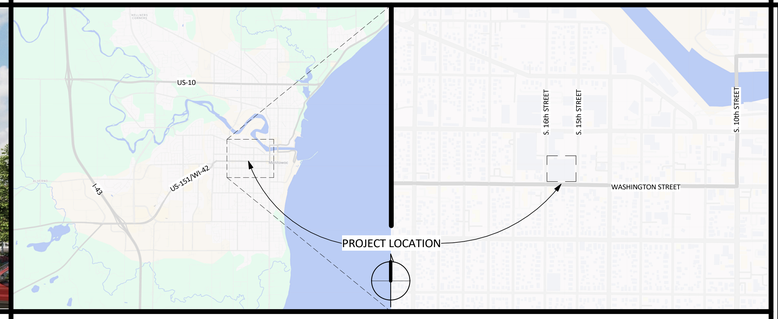
MARITIME LOFTS

APARTMENT HOMES
1512 WASHINGTON STREET
MANITOWOC, WI 54220

PROJECT IMAGE

PROJECT LOCATION



PROJECT DESCRIPTION

"MARITIME LOFTS" IS A PROPOSED NEW CONSTRUCTION AFFORDABLE HOUSING COMPLEX ON WASHINGTON STREET IN MANITOWOC, WI. THE PROJECT CONTAINS (59) R-2 OCCUPANCY DWELLING UNITS, INCLUDING (21) 1-BEDROOM UNITS, (20) 2-BEDROOM UNITS, AND (18) 3-BEDROOM UNITS. ONSITE AMENITIES INCLUDE A COMMUNITY ROOM, A FITNESS ROOM, ONSITE LEASING OFFICE, AND ONSITE RESIDENT STORAGE.

OCCUPANCY: R-2 (PRIMARY)
B (ACCESSORY)
CONSTRUCTION TYPE: V-A

SPRINKLER: NFPA-13
FIRE AND SMOKE
ALARM DETECTION: YES
NUMBER OF STORIES: 4 ABOVE GRADE
BUILDING HEIGHT: 45'-8" AVG ABOVE GRADE PLANE
VEHICULAR PARKING: 90 SURFACE SPACES

BICYCLE PARKING: 4 EXTERIOR SURFACE SPACES
SAFE HARBOR CODE: ICC A117.1-2017

DSPS PLAN REVIEW INFO

SITE ID:	TBD
SITE NAME:	TBD
TRANSACTION ID:	TBD
ASSIGNED REVIEWER:	TBD

PROJECT DIRECTORY

MARITIME LOFTS, LLC — OWNER
200 NORTH MAIN STREET
OREGON, WI 53575
VOICE (608) 835-3900

GORMAN & COMPANY, LLC — DEVELOPER
200 NORTH MAIN STREET
OREGON, WI 53575
VOICE (608) 835-5223

GORMAN ARCHITECTURAL, LLC — SUPERVISING ARCHITECT
DANIEL KORNAUS, AIA NCARB
200 NORTH MAIN STREET
OREGON, WI 53575
VOICE (608) 835-5223

GORMAN ARCHITECTURAL, LLC — DESIGN ARCHITECT
KYLE SANDAGE
200 NORTH MAIN STREET
OREGON, WI 53575
VOICE (608) 835-3900

GORMAN GENERAL CONTRACTORS, LLC — CONTRACTOR
LUCAS McGANN
200 NORTH MAIN STREET
OREGON, WI 53575
VOICE (608) 393-5052

STANTEC CONSULTING SERVICES, INC. — SURVEYING
JACOB WOELMER, PE
12308 CORPORATE PARKWAY, SUITE 600
MEQUON, WI 53902
VOICE (515) 251-1038

STANTEC CONSULTING SERVICES, INC. — CIVIL
JACOB WOELMER, PE
12308 CORPORATE PARKWAY, SUITE 600
MEQUON, WI 53902
VOICE (515) 251-1038

STANTEC CONSULTING SERVICES, INC. — LANDSCAPE
JACOB WOELMER, PE
12308 CORPORATE PARKWAY, SUITE 600
MEQUON, WI 53902
VOICE (515) 251-1038

STANTEC CONSULTING SERVICES, INC. — STRUCTURAL
JACOB WOELMER, PE
12308 CORPORATE PARKWAY, SUITE 600
MEQUON, WI 53902
VOICE (515) 251-1038

J.F. AHERN CO. — DESIGN/BUILD FIRE PROTECTION
PAUL A. BEHRINGER
855 MORRIS STREET
FOND DU LAC, WI 54935
VOICE (800) 532-4376

RHD PLUMBING & REMODELING, INC. — DESIGN/BUILD PLUMBING
JASON OLSON
6474 BLANCHARS CROSSING
WINDSOR, WI 53598
VOICE (414) 640-2352

JJ HEATING & COOLING — DESIGN/BUILD MECHANICAL
JIM GLINSKI
843 EAST FRONTAGE ROAD
LITTLE SUAMICO, WI 54141
VOICE (920) 737-6631

P&J KAMPO ELECTRIC, INC. — DESIGN/BUILD ELECTRICAL
NICK KAMPO
W5081 AMY AVENUE
KAUKAUNA, WI 54130
VOICE (920) 949-0083

DEFERRED SUBMITTALS

THE FOLLOWING SUBMITTALS ARE DEFERRED, TO BE SUBMITTED TO AHJ FOR REVIEW AT A LATER DATE AS SHOP DRAWINGS:

- **CERTIFIED ENGINEERED WOOD FLOOR TRUSS DRAWINGS**
- **CERTIFIED ENGINEERED WOOD ROOF TRUSS DRAWINGS**
- **FIRE ALARM SYSTEM CONSTRUCTION DOCUMENTS**
- **AUTOMATIC FIRE SUPPRESSION NFPA-13 (SPRINKLER) CONSTRUCTION DOCUMENTS**
- **ELEVATOR CONSTRUCTION DOCUMENTS**

SET ISSUE

APPROVED FOR:

- ■ **PERMIT APPLICATION** — 2025.12.16 PLAN REVIEW SUBMITTAL SET
- ☐ **BIDDING** — XXX
- ☐ **CONSTRUCTION**

LOCAL UTILITIES

ELECTRIC:
MANITOWOC PUBLIC UTILITIES
(920) 683-4600

GAS:
WISCONSIN PUBLIC SERVICE
(920) 794-3536

TELEPHONE:
SPECTRUM
205 N 8TH ST. SUITE 63D.
MANITOWOC, WI 54220
(765) 389-3185

WATER:
MANITOWOC PUBLIC UTILITIES
(920) 683-4600

CATV PROVIDER:
XFINITY
1614 WASHINGTON ST.
MANITOWOC, WI 54220
(800) 934-6480

SEWER:
MANITOWOC PUBLIC UTILITIES
(920) 683-4600

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PLAN INDEX

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G003	FUNDING PROMISES	2025.12.16	
G003A	2020 ENTERPRISE GREEN COMMUNITIES CHECKLIST	2025.12.16	
G004	PROJECT CONVENTIONS	2025.12.16	
G005	LIFE SAFETY PLANS	2025.12.16	
G006	LIFE SAFETY PLANS	2025.12.16	
G007	LIFE SAFETY SECTIONS	2025.12.16	
G008	BUILDING SYSTEMS - WALL ASSEMBLIES	2025.12.16	
G009	BUILDING SYSTEMS -ROOF, CEILING, FLOOR ASSEMBLIES	2025.12.16	
G110	UL WALL ASSEMBLIES - U376 & U311	2025.12.16	
G111	UL WALL ASSEMBLIES - U305	2025.12.16	
G112	UL WALL ASSEMBLIES - U301 & U937	2025.12.16	
G113	UL WALL ASSEMBLIES - U356	2025.12.16	
G114	UL ROOF ASSEMBLIES - P533	2025.12.16	
G115	UL FLOOR ASSEMBLIES - L563	2025.12.16	
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S131A	THIRD FLOOR SHEAR WALL PLAN	2025.12.16	
S141	FOURTH FLOOR FRAMING PLAN	2025.12.16	
S141A	FOURTH FLOOR SHEAR WALL PLAN	2025.12.16	
S151	ROOF FRAMING PLAN	2025.12.16	
S161	DIAPHRAGM PLANS	2025.12.16	
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S602	TYPICAL WOOD DETAILS - HOLD DOWNS	2025.12.16	
S603	TYPICAL WOOD DETAILS - HOLD DOWNS	2025.12.16	
S604	TYPICAL WOOD DETAILS - SHEAR WALL SCHEDULES	2025.12.16	
S605	TYPICAL WOOD DETAILS - SHEAR WALLS	2025.12.16	
S606	TYPICAL WOOD DETAILS - SHEAR WALLS	2025.12.16	
S607	TYPICAL WOOD DETAILS - FRAMING	2025.12.16	
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A311	CONSTRUCTION DETAILS - EXTERIOR	2025.12.16	
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A413	ENLARGED UNIT PLANS - 1B 1B TYPE W2	2025.12.16	
A414	ENLARGED UNIT PLANS - 1BR 1B TYPE B	2025.12.16	
A415	ENLARGED UNIT PLANS - 2BR 1B TYPE A	2025.12.16	
A416	ENLARGED UNIT PLANS - 2BR 1B TYPE W	2025.12.16	
A417	ENLARGED UNIT PLANS - 2BR 1B TYPE B STANDARD	2025.12.16	
A418	ENLARGED UNIT PLANS - 2BR 1B TYPE B CORNER	2025.12.16	
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A906	1ST/GROUND FLOOR CORRIDOR FINISH PLAN 2	2025.12.16	
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FP-103	3RD FLOOR FIRE SPRINKLER LAYOUT	2025.12.16	
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M-8	HVAC LAYOUT	2025.12.16	
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E8	COMMON AREA B 4th FLOOR	2025.12.16	
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E12	COMMON AREA B 2nd - 3rd FLOORS	2025.12.16	
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V131	LOW VOLTAGE 3RD FLOOR PLAN	2025.12.16	
V141	LOW VOLTAGE 4TH FLOOR PLAN	2025.12.16	

GORMAN ARCHITECTURAL, LLC

CORPORATE OFFICE
200 N. MAIN STREET
OREGON, WI 53575

MARITIME LOFTS
1512 WASHINGTON STREET
MANITOWOC, WI 54220

Issue Dates:

DATE	DESCRIPTION
2025.12.16	PERMIT SUBMITTAL SET

Project No.	2000-0159
Plot Date:	12/19/2025 4:47:18 PM
Drawn by:	KCS
Checked by:	
Approved by:	

PERMIT SUBMITTAL SET

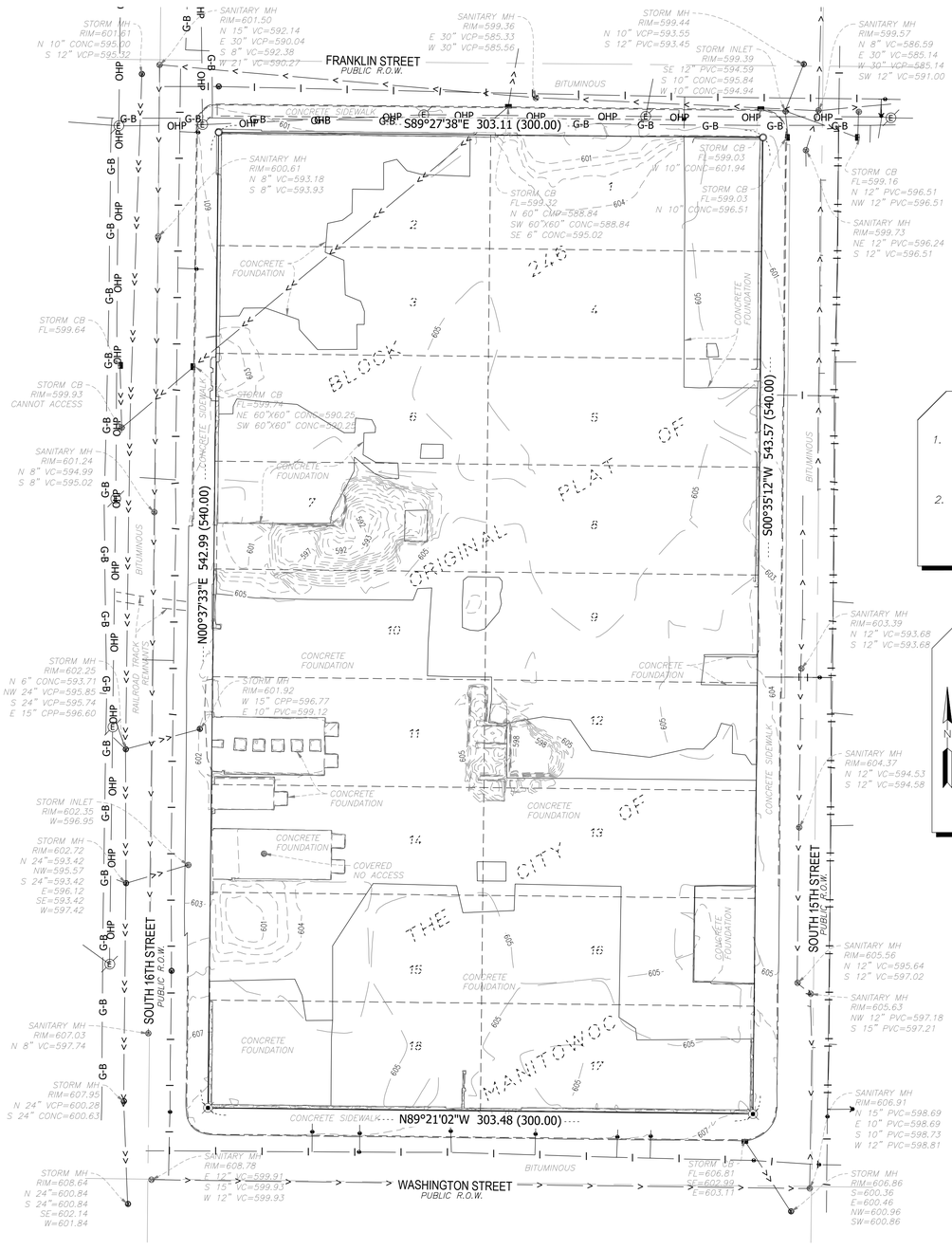
Sheet Title
COVER SHEET

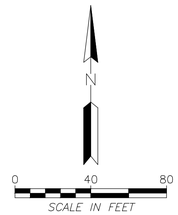
Sheet No.
G001

MARITIME LOFTS

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS, OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

ALTA/NSPS LAND TITLE SURVEY
BLOCK 246 OF THE ORIGINAL PLAT OF THE CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN





GENERAL NOTES

1. *Bearings shown hereon are based on found property monuments and the Original Plat of the City of Manitowoc, Manitowoc County, Wisconsin.*
2. *Elevations, contours, and site benchmarks shown hereon were established with GPS and are relative to the NAVD88 vertical datum.*

VICINITY MAP

PROPERTY DESCRIPTION

The following description was provided in Knight Barry Title Services LLC Commitment No. 2344695 which has an effective date of July 10, 2025.

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight, Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18) of Block Two Hundred Forty-six (246) of the Original Plat of the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof.

(Intending to describe all of said Block Two Hundred Forty-six (246) of the Original Plat of the City of Manitowoc, Manitowoc County, Wisconsin.)

NOTES CORRESPONDING TO SCHEDULE B - 2

Items corresponding to Schedule B Section 2 as provided in Knight Barry Title Services LLC Commitment No. 2344695 which has an effective date of July 10, 2025.

Items 1–5 7–11, and 14–16 are not survey related and are not addressed herein.

Item 6. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land. – THE SURVEYOR HAS MADE A GOOD FAITH EFFORT TO DISCLOSE ANY ISSUES DESCRIBED ABOVE THAT WERE OBSERVED DURING THE COURSE OF THE SURVEY.

Item 12. Storm, sewer, drainage, water utility and/or sanitary district assessments, if any. – THE SURVEYOR HAS MADE A GOOD FAITH EFFORT TO DISCLOSE ANY ISSUES DESCRIBED ABOVE THAT WERE OBSERVED DURING THE COURSE OF THE SURVEY.

Item 13. Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes. – THE SURVEYOR HAS MADE A GOOD FAITH EFFORT TO DISCLOSE ANY ISSUES DESCRIBED ABOVE THAT WERE OBSERVED DURING THE COURSE OF THE SURVEY.

TABLE "A" OPTIONAL ITEMS

1. *Property corner markers were placed or found as shown.*
2. *Property addresses: Washington Street, Manitowoc, WI 54220.*
3. *Flood zone classification: this property is located in Zone "X", (areas determined to be outside the 0.2% annual chance floodplain.) according to FEMA Flood Insurance Rate Map Number 55071C0308E which has an effective date of 2/23/2023.*
4. *Gross land area: 164,774.80± sq. ft. (3.78± acres)*
5. *Elevations and surface contours are shown hereon and are relative to the NAVD88 vertical datum.*

6a. *Zoning Information: There were no zoning reports or letters provided to the surveyor.*
6b. *There were no zoning reports or letters provided to the surveyor.*
7a. *There are no observable buildings on this site.*
7b1. *There are no observable buildings on this site.*
7c. *There are no observable buildings on this site.*
8. *The surveyor has made their best effort to depict all above ground visible features hereon.*
9. *There are 0 standard and 0 handicap parking spaces on the subject property.*
11a. *There were no underground utility plans and/or reports provided by the client.*
13. *Names of owners of adjoining lands were obtained from the Monitowoc County GIS.*
14. *The subject property directly adjoins Washington Street, Franklin Street, South 16th Street, and South 15th Street.*
16. *The subject property appears to have been fully razed/cleared and there are signs of recent earthwork activity.*
17. *The surveyor is not aware of nor was provided any information regarding changes in street right of way lines.*
18. *We are not aware of any plottable offsite (i.e., appurtenant) easements for this site.*
19. *Stantec carries professional liability insurance, Certificates of Insurance can be provided upon request.*

CERTIFICATION

To: Maritime Lofts, LLC, a Wisconsin limited liability company; the Community Development Authority of The City of Manitowoc; Gorman Property Management USA, LLC; and Knight Barry Title Services LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof.

I further certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Wisconsin.

Date of fieldwork: 9/23/2025

DRAFT COPY
Jason R. Nelson, WI License No. S-3092 — *10/10/2025 Date*

LEGEND

- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- RIGHT-OF-WAY
- EXISTING LOT LINE
- BOUNDARY LINE
- ROAD CENTERLINE
- EDGE OF ASPHALT
- YARD LIGHT
- HYDRANT
- WELL
- STORM MANHOLE
- G-METER GAS METER
- POWER POLE
- WATER MANHOLE
- SANITARY MANHOLE
- UNDERGROUND ELECTRIC LINE
- SANITARY SEWER LINE
- UNDERGROUND WATERMAIN
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- RAILROAD CENTERLINE
- EDGE OF RAILROAD TRACK
- WATER VAULT
- WATER VALVE
- FLARED-END SECTION
- DENOTES IRON MONUMENT FOUND
- DENOTES CHISELED "X" FOUND
- DENOTES 1/2 INCH BY 14 INCH SQUARE BAR MONUMENT SET
- EDGE OF GRAVEL
- EDGE OF VEGETATION
- EDGE OF RIPRAP
- AERIAL UTILITIES
- STORM SEWER LINE
- EDGE OF CONCRETE
- DITCH CENTERLINE
- CHAIN LINK FENCE
- STORM CATCH BASIN
- ROAD SIGN
- UTILITY POLE and ANCHOR
- BOLLARD
- ELECTRIC TRANSFORMER
- LIFT STATION
- LIGHT POLE
- POWER BOX
- TELEPHONE BOX
- CABLE TV BOX
- HAND HOLE

Stantec
Cottage Grove Office
209 Commerce Pkwy
Cottage Grove, WI 53527
Phone: 608.839.1360
Website:www.stantec.com

DATE	
	SURVEY BY :
	DRAWN BY : KAD
	DESIGNED BY :
	CHECKED BY : JRN
	APPROVED BY : JRN
	PROJECT MGR :
	DATE : 2025-10-XX

ALTA/NSPS LAND TITLE SURVEY
BLOCK 246 OF THE ORIGINAL
PLAT OF THE CITY OF MANITOWOC
MANITOWOC COUNTY, WI

GORMAN ARCHITECTURAL

PROJECT NUMBER
190300522

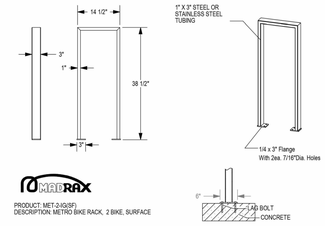
SHEET NUMBER
1 of 1

Plot Date: 10/10/2025 - 12:22pm
Drawing name: C:\Users\kdomek\Downloads\190300522r300.dwg
Xrefs:

GORMAN ARCHITECTURAL, LLC

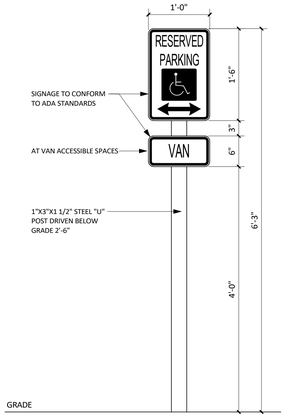
CORPORATE OFFICE
200 N. MAIN STREET
OREGON, WI 53575

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR/FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.



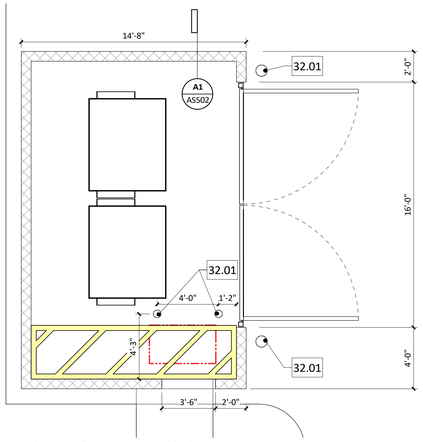
D1 BIKE RACK

SCALE: N.T.S.



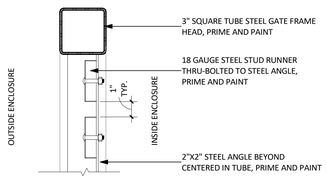
B1 ACCESSIBLE PARKING SIGN

SCALE: 1" = 1'-0"



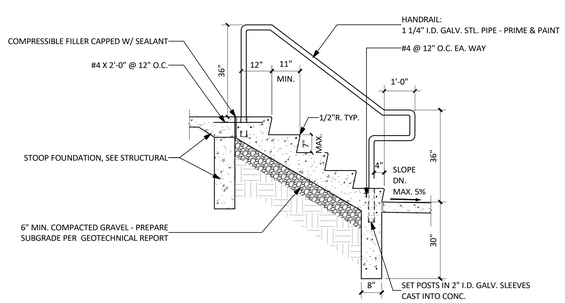
B5 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



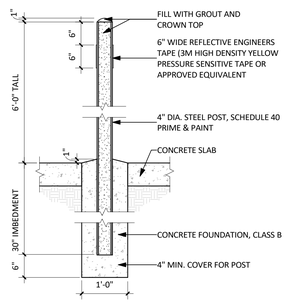
B2 GATE FRAME HEAD

SCALE: 3" = 1'-0"



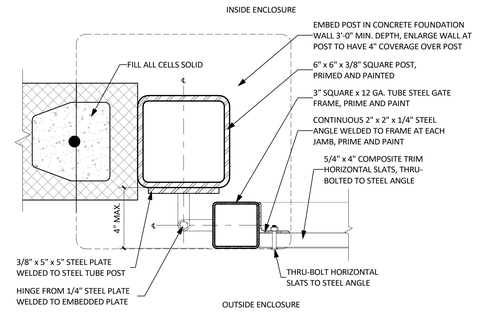
A4 EXTERIOR CONCRETE STAIRS

SCALE: 1/2" = 1'-0"



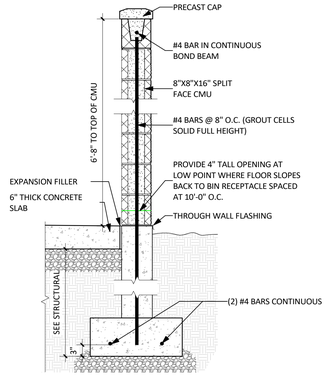
A3 BOLLARD SECTION

SCALE: 3/4" = 1'-0"



A2 TRASH ENCLOSURE GATE @ JAMB

SCALE: 3" = 1'-0"



A1 DUMPSTER ENCLOSURE WALL SECTION

SCALE: 3/4" = 1'-0"

MARITIME LOFTS

1512 WASHINGTON STREET
MANITOWOC, WI 54220

Issue Dates:

DATE	DESCRIPTION
2025.12.16	PERMIT SUBMITTAL SET

Project No.	2000-0159
Plot Date:	12/16/2025 10:17:27 AM
Drawn by:	KCS/LAS
Checked by:	Checker
Approved by:	Approver

PERMIT SUBMITTAL SET

Sheet Title
ARCHITECTURAL SITE DETAILS

Sheet No.
AS502

12/17/2025 8:45:01 AM

SITE PERMIT PLANS

FOR

MARITIME LOFTS

MANITOWOC, MANITOWOC COUNTY, WI 54220

DECEMBER, 2025

CLIENT

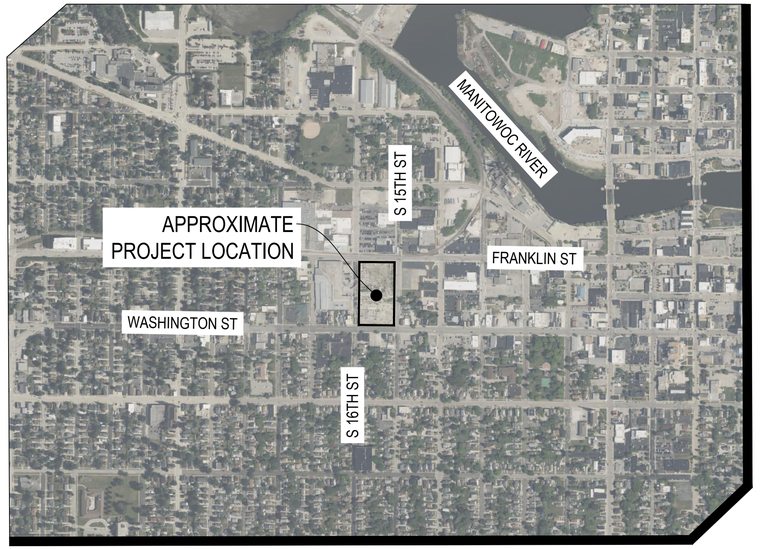
GORMAN ARCHITECTURAL

GORMAN ARCHITECTURAL
200 N MAIN STREET
OREGON, WI 53575
CONTACT: DANIEL KORNAUS, AIA NCARB, LEAD ARCHITECT
(E) - DKORNAUS@GORMANUSA.COM
(P) - (608) 835-5223

ENGINEER

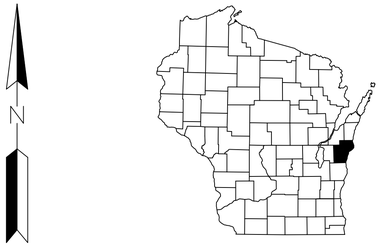
Stantec

STANTEC CONSULTING SERVICES, INC.
12308 NORTH CORPORATE PARKWAY, SUITE 600
MEQUON, WI 53092
CONTACT: ADAM DAUGHERTY, PE
(E) - ADAM.DAUGHERTY@STANTEC.COM
(P) - (262) 643-9007



VICINITY MAP

NOT TO SCALE



PROJECT LOCATION

CITY: MANITOWOC
COUNTY: MANITOWOC

THIS PLANSET CONTAINS 26 SHEETS

SHEET INDEX	
Sheet Number	Sheet Title
C-000	COVER SHEET
C-001	GENERAL NOTES
C-002	GENERAL NOTES
C-003	EXISTING CONDITIONS
C-004	OVERALL REMOVALS AND PRECONSTRUCTION EROSION CONTROL PLAN
C-005	ENLARGED REMOVALS AND PRECONSTRUCTION EROSION CONTROL PLAN
C-101	OVERALL SITE PLAN
C-102	ENLARGED SITE PLAN
C-201	OVERALL POST-CONSTRUCTION STABILIZATION PLAN
C-202	ENLARGED POST-CONSTRUCTION STABILIZATION PLAN
C-301	OVERALL GRADING PLAN
C-302	ENLARGED GRADING PLAN
C-401	OVERALL UTILITY PLAN
C-402	ENLARGED UTILITY PLAN
C-501	OVERALL STORM SEWER PLAN
C-502	ENLARGED STORM SEWER PLAN
C-503	STORM SEWER PROFILES
C-801	DETAILS
C-802	DETAILS
C-803	DETAILS
C-804	DETAILS
C-805	DETAILS
L-101	OVERALL LANDSCAPE PLAN
L-102	LANDSCAPE PLAN
L-801	LANDSCAPE DETAILS
L-802	LANDSCAPE DETAILS

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT JULIE ONE CALL AT 811 OR 1-800-242-8511 AT LEAST 2 BUSINESS DAYS IN ADVANCE (EXCLUDING THE DAY OF THE REQUEST, HOLIDAYS AND WEEKENDS) FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

DIGGERS HOTLINE CALL

DIAL 811
TOLL FREE: 800-242-8511

DIGGERS HOTLINE

Stantec

12308 N CORPORATE
PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:

GORMAN ARCHITECTURAL

MARITIME LOFTS

1512 WASHINGTON STREET,
MANITOWOC WI, 54220

PROJECT TITLE:

ISSUE NO.:	DESCRIPTION:	DATE:
1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:

WISCONSIN
ADAM W DAUGHERTY
E-101338
MENOMONEE FALLS
WI
PROFESSIONAL ENGINEER

ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025

ISSUE NO.: 0

SHEET TITLE:

COVER SHEET

SHEET NO.:

C-000

C:\Users\kdaugherty\DOCACD\docs\Stantec Consulting\160300532_Maritime_Fall\Project Files\5_DESIGN\4_CAD\4_PLANSHEETS\C-000 COVER SHEET 00522.dwg 12/17/2025 DAUGHERTY, ADAM

12/17/2025 8:45:10 AM

GOVERNING SPECIFICATIONS

1. CITY OF MANITOWOC (CITY) STANDARD SPECIFICATIONS AND REQUIREMENTS.
2. WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" LATEST EDITION AND SUPPLEMENTS.
3. CITY/UTILITY PROVIDER SPECIFICATIONS, WISCONSIN PLUMBING CODE, AND WISCONSIN DNR
4. APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES

PROJECT AGENCIES/AUTHORITIES

1. MUNICIPALITY: CITY OF MANITOWOC (CITY)
2. ROW AUTHORITY: CITY OF MANITOWOC, MANITOWOC COUNTY, AND WISDOT
3. UTILITY AUTHORITY: CITY OF MANITOWOC
4. OTHER AUTHORITIES: TO BE DETERMINED
5. NOTE: NOT ALL APPLICABLE AUTHORIES MAY BE LISTED.

GENERAL NOTES

1. UNTIL REVISION BLOCK STATES "ISSUED FOR CONSTRUCTION", THE PLAN SET IS NOT CERTIFIED FOR CONSTRUCTION AND CONTRACTOR IS BUILDING AT THEIR OWN RISK.
2. EXISTING CONDITIONS SHOWN ARE FROM A TOPOGRAPHIC SURVEY COMPLETED BY STANTEC CONSULTING SERVICES, INC., DATED OCTOBER 2025. EXISTING FEATURES MAY NOT BE EXACT TO THEIR LOCATION. CONTRACTOR RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SITE AND MUST IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS.
3. SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". EXACT LOCATION/DEPTH OF SUBSURFACE UTILITIES SUCH AS GAS, TELEPHONE, FIBER OPTIC, SEWER, WATER, PIPELINES, ELECTRICAL, AND CABLE TV ARE UNKNOWN AND THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
4. CONTRACTOR RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE (811 OR 1-800-242-8511) A MINIMUM OF THREE BUSINESS DAYS IN ADVANCE BEFORE STARTING WORK FOR LOCATIONS OF UNDERGROUND UTILITIES.
5. CONTRACTOR SHALL ANTICIPATE PRIVATE UTILITY CONFLICTS THROUGHOUT THE PROJECT SUB CUT AND TRENCH AREAS AND MUST COORDINATE THE RELOCATION OR PROTECTION OF EXISTING UTILITIES, OR INSTALLATION OF NEW UTILITIES WITH UTILITY OWNERS THAT MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE STARTING WORK. COSTS FOR SUCH WORK, INCLUDING EXTRA TIME AND EFFORT FOR PROVISIONS NECESSARY TO WORK AROUND OR UNDER UTILITIES, IS THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. FEES OR CHARGES WHICH ARE TO BE PAID TO THE UTILITY COMPANY, INCLUDING WORK THAT MUST BE PERFORMED BY THE UTILITY COMPANY, ARE TO BE INCLUDED IN THE CONTRACTOR'S BID PRICE
6. QUANTITIES ARE APPROXIMATE, AND MAY VARY TO ALLOW COMPLETION OF WORK.
7. WORK AND MATERIALS MUST COMPLY WITH CITY, COUNTY, STATE, AND FEDERAL (INCLUDING OSHA) REGULATIONS AND CODES.
8. CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS TO ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION.
9. CONTRACTOR SHALL COORDINATE AND MAINTAIN MAIL, GARBAGE, AND RECYCLING SERVICES TO PROPERTIES THROUGHOUT CONSTRUCTION. COORDINATE WITH LOCAL POSTMASTER, GARBAGE AND RECYCLING SERVICES.
10. CONTRACTOR SHALL COORDINATE AND MAINTAIN STORMWATER DRAINAGE CONVEYANCE THROUGHOUT CONSTRUCTION (BOTH PIPED AND OVERLAND FLOW). CORRECTION OF DAMAGED SOILS OR CONSTRUCTED SITE FEATURES THAT ARE A RESULT OF THE CONTRACTOR'S FAILURE TO PROTECT THE SITE FROM TEMPORARY DRAINAGE CONDITIONS SHALL BE PERFORMED AT NO ADDITIONAL COSTS TO THE OWNER. THE METHOD OF SOIL CORRECTION WILL BE DETERMINED BY THE ENGINEER/GEOTECHNICAL ENGINEER.
11. CONTRACTOR SHALL COORDINATE AND MAINTAIN WATER AND SANITARY FLOW TO AND FROM PROPERTIES. PROVIDE BYPASS AND TEMPORARY SYSTEMS, AS NECESSARY.
12. CONTRACTOR SHALL COORDINATE AND MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICE MUST NOT BE INTERRUPTED WITHOUT APPROVAL FROM OWNER, CITY, AND ADJACENT PROPERTIES.
13. CONTRACTOR SHALL COORDINATE WITH UTILITY SERVICES FOR SMALL/DRY UTILITY INSTALLATION.
14. CONSTRUCTION LIMITS ARE TO PROPERTY LINE UNLESS SHOWN OR NOTED OTHERWISE. CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON PLANS WITHIN THE CONSTRUCTION LIMITS.
15. CONTRACTOR SHALL PRESERVE AND PROTECT EXISTING PAVEMENT, SITE FEATURES, UTILITIES, TREES, ETC., UNLESS NOTED OR SHOWN OTHERWISE.
16. CONTRACTOR SHALL PHOTO OR VIDEO DOCUMENT EXISTING CONDITIONS OF TREES AND PLANTINGS, ADJOINING CONSTRUCTION, SURFACES, AND SITE IMPROVEMENTS, ETC. TO REMAIN THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY CONSTRUCTION OPERATIONS. SUBMIT TO ENGINEER AND OWNER BEFORE CONSTRUCTION BEGINS. USE ADEQUATELY DETAILED PHOTOGRAPHS OR VIDEO RECORDINGS. INCLUDE PLANS AND NOTATIONS TO INDICATE SPECIFIC EXISTING DAMAGE CONDITIONS OF ITEMS DESIGNATED TO REMAIN. ANY DAMAGE TO THE EXISTING PAVEMENT, CURBING, STRIPING, OR OTHER SITE FEATURE TO REMAIN MUST BE REPLACED BY THE CONTRACTOR, TO OWNER'S SATISFACTION, AT NO ADDITIONAL COST TO THE OWNER.
17. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION AND WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES.
18. CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER. FAILURE TO NOTIFY OWNER AND ENGINEER OF AN IDENTIFIABLE CONFLICT BEFORE PROCEEDING WITH INSTALLATION RELIEVES OWNER AND ENGINEER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
19. CONTRACTOR SHALL HAVE ONE COPY OF EACH REQUIRED CONSTRUCTION PERMIT AND ONE COPY OF THE MOST CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS (INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, SPECIAL CONDITIONS AND PROVISIONS, ETC.) AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
20. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR IMPLEMENTATION AND ENFORCEMENT OF SAFE WORK PRACTICES, INCLUDING BUT NOT LIMITED TO PERSONNEL MONITORING, USE OF TRENCHING, SHEETING, AND SHORING, SCAFFOLDING; MATERIALS HANDLING AND DRILLING; OPERATION OF EQUIPMENT; AND SAFETY OF PUBLIC DURING PROGRESS OF WORK.
21. CONTRACTOR SHALL PLAN FOR AND ENSURE PERSONNEL COMPLY WITH PROVISIONS OF OSHA SAFETY AND HEALTH STANDARDS (29 CFR 1910) AND GENERAL CONSTRUCTION STANDARDS (29 CFR 1926) AS APPROPRIATE.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS FOR SAFETY OF EMPLOYEES ON PROJECT SITE AND OTHER PERSONS AND ORGANIZATIONS WHO MAY BE AFFECTED BY THE PROJECT. CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR SAFETY IN CONNECTION WITH WORK SHALL CONTINUE UNTIL SUCH TIME AS ALL WORK IS COMPLETED, AND ENGINEER HAS ISSUED NOTICE TO CONTRACTOR THAT WORK IS COMPLETE.
23. HAZARDOUS MATERIALS, INCLUDING BUT NOT LIMITED TO OIL, GASOLINE, PAINT AND OTHER HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, BY THE CONTRACTOR, INCLUDING SECONDARY CONTAINMENTS, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH LOCAL/STATE/FEDERAL REGULATIONS. CONTRACTOR SHALL REMOVE SPILL OF FUELS, OILS, OR OTHER CHEMICALS IMMEDIATELY UPON DETECTION.
24. IF CONSTRUCTION IS ANTICIPATED TO OCCUR DURING COLD WEATHER, IN THE EVENT THAT SNOW/ICE REMOVAL IS REQUIRED FOR SITE ACCESS AND CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL REMOVE SNOW/ICE AND COORDINATE WITH OWNER FOR ACCEPTABLE SNOW/ICE STORAGE AREAS ONSITE. SNOW/ICE REMOVAL AND STORAGE IS INCIDENTAL TO THE CONTRACT.
25. CONTRACTOR SHALL DOCUMENT AND MAINTAIN AS-BUILT INFORMATION AS CONSTRUCTION PROGRESSES AND IS RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER AS REQUIRED BY JURISDICTIONAL AGENCIES FOR CERTIFICATION. ALL AS-BUILT DATA MUST BE COLLECTED BY A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE PROJECT'S STATE WHOSE SERVICES ARE ENGAGED AND PAID FOR BY THE CONTRACTOR.

