NOTES
1. CONTRACTOR TO VERIFY FINAL LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. PAINT ALL HARDWARE TO MATCH BENCH COLOR.
3. BENCH BASIS OF DESIGN:
   3.1. 72" BACKED SCARBOROUGH BENCH WITH HORIZONTAL STRAP SEAT AND CENTER ARM BY LANDSCAPE FORMS

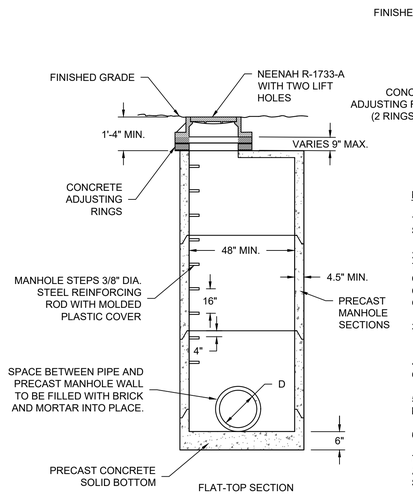
KEYED LEGEND

1. 72" LANDSCAPE BENCH - BLACK POWDER COAT
2. SURFACE MOUNT INSTALLATION, ANCHORED WITH ITT RAMSET/RED HEAD SRM 38 STAINLESS STEEL DROP-IN ANCHOR, 3/8" x 3" STAINLESS STEEL HEX BOLTS WITH 3/8" STAINLESS STEEL FLAT WASHER AND LOCK WASHER
3. FINISH SURFACE
4. CONCRETE PAVING
5. COMPACTED SUBGRADE

K BIKE RACK
SCALE:NTS



L EV CHARGING PEDESTAL BASE
SCALE:NTS



NOTES:
1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
2. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR, OR FLEXIBLE RUBBER TYPE GASKETS FOR STORM MANHOLES.
5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
6. 3" OF BEDDING STONE UNDER BASE.
7. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

M PRECAST STORM MANHOLE
SCALE:NTS

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401 WISCONSIN AVE
RACINE, WI

DETAILS

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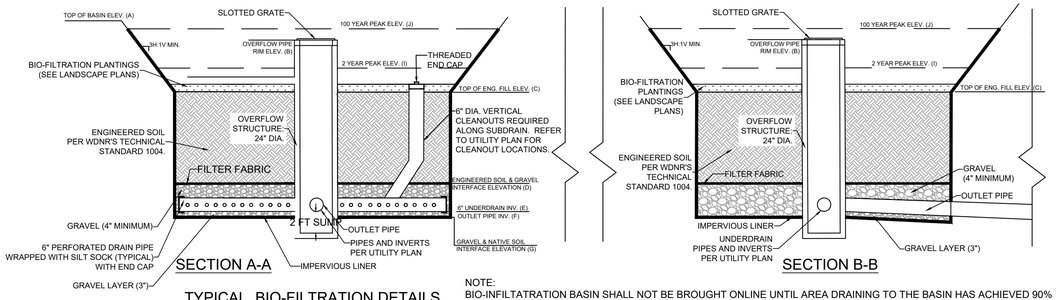
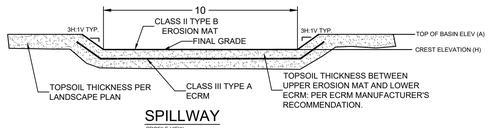
2025.04.17



TYPICAL BIO-FILTRATION DETAILS
(BIO-FILTRATION BASIN 1)

NOTE:
BIO-INFILTATRATION BASIN SHALL NOT BE BROUGHT ONLINE UNTIL AREA DRAINING TO THE BASIN HAS ACHIEVED 90% STABILIZATION FROM EROSION (I.E. DO NOT PLACE ENGINEERED SOIL UNTIL SITE HAS BEEN STABILIZED) .



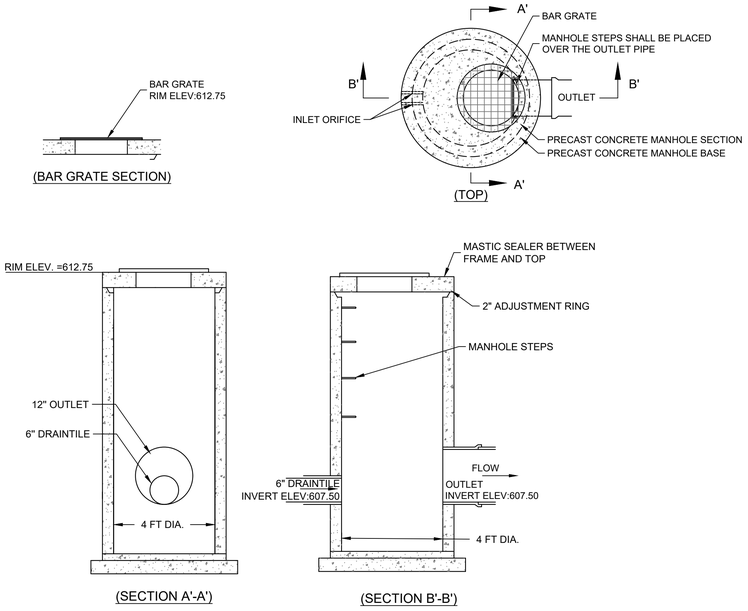
SPILLWAY
PROFILE VIEW
NOT TO SCALE

NOTE:
1. BIO-FILTRATION BASINS THAT HAVE MULTIPLE VERTICAL ORIFICES SHALL BE INSTALLED AT THE SAME ELEVATION AS IDENTIFIED IN THE TABLE.
2. MULTIPLE VERTICAL ORIFICES SHALL HAVE A MINIMUM OF 12 INCHES HORIZONTAL SEPARATION.

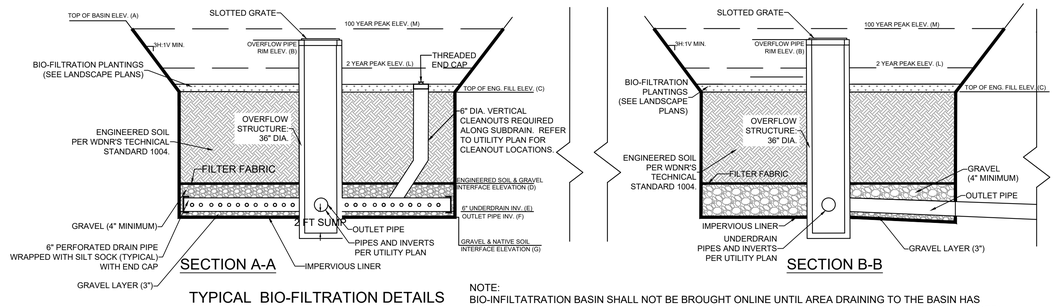
BIO-FILTRATION SUMMARY TABLE

	(A)	(B)	(C)	(D)	(E)		(F)	(G)	(H)	(I)	(J)
BIO-FILTRATION AREA	TOP OF POND (CURB FLOW LINE)	OVERFLOW RIM ELEVATION	TOP OF ENGINEERED FILL ELEVATION	ENGINEERED SOIL AND GRAVEL INTERFACE ELEVATION	6" DIAMETER UNDERDRAIN ELEVATION	OUTLET PIPE SIZE	OUTLET PIPE ELEVATION	GRAVEL AND NATIVE SOIL INTERFACE ELEVATION	SPILLWAY CREST ELEVATION	2 YR WATER ELEVATION	100 YR WATER ELEVATION
BIO 1	613.50	612.75	612.50	609.50	607.50	12"	607.50	607.50	613.00	610.08	612.91

A BIOFILTRATION BASIN 1
SCALE:NTS



B OUTLET CONTROL STRUCTURE 1
SCALE:NTS



TYPICAL BIO-FILTRATION DETAILS
(BIO-FILTRATION BASIN 1)

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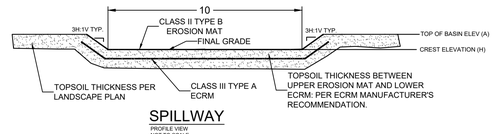

SPILLWAY
PROFILE VIEW
NOT TO SCALE

NOTE:
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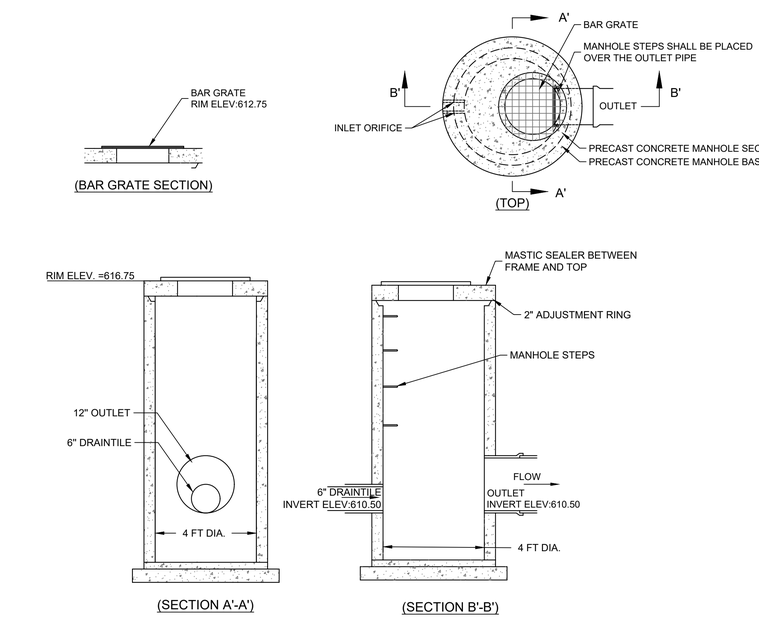
BIO-FILTRATION SUMMARY TABLE

	(A)	(B)	(C)	(D)	(E)		(F)	(G)	(H)	(I)	(J)
BIO-FILTRATION AREA	TOP OF POND (CURB FLOW LINE)	OVERFLOW RIM ELEVATION	TOP OF ENGINEERED FILL ELEVATION	ENGINEERED SOIL AND GRAVEL INTERFACE ELEVATION	6" DIAMETER UNDERDRAIN ELEVATION	OUTLET PIPE SIZE	OUTLET PIPE ELEVATION	GRAVEL AND NATIVE SOIL INTERFACE ELEVATION	SPILLWAY CREST ELEVATION	2 YR WATER ELEVATION	100 YR WATER ELEVATION
BIO 1	617.50	616.75	615.50	612.50	610.50	12"	610.50	610.5	617.00	613.50	616.91

C BIOFILTRATION BASIN 2
SCALE:NTS



D OUTLET CONTROL STRUCTURE 2
SCALE:NTS

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DETAILS

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SHEET NO:
C402

PIMIG
C402
21968

2025.04.17

GENERAL:

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

SITE CLEARING:

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

STORM DRAINAGE:

1. ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. REINFORCED CONCRETE PIPE: ASTM C76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
5. HDPE PIPE: ADS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT REGISTER.
6. CATCH BASINS: STANDARD PRECAST CONCRETE CATCH BASINS CONFORMING TO CHAPTER 3.6.0 OF THE STANDARD SPECIFICATIONS AND IN GENERAL CONFORMANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS. DEPTH AND DIAMETER AS INDICATED ON PLANS. CATCH BASIN SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
7. FRAMES AND GRATES: AS INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE; IF NOT, NOTIFY ENGINEER.
8. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
9. MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
10. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
11. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
12. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
13. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
14. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
15. CATCH BASIN INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE STANDARD SPECIFICATIONS. CATCH BASIN EXCAVATION AND PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.4(A) AND (B) OF THE STANDARD SPECIFICATIONS. FRAMES AND GRATES SHALL BE SET TO THE ELEVATIONS SHOWN ON THE PLANS.
16. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)4 OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.

CONCRETE PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTIONS 415, 416, 501, 601, AND 602 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS AND SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER OF READY-MIXED CONCRETE PRODUCTS WHO COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT AND APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
4. CONCRETE GRADE: GRADE A, GRADE A-2, OR A-FA CONFORMING TO SECTION 501.3.1.3 OF THE WISDOT STANDARD SPECIFICATIONS
5. AGGREGATES: CONFORM TO SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
6. WATER: ASTM C 94/C 94M AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
7. AIR-ENTRAINING ADMIXTURE: ASTM C 260 AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
8. CHEMICAL ADMIXTURES: PER SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
9. CURING MATERIALS IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
10. EXPANSION JOINT MATERIAL: CONFORM TO SECTION 415.2.3 OF THE WISDOT STANDARD SPECIFICATIONS.
11. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE IN ACCORDANCE WITH SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
12. GENERAL EXECUTION: CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS.
13. PROOFROLL SUBGRADE AND AGGREGATE BASE AS OUTLINED IN EARTH MOVING SPECIFICATION PRIOR TO PLACEMENT OF PAVEMENTS.
14. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.
15. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM-RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.
16. JOINTS GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE, UNLESS OTHERWISE INDICATED. CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS
17. CONSTRUCTION JOINTS: SET CONSTRUCTION JOINTS AT SIDE AND END TERMINATIONS OF PAVEMENT AND AT LOCATIONS WHERE PAVEMENT OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVEMENT TERMINATES AT ISOLATION JOINTS.
18. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, AND WHERE INDICATED.
19. CONTRACTION JOINTS: FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS TO MATCH JOINTING OF EXISTING ADJACENT CONCRETE PAVEMENT.
20. EDGING: TOOL EDGES OF PAVEMENT, GUTTERS, CURBS, AND JOINTS IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS ON CONCRETE SURFACES.
21. CURBING: COMPLY WITH SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS.
22. SIDEWALKS: COMPLY WITH SECTION 602 OF THE WISDOT STANDARD SPECIFICATIONS.
23. MOISTEN AGGREGATE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.
24. FINISH CURBING IN ACCORDANCE WITH SECTION 601.3.5 OF THE WISDOT STANDARD SPECIFICATIONS.
25. FINISH SIDEWALK AND PATIO IN ACCORDANCE WITH SECTION 602.3.2.3 OF THE WISDOT STANDARD SPECIFICATIONS (LIGHT BROOM FINISH).
26. FINISH CONCRETE VEHICULAR PAVEMENTS AND PADS IN ACCORDANCE WITH SECTION 415.3.8 OF THE WISDOT STANDARD SPECIFICATIONS (ARTIFICIAL TURF DRAG FINISH).
27. PROTECT AND CURE SIDEWALK IN ACCORDANCE WITH SECTION 602.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
28. PROTECT AND CURE CURBING IN ACCORDANCE WITH SECTION 601.3.7 OF THE WISDOT STANDARD SPECIFICATIONS.
29. PROTECT AND CURE VEHICULAR CONCRETE PAVING IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
30. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE OR THAT DOES NOT COMPLY WITH REQUIREMENTS IN THIS SECTION.
31. PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 7 DAYS AFTER PLACEMENT.
32. MAINTAIN CONCRETE PAVEMENT FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVEMENT NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

ASPHALTIC PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS).
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.
4. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER.
5. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.
6. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS.
7. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS.
8. HOT-MIX ASPHALT: ASPHALTIC BINDER COURSE AND SURFACE COURSE SHALL BE MIXTURE LT FOR REGULAR DUTY PAVEMENT AND LT FOR HEAVY DUTY PAVEMENT COMPLYING WITH THE WISDOT STANDARD SPECIFICATIONS. ASPHALTIC BINDER SHALL BE 58-28 S UNLESS NOTED.
9. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS.
10. PAVEMENT PLACEMENT GENERAL: ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB-MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE WISDOT STANDARD SPECIFICATIONS.
11. PREPARE AND PROOFROLL SUBGRADES AND AGGREGATE BASE COURSE AS OUTLINED IN EARTH MOVING SPECIFICATIONS PRIOR TO PLACEMENT OF ASPHALT PAVEMENTS.
12. SWEEP LOOSE GRANULAR PARTICLES FROM SURFACE OF AGGREGATE BASE COURSE PRIOR TO PAVEMENT PLACEMENT. DO NOT DISLODGE OR DISTURB AGGREGATE EMBEDDED IN COMPACTED SURFACE OF BASE COURSE.
13. SPREAD AND FINISH ASPHALTIC MIXTURE IN ACCORDANCE WITH SECTION 450.3.2.5 OF THE WISDOT STANDARD SPECIFICATIONS. PAVEMENT THICKNESSES SHALL BE AS INDICATED ON THE PLANS.
14. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAVER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FORMING HIGH SPOTS. FILL DEPRESSIONS WITH HOT-MIX ASPHALT TO PREVENT SEGREGATION OF MIX; USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.
15. COMPACT ASPHALTIC PAVEMENT IN ACCORDANCE WITH SECTION 450.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
16. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.
17. THICKNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS ¼ INCH FOR BINDER COURSE AND PLUS ¼ INCH FOR SURFACE COURSE, NO MINUS.
18. SURFACE SMOOTHNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS: BINDER COURSE: ¼ INCH; SURFACE COURSE: 1/8 INCH. REMOVE AND REPLACE ALL HUMPS OR DEPRESSIONS EXCEEDING THE SPECIFIED TOLERANCES.
19. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH ENGINEER.
20. APPLY MARKINGS TO A DRY SURFACE FREE FROM FROST. REMOVE DUST, DIRT, OIL, GREASE, GRAVEL, DEBRIS OR OTHER MATERIAL THAT MAY PREVENT BONDING TO THE PAVEMENT.
21. APPLY PAINT AS THE MANUFACTURER SPECIFIES WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES AT A MINIMUM RATE OF 17.6 GALLONS/MILE FOR A CONTINUOUS 4" LINE.
22. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND TO PREPARE TEST REPORTS.

EARTH MOVING:

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

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401 WISCONSIN AVE REDEVELOPMENT
401 WISCONSIN AVE
RACINE, WI

SPECIFICATIONS

PRELIMINARY NOT FOR CONSTRUCTION

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CITY SUBMITTAL	2025-04-17

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APPROVED BY:	PJI

SHEET NO:
C500

PIMIG C500 21968

2025.04.17

BIOFILTRATION BASIN:

1. BIOFILTRATION BASIN SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004: BIORETENTION FOR INFILTRATION AND THESE SPECIFICATIONS.
2. ENGINEERED SOIL MIX SHALL CONSIST OF A MIX OF 70 TO 85% SAND AND 15 TO 30% COMPOST BASED ON VOLUME. SAND SHALL MEET THE REQUIREMENTS FOR FINE AGGREGATE SAND SPECIFIED SECTION 501.2.5.3.4 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION OR MEET ASTM C33 (FINE AGGREGATE CONCRETE SAND).
3. PRIOR TO PLACEMENT IN THE BIOFILTRATION BASIN, THE ENGINEERED SOIL SHALL BE PREMIXED AND THE MOISTURE CONTENT SHALL BE LOW ENOUGH TO PREVENT CLUMPING AND COMPACTION DURING PLACEMENT.
4. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 12 INCHES IN DEPTH.
5. ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER ONE INCH IN DIAMETER. NO OTHER MATERIALS SHALL BE MIXED WITH THEE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR BE A HINDRANCE TO PLANTING OR MAINTENANCE.
6. ENGINEERED SOIL AND GRAVEL SHALL BE IN ACCORDANCE WITH THE LATEST WDNR TECHNICAL STANDARD 1004.
7. PEA GRAVEL SHALL BE GRADED SUCH THAT MINIMUM PARTICLE SIZE IS LARGE ENOUGH TO PREVENT FALLING THROUGH PERFORATIONS OF THE UNDERDRAIN PIPE.
8. BIOFILTRATION BASIN DRAIN PIPE: 6-INCH SCHEDULE 40 PVC PIPE MEETING PERFORATION REQUIREMENTS OF AASHTO M278 HIGHWAY UNDERDRAIN SPECIFICATIONS WITH 3/8" PERFORATIONS ON 6" CENTERS WITH 4 HOLES PER ROW.
9. BEEHIVE INLET: NEENAH R-256I, OR EQUAL
10. RISER STRUCTURE: 36" DIAMETER PRECAST CATCH BASIN STRUCTURE WITH 24" TOP OPENING TO ACCOMMODATE BEEHIVE INLET. IN GENERAL ACCORDANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
11. GRAVEL STORAGE LAYER (IF INDICATED ON PLANS): COURSE AGGREGATE #2 IN ACCORDANCE WITH SECTION 501.2.5.4.4 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
12. FILTER FABRIC: GEOTEXTILE FABRIC IN ACCORDANCE WITH SECTION 645.2.2.4 OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
13. EXCAVATE TO GRADES AS INDICATED ON PLANS.
14. CONSTRUCT TEMPORARY DIVERSION SWALES OR PROVIDE OTHER MEANS AS NECESSARY TO PREVENT CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS, AND RUNOFF FROM PERVIOUS AREAS WHICH HAVE NOT YET BEEN STABILIZED, FROM ENTERING THE BIORETENTION AREA.
15. CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING OR OTHER FORMS OF COMPACTION.
16. COMPACTION AND SMEARING OF THE ENGINEERED SOIL AND TOP SOIL BENEATH THE FLOORS, IN THE SOIL PLANTING BED, AND THE SIDE SLOPES OF THE BASIN, AND COMPACTION OF THE ENGINEERED SOILS IN THE BASIN SHALL BE MINIMIZED. DURING SITE DEVELOPMENT, THE AREA DEDICATED TO THE BIOFILTRATION BASIN SHALL BE CORDONED OFF TO PREVENT ACCESS BY HEAVY EQUIPMENT. ACCEPTABLE EQUIPMENT FOR CONSTRUCTING THE BIOFILTRATION BASIN INCLUDES EXCAVATION HOES, LIGHT EQUIPMENT WITH TURF TYPE TIRES, MARSH EQUIPMENT OR WIDE-TRACK LOADERS.
17. IF COMPACTION OCCURS AT THE BASE OF THE BIOFILTRATION BASIN, THE SOIL SHALL BE REFRACTURED TO A DEPTH OF AT LEAST 12 INCHES. IF SMEARING OCCURS, THE SMEARED AREAS OF THE INTERFACE SHALL BE CORRECTED BY RAKING OR ROTO-TILLING.
18. STEPS MAY BE TAKEN TO INDUCE MILD SETTLING OF THE ENGINEERED SOIL BED AS NEEDED TO PREPARE A STABLE PLANTING MEDIUM AND TO STABILIZE THE PONDING DEPTH. VIBRATING PLATE-STYLE COMPACTORS SHALL NOT BE UTILIZED.
19. ANY SEDIMENT ACCUMULATED IN THE BASIN DUE TO CONSTRUCTION ACTIVITIES SHOULD BE REMOVED AND THE ENGINEERED SOIL SHALL BE DEEP TILLED PRIOR TO PLANTING.
20. IMPERVIOUS LINER SHALL BE 45 MIL FIRESTONE EPDM (GSI PRODUCTS), OR 30 MIL PVC (GSI PRODUCTS), OR EQUAL.

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C501

PIMIG
C501
21968

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2025.04.17

LANDSCAPE LEGEND:

- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- PERENNIAL PLUGS (24" O.C.)
- NO-MOW SEED MIX
- PROPERTY LINE
- METAL EDGING
- 4' HT BLACK VINYL COATED CHAIN LINK FENCE
- TRASH ENCLOSURE

LEGEND:

- A C401 — ASPHALT SURFACE
- B C401 — 5" THICK CONCRETE WALK
- C C401 — CONCRETE PAVEMENT

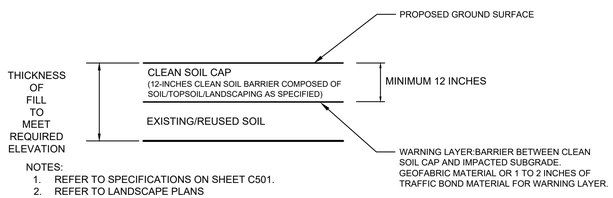
AREA OF CAP REQUIRED BY WDNR

POST-CONSTRUCTION CONDITIONS WITHIN THIS AREA MUST MEET CAP REQUIREMENTS

-PAVEMENT (ANY KIND)
- CLEAN SOIL CAP

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	B&B	3
EVERGREEN TREES					
	TS	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	5` Ht.	B&B	35
ORNAMENTAL TREES					
	MS	Malus x adstringens 'Jefgreen' / Emerald Spire® Flowering Crabapple	2" Cal.	B&B	1
DECIDUOUS SHRUBS					
	DL	Diervilla lonicera / Bush Honeysuckle	3 gal.	Cont.	61
	HB	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	3 gal.	Cont.	12
	SM	Syringa x 'Minuet' / Minuet Lilac	3` Ht.	B&B	36
EVERGREEN SHRUBS					
	BG	Buxus x 'Glencoe' / Chicagoland Green® Boxwood	5 gal.	Cont.	15
	BM	Buxus x 'Green Mountain' / Green Mountain Boxwood	5 gal.	Cont.	1
ORNAMENTAL GRASSES					
	PN2	Panicum virgatum 'Northwind' / Northwind Switch Grass	3 gal.	Cont.	32
	SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	10
PERENNIALS					
	EW	Echinacea purpurea 'White Swan' / White Swan Coneflower	1 gal.	Cont.	38



NOTES:
1. REFER TO SPECIFICATIONS ON SHEET C501.
2. REFER TO LANDSCAPE PLANS

SOIL CAP DETAIL

LANDSCAPE GENERAL NOTES:

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
4. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.
7. LANDSCAPE INSTALLER TO PROVIDE WATERING THROUGH FINAL ACCEPTANCE.

SOIL MANAGEMENT NOTES:

SUBGRADE MATERIAL ACROSS THE SITE AND PROJECT AREA IS CONSIDERED TO BE ENVIRONMENTALLY IMPACTED.

SUBGRADE MATERIAL EXCAVATED OR GRADED OUTSIDE THE DESIGNATED CAP MAY BE REUSED ANYWHERE ON-SITE, PENDING GEOTECHNICAL APPROVAL.

SUBGRADE MATERIAL EXCAVATED OR GRADED INSIDE THE DESIGNATED CAP AREA MUST BE MANAGED WITHIN ITS IMMEDIATE AREA AND CAPPED, OR DISPOSED OF AT A LICENSED LANDFILL.

EXCESS SUBGRADE MATERIAL THAT CANNOT BE REUSED ON-SITE AS SPECIFIED ABOVE MUST BE TRANSPORTED OFF-SITE FOR DISPOSAL AT A LICENSED LANDFILL FACILITY IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN.

PROJECT LANDFILL:
WASTE MANAGEMENT PHEASANT RUN (PENDING APPROVAL)
- PROFILE #XXXXXXX - TBD

DIRECT QUESTIONS REGARDING IMPACTED SOIL MANAGEMENT TO ENVIRONMENTAL ENGINEER (SIGMA)

DETAILS ALSO PROVIDED IN SOIL MANAGEMENT PLAN (DATED - IN PROGRESS AS OF 3/20/2025)

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

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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401 WISCONSIN AVE REDEVELOPMENT
401 WISCONSIN AVE
RACINE, WI

OVERALL LANDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

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L100
21968

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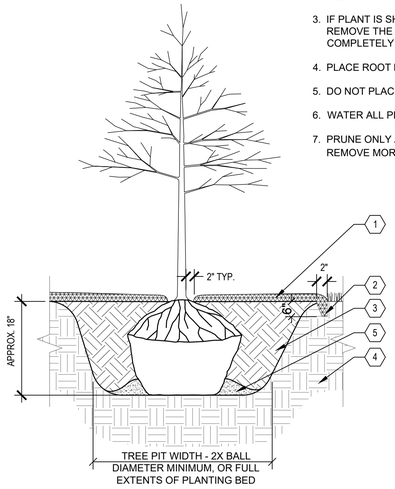
2025.04.17

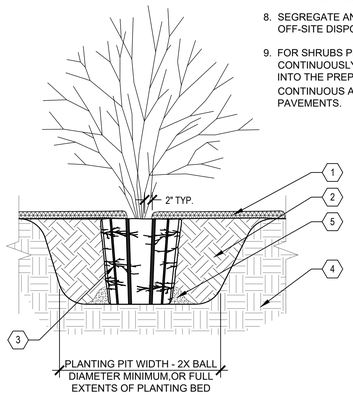
NOTES:
1. PLANT EACH TREE SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET ENTIRELY. REMOVE ALL TWINE, ROPE, AND BURLAP COMPLETELY FROM ALL ROOT BALLS.
4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
5. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN ⅓ OF THE ORIGINAL PLANT MASS.



1. 3" DEPTH SHREDDED HARDWOOD BARK MULCH. PROVIDE 4'-0" DIAMETER MULCH RINGS AT THE BASE OF ANY TREES PLANTED IN LAWN.
2. PROVIDE SPADED EDGE, 2" WIDE, 6" DEEP FOR ENTIRE PERIMETER OF BARK MULCH RINGS AT BASE OF TREES PLANTED IN LAWNS
3. PLANTING SOIL, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED.
4. PREPARED SUBGRADE
5. TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT BALL DOES NOT SHIFT

A TYPICAL TREE PLANTING
SCALE:N.T.S.

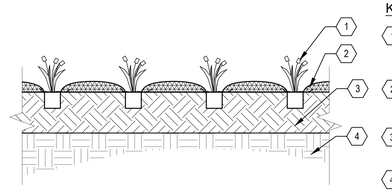
NOTES:
1. MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING TO LOOSEN POT-BOUND ROOTS.
2. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN ⅓ OF THE ORIGINAL PLANT MASS.
8. SEGREGATE ANY SOIL FROM BELOW WARNING LAYER EXCAVATED DURING PLANTING FOR OFF-SITE DISPOSAL. COORDINATE DISPOSAL WITH ENVIRONMENTAL CONSULTANT.
9. FOR SHRUBS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD ½" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.



1. 3" DEPTH TWICE-SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE INDICATED, KEEP 2" CLEAR OF STEMS
2. PLANTING SOIL AS SPECIFIED, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED
3. 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND PERIMETER
4. PREPARED SUBGRADE
5. TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT BALL DOES NOT SHIFT

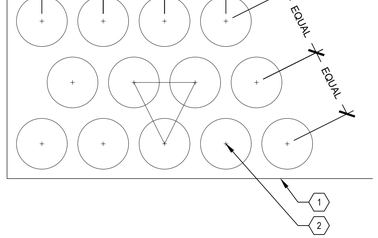
B TYPICAL SHRUB PLANTING
SCALE:N.T.S.

NOTES:
1. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
4. WATER ALL PLANTS THOROUGHLY WITHIN 2 HOURS OF INSTALLATION.
5. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY OR DEAD PLANT PARTS. DO NOT REMOVE MORE THAN ⅓ OF THE ORIGINAL PLANT MASS.
6. FOR PLANTS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD ½" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.



KEYED LEGEND
1. PERENNIAL, ORNAMENTAL GRASS, OR GROUNDCOVER PLUG, SEE LANDSCAPE PLAN SHEETS
2. 3" DEPTH TWICE-SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE INDICATED, KEEP 3" CLEAR OF STEMS
3. PLANTING SOIL, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED
4. PREPARED SUBGRADE

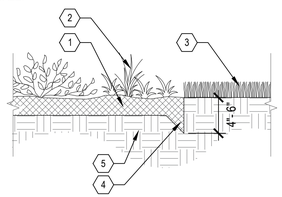
C TYPICAL PERENNIAL & ORNAMENTAL GRASS PLANTING
SCALE:N.T.S.



NOTES
1. SET FINISH GRADE OF PLANTING AREA 2" BELOW FINISH SURFACE OF PAVING, CURB, OR HEADER
2. SEE PLANTING SCHEDULE FOR SPACING OF ALL SHRUBS AND GROUNDCOVERS
3. ALL SHRUBS / GROUNDCOVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS.
4. TO DETERMINE APPROPRIATE PLANT QUANTITIES REFER TO THE PLANTING SCHEDULE OR PLAN.

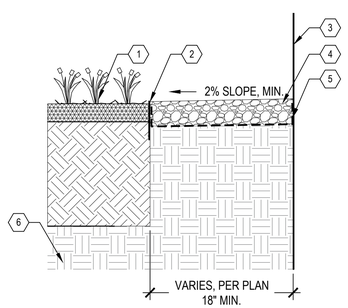
1. EDGE OF ADJACENT PAVEMENT
2. SHRUB, PERENNIAL OR ORNAMENTAL GRASS PLANT CENTER LOCATION

D TYPICAL PLANT SPACING
SCALE:N.T.S.



1. 3" DEPTH OF MULCH LAYER
2. SHRUB PLANTING BED
3. LAWN ADJACENT TO PLANTING BED
4. 45 DEGREE ANGLE SHOVEL CUT EDGE TOWARD PLANTING BED
5. COMPACTED SUBGRADE

F SHOVEL CUT PLANT EDGE
SCALE:N.T.S.

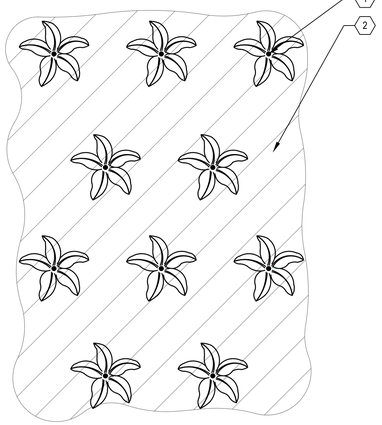


KEYED LEGEND
1. ADJACENT PLANTING BED
2. BLACK ANODIZED ALUMINUM EDGING
3. BUILDING FACE
4. 3" DEPTH STONE MULCH
5. WOVEN GEOTEXTILE FILTER FABRIC, WRAP UP SIDES OF BUILDING AND EDGING
6. PREPARED SUBGRADE

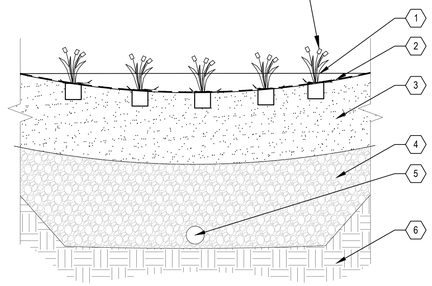
G STONE MAINTENANCE EDGE
SCALE:N.T.S.

1. BIOFILTRATION BASIN PERENNIAL PLUGS (SEE PERENNIAL PLUGS PLANT LIST)
2. STRAW MULCH

PERENNIAL PLUG SPACING
1 PLUG PER 2.25 SQUARE FEET
(18" SPACING O.C.)
PLANT IN CLUSTERS OF 5-12 PLANTS PER SPECIES



PLAN VIEW



SECTION VIEW

1. BIOFILTRATION BASIN PLANTING (SEE PERENNIAL PLUGS PLANT LIST)
2. BIODEGRADABLE EROSION CONTROL MATTING ON BOTTOM AND SLOPES OF BASIN
3. ENGINEERED SOIL MIX - SEE CIVIL FOR DEPTH
4. STONE STORAGE LAYER - SEE CIVIL FOR DEPTH
5. PVC DRAIN TILE, SEE CIVIL PLAN.
6. PREPARED SUBGRADE

E BIOFILTRATION PLUG PLANTING
SCALE:N.T.S.

Botanical Name	Common Name	Quantity	Size	Comments
Asclepias incarnata	Marsh Milkweed	5	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Aster Novae-angliae	New England Aster	8	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Carex stipdata	Common Fox Sedge	5	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Carex vulpinoidea	Brown Fox Sedge	8	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Eupatorium maculatum	Spotted Joe Pye Weed	8	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Helenium autumnale	Sneezeweed	8	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Liatris spicata	Marsh Blazingstar	8	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Lobelia cardinalis	Cardinal Flower	8	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Monarda fistulosa	Wild Bergamot	8	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Panicum virgatum	Switchgrass	8	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Ratibida pinnata	Yellow Coneflower	8	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Rudbeckia hirta	Black-Eyed Susan	8	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Scirpus atrovirens	Dark-Green Bulrush	8	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Scirpus cyperinus	Wool Grass	8	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Spartina pactinata	Prairie Cordgrass	8	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Tradescantia ohiensis	Ohio Spiderwort	8	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Verbena hastata	Blue Vervain	5	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species
Vernonia fasciculata	Ironweed	5	Round Tapered Plug	24" O.C. in clusters of 5-12 plants per species

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Fax: 414-643-4210

WISCONSIN AVE REDEVELOPMENT
401 WISCONSIN AVE
RACINE, WI

LANDSCAPE DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
BID SET	2024-10-17
CITY SUBMITTAL	2025-04-17

NO.	REVISION	DATE

PROJECT NO:	21968
DESIGN DATE:	----
PLOT DATE:	2025.04.17
DRAWN BY:	HLY
CHECKED BY:	TPM
APPROVED BY:	PJI

SHEET NO:
L200

PIMIG
L200
21968

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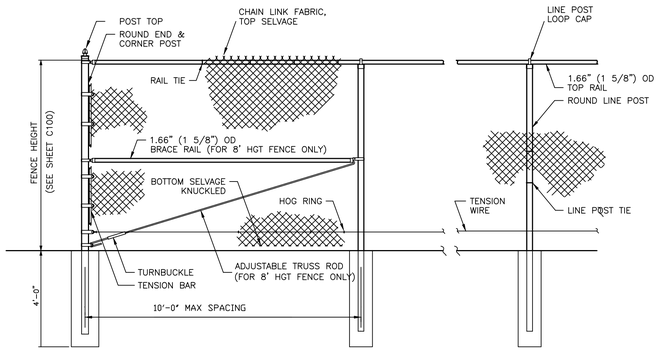
2025.04.17

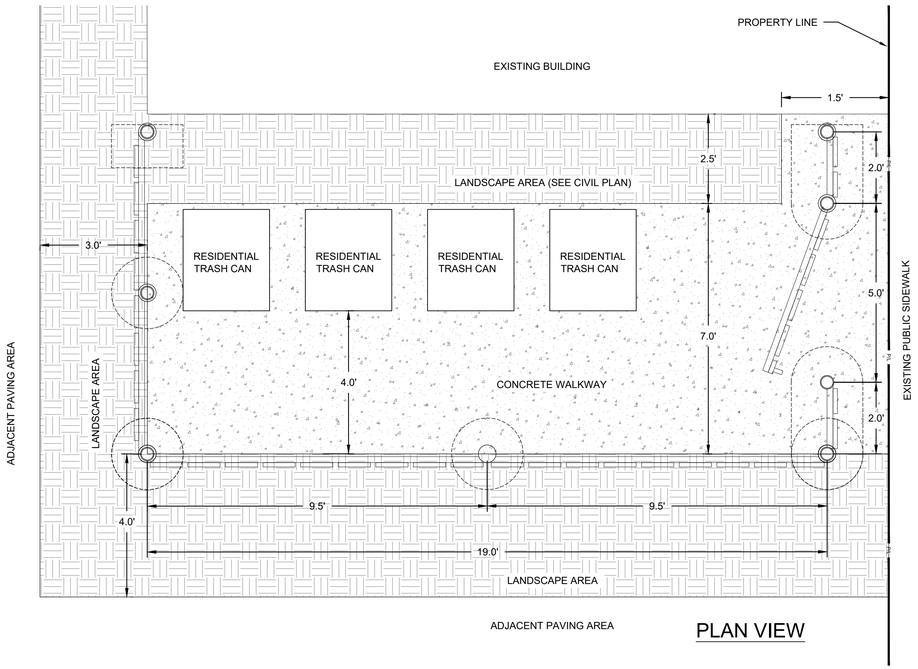
NOTES:

THE FENCING LAYOUT SHOWN IS SCHEMATIC AND THE FENCING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND LAYOUT. THE FENCING CONTRACTOR SHALL HYDRO-VAC THE PROPOSED FENCE POST LOCATIONS PRIOR TO COMMENCING INSTALLATION TO VERIFY THAT NO UNDERGROUND UTILITIES EXIST IN THAT AREA THAT WOULD INTERFERE WITH INSTALLATION. THE FENCING CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK. SHOP DRAWINGS SHALL INDICATE FENCE LAYOUT, SPACING OF COMPONENTS, POST FOUNDATION DIMENSIONS, HARDWARE ANCHORAGE, AND SCHEDULE OF COMPONENTS.

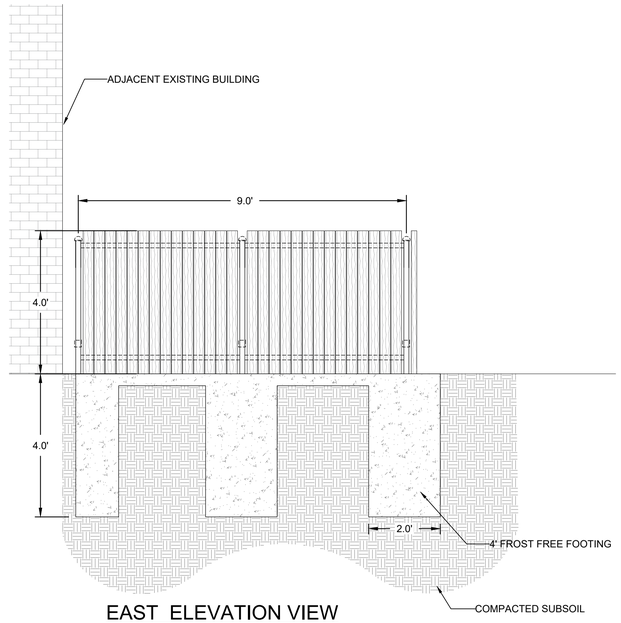


A 4' HT - BLACK VINYL COATED CHAIN LINK FENCE
SCALE:NTS

DESIGN INTENT



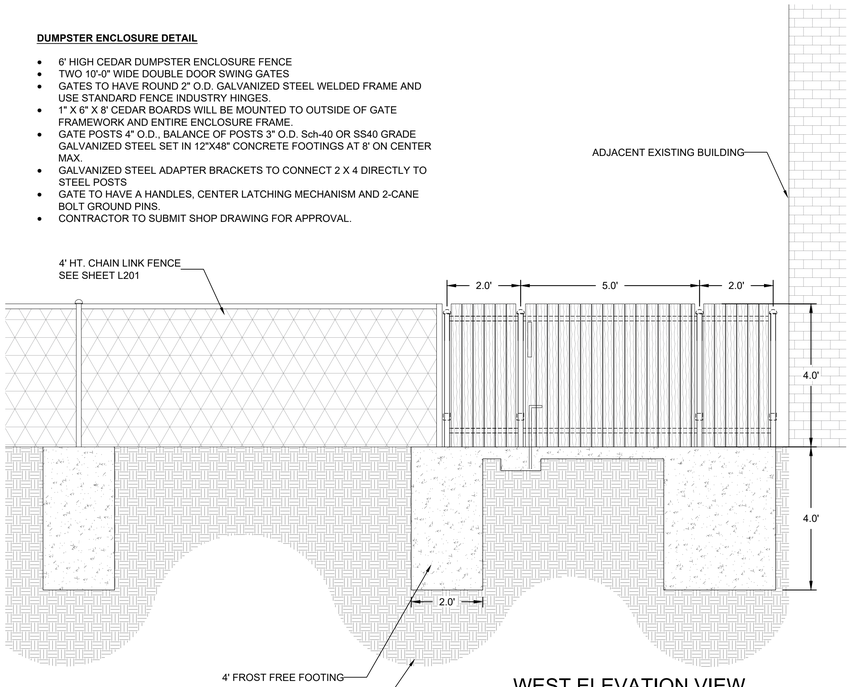
PLAN VIEW



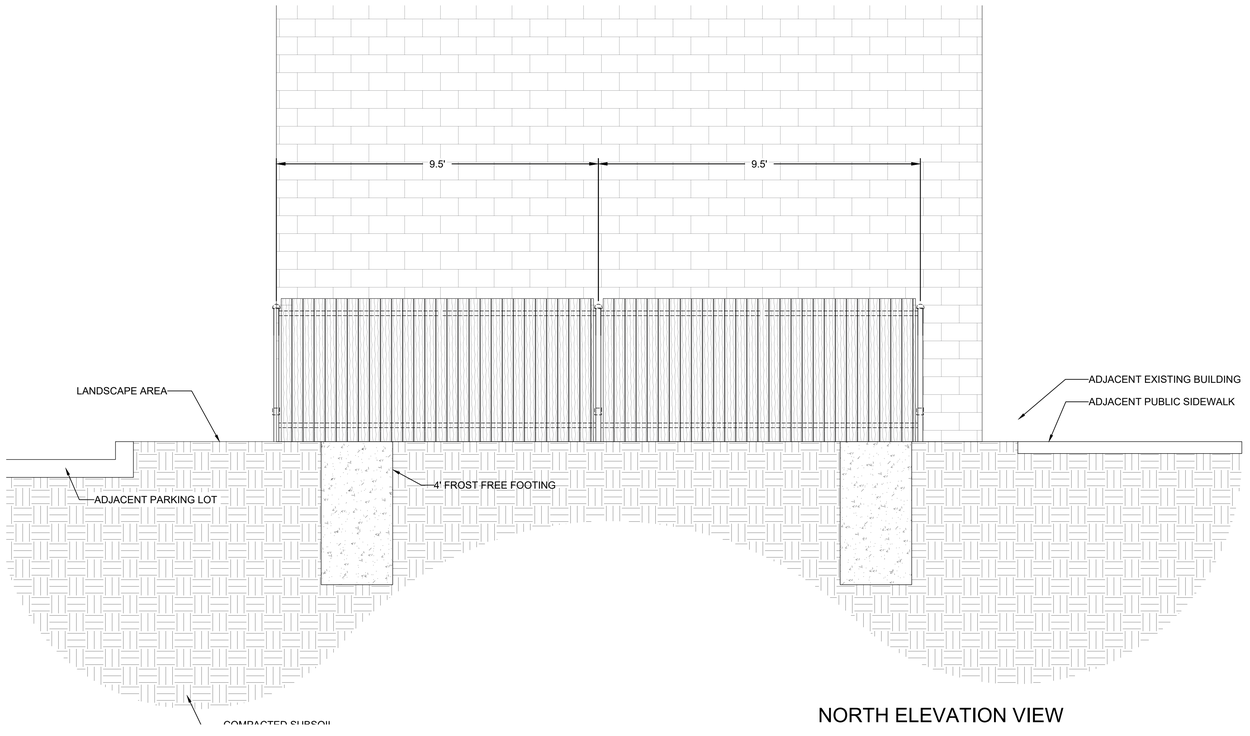
EAST ELEVATION VIEW

DUMPSTER ENCLOSURE DETAIL

- 6' HIGH CEDAR DUMPSTER ENCLOSURE FENCE
- TWO 10'-0" WIDE DOUBLE DOOR SWING GATES
- GATES TO HAVE ROUND 2" O.D. GALVANIZED STEEL WELDED FRAME AND USE STANDARD FENCE INDUSTRY HINGES.
- 1" X 6" X 8' CEDAR BOARDS WILL BE MOUNTED TO OUTSIDE OF GATE FRAMEWORK AND ENTIRE ENCLOSURE FRAME.
- GATE POSTS 4" O.D., BALANCE OF POSTS 3" O.D. Sch-40 OR SS40 GRADE GALVANIZED STEEL SET IN 12"X48" CONCRETE FOOTINGS AT 8' ON CENTER MAX.
- GALVANIZED STEEL ADAPTER BRACKETS TO CONNECT 2 X 4 DIRECTLY TO STEEL POSTS
- GATE TO HAVE A HANDLES, CENTER LATCHING MECHANISM AND 2-CANE BOLT GROUND PINS.
- CONTRACTOR TO SUBMIT SHOP DRAWING FOR APPROVAL.



WEST ELEVATION VIEW



NORTH ELEVATION VIEW

B TRASH SCREENING ENCLOSURE - DESIGN INTENT
SCALE:NTS

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2025.04.17

PLANTING QUALITY ASSURANCE

1. PLANTS ARE TO BE INSPECTED UPON DELIVERY TO PROJECT SITE AND THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT REPRESENTATIVE MAY REJECT ANY SPECIMENS NO LONGER MEETING THE SPECIFIED STANDARDS OR THAT HAVE BEEN DAMAGED IN TRANSIT.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES AND VARIETY/HYBRID/CULTIVAR SPECIFIED, AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE SITE LOCATION. SPECIMENS NURSERY-DUG TO BE REPLANTED SHALL HAVE BEEN FRESHLY DUG AND PROPERLY PREPARED FOR PLANTING.
3. TREES:
   - 3.1. SHALL BE TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED OTHERWISE, AND SHRUBS WITH DAMAGED OR CUT MAINSTEM(S), WILL BE REJECTED.
   - 3.2. WITH A DAMAGED, CUT OR CROOKED LEADER, ABRASION OF BARK, SUNSCALD, FROST CRACK, DISFIGURING KNOTS, INSECTS (INCLUDING EGGS AND LARVAE) OR INSECT DAMAGE, CANKERS/CANKEROUS LESIONS OR FUNGAL MATS, MOLD, PREMATURELY-OPENED BUDS, OR CUTS OF LIMBS OVER ¾" DIAMETER THAT ARE NOT COMPLETELY CALLUSED WILL BE REJECTED.
   - 3.3. SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS, AND BE FREE FROM PHYSICAL DAMAGE OR OTHER HINDRANCES TO HEALTHY GROWTH.
   - 3.4. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH SOLID BALLS OF A DIAMETER NOT LESS THAN THAT RECOMMENDED BY THE AMERICAN STANDARDS FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE BOTH FIBROUS AND FEEDING ROOTS. BALLS SHALL BE SECURELY WRAPPED WITH BURLAP, AND TIGHTLY BOUND WITH ROPE OR TWINE. NO PLANTS SHALL BE BOUND WITH ROPE OR WIRE IN SUCH A MANNER AS TO DAMAGE BARK OR BREAK BRANCHES. THE ROOT FLARE SHOULD BE WITHIN THE TOP 2" OF THE SOIL BALL. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED IF THE BALL IS DRY, CRACKED, OR BROKEN BEFORE OR DURING PLANTING.
4. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED WITHIN THE PLANT SCHEDULE.

PLANTING PROJECT CONDITIONS:

1. VERIFY SERVICE AND UTILITY LOCATIONS, AND DIMENSIONS OF CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
2. INTERRUPTION OF EXISTING SERVICES OR UTILITIES; DO NOT INTERRUPT SERVICES OR UTILITIES UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY SERVICES OR UTILITIES ACCORDING TO REQUIREMENTS INDICATED:
   - 2.1. NOTIFY OWNER'S PROJECT REPRESENTATIVE NO FEWER THAN TWO DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF EACH SERVICE OR UTILITY.
   - 2.2. DO NOT PROCEED WITH INTERRUPTION OF SERVICES OR UTILITIES WITHOUT REPRESENTATIVE'S WRITTEN PERMISSION.
3. PLANTING RESTRICTIONS: PLANTING SHALL OCCUR DURING THE FOLLOWING ACCEPTABLE INSTALLATION PERIODS:
   - 3.1. DECIDUOUS TREES AND SHRUBS - APRIL 15 TO OCTOBER 15.
   - 3.2. NATIVE SEEDING AND TURFGRASS: APRIL 15 - OCTOBER 15
4. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
5. CONTRACTOR SHALL PROTECT ALL EXISTING AND/OR NEWLY INSTALLED PLANTS, LAWNS, AND GRASS AREAS FROM DAMAGE AT ALL TIMES. DAMAGED PLANTS, LAWNS OR GRASS AREAS SHALL BE REPLACED OR TREATED AS REQUIRED TO CONFORM TO SPECIFICATIONS HEREIN FOR FRESH STOCK. WORK AREA SHALL BE KEPT CLEAN AND ORDERLY DURING THE INSTALLATION PERIOD. UNDER NO CONDITION SHALL DEBRIS FROM PLANTING ACTIVITIES RESULT IN A SAFETY HAZARD ON-SITE OR ADJACENT OFF-SITE PROPERTY. DAMAGE TO SITE IMPROVEMENTS OR ADJACENT LANDSCAPES INCURRED AS A RESULT OF PLANTING OR REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR THAT CAUSES THE DAMAGE AT NO COST TO THE OWNER.
6. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
   - 6.1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN PLANTING AREAS.
   - 6.2. DO NOT MIX OR PLACE SOILS IN FROZEN, WET, OR MUDDY CONDITIONS.

PLANTING DELIVERY, STORAGE, & HANDLING:

1. BULK MATERIALS;
   - 1.1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.
3. HANDLE PLANTING STOCK BY ROOT BALL.
4. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN SHADED LOCATION, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
   - 4.1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
   - 4.2. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.

EXCAVATION FOR TREES & SHRUBS

1. EXCAVATE CIRCULAR PLANTING PITS AS INDICATED IN DRAWINGS. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
   - 1.1. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.
   - 1.2. DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.
   - 1.3. IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.
   - 1.4. MAINTAIN REQUIRED ANGELS OF REPOSE OF ADJACENT MATERIALS AS SHOWN IN DRAWINGS. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER NEW OR EXISTING IMPROVEMENTS.
   - 1.5. MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
   - 1.6. KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.
2. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL IF THEY CONFORM TO THE REQUIREMENTS LISTED IN THESE SPECIFICATIONS.
3. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
4. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

TREE & SHRUB PLANTING

1. BEFORE PLANTING VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS. PLANT MATERIAL WITHOUT ROOT FLARE VISIBLE OR PLANTED TOO LOW WILL BE RE-PLANTED AT THE REQUEST OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
2. PLANTS FOUND TO HAVE STEM GIRDLING ROOTS AND/OR KINKED ROOTS AT THE TIME OF PLANTING WILL BE REJECTED AND REPLACEMENTS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
3. REMOVE ALL TWINE, STRING, WIRE, AND ALL OTHER NON-BIODEGRADABLE MATERIAL ENTIRELY FROM ROOT BALL AREA.
4. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE. DO CUT TREE LEADERS.
5. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 2 INCHES ABOVE ADJACENT FINISH GRADES.
   - 5.1. USE SOIL MATERIALS FROM EXCAVATION FOR BACKFILL.
   - 5.2. CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM THE ENTIRE ROOT BALL. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
   - 5.3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
   - 5.4. CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

TREE & SHRUB MATERIAL:

1. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN AND DRAWINGS.; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
   - 1.1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¾" IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
   - 1.2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A STATE CERTIFIED NURSERY.
   - 1.3. PLANT MATERIAL SHALL BE PROVIDED IN THE CONTAINER TYPE INDICATED IN THE DRAWINGS (B&B, CONTAINER, BARE ROOT, ETC.), UNLESS THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT THAT SUBSTITUTION OF CONTAINER TYPE IS ACCEPTABLE.
2. FURNISH TREES WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
3. SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.

PLANTING SOIL:

PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE WIDTH OF LANDSCAPE AREAS, AND A MINIMUM OF 3X THE DIAMETER OF THE ROOT BALL LENGTHWISE

1. INSTALL PLANTING SOIL FOR PLANT BEDS IN 6" LIFTS, MINIMUM 8" DEPTH.
2. DO NOT APPLY PLANTING SOIL TO SATURATED OR FROZEN SUBGRADES.
3. PLANTING SOIL SHALL BE A MIX OF 6-PARTS TOPSOIL, 1-PART COMPOST (APPROVED FOR USE ON THE PROJECT). THOROUGHLY BLEND PLANTING SOIL OFF-SITE BEFORE SPREADING.
   - 3.1. THE PROJECT WILL ACCEPT ONLY CLEAN, SALVAGED OR IMPORTED TOPSOIL CAPABLE OF PASSING THE 1" SIEVE, FREE OF ROCKS, DEBRIS, AND OF NOXIOUS WEEDS.
   - 3.2. STRIPPED, SALVAGED, OR MINED TOPSOIL MUST BE TAKEN FROM THE TOP 6-INCHES OF THE A-HORIZON, HAVING A DARK BROWN TO BLACK COLOR WITH A GRANULAR STRUCTURE AND CLAY CONTENT OF LESS THAN 25%, VERIFIED WITH A RIBBON TEST THAT YIELDS NO MORE THAN 1-INCH.

METAL EDGING

1. STANDARD PROFILE, COMMERCIAL-GRADE, EXTRUDED ALUMINUM EDGING, FABRICATED IN STANDARD LENGTHS WITH INTERLOCKING SECTIONS WITH LOOPS STAMPED FROM FACE OF SECTIONS TO RECEIVE STAKES.
   - 1.1. BASIS OF DESIGN: CLEANLINE BY PERMALOC OR APPROVED EQUAL.
   - 1.2. EDGING SIZE: 3/16-INCH-WIDE BY 5.5 INCHES DEEP
   - 1.3. STAKES: ALUMINUM, ASTM 221, ALLOY 6061-T6, 18-INCHES LONG.
   - 1.4. FINISH: BLACK DURAFLEX
   - 1.5. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: CURV-RITE, INC., PERMALOC CORPORATION, RUSSELL, J.D. COMPANY (THE), SURE-LOC EDGING CORPORATION
2. INSTALL METAL EDGE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. ENSURE THAT METAL EDGING IS PROPERLY INSTALLED AND SECURED BEFORE INSTALLING STONE MULCH.

STONE MULCH MATERIAL & INSTALLATION:

1. SHALL BE HARD, DURABLE, STONE, WASHED FREE OF LOAM, SAND, CLAY, AND OTHER FOREIGN SUBSTANCES, OF THE FOLLOWING TYPE, SIZE RANGE, AND COLOR:
   - 1.1. MATERIAL: ANGULAR WASHED STONE.
   - 1.2. SIZE: 1-1/2" DIAMETER
   - 1.3. DEPTH: 3" MINIMUM DEPTH PLACED IN ONE LIFT
   - 1.4. COLOR RANGE: BLEND OF DARK GREY & BLUE TONES
   - 1.5. BASIS OF DESIGN: 1-1/2" 'AMERICAN HERITAGE' AGGREGATE BY COUNTY MATERIALS.
2. LIGHTLY COMPACT AREAS TO RECEIVE STONE MULCH
3. INSTALL WEED BARRIER FABRIC IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS; COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES OF FABRIC LENGTHS A MINIMUM OF 6-INCHES AND SECURING SEAMS WITH GALVANIZED PINS. WEED BARRIER FABRIC SHALL BE WRAPPED VERTICALLY UP THE OUTSIDE EDGES OF SURROUNDING CONCRETE FLATWORK OR CURB AND SECURED IN PLACE. HOLD FABRIC 2" CLEAR OF TOP OF ADJACENT CURB AND CONCRETE FLATWORK SO IT IS NOT VISIBLE FROM SURFACE.
4. PLACE AND FINISH STONE MULCH AS INDICATED IN DRAWINGS, ENSURING A SMOOTH, LEVEL TOP SURFACE FOR ALL STONE MULCH AREAS HELD APPROXIMATELY 1/2" BELOW THE TOP SURFACE OF ADJACENT PAVED AREAS OR METAL EDGING.

BARK MULCH MATERIAL & INSTALLATION

1. TWICE-SHREDDED HARDWOOD BARK MULCH TO BE PROVIDED AS TOP-DRESSING FOR ALL AT-GRADE PLANTING BEDS IN LOCATIONS INDICATED ON PLANTING PLANS.
   - 1.1. SIZE RANGE: MAXIMUM 2.5" TO 3"
   - 1.2. COLOR: NATURAL, UN-DYED
   - 1.3. PROVIDE 3" DEPTH MULCH FOR ALL PLANTING BEDS INDICATED AS BARK MULCH PLANTING BED.
2. KEEP BARK MULCH 2" CLEAR OF ALL STEMS OF PLANT MATERIAL.

CLEAN-UP AND PROTECTION

1. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
2. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
3. AFTER INSTALLATION REMOVE ALL NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, STRING, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.

NO-MOW MIX SEEDING:

1. DELIVERY:
   - 1.1. DELIVER PACKAGED SEED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS LABELED AS TO NAME AND ADDRESS OF SUPPLIER; SPECIFIC BLEND OF SEED; AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.
2. PROJECT CONDITIONS:
   - 2.1. SEED DURING ONE OF THE FOLLOWING PERIODS.
     - 2.1.1. SPRING SEEDING SEASON: APRIL 1 TO JUNE 15.
     - 2.1.2. FALL SEEDING SEASON: AUGUST 15 TO OCTOBER 1.
3. PRODUCTS
   - 3.0.1. PROVIDE THE FOLLOWING FOR NO-MOW SEED MIX BASIS OF DESIGN: REINDERS NO MOW/LOW GROW MIX OR APPROVED EQUAL
   - 3.0.2. NO-MOW SEED MIX TO BE FERTILIZED WITH 'SCOTT'S STARTER FERTILIZER' BY THE 'SCOTTS MIRACLE-GRO COMPANY' OR APPROVED EQUAL
4. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN MET.
5. REMOVE ANY AND ALL UNDESIRABLE VEGETATION THAT HAS GERMINATED IN THE AREAS TO BE SEEDED. CONTRACTOR SHALL EVALUATE THE USE OF A BROAD SPECTRUM, NON-PERSISTENT GLYSOPHATE-BASED HERBICIDE BASED ON SITE CONDITIONS.
   - 5.1. DO NOT APPLY SEED UNTIL FIVE TO SEVEN DAYS AFTER LAST HERBICIDE TREATMENT.
6. FINISH GRADING: GRADE AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS ½ INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE IMMEDIATELY SEEDED AND STABILIZED WITH EROSION CONTROL MATERIAL
7. MOISTEN PREPARED AREA BEFORE SEEDING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE DRY BEFORE SEEDING. DO NOT CREATE MUDDY SOIL.
8. NO SEEDING SHALL OCCUR ON FROZEN GROUND OR AT TEMPERATURES LOWER THAN 32 DEGREES FAHRENHEIT OR IN THE FOLLOWING 5 DAYS AFTER PLANNED SEEDING OR SODDING.
9. SEEDING RATES TO BE PERFORMED IN ACCORDANCE WITH SEED SUPPLIER RECOMMENDATIONS.
10. IRRIGATE DURING THE ESTABLISHMENT PERIOD FOR 10 DAYS, AFTER THE ESTABLISHMENT PERIOD NO FERTILIZER OR IRRIGATION IS REQUIRED.
11. MOW TO A HEIGHT OF 4-INCHES OCCASIONALLY, IF UN-MOWED GRASS WILL GROW TO APPROXIMATELY 12-INCHES AND BEND OVER.

VEGETATION MONITORING AND MANAGEMENT

MANAGEMENT AND MONITORING:
THE MANAGEMENT AND MONITORING OF NATIVE PLANTINGS (INCLUDING SEED MIXES, FORBS AND PLUGS) SHOULD BE DIRECTED TOWARD THE GOAL OF CREATING A STABLE, NATIVE PLANT COMMUNITY. INVASIVE AND WEEDY PLANT SPECIES WILL NEED TO BE CONTROLLED UNTIL THE DESIRED NATIVE PLANT COMMUNITIES ARE ESTABLISHED. THIS TYPICALLY WILL TAKE THREE (3) TO FIVE (5) YEARS AFTER SOWING OR PLUG INSTALLATION.

UNDESIRABLE PLANT CONTROL:
OVERALL MANAGEMENT OF VEGETATED AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO: RESEEDING OR REPLANTING DAMAGED OR NON-ACTIVE GROWTH AREAS, IRRIGATION, STRATEGIC MOWING TO REDUCE WEED COVER AND PREVENT WEED SEED SET, REMOVAL OF TREE SEEDLINGS, TARGETED HERBICIDE APPLICATION(S), AND MECHANICAL WEED CONTROL (HAND PULLING AND SEED HEAD REMOVAL). SELECTED HERBICIDE APPLICATIONS SHOULD BE DONE SPARINGLY AND ONLY WHEN NECESSARY. SELECTION OF HERBICIDE FOR USE MUST CONSIDER THE PROXIMITY TO THE WATERWAY, IN COMPLIANCE WITH STATE AND APPLICABLE FEDERAL LAW.

SHORT-TERM VEGETATION MANAGEMENT:
SHORT-TERM VEGETATION MANAGEMENT (MAINTENANCE PERIOD AFTER SEEDING/PLUG INSTALLATION) OCCURS WHILE THE LANDSCAPE CONTRACTOR OR SPECIALTY SEEDING/RESTORATION CONTRACTOR IS RESPONSIBLE TO THE PROJECT OWNER FOR THE GUARANTEE OF ALL PLANTINGS TO BE ALIVE AND IN VIGOROUS GROWING CONDITIONS. SEEDING SHOULD ACHIEVE AN AVERAGE OF 80% VEGETATION COVERAGE FROM SPECIFIED SEED MIXES. IF UNSATISFACTORY PLANTS ARE FOUND ON SITE, THEY SHOULD BE REPLACED BY THE LANDSCAPE CONTRACTOR OF SPECIALTY SEEDING/RESTORATION CONTRACTOR DURING THE FIRST MONTH OF THE NEXT FAVORABLE PLANTING SEASON. SUPPLEMENTAL SEEDING WILL BE NEEDED TO FILL IN BARE SPOTS WHERE NATIVE SEED GERMINATION IS POOR. IT IS ALSO THE LANDSCAPE CONTRACTOR / SPECIALTY SEEDING/RESTORATION CONTRACTOR'S RESPONSIBILITY TO ELIMINATE ALL NOXIOUS WEED GROWTH FROM THE SITE DURING THIS GUARANTEE PERIOD.

INSPECTIONS SHOULD BE MADE FREQUENTLY DURING THE GROWING SEASON TO PROPERLY DOCUMENT ANY INVASIVE SPECIES, WEEDS, DEHYDRATION, DAMAGE, EROSION, DISEASES, BARE AREAS, AND PESTS. THE NECESSARY REPAIRS, TREATMENTS, SEEDING AND PLANTING SHOULD BE DONE AS SOON AS WEATHER CONDITIONS ARE APPROPRIATE. THE INSPECTIONS AND SUBSEQUENT ACTIONS SHOULD BE PROPERLY DOCUMENTED AND GRAPHICALLY IDENTIFIED ON THE APPROVED LANDSCAPE PLAN FOR THE PROJECT.

LONG TERM VEGETATION MANAGEMENT:
LONG-TERM MANAGEMENT (AFTER MAINTENANCE AGREEMENT ENDS) WILL BE THE RESPONSIBILITY OF THE PROJECT OWNER/MANAGEMENT ASSOCIATION. LONG-TERM VEGETATION MANAGEMENT TASKS WILL INCLUDE MOWING, RESEEDING OR REPLANTING DAMAGED AREAS, REMOVAL OF TREE SEEDLINGS, TARGETED HERBICIDE APPLICATION AND MECHANICAL WEED CONTROL (HAND-PULLING AND SEED HEAD REMOVAL) AND REPAIR OF EROSION AREAS. SELECTIVE HERBICIDE APPLICATIONS SHOULD BE DONE SPARINGLY. INSPECTIONS SHOULD BE MADE FREQUENTLY DURING THE GROWING SEASON TO IDENTIFY ANY INVASIVE SPECIES, WEEDS, DEHYDRATION DAMAGE, EROSION, DISEASES, BARE AREAS, AND PESTS. THE NECESSARY REPAIRS, TREATMENTS, SEEDING AND PLANTING SHOULD BE DONE AS SOON AS WEATHER AND GROWING CONDITIONS ARE APPROPRIATE.

MOWING FREQUENCIES:
MOWING FREQUENCIES WILL DEPEND ON FIELD CONDITIONS. THE NATIVE SEEDLING/GRASS AREAS SHOULD NEVER BE MOWED SHORTER THAN SIX (6) INCHES. GROWTH OF THE VEGETATION ALONG THE WATER'S EDGE (WHERE APPLICABLE) WILL PROVIDE BANK STABILIZATION. THE VEGETATION SHOULD PREVENT NUISANCE LEVELS OF GEESE IN WATERWAYS, WHICH WOULD ADD TO THE NUTRIENT LEVEL IN THE WATER AND FURTHER DEGRADE THE WATER QUALITY. IN ADDITION, THE GROUND SLOPE ABOVE NORMAL WATER ELEVATION SHOULD PROVIDE GOOD DRAINAGE OF THE SURFACE SOILS REDUCE PONDING, AND THUS MOSQUITO HABITAT. THE NATIVE VEGETATION WILL PROVIDE HABITAT CONDUCIVE TO THE BREEDING AND ESTABLISHMENT OF EFFECTIVE MOSQUITO PREDATORS SUCH AS DRAGONFLIES.

MOWING SHOULD BE DONE THREE (3) TIMES DURING THE ESTABLISHMENT PERIOD:

ACTIVITY	TIMING	SUGGESTED MOWING HEIGHTS	REASON
FIRST MOWING	LATE MAY- EARLY JUNE	NO LESS THAN (6) INCHES	TARGET EARLY WEEDS
SECOND MOWING	EARLY AUGUST	NO LESS THAN (12) INCHES	CONTROL WARM SEASON WEED GROWTH
THIRD MOWING	LATE OCTOBER		VEGETATION SHOULD BE DORMANT

MOWING TIMES ARE APPROXIMATE; ACTUAL MOWING TIMES SHOULD BE BASED ON THE GROWTH OF NATURAL GRASSES AND UNDESIRABLE WEEDS.

AFTER THE DESIRED VEGETATION HAS BECOME ESTABLISHED THE FIRST AND SECOND MOWINGS (MAY, AUGUST) MAY NOT BE NECESSARY. THE THIRD MOWING (OCTOBER), HOWEVER, SHOULD BE DONE ANNUALLY.

BURNING (IF APPROPRIATE FOR SITE):
PRIOR TO BURNING, CONTACT WITH THE LOCAL MUNICIPALITY / FIRE DEPARTMENT IS REQUIRED. SOME MUNICIPALITIES MAY HAVE RESTRICTIONS ON OPEN BURNING, OR ONLY ALLOW SUCH PRACTICES AT CERTAIN TIMES. ADDITIONALLY, A PERMIT TO BURN MAY BE REQUIRED IN SOME MUNICIPALITIES. THE SUPERVISING CREW SHOULD BE COMPRISED OF EXPERIENCED PROFESSIONALS WHO ARE TRAINED AND CERTIFIED IN THESE TYPES OF PRESCRIBED BURNS.

IF ALLOWED BY LOCAL CODE AND ORDINANCES, ONLY BURN WHEN THE DEAD VEGETATION MATTER CAN SUSTAIN FIRE. WET OR DAMP PLANT MATTER IS NOT EFFECTIVE IN A CONTROL BURN SETTING. IT MAY TAKE UP TO THREE (3) YEARS FOR A NEWLY PLANTED PRAIRIE TO HAVE ENOUGH "FUEL" TO STAGE AN EFFETIVE CONTROLLED BURN.

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WISCONSIN AVE REDEVELOPMENT
401 WISCONSIN AVE
RACINE, WI

LANDSCAPE SPECIFICATIONS

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
BID SET	2024-10-17
CITY SUBMITTAL	2025-04-17

NO.	REVISION	DATE

PROJECT NO:	21968
DESIGN DATE:	----
PLOT DATE:	2025.04.17
DRAWN BY:	HLY
CHECKED BY:	TPM
APPROVED BY:	PJI

SHEET NO:
L300

PIMIG
L300
21968

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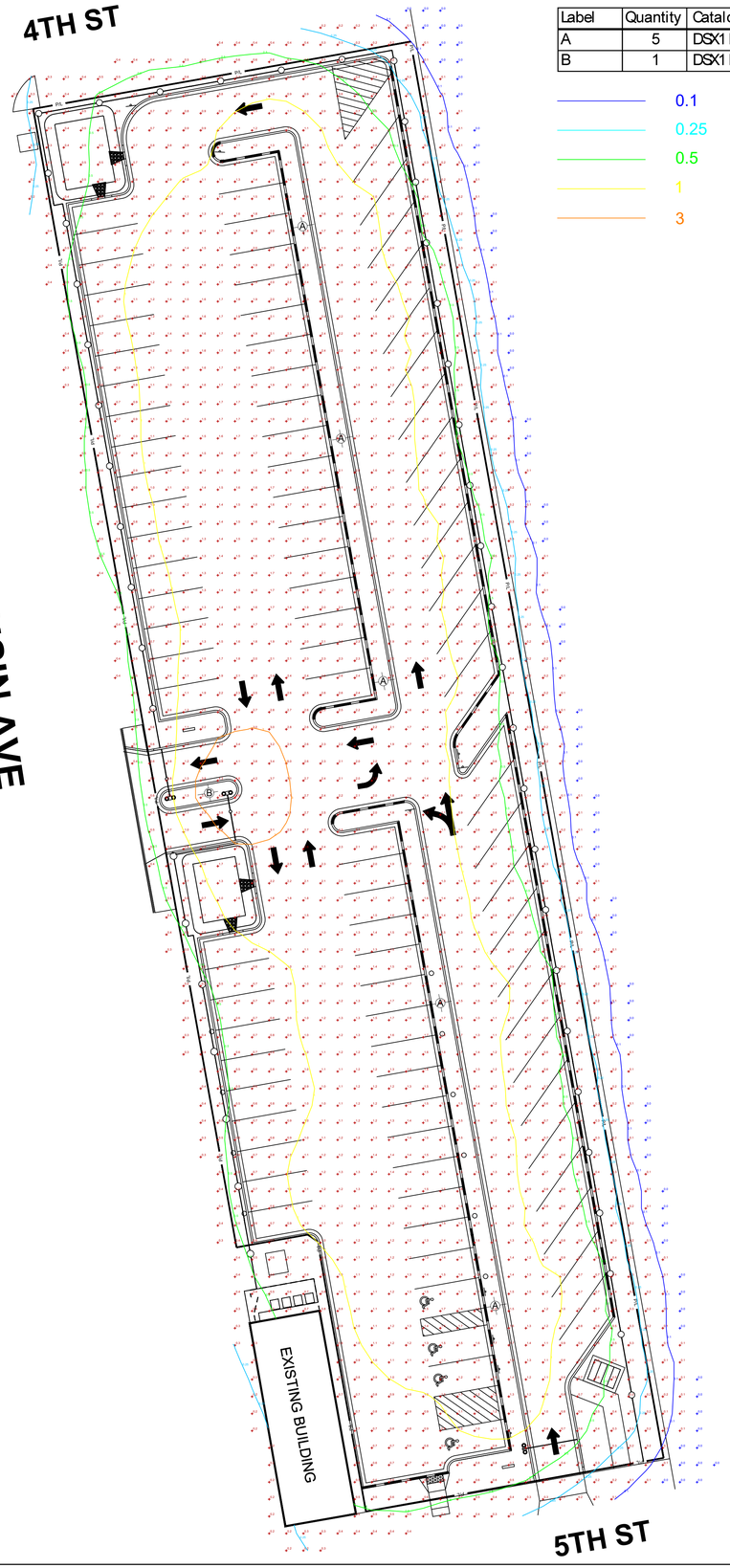
2025.04.18



Label	Quantity	Catalog Number	Description	Mount Height	Lamp	Lamp Lumens	Watts
A	5	DSX1 LED P4 30K 70CRI T5W EGS	D-Series Size 1 Area Luminaire P4 Performance Package Type 5 Wide External Glare Shield	20FT	3000K CCT 70 CRI	11282	124
B	1	DSX1 LED P1 30K 70CRI TFTM EGS	D-Series Size 1 Area Luminaire P1 Performance Package Forward Throw External Glare Shield	15FT	3000K CCT 70 CRI	6568	51

0.1
0.25
0.5
1
3

Minimum: 0.3FC
Maximum: 4.6FC
Average: 1.5FC

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0 20 40

401 WISCONSIN AVE REDEVELOPMENT
401 WISCONSIN AVE
RACINE, WI

LIGHTING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
BID SET	2024-10-17

NO.	REVISION	DATE

PROJECT NO:	21968
DESIGN DATE:	----
PLOT DATE:	2025.04.18
DRAWN BY:	----
CHECKED BY:	TPM
APPROVED BY:	PJI

SHEET NO:
LT100

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MILW. AREA 259-1181

JRICCHIO
LT100
21968

STORMWATER MANAGEMENT REPORT

DOMINION PROPERTIES REDEVELOPMENT
401 W WISCONSIN AVE / 222 FIFITH STREET
RACINE, WISCONSIN

PREPARED FOR
Dominion 12, LLC
2025 N. Summit Avenue
Milwaukee, WI 563202

PREPARED BY

Project Number – 21968
04/17/2025

Allyson Kuske.
Project Engineer

Paul Imig P.E.
Civil Engineering Group Leader

1300 West Canal Street | Milwaukee, WI 53233 | 414-643-4200 414-643-4210 | www.thesigmagroup.com

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SW 2.0 – Proposed Stormwater Conditions

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1. Appendix A – Stormwater Figures
2. Appendix B – Stormwater Quality (WinSLAMM) Modeling
3. Appendix C – Stormwater Maintenance Agreement

1. Introduction

This report presents the proposed storm water management plan, including requirements and methods of analysis for the proposed Dominion Properties parking lot. The project site is located at 401 Wisconsin Avenue & 222 Fifth Street, Racine, WI.

This project involves the redevelopment of a former parking lot with two existing buildings. The historic building located at 436 Main Street (Hay market building) will be renovated for retail and residential use. The existing building on north side of parcel will be demolished. A new surface parking lot will be created on the approximate 0.93-acre parcel to service additional parking of the hotel development across the street.

Two biofiltration basins are proposed in order to provide storm water management to meet municipal and state requirements. The outlet control structures of the biofiltration basins will discharge to the existing public storm sewer in Wisconsin Avenue.

2. Existing Conditions Summary

The total project site is 1.095-acres in area and is compromised of two parcels: 401 W Wisconsin Avenue (1.057 acres) and 222 Fifth Street (.038 acres). The project site is bound by Fifth Street to the south, a public alley to the east, Wisconsin avenue on the west, and 4th Street to the north. A public sidewalk directly surrounds the property on the south (5th Street), the west (Wisconsin Avenue), and the north (4th Street). The existing lot currently has a vacant building of approximately 16,161 SF on the north end that is to be demolished by others. The existing building on the 222 Fifth Street parcel will remain.

In general, the site slopes from the south to the north, with the existing (north) building FFE at approximately 618.50. The south has a drive opening roughly 3 feet higher than the FF. There are two existing catch basins at low points on the site which collect storm water runoff from the existing pavement on site. The private on-site storm network conveys stormwater from inlets and roof drains to the existing public storm sewer within Wisconsin Ave. The total disturbance area is approximately 1.066 acres (46431 SF). The disturbed area contains approximately 26,710 square feet of existing pavement, 17,620 square feet of existing building, and 2,101 square feet of landscape/green area. Approximately 95.5% of the disturbed area is considered impervious. An existing conditions survey is included in the preliminary civil plans attached to this report.

3. Proposed Conditions Summary

The redevelopment project consists of demolition of an existing building on the 401 Wisconsin Avenue parcel and parking lot to allow for the construction of a surface parking lot and site infrastructure including drives, utilities, and two biofiltration basins to meet the storm water requirements for the project.

The project will disturb approximately 1.066 acres (46,431 SF) of land. Under the redeveloped conditions, storm water from the redevelopment area will utilize two biofiltration basins to achieve the required Total Suspended Solids (TSS) removal prior to being discharged to existing

storm sewer which will ultimately connect into the existing public storm water system in Wisconsin Ave. Refer to the attached site civil plans.

4. Storm Water Management Requirements

The project is considered a redevelopment and will disturb more than one acre of land, as a result the project will be subject to the following storm water management requirements under WDNR NR 151 and City of Racine storm water management regulations.

WDNR NR 151

For redevelopment, by design, reduce to the maximum extent practicable, the total suspended solids load by 40 percent, based on the average annual rainfall, as compared to no runoff management controls. No person shall be required to exceed a 40 percent total suspended solids reduction to meet the requirements of this subdivision.

5. Description of Proposed Storm Water Management Facilities

Storm water treatment requirements for the redeveloped will be achieved using two separate biofiltration basins.

The first bio area is in the northwest corner of the site. This bio treats roughly the north half of the surface parking lot stormwater runoff of approximately 21,963 SF, beginning at the west entrance of the lot. Bio 1 has a surface area of 514 square feet and a bottom area of 283 square feet with a 2.5’ gravel storage depth and a 2.5’ depth of engineered soil per wdnr’s technical standard.

The second bio is located at the west side of the site near the surface lot entrance on Wisconsin Ave and collects approximately 19,883 SF of stormwater runoff. A catch basin collecting stormwater on the east parking lot feeds into bio 2 which has a surface area of 430 square feet and a bottom area of 219 square feet with a 2.0’ gravel storage depth and a 3.0’ depth of engineered soil.

6. Modeling and Calculations

WinSLAMM v10.4 were used for quality control calculations, respectively.

Based on the NRCS soils data for the site, the native soils are type C soils (CN = 74), as used in the modeling. Refer to the NRCS soil Data in Appendix B.

7. Summary of Modeling/Calculations

A summary of results can be viewed in the tables below:

Water Quality (TSS Reduction) Summary Table:

Total Drainage Area (AC)	Pounds of TSS Loading Without Controls (lbs)	Pounds of TSS Remaining With Control Treatment (lbs)	Removal Rate
1.066	**549.3**	**265.7**	**51.63%**

The biofiltration basins will remove more than 40% TSS required by WDNR and City regulations.

8. Maintenance Plan

The Owner will be responsible for the regular inspection of the storm water management facilities to ensure that they are functioning properly, and the Owner will be required to enter into a storm water maintenance agreement with the City. A draft of the storm water maintenance agreement including a listing of inspection and maintenance activities with frequencies is included in Appendix D.

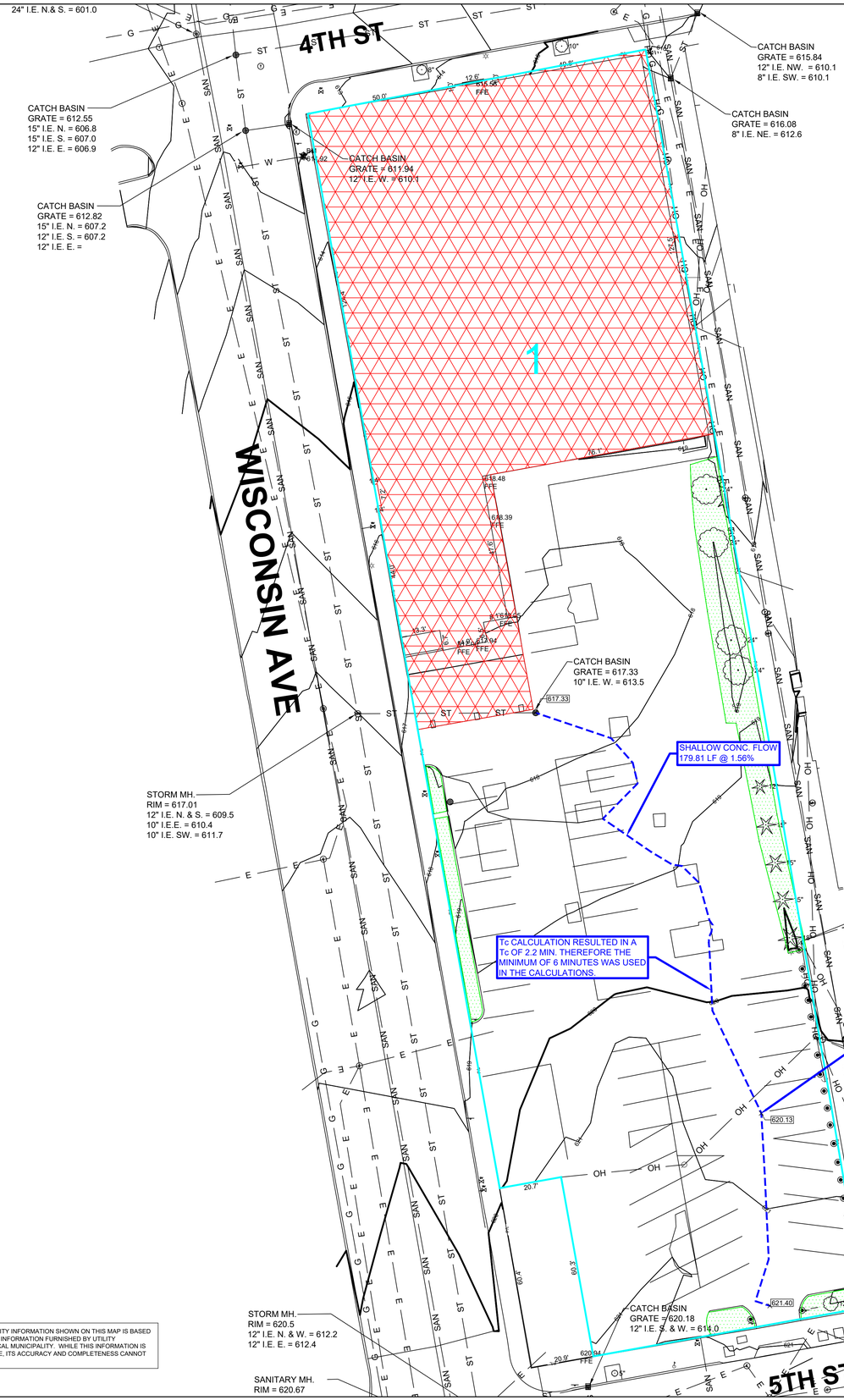
9. Conclusion

Based on Sigma's evaluation, the proposed storm water management approach as summarized in this report and presented on the attached plans and attachments, meets City, and WDNR storm water management requirements for both flow control and TSS removal

Appendix A

Stormwater Figures

2024.09.23



SUBCATCHMENT AREA 1			
Tc = 6.0 min.	SF	ACRE	CN
EXISTING			
GREENSPACE	2101	0.05	74
PAVEMENT	26711	0.61	98
ROOF	17620	0.40	98
TOTAL	46432	1.07	97

LEGEND:

- PROPERTY LINE
- SUBCATCHMENT AREAS
- EXISTING BUILDING
- EXISTING GREENSPACE

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GRAPHIC SCALE
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401 WISCONSIN AVE REDEVELOPMENT
401 WISCONSIN AVE
RACINE, WI

STORMWATER MANAGEMENT - EXISTING CONDITIONS

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO. REVISION	DATE

PROJECT NO:	21968
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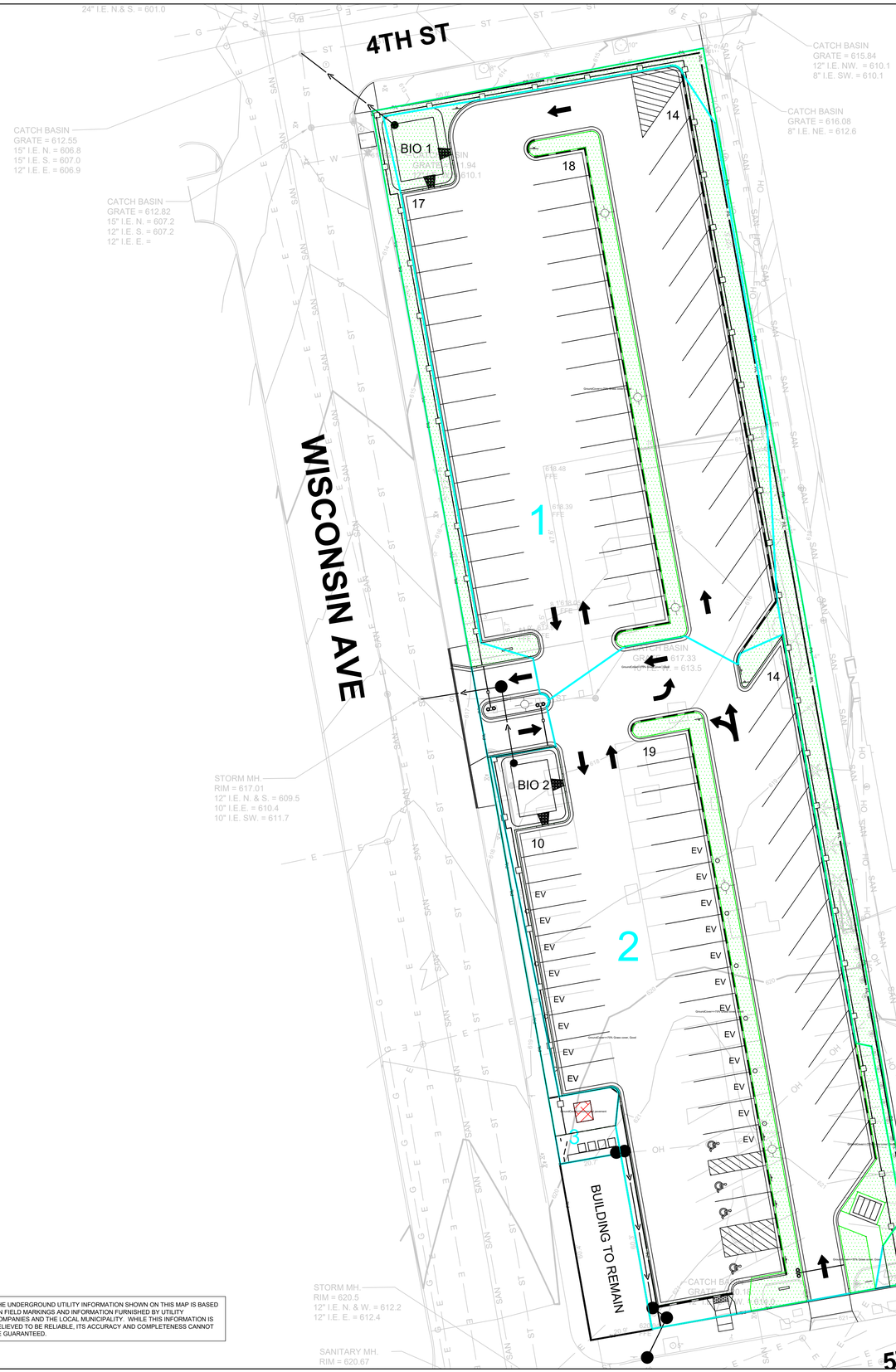
2025.04.17



SUBCATCHMENT 1 - BIO 1			
Tc = 6.0 min.	SF	ACRE	CN
PROPOSED			
GREENSPACE	2820	0.06	74
PAVEMENT	17716	0.41	98
TOTAL	20536	0.47	95

SUBCATCHMENT 2 - BIO 2			
Tc = 6.0 min.	SF	ACRE	CN
PROPOSED			
GREENSPACE	2766	0.06	74
PAVEMENT	18541	0.43	98
TOTAL	21307	0.49	95

SUBCATCHMENT 3 - OFFSITE			
Tc = 6.0 min.	SF	ACRE	CN
PROPOSED			
GREENSPACE	3744	0.09	74
PAVEMENT	845	0.02	98
TOTAL	4589	0.11	78

LEGEND:

PROPERTY LINE

SUBCATCHMENT AREAS

PROPOSED GREENSPACE

GRAPHIC SCALE
0 20 40

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401 WISCONSIN AVE REDEVELOPMENT
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RACINE, WI

STORMWATER MANAGEMENT - PROPOSED CONDITIONS

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
BID SET	2024-10-17

NO.	REVISION	DATE

PROJECT NO:	21968
DESIGN DATE:	----
PLOT DATE:	2025.04.17
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CHECKED BY:	TPM
APPROVED BY:	PJI

SHEET NO:
SW 2.0

KBAFFIN
SW 2.0
21968

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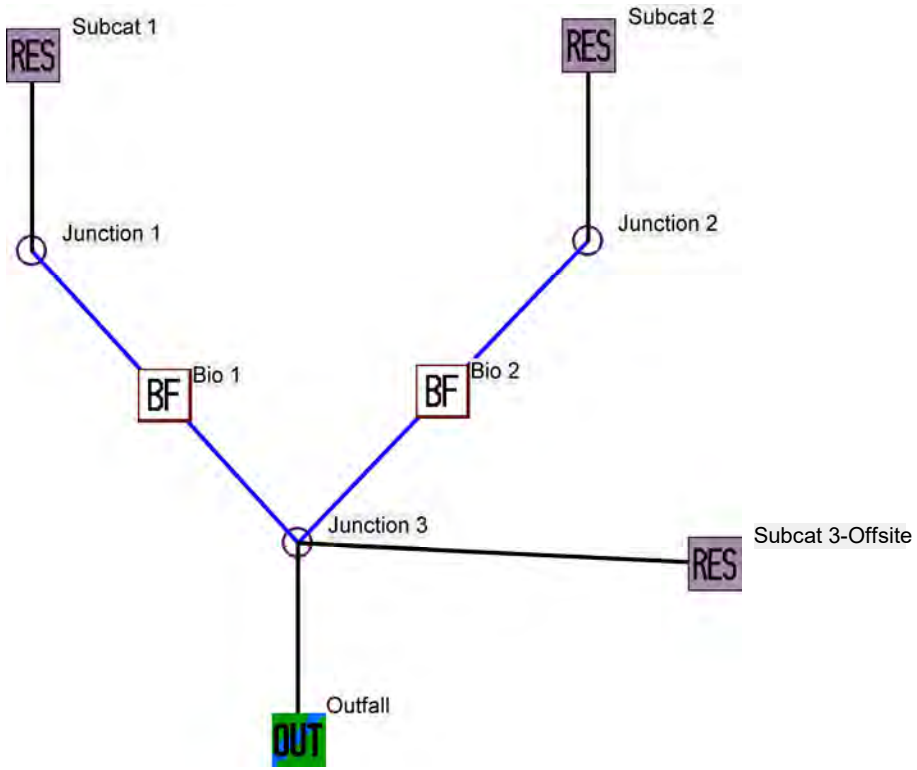
Appendix C

Stormwater Quality (WinSLAMM) Modeling


Subcat 1
RES
Subcat 2
RES
Junction 1
Junction 2
BF
Bio 1
BF
Bio 2
Junction 3
Subcat 3-Offsite
RES
Outfall
OUT

Data file name: I:\Dominion Properties\21968 436 Main Street 401 Wisconsin Racine\060 CAD\800_SWMP\040_WinSLAMM\21968 - Dominion Properties Racine.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Date: 10-14-2024 Time: 10:40:59
Site information:

LU# 1 - Residential: Subcat 1 Total area (ac): 0.472
13 - Paved Parking 1: 0.407 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.065 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Residential: Subcat 2 Total area (ac): 0.489
13 - Paved Parking 1: 0.426 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.063 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Residential: Subcat 3-Offsite Total area (ac): 0.105
25 - Driveways 1: 0.019 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.086 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Biofilter CP# 1 (DS) - Bio 1
1. Top area (square feet) = 514
2. Bottom aea (square feet) = 283
3. Depth (ft): 6
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0.04
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.001
8. Infiltration rate fraction (bottom): 0.001
9. Depth of biofilter that is rock filled (ft) 2.5
10. Porosity of rock filled volume = 0.4
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2.5
13. Engineered soil porosity = 0.25
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil
User-Defined Media Type 1.000

Biofilter Outlet/Discharge Characteristics:
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 10
2. Weir crest width (ft): 10
3. Height of datum to bottom of weir opening: 5.5
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 5.25
Outlet type: Drain Tile/Underdrain
1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 0
3. Number of underdrain outlets: 1

Control Practice 2: Biofilter CP# 2 (DS) - Bio 2

1. Top area (square feet) = 430
2. Bottom aea (square feet) = 219
3. Depth (ft): 7
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0.04
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.001
8. Infiltration rate fraction (bottom): 0.001
9. Depth of biofilter that is rock filled (ft) 2
10. Porosity of rock filled volume = 0.4
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 3
13. Engineered soil porosity = 0.25
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil
User-Defined Media Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 10
3. Height of datum to bottom of weir opening: 6.5

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 6.25

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 0
3. Number of underdrain outlets: 1

SLAMM for Windows Version 10.5.0

Data file name: I:\Dominion Properties\21968 436 Main Street 401 Wisconsin Racine\060 CAD\800_SWMP\040_WinSLAMM\21968 - Dominion Properties Racine.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69
Date of run: 10-14-2024 Time of run: 10:42:06
Total Area Modeled (acres): 1.066
Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	66578	-	132.2	549.3	-
Outfall Total with Controls:	66638	-0.09%	63.86	265.7	51.63%
Annualized Total After Outfall Controls:	67564			269.4	

Biofilter # 1 is expected to clog in 3.54 years.. Percent Solids Reduction due to Engineered Media = 80
Biofilter # 2 is expected to clog in 2.36 years.. Percent Solids Reduction due to Engineered Media = 80

Appendix D

Stormwater Maintenance Agreement

AGREEMENT FOR THE INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT PRACTICES

This Agreement is made this_____day of _____, 2024, by and between Dominion 12, LLC, and City of Racine, a municipal corporation.

RECITALS:

A. Dominion 12, LLC ("Owner") is the owner of the property located at 401 W Wisconsin Ave. and 222 5th St, Racine, Wisconsin (the "Property"), more particularly described on Exhibit A attached hereto.

B. The Owner desires to construct stormwater management practices on the Property in accordance with certain plans and specifications approved by the City of Racine (the "City"). Exhibit B.

C. The Code of Ordinances of the City of Racine section 98-410 requires the Owner agrees to maintain the Stormwater Management Practices and to grant to the City the rights set forth below.

This space reserved for recording data

Return to:
City of Racine
730 Washington Av Room 304
Racine, WI 53403

PIN#:

NOW, THEREFORE, in consideration of the covenants herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner agrees as follows:

1. Maintenance. Owner and their successors and assigns shall be responsible to inspect, repair and maintain the Stormwater Management Practices located on the 401 Wisconsin Ave surface parking lot Property in good condition and in working order such that the specific inspection and maintenance tasks comply with the approved schedule as shown on Exhibit B. Said maintenance shall be solely at the Owner's cost and expense. Owner will conduct such maintenance or repair work in accordance with all applicable laws, codes, regulations, and similar requirements. Any specific maintenance tasks and their schedules shall be conducted in accordance with Exhibit B, and Owner shall maintain all inspection and maintenance records for a minimum of seven full-calendar years. Owner shall provide these inspection and maintenance records to City for inspection and/or copying, or shall provide copies of the records, within 14 days of the issuance of a written request.

2. Easement to City. If Owner fails to maintain the Stormwater Management Practices as required in Section 1, then the City shall have the right, after providing Owner with written notice of the maintenance issue (each, a "Maintenance Notice") and thirty (30) days to comply with the City's Maintenance Notice, to enter that portion of Property, in

order to conduct the maintenance specified in the Maintenance Notice. The City will conduct such maintenance work in accordance with all applicable laws, codes, regulations, and similar requirements and will not unreasonably interfere with Owner's use of the Property. All costs and expenses incurred by the City in conducting such maintenance may be charged to Owner by placing the amount on the tax roll for the Property as a special assessment in accordance with Section 66.0703, Wis. Stats.

3. Term/Termination. The term of this Agreement shall commence on the date that this Agreement is filed of record with the Register of Deeds Office for Racine County, Wisconsin, and except as otherwise herein specifically provided, shall continue in perpetuity. Notwithstanding the foregoing, this Agreement may be terminated by recording with the Register of Deeds Office for Racine County, Wisconsin, a written instrument of termination signed by the City and all of the then-owners of the Property.

4. Miscellaneous.

(a) Notices. Any notice, request or demand required or permitted under this Agreement shall be in writing and shall be deemed given when personally served or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to Owner: Dominion 12, LLC
2025 N Summit Ave.
Milwaukee, WI 53202

If to the City: City of Racine – City Engineer
730 Washington Avenue, Room 304
Racine, WI 53403

Any party may change its address for the receipt of notice by written notice to the other.

(b) Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.

(c) Amendments or Further Agreements to be in Writing. This Agreement may not be modified in whole or in part unless such agreement is in writing and signed by all parties bound hereby.

(d) Covenants Running with the Land. All of the easements, restrictions, covenants, and agreements set forth in this Agreement are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.

(e) Partial Invalidity. If any provisions, or portions thereof, of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other persons or circumstances shall be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

(SIGNATURE PAGES FOLLOW)

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be duly executed and delivered on the date first set forth above.

CITY OF RACINE

Attest:

_____ _____

Cory Mason, Mayor Tara Coolidge, City Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN) SS.
COUNTY OF RACINE)

Personally, came before me this_____day of_____, 2022, Cory Mason as Mayor, and Tara Coolidge as City Clerk of the City of Racine, to me known to be the person(s) who executed the above instrument for the purposes therein contained and acknowledged the same.

_____
Notary Public, Racine County, State of WI
My commission:_____

Approved as to form:

_____
Scott R. Letteney, City Attorney

ATTENTION OWNER(S): THE CITY OF RACINE REPRESENTATIVES MUST REVIEW THIS DOCUMENT IN ITS ENTIRETY, AND THEN SIGN IT BEFORE A NOTARY. DO NOT RECORD THIS DOCUMENT UNTIL IT HAS BEEN APPROVED BY CITY OF RACINE REPRESENTATIVES.

USE BLACK INK ONLY.

(Owner)

Attest:

_____ _____

ACKNOWLEDGMENT

STATE OF WISCONSIN) SS.
COUNTY OF RACINE)

Personally, came before me this_____day of_____, 2024, _____
_____, to me known to be the person(s) who executed the above instrument for the purposes therein contained and acknowledged the same.

_____
Notary Public, Racine County, State of WI
My commission:_____

Drafted by:
Racine City Attorney
730 Washington Av
Racine, WI 53403
Ph: 262-636-911

EXHIBIT A

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement.

PROPERTY LEGAL DESCRIPTION:

Parcel 1: Lot 9, Lot 10, Lot 11, Lot 12, Lot 13, and Lot 14, Block 19, Original Plat of Racine, as surveyed by Moses Vilas, according to the recorded plat thereof. Said land being in the City of Racine, County of Racine, State of Wisconsin.

Parcel 2: Lot 8, Block 19, Original Plat of Racine, as surveyed by Moses Vilas, according to the recorded plat thereof. Excepting as to the right of owners on the East in and to party wall on the East line of said premises. Said land being in the City of Racine, Racine County, Wisconsin.

