

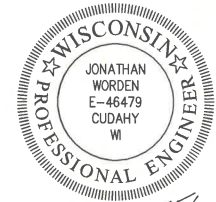
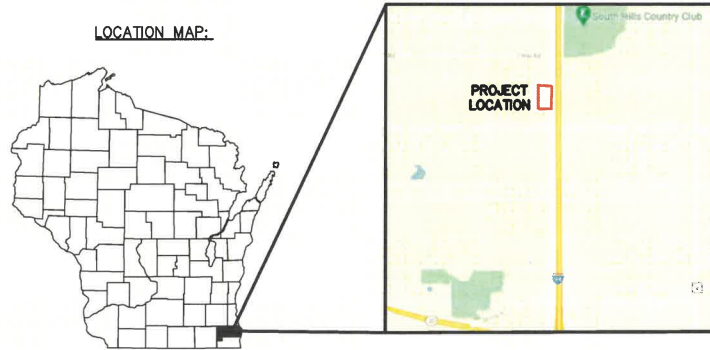
M&M EXPRESS

BUILDING, PARKING LOT & UTILITY

CONSTRUCTION

VILLAGE OF YORKVILLE, WISCONSIN

LOCATION MAP:



Jonathan Worden
8/2/21

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street, West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com

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CONTROL POINT LIST:				
CP#	STATION/DESCRIPTION	NORTHING	EASTING	ELEVATION
21	PK NAIL FOUND IN EXISTING ENTRANCE	280946.663	2549429.968	737.074
22	PK NAIL FOUND IN SYLVANIA AVE. ENTRANCE IN LIN WITH SOUTH LOT LINE	280387.191	2549449.82	733.998
1000	NE PROPERTY IRON 1" IRON PIPE	280989.141	2549387.28	739.605

PROJECT CONTACTS:	
OWNER: 2626 SYLVANIA AVE. ATTN: DRAGAN RADETA 7228 S. 27TH STREET OAK CREEK, WI 53154	VILLAGE OF YORKVILLE: ATTN: MICHAEL MCKINNEY (262) 878-2123 925 15TH AVENUE UNION GROVE, WI 53182
CIVIL: QUAM ENGINEERING, LLC ATTN: JONATHAN WORDEN PE (262) 346-7800 122 WISCONSIN STREET WEST BEND, WI 53095	VILLAGE ENGINEER: ATTN: MARK MADSEN PE PLS (262) 634-5588 1456 HORIZON BLVD, SUITE 200 RACINE, WI 53406
WE ENERGIES: (800) 242-8137 7815 NORTHWESTERN AVE RACINE, WI 53406	NOTES: THE CONTRACTOR SHALL REFER TO THE MUNICIPAL STANDARD SPECIFICATIONS, WATER SPECIFICATIONS, WSDOT, AND STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.



Dial 811 or (800)242-8511
www.DiggersHotline.com

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RACINE COUNTY

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODES, SPS 380.300-380.303, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND SELECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND SELECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDemnIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-243-5511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR Haul OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR IMPORT OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEANED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERSEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DESTRUCTIVE MATERIALS AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF: PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERGUT; AND COMPACTING THE SCARFED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DESTRUCTIVE, ORGANIC OR FROZEN WATER AND SHALL HAVE A MAXIMUM LOOSE LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-2484) OF 30 AND 10 RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") HIGH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") HIGH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE HIGH-FRIST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN OR GP, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARFED SUBGRADE AND GRANDES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-998) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COMPACTED SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTIONED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION MATERIAL THAT IS 100 TON TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY, BEING UNIFORM OR PLUVEJING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTIONED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTIONED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-998) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DESTRUCTIVE MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEViate WATER PONDING. ANY DRAINAGE SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAY OR OTHER DETRAINING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF BAD OR DIRT SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAIRS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. RESEARCHED SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS. WHEN VEGETATION IS ESTABLISHED, ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE CHANNELS SHALL BE STABILIZED WITH CURLED EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR DEMOLITION:

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL REMOVE EXISTING SIGNS, AND PLANTS TREES IN THE DISTURBED AREAS.
3. ALL ITEMS TO BE DEMOLISHED MAY NOT BE SHOWN ON THE DEMOLITION PLAN.
4. EXISTING GRAVEL MAY BE STOCKPILED FOR FUTURE USE DURING GRADING.

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CORDED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTERNALLY FORMED SMOOTH WATERWAY SUCH AS ADS 14-12 FOR PIPE 10" OR LESS IN DIAMETER. PVC, ASTM D-3034, SDR-35, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HOPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE: PRE CAST REINFORCED CONCRETE, ASTM C-476. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAWS SHALL BE ADJUSTED/PLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 3/4" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (5) THREE JOINTS SHALL BE RESTRAINED WITH RIGID. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE 5.
5. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MADE WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
6. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HOPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 50 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RESING STEM RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C600 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
7. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTION GRANULAR BACKFILL IS REQUIRED UNDER A WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
8. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVEED TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.07(5)(30) OF STATE STATUTES.
9. MANHOLE TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
10. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
11. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND THE STATE AND LOCAL ORDINANCES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
12. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF YORKVILLE AND WISCONSIN DOPS STANDARDS.
13. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
14. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 4" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
15. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
16. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
17. ALL WORK WITHIN THE WISDOT RIGHT-OF-WAY REQUIRES A PERMIT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 302.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER Limestone TRAFFIC BONE AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RAIN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWED IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460.11 28-28 S IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 452.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.025 GAL/SY.
6. CONCRETE FOR CURBS, DRIVEWAYS, WALKS, AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS. GRADE A, ASTM C-84, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOK TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:
PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STOPPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STOPPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS: WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEED WITH OLEO TONKOW MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL FERTILIZER SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 6% POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TOP SOIL TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DOW CONSERVATION PRACTICE STANDARD 1059. FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDING PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDD AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

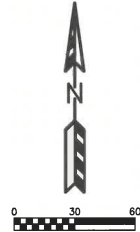
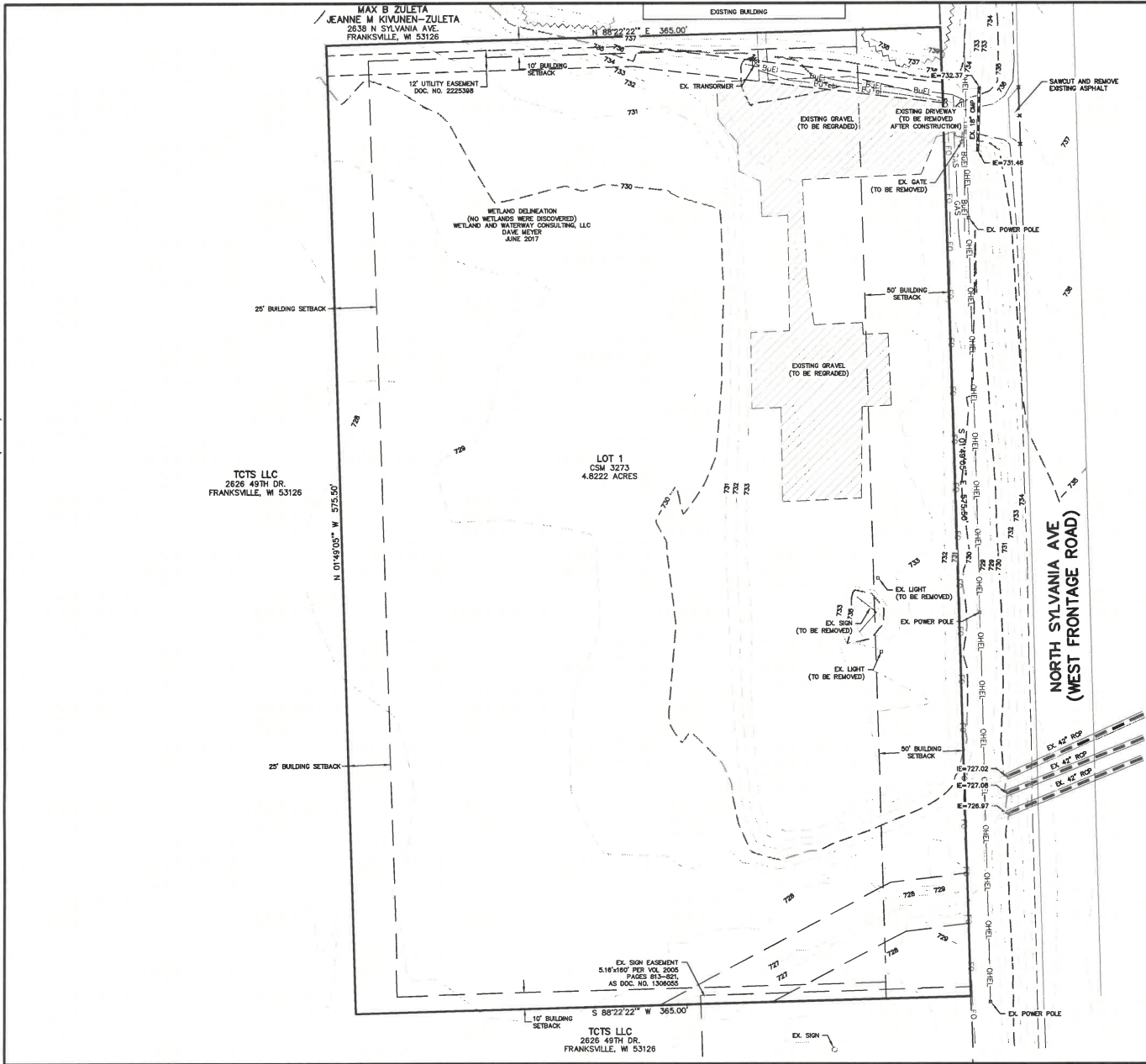
M&M EXPRESS-VILLAGE OF YORKVILLE
CONSTRUCTION NOTES
DATED: AUGUST 2, 2021

C-101

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



122 Wisconsin Street, West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com



LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map No. 3273 recorded in the office of the Register of Deeds for Racine County Wisconsin on January 3, 2018, in Volume 10, page 800, as Document No. 2463625, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 3 North, Range 21 East of the Fourth Principal Meridian, in the Village of Yorkville, County of Racine, State of Wisconsin.

MUNICIPAL ZONING:

Site is zoned: B-3 (Business district)
Street yard setback: 50 feet from road r.o.w. per CSM 3273
Side setback: 10 feet
Rear setback: 25 feet
Maximum building height: 35 feet

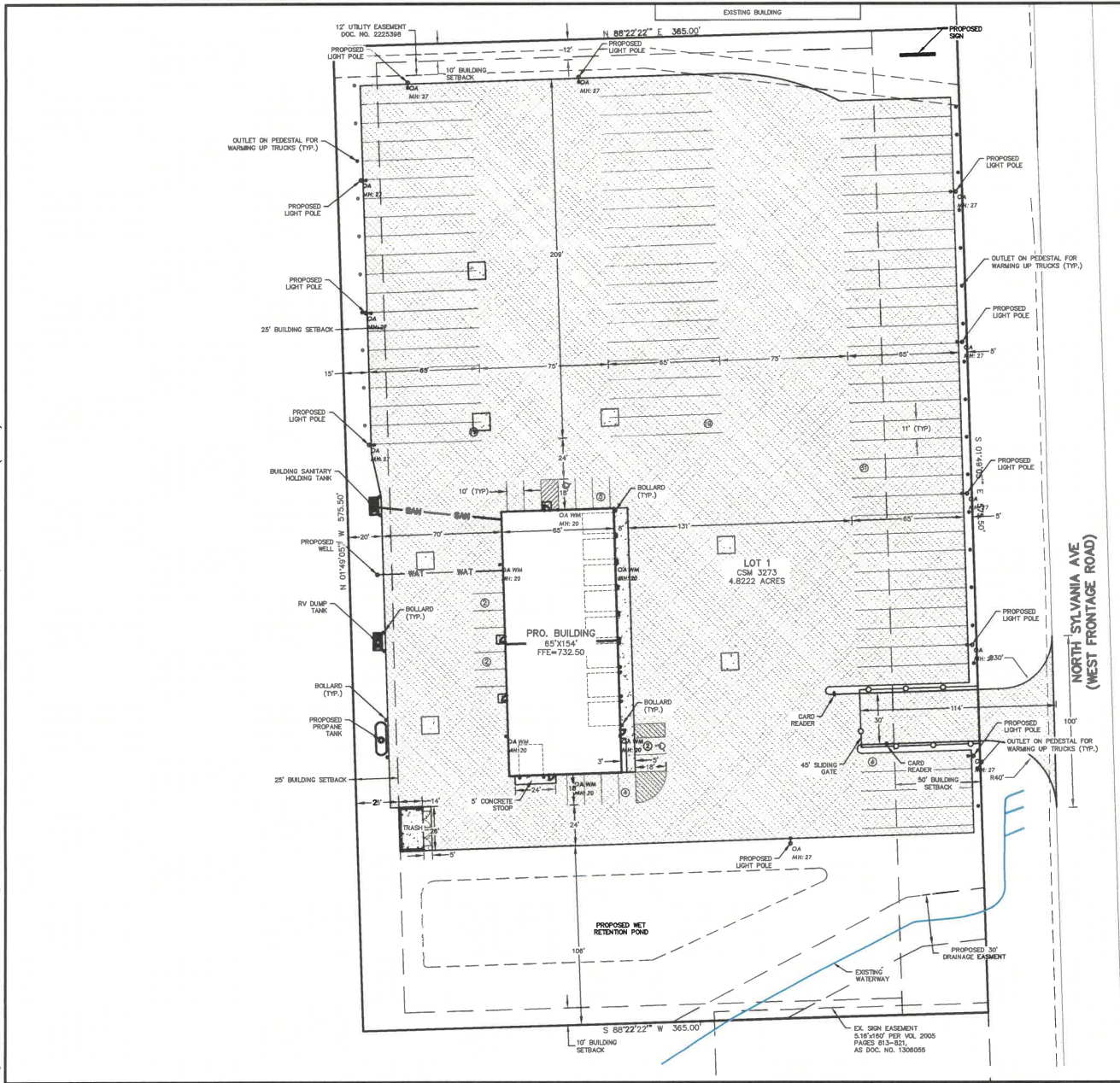
LEGEND:

- 800 --- EXISTING MINOR CONTOUR.
- 805 --- EXISTING MAJOR CONTOUR.
- OHEL --- OVERHEAD ELECTRIC LINE.
- BuE --- BURIED ELECTRIC LINE.
- BuTe --- BURIED TELEPHONE LINE.
- FO --- FIBER OPTIC LINE.
- GAS --- GAS LINE.
- S-S --- STORM SEWER LINE.
- P --- POWER POLE.
- T --- TELEPHONE PEDESTAL.
- TRAN --- TRANSFORMER.
- EXISTING GRAVEL.

M&M EXPRESS-VILLAGE OF YORKVILLE
EXISTING CONDITIONS PLAN
DATED: AUGUST 2, 2021

C-102

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1-94

SITE INFORMATION BLOCK

Site Address: LOT 1 - CSM 3273 - NORTH SYLVANIA

Site acreage (total): 4.822 ACRES

Existing Impervious Area: 0.34 ACRES

Area of Disturbance: 4.6 ACRES

Current Zoning: B-3

Setbacks Building/Pavement

Front	25'
Side	10'
Rear	25'

Number of Parking stalls required: 15

Number of Parking stalls required:

	STALLS
Warehouses	13
Accessible	2
Total car parking	15
Tractor trailer	73

Surface Coverage Total:

Impervious	150,931 SQ FT (3.46 Acres)
Pervious	98,125 SQ FT (2.24 Acres)
Total	249,056 SQ FT (5.70 Acres)
Impervious Percentage	71.9%

SITE PLAN NOTES:

1. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

PAVING LEGEND

	ASPHALT
	6" CRUSHED AGGREGATE BASE COURSE
	3" ASPHALTIC BINDER 3 LT 58-28 S
	2" ASPHALTIC SURFACE 4 LT 58-28 S
	CONCRETE
	6" CRUSHED AGGREGATE BASE COURSE
	7" CONCRETE

M&M EXPRESS-VILLAGE OF YORKVILLE

PROPOSED SITE PLAN

DATED: AUGUST 2, 2021

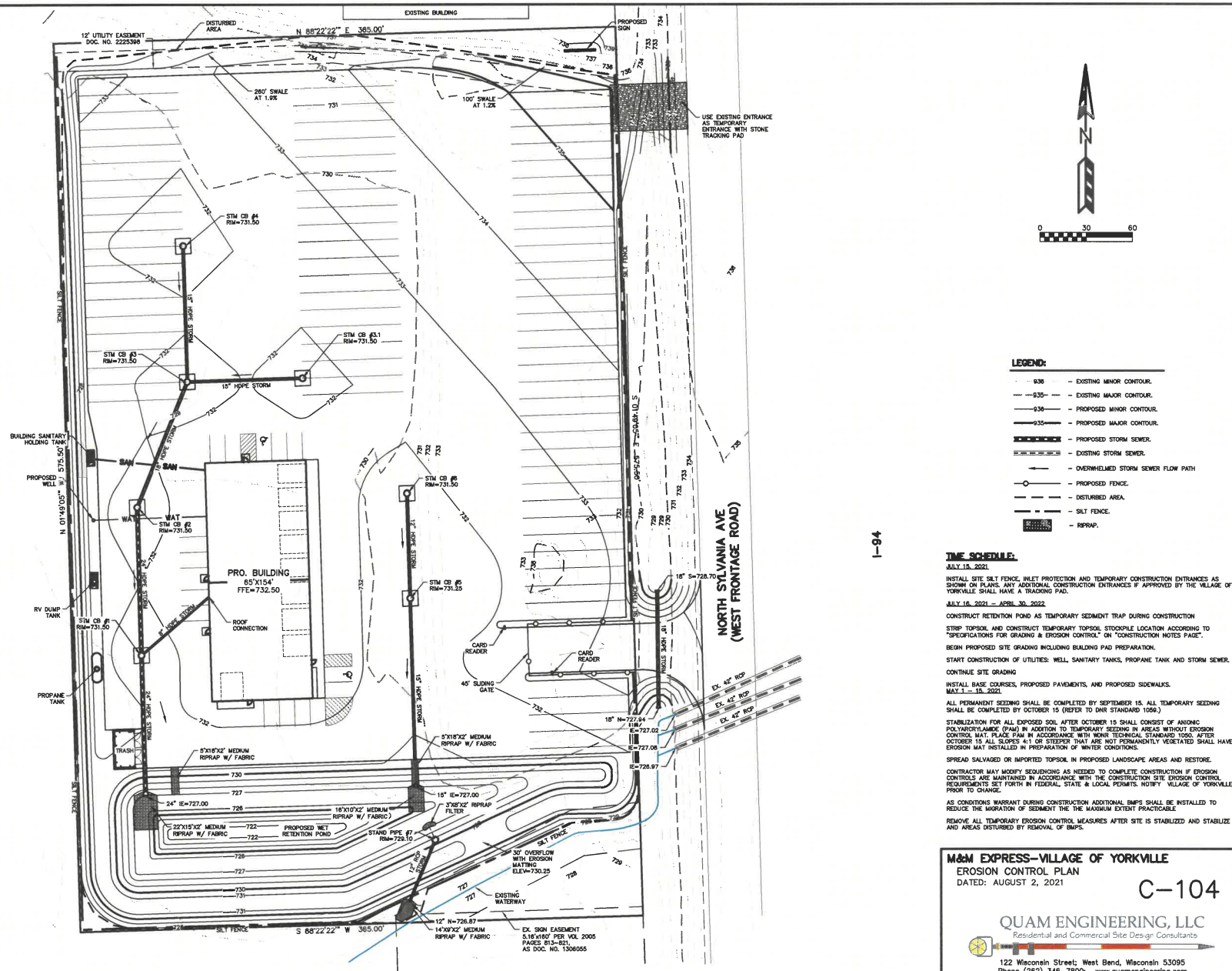
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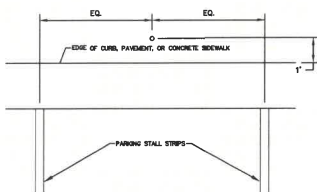
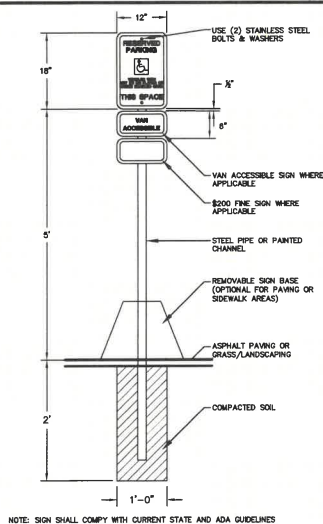
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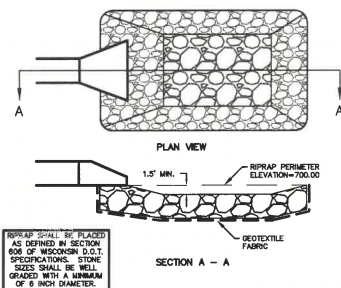
122 Wisconsin Street, West Bend, Wisconsin 53095

Phone (262) 346-7800; www.quamengineering.com

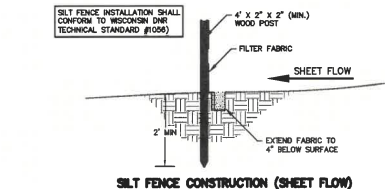




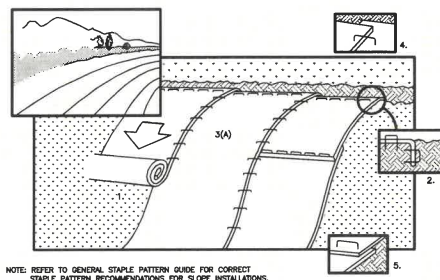
ADA COMPLIANT ACCESSIBLE SIGN DETAIL



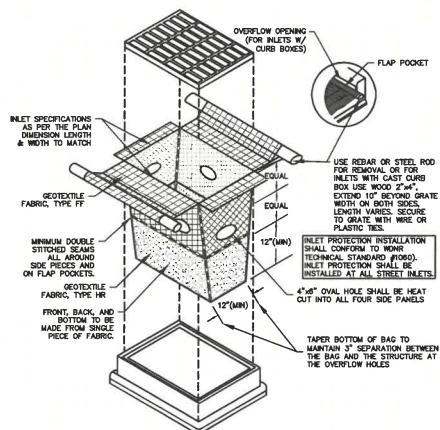
RIPRAP/STILLING BASIN DETAIL



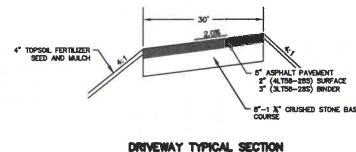
SILT FENCE CONSTRUCTION (SHEET FLOW)



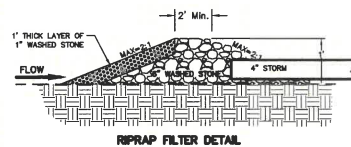
EROSION CONTROL MAT - SLOPE INSTALLATION



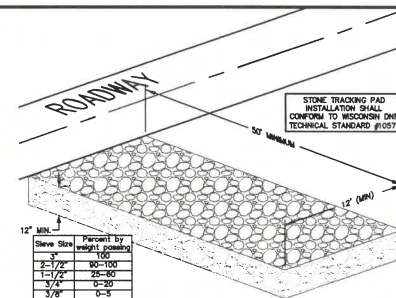
TYPE D-HR INLET PROTECTION DETAIL



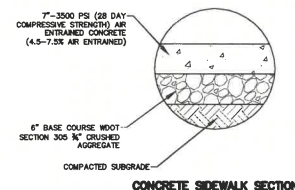
DRIVEWAY TYPICAL SECTION



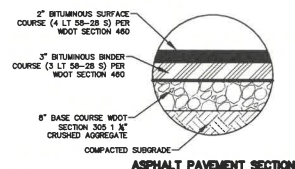
RIPRAP FILTER DETAIL



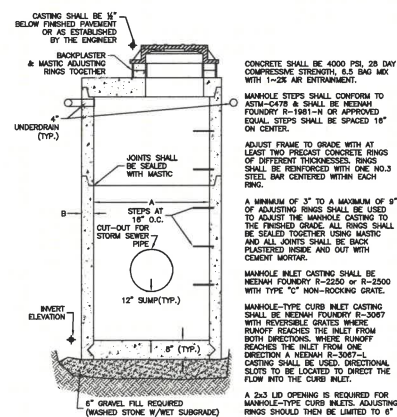
STONE TRACKING PAD DETAIL



CONCRETE SIDEWALK SECTION



ASPHALT PAVEMENT SECTION



STORM MANHOLE DIMENSIONS

MANHOLE SIZE	COVER	INLET
48"	48"	48"
60"	60"	60"
72"	72"	72"
84"	84"	84"

CASTING SHALL BE 1" BELOW FINISHED PAVEMENT OR AS ESTABLISHED BY THE ENGINEER.

BACKFILL SHALL BE MASTIC ADJUSTING RINGS TOGETHER.

CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, 6.5 BAG MIX WITH 1-2% AIR ENTRAINMENT.

MANHOLE STEPS SHALL CONFORM TO ASTM-C478 & SHALL BE MEDIAN FOUNDRY R-1981-N OR APPROVED EQUAL. STEPS SHALL BE SPACED 18" ON CENTER.

ADJUST FRAME TO GRADE WITH AT LEAST TWO PRECAST CONCRETE RINGS OF DIFFERENT THICKNESSES. RINGS SHALL BE REINFORCED WITH ONE NO.3 STEEL BAR IDENTIFIED WITHIN EACH RING.

A MINIMUM OF 3" TO A MAXIMUM OF 6" OF ADJUSTING RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO THE FINISHED GRADE. ALL RINGS SHALL BE SEALED TOGETHER USING MASTIC AND ALL JOINTS SHALL BE BACK PLASTERED INSIDE AND OUT WITH CEMENT MORTAR.

MANHOLE INLET CASTING SHALL BE MEDIAN FOUNDRY R-2250 or R-2500 WITH TYPE "C" NON-ROCKING GRADE.

MANHOLE-TYPE CURB INLET CASTING SHALL BE MEDIAN FOUNDRY R-3067 WITH REVERSIBLE GRATES WHERE RUNOFF REACHES THE INLET FROM BOTH DIRECTIONS WHERE RUNOFF REACHED THE INLET FROM ONE DIRECTION A MEDIAN R-3067-L CASTING SHALL BE USED. DIRECTIONAL DIRECTION A MEDIAN R-3067-L CASTING SHALL BE USED TO DIRECT THE FLOW INTO THE CURB INLET.

A 2x3 LID OPENING IS REQUIRED FOR MANHOLE-TYPE CURB INLETS. ADJUSTING RINGS SHOULD THEN BE LIMITED TO 6" MAX.

4" PERFORATED UNDERDRAIN AT CATCH BASIN/INLET PERIMETER, WRAPPED (TYP.) PER SECTION 612 OF WISCONSIN SPECIFICATIONS. EXTENDING INTO BOX AND BACKFILL WITH AGGREGATE IN GEOTEXTILE FABRIC. UNDERDRAIN SHALL BE INSTALLED AT ALL INLET/CATCH BASIN LOCATIONS.

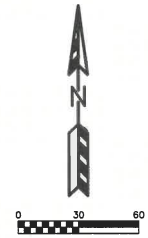
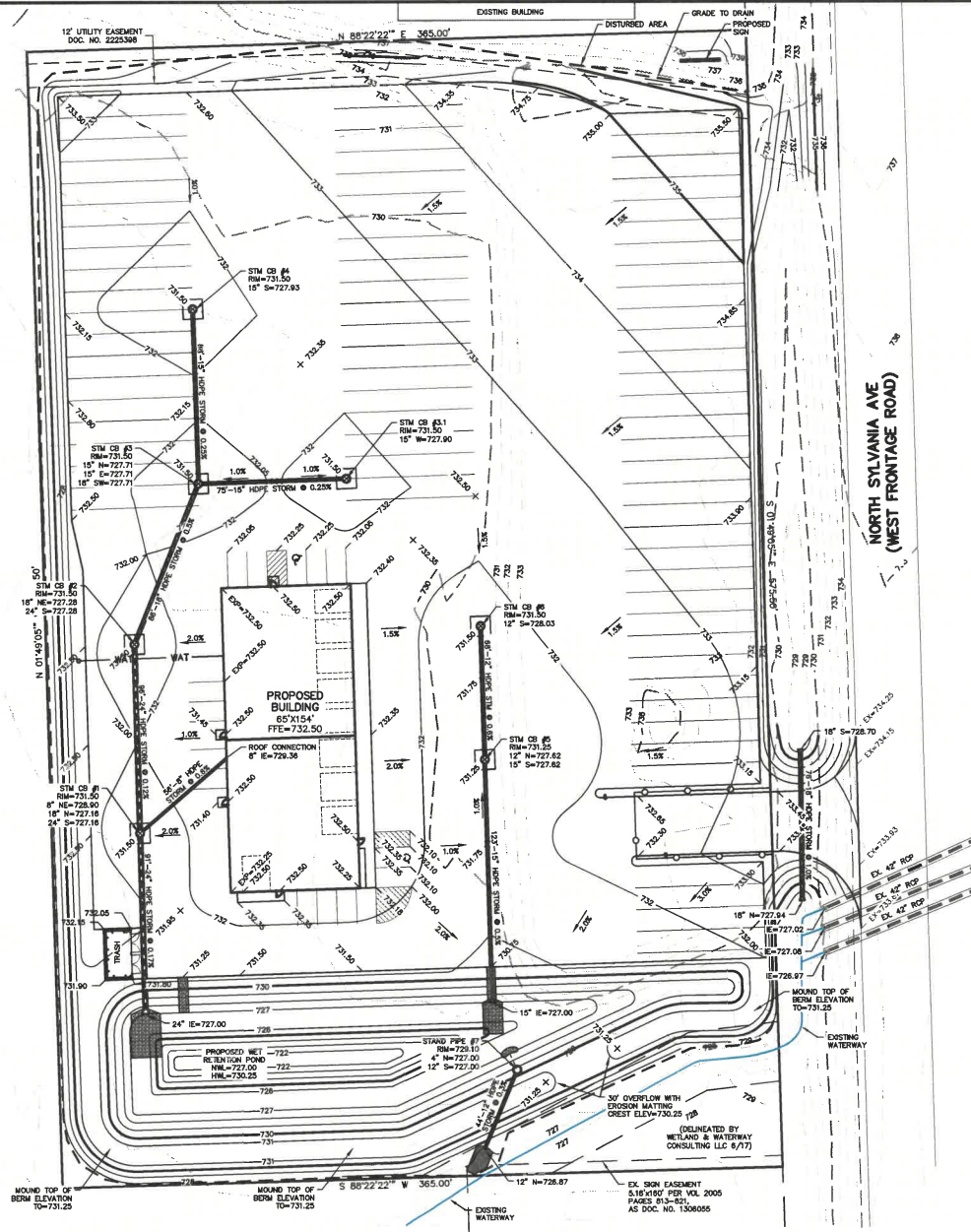
STORM MANHOLE DETAIL

M&M EXPRESS-VILLAGE OF YORKVILLE
EROSION CONTROL DETAILS
DATED: AUGUST 2, 2021

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DRAIN TILE

NOTES:
FARM FIELD DRAIN TILES MAY EXIST ON THIS PARCEL OR ANY SUBDIVISION THEREOF. IF SAID TILES ARE DAMAGED OR DISTURBED ON THIS PARCEL OR ANY SUBDIVISION THEREOF, SAID TILES MUST BE REPAIRED AND/OR REROUTED BY THE PROPERTY OWNER PER STATE STATUTES. THE APPLICANT SHALL NOTIFY THE VILLAGE IMMEDIATELY IF ANY DRAIN TILE IS FOUND ON THIS PROPERTY.

LEGEND:

- 736 --- EXISTING MINOR CONTOUR
- 735 --- EXISTING MAJOR CONTOUR
- 735 --- PROPOSED MINOR CONTOUR
- 735 --- PROPOSED MAJOR CONTOUR
- EX-734.23 EXISTING SPOT ELEVATION
- 734.23 PROPOSED SPOT ELEVATION
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED FENCE
- DISTURBED AREA

STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE NAME/TEST	MINIMUM CASTING OR EQUIVALENT
CB #1	4' DIA.	R-2500
CB #2	4' DIA.	R-2500
CB #3	4' DIA.	R-2500
CB #3.1	3' DIA.	R-2500
CB #4	3' DIA.	R-2500
CB #5	4' DIA.	R-2500
CB #6	3' DIA.	R-2500
STAND. PIPE #1	3' DIA.	SEE POND PLAN

M&M EXPRESS-VILLAGE OF YORKVILLE
PROPOSED GRADING PLAN
DATED: AUGUST 2, 2021

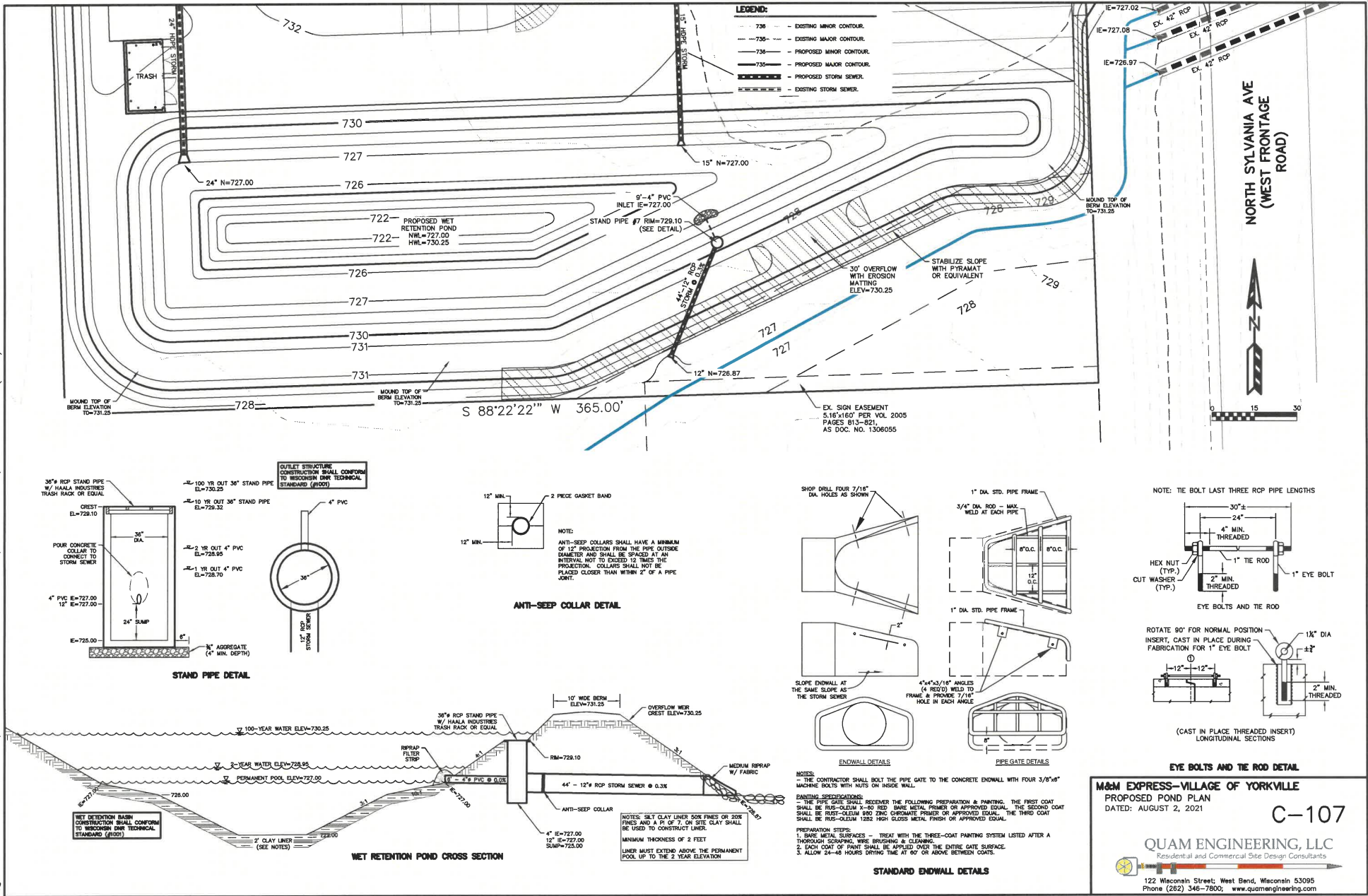
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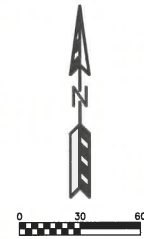
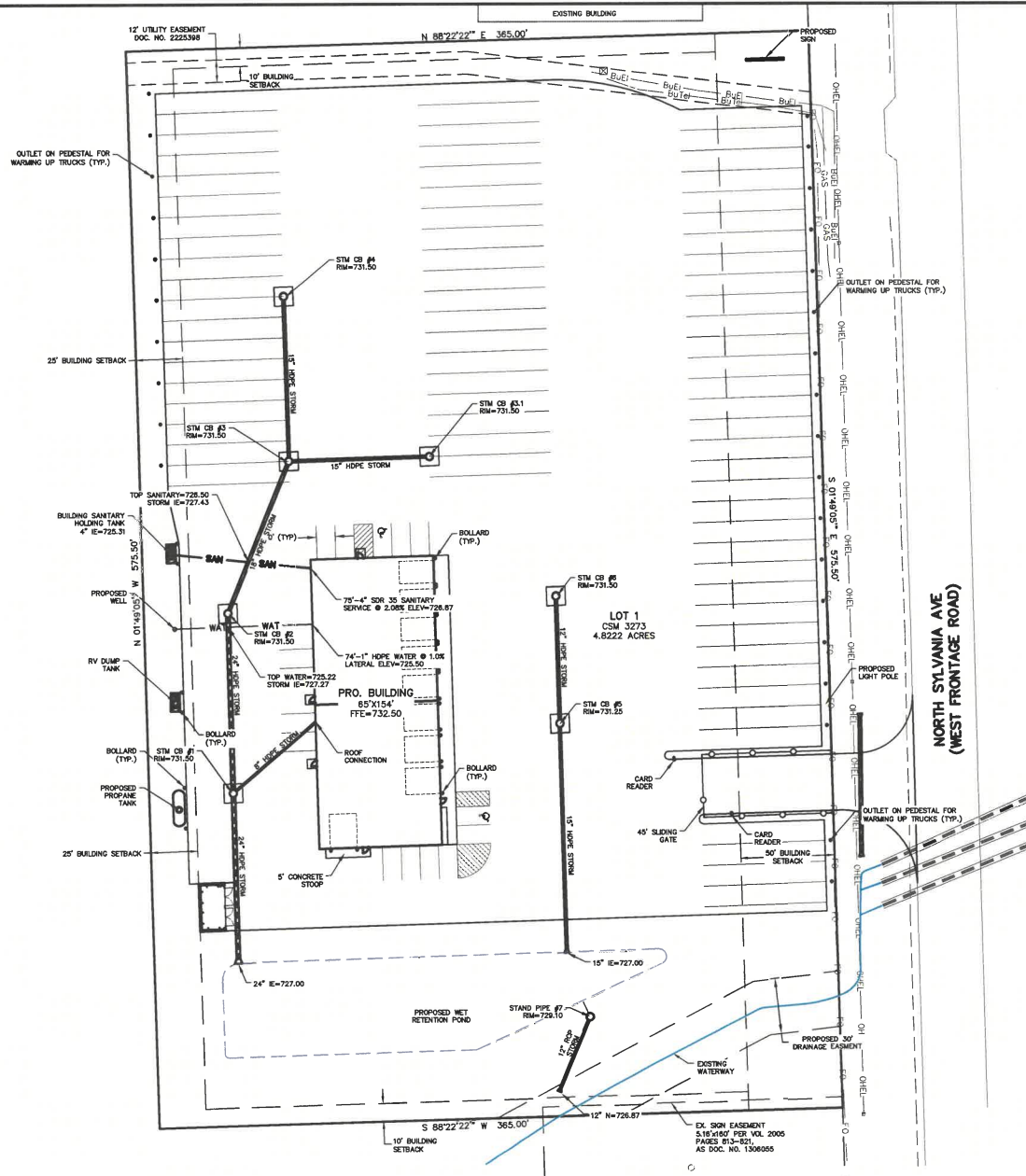
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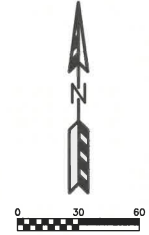
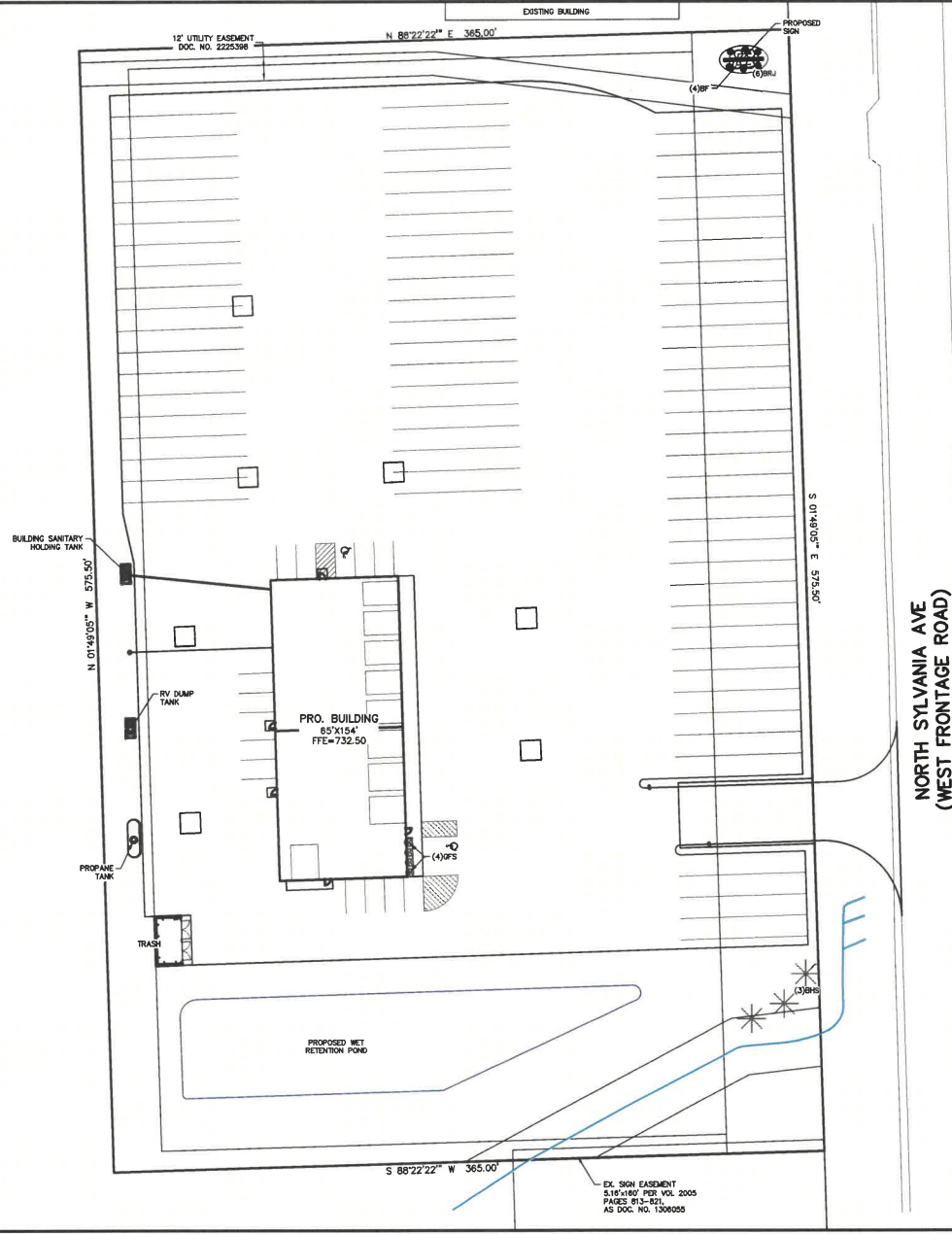
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M&M EXPRESS—VILLAGE OF YORKVILLE
UTILITY PLAN
DATED: JULY 13, 2021

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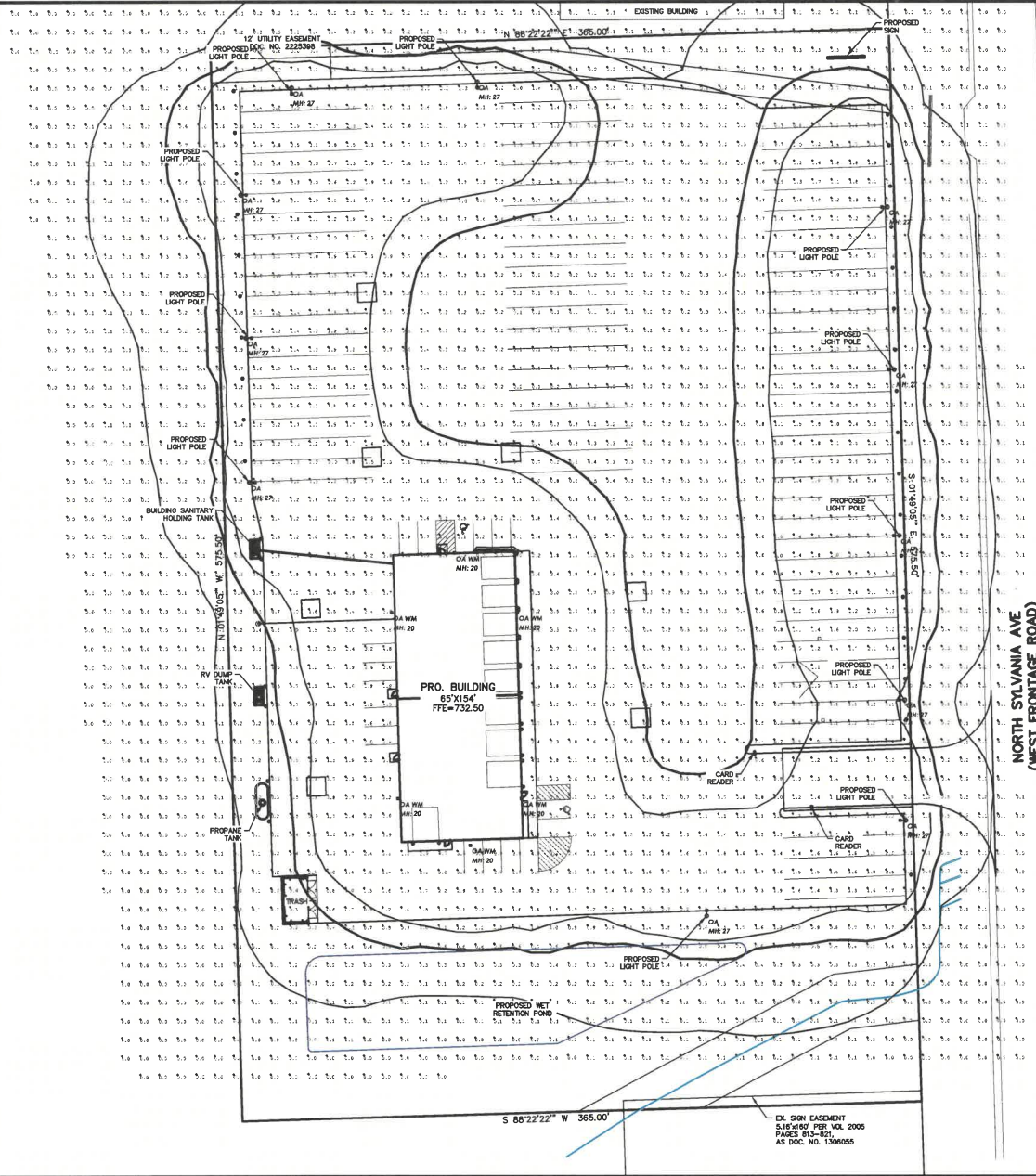


PLANT LIST			
KEY QUAN	SIZE	COMMON NAME	ROOT
(1) EVERGREEN TREES			
BH+3	4"	BLACK HILLS SPRUCE	BB
(2) DECIDUOUS SHRUBS			
BF	4"	18" BROOK FORSYTHIA	POT
QPS	4"	18" GOLD FLAME SPIREA	POT
(3) EVERGREEN SHRUBS			
BRU	16"	1 G BLUE RUG JUNIPER	CON

- NOTES:
- 1) DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND LOCALLY GROWN BLUEGRASS SOD.
 - 2) FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH SHREDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF 3".
 - 3) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDED HARDWOOD BARK MULCH PLANT RINGS (4" DIAMETER) SPREAD TO A DEPTH OF 3".
 - 4) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

M&M EXPRESS-VILLAGE OF YORKVILLE
LANDSCAPE PLAN
DATED: JULY 13, 2021

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LUMINAIRE SCHEDULE							
Symbol	Qty	Label	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	11	OA	PRV-C40-D-UNV-T4-BZ	SINGLE	17067	131	0.900
	6	OA WM	PRV-C40-D-UNV-T4-BZ WM	SINGLE	17067	131	0.900

- NOTES:
- 1) STANDARD REFLECTANCE OF 80/80/20 UNLESS NOTED OTHERWISE
 - 2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
 - 3) STANDARD INDOOR CALC POINTS @ 30' A.F.F. UNLESS NOTED OTHERWISE
 - 4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
 - 5) M&M ASSOCIATES ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

M&M EXPRESS-VILLAGE OF YORKVILLE
LIGHTING PLAN
DATED: JULY 13, 2021

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