REMOVAL/DEMOLITION NOTES

1. SEE GENERAL NOTES FOR ADDITIONAL PROJECT AND SITE INFORMATION.
2. CONTRACTOR SHALL OBTAIN PERMITS REQUIRED FOR DEMOLITION, REMOVAL AND DISPOSAL.
3. CONTRACTOR SHALL REVIEW FEATURES NOT SPECIFICALLY IDENTIFIED ON PLAN FOR SALVAGE OR REMOVAL THAT CONFLICT WITH CONSTRUCTION WITH THE ENGINEER.
4. MATERIALS REMOVED/DEMOLISHED BY CONTRACTOR BECOME PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL LOAD AND HAUL MATERIAL OFF-SITE AND PROPERLY DISPOSE OF MATERIALS IN ACCORDANCE WITH APPLICABLE REGULATIONS. CONTRACTOR MUST LEAVE THE SITE IN A CONDITION TO THE SATISFACTION OF THE OWNER AND ENGINEER.
5. CONTRACTOR SHALL SAWCUT FULL DEPTH AT PAVEMENT REMOVAL LIMITS AND AS NECESSARY TO CREATE A SMOOTH FIT/TRANSITION ALONG MATCHING PAVEMENT AREAS.
6. CONTRACTOR SHALL COORDINATE UTILITY REMOVAL WORK WITH APPROPRIATE UTILITY OWNER.
7. CONTRACTOR SHALL SALVAGE AND REINSTALL STREET AND TRAFFIC SIGNS IN CONFLICT WITH CONSTRUCTION ACTIVITIES AS NOTED OR AS DIRECTED BY ENGINEER. IF SIGNS ARE DAMAGED DURING CONSTRUCTION, CONTRACTOR REQUIRED TO PROVIDE NEW SIGNS AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR SHALL SALVAGE AND REINSTALL FENCE IN CONFLICT WITH CONSTRUCTION ACTIVITIES AS NOTED OR AS DIRECTED BY ENGINEER. IF FENCE IS DAMAGED DURING CONSTRUCTION, CONTRACTOR REQUIRED TO PROVIDE NEW FENCE, TO OWNER'S SATISFACTION, AT NO ADDITIONAL COST TO THE OWNER.
9. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR MUST CONTACT THE ENGINEER IMMEDIATELY. ALL CONTAINERS OR TANKS MUST BE DISPOSED OF PROPERLY AT A REGULATED/PERMITTED FACILITY.
10. WELLS (WATER SUPPLY, PIEZOMETER, ENVIRONMENTAL MONITORING, DEWATERING, IRRIGATION, ETC.) SHALL BE ABANDONED/REMOVED PER LOCAL REQUIREMENTS BY A STATE LICENSED WELL CONTRACTOR.
11. UNLESS OTHERWISE NOTED, CONTRACTOR IS RESPONSIBLE FOR REMOVAL/DEMOLITION WITHIN ALL AREAS OF PROPOSED IMPROVEMENTS. REMOVAL LIMITS ARE IDENTIFIED ON THE DRAWINGS IN ANTICIPATED LOCATIONS. CONTRACTOR RESPONSIBLE FOR REMOVALS AS NECESSARY TO CONSTRUCT NEW IMPROVEMENTS AND CONFORM TO DESIGN REQUIREMENTS. ALL FACILITIES TO BE REMOVED MUST BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE FILL MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS AND AS DIRECTED BY THE ENGINEER

TRAFFIC CONTROL NOTES

1. SEE GENERAL NOTES FOR ADDITIONAL PROJECT AND SITE INFORMATION.
2. CONTRACTOR SHALL COORDINATE CONSTRUCTION STAGING, ON OR OFFSITE, AS NECESSARY TO COMPLETE THE WORK. IF OFFSITE STAGING AREA IS REQUIRED, CONTRACTOR IS RESPONSIBLE TO FIND, OBTAIN, AND PAY FOR NECESSARY STAGING AREA AT NO ADDITIONAL COST TO THE OWNER. SUBMIT A STAGING PLAN TO THE ENGINEER FOR REVIEW BEFORE STARTING WORK.
3. CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL . TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE'S MUTCD, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS. SUBMIT TRAFFIC CONTROL PLAN TO CITY OF MANITOWOC, MANITOWOC COUNTY, AND WISDOT AND ENGINEER FOR REVIEW BEFORE CONSTRUCTION RELATED ACTIVITIES. PLANS MUST COMPLY WITH APPLICABLE PERMIT REQUIREMENTS. TRAFFIC CONTROL ALSO INCLUDES NECESSARY SIGNAGE AND MARKINGS FOR SIDEWALKS, TRAILS, BOARDWALKS, ETC. CLOSURE. THIS MUST INCLUDE ADVANCED WARNING SIGNS AND NECESSARY FENCING AND SIGNAGE TO PREVENT PEDESTRIANS FROM ACCESSING THE PROPOSED AREA.
4. CONTRACTOR MUST SCHEDULE WORK IMPACTING 15TH STREET, 16TH STREET, AND WASHINGTON STREET WITH THE OWNER, CITY OF MANITOWOC, MANITOWOC COUNTY, AND WISDOT AND ENGINEER. CLOSURES OR DETOURS MUST BE ACCEPTED BY OWNER, CITY OF MANITOWOC, MANITOWOC COUNTY, AND WISDOT PRIOR TO STARTING WORK.
5. CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC ON 15TH STREET, 16TH STREET, AND WASHINGTON STREET AT ALL TIMES, UNLESS OTHERWISE APPROVED BY THE ROAD AUTHORITY.

SITE NOTES

1. SEE GENERAL NOTES FOR ADDITIONAL PROJECT AND SITE INFORMATION.
2. REFER TO THE ARCHITECTURAL, STRUCTURAL, LANDSCAPE, AND MEP PLANS FOR EXACT LOCATIONS OF AND DIMENSIONS OF BUILDINGS, VESTIBULES, STOOPS, OVERHANGS, COLUMNS, RAMPS, SIDEWALKS, TRASH ENCLOSURES, TRAFFIC GATES, MONUMENT SIGNS, LANDSCAPING, PLANTINGS, TREES, SITE LIGHTING, EXTERIOR ELECTRICAL, BACKFLOW PREVENTORS AND BUILDING UTILITY ENTRANCE LOCATIONS.
3. BUILDING LINES SHOWN ARE APPROXIMATE OUTSIDE LINES OF BUILDINGS AT GRADE, MAY NOT ACCOUNT FOR EXTRUSIONS (I.E. BALCONIES, OVERHANGS, LIGHTING, ETC.) ABOVE GRADE, AND ARE BASED ON INFORMATION PROVIDED TO STANTEC BY THE ARCHITECT. CONTRACTOR SHALL VERIFY FINAL BUILDING PLANS WITH ARCHITECT.
4. CONTRACTOR AND SURVEYOR SHALL FIELD VERIFY THE BUILDING FOOTPRINT/OUTLINE AND OUTER MOST EXTRUSIONS PRIOR TO CONSTRUCTION TO REVIEW POTENTIAL CONFLICTS WITH ADJACENT WORK, EXISTING SITE FEATURES, PROPERTY LINES, SETBACKS, ETC.
5. RETAINING WALL ELEVATIONS SHOWN ON GRADING PLAN. RETAINING WALL DESIGN BY ARCHITECT/STRUCTURAL. COORDINATE WITH PROJECT PARTNERS
6. FENCING LOCATION SHOWN ON SITE PLAN FOR REFERENCE ONLY. FENCING DESIGN BY ARCHITECT/STRUCTURAL/LANDSCAPE ARCHITECT. COORDINATE WITH PROJECT PARTNERS.
7. CONCRETE GUTTER PAN TO TIP IN THE SAME DIRECTION AS THE ADJACENT PAVEMENT.
8. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVING, PAVEMENT MARKING, AND SIGNAGE NOTES

1. SEE GENERAL NOTES FOR ADDITIONAL PROJECT AND SITE INFORMATION.
2. CONTRACTOR SHALL MAINTAIN STREET AND TRAFFIC SIGNS AT ALL TIMES DURING CONSTRUCTION.
3. SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN ACCORDANCE WITH THE STATE'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE APPLICABLE ROAD AUTHORITY STANDARDS.
4. THE PAVEMENT SURFACE SHALL BE CLEANED AT THE DIRECTION OF THE APPLICABLE ROAD AUTHORITY AND THE ENGINEER JUST PRIOR TO APPLICATION OF PAVEMENT MARKINGS. PAVEMENT CLEANING SHALL CONSIST OF AT LEAST BRUSHING WITH A ROTARY BROOM (NON-METALLIC) OR AS RECOMMENDED BY THE MATERIALS MANUFACTURER AND ACCEPTABLE TO THE APPLICABLE ROAD AUTHORITY AND THE ENGINEER.
5. THE PAVEMENT MARKING APPLICATION SHALL IMMEDIATELY FOLLOW THE PAVEMENT CLEANING.
6. PAVEMENT MARKING EDGE LINES ARE TO BE BROKEN ONLY AT INTERSECTION WITH PUBLIC ROADS AND PRIVATE ENTRANCES IF THEY ARE CONTROLLED BY A YIELD SIGN, STOP SIGN OR TRAFFIC SIGNAL. THE BREAK POINT IS TO BE AT THE START OF THE RADIUS FOR THE INTERSECTION OR AT MARKED STOP LINES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAVEMENT MARKING RELATED ACTIVITIES, SUCH AS, BUT NOT LIMITED TO, COLLECTING DATA FROM IN PLACE LANE LINES, MARKING PERMANENT MARKING ALIGNMENTS, NECESSARY 'SPOTTING' AT APPROPRIATE POINTS AND TO DETERMINE NECESSARY STARTING AND CUTOFF POINTS. EXACT LOCATION OF PAVEMENT MARKINGS TO BE FIELD LOCATED BY THE CONTRACTOR.
8. CONSTRUCTION AND MATERIALS WITHIN PUBLIC RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH APPLICABLE ROAD AUTHORITY'S SPECIFICATIONS AND STANDARDS. DOT SPECIFICATIONS AND STANDARDS APPLY IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS. PAVING, PAVEMENT MARKINGS, AND SIGNAGE WITHIN THE SITE SHALL MEET THE FOLLOWING REQUIREMENTS:
   A. HMA: CONFORM TO WISDOT SPECS 450, 455, 460, 465, AND 475
      1) UPPER LAYER COURSE MIX DESIGN: SEE GEOTECHNICAL REPORT
      2) LOWER LAYERS COURSE MIX DESIGN: SEE GEOTECHNICAL REPORT
      3) RECYCLED MATERIAL: ALLOWED PER WISDOT SPEC 460
      4) TACK COAT: WISDOT SPEC 455.2.5, EMULSIFIED ASPHALT, CATIONIC, CSS-1H
   B. MAXIMUM ALLOWABLE HMA LIFT THICKNESS SHALL NOT EXCEED THICKNESSES INDICATED IN WISDOT SPEC 460.3.2. MINIMUM ALLOWABLE HMA LIFT THICKNESS SHALL NOT BE LESS THAN THE THICKNESSES INDICATED IN WISDOT SPEC 460.3.2.
   C. PLACE TACK COAT BETWEEN NEW SURFACE AND EACH NEW LIFT AT A RATE OF 0.05 TO 0.07 GALLONS PER SQUARE YARD.
   D. CONCRETE CURB AND GUTTER MATERIALS: WISDOT SPEC 601
      1) MANUAL PLACEMENT: WISDOT SPECS 501 AND 601
      2) SLIP FORM PLACEMENT: WISDOT SPECS 501 AND 601
   E. CONCRETE METAL REINFORCEMENT:
      1) REINFORCING BARS: DEFORMED GRADE 60 BARS CONFORMING TO ASTM A615 AND A996. COATING: UNCOATED.
      2) BAR SUPPORTS: CONFORM TO "BAR SUPPORT SPECIFICATIONS AND STANDARD NOMENCLATURE", CRSI MANUAL OF STANDARD PRACTICE.
   F. CONCRETE ISOLATION/EXPANSION JOINT MATERIAL: WISDOT SPEC 415, EXPANSION JOINT FILLER. PROVIDE JOINT SEALANT AS RECOMMENDED BY THE JOINT MANUFACTURER.
   G. CONCRETE CURING MATERIALS: WISDOT SPEC 415, PAM LIQUID CURING COMPOUND, TYPE 2, CLASS B
   H. SILANE/SILOXANE CONCRETE SEALER: SILOXA-TEK 8500, OKON S40, ARMOR SX5000, OR APPROVED EQUAL. SHALL BE APPLIED PER MANUFACTUER INSTRUCTIONS. SHALL BE APPLIED ON A CLEAN, DRY, AND ABSORBENT SURFACE THAT HAS BEEN CURED FOR AT LEAST 28 DAYS PRIOR TO APPLICATION. SHALL BE APPLIED TO A SURFACE THAT IS ABOVE 40 DEGREES FAHRENHEIT AND WILL NOT FREEZE FOR AT LEAST 24 HOURS. APPLICATION RATE SHALL BE MONITORED AND BE GREATER THAN MANUFACTURERS RECOMMENDATIONS.
   I. CONCRETE PLACING, FINISHING, CURING, AND PROTECTION: CONFORM TO WISDOT SPECS 415, 416, 601, 602, 620 AND APPLICABLE ACI STANDARDS
      1) FOR HOT WEATHER PLACEMENT, COMPLY WITH ACI 305 HOT WEATHER CONCRETING (LATEST EDITION).
      2) FOR COLD WEATHER PLACEMENT, COMPLY WITH ACI 306 COLD WEATHER CONCRETING (LATEST EDITION). DO NOT PLACE CONCRETE IN AIR TEMPERATURE LESS THAN 40 DEGREES F WITHOUT APPROVAL OF THE ENGINEER.
      3) PRIOR TO POURING ANY EXTERIOR CONCRETE FLATWORK/SLAB, CONTRACTOR MUST VERIFY THE PREDICTED COMBINATION OF AIR TEMPERATURE, RELATIVE HUMIDITY, CONCRETE TEMPERATURE AND WIND VELOCITY WILL NOT EXCEED AN EVAPORATION RATE OF 0.20 POUNDS PER SQUARE FOOT OF SURFACE AREA PER HOUR IN ACCORDANCE WITH ACI 305 (LATEST EDITION). THE WEATHER MUST ALSO BE LESS THAN 30% CHANCE OF PRECIPITATION FOR THE ENTIRE PLACEMENT WINDOW, AND 2 HOURS FOLLOWING EXPECTED COMPLETION. IF EITHER OF THESE CONDITIONS ARE NOT MET, THE POUR MUST BE POSTPONED UNTIL IT CAN MEET THESE REQUIREMENTS.
      4) INSTALLATION FORM: CONTRACTOR OR INDEPENDENT TESTING AGENCY IS REQUIRED TO FILL OUT AND SUBMIT THE ENGINEER'S EXTERIOR CONCRETE INSTALLATION FORM AT THE END OF THE DAY OF EACH POUR. CONTACT THE ENGINEER TO OBTAIN THE FORM.
      5) APPLY CURING COMPOUND AT A MINIMUM RATE OF 1 GALLON PER 150 SQ FT SURFACE CURING AREA OR MANUFACTURER RECOMMENDED APPLICATION RATE, WHICHEVER IS GREATER.
      6) CONSTRUCT TEMPORARY WIND BREAKS AS NECESSARY TO REDUCE WIND VELOCITY/DRYING/EXPOSURE.
      7) CONSTRUCT TEMPORARY SUNSHADES AS NECESSARY TO REDUCE CONCRETE TEMPERATURES/EXPOSURE.
      8) CONTRACTOR SHALL PROTECT ALL CONCRETE SLABS THROUGHOUT CONSTRUCTION FROM HEAVY EQUIPMENT, VIBRATIONS, ADJACENT WORK, ETC. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONCRETE DAMAGED DURING CONSTRUCTION AND SHALL REPLACE AT NO ADDITIONAL COST TO THE OWNER.
   J. AGGREGATE BASE: WISDOT SPEC 301 AND 305 BASE AGGREGATE DENSE 3/4-INCH, 100% CRUSHED VIRGIN AGGREGATE
   K. AGGREGATE SURFACING: WISDOT SPEC 301 AND 305 BASE AGGREGATE DENSE 3/4-INCH, 100% CRUSHED VIRGIN AGGREGATE
   L. GRANULAR BASE: WISDOT SPECS 209 AND 350, GRANULAR BACKFILL GRADE 1
   M. PAVEMENT MARKINGS: WISDOT SPEC 646
      1) PAVEMENT STRIPES: WISDOT SPEC 646, WATERBORNE PAVEMENT MARKING PAINT FROM THE APPROVED PRODUCTS LIST
      2) PAVEMENT MESSAGES (ARROWS): WISDOT SPEC 646, WATERBORNE PAVEMENT MARKING PAINT FROM THE APPROVED PRODUCTS LIST
      3) INSTALLERS OF THERMOPLASTIC MUST CARRY A CARD CERTIFYING THAT THEY HAVE ATTENDED A TRAINING SESSION THAT ADDRESSES SURFACE PREPARATIONS AND ALL APPLICATION REQUIREMENTS AND TECHNIQUES NECESSARY FOR SUCCESSFUL APPLICATIONS.
      4) PRIOR TO APPLYING PAVEMENT MARKINGS, ALLOW NEW PAVEMENT TO CURE A MINIMUM OF 14 DAYS OR FOLLOW MANUFACTURER'S SPECIFICATION FOR PAVEMENT CURE TIME, WHICHEVER IS GREATER.
   N. SIGNAGE: CONFORM TO WISDOT SPECS 634 (WOOD AND TUBULAR STEEL SIGN POSTS), 635 (STRUCTURAL STEEL SIGN SUPPORTS) AND 637 (SIGNING) . ALL SIGNS/POSTS SHALL MEET CRASHWORTHY REQUIREMENTS OF MASH-16. SIGNS SHALL INCLUDE NUMBER AND SIZE OF POSTS IN ACCORDANCE WITH WISDOT WIND LOADING REQUIREMENTS. MOUNT SIGNS IN ACCORDANCE WITH SQUARE TUBE SIGN MOUNTING WISDOT STANDARD DETAILS AND REQUIREMENTS. SEE WISDOT STANDARD DETAILS FOR SIGN BLANK DETAILS FOR FLAT SHEET SIGN PANELS. SEE WISDOT STANDARD PLANS AND REQUIREMENTS FOR DETAILS OF TRAFFIC SIGN INSTALLATION. SEE WISDOT STANDARD PLANS AND MUTCD FOR SIGN MOUNTING HEIGHT AND OFFSET REQUIREMENTS.
9. CONTRACTOR SHALL PROVIDE CONCRETE JOINTS AS FOLLOWS:
   A. CONTROL JOINTS - MAINTAIN AN ASPECT RATIO (LENGTH TO WIDTH) BETWEEN CONTROL JOINTS AS CLOSE TO 1:1 AS FEASIBLE. DO NOT EXCEED ASPECT RATIO GREATER THAN 1.5:1. MATCH EXISTING PATTERN WHERE APPLICABLE, VERIFY WITH OWNER. MAXIMUM CONTROL JOINT SPACING SHALL BE 24 TIMES THE SLAB THICKNESS UP TO A MAXIMUM OF 12 FEET (I.E. 4-INCH-THICK SLAB = 96 INCH (8 FOOT) MAXIMUM CONTROL JOINT SPACING IN ANY DIRECTION, 8-INCH-THICK SLAB IS 12 FEET)
      1) JOINT INTERSECTION ANGLES LESS THAN 60 DEGREES WILL NOT BE ALLOWED
      2) PANEL WIDTHS LESS THAN 6 INCHES AT ANY POINT WILL NOT BE ALLOWED
      3) JOINTING MUST ACCOMMODATE IN-PAVEMENT STRUCTURES THROUGH JOINTING AND BOXOUTS
      4) CONTRACTOR MUST SUBMIT A JOINTING PLAN FOR ENGINEER ACCEPTANCE.
   B. EXPANSION/ISOLATION JOINTS - PROVIDE AT THE FOLLOWING:
      1) JOINT INTERSECTION ANGLES LESS THAN 60 DEGREES WILL NOT BE ALLOWED
      2) LOCATIONS WHERE CHANGES IN WIDTH OCCUR
      3) LOCATIONS WHERE ADJOINING EXISTING CONCRETE
      4) LOCATIONS THAT ABUT THE BUILDING AND OTHER SITE FEATURES INCLUDING RAMPS, STAIRS, LANDINGS, CONCRETE APRONS, ARCHITECTURAL AND LANDSCAPE FEATURES, ETC.
      5) LOCATIONS IN CHANGES IN DEPTH (INCLUDING PAVEMENT ADJACENT TO CURB).
   C. WHEREVER POSSIBLE MATCH JOINTS OF ADJACENT CONCRETE WORK.
10. FIELD QUALITY CONTROL:
   A. AGGREGATE BASE TESTING REQUIREMENTS AND FREQUENCY: TEST SUBGRADE AND AGGREGATE BASE IN ACCORDANCE WITH WISDOT SPECS, WISDOT CONSTRUCTION AND MATERIALS MANUAL, AND GEOTECHNICAL REPORT RECOMMENDATIONS.
   B. CONCRETE TESTING REQUIREMENTS AND FREQUENCY: TEST CONCRETE AIR CONTENT (ASTM C231), CONCRETE SLUMP (ASTM C143), AIR AND CONCRETE TEMPERATURE, AND 7- AND 28-DAY COMPRESSIVE STRENGTH (ASTM C31, C39, AND C172). TEST FREQUENCY IN ACCORDANCE WITH WISDOT SPECIFICATIONS. WHERE NO FREQUENCY IS PROVIDED, CONSULT THE ENGINEER FOR MINIMUM REQUIREMENTS.
   C. HMA TESTING REQUIREMENTS AND FREQUENCY: TEST HMA IN ACCORDANCE WITH WISDOT SPECS, WISDOT CONSTRUCTION AND MATERIALS MANUAL, AND GEOTECHNICAL REPORT RECOMMENDATIONS.
   D. GRANULAR BASE TESTING REQUIREMENTS AND FREQUENCY: GRANULAR BASE (PARKING LOT) - ONE DCP DENSITY TEST AND ONE MOISTURE TEST PER 1000 SQ FT OF PARKING LOT
11. TOLERANACES:
   A. HMA PAVEMENT: CONFORM TO WISDOT SPEC 450 AND THE FOLLOWING: DEVIATIONS ALONG ADA ACCESSIBLE ROUTES THAT EXCEED THE MAXIMUM SLOPES WILL BE CONSIDERED UNACCEPTABLE. HORIZONTAL/LINE DEVIATIONS GREATER THAN ±1 INCH WILL BE CONSIDERED UNACCEPTABLE. ANY SURFACE AREA ALLOWING ENTRAPMENT OF WATER AT A DEPTH OF 1/4 INCH OR GREATER WILL BE CONSIDERED UNACCEPTABLE. REMOVE AND REPLACE UNACCEPTABLE WORK AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
   B. CONCRETE PAVEMENT: CONFORM TO WISDOT SPEC 415 AND THE FOLLOWING: VERTICAL DEVIATIONS IN SURFACE GREATER THAN ±3/16 INCH WILL BE CONSIDERED UNACCEPTABLE. DEVIATIONS ALONG ADA ACCESSIBLE ROUTES THAT EXCEED THE MAXIMUM SLOPES WILL BE CONSIDERED UNACCEPTABLE. HORIZONTAL/LINE DEVIATIONS IN LOCATION GREATER THAN ±1/2 INCH WILL BE CONSIDERED UNACCEPTABLE. ANY SURFACE AREA ALLOWING ENTRAPMENT OF WATER AT A DEPTH OF 1/8 INCH OR GREATER WILL BE CONSIDERED UNACCEPTABLE. RANDOM AND UNCONTROLLED CRACKING WILL BE CONSIDERED UNACCEPTABLE. REPLACE CONCRETE PAVEMENT AS DIRECTED BY ENGINEER AND OWNER. PERFORM PAVEMENT REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER. REMOVE AND REPLACE UNACCEPTABLE WORK AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
   C. CONCRETE CURB AND GUTTER: CONFORM TO WISDOT SPEC 601. DEVIATIONS ALONG ADA ACCESS

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GRADING NOTES

1. SEE GENERAL NOTES FOR ADDITIONAL PROJECT AND SITE INFORMATION.
2. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE, UNLESS NOTED OTHERWISE.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO QUANTIFY SOIL IMPORT OR EXPORT FOR THE SITE AND PERFORM THEIR OWN QUANTITY TAKEOFFS FROM THE DRAWINGS FOR BIDDING PURPOSES. SUITABLE OFFSITE IMPORT MATERIAL MAY BE NECESSARY TO ACHIEVE THE FINAL GRADES SHOWN ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE WITH ENGINEER TO VERIFY IMPORT, FROM CONTRACTOR DETERMINED SOURCE, IS SUITABLE FOR USE.
4. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND ENSURE NO PONDING IN PAVED AREAS. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF GRADING DISCREPANCIES ARE FOUND IN EXISTING OR PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT. OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING BEFORE PLACEMENT OF PAVEMENT TO ENSURE DRAINAGE IS ADEQUATE TO INTENDED AREA.
5. CONTRACTOR SHALL BACKFILL SUBGRADE AND TRENCH EXCAVATIONS PROMPTLY AFTER EXCAVATION TO HELP OFFSET STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES, TO AVOID UNDERMINING OF EXISTING PAVEMENT, AND FOR PUBLIC SAFETY AND ACCESS TO DRIVEWAYS.
6. CONTRACTOR SHALL PROVIDE TOPSOIL, SEED/SOD, MULCH, AND FERTILIZER IN ACCORDANCE WITH THE LANDSCAPE PLAN.
7. ALL DISTURBED PERVIOUS AREAS ARE TO RECEIVE 6 INCHES OF IMPORTED TOPSOIL, UNLESS NOTED OTHERWISE.
8. EXISTING TOPSOIL ON SITE VARIES IN DEPTH. CONTRACTOR SHALL REMOVE SURFACE VEGETATION AND TOPSOIL AND OTHER LOOSE, SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE IMPERVIOUS AREAS AND OTHER AREAS AS DIRECTED BY THE ENGINEER BEFORE PLACEMENT OF SUITABLE FILL MATERIAL.
9. CONTRACTOR SHALL EXCAVATE AND DISPOSE OF UNSUITABLE OR CONTAMINATED SOILS DISCOVERED ONSITE IN ACCORDANCE WITH APPLICABLE REGULATIONS AND AS DIRECTED BY THE ENGINEER.
10. CONTRACTOR SHALL CONSTRUCT/GRADE SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS IN ACCORDANCE WITH CURRENT ADA STATE AND NATIONAL STANDARDS. NOTIFY ENGINEER IN WRITING IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
11. EXISTING SPOT ELEVATIONS AT MATCH POINTS ARE BASED ON INTERPOLATED POINT TO POINT SURVEY DATA. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONNECTION POINTS PRIOR TO INSTALLATION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY OF ANY FIELD DISCREPANCIES. CONTRACTOR IS RESPONSIBLE FOR MAKING NECESSARY ADJUSTMENTS IN THE FIELD FOR CONSTRUCTABILITY, REGULATORY COMPLIANCE (ADA), POSITIVE DRAINAGE, AND TO ENSURE SMOOTH TRANSITIONS TO FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REWORK OF A DISCREPANCY THAT IS NOT COMMUNICATED TO THE ENGINEER IN WRITING AT NO ADDITIONAL COST TO THE OWNER.
12. EXCAVATE, COMPACT EMBANKMENT/SUITABLE FILL AND BACKFILL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND IN ACCORDANCE WITH CITY/UTILITY PROVIDER REQUIREMENTS.
13. CONTRACTOR SHALL MEET MOISTURE CONTENT/CONTROL REQUIREMENTS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CITY/UTILITY PROVIDER REQUIREMENTS AND SITE TESTING REQUIREMENTS.
14. ONSITE EMBANKMENT MATERIAL FREE OF ORGANIC SOIL AND DEBRIS MAY BE CONSIDERED FOR REUSE AS SUITABLE FILL MATERIAL IN PERVIOUS AREAS BUT MUST BE ACCEPTED BY THE ENGINEER.
15. IMPORTED SUITABLE FILL MATERIAL NEEDED MAY CONSIST OF SAND (SW, SP), SILTY SAND (SM), CLAYEY SAND (SC), SANDY LEAN CLAY OR LEAN CLAY (CL), ACCORDING TO THE USCS CLASSIFICATION WITH A PLASTIC INDEX OF THESE MATERIALS NOT EXCEEDING 15 AND MUST BE ACCEPTED BY THE ENGINEER BEFORE BRINGING ON THE SITE.
16. ANY EXISTING STRUCTURES (I.E. MANHOLES, VALVES, ETC.) WITHIN THE LIMITS OF DISTURBANCE SHALL HAVE RIMS ADJUSTED TO MATCH PROPOSED GRADES, UNLESS NOTED OTHERWISE. ADJUSTMENTS SHALL BE IN ACCORDANCE WITH CITY/UTILITY PROVIDER REQUIREMENTS
17. CONTRACTOR SHALL PROVIDE DEWATERING MEASURES AS REQUIRED OR AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER. SEE DEWATERING NOTES FOR ADDITIONAL REQUIREMENTS.
18. FIELD QUALITY CONTROL:
    A. SOILS TESTING WILL BE COMPLETED BY A GEOTECHNICAL ENGINEER/INDEPENDENT TESTING AGENCY HIRED BY THE CONTRACTOR AND APPROVED BY THE OWNER. CONTRACTOR SHALL COORDINATE REQUIRED SOILS TESTS AND INSPECTIONS WITH THE ENGINEER.
    B. TESTING SHALL FOLLOW THE FREQUENCY OUTLINED IN THE GEOTECHNICAL REPORT OR WISDOT'S CONSTRUCTION AND MATERIALS MANUAL. WHERE NO FREQUENCY IS PROVIDED, CONSULT THE ENGINEER FOR MINIMUM REQUIREMENTS.
19. TOLERANACES:
    A. GRADING ELEVATIONS - CONFORM TO WISDOT SPECIFICATIONS AND THE FOLLOWING: FINISHED GRADING OF SUBGRADE PRIOR TO PLACEMENT OF AGGREGATE BASE COURSES SHALL NOT VARY BY MORE THAN 0.05 FEET ABOVE OR BELOW THE DESIGN, OR ENGINEER ADJUSTED GRADE.

UTILITY NOTES

1. SEE GENERAL NOTES FOR ADDITIONAL PROJECT AND SITE INFORMATION.
2. CONTRACTOR SHALL COMPLY WITH THE SPECIFICATIONS AND REQUIREMENTS OF WI DNR, WISCONSIN PLUMBING CODE (WISCONSIN ADMINISTRATIVE CODE CHAPTERS SPS 382, SPS 384, NR 110, AND NR 811), AND LOCAL REQUIREMENTS FOR MATERIALS, INSTALLATION, AND TESTING OF WATERMAIN UTILITIES. *****ADD ADDITIONAL UTILITY PROVIDER SPECIFIC NOTES HERE******
3. CONTRACTOR SHALL COMPLY WITH THE SPECIFICATIONS AND REQUIREMENTS OF CITY/UTILITY PROVIDER SPECIFICATIONS, WISCONSIN PLUMBING CODE, AND WISCONSIN DNR FOR MATERIALS, INSTALLATION, AND TESTING OF WATER AND SANITARY UTILITIES.
4. CONTRACTOR SHALL MAINTAIN A MINIMUM OF PER UTILITY PROVIDER REQUIREMENTS COVER ON ALL WATERLINES, UNLESS OTHERWISE NOTED. PROVIDE HYDRANT EXTENSIONS AND GATE VALVE NUT EXTENSIONS IF WATERLINE IS DEEPER THAN MINIMUM COVER. PROVIDE INSULATION OVER WATERMAIN AND SERVICES WITH PROPOSED ELEVATIONS LESS THAN MINIMUM BURY DEPTH PER PROJECT DETAILS AND UTILITY PROVIDER REQUIREMENTS.
5. CONTRACTOR SHALL MAINTAIN A MINIMUM OF PER CITY/UTILITY PROVIDER REQUIREMENTS COVER ON ALL SANITARY SEWER AND SERVICES, UNLESS OTHERWISE NOTED. PROVIDE INSULATION OVER SANITARY SEWER AND SERVICES WITH PROPOSED ELEVATIONS LESS THAN MINIMUM BURY DEPTH PER PROJECT DETAILS AND UTILITY PROVIDER REQUIREMENTS.
6. CONTRACTOR SHALL PROVIDE 10 FEET MINIMUM HORIZONTAL SEPARATION (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE/STRUCTURE) BETWEEN WATER LINES AND SANITARY OR STORM LINES AND STRUCTURES
7. CONTRACTOR SHALL PROVIDE 18 INCH MINIMUM VERTICAL SEPARATION (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE) BETWEEN WATER LINES AND OTHER UTILITY LINE CROSSINGS. PROVIDE INSULATION (EXTRUDED RIGID POLYSTYRENE ASTM C578 TYPE VI, VII, OR V, THERMAL RESISTANCE (R): 5.0, COMPRESSIVE STRENGTH: 40 PSI MIN, WATER ABSORPTION ASTM D2842: 0.1 PERCENT BY VOLUME MAX) WHERE WATER, SANITARY OR STORM UTILITIES CROSS. OFFSET WATERMAIN AND SERVICES AS NECESSARY.
8. PIPE LENGTH INDICATED BETWEEN STRUCTURES IS FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
9. PIPE SIZES SHOWN ON THE PLANS ARE INTERNAL PIPE DIAMETER.
10. CONTRACTOR SHALL INSTALL TRACER WIRE ON ALL SEWER AND WATER MAINS, LATERALS, SERVICE PIPE AND CONNECTIONS TO RISERS, CURB BOXES, MANHOLES, VALVES, HYDRANTS PER CITY/UTILITY PROVIDER REQUIREMENTS AND PROJECT DETAILS AND SPECIFICATIONS.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE WATER AND SEWER LINES MUST INCLUDE ONE FULL LENGTH OF PIPE SO BOTH JOINTS ARE AS FAR FROM THE SEWER/UTILITY AS POSSIBLE AND SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE MINIMUM CLEARANCE.
12. WATERMAINS AND SERVICES SHALL NOT HAVE ANY INTERMITTENT HIGH POINTS, EXCEPT AT HYDRANTS OR AS NOTED AT SPECIFIC LOCATIONS ON THE PLANS.
13. CONTRACTOR SHALL VERIFY PIPE SIZE, MATERIAL, AND ELEVATION FOR ALL CONNECTIONS. PROVIDE APPROPRIATE PIPES AND FITTINGS REQUIRED TO MAKE CONNECTIONS TO EXISTING INFRASTRUCTURE AS VERIFIED IN THE FIELD IN ACCORDANCE WITH CITY/UTILITY PROVIDER REQUIREMENTS.
14. WATER AND SANITARY SEWER SERVICES ARE SHOWN TERMINATING AT THE BUILDING FOOTPRINT BUT ARE DESIGNED TO WITHIN 5 FEET OF THE BUILDING FOOTPRINT. VERIFY WITH MEP/PLUMBING PLANS/DESIGNER FOR EXACT LOCATIONS, ELEVATIONS, AND DIMENSIONS OF BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES), METERS, AND BUILDING UTILITY ENTRANCE LOCATIONS. SERVICE DESIGNS AND INVERTS WITHIN 5 FEET OF THE BUILDING ARE FOR ILLUSTRATIVE AND REFERENCE PURPOSES ONLY. SEE MEP/PLUMBING PLANS FOR CONTINUATION. VERIFY LOCATIONS AND INVERT ELEVATIONS WITH MEP/PLUMBING PLANS. PROVIDE A RISER PIPE AS NEEDED TO MATCH PLUMBING PIPING.
15. WATER AND SANITARY SEWER SERVICE SIZES AND ALIGNMENT ARE BASED ON MEP DESIGN. VERIFY SIZE AND ALIGNMENT W/ MEP PLANS. IN THE EVENT THE FINAL SIZE OR ALIGNMENT IS DIFFERENT THAN SHOWN, CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER IN WRITING IMMEDIATELY.
16. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING IN ACCORDANCE WITH AGENCY HAVING JURISDICTION REQUIREMENTS.
17. CONTRACTOR SHALL PLACE AND COMPACT SUITABLE FILL MATERIAL BEFORE INSTALLATION OF PROPOSED UTILITIES.
18. SANITARY SEWER MAIN, SERVICE PIPES, FITTINGS, AND STRUCTURES SHALL MEET THE FOLLOWING REQUIREMENTS:
    A. SANITARY SERVICE PIPE: PVC SCHEDULE 40 PER ASTM D1785
    B. SANITARY PIPE FITTINGS: ASTM D2665 FOR SDR AND SCH 40 PVC PIPE, INJECTION MOLDED (GRAVITY LINES ONLY)
    C. SANITARY PIPE GASKETS: ASTM F477 FOR SDR AND C900 PIPE
    D. SANITARY PIPE JOINTS: ASTM D3212 FOR SDR PIPE
    E. SANITARY SYSTEM TRACER WIRE: CITY REQUIREMENTS
    F. ADHESION MATERIAL: IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS
    G. EXTERNAL/INTERNAL SEALS: IN ACCORDANCE WITH CITY REQUIREMENTS
19. WATERMAIN, SERVICE PIPES AND FITTINGS TO MEET THE FOLLOWING REQUIREMENTS:
    A. WATER SERVICE PIPING - 4 INCHES AND LARGER: PVC C900 DR 18 PER AWWA C 900
    B. WATER SERVICE PIPE FITTINGS - 4 INCHES AND LARGER: IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS
    C. WATERMAIN PIPING: PVC C900 DR 18 PER AWWA C 900
    D. WATERMAIN PIPE FITTINGS: AWWA C153 DUCTILE IRON COMPACT FITTINGS, 250 PSI WORKING PRESSURE WITH INTERNAL AND EXTERNAL COATING PER AWWA C116
    E. WATERMAIN PIPE JOINTS: AWWA C111 WITH MECHANICAL JOINTS AND THRUST BLOCKING PER PROJECT DETAILS.
    F. WATER SYSTEM TRACER WIRE: CITY REQUIREMENTS
    G. JOINT RESTRAINT: PROVIDE AT ALL BENDS, TEES, AND DEAD-ENDS/STUBS IN ACCORDANCE WITH THE UTILITY PROVIDER REQUIREMENTS AND EBAA IRON RESTRAINT LENGTH CALCULATOR.
    H. THRUST BLOCKING: PROVIDE BLOCKING IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS.
    I. HYDRANTS: PER UTILITY PROVIDER REQUIREMENTS
    J. VALVES: PER UTILITY PROVIDER REQUIREMENTS
20. CONTRACTOR SHALL INSTALL AND PROVIDE BEDDING FOR PIPING/STRUCTURES IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS, ASTM D 2321 AND ASTM F 1668 (FOR GRAVITY SEWER), ASTM D 2774 (FOR PRESSURE PIPE), ASTM C 1479 (FOR RC PIPE), AWWA C600 (FOR DIP PIPE), AWWA C605 (FOR PVC), ASTM A 798 (FOR CMP), AND PROJECT/MANUFACTURER DETAILS AND SPECIFICATIONS.
21. IF MANUFACTURER DETAILS SPECIFY DESIGN COMPONENTS TO BE DETERMINED BY SITE DESIGN ENGINEER, CONTRACTOR IS RESPONSIBLE FOR CONTACTING SITE DESIGN ENGINEER TO VERIFY SYSTEM REQUIREMENTS PRIOR TO CONSTRUCTION IF NOT NOTED IN THE DRAWINGS.
22. CONTRACTOR SHALL COMPACT EMBANKMENT/BEDDING/BACKFILL MATERIAL IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS, THE GEOTECHNICAL REPORT, AND SITE TESTING REQUIREMENTS.
23. CONTRACTOR SHALL MEET MOISTURE CONTENT/CONTROL REQUIREMENTS IN ACCORDANCE WITH CITY/UTILITY PROVIDER REQUIREMENTS, THE GEOTECHNICAL REPORT, AND SITE TESTING REQUIREMENTS.
24. FIELD QUALITY CONTROL, TESTING, INSPECTIONS, AND CERTIFICATIONS MUST COMPLY WITH THE FOLLOWING:
    A. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, AGENCY HAVING JURISDICTION AND UTILITY PROVIDER COMPANIES.
    B. SANITARY LINES AND STRUCTURES, INCLUDING BUT NOT LIMITED TO:
        1) SERVICE PIPE AND STRUCTURES TESTING: MEET CITY/UTILITY PROVIDER/AGENCY HAVING JURISDICTION REQUIREMENTS
        2) LEAKAGE TESTING: MEET CITY/UTILITY PROVIDER/AGENCY HAVING JURISDICTION REQUIREMENTS
        3) DEFLECTION TESTING: MEET CITY/UTILITY PROVIDER/AGENCY HAVING JURISDICTION REQUIREMENTS
        4) TELEVISING: MEET CITY/UTILITY PROVIDER/AGENCY HAVING JURISDICTION REQUIREMENTS
        5) CONDUCTIVITY/TRACING TESTING: MEET CITY/UTILITY PROVIDER/AGENCY HAVING JURISDICTION REQUIREMENTS
    C. WATER LINES AND STRUCTURES, INCLUDING BUT NOT LIMITED TO:
        1) SERVICE PIPE AND STRUCTURES TESTING: MEET CITY/UTILITY PROVIDER/AGENCY HAVING JURISDICTION REQUIREMENTS
        2) HYDROSTATIC PRESSURE TESTING: MEET CITY OR STATE REQUIREMENTS
        3) DISINFECTION TESTING: MEET CITY OR STATE REQUIREMENTS (AWWA C651) WITH BACTERIOLOGICAL SAMPLING IN ACCORDANCE WITH WI ADMINISTRATIVE CODE CHAPTER NR 811.73 AND NR 810.09 (4)
        4) CONDUCTIVITY/TRACING TESTING: MEET CITY/UTILITY PROVIDER/AGENCY HAVING JURISDICTION REQUIREMENTS
    D. SERVICE TRENCH COMPACTION TESTING: ONE DENSITY AND MOISTURE TEST PER EVERY OTHER SERVICE TRENCH UP TO 100 LINEAL FEET. ONE ADDITIONAL TEST FOR EACH 100 LINEAL FEET OR FRACTION THEREOF. RANDOM SAMPLING AT VARYING DEPTHS AND LOCATIONS ACROSS ALL TRENCHES (NOT ALL TESTS TO BE DONE AFTER THE 1ST OR 2ND LIFT IS PLACED).
    E. WATERMAIN TRENCH COMPACTION TESTING: ONE DENSITY AND MOISTURE TEST PER 250 LINEAL FEET OF PIPE PER FOOT OF DEPTH. RANDOM SAMPLING AT VARYING DEPTHS AND LOCATIONS ACROSS ALL WATERMAIN PIPES.
    F. WATER STRUCTURE/VALVE COMPACTION TESTING: ONE DENSITY AND ONE MOISTURE TEST PER STRUCTURE. ONE ADDITIONAL TEST FOR EACH 10 FEET OF DEPTH OR FRACTION THEREOF. RANDOM SAMPLING AT VARYING DEPTHS AND LOCATION ACROSS ALL STRUCTURES.
25. TOLERANCES:
    A. SANITARY PIPE HORIZONTAL: WITHIN 0.50 FEET OF ALIGNMENT
    B. SANITARY PIPE VERTICAL: ZERO PLUS AND 0.08 FEET MINUS ELEVATION SHOWN WITH NO INTERMEDIATE HIGH POINTS, LEVEL SECTION, OR REVERSE INVERT SLOPE.
    C. SANITARY PIPE JOINT DEFLECTION: NO MORE THAN 75% OF MAXIMUM ALLOWABLE, AS RECOMMENDED BY MANUFACTURERS OF PIPE AND JOINT MATERIAL
    D. WATER PIPE HORIZONTAL: WITHIN 0.50 FEET OF ALIGNMENT
    E. WATER PIPE VERTICAL: 0 FEET PLUS AND 1 FEET MINUS ELEVATION SHOWN, WHILE MEETING THE MINIMUM SEPARATION REQUIREMENTS AT CROSSINGS.
    F. WATER PIPE JOINT DEFLECTION: NO MORE THAN 75% OF MAXIMUM ALLOWABLE, AS RECOMMENDED BY MANUFACTURERS OF PIPE AND JOINT MATERIAL
    G. HYDRANT/VALVE/CASTING ELEVATION: WITHIN 0.05 FEET OF FINAL ELEVATION. VALVE/TRACER WIRE BOXES, CURB STOPS, AND CASTINGS SHALL NOT EXTEND ABOVE FINAL PAVED SURFACE ELEVATION

STORM SEWER NOTES

1. SEE GENERAL NOTES FOR ADDITIONAL PROJECT AND SITE INFORMATION.
2. CONTRACTOR SHALL COMPLY WITH THE SPECIFICATIONS OF THE CITY/UTILITY PROVIDER, WISCONSIN DEPARTMENT OF NATURAL RESOURCES, WISDOT, AND LOCAL PLUMBING CODE FOR MATERIALS, INSTALLATION, AND TESTING OF STORM UTILITIES.
3. CONTRACTOR SHALL PROVIDE 10 FEET SEPARATION (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE/STRUCTURE) BETWEEN WATER LINES AND SANITARY OR STORM LINES AND STRUCTURE.
4. CONTRACTOR SHALL PROVIDE 18 INCH MINIMUM VERTICAL SEPARATION (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE/STRUCTURE) BETWEEN WATER LINES AND OTHER UTILITY LINES. PROVIDE INSULATION WHERE WATER, SANITARY, OR STORM UTILITIES CROSS. OFFSET WATERMAIN AND SERVICES AS NECESSARY.
5. CONTRACTOR SHALL VERIFY PIPE SIZE, MATERIAL, AND ELEVATION FOR CONNECTIONS. PROVIDE APPROPRIATE PIPES AND FITTINGS REQUIRED TO MAKE CONNECTIONS TO EXISTING INFRASTRUCTURE AS VERIFIED IN THE FIELD.
6. CONTRACTOR SHALL PLACE AND COMPACT SUITABLE FILL MATERIAL BEFORE INSTALLATION OF PROPOSED UTILITIES.
7. CONTRACTOR SHALL PROVIDE 4 INCHES THICK OF INSULATION CENTERED ON STORM PIPE IF LESS THAN 4 FEET OF COVER IN PAVEMENT AREAS AND LESS THAN 3 FEET OF COVER IN LANDSCAPE AREAS PER PROJECT DETAILS.
8. CONTRACTOR IS RESPONSIBLE FOR PROPERLY LOCATING AND INSTALLING CATCH BASINS SO THAT THE INLET FRAME AND GRATE PROPERLY ALIGN WITH CURB AND GUTTER.
9. DRAINTILE/SUBSOIL DRAIN AROUND BUILDING PERIMETER NOT SHOWN ON CIVIL DRAWINGS. CONTRACTOR SHALL VERIFY IF DRAINTILE REQUIRED WITH ARCHITECT/STRUCTURAL/MEP AND COORDINATE CONNECTION TO STORM SYSTEM WITH ENGINEER.
10. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING IN ACCORDANCE WITH AGENCY HAVING JURISDICTION REQUIREMENTS.
11. PIPE LENGTH INDICATED BETWEEN STRUCTURES IS FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE. PIPE LENGTH INDICATED BETWEEN STRUCTURE AND FLARED END SECTION IS FROM CENTER OF STRUCTURE TO END OF FLARED END SECTION.
12. PIPE SIZES SHOWN ON THE PLANS ARE INTERNAL PIPE DIAMETER.
13. IF MANUFACTURER DETAILS SPECIFY DESIGN COMPONENTS TO BE DETERMINED BY SITE DESIGN ENGINEER, CONTRACTOR IS RESPONSIBLE FOR CONTACTING SITE DESIGN ENGINEER TO VERIFY SYSTEM REQUIREMENTS PRIOR TO CONSTRUCTION IF NOT NOTED IN THE DRAWINGS.
14. STORM SEWER MAINS, SERVICE PIPES, FITTINGS, AND STRUCTURES TO MEET THE FOLLOWING REQUIREMENTS:
    A. REINFORCED CONCRETE PIPE: REINFORCED CONCRETE (RC) PIPE CLASS PER WISDOT SPECS 520, 522, AND 608, CLASS V
    B. PVC PIPE: PVC SCH 40 PER ASTM D1785 AND ASTM D2665. INJECTION MOLDED FITTINGS.
    C. ROOF DRAIN PIPE AND FITTINGS: PVC SCH 40 PER ASTM D 1785 AND ASTM D 2665. INJECTION MOLDED FITTINGS.
    D. PIPE JOINTS: JOINTS MUST BE CERTIFIED BY THE MANUFACTURER TO BE ABLE TO PASS THE AIR TEST OR INTERNAL HYDROSTATIC PRESSURE REQUIRED BY THE AGENCY HAVING JURISDICTION.
    E. PIPE CONNECTION TO EXISTING PIPE: 0
    F. PIPE CONNECTION TO EXISTING STORM STRUCTURE: CONTRACTOR SHALL PROVIDE AND INSTALL A FLEXIBLE COMPRESSION JOINT TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS. RESILIENT RUBBER JOINTS MEETING ASTM C923 MAY BE USED IF APPROVED BY AGENCY HAVING JURISDICTION, SEE PROJECT DETAILS.
    G. SUBSOIL DRAINS/DRAINTILE: PERFORATED PVC SCH 40 OR SDR 26 IN ACCORDANCE WITH ASTM D2729 - ¼ INCH PERFORATIONS AT 3 INCHES ON CENTER, 4 HOLES PER ROW CONFORMING TO ASTM F758
    H. SUBSOIL DRAIN AGGREGATE: WISDOT SPEC 604.2(3) COARSE AGGREGATE
    I. SUBSOIL DRAIN GEOTEXTILE WRAP: WISDOT SPEC 645 GEOTEXTILE, TYPE DF SCHEDULE A
    J. AREA DRAIN INLETS: NYLOPLAST HEAVY DUTY DRAIN BASIN W/ DUCTILE IRON LOCKABLE COVER OR APPROVED EQUAL, SEE PLAN FOR GRATE TYPE AND SIZING.
    K. STORM PRECAST STRUCTURES GENERAL: ASTM C478 AND DRAWING DETAILS.
    L. STORM PRECAST STRUCTURE JOINTS: RUBBER O-RING GASKET MEETING ASTM C443
    M. STORM PRECAST STRUCTURE STEPS: PER DETAILS
    N. STORM PRECAST STRUCTURE DESIGN: DETAILED AND PREPARED BY A PROFESSIONAL ENGINEER EXPERIENCED IN PRECAST CONCRETE STRUCTURE DESIGN WHO IS LICENSED IN THE STATE OF WISCONSIN. DESIGN SHALL CONFORM TO A MINIMUM SAFETY FACTOR OF 1.3 FOR BUOYANCY AND FLOTATION WITH THE HYDROSTATIC LOADING (WATER TABLE ELEVATIONS) ASSUMED FROM THE TOP OF THE STRUCTURE. THE DESIGN OF THE BASE SLAB, WALLS, AND TOP SLAB SHALL BE DESIGNED FOR SHEAR STRENGTH, FLEXURAL STRENGTH, AND OTHER APPLICABLE STRENGTHS DUE TO HYDROSTATIC LOADING. THE DESIGN SHALL BE IN ACCORDANCE WITH THE MOST CURRENT ACI 318, AASHTO, AND WISDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, EXCEPT AS NOTED.
    O. STORM PRECAST STRUCTURE MORTAR MATERIALS: ASTM C270 AND ASTM C387 WITH AIR CONTENT OF AT LEAST 8 PERCENT.
    P. STORM PRECAST STRUCTURE ADJUSTMENT RINGS: SIZE TO MATCH CONE OR OPENING IN TOP SLAB. CONCRETE WITH MINIMUM 3,000 PSI COMPRESSIVE STRENGTH, SINGLE HOOP 8-GAUGE STEEL WIRE REINFORCEMENT, AND 2 INCH THICKNESS EACH RING
    Q. STORM PRECAST STRUCTURE ADHESION MATERIAL: BETWEEN TOP SLAB AND BARREL SECTION - RAM-NEK OR APPROVED EQUAL. FOR CONCRETE RINGS, USE MORTAR MATERIALS.
    R. STORM PRECAST STRUCTURE INTERNAL/EXTERNAL SEAL: IN ACCORDANCE WITH CITY REQUIREMENTS
15. STORM PIPE BEDDING: CONTRACTOR SHALL INSTALL AND PROVIDE BEDDING FOR PIPING/STORMWATER SYSTEMS/VAULTS/CHAMBERS/ STRUCTURES IN ACCORDANCE WITH UTILITY PROVIDER, ASTM D 2321 AND ASTM F 1668 (FOR GRAVITY SEWER), ASTM D 2774 (FOR PRESSURE PIPE), ASTM C 1479 (FOR RC PIPE), AWWA C600 (FOR DIP PIPE), AWWA C605 (FOR PVC), ASTM A 798 (FOR CMP), AND PROJECT/MANUFACTURER DETAILS AND SPECIFICATIONS.
16. STORM SYSTEM TRACER WIRE: MEET AUTHORITY HAVING JURISDICTION REQUIREMENTS
17. CONTRACTOR SHALL COMPACT EMBANKMENT/BEDDING/BACKFILL MATERIAL IN ACCORDANCE WITH CITY/UTILITY PROVIDER REQUIREMENTS, IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, AND SITE TESTING REQUIREMENTS.
18. CONTRACTOR SHALL MEET MOISTURE CONTENT/CONTROL REQUIREMENTS IN ACCORDANCE WITH CITY/UTILITY PROVIDER REQUIREMENTS, THE GEOTECHNICAL REPORT, AND SITE TESTING REQUIREMENTS.
19. POND LINER: HDPE (60 MIL, TEXTURED) OR PVC (30 MIL, SMOOTH) LINER
    A. LINER SHALL BE WATERTIGHT AND RUN A MINIMUM OF 6 INCHES HIGHER THAN THE POND HIGH WATER LEVEL (HWL).
    B. POND LINER SHALL MEET WDNR, EPA, AND LOCAL REQUIREMENTS.
    C. INSTALL IN ACCORDANCE WITH APPLICABLE NRCS WISCONSIN CONSTRUCTION SPECIFICATION AND MANUFACTURER CONSTRUCTION SPECIFICATIONS.
20. FIELD QUALITY CONTROL, TESTING, INSPECTIONS, AND CERTIFICATIONS MUST COMPLY WITH THE FOLLOWING:
    A. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, AGENCY HAVING JURISDICTION AND UTILITY SERVICE COMPANIES.
    B. STORM LINES AND STRUCTURES, INCLUDING BUT NOT LIMITED TO:
        1) SERVICE PIPE AND ROOF DRAIN LEADERS TESTING TO COMPLY WITH LOCAL PLUMBING CODE/CITY/AGENCY HAVING JURISDICTION.
        2) ALL PORTIONS OF SYSTEM (PIPE AND STRUCTURES) THAT PASS WITHIN 10 FEET OF A WATER LINE, WITHIN 10 FEET OF A BUILDING, WITHIN 50 FEET OF WATER WELLS, OR THAT PASS THROUGH SOIL OR WATER IDENTIFIED AS BEING CONTAMINATED MUST BE TESTED IN ACCORDANCE WITH CITY/AGENCY HAVING JURISDICTION.
        3) STORM PIPE DEFLECTION TESTING: MEET CITY/UTILITY PROVIDER/AGENCY HAVING JURISDICTION REQUIREMENTS
        4) STORM PIPE LEAKAGE TESTING: MEET CITY/UTILITY PROVIDER/AGENCY HAVING JURISDICTION REQUIREMENTS
        5) STORM PIPE LAMPING: VERIFY INSTALLATION IS TRUE TO LINE AND GRADE. VERIFY INSTALLED PIPE IS STRUCTURALLY SOUND. VERIFY THERE ARE NO BROKEN OR DEFLECTIVE PIPES. VERIFY THAT JOINTS ARE ALL PUSHED HOME. VERIFY STRUCTURES CONFORM TO SPECIFIED REQUIREMENTS. PROVIDE VERIFICATION OF THE ABOVE IN WRITING TO THE OWNER AND ENGINEER.
        6) STORM PIPE INFILTRATION TESTING: ASTM C969 FOR RCP
        7) STORM PIPE CONTINUITY TESTING: IN ACCORDANCE WITH THE CITY/UTILITY PROVIDER/AUTHORITY HAVING JURISDICTION.
        8) TELEVISING: MEET CITY/UTILITY PROVIDER/AGENCY HAVING JURISDICTION REQUIREMENTS
        9) STORM PIPE TRENCH COMPACTION TESTING: ONE DENSITY AND MOISTURE TEST PER 100 LINEAL FEET OF PIPE PER FOOT OF DEPTH. RANDOM SAMPLING AT VARYING DEPTHS AND LOCATIONS ACROSS ALL STORM PIPES.
        10) STORM STRUCTURE COMPACTION TESTING: ONE DENSITY AND ONE MOISTURE TEST PER STRUCTURE. ONE ADDITIONAL TEST FOR EACH 10 FEET OF DEPTH OR FRACTION THEREOF. RANDOM SAMPLING AT VARYING DEPTHS AND LOCATION ACROSS ALL STRUCTURES.
    C. A COPY OF THE TEST RESULTS MUST BE PROVIDED TO THE OWNER, ENGINEER, UTILITY PROVIDER, AND AGENCY HAVING JURISDICTION.
21. CONTRACTOR SHALL CLEAN STRUCTURES AND PIPING OF DEBRIS AND SEDIMENT DURING AND AT THE END OF CONSTRUCTION UNTIL ACCEPTED BY THE OWNER AND ENGINEER.
22. REFER TO THE MEP PLANS FOR EXACT LOCATIONS, ELEVATIONS, AND DIMENSIONS OF BUILDING STORM UTILITY ENTRANCE LOCATIONS.
23. TOLERANCES:
    A. STORM PIPE HORIZONTAL TOLERANCE: WITHIN 0.50 FEET OF ALIGNMENT
    B. STORM PIPE VERTICAL TOLERANCE: ZERO PLUS AND 0.08 FEET MINUS ELEVATION SHOWN WITH NO INTERMEDIATE HIGH POINTS, LEVEL SECTION, OR REVERSE INVERT SLOPE.
    C. STORM PIPE JOINT DEFLECTION TOLERANCE: NO MORE THAN 75% OF MAXIMUM ALLOWABLE, AS RECOMMENDED BY MANUFACTURERS OF PIPE AND JOINT MATERIAL
    D. STORM STRUCTURE RIM ELEVATION TOLERANCE: ZERO PLUS AND 0.08 FEET MINUS ELEVATION SHOWN

DEWATERING NOTES

1. SEE GENERAL NOTES FOR ADDITIONAL PROJECT AND SITE INFORMATION.
2. CONTRACTOR SHALL ANTICIPATE GROUND WATER.
3. CONTRACTOR SHALL OBTAIN APPLICABLE REQUIRED PERMITS (INCLUDING WISCONSIN DEPARTMENT OF NATURAL RESOURCES DEWATERING PERMIT) AND SUBMIT DEWATERING PLAN TO CITY AND ENGINEER FOR REVIEW

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GRAPHIC SCALE
40 0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- LEASE BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROAD CENTERLINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- EXISTING ASPHALT SURFACE

NOTES

1. SEE SHEET C-001 AND C-002 FOR ADDITIONAL PROJECT NOTES.
2. EXISTING UTILITY SERVICE LINES MAY NOT BE SHOWN IN THEIR ENTIRETY ON PLANS. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITY SERVICE LINES WITHIN THE LIMITS OF DISTURBANCE AND REMOVE EXISTING INFRASTRUCTURE AS NECESSARY PER CITY REQUIREMENTS TO INSTALL PROPOSED IMPROVEMENTS.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT JULIE ONE CALL AT 811 OR 1-800-242-8511 AT LEAST 2 BUSINESS DAYS IN ADVANCE (EXCLUDING THE DAY OF THE REQUEST, HOLIDAYS AND WEEKENDS) FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

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TOLL FREE: 800-242-8511

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Stantec
12308 N CORPORATE PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:
GORMAN ARCHITECTURAL

PROJECT TITLE:
MARITIME LOFTS
1512 WASHINGTON STREET, MANITOWOC WI, 54220

ISSUE NO:	DESCRIPTION:	DATE:
1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025
ISSUE NO.: 0
SHEET TITLE: EXISTING CONDITIONS
SHEET NO.: C-003

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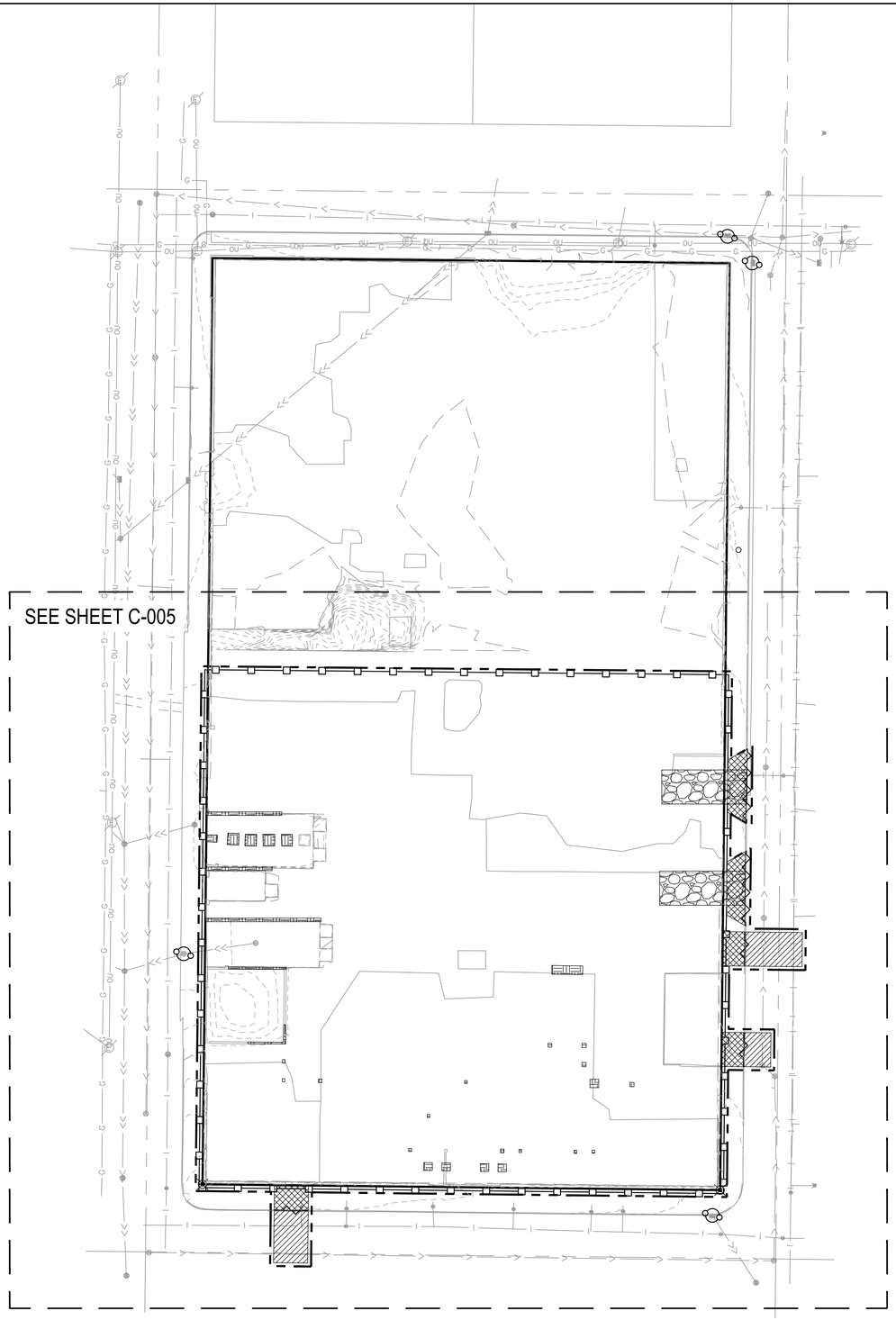

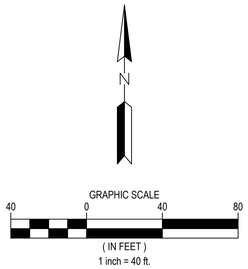

LEGEND

- LEASE BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- CONSTRUCTION LIMITS
- SILT FENCE
- REMOVE CURB AND GUTTER
- REMOVE CONCRETE SLAB,BACKFILL WITH GRAVEL
- REMOVE CONCRETE SLAB, BACKFILL WITH TOPSOIL
- REMOVE ASPHALT SLAB, BACKFILL WITH TOPSOIL
- ROCK CONSTRUCTION ENTRANCE
- INLET PROTECTION

NOTES

1. SEE SHEET C-001 AND C-002 FOR ADDITIONAL PROJECT NOTES.
2. CONTRACTOR TO CLEAR AND GRUB WITHIN CONSTRUCTION LIMITS AS REQUIRED FOR CONSTRUCTION.
3. EXISTING UTILITY SERVICE LINES MAY NOT BE SHOWN IN THEIR ENTIRETY ON PLANS. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITY SERVICE LINES WITHIN THE LIMITS OF DISTURBANCE AND REMOVE EXISTING INFRASTRUCTURE AS NECESSARY PER CITY REQUIREMENTS TO INSTALL PROPOSED IMPROVEMENTS.
4. CONSTRUCTION LIMITS AND SILT FENCE ARE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHERE APPLICABLE.
5. CONSTRUCTION SITE SHALL HAVE A STABILIZED EXIT AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
6. CONTRACTOR SHALL EVALUATE LIMITS OF REMOVAL FOR PROPOSED UTILITY INSTALLATION. IN THE EVENT THAT CURB, PAVEMENT, AND SIDEWALK ARE IMPACTED CONTRACTOR SHALL REPLACE EXISTING CURB, PAVEMENT, AND SIDEWALK TO MATCH EXISTING CONDITIONS PER CITY STANDARDS AND REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.

KEYNOTES (#)

1. REMOVAL ITEMS
   - 1.1. REMOVE CONCRETE
   - 1.2. REMOVE EXISTING STORM SEWER PIPES, STRUCTURES, AND ALL APPURTENANCES
   - 1.3. REMOVE EXISTING SIDEWALK
   - 1.4. REMOVE EXISTING CURB AND GUTTER
   - 1.5. REMOVE ASPHALT
2. PROTECT ITEMS
   - 2.1. PROTECT EXISTING SIDEWALK
   - 2.2. PROTECT EXISTING STORM SEWER, STRUCTURES, AND ALL APPURTENANCES
3. EROSION CONTROL ITEMS
   - 3.1. SILT FENCE - SEE DETAIL 3/C-801
   - 3.2. ROCK CONSTRUCTION ENTRANCE - SEE DETAIL 4/C-801
   - 3.3. INLET PROTECTION - SEE DETAIL 1/C-801

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1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:
WISCONSIN
ADAM W DAUGHERTY
E-101338
MENOMONEE FALLS
WI
PROFESSIONAL ENGINEER
ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025
ISSUE NO.: 0

SHEET TITLE:
OVERALL REMOVALS AND PRECONSTRUCTION EROSION CONTROL PLAN

SHEET NO.:
C-004

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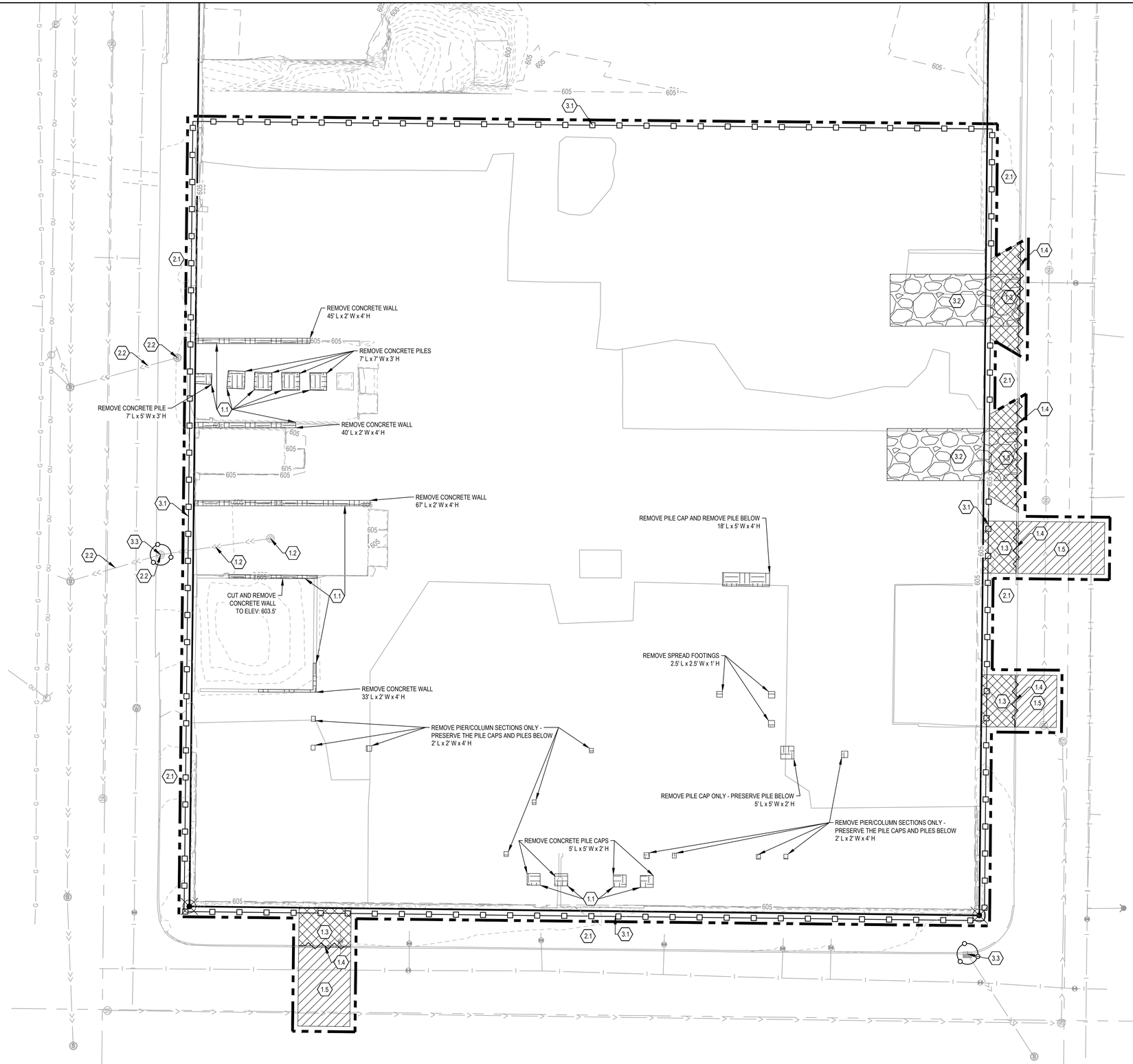

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NOTES

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ISSUE DATE: 12/16/2025
ISSUE NO.: 0

SHEET TITLE:
ENLARGED REMOVALS AND PRECONSTRUCTION EROSION CONTROL PLAN

SHEET NO.:
C-005

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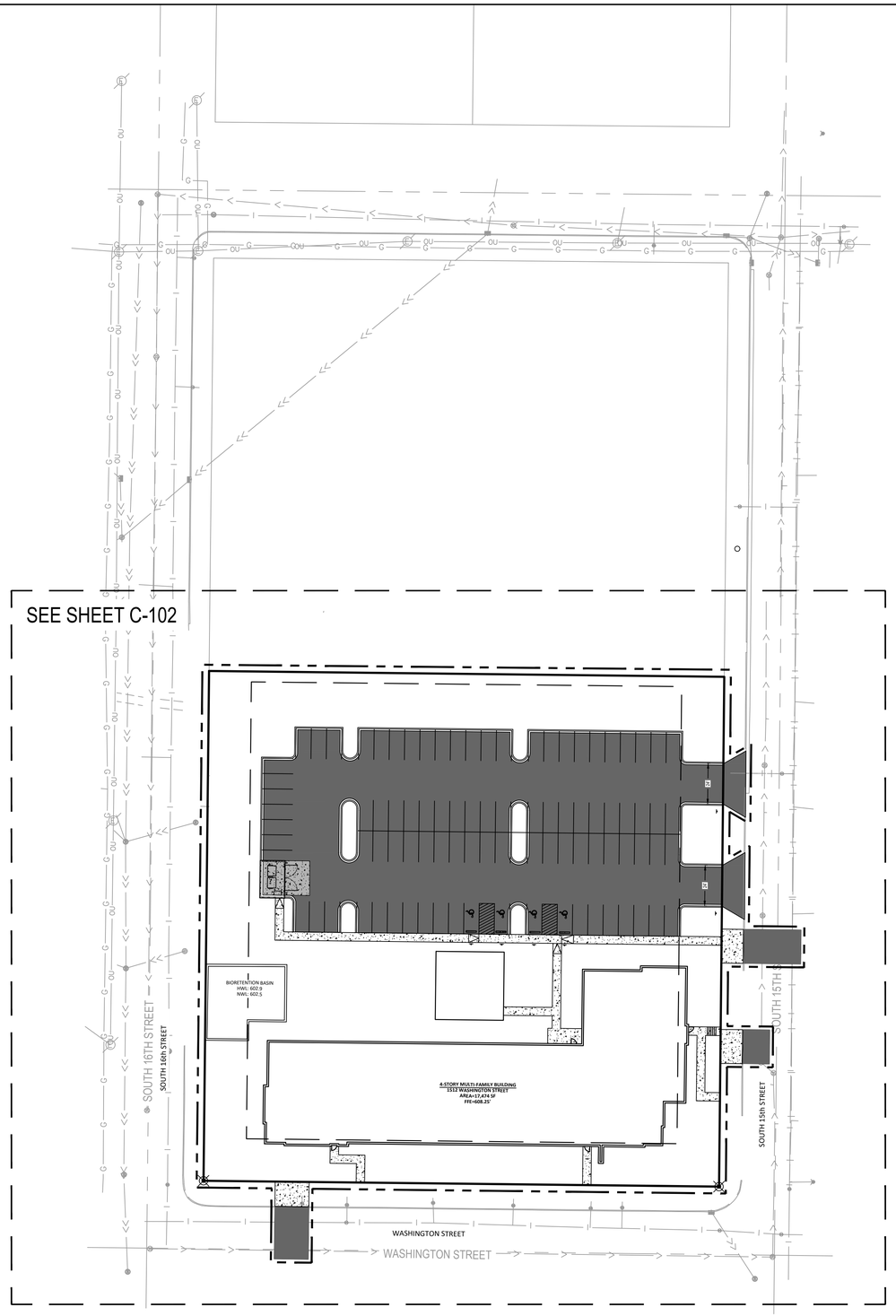

GRAPHIC SCALE

40 0 40 80

(IN FEET)

1 inch = 40 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- EXISTING EASEMENT LINE
- CURB AND GUTTER
- CONSTRUCTION LIMITS
- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK PAVEMENT
- FENCE
- (#) PROPOSED PARKING COUNT

NOTES

1. SEE SHEET C-001 AND C-002 FOR ADDITIONAL PROJECT NOTES.
2. DIMENSIONS ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE.
3. DESIGNED BY OTHERS ITEMS SHOWN FOR REFERENCE ONLY. EXACT LOCATION, DETAIL, AND DESIGN ARE BY OTHERS. COORDINATE WITH PROJECT PARTNERS TO OBTAIN RELATED CONSTRUCTION DOCUMENTS/ DRAWINGS.

WARNING:

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CALL BEFORE YOU DIG

DIGGERS HOTLINE

DIAL 811
TOLL FREE: 800-242-8511

Stantec

12308 N CORPORATE
PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:

GORMAN ARCHITECTURAL

PROJECT TITLE:

MARITIME LOFTS

1512 WASHINGTON STREET,
MANITOWOC WI, 54220

ISSUE NO:	DESCRIPTION:	DATE:
1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:

WISCONSIN
ADAM W DAUGHERTY
E-101338
MENOMONEE FALLS
WI
PROFESSIONAL ENGINEER

ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025

ISSUE NO.: 0

SHEET TITLE:

OVERALL SITE PLAN

SHEET NO.:

C-101

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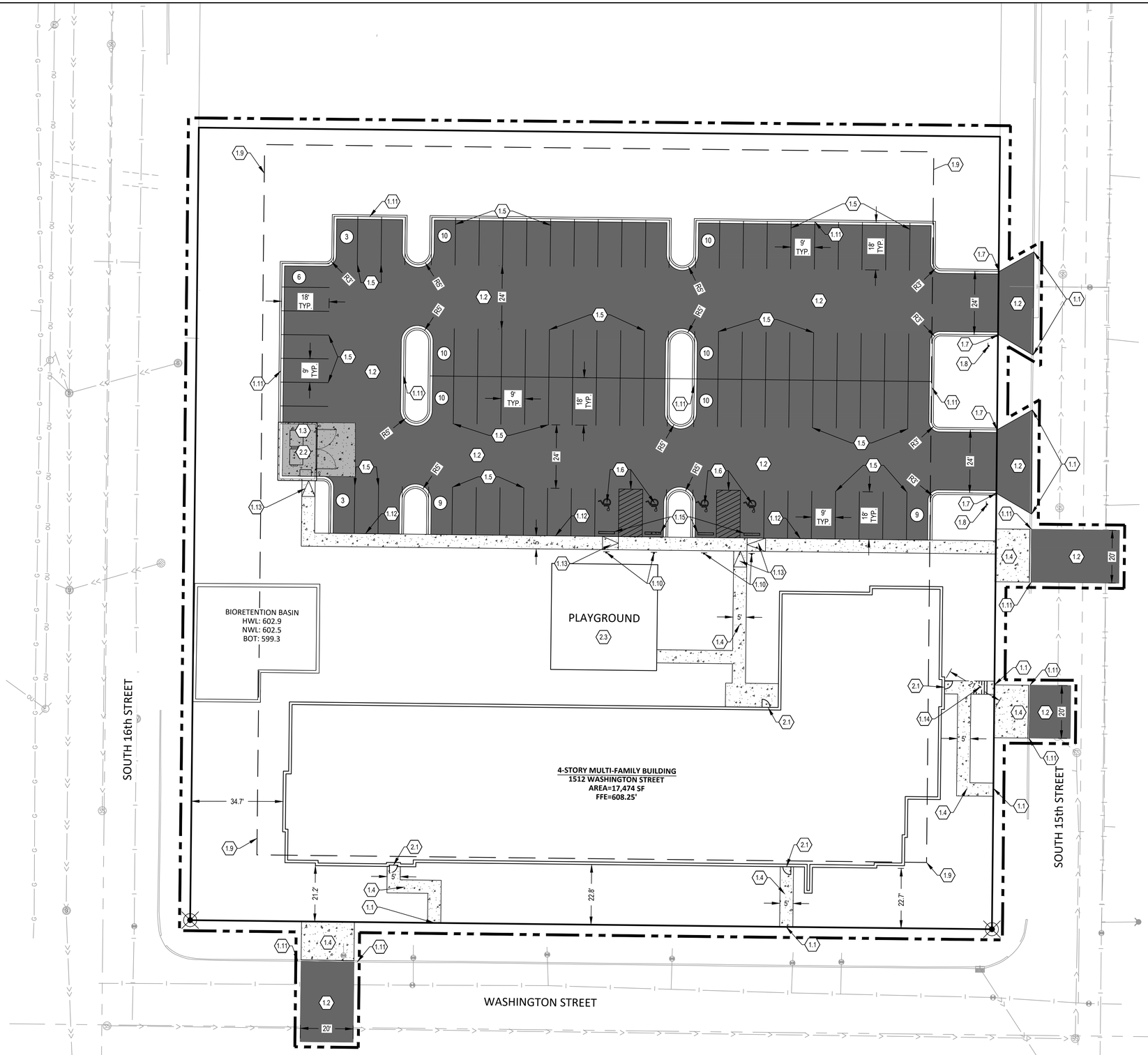

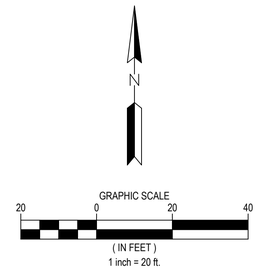

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- EXISTING EASEMENT LINE
- CURB AND GUTTER
- CONSTRUCTION LIMITS
- ASPHALT PAVEMENT
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- CONCRETE SIDEWALK PAVEMENT
- FENCE
- (#) PROPOSED PARKING COUNT

NOTES

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KEYNOTES (#)

1. STANTEC DESIGN ITEMS
   - 1.1. MATCH EXISTING
   - 1.2. ASPHALT PAVEMENT - SEE DETAIL 6/C-802
   - 1.3. HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL 7/C-802
   - 1.4. CONCRETE SIDEWALK - SEE DETAIL 1/C-802
   - 1.5. PAVEMENT MARKINGS - SEE DETAIL 4/C-802
   - 1.6. HANDICAP VAN ACCESSIBLE PARKING STALL WITH ACCESS AISLE - SEE DETAIL 9/C-802
   - 1.7. 3" CURB TRANSITION
   - 1.8. STOP SIGN - SEE DETAIL 5/C-802
   - 1.9. SETBACK LINE
   - 1.10. ADA PARKING SIGN - SEE DETAIL 5/C-802
   - 1.11. CONCRETE CURB AND GUTTER - SEE DETAIL 8/C-802
   - 1.12. THICKENED EDGE SIDEWALK - SEE DETAIL 7/C-801
   - 1.13. ADA PEDESTRIAN RAMP - SEE DETAIL 1/C-804
   - 1.14. CONCRETE STAIRS - SEE DETAIL 2/C-804
   - 1.15. CONCRETE WHEEL STOPS
2. DESIGNED BY OTHERS
   - 2.1. DOOR LOCATION - SEE ARCHITECTURAL PLANS
   - 2.2. TRASH/RECYCLING ENCLOSURE - SEE ARCHITECTURE PLANS
   - 2.3. PLAYGROUND - DESIGNED BY OTHERS

WARNING:

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CALL BEFORE YOU DIG

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DIAL 811
TOLL FREE: 800-242-8511

DIGGERS HOTLINE

Stantec
12308 N CORPORATE PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:
GORMAN ARCHITECTURAL

PROJECT TITLE:
MARITIME LOFTS
1512 WASHINGTON STREET, MANITOWOC WI, 54220

ISSUE NO.	DESCRIPTION	DATE
1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:
WISCONSIN PROFESSIONAL ENGINEER
ADAM W DAUGHERTY E-101338 MENOMONEE FALLS WI
ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025
ISSUE NO.: 0
SHEET TITLE: ENLARGED SITE PLAN
SHEET NO.: C-102

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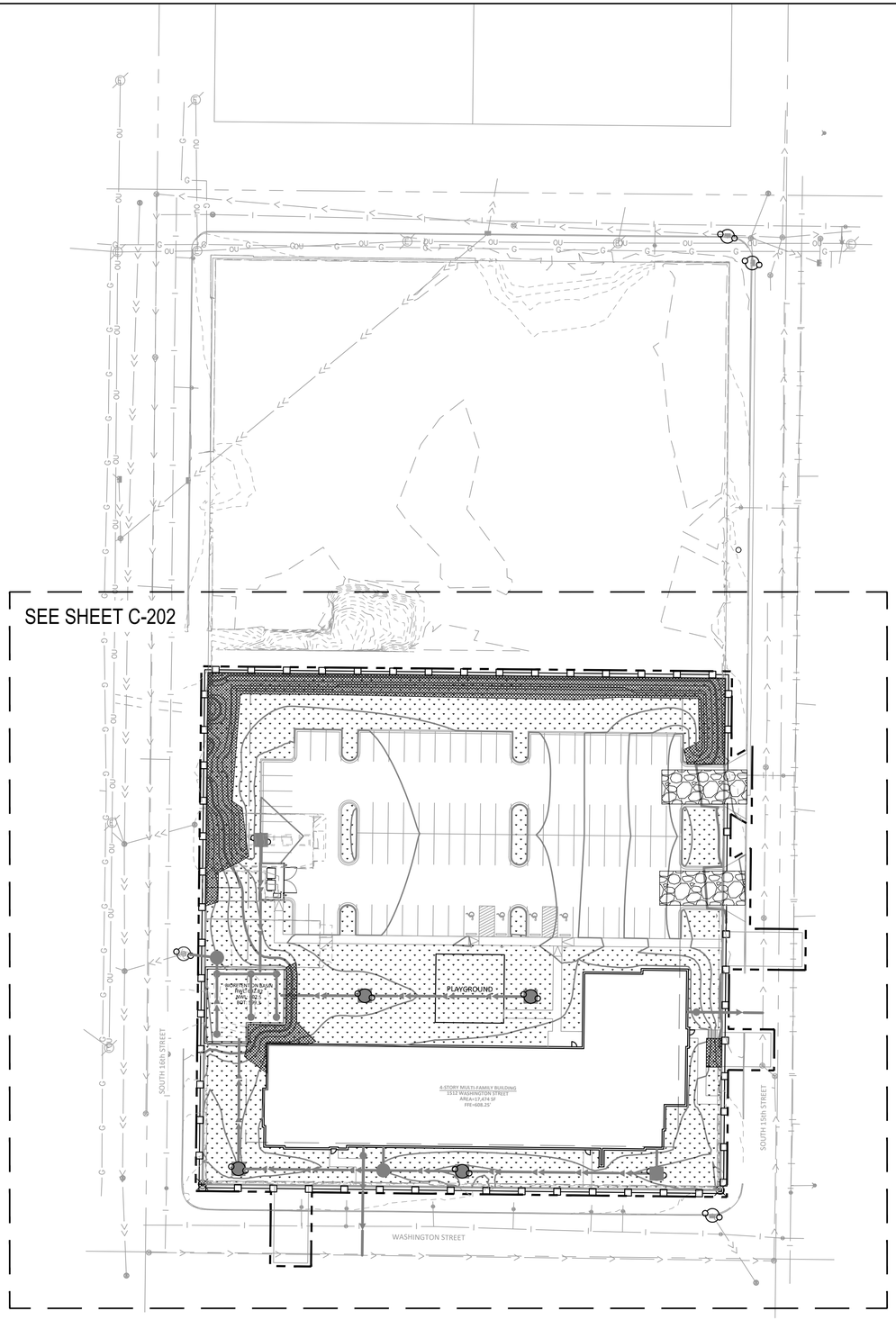

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- CONSTRUCTION LIMITS
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SEED - SEE LANDSCAPE PLAN
- SILT FENCE
- INLET PROTECTION

NOTES

1. SEE SHEET C-001 AND C-002 FOR ADDITIONAL PROJECT NOTES.
2. EXISTING UTILITY SERVICE LINES MAY NOT BE SHOWN IN THEIR ENTIRETY ON PLANS. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITY SERVICE LINES WITHIN THE LIMITS OF DISTURBANCE AND REMOVE EXISTING INFRASTRUCTURE AS NECESSARY PER CITY REQUIREMENTS TO INSTALL PROPOSED IMPROVEMENTS.
3. CONSTRUCTION LIMITS AND SILT FENCE ARE SHOWN OFFSET FROM PROPERTY LINE FOR CLARITY, WHERE APPLICABLE.
4. CONSTRUCTION SITE SHALL HAVE A STABILIZED EXIT AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
5. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL SLOPES 4H:1V OR STEEPER.

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TOLL FREE: 800-242-8511

DIGGERS HOTLINE

Stantec
12308 N CORPORATE PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:
GORMAN ARCHITECTURAL

PROJECT TITLE:
MARITIME LOFTS
1512 WASHINGTON STREET, MANITOWOC WI, 54220

ISSUE NO:	DESCRIPTION:	DATE:
1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:
WISCONSIN PROFESSIONAL ENGINEER
ADAM W DAUGHERTY
E-101338
MENOMONEE FALLS
WI
ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025
ISSUE NO.: 0

SHEET TITLE:
OVERALL POST-CONSTRUCTION STABILIZATION PLAN

SHEET NO.:
C-201

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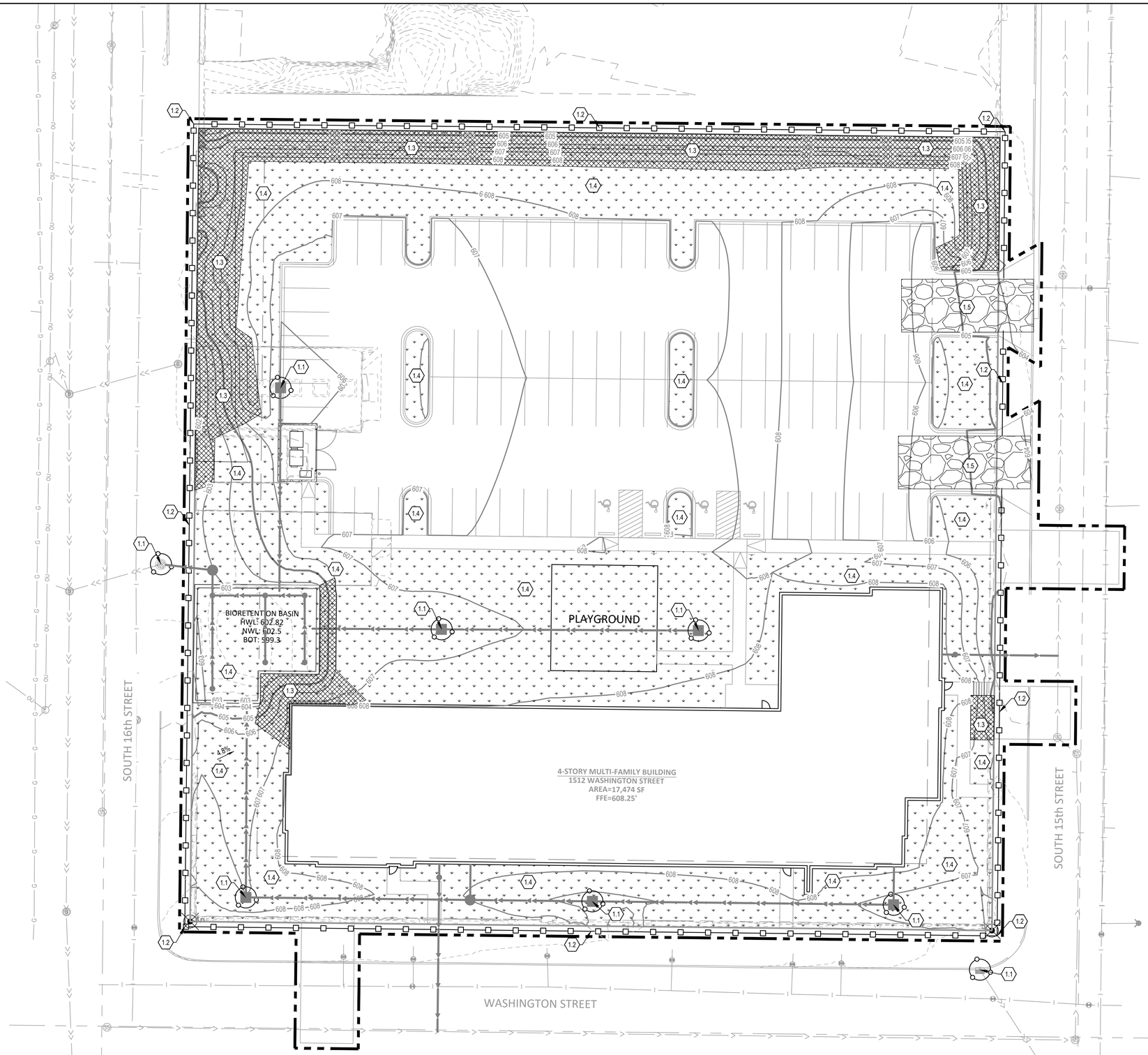

N

GRAPHIC SCALE

20 0 20 40

(IN FEET)

1 inch = 20 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- CONSTRUCTION LIMITS
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SEED - SEE LANDSCAPE PLAN
- SILT FENCE
- INLET PROTECTION

NOTES

1. SEE SHEET C-001 AND C-002 FOR ADDITIONAL PROJECT NOTES.
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5. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL SLOPES 4H:1V OR STEEPER.

KEYNOTES (#)

1. EROSION CONTROL ITEMS
   - 1.1. INLET PROTECTION - SEE DETAIL 1/C-801
   - 1.2. SILT FENCE - SEE DETAIL 3/C-801
   - 1.3. EROSION CONTROL BLANKET - SEE DETAIL 11/C-802
   - 1.4. SEEDING - SEE LANDSCAPING PLAN
   - 1.5. ROCK CONSTRUCTION ENTRANCE - SEE DETAIL 4/C-801

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TOLL FREE: 800-242-8511

DIGGERS HOTLINE

Stantec

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MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:

GORMAN ARCHITECTURAL

PROJECT TITLE:

MARITIME LOFTS

1512 WASHINGTON STREET, MANITOWOC WI, 54220

ISSUE NO.	DESCRIPTION:	DATE:
1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:

WISCONSIN
ADAM W DAUGHERTY
E-101338
MENOMONEE FALLS
WI
PROFESSIONAL ENGINEER

ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025

ISSUE NO.: 0

SHEET TITLE:
ENLARGED POST-CONSTRUCTION STABILIZATION PLAN

SHEET NO.:
C-202

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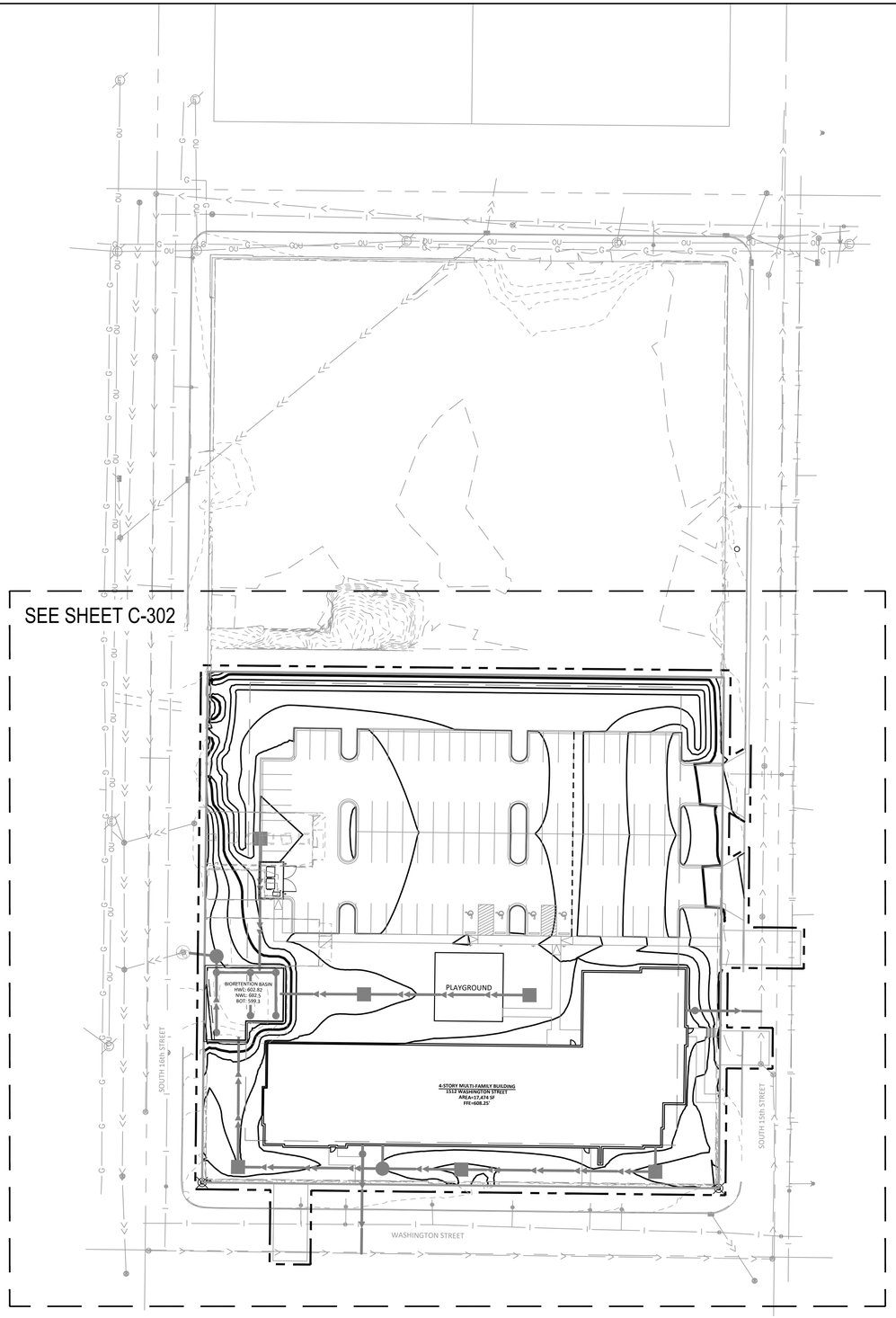

N

GRAPHIC SCALE

40 0 40 80

(IN FEET)

1 inch = 40 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- CONSTRUCTION LIMITS
- RIDGE LINE
- BASIN NWL
- FL=9XX.XX FLOW LINE ELEVATION
- FG=9XX.XX FINISHED GRADE ELEVATION
- ME=9XX.XX MATCH EXISTING ELEVATION
- RIM=9XX.XX STRUCTURE RIM SPOT ELEVATION
- HP=9XX.XX HIGH POINT SPOT ELEVATION
- 1.00% SURFACE GRADE & FLOW DIRECTION
- 3.0:1 SURFACE SLOPE (H:V) & FLOW DIRECTION

NOTES

1. SEE SHEET C-001 AND C-002 FOR ADDITIONAL PROJECT NOTES.
2. EXISTING SPOT ELEVATIONS AT MATCH POINTS ARE BASED ON INTERPOLATED POINT TO POINT SURVEY DATA. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING CONNECTION POINTS PRIOR TO INSTALLATION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY OF ANY FIELD DISCREPANCIES. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR MAKING NECESSARY ADJUSTMENTS IN THE FILED FOR CONSTRUCTABILITY, REGULATORY COMPLIANCE (ADA), POSITIVE DRAINAGE, AND TO ENSURE SMOOTH TRANSITIONS TO FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REWORK OF A DISCREPANCY THAT IS NOT COMMUNICATED TO THE ENGINEER IN WRITING.
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4. ALL SPOT ELEVATION LABELS AT RETAINING WALLS ARE THE

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Stantec

12308 N CORPORATE PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:

GORMAN ARCHITECTURAL

PROJECT TITLE:

MARITIME LOFTS

1512 WASHINGTON STREET, MANITOWOC WI, 54220

DATE:	DESCRIPTION:	ISSUE NO:
12/16/2025	SITE PERMIT PLANS	1

CERTIFICATION:

WISCONSIN
ADAM W DAUGHERTY
E-101338
MENOMONEE FALLS
WI
PROFESSIONAL ENGINEER

ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025

ISSUE NO.: 0

SHEET TITLE:

OVERALL GRADING PLAN

SHEET NO.:

C-301

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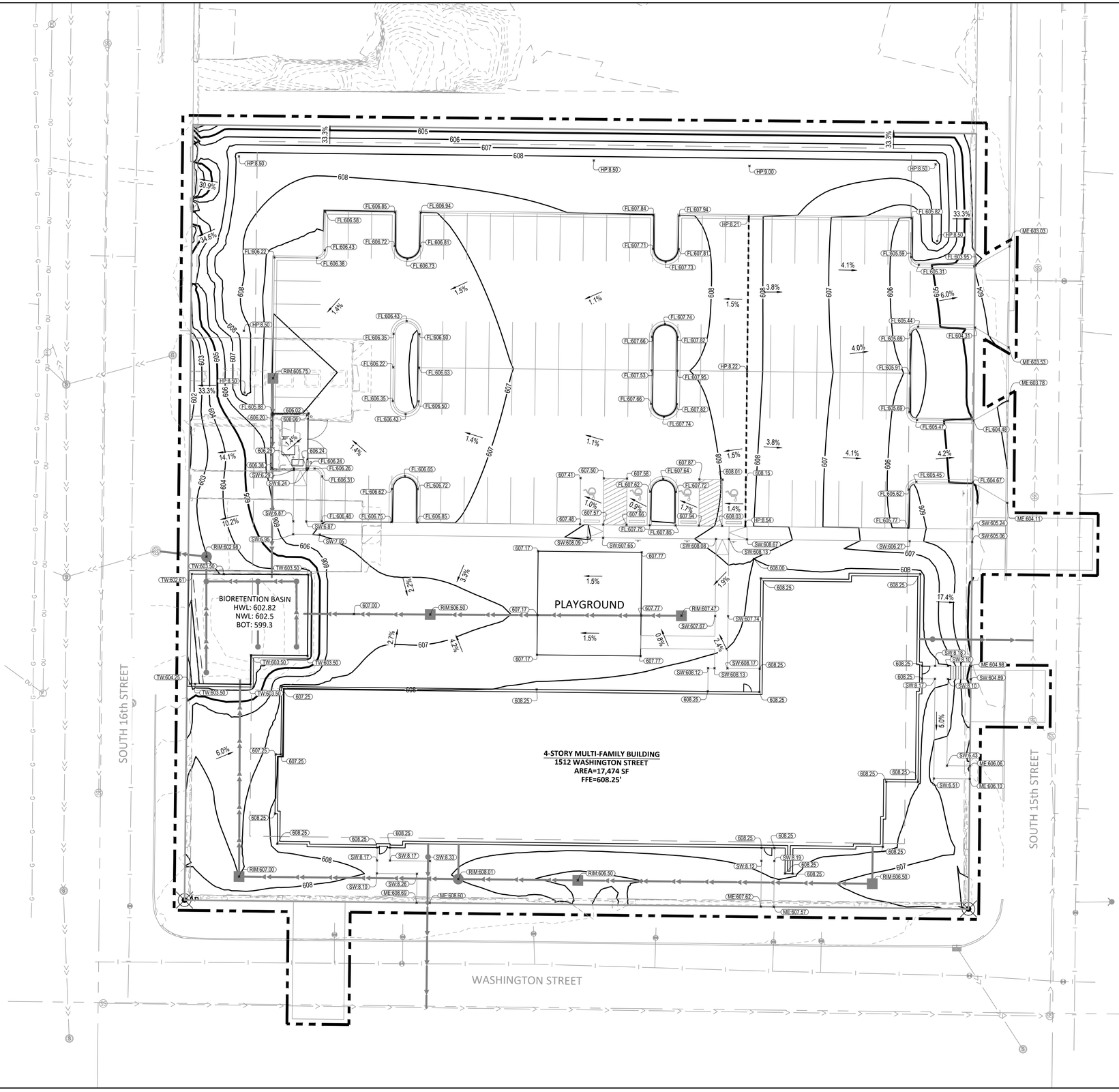

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- 901 EXISTING MINOR CONTOUR
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- 900 PROPOSED MAJOR CONTOUR
- CONSTRUCTION LIMITS
- RIDGE LINE
- BASIN NWL
- (FL=9XX.XX) FLOW LINE ELEVATION
- (FG=9XX.XX) FINISHED GRADE ELEVATION
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- (HP=9XX.XX) HIGH POINT SPOT ELEVATION
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- 3.0:1 SURFACE SLOPE (H:V) & FLOW DIRECTION

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4. ALL SPOT ELEVATION LABELS AT RETAINING WALLS ARE THE SURFACE GRADE ADJACENT TO WALL TOP AND BOTTOM. SEE STRUCTURAL PLANS FOR WALL HEIGHT/ DESIGN.