EXHIBIT B

Long-term Stormwater Management Maintenance Provisions

STORMWATER MANAGEMENT PRACTICES

The stormwater management facilities for the site will consist of porous pavement with associated stone storage layer and sumped catch basins along with the storm sewer piping connecting the systems together. These stormwater management facilities are shown on the Location Map and Civil Plans Sheets C100, C300, C401, C402 and C501 attached hereto as part of Exhibit B. The storm water management system is designed to remove a minimum of 40% of sediment runoff and maintain pre-development peak flows. The porous pavement was designed in accordance with Wisconsin Department of Natural Resources Conservation Practice Technical Standard (WDNR TS) 1008.

SPECIFIC INSPECTION AND MAINTENANCE TASKS

Biofiltration Basin

Inspection:

To ensure the proper function of the biofiltration basin, the following activities must be completed on a monthly during the growing season (March – November):

1. Inspect basin for erosion damage.
2. Inspect for litter
3. Inspect the basin inlets and outlet riser for blockage and structural integrity on an annual basis.
4. Inspect the basin for the presence of weeds.
5. Inspect condition of plants in basin for plants that appear to be dead or dying
6. Inspect basin for visible indication of engineered soil clogging or overtopping of the basin.

Maintenance:

1. Remove litter on a regular basis
2. Repair any noted erosion damage. Apply topsoil/seed/much/geotextile as necessary to stabilize repaired areas.
3. Water plants as regularly during first growing season; plants should only need watering during periods of drought after establishment.
4. Water plants as needed during drought periods.
5. Remove weeds regularly during the establishment period (first two years) and as needed thereafter; hand weed to prevent compaction of and minimize disturbance of plants; weed after watering or after rain event to minimize disturbance and aid in removal.
6. Remove invasive weeds (Canada thistle, garlic mustard, tree seedlings) immediately; hand weed to prevent compaction of and minimize disturbance of plants; weed after watering or after rain event to minimize disturbance and aid in removal.
7. Remove/replace diseased, dying, or dead plantings as needed

8. When standing water is observed in 50% of the basin floor 3 days after rainfall event it is an indication that the engineered soils have clogged and lost their infiltration capacity and soil maintenance is required; soil maintenance shall consist of remove sediment and replacement top 2 to 3 inches of engineered soil and deep tilling and replacement/re-establishment of plants damaged during soil maintenance activities.
9. Remove any blockage from outlet structure/overflow riser
10. Repair any structural damage to outlet structure/overflow riser

General Site

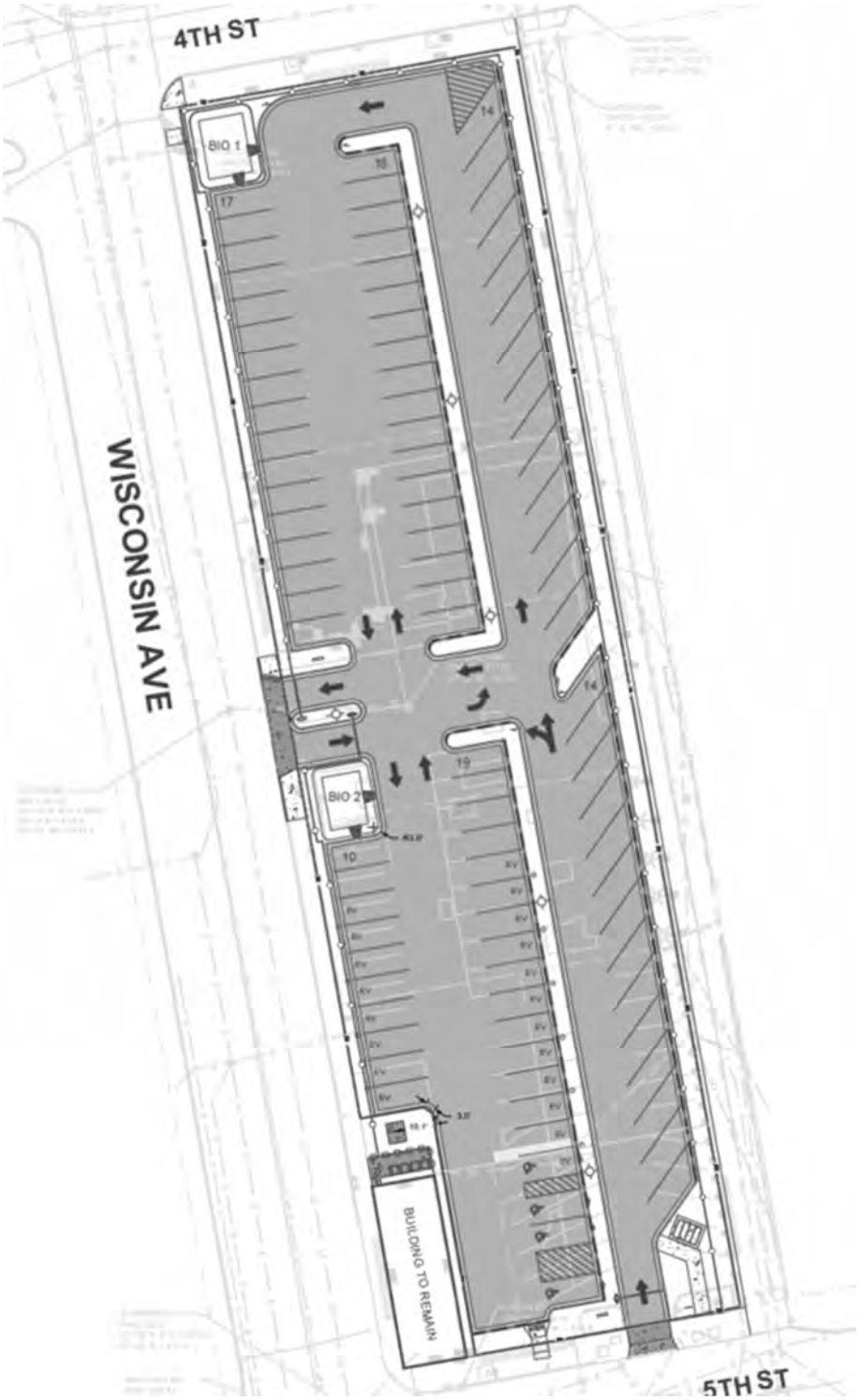
Inspection:

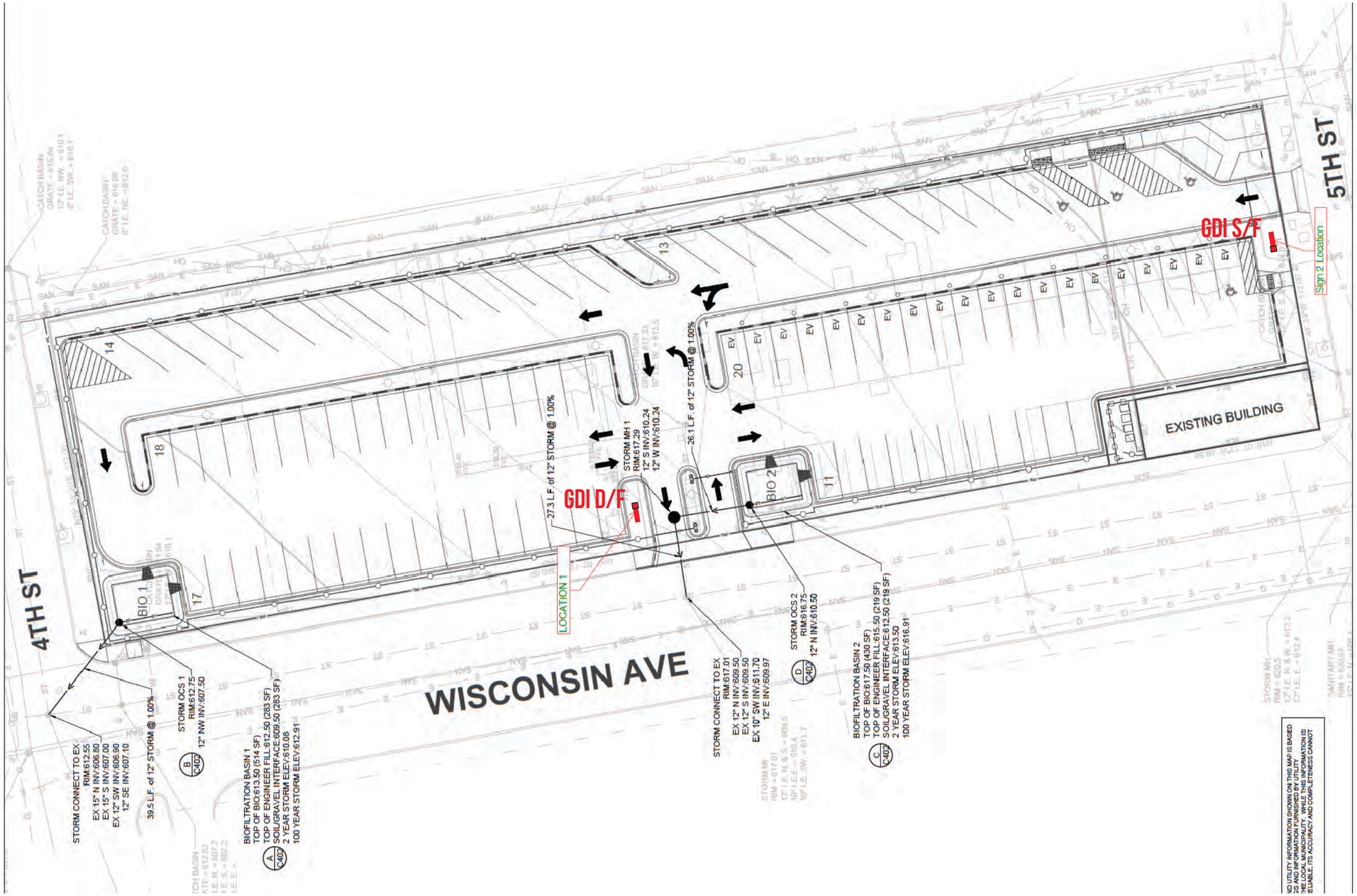
1. Inspect site weekly for litter/debris

Maintenance:

1. Pick up litter debris as needed
2. Power sweep/vacuum parking lot on a semi-annual basis

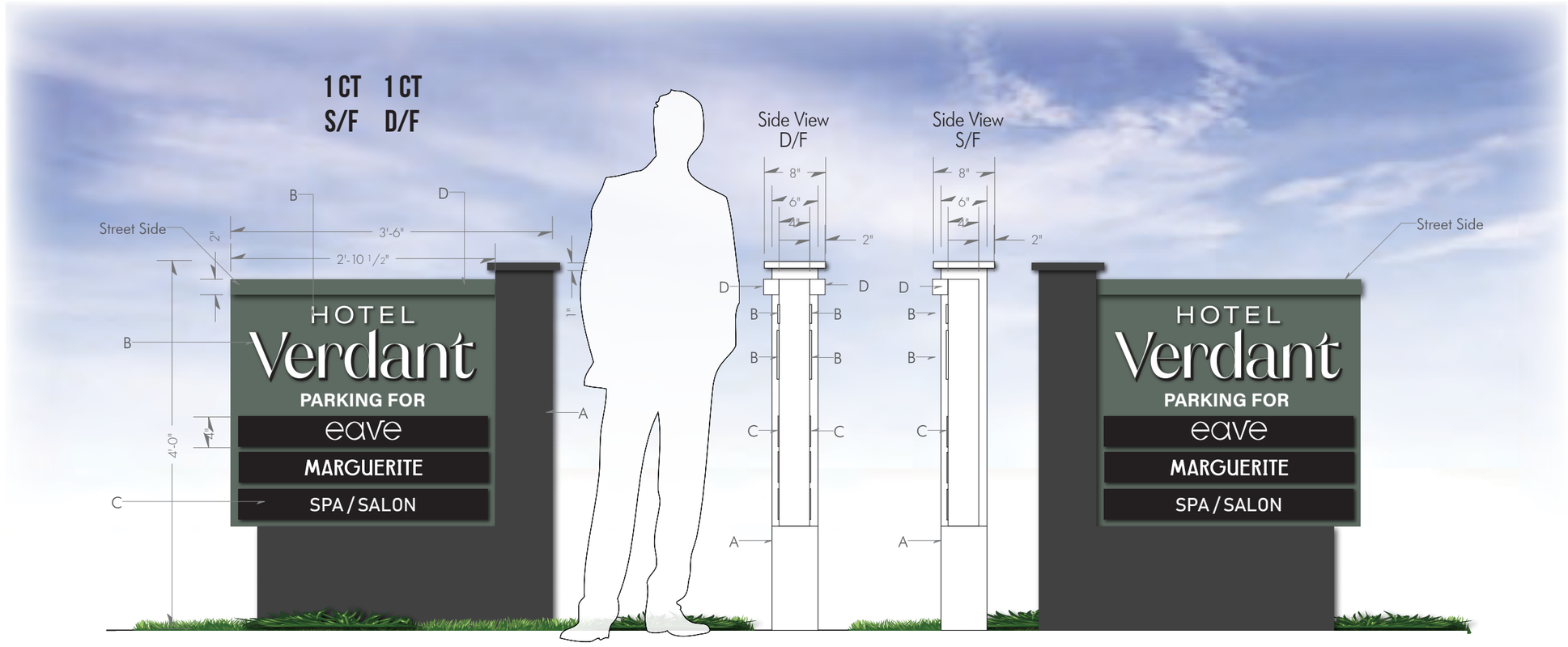
Location Map





SIGN ART STUDIO
makesignsnotwar.com
325 W Front St, Mount Horeb, WI 53572

500 MAIN STREET, RACINE, WI 53403 -SITE MAP



Scale 3/4"=1'

Night View

KEY NOTES:

A - Sign to be aluminum tube frame construction skinned with -090 aluminum

B. Hotel Verdant to be 1/4" thick PVC with vinyl graphics applied first surface. Parking for to be 3M white vinyl.

C - Tenant panels to be 1/8" thick stock Black ACM with exposed fasteners. tenants to be applied vinyl graphics

D - 2" U channel led light bar.

FINISHES:

- 3M White 7725-010 (B,C)
- 3M Black 7725-012 (B)
- Satin Palmer house Green MP15582 (A,D)
- Satin Mudstone MP00547 (A)

CALCULATIONS:

SIGNART STUDIO
makesignsnotwar.com
325 W Front St, Mount Horeb, WI 53572

CUSTOMER APPROVAL: _____ DATE: _____ LANDLORD APPROVAL: _____ DATE: _____

By signing this approval you are hereby authorizing Sign Art Studio LLC to proceed with the work as described. Any deviation from these specifications will become the customer's financial responsibility.

SHEET GDI

DOMINION PROPERTIES - 04120924 - HOTEL VERDANT PARKING SIGNS