CITY OF HUDSON
PLAN COMMISSION
TUESDAY, SEPTEMBER 13, 2016
CITY HALL COUNCIL CHAMBERS
505 THIRD STREET
7:00 P.M.

1. Call To Order

2. Discussion And Possible Action On
   August 23, 2016 meeting minutes

   Documents:

   PC MINUTES (DRAFT) 8-23-16.PDF

3. Discussion And Possible Action On
   final development plans, Xcel Energy/Hudson Service Center, 26,392 sq. ft. service center and 8,400 sq. ft. cold storage, 2001 Old Hwy 35 S, southeast quadrant of STH 35 & Hanley Road - Northern States Power Wisconsin/Xcel Energy

   Documents:

   PC 3 9-13-16.PDF

4. Discussion And Possible Action On
   concept development plans, 8487 sq. ft. commercial building, 2161-2181 Badger Drive - Hudson Center Holdings LLC

   Documents:

   PC 4 9-13-16.PDF

5. Discussion And Possible Action On
   development plans, Water Treatment Plant No. 10, 2,483 sq. ft. facility, west of Old Hwy 35/south of Stageline Road - Hudson Public Utilities (posted 9-8-16, 11:30 a.m.)

   Documents:

   PC 5 9-13-16.PDF

6. Other Business For Information Purposes Only Or For Upcoming Agenda

Dennis D. Darnold
Secretary

Posted in lobbies & website - 9/6/16; emailed *to Star-Observer* - 9/2/16

Notice is hereby given that a majority of the City Council may be present at the aforementioned meeting of the Plan Commission to gather information about a subject over which they have decision making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N. W. 2d 408 (1993), and must be noticed as such, although the Council will not take any formal action at this meeting.

**PLAN COMMISSION**
**August 23, 2016** **DRAFT – 8-25-16**

**Members present**: O'Connor, Morrissette, Yoerg, Potter, TeWinkel, Rhoades and Casanova
**Others present**: Tim Mauseth, Brian Elwood, Russ Kiviniemi, Len Schreiber and Denny Darnold

The meeting was called to order at 7:01 p.m. by Chairman O'Connor.

A motion was made by Rhoades, seconded by Yoerg to approve the July 26, 2016 meeting minutes. **Motion carried.**

**Certified survey map, two industrial lots, southeast quadrant of STH 35 and Hanley Road – Northern States Power Wisconsin / Xcel Energy.** Darnold noted that the two lots proposed are located at the southeast quadrant of STH 35 and Hanley Road with lot 1 – 15.14 acres and lot 2 – 6.23 acres. Lot 1 is the site for the proposed Xcel Energy service center. It was explained that trunk sanitary sewer and water were installed in 2010 along the west side of lots 1 and 2 and a 60 foot wide utility easement is provided. However, the lots must have water and sanitary services provided to each lot. Darnold recommended approval of the certified survey map as proposed with the condition that water and sanitary sewer services are provided to lots 1 and 2 or that an agreement between the city and Northern States Power be entered into that denotes that the services will be installed as a condition of sale of lot 2 in the future and that services will be provided to lot 1 as part of the development plans for the proposed Xcel Energy service center (next review).

A motion was made by Casanova, seconded by Potter to approve and recommend approval of the proposed two lot certified survey map as proposed by Northern States Power Wisconsin with the condition that sanitary sewer and water services be provided to both lots or that Northern States Power enter into an agreement that the services must be installed as a condition of the development plan approval of lot 1 or sale of lot 2. **Motion carried.**

**Concept development plans, Xcel Energy service center, southeast quadrant of STH 35 and Hanley Road – Xcel Energy Wisconsin.** Darnold commented that he had forwarded city staff comments to Cedar Corporation and that the plans that are being presented are revised plans that incorporate the city staff review. Darnold noted that he recommends approval of the concept development plans, based on the initial submittal and revision of the plans per the city staff comments:

- Stormwater review comments submitted from SEH (city consultants)
- Review comments submitted from the City engineer and utilities director
- Stormwater plans to be submitted to WisDOT
- Provision of access to city trunk sanitary sewer and water mains along the west border of the property
- Submittal of communication tower information / feasibility studies

Len Schreiber, Cedar Corp. (consulting engineers) reviewed the building and civil / site plans for the proposed Xcel Energy service center. He noted that the principal building will be a tilt up concrete construction and the cold storage building will have a metal finish with the same colors as the principal building. Also, reviewed were the proposed lots per the submitted certified survey map (CSM). Schreiber reviewed the revised civil / site plans including stormwater modifications including reducing the amount of stormwater that may be discharged to the STH 35 right of way; and in emergency overflow conditions, the stormwater will be directed under Hanley Road to the north. The seven foot high security fence is now proposed to be without barb wire.