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CLIENT:
GORMAN ARCHITECTURAL

MARITIME LOFTS

1512 WASHINGTON STREET,
MANITOWOC WI, 54220

ISSUE NO.	DESCRIPTION:	DATE:
1	SITE PERMIT PLANS	12/16/2025

PROJECT TITLE:

CERTIFICATION:
WISCONSIN
ADAM W DAUGHERTY
E-101338
MENOMONEE FALLS
WI
PROFESSIONAL ENGINEER
ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025
ISSUE NO.: 0
SHEET TITLE: ENLARGED GRADING PLAN
SHEET NO.: C-302

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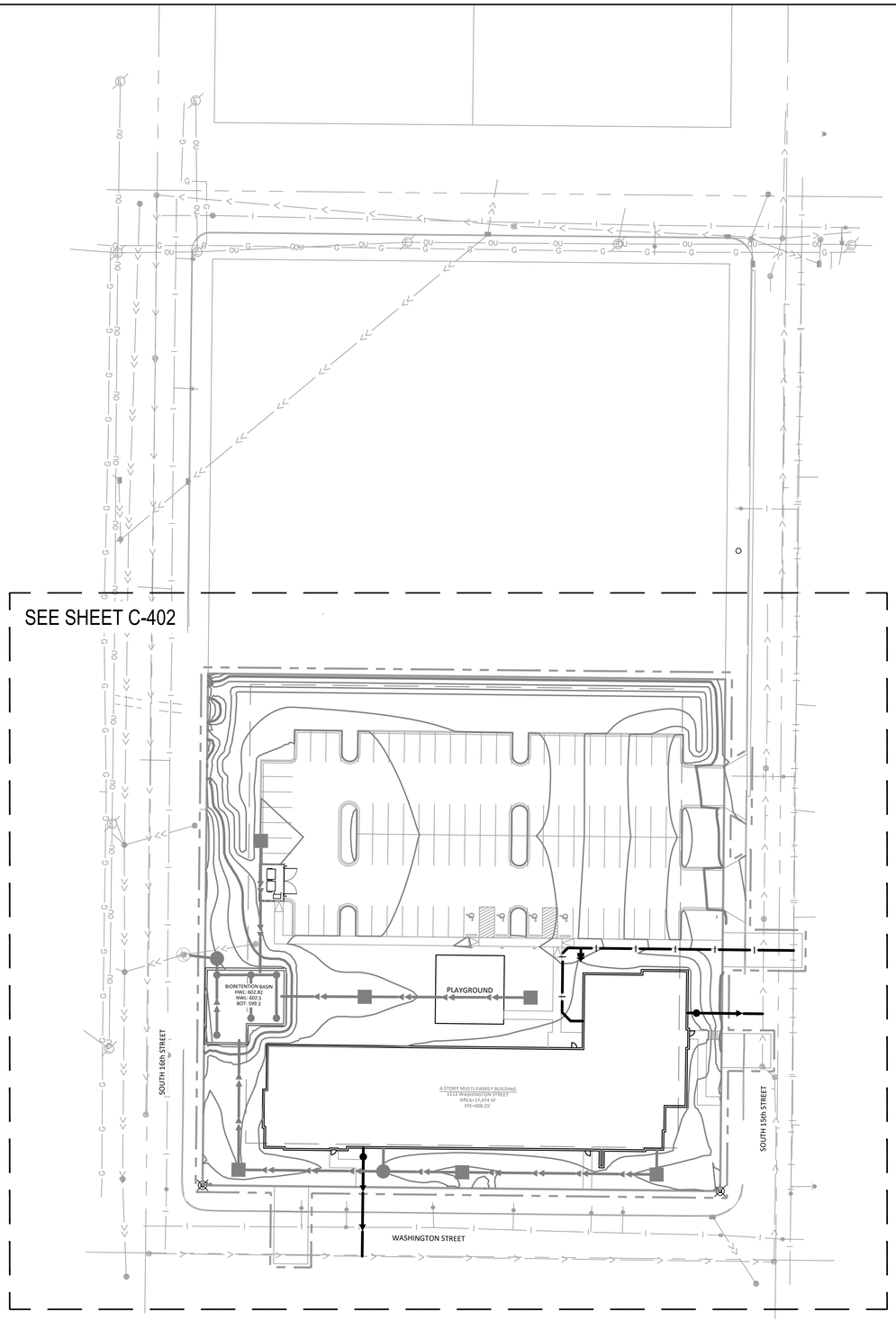

LEGEND

- PROPERTY BOUNDARY
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- EASEMENT LINE
- SETBACK LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- CONSTRUCTION LIMITS
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- SANITARY MANHOLE
- CLEANOUT
- GATE VALVE

NOTES

1. SEE SHEET C-001 AND C-002 FOR ADDITIONAL PROJECT NOTES.
2. MAINTAIN 18" VERTICAL SEPARATION AT ALL UTILITY CROSSINGS.
3. CONTRACTOR SHALL VERIFY LOCATION, SIZE, INVERT AND MATERIAL OF UTILITY CONNECTIONS TO BUILDING WITH MEP PLANS.
4. SMALL UTILITY ROUTING IS NOT SHOWN ON CIVIL PLANS. CONTRACTOR TO COORDINATE ROUTING WITH APPLICABLE UTILITY PROVIDERS.

WARNING:

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CALL BEFORE YOU DIG

DIGGERS HOTLINE CALL

DIAL 811
TOLL FREE: 800-242-8511

DIGGERS HOTLINE

Stantec
12308 N CORPORATE PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:
GORMAN ARCHITECTURAL

PROJECT TITLE:
MARITIME LOFTS
1512 WASHINGTON STREET,
MANITOWOC WI, 54220

ISSUE NO:	DESCRIPTION:	DATE:
1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:
WISCONSIN
ADAM W DAUGHERTY
E-101338
MENOMONEE FALLS
WI
PROFESSIONAL ENGINEER
ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025
ISSUE NO.: 0
SHEET TITLE: OVERALL UTILITY PLAN
SHEET NO.: C-401

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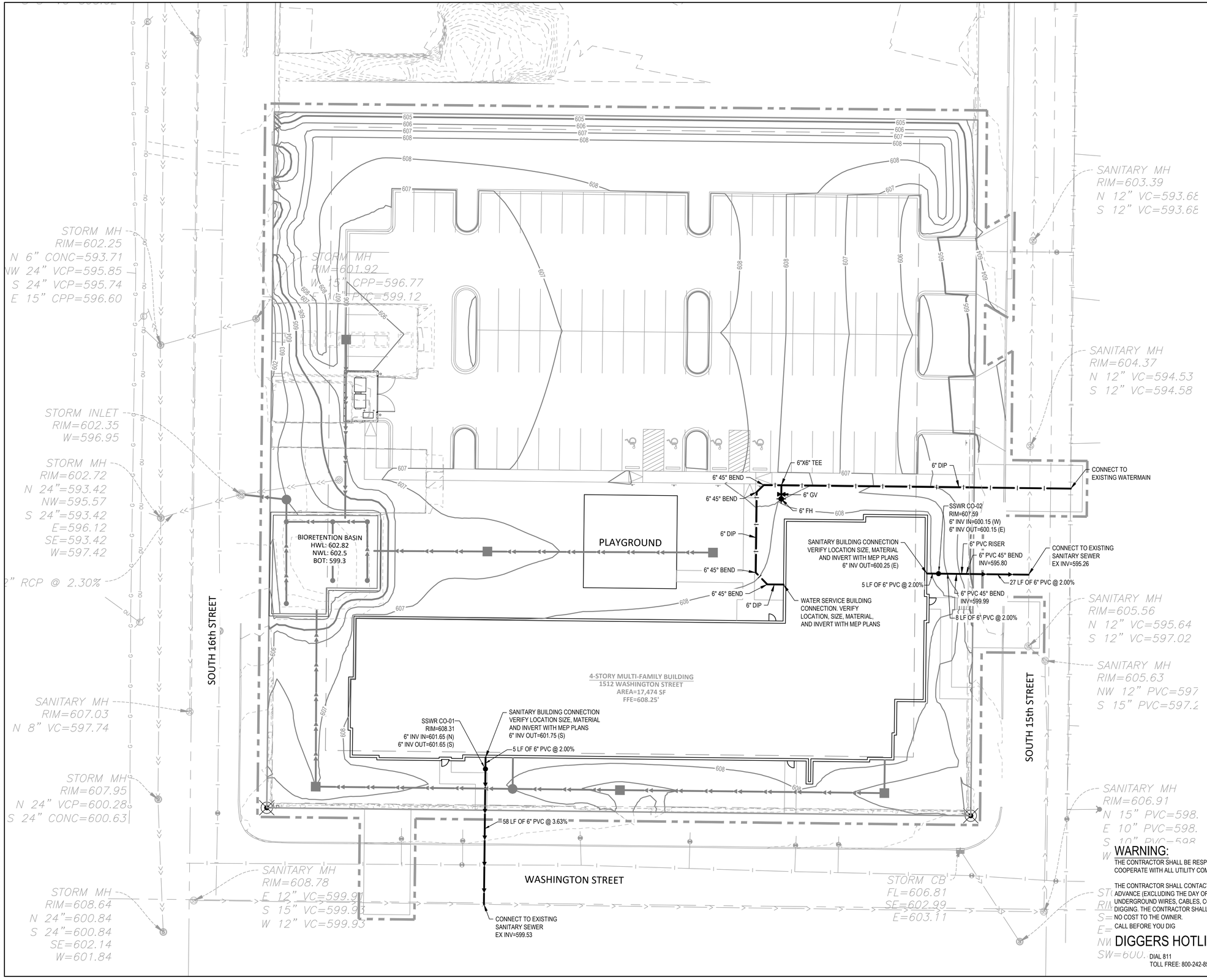

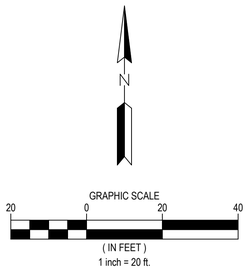

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- CONSTRUCTION LIMITS
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- SANITARY MANHOLE
- CLEANOUT
- GATE VALVE

NOTES

1. SEE SHEET C-001 AND C-002 FOR ADDITIONAL PROJECT NOTES.
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DIGGERS HOTLINE

Stantec

12308 N CORPORATE
PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:

GORMAN ARCHITECTURAL

MARITIME LOFTS

1512 WASHINGTON STREET,
MANITOWOC WI, 54220

DATE:	DESCRIPTION:	ISSUE NO.:
12/16/2025	SITE PERMIT PLANS	1

PROJECT TITLE:

CERTIFICATION:

WISCONSIN
ADAM W DAUGHERTY
E-101338
MENOMONEE FALLS
WI
PROFESSIONAL ENGINEER

ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHKD BY:	APPD BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025

ISSUE NO.: 0

SHEET TITLE:

ENLARGED UTILITY PLAN

SHEET NO.:

C-402

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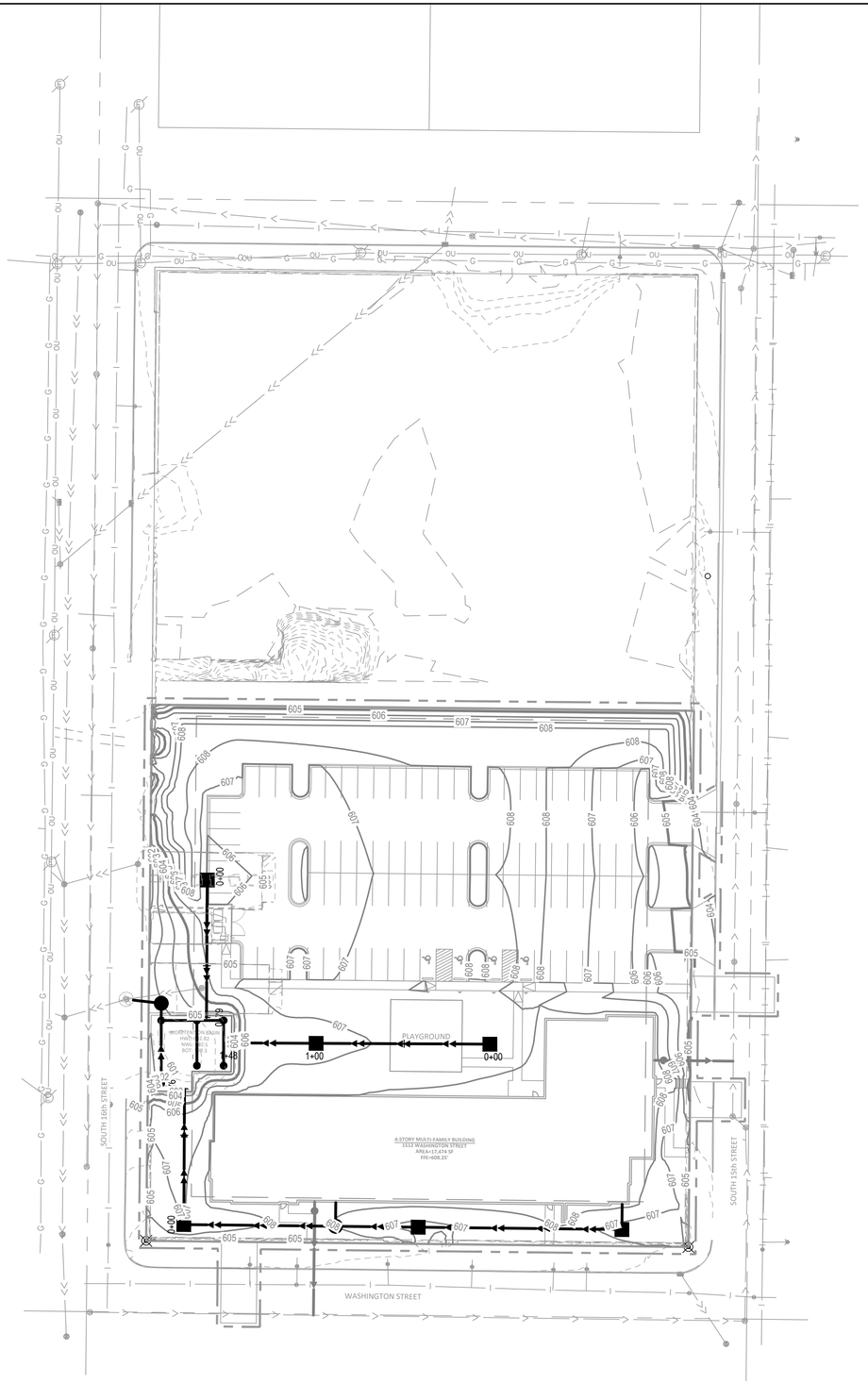

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- CONSTRUCTION LIMITS
- STORM SEWER
- PERFORATED 6" DRAIN TILE
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- STORM CLEANOUT

NOTES

1. SEE SHEET C-001 AND C-002 FOR ADDITIONAL PROJECT NOTES.

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DIAL 811
TOLL FREE: 800-242-8511

DIGGERS HOTLINE

Stantec
12308 N CORPORATE PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:
GORMAN ARCHITECTURAL

PROJECT TITLE:
MARITIME LOFTS
1512 WASHINGTON STREET,
MANITOWOC WI, 54220

ISSUE NO:	DESCRIPTION:	DATE:
1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:
WISCONSIN PROFESSIONAL ENGINEER
ADAM W DAUGHERTY
E-101338
MENOMONEE FALLS
WI
ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025
ISSUE NO.: 0
SHEET TITLE: OVERALL STORM SEWER PLAN
SHEET NO.: C-501

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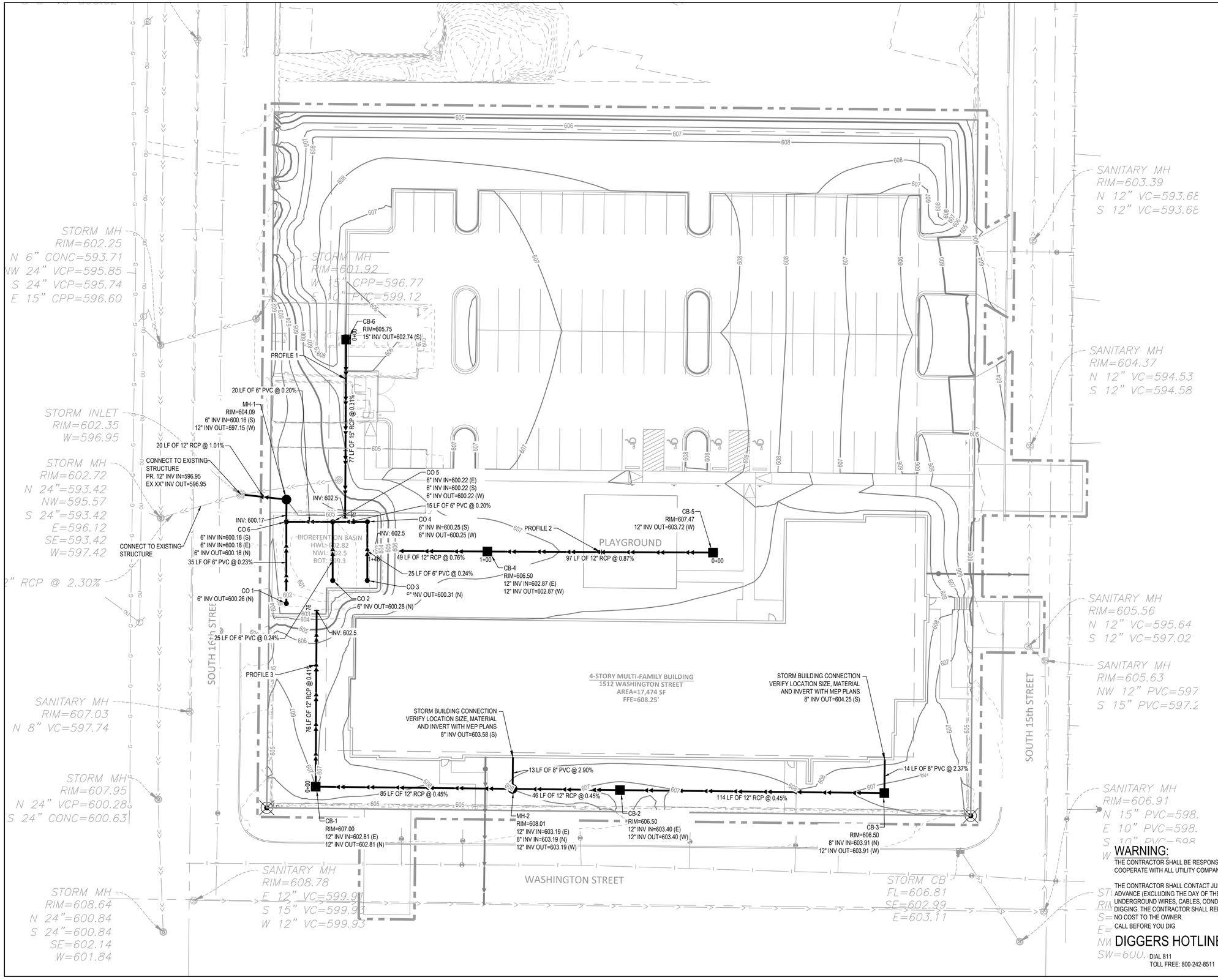

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- CONSTRUCTION LIMITS
- STORM SEWER
- PERFORATED 6" DRAIN TILE
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- STORM CLEANOUT

NOTES

1. SEE SHEET C-001 AND C-002 FOR ADDITIONAL PROJECT NOTES.

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DIGGERS HOTLINE

Stantec

12308 N CORPORATE
PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:

GORMAN ARCHITECTURAL

MARITIME LOFTS

1512 WASHINGTON STREET,
MANITOWOC WI, 54220

DATE:	DESCRIPTION:	ISSUE NO:
12/16/2025	SITE PERMIT PLANS	1

PROJECT TITLE:

CERTIFICATION:

WISCONSIN
ADAM W DAUGHERTY
E-101338
MENOMONEE FALLS
WI
PROFESSIONAL ENGINEER

ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025

ISSUE NO.: 0

SHEET TITLE:
ENLARGED STORM SEWER PLAN

SHEET NO.:
C-502

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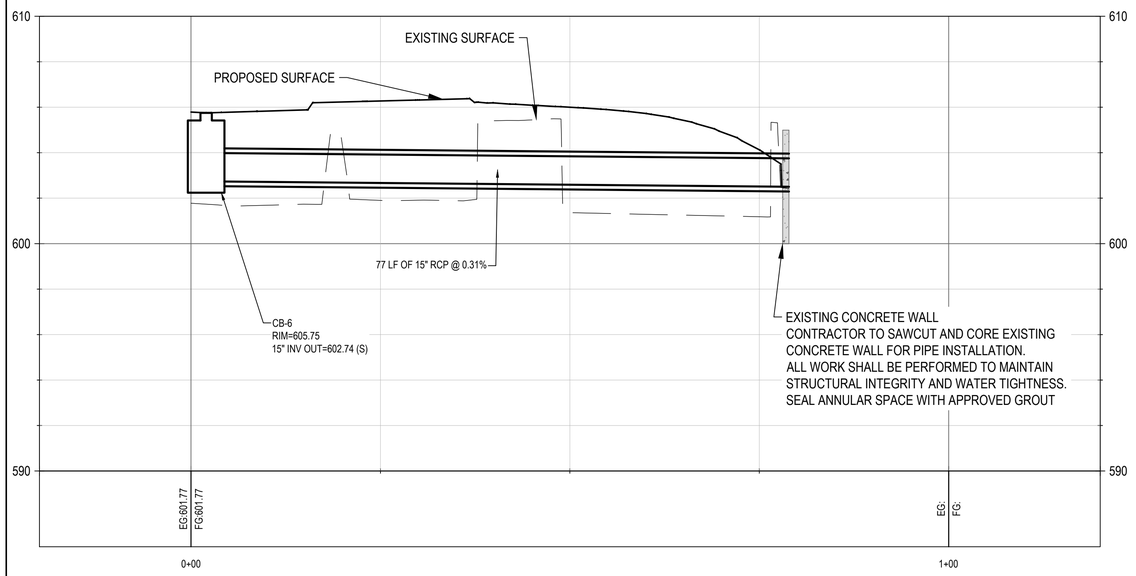
PROFILE 1



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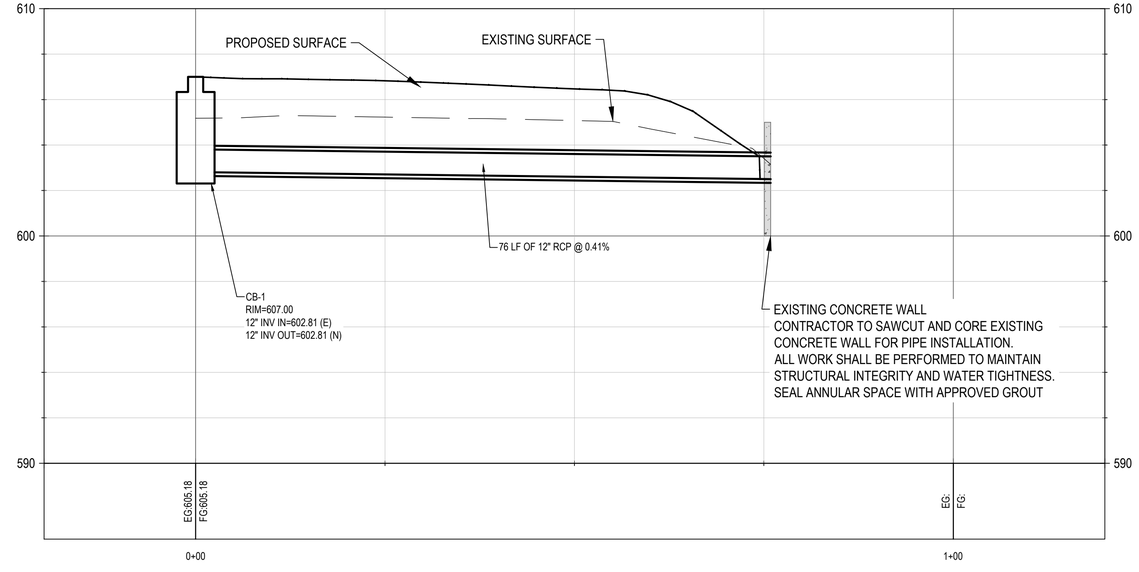

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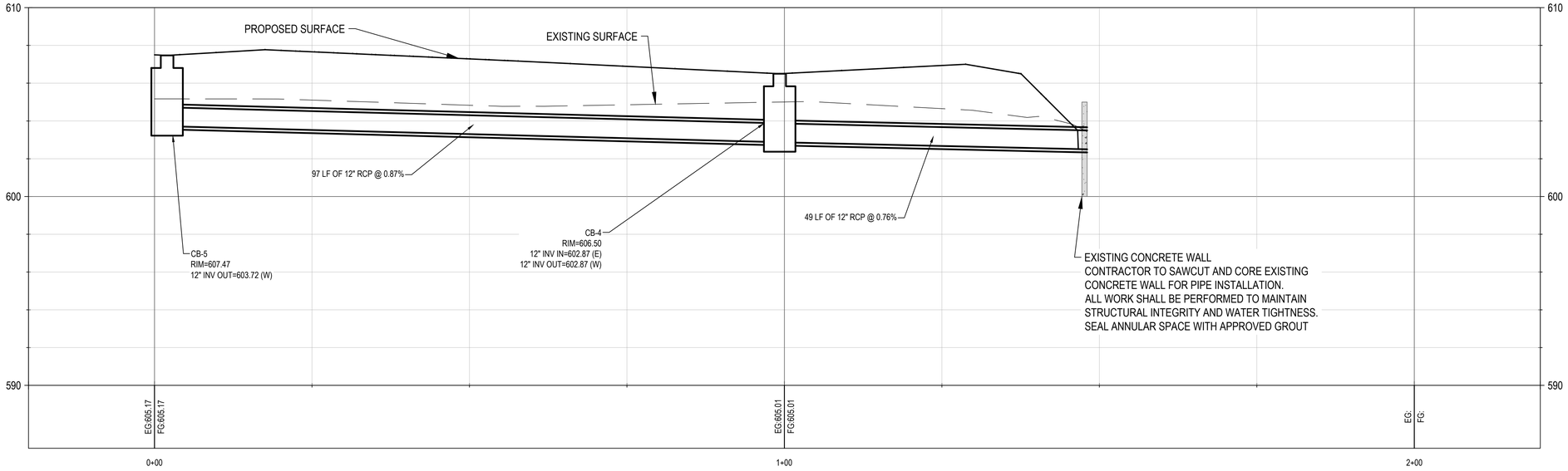

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TOLL FREE: 800-242-8511

DIGGERS HOTLINE

Stantec

12308 N CORPORATE
PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:

GORMAN ARCHITECTURAL

PROJECT TITLE:

MARITIME LOFTS

1512 WASHINGTON STREET,
MANITOWOC WI, 54220

ISSUE NO.	DESCRIPTION	DATE
1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:

WISCONSIN PROFESSIONAL ENGINEER
ADAM W DAUGHERTY
E-101338
MENOMONEE FALLS
WI

ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025

ISSUE NO.: 0

SHEET TITLE:

STORM SEWER PROFILES

SHEET NO.:

C-503

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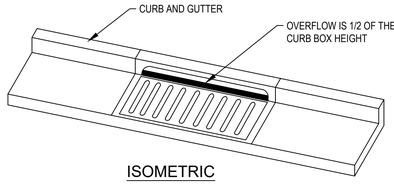
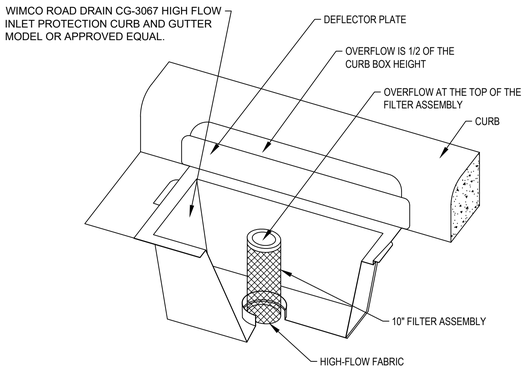
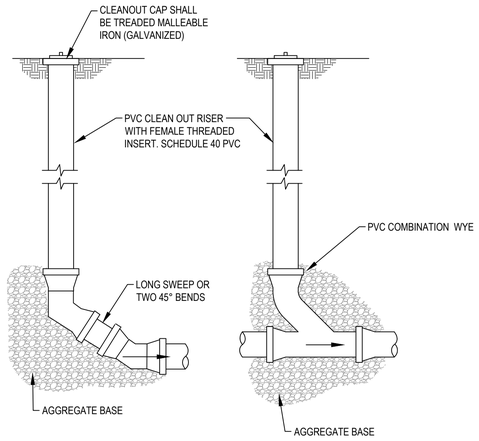
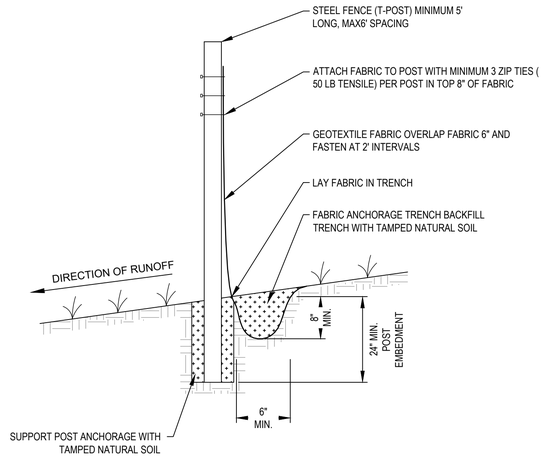




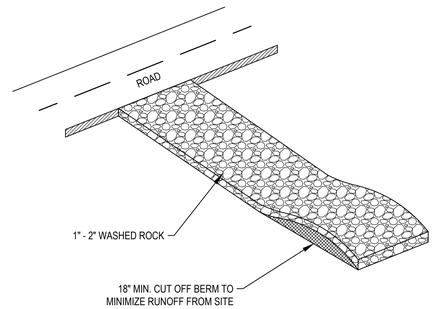
1 C-801 INLET PROTECTION CATCH BASIN INSERT
NOT TO SCALE



2 C-801 PVC DRAINTILE CLEANOUT
NOT TO SCALE



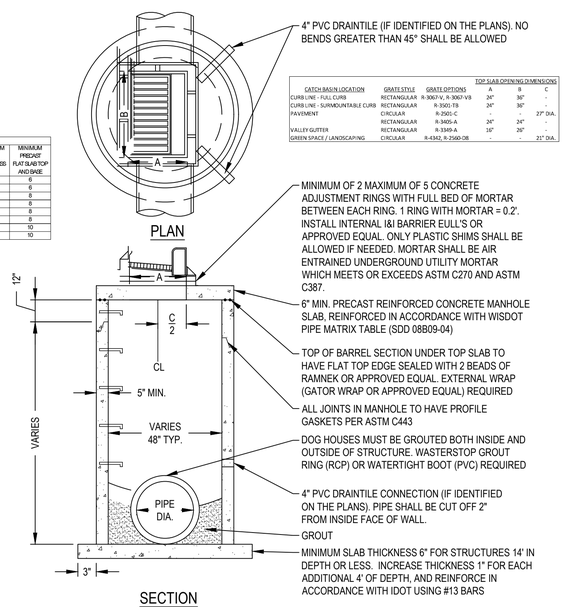
3 C-801 SILT FENCE MACHINE SLICED
NOT TO SCALE



NOTES:
1. FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK.
2. ENTRANCE MUST BE MAINTAINED TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS.
3. FUGITIVE ROCKS SHALL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.

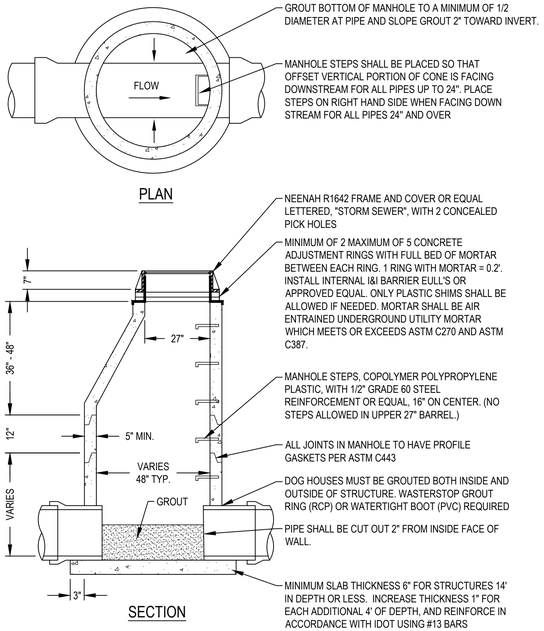
4 C-801 ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

PIPE DIA (IN.)				
MANHOLE SIZE (DIA.)	MAXIMUM INSIDE PIPE DIAMETER FOR TWO PIPES		MINIMUM WALL THICKNESS (IN)	MINIMUM PRECAST FLAT SLAB TOP AND BASE
	180° SEPARATION (IN)	90° SEPARATION (IN)		
3-FT	15	12	4	6
4-FT	24	18	4	6
5-FT	36	24	5	8
6-FT	42	36	6	8
7-FT	48	36/42*	7	8
8-FT	60	42	8	8
9-FT	66	54	9	10
10-FT	72	60	10	10

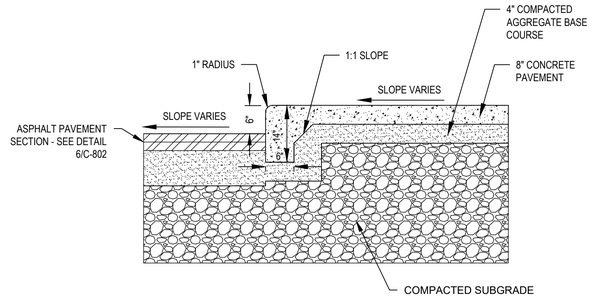


CATCH BASIN LOCATION	GRATE STYLE	GRATE OPTIONS	TOP SLAB OPENING DIMENSIONS		
			A	B	C
CURB LINE - FULL CURB	RECTANGULAR	R-3067-V, R-3067-VS	24"	36"	-
CURB LINE - SURMOUNTABLE CURB	RECTANGULAR	R-3501-TB	24"	36"	-
PAVEMENT	CIRCULAR	R-2501-C	-	-	27" DIA.
	RECTANGULAR	R-3405-A	24"	24"	-
VALLEY GUTTER	RECTANGULAR	R-3349-A	16"	26"	-
GREEN SPACE / LANDSCAPING	CIRCULAR	R-4342, R-2560-DB	-	-	21" DIA.

5 C-801 CATCH BASIN MANHOLE
NOT TO SCALE



6 C-801 STORM SEWER MANHOLE
NOT TO SCALE



7 C-801 THICKENED EDGE CONCRETE
NOT TO SCALE

Stantec
12308 N CORPORATE PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:
GORMAN ARCHITECTURAL

MARITIME LOFTS

1512 WASHINGTON STREET, MANITOWOC WI, 54220

DATE:	DESCRIPTION:	ISSUE NO:
12/16/2025	SITE PERMIT PLANS	1

PROJECT TITLE:

CERTIFICATION:
WISCONSIN
ADAM W DAUGHERTY E-101338 MENOMONEE FALLS WI
PROFESSIONAL ENGINEER
ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025

ISSUE NO.: 0

SHEET TITLE: DETAILS

SHEET NO.: C-801

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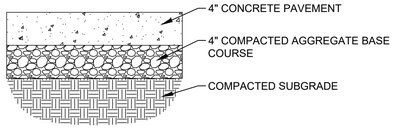
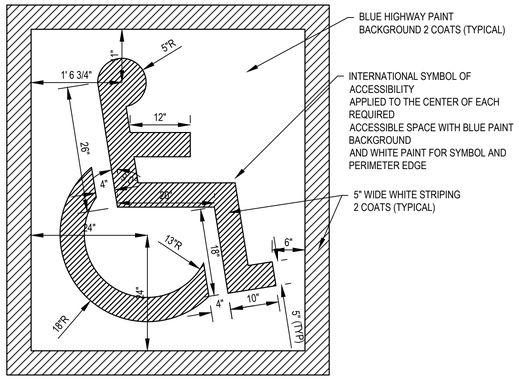
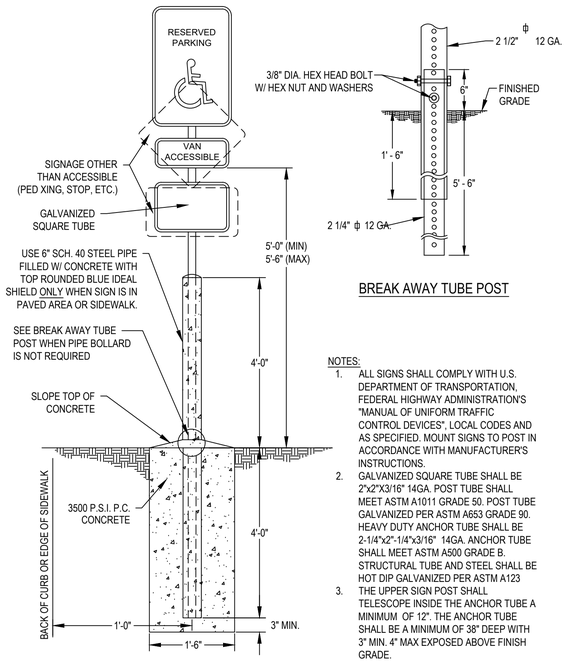
12/17/2025 8:47:23 AM



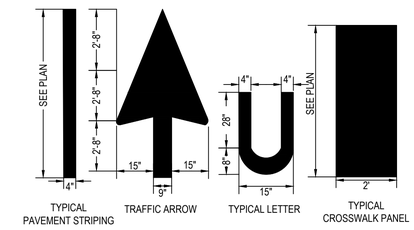
1 C-802 CONCRETE SIDEWALK
NOT TO SCALE



2 C-802 ACCESSIBILITY SYMBOL
NOT TO SCALE

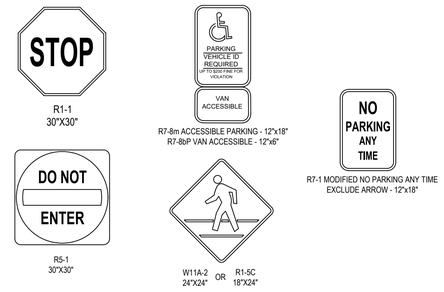


3 C-802 SIGN POST
NOT TO SCALE

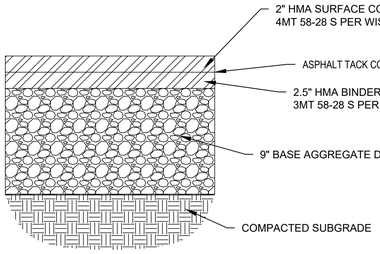


NOTES:
1. PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.
2. PAINT SHALL BE NON-REFLECTIVE WHITE PAINT FOR ALL TYPICAL PAVEMENT MARKINGS

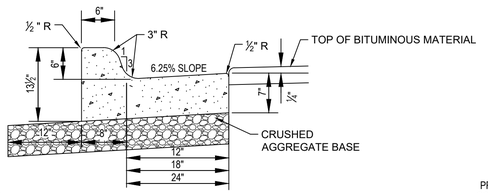
4 C-802 TYPICAL PAVEMENT MARKINGS
NOT TO SCALE



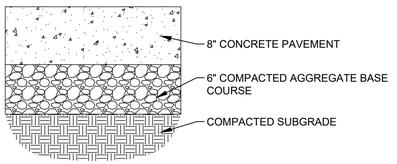
5 C-802 STANDARD PARKING LOT SIGNS
NOT TO SCALE



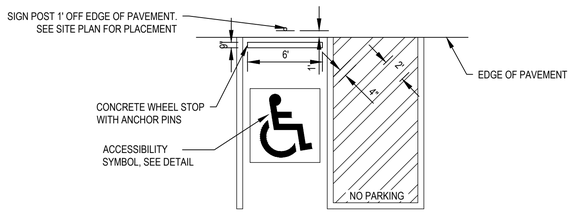
6 C-802 ASPHALT PAVEMENT
NOT TO SCALE



8 C-802 CONCRETE CURB AND GUTTER
NOT TO SCALE

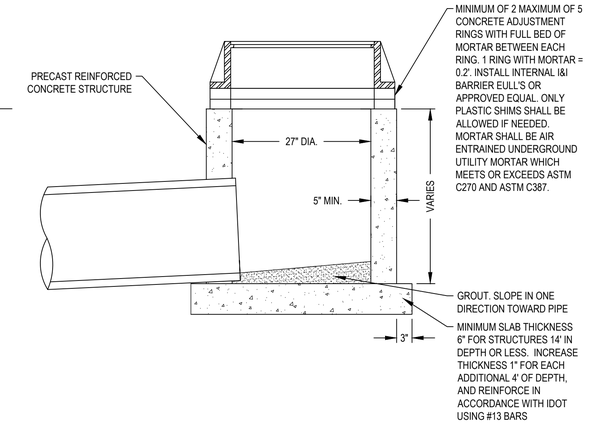


7 C-802 HEAVY DUTY CONCRETE PAVEMENT
NOT TO SCALE

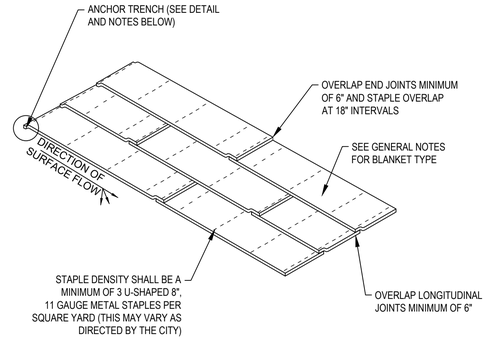


NOTES:
1. STRIPING ADJACENT TO HANDICAP PARKING SHALL BE BLUE.
2. DIMENSION HANDICAP SYMBOLS PER INTERNATIONAL SYMBOL OF ACCESSIBILITY DETAIL.
3. SEE PLAN FOR STALL DIMENSIONS.
4. DIMENSION "NO PARKING" TO BE 1' TALL.
5. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

9 C-802 ACCESSIBILITY STRIPING
NOT TO SCALE



10 C-802 27" Ø CATCH BASIN
NOT TO SCALE



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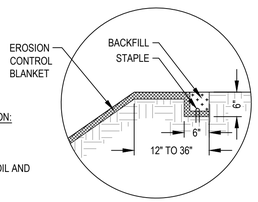

ANCHOR TRENCH INSTALLATION:
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT

ANCHOR TRENCH DETAIL

11 C-802 EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE

Stantec
12308 N CORPORATE PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:
GORMAN ARCHITECTURAL

PROJECT TITLE:
MARITIME LOFTS
1512 WASHINGTON STREET, MANITOWOC WI, 54220

ISSUE NO.	DESCRIPTION	DATE
1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:
WISCONSIN
ADAM W DAUGHERTY
E-101338
MENOMONEE FALLS
WI
PROFESSIONAL ENGINEER
ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025
ISSUE NO.: 0
SHEET TITLE: DETAILS
SHEET NO.: C-802

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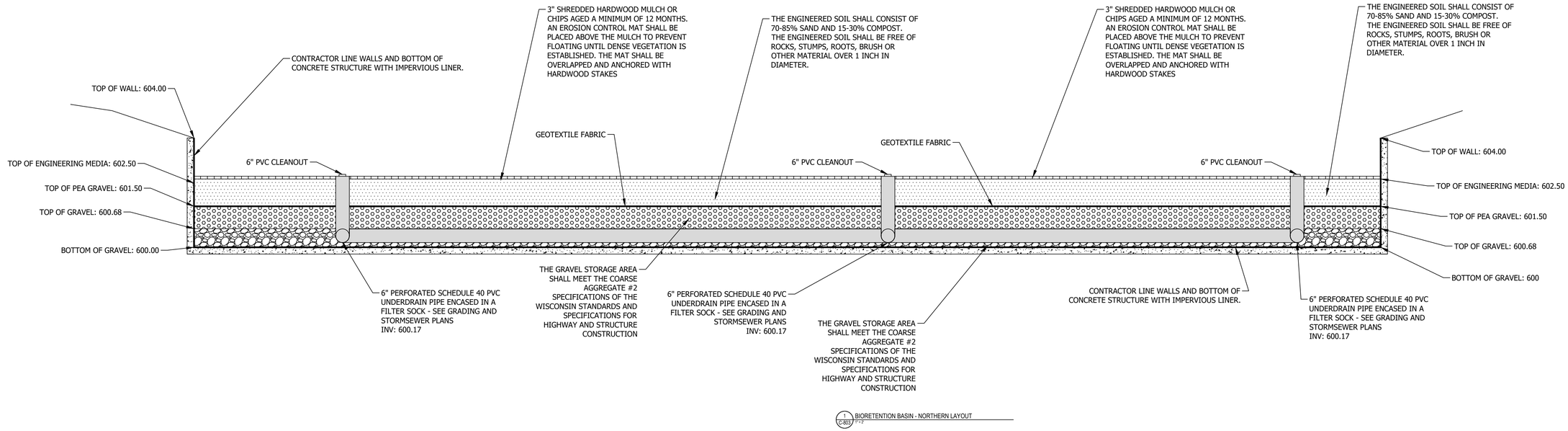
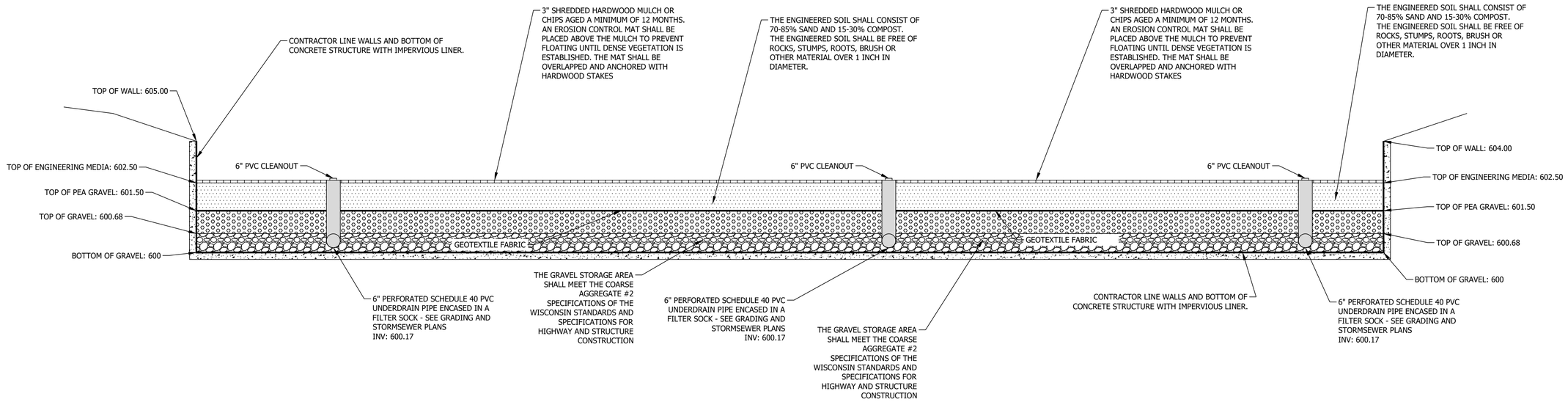


1 C-803 BIORETENTION BASIN - NORTHERN LAYOUT
1" = 2'



2 C-803 BIORETENTION BASIN - SOUTHERN LAYOUT
1" = 2'

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Stantec
12308 N CORPORATE PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:
GORMAN ARCHITECTURAL

MARITIME LOFTS

1512 WASHINGTON STREET, MANITOWOC WI, 54220

ISSUE NO:	DESCRIPTION:	DATE:
1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:
WISCONSIN
ADAM W DAUGHERTY
E-101338
MENOMONEE FALLS
WI
PROFESSIONAL ENGINEER
ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025
ISSUE NO.: 0
SHEET TITLE: DETAILS
SHEET NO.: C-803

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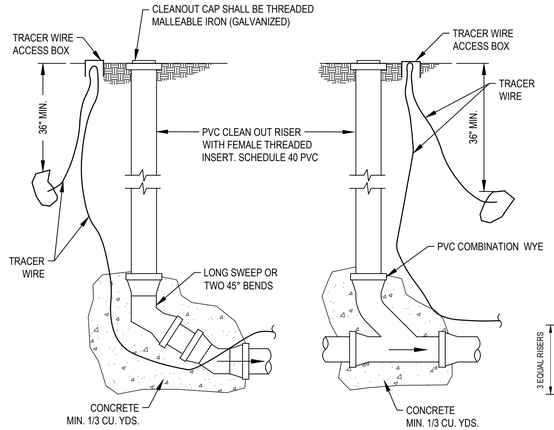
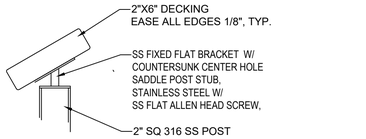
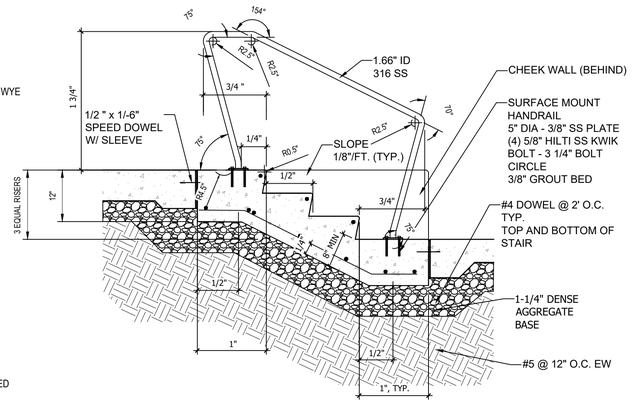
NOTE:
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO VERIFY DIMENSIONS AND BOLT PATTERNS



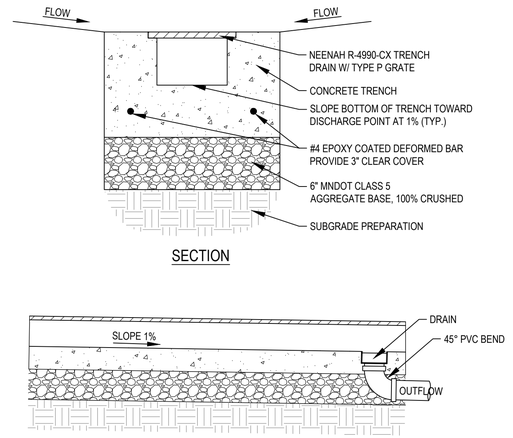
NOTES:
1. IF CLEANOUT IS IN PAVEMENT, CONTRACTOR MUST INSTALL FORD A-1 CASTING, OR APPROVED EQUAL MARKED WITH "SEWER" ON LID.

5 C-804 SANITARY SERVICE CLEAN OUTS
NOT TO SCALE





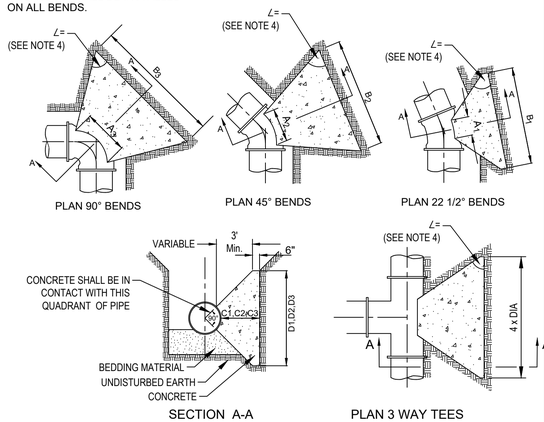
2 C-804 STAIR AND HANDRAIL
NOT TO SCALE



3 C-804 STORM CONCRETE TRENCH DRAIN
NOT TO SCALE

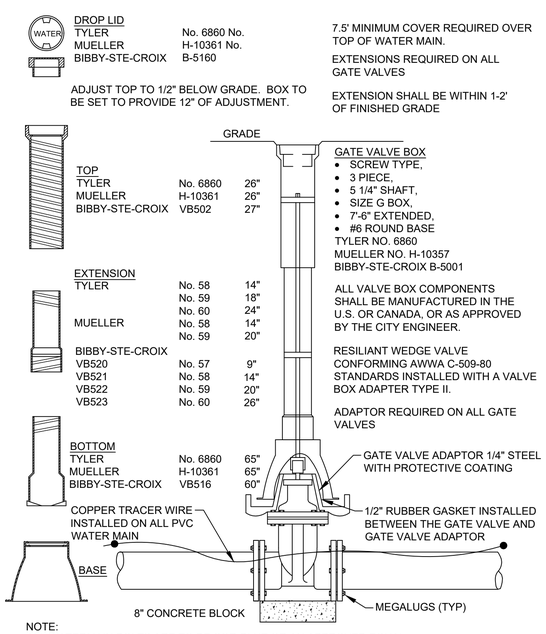
NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VERY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1, C2, C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Ø EQUAL TO OR LARGER THAN 90°.
3. DIMENSION A1, A2, A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. ANGLE SHALL BE 45° MINIMUM.
5. PLACE POLYETHYLENE BETWEEN CONCRETE & PIPE.
6. MEGALUGS SHALL BE INSTALLED ON ALL BENDS.

BUTTRESS DIMENSIONS						
PIPE SIZE	22 1/2° BEND		45° BEND		90° BEND	
	B_1	D_1	B_2	D_2	B_3	D_3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"



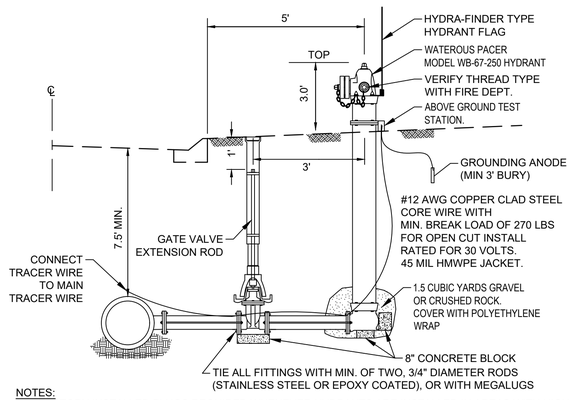
NOTE: ALL WATERMAIN BOLTS SHALL BE COR-BLUE OR APPROVED EQUAL

4 C-804 CONCRETE THRUST BLOCKING
NOT TO SCALE



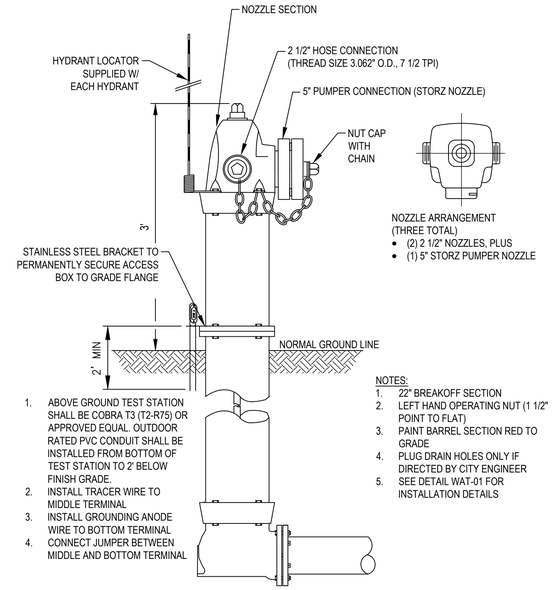
NOTE:
ALL WATERMAIN BOLTS ARE TO BE COR-BLUE OR AN APPROVED EQUAL

6 C-804 GATE VALVE AND BOX INSTALLATION
NOT TO SCALE



NOTES:
1. FACTORY INSTALLED PLUGS REQUIRED WHENEVER HYDRANTS ARE INSTALLED IN AREAS WITH HIGH GROUNDWATER LEVEL, AS DETERMINED BY DEWATERING REQUIREMENTS AND THE CITY ENGINEER. THE MAIN NOZZLE SHALL BE PAINTED BLUE FOR ALL HYDRANTS WITH PLUGGED DRAIN HOLES.
2. ALL DUCTILE IRON WATERMAIN FITTINGS SHALL BE FUSION BONDED EPOXY COATED.
3. HYDRANTS SHALL BE MARKED WITH STAINLESS STEEL TAG FROM FACTORY.
4. CONTRACTOR SHALL SUPPLY TWO HYDRANT FLAGS, ONE TO BE INSTALLED ON THE HYDRANT AND THE SECOND DELIVERED TO CORCORAN PUBLIC WORKS.
5. ALL HYDRANT LEADS ARE TO BE CONSTRUCTED WITH POLYWRAPPED DIP, CLASS 52.
6. PROVIDE POLYWRAP UP THE HYDRANT BARREL TO THE BREAK OFF FLANGE.
7. ALL WATERMAIN BOLTS SHALL BE COR-BLUE OR APPROVED EQUAL.
8. HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: FLOW RATE OF 1,000 GPM OR MORE - GREEN; FLOW RATE BETWEEN 500 GPM AND 1,000 GPM - YELLOW; FLOW RATE OF 500 GPM OR LESS - RED.
9. ABOVE GROUND TEST STATION SHALL BE COBRA T3 (T2-R75) OR APPROVED EQUAL. OUTDOOR RATED PVC CONDUIT SHALL BE INSTALLED FROM BOTTOM OF TEST STATION TO 2' BELOW FINISH GRADE. SEE DETAIL WAT-11 FOR CONNECTION DETAILS.
10. MIN 1 LB. DRIVE IN ANODE WITH MIN. 20' WIRE LEAD.
11. CONNECTORS SHALL BE DRY CONN DIRECT BURY LUG AQUA, PRO-TRACE DB OR APPROVED EQUAL
12. CONTRACTOR SHALL SUPPLY 1 HYDRANT WRENCH FOR EVERY PHASE OR EVERY 5 HYDRANTS INSTALLED, WHICHEVER IS GREATER.

7 C-804 TYPICAL HYDRANT INSTALLATION
NOT TO SCALE



1. ABOVE GROUND TEST STATION SHALL BE COBRA T3 (T2-R75) OR APPROVED EQUAL. OUTDOOR RATED PVC CONDUIT SHALL BE INSTALLED FROM BOTTOM OF TEST STATION TO 2' BELOW FINISH GRADE.
2. INSTALL TRACER WIRE TO MIDDLE TERMINAL
3. INSTALL GROUNDING ANODE WIRE TO BOTTOM TERMINAL
4. CONNECT JUMPER BETWEEN MIDDLE AND BOTTOM TERMINAL

NOTES:
1. 22" BREAKOFF SECTION
2. LEFT HAND OPERATING NUT (1 1/2" POINT TO FLAT)
3. PAINT BARREL SECTION RED TO GRADE
4. PLUG DRAIN HOLES ONLY IF DIRECTED BY CITY ENGINEER
5. SEE DETAIL WAT-01 FOR INSTALLATION DETAILS

NOTE:
HYDRANT SHALL BE PACER MODEL WB67-250

8 C-804 HYDRANT
NOT TO SCALE

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MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:
GORMAN ARCHITECTURAL

MARITIME LOFTS
1512 WASHINGTON STREET, MANITOWOC WI, 54220

PROJECT TITLE:

ISSUE NO:	DESCRIPTION:	DATE:
1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:
WISCONSIN PROFESSIONAL ENGINEER
ADAM W DAUGHERTY E-101338 MENOMONEE FALLS WI
ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:		
DWN BY: KRM	CHK'D BY: JAW	APP'D BY: AWD
ISSUE DATE:	12/16/2025	
ISSUE NO.:	0	
SHEET TITLE:	DETAILS	
SHEET NO.:	C-804	

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STANDARD TRENCH SECTION

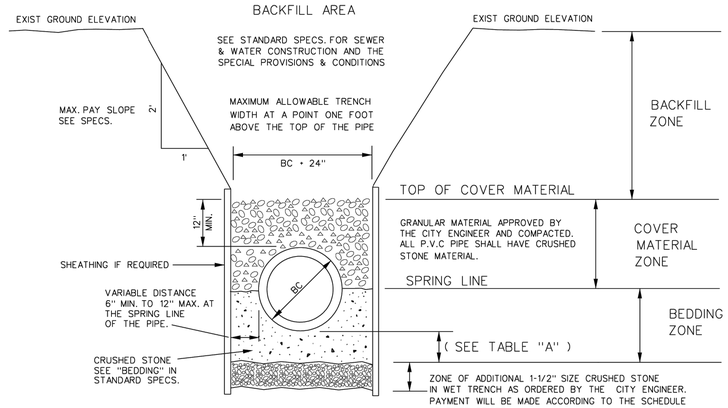


TABLE "A"

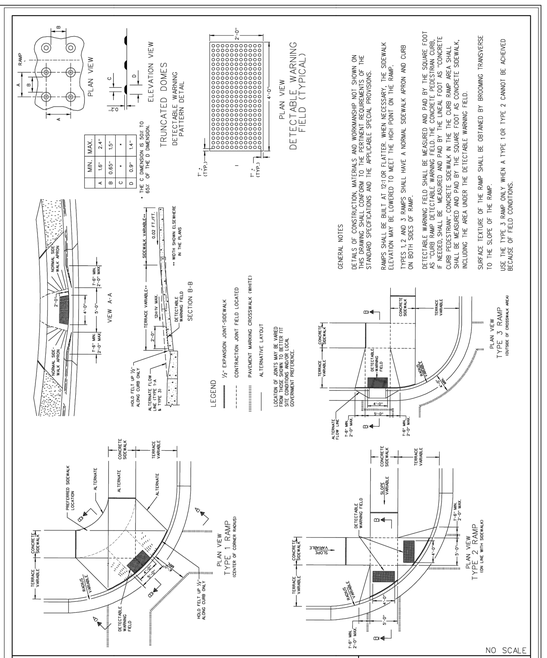
PIPE DIAMETER	STONE THICKNESS
24" & OVER	8"
21"	7"
18"	6"
15"	5"
12" & UNDER	4"

TYPICAL SECTION SHOWING
BEDDING AND BACKFILL REQUIREMENTS
FOR SANITARY AND STORM SEWER

NO SCALE

City of Manitowoc ENGINEERING DEPARTMENT

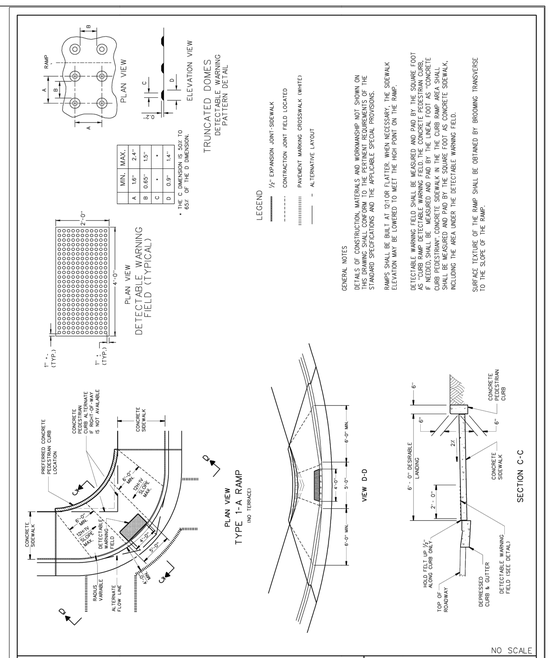
Rev. 4/05 | FORM NO. 406



STANDARD CURB RAMPS
TYPE 1, 2 AND 3

City of Manitowoc ENGINEERING DEPARTMENT

Rev. 12/07
Rev. 4/05 | FORM NO. 506



STANDARD CURB RAMP
TYPE 1-A

City of Manitowoc ENGINEERING DEPARTMENT

Rev. 4/05
Rev. 12/07 | FORM NO. 506A

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MEQUON, WI 53092
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CLIENT:

GORMAN ARCHITECTURAL

PROJECT TITLE:

MARITIME LOFTS

1512 WASHINGTON STREET,
MANITOWOC WI, 54220

ISSUE NO.:	DESCRIPTION:	DATE:
1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:

WISCONSIN
ADAM W DAUGHERTY
E-101338
MENOMONEE FALLS
WI
PROFESSIONAL ENGINEER

ADAM W. DAUGHERTY
NO. 101338-6

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
KRM	JAW	AWD

ISSUE DATE: 12/16/2025

ISSUE NO.: 0

SHEET TITLE:

DETAILS

SHEET NO.:

C-805

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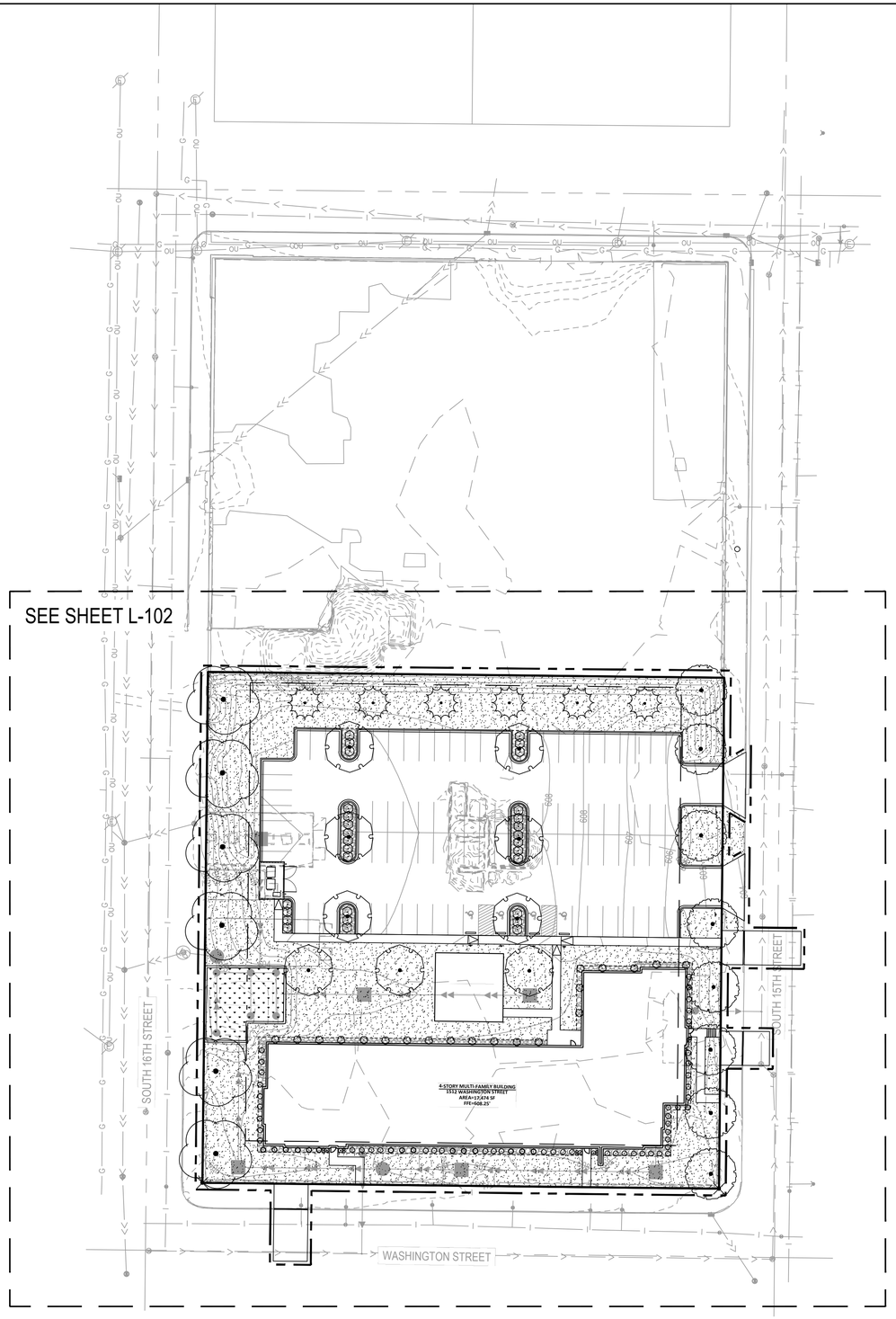

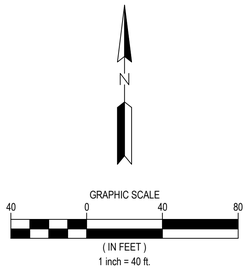

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- EXISTING EASEMENT LINE
- CONSTRUCTION LIMITS
- IRRIGATED TURF SOD
- ROCK MULCH, SEE PLANTING NOTES
- MESIC SEED MIX
- EDGER

MUNICIPAL LANDSCAPE CALCULATIONS

1. PARKING LOT TREES (90 STALLS)
   - 1.1. TREES REQUIRED: 9
   - 1.2. TREES PROVIDED: 9
2. GENERAL LANDSCAPE REQUIREMENTS
   - 2.1. REQUIRED POINTS: 1,350
   - 2.2. PROVIDED POINTS: 1,440
     - 2.2.1. 25 TREES @ 2.5", 115 @ 3' HT.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT JULIE ONE CALL AT 811 OR 1-800-242-8511 AT LEAST 2 BUSINESS DAYS IN ADVANCE (EXCLUDING THE DAY OF THE REQUEST, HOLIDAYS AND WEEKENDS) FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

DIGGERS HOTLINE CALL

DIAL 811
TOLL FREE: 800-242-8511

DIGGERS HOTLINE

Stantec
12308 N CORPORATE PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:
GORMAN ARCHITECTURAL

MARITIME LOFTS

1512 WASHINGTON STREET,
MANITOWOC WI, 54220

DATE:	DESCRIPTION:	ISSUE NO.:
12/16/2025	SITE PERMIT PLANS	1

CERTIFICATION:

WISCONSIN LANDSCAPE ARCHITECT
JUSTIN D. RECHTZIGEL
1033-14
MINNEAPOLIS MN

PROJECT NO.:		
DWN BY: MSF	CHK'D BY: JDR	APP'D BY: JDR
ISSUE DATE:	12/16/2025	
ISSUE NO.:	0	
SHEET TITLE:	OVERALL LANDSCAPE PLAN	
SHEET NO.:	L-101	

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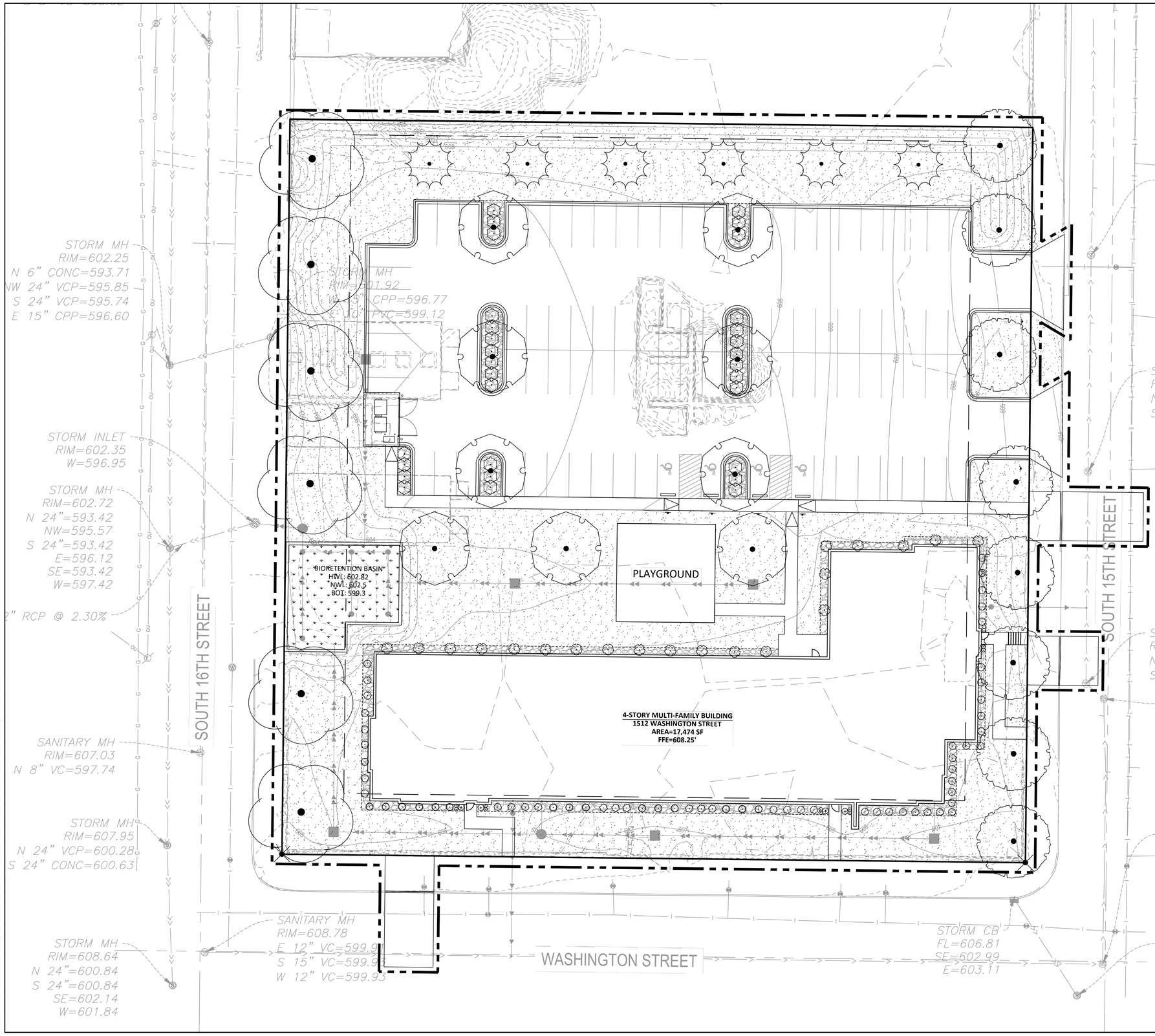

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- EXISTING EASEMENT LINE
- CONSTRUCTION LIMITS
- IRRIGATED TURF SOD
- ROCK MULCH, SEE PLANTING NOTES
- MESIC SEED MIX
- EDGER

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CALL BEFORE YOU DIG

DIGGERS HOTLINE CALL

DIAL 811
TOLL FREE: 800-242-8511

DIGGERS HOTLINE

Stantec

12308 N CORPORATE
PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:

GORMAN ARCHITECTURAL

PROJECT TITLE:

MARITIME LOFTS

1512 WASHINGTON STREET,
MANITOWOC WI, 54220

ISSUE NO.	DESCRIPTION	DATE
1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:

WISCONSIN
JUSTIN D. RECHTZIGEL
1033-14
MINNEAPOLIS
MN
LANDSCAPE ARCHITECT

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
MSF	JDR	JDR

ISSUE DATE: 12/16/2025

ISSUE NO.: 0

SHEET TITLE: LANDSCAPE PLAN

SHEET NO.: L-102

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INSPECTION AND ACCEPTANCE

1. LANDSCAPE WORK WILL BE INSPECTED FOR ACCEPTANCE IN PARTS AGREEABLE TO THE OWNER, PROVIDED WORK OFFERED FOR INSPECTION IS COMPLETE, INCLUDING MAINTENANCE, FOR THE PORTION IN QUESTION.
2. AT THE CONCLUSION OF THE ESTABLISHMENT PERIOD, WHICH WILL BE ONE YEAR FOLLOWING INITIAL INSTALLATION A FINAL INSPECTION OF PLANTING WILL BE MADE TO DETERMINE THE CONDITIONS OF AREAS SPECIFIED FOR LANDSCAPING.
3. WHEN INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY OWNER AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM SITE.

PLANTING NOTES

1. UPON APPROVAL OF STAKING LOCATIONS CONTRACTOR SHALL EXCAVATE PLANTING HOLES CENTERED AT STAKED LOCATIONS.
2. DIG HOLES AS DETAILED AND TO A DIAMETER A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL OR CONTAINER.
3. REMOVE STICKS, RUBBISH, FOREIGN MATERIALS AND UNDESIRABLE PLANTS AND THEIR ROOTS. REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSIONS.
4. SET BALLED AND BURLAPPED (B&B) STOCK ON LAYER OF COMPACTED PLANTING SOIL MIXTURE, PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF ALL AT SAME ELEVATION AS ADJACENT FINISHED LANDSCAPE GRADES.
5. ROOT FLARE OF THE TREE MUST BE ABOVE FINISHED GRADE.
6. CUT ALL CORDS AND TWIN AND REMOVE WIRE BASKET AND BURLAP FROM TOP AND SIDES OF BALLS; RETAIN BURLAP ON BOTTOMS.
7. WHEN SET, PLACE ADDITIONAL PLANTING SOIL BACKFILL AROUND BASE AND SIDES OF BALL, AND WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS.
8. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL.
9. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
10. FOR CONTAINER GROWN STOCK, SAME AS FOR BALLED AND BURLAPPED STOCK, EXCEPT CUT CONTAINERS ON SIDES INTO QUARTERS WITH SHEAR. REMOVE CONTAINER BEFORE SETTING PLANT SO AS NOT TO DAMAGE ROOT BALLS.
11. WATER EACH PLANT WITHIN 2 HOURS OF PLANTING.
12. ALL PLANTINGS TO BE MULCHED UNLESS OTHERWISE NOTED ON THE PLAN.
13. PLACE 3-INCH THICKNESS OF MULCH AROUND TREES AND SHRUBS WITHIN A PERIOD OF 48 HOURS AFTER THE SECOND WATERING. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNKS OR STEMS.
14. PLACE 3-INCH THICKNESS LOCALLY AVAILABLE DOUBLE SHRED WESTERN RED CEDAR WOOD MULCH AROUND ALL TREES OUTSIDE OF PLANT BEDS.
15. UNLESS OTHERWISE NOTED / INDICATED, ALL PLANT BEDS SHALL RECEIVE LOCALLY AVAILABLE 3" DEPTH OF 3/4"-1" DIA. BUFF LIMESTONE CRUSHED ROCK MULCH OVER WEED BARRIER. SUBMIT MULCH SAMPLE FOR OWNER APPROVAL.

MAINTENANCE NOTES

1. WHEN INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY OWNER AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM SITE.
2. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.
3. MAINTAIN TREES AND BUSHES INCLUDING WATERING FOR ONE YEAR AFTER ACCEPTANCE BY OWNER. IT IS CONTRACTORS RESPONSIBILITY FOR COORDINATE WATERING.
4. TRIM, PRUNE, REMOVE CLIPPINGS AND DEAD OR BROKEN BRANCHES, AND TREAT PRUNED AREAS AND OTHER WOUNDS.
5. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE TREES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT POSITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD.

GUARANTEE AND REPLACEMENTS

1. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER OWNER ACCEPTANCE AND SHALL BE ALIVE AND IN SATISFACTORY CONDITION AT THE END OF THE GUARANTEE PERIOD. SUCH GUARANTEE EXCLUDES VANDALISM.
2. AT THE END OF THE ONE-YEAR GUARANTEE PERIOD, INSPECTION WILL BE MADE BY THE OWNER UPON WRITTEN NOTICE BY THE CONTRACTOR AT LEAST FIVE DAYS BEFORE THE ANTICIPATED DATE. ANY PLANT MATERIAL REQUIRED UNDER THE CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE, AND SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT DURING THE NORMAL PLANTING SEASONS.
3. THE OPINION OF THE OWNER SHALL GOVERN IN ANY AND ALL DISPUTES BY THE CONTRACTOR REGARDING THE CONDITION AND DISPOSITION OF UNSATISFACTORY MAINTENANCE PROCEDURES OR REJECTED PLANTS.
4. ALL REPLACEMENTS SHALL BE PLANT MATERIAL OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. REPLACEMENT COSTS SHALL BE BORNE BY THE CONTRACTOR.
5. REPLACEMENT PLANTINGS REQUIRED AT THE END OF THE GUARANTEE PERIOD ARE NOT TO BE GUARANTEED. THE PLANT MATERIAL IS SUBJECT TO INSPECTION AND REJECTION BY THE OWNER BEFORE AND AFTER PLANTING.

LANDSCAPE NOTES

1. TREES AND SHRUBS SHALL BE PROVIDED IN THE QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY AS CHOSEN BY THE OWNER/OWNER AS LISTED ON THE PLANT SCHEDULE ON L-801.
2. TREES AND SHRUBS SHALL BE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS.
3. OWNER RETAINS THE RIGHT TO INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK.
4. NURSERY STOCK SHALL BE DELIVERED DIRECTLY FROM NURSERY. HEEL IN IMMEDIATELY UPON DELIVERY IF NOT TO BE PLANTED WITHIN FOUR HOURS, COVERING WITH MOIST SOIL OR MULCH TO PROTECT FROM DRYING. STORE PLANTS IN SHADE AND PROTECT FROM WEATHER.
5. PROTECTION FROM EXTREMES IN EXPOSURE AND ROUGH HANDLING SHALL BE PROVIDED FOR ALL PLANT MATERIALS DURING TRANSPORT AND STORAGE.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER 48 HOURS PRIOR TO PLANTING SO THAT A MUTUALLY AGREEABLE TIME MAY BE ARRANGED FOR INSPECTION.
7. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS WITH STAKES CENTERED AT PROPOSED PLANTING LOCATIONS FOR APPROVAL BY OWNER.
8. DO NOT START PLANTING WORK UNTIL LAYOUT IS APPROVED BY THE OWNER.
9. TO ENSURE PROPER INFILTRATION THE LANDSCAPE CONTRACTOR MUST PROVE THE OPEN SUB-GRADE OF ALL PLANTING AREAS AFTER THEIR EXCAVATION IS COMPACTED LESS THAN 200 PSI. THE OWNER OR OWNER'S REPRESENTATIVE MUST BE ONSITE DURING COMPACTION TESTING.
10. ALL GRADED AREAS OF THE SITE THAT ARE DESIGNATED FOR SHRUBS, TREES AND PERENNIALS SHALL HAVE NO LESS THAN 12" OF IMPORTED TOPSOIL CONFORMING TO WisDOT SPEC 625. REFER TO CIVIL SHEETS FOR SOILS WITHIN BIORETENTION AREAS.

TURF RESTORATION NOTES

1. EDGE RESTRAINT BETWEEN PLANTING BEDS AND TURF SHALL BE SURE-LOC STEEL EDGING OR APPROVED EQUAL, 3/16" X 4" X16'.
2. THE ESTABLISHMENT PERIOD FOR SEED AND SOD SHALL BEGIN IMMEDIATELY AFTER INSTALLATION, WITH THE APPROVAL OF THE OWNER, AND CONTINUE UNTIL THE DATE THAT THE OWNER PERFORMS A FINAL INSPECTION.
3. SOD SHALL BE MINERAL SOD.
4. FERTILIZER SHALL HAVE A FORMULA (N-P-K) AS DETERMINED BY THE RESULTS OF A SOIL TEST. CONTRACTOR TO CONDUCT SOIL TEST AND PROVIDE RESULTS ALONG WITH RECOMMENDED FERTILIZER FORMULA TO OWNER FOR REVIEW AND APPROVAL PRIOR TO APPLICATION.
5. TOPSOIL SHALL BE IMPORTED, IT SHALL CONFORM TO WisDOT SPEC. 625.
6. 6" OF TOPSOIL SHALL BE PLACED IN ALL SOD AREAS. SEE LANDSCAPE NOTES FOR PLANTING AREAS. REFER TO CIVIL SHEETS FOR SOILS WITHIN BIORETENTION AREAS.
7. INSTALLATION OF SEED AND SOD SHALL OCCUR WITHIN ONE (1) WEEK OF COMPLETING THE GRADING.
8. PLACE ALL SOD STRIPS WITH LONG EDGES PARALLEL TO THE CONTOURS. STAGGER ALL JOINTS ALTERNATELY WITHOUT SPACE BETWEEN. SECURE THE SOD TO SLOPES WITH BIODEGRADABLE ANCHOR SYSTEMS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR WATER DURING THE PLANTING ESTABLISHMENT PERIOD.
10. MESIC SEED MIX SHALL BE WI 327 PRAIRIE RESTORATION OR EQUAL, AVAILABLE THROUGH TAYLOR CREEK RESTORATION NURSERIES (608-897-8641). SUBMIT PRODUCT CUT SHEET FOR OWNER REVIEW AND APPROVAL PRIOR TO INSTALLATION. INSTALL AT RATE AS RECOMMENDED PER MANUFACTURE. CONTRACTOR SHALL INSTALL COVER CROP AS RECOMMENDED PER MANUFACTURE.

IRRIGATION

THE IRRIGATION SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

1. COORDINATION WITH ALL OTHER TRADES.
2. DETAILED DESIGN OF AN IRRIGATION SYSTEM TO INCLUDE ALL TURF SOD AND PLANT BED AREAS.. DESIGN SHALL INCLUDE PIPE SIZING, HEAD SELECTION, LOCATIONS OF HEADS, ZONING, AND CONTROL SYSTEMS. DESIGN SHALL PROVIDE NO OVERSPRAY ONTO WALKS. IRRIGATION PLAN, DESIGN DETAILS AND PRODUCT SHEETS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING ANY MATERIALS.
3. LABOR AND MATERIALS NECESSARY TO INSTALL A NEW IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR FURNISHING AND INSTALLING THE IRRIGATION CONTROL SYSTEM ALONG WITH ANY CONNECTIONS MADE TO THE WATER SERVICE.
4. TESTING OF THE COMPLETE IRRIGATION SYSTEM.
5. STARTUP AND ADJUSTMENT OF THE SYSTEM.
6. PROVIDE OWNER'S EMPLOYEES WITH OPERATIONAL TRAINING ONSITE AND SUBMIT OPERATION AND MAINTENANCE MANUALS FOR ALL COMPONENTS.
7. AS-BUILT DRAWINGS SHOWING THE LOCATION AND FEATURES OF ALL IRRIGATION COMPONENTS.

CODES AND INSPECTION

1. THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH THE ESTABLISHED CODES ALLOCABLE THERETO.
2. THE CONTRACTOR SHALL TAKE OUT ALL REQUIRED PERMITS, ARRANGE FOR ALL NECESSARY INSPECTION, AND PAY ANY FEES AND EXPENSES IN CONJUNCTION WITH THE SAME AS PART OF THE WORK UNDER THIS CONTRACT.

QUALITY ASSURANCE

1. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH LATEST RULES AND REGULATIONS OF THE DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM PLUMBING CODE, NATIONAL ELECTRIC CODE, AMERICANS WITH DISABILITIES, AND OTHER APPLICABLE LAWS OR REGULATION.
2. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
3. FURNISH, WITHOUT EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR AS REQUIRED TO COMPLY WITH THESE RULES AND REGULATIONS, THOUGH THE WORK IS NOT MENTIONED IN THESE PARTICULAR CONSTRUCTION DOCUMENTS.

PROTECTION OF EXISTING CONDITIONS

1. BECOME ACQUAINTED WITH ALL SITE CONDITIONS. LOCATE EXISTING UTILITIES AND EQUIPMENT TO REMAIN. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE DRAWINGS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY ENGINEER. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE ARISING FROM OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON DRAWINGS.
2. TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE CONDITIONS. REPAIR ANY DAMAGED ITEM TO ITS ORIGINAL CONDITION OR FURNISH AND INSTALL EQUIVALENT REPLACEMENT AT NO ADDITIONAL COST TO OWNER.

COORDINATION

1. SCHEDULE AND COORDINATE WORK WITH OTHER TRADES TO FACILITATE WORK AND AVOID CONFLICTS IN CONSTRUCTION SEQUENCE AND EQUIPMENT INSTALLATION.
2. REVIEW ENTIRE PLAN SET AND COORDINATE WITH OTHER TRADES AS REQUIRED BY SEQUENCE OF CONSTRUCTION TO ENSURE PROVISION OF MAINLINE AND ELECTRICAL CONDUIT STUB-OUTS AT ALL REQUIRED LOCATIONS.

MESIC SEED MIX REQUIRED MAINTENANCE - 3 YEARS

ESTABLISHMENT (SPRING SEEDING):
1. PREPARE SITE - LATE APRIL - MAY.
2. SEED - MAY 1 - JUNE 1

MAINTENANCE:
1. MOW (6-8 INCHES) - EVERY 30 DAYS AFTER PLANTING UNTIL SEPTEMBER 30.
2. WEED CONTROL - MOWING SHOULD HELP CONTROL ANNUAL WEEDS. SPOT SPRAY THISTLES ETC.

ESTABLISHMENT (FALL SEEDING):
1. PREPARE SITE - LATE AUGUST - EARLY SEPTEMBER.
2. SEED - LATE SEPTEMBER TO FREEZE-UP.

MAINTENANCE (FOLLOWING SEASON):
1. MOW (6-8") - ONCE IN MAY, JUNE AND JULY.
2. WEED CONTROL - MOWING SHOULD KEEP ANNUAL WEEDS DOWN. SPOT SPRAY THISTLES ETC.

EVALUATION:
1. COVER CROP GROWING WITHIN 2 WEEKS OF PLANTING (EXCEPT DORMANT PLANTINGS).
2. SEEDLINGS SPACED 1-6 APART IN DRILL ROWS.
3. NATIVE GRASS SEEDLINGS MAY ONLY BE 4-6 INCHES TALL.
4. IF THERE IS A FLUSH OF GROWTH FROM FOXTAIL ETC., MOW AS NECESSARY.

YEAR 2 - MAINTENANCE:
1. MOW (6-8 INCHES) ONE TIME BETWEEN JUNE 1 - AUGUST 15 BEFORE WEEDS SET SEED.
2. WEED CONTROL - MOWING SHOULD KEEP ANNUAL WEEDS DOWN. SPOT SPRAY THISTLES ETC.
3. SOME SITES MAY NOT REQUIRE MUCH MAINTENANCE THE SECOND YEAR.

EVALUATION:
1. COVER CROP WILL BE GONE UNLESS WINTER WHEAT WAS USED IN A FALL PLANTING.
2. GRASSES FORMING CLUMPS 1-6 INCHES APART IN DRILL ROWS, BUT STILL SHORT.
3. SOME FLOWERS SHOULD BE BLOOMING (BLACK EYED SUSANS, BERGAMOT ETC.).
4. IF THERE IS A FLUSH OF GROWTH FROM FOXTAIL ETC., MOW SITE.

YEAR 3 - MAINTENANCE:
1. MOW ONLY IF NECESSARY.
2. WEED CONTROL - SPORT SPRAY THISTLES, ETC.
3. SITES USUALLY DO NOT REQUIRE MUCH MAINTENANCE THE THIRD YEAR.

EVALUATION:
1. PLANTING SHOULD BEGIN LOOKING LIKE A PRAIRIE - TALL GRASSES, FLOWERS ETC.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
EVERGREEN TREES						
	PA	6	PICEA ABIES	NORWAY SPRUCE	B&B	6` HT.
OVERSTORY TREES						
	AS	8	ACER X FREEMANII 'SIENNA'	SIENNA GLEN® MAPLE	B&B	2.5"
	GI	9	GLEDITSIA TRIACANTHOS INERMIS 'HARVE'	NORTHERN ACCLAIM® HONEY LOCUST	B&B	2.5"
	UP	6	ULMUS X 'NEW HORIZON'	NEW HORIZON ELM	B&B	2.5"

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
SHRUBS					
	CR	30	CORNUS ALBA 'REGNZAM'	RED GNOME™ TATARIAN DOGWOOD	3 GAL
	DL	15	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	3 GAL
	RG	30	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL
	SS3	19	SORBARIA SORBIFOLIA 'SEM'	SEM FALSE SPIRAEA	3 GAL
	TT	20	TAXUS X MEDIA 'TAUNTONII'	TAUNTON'S YEW	3 GAL
PERENNIALS					
	HO	12	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL
	NW	4	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT JULIE ONE CALL AT 811 OR 1-800-242-8511 AT LEAST 2 BUSINESS DAYS IN ADVANCE (EXCLUDING THE DAY OF THE REQUEST, HOLIDAYS AND WEEKENDS) FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

DIGGERS HOTLINE CALL

DIAL 811
TOLL FREE: 800-242-8511

DIGGERS HOTLINE

Stantec

12308 N CORPORATE PARKWAY SUITE 600
MEQUON, WI 53092
WWW.STANTEC.COM

CLIENT:

GORMAN ARCHITECTURAL

PROJECT TITLE:

MARITIME LOFTS

1512 WASHINGTON STREET,
MANITOWOC WI, 54220

ISSUE NO.:	DESCRIPTION:	DATE:
1	SITE PERMIT PLANS	12/16/2025

CERTIFICATION:

WISCONSIN
JUSTIN D. RECHTZIGEL
1033-14
MINNEAPOLIS
MN
LANDSCAPE ARCHITECT

PROJECT NO.:		
DWN BY: MSF	CHK'D BY: JDR	APP'D BY: JDR
ISSUE DATE:		12/16/2025
ISSUE NO.:		0

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NO.:

L-801

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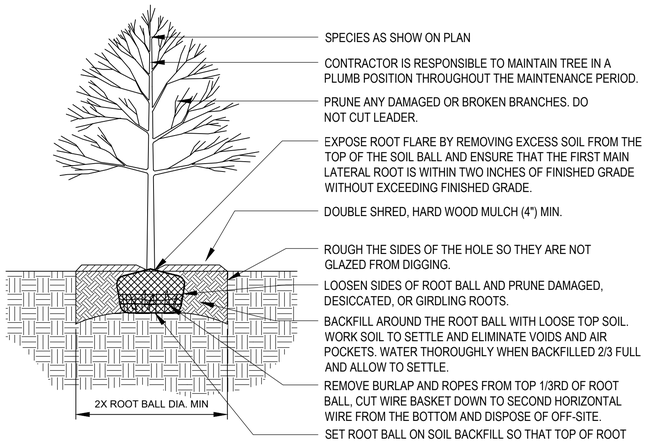
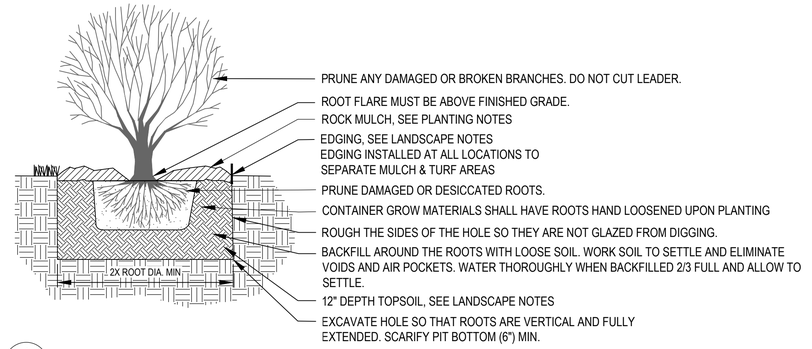
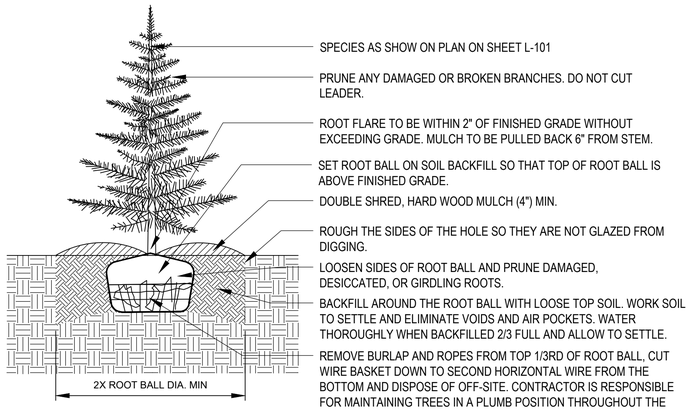


1 L-802 DECIDUOUS TREE PLANTING
NOT TO SCALE

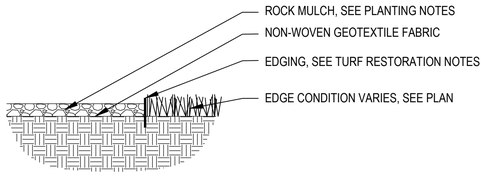


4 L-802 SHRUB PLANTING
NOT TO SCALE



2 L-802 CONIFEROUS TREE PLANTING
NOT TO SCALE

5 L-802 PERENNIAL PLANTING
NOT TO SCALE



3 L-802 ROCK MULCH WITH EDGER
NOT TO SCALE

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MSF	JDR	JDR

ISSUE DATE: 12/16/2025
ISSUE NO.: 0
SHEET TITLE: LANDSCAPE DETAILS
SHEET NO.: L-802

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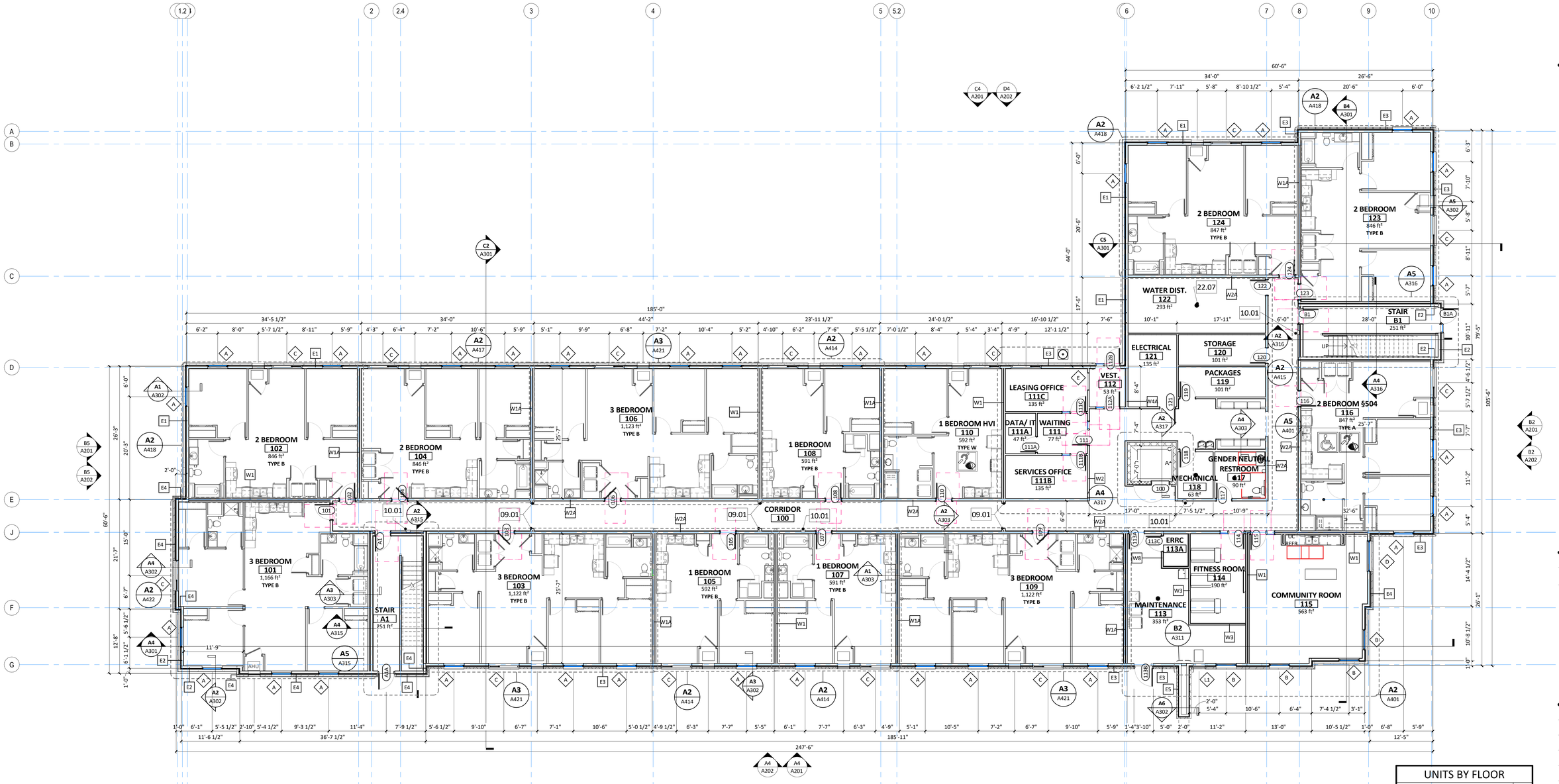
KEYNOTES - PLAN

MARK	DESCRIPTION
09.01	CORRIDOR BUMP OUT, SEE DETAIL E2/A311
10.01	SEMI-RECESSED FIRE EXTINGUISHER CABINET, SEE DETAIL E3/A311 WHEN INSTALLED IN FIRE RATED WALL
22.07	FLOOR DRAIN, SEE PLUMBING

OVERALL FLOOR PLAN NOTES

1. DIMENSIONAL WOOD FRAMING - ALL EXTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD
2. DIMENSIONAL WOOD FRAMING - OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS - VERIFY RO'S PRIOR TO FRAMING
3. DIMENSIONAL WOOD FRAMING DEMISING (PARTY) WALLS ON THIS PLAN ARE DIMENSIONED TO CENTERLINE OF WALL U.N.O.
4. SEE STRUCTURAL SHEETS FOR DIMENSIONS OF FOUNDATION WALLS, STRUCTURAL ELEMENTS & ADDITIONAL INFORMATION
5. SEE ENLARGED SCALE PLANS FOR 1/4" SCALE PLANS FOR UNITS & COMMON AREAS
6. ALL INTERIOR DOOR NUMBERS ARE LOCATED ON UNIT PLANS
7. SEE EXTERIOR BUILDING ELEVATIONS FOR EXTERIOR WALL TYPES & FINISHES
8. DOOR LOCATIONS ARE DOOR WIDTH PLUS 8 INCHES (4 INCHES EACH SIDE) TO ACCOUNT FOR TRIM U.N.O.
9. SEE SHEET A601 FOR COMMON AREA DOOR SCHEDULES
10. SEE SHEET A900 ROOM FINISH SCHEDULES
11. PROVIDE IDENTIFICATION STENCILING IN CONCEALED SPACES AT FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS PER IBC 703.7
12. PROVIDE APPROVED MEANS OF ACCESS FOR INSPECTION TO SMOKE AND FIRE DAMPERS, AND LABEL ACCESS PER IBC 717.4



A4 1ST/GROUND FLOOR OVERALL

SCALE: 1/8" = 1'-0"

UNITS BY FLOOR	
TYPE	QTY
1ST/GROUND FLOOR	
1 BEDROOM	3
1 BEDROOM HVI	1
2 BEDROOM	4
2 BEDROOM §504	1
3 BEDROOM	4
	13

GORMAN ARCHITECTURAL, LLC

CORPORATE OFFICE
200 N. MAIN STREET
OREGON, WI 53575

MARITIME LOFTS

1512 WASHINGTON STREET
MANITOWOC, WI 54220

Issue Dates:

DATE	DESCRIPTION
2025.12.16	PERMIT SUBMITTAL SET

Project No.	2000-0159
Plot Date:	12/16/2025 10:17:35 AM
Drawn by:	KCS
Checked by:	
Approved by:	

PERMIT SUBMITTAL SET

Sheet Title
1st/GROUND FLOOR PLAN - OVERALL

Sheet No.
A111

KEYNOTES - PLAN	
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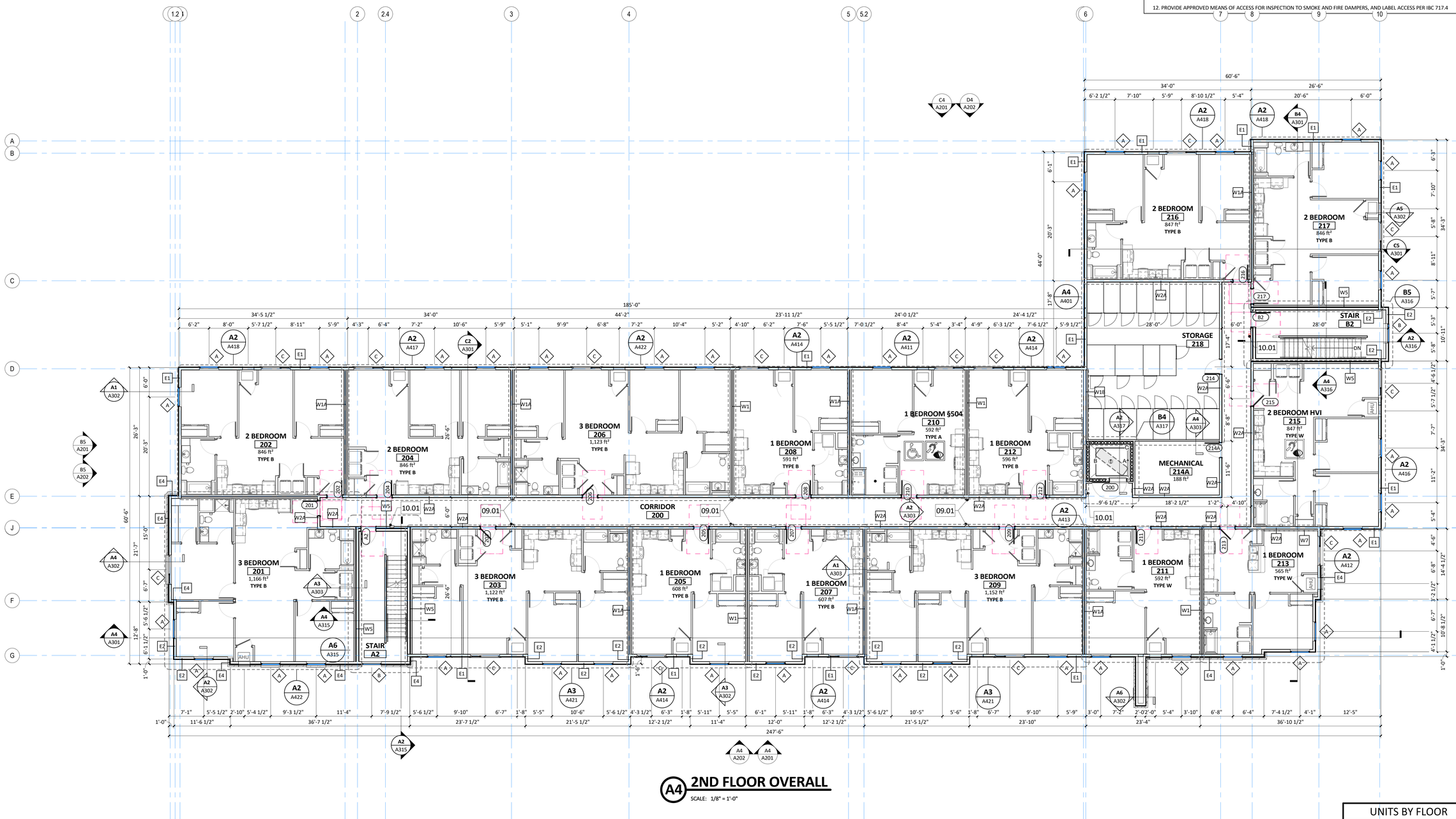
9. SEE SHEET A601 FOR COMMON AREA DOOR SCHEDULES
10. SEE SHEET A900 ROOM FINISH SCHEDULES
11. PROVIDE IDENTIFICATION STENCILING IN CONCEALED SPACES AT FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS PER IBC 703.7
12. PROVIDE APPROVED MEANS OF ACCESS FOR INSPECTION TO SMOKE AND FIRE DAMPERS, AND LABEL ACCESS PER IBC 717.4



A4 2ND FLOOR OVERALL

SCALE: 1/8" = 1'-0"

UNITS BY FLOOR	
TYPE	QTY
2ND FLOOR	
1 BEDROOM	6
1 BEDROOM §504	1
2 BEDROOM	4
2 BEDROOM HVI	1
3 BEDROOM	4
	16

GORMAN ARCHITECTURAL, LLC

CORPORATE OFFICE
200 N. MAIN STREET
OREGON, WI 53575

MARITIME LOFTS

1512 WASHINGTON STREET
MANITOWOC, WI 54220

Issue Dates:

DATE	DESCRIPTION
2025.12.16	PERMIT SUBMITTAL SET

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Drawn by:	KCS
Checked by:	
Approved by:	

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Sheet Title
2nd FLOOR PLAN - OVERALL

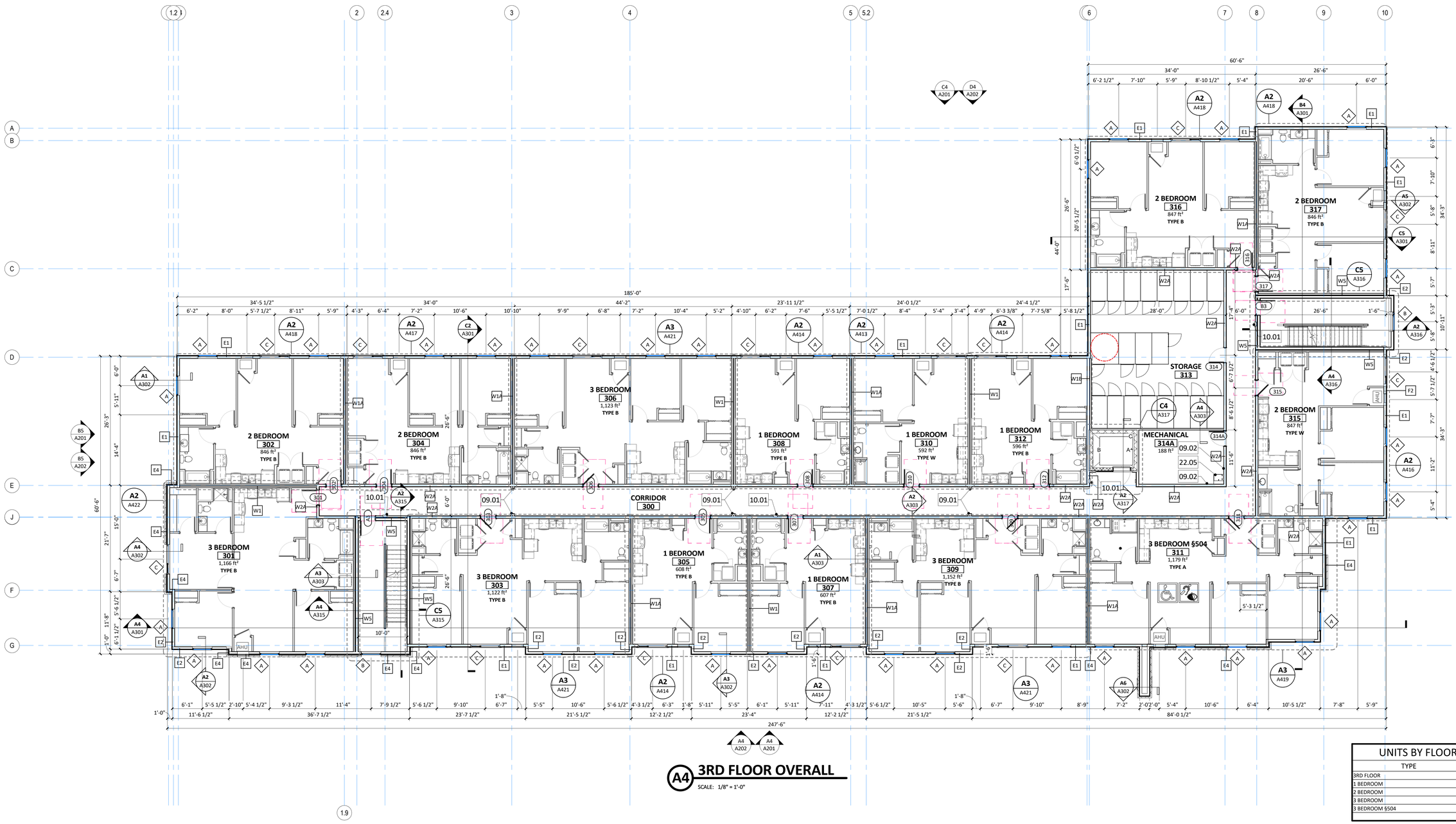
Sheet No.
A121

KEYNOTES - PLAN

MARK	DESCRIPTION
09.01	CORRIDOR BUMP OUT, SEE DETAIL E2/A311
09.02	FRP PANELS, CONTINUE FROM FLOOR FINISH TO 4' AFF.
10.01	SEMI-RECESSED FIRE EXTINGUISHER CABINET, SEE DETAIL E3/A311 WHEN INSTALLED IN FIRE RATED WALL
22.05	UTILITY SINK

OVERALL FLOOR PLAN NOTES

1. DIMENSIONAL WOOD FRAMING - ALL EXTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD
2. DIMENSIONAL WOOD FRAMING - OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS - VERIFY RO'S PRIOR TO FRAMING
3. DIMENSIONAL WOOD FRAMING DEMISING (PARTY) WALLS ON THIS PLAN ARE DIMENSIONED TO CENTERLINE OF WALL U.N.O.
4. SEE STRUCTURAL SHEETS FOR DIMENSIONS OF FOUNDATION WALLS, STRUCTURAL ELEMENTS & ADDITIONAL INFORMATION
5. SEE ENLARGED SCALE PLANS FOR 1/4" SCALE PLANS FOR UNITS & COMMON AREAS
6. ALL INTERIOR DOOR NUMBERS ARE LOCATED ON UNIT PLANS
7. SEE EXTERIOR BUILDING ELEVATIONS FOR EXTERIOR WALL TYPES & FINISHES
8. DOOR LOCATIONS ARE DOOR WIDTH PLUS 8 INCHES (4 INCHES EACH SIDE) TO ACCOUNT FOR TRIM U.N.O.
9. SEE SHEET A601 FOR COMMON AREA DOOR SCHEDULES
10. SEE SHEET A900 ROOM FINISH SCHEDULES
11. PROVIDE IDENTIFICATION STENCILING IN CONCEALED SPACES AT FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS PER IBC 703.7
12. PROVIDE APPROVED MEANS OF ACCESS FOR INSPECTION TO SMOKE AND FIRE DAMPERS, AND LABEL ACCESS PER IBC 717.4



A4 3RD FLOOR OVERALL

SCALE: 1/8" = 1'-0"

UNITS BY FLOOR

TYPE	QTY
3RD FLOOR	
1 BEDROOM	5
2 BEDROOM	5
3 BEDROOM	4
3 BEDROOM §504	1
	15

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Sheet Title
3rd FLOOR PLAN - OVERALL

Sheet No.
A131

KEYNOTES - PLAN

MARK	DESCRIPTION
09.01	CORRIDOR BUMP OUT, SEE DETAIL E2/A311
10.01	SEMI-RECESSED FIRE EXTINGUISHER CABINET, SEE DETAIL E3/A311 WHEN INSTALLED IN FIRE RATED WALL

OVERALL FLOOR PLAN NOTES

1. DIMENSIONAL WOOD FRAMING - ALL EXTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD
2. DIMENSIONAL WOOD FRAMING - OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS - VERIFY RO'S PRIOR TO FRAMING
3. DIMENSIONAL WOOD FRAMING DEMISING (PARTY) WALLS ON THIS PLAN ARE DIMENSIONED TO CENTERLINE OF WALL U.N.O.
4. SEE STRUCTURAL SHEETS FOR DIMENSIONS OF FOUNDATION WALLS, STRUCTURAL ELEMENTS & ADDITIONAL INFORMATION
5. SEE ENLARGED SCALE PLANS FOR 1/4" SCALE PLANS FOR UNITS & COMMON AREAS
6. ALL INTERIOR DOOR NUMBERS ARE LOCATED ON UNIT PLANS
7. SEE EXTERIOR BUILDING ELEVATIONS FOR EXTERIOR WALL TYPES & FINISHES
8. DOOR LOCATIONS ARE DOOR WIDTH PLUS 8 INCHES (4 INCHES EACH SIDE) TO ACCOUNT FOR TRIM U.N.O.
9. SEE SHEET A601 FOR COMMON AREA DOOR SCHEDULES
10. SEE SHEET A900 ROOM FINISH SCHEDULES
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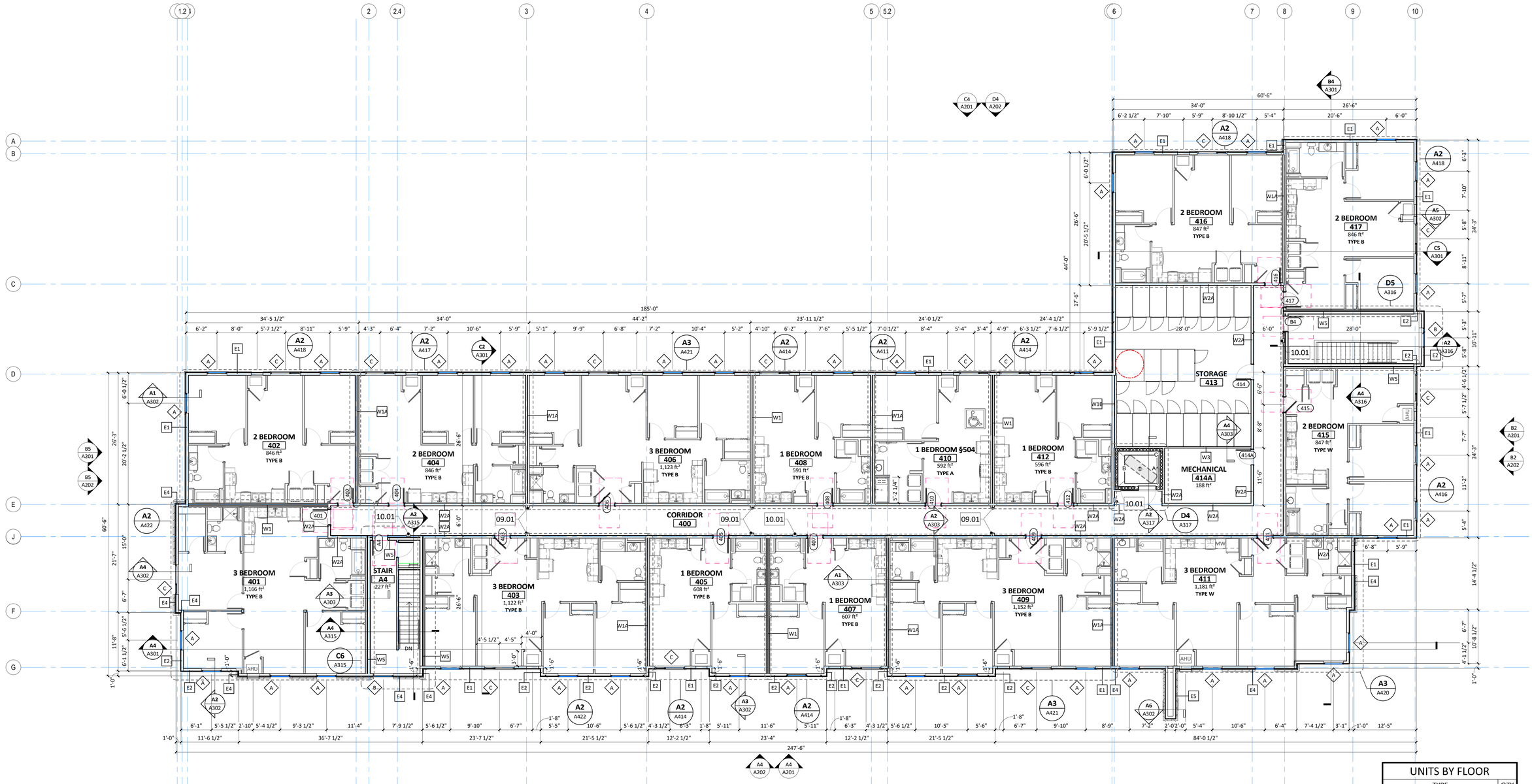

A4 4TH FLOOR OVERALL

SCALE: 1/8" = 1'-0"

UNITS BY FLOOR	
TYPE	QTY
4TH FLOOR	
1 BEDROOM	4
1 BEDROOM §504	1
2 BEDROOM	5
3 BEDROOM	5
	15

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PERMIT SUBMITTAL SET

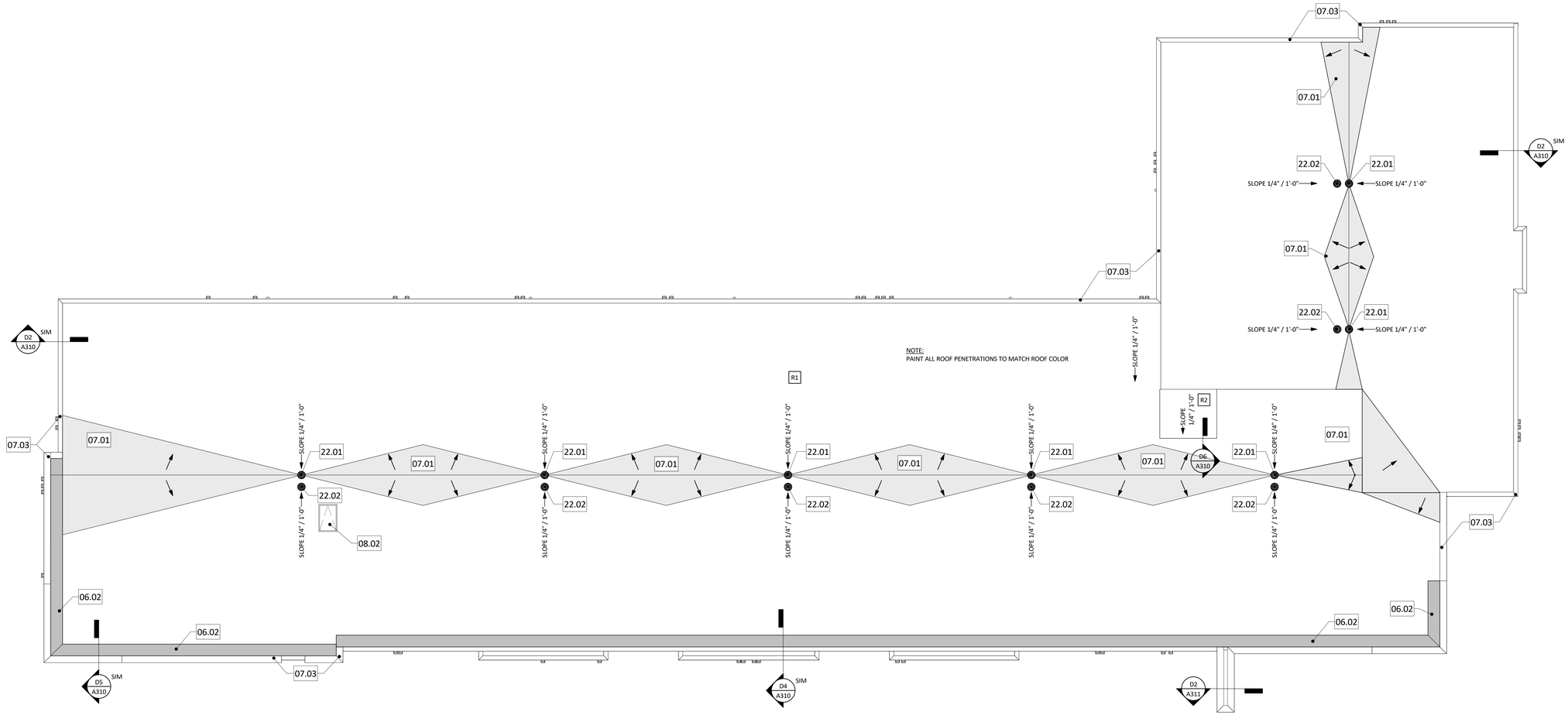
Sheet Title

4th FLOOR PLAN - OVERALL

Sheet No.

A141

KEYNOTES - PLAN	
MARK	DESCRIPTION
06.02	FRAMED KICKER AT INTERIOR OF PARAPET, SEE STRUCTURAL
07.01	MANUFACTURED RIGID INSUL CRICKETS BELOW MEMBRANE ROOFING, SLOPE 1/2" / 1'-0"
07.03	ALUMINUM COPING, TRIM PROFILE "TBD," COLOR "TBD"
08.02	ROOF ACCESS HATCH; AREA OF HATCH TO BE NOT LESS THAN 16 SF IN AREA
22.01	ROOF DRAIN; SEE PLUMBING
22.02	OVERFLOW ROOF DRAIN; SEE PLUMBING



A4 ROOF TRUSS BRG OVERALL

SCALE: 1/8" = 1'-0"

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Sheet Title
ROOF PLAN - OVERALL

Sheet No.
A151

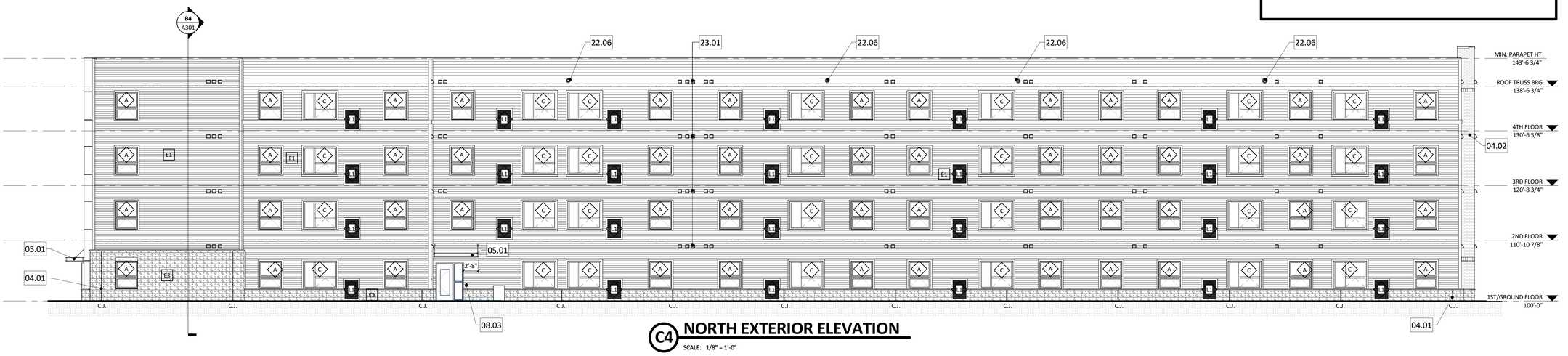
KEYNOTES - PLAN	
MARK	DESCRIPTION
04.01	MASONRY CONTROL JOINT
04.02	MASONRY SHELF ANGLE AND CONTROL JOINT
05.01	METAL AWNING, REFERENCE RELEVANT RCPS AND DETAILS FOR AWNINGS
08.03	AUTOMATIC DOOR OPERATOR SWITCH
08.04	KNOX BOX
10.05	BUILDING ADDRESS, 12" ALUMINUM NUMBERS
10.06	BUILDING NAME, 24" ALUMINUM NUMBERS
22.06	OVERFLOW DRAIN SCUPPER
23.01	EXHAUST VENT, SEE MECHANICAL, TYP.

EXTERIOR ELEVATION NOTES

E — INDICATES EXTERIOR WALL TYPE. E# INDICATES THE WALL TYPE, X REFERS TO THE FINISH. SEE WALL TYPE DETAILS.

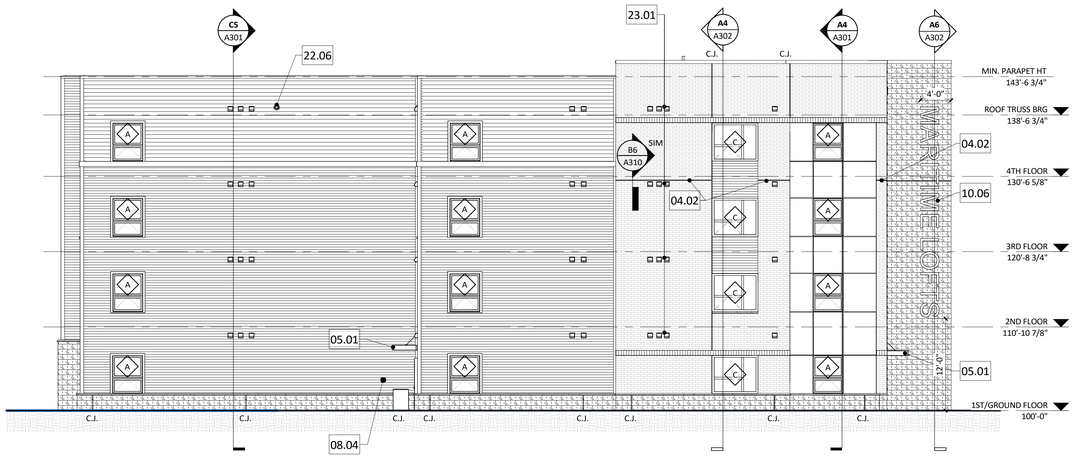
A — INDICATES WINDOW TYPE, SEE WINDOW ELEVATIONS AND DETAILS

NOTE:
ALL BUILDING FINISHES INDICATED WRAP AROUND THE HIDDEN CORNER UNLESS NOTED OTHERWISE.



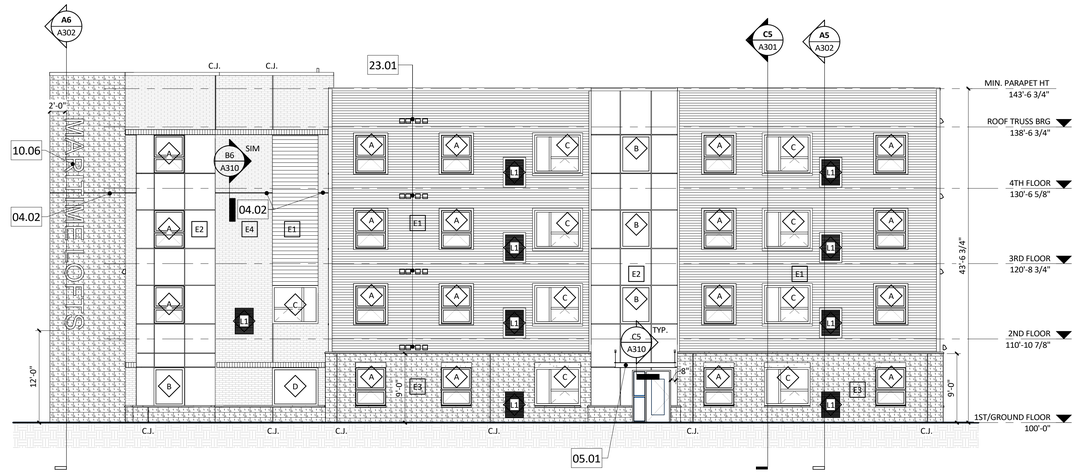
C4 NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



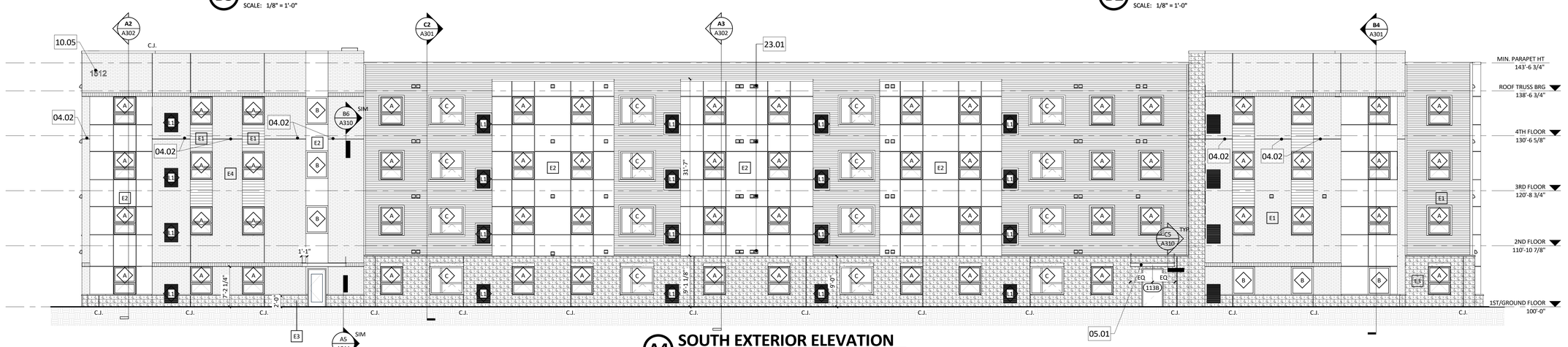
B5 WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



B2 EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



A4 SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

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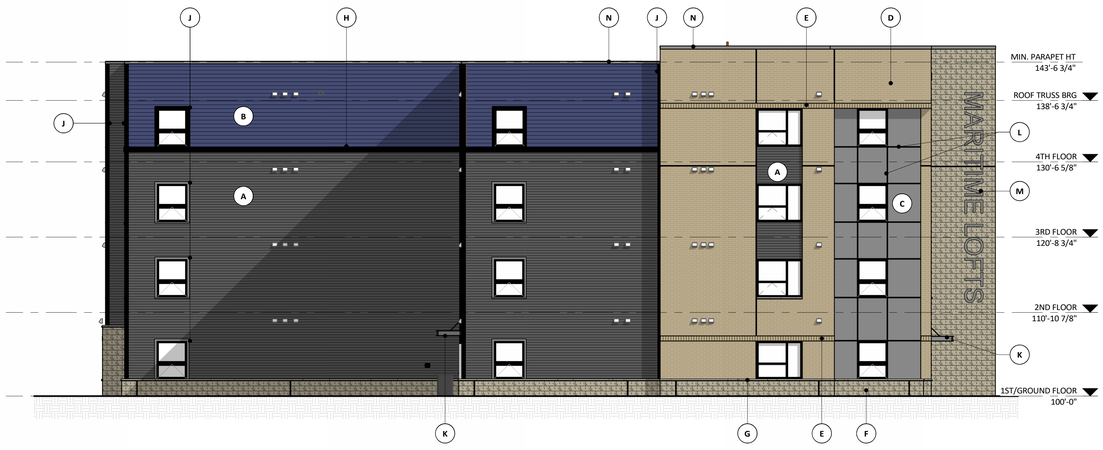
Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
A201

EXTERIOR FINISH MATERIALS	
MARK	**DESCRIPTION**
A	LP 'SMART ' HORIZONTAL LAP SIDING - 6" REVEAL - COLOR 'CAVERN STEEL'
B	LP 'SMART ' HORIZONTAL LAP SIDING - 4" REVEAL - COLOR 'RAPIDS BLUE'
C	FIBER CEMENT PANEL SIDING - COLOR MATCH JAMES HARDIE 'AGED PEWTER'
D	KING BRICK MASONRY VENEER
E	BRICK SOLDIER COURSE
F	SPLIT FACE BLOCK VENEER - BASIS OF DESIGN COUNTY MATERIALS SPLITFACE CMU - MUSHROOM (01-0228A)
G	PRECAST SILL
H	LP 'SMART' TRIM - 9.25" - COLOR MATCH LP SMARTSIDE "ABYSS BLACK"
J	LP 'SMART' TRIM - 3.5" - COLOR MATCH LP SMARTSIDE "ABYSS BLACK"
K	METAL AWNING
L	ALUMINUM PANEL JOINT; PROFILE AND COLOR TO BE DETERMINED
M	PERMANENT BUILDING SIGNAGE
N	ALUMINUM COPING; PROFILE AND COLOR TO BE DETERMINED
P	PRECAST HEAD

D4 **NORTH EXTERIOR COLOR ELEVATION**
SCALE: 1/8" = 1'-0"



B5 **WEST EXTERIOR COLOR ELEVATION**
SCALE: 1/8" = 1'-0"

B2 **EAST EXTERIOR COLOR ELEVATION**
SCALE: 1/8" = 1'-0"

A4 **SOUTH EXTERIOR COLOR ELEVATION**
SCALE: 1/8" = 1'-0"

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Issue Dates:

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Drawn by:	KCS
Checked by:	
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PERMIT SUBMITTAL SET

Sheet Title
EXTERIOR ELEVATIONS COLOR

Sheet No.
A202

NOTES:

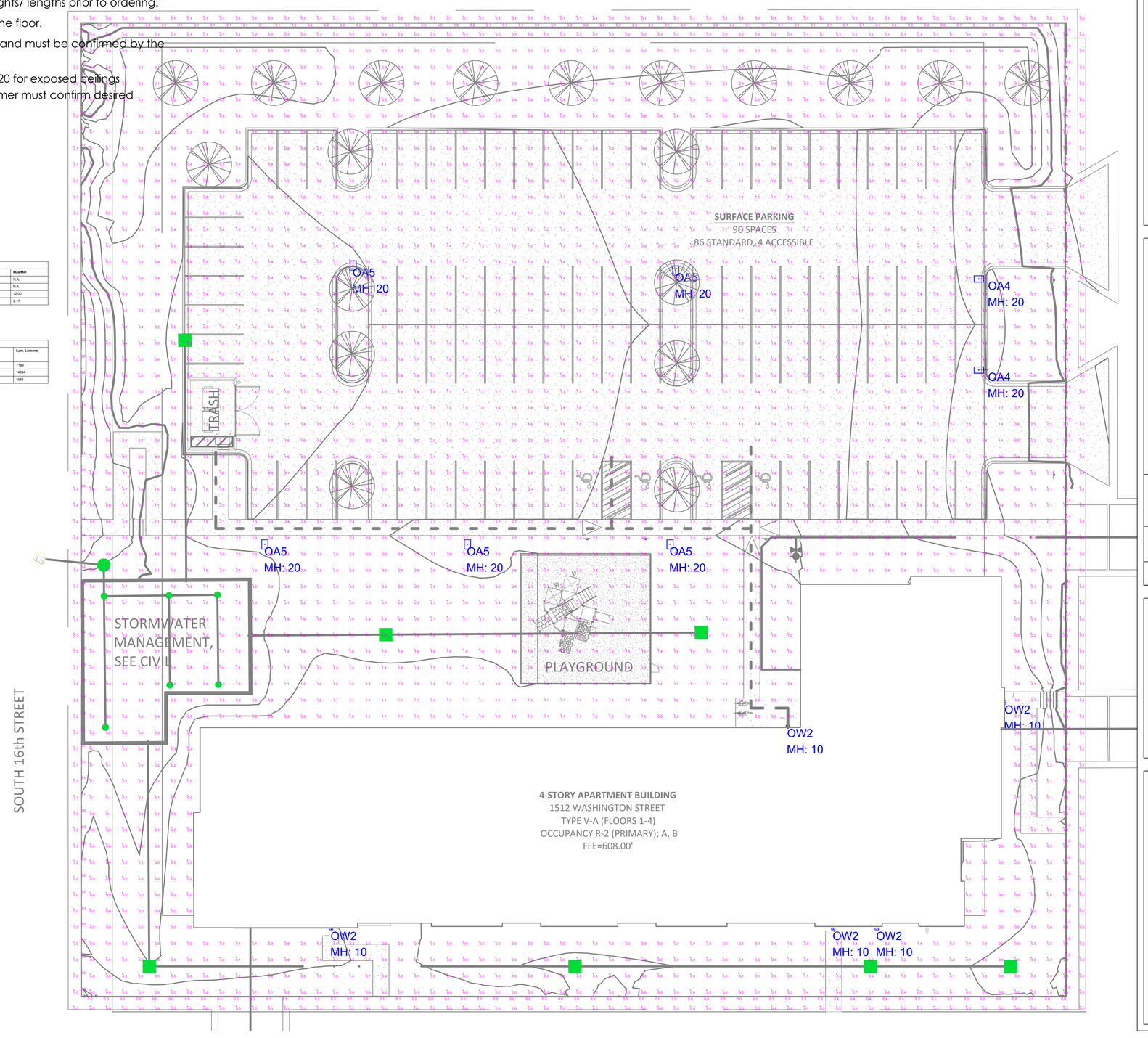
- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.12	0.4	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.07	10.1	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	1.65	4.8	0.4	4.13	12.00
PLAYGROUND	Illuminance	Fc	1.84	2.6	1.2	1.53	2.17

Luminaire Schedule

Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
2	OA4	Single	0.950	LITHONIA	RSX1 LED P1 XXK R4 20FT POLE	51.34	102.68	7189
5	OA5	Single	0.950		RSX1 LED P3 40K R5	109.44	547.2	14394
5	OW2	Single	0.950	LITHONIA	WDGE1 LED P2 XXK BCR/ VW	15.0178	75.089	1983



ENTERPRISE Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : BB

DATE : DEC 1, 2025

SCALE : 1/16" = 1'-0"

MARITIME FLATS

SITE LIGHTING LAYOUT