Darnold noted that a 150 foot high communication tower is proposed, but at this time limited information has been submitted for review. Darnold advised that the approval of the concept development plans should not include the communication tower and that will be reviewed as part of the final development plan review.

A motion was made by Potter, seconded by Yoerg to approve the concept development plans, as revised (August 23) with the condition that the following revisions be incorporated into the final development plans and the plans (8-23-16) be re-reviewed by city staff:

- Stormwater review submitted from SEH (city consultants)
- Review comments submitted from the city engineer and utilities director
- Stormwater plans be submitted to WisDOT
- Access be provided to city trunk sanitary sewer and water mains along the west border of the property
- Submittal of communication tower information / feasibility studies

**Motion carried.**

Darnold noted that the final development plans will be reviewed at the Tuesday, September 13 plan commission meeting.

**Other business for discussion purposes only or placement on future agendas.** Darnold noted that plan commission meetings in September are tentatively scheduled for Tuesday, September 13 and Tuesday, September 27 (7:00 p.m.). Yoerg asked about discussion in regard to payment in lieu of parking. Darnold explained that issue is part of the review of the downtown parking analysis, and it was agreed that issue will be re-reviewed when the parking analysis is completed in early 2017. Yoerg noted that several residents have asked why the city does not provide a compost center. Darnold noted that issue has been discussed within the public works department. Morrissette explained that the Common Council recently approved an amendment to the municipal code to allow composting in one- and two-family occupied lots if standards are met. TeWinkel noted that the city of River Falls has operated a

community compost site for years and that the public works department should visit with River Falls about their program. Darnold agreed to visit with public works director Tom Zeuli to determine the status of efforts to establish a community compost facility.

A motion was made by Yoerg, seconded by Casanova to adjourn. **Motion carried.** 7:35 p.m.

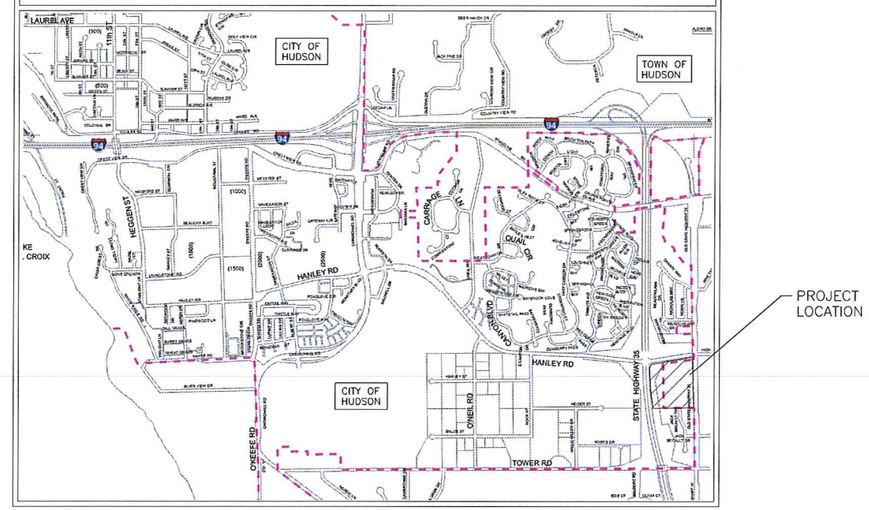
Respectfully submitted,
Dennis Darnold, Secretary

1 ADDENDUM #1
AUGUST 22, 2016

# XCEL ENERGY
# HUDSON SERVICE CENTER
## HUDSON, WISCONSIN

WISCONSIN

## LOCATION MAP: HUDSON, WI




## GENERAL PROJECT NOTES

1. WE CERTIFY, TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THAT THE DESIGN OF THE PROJECT COMPLIES WITH APPLICABLE PROVISIONS OF THE ADMINISTRATIVE CODES AND STATUTES OF THE STATE OF WISCONSIN AND ACCESSIBILITY STANDARDS.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
3. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED OR CAPPED, AS REQUIRED BY CODE OR LOCAL ORDINANCE.
4. THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE FROM THE ARCHITECT / ENGINEER THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
5. NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ENGINEER.
6. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
7. ALL WORK AS OUTLINED IN THESE DOCUMENTS, SHALL STRICTLY TO ALL APPLICABLE CODES AND ORDINANCES. IN THE EVENT OF CONFLICTS THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE MET.
8. EACH CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE REQUIRED IN THE SPECIFICATIONS.
9. CONTRACTORS SHALL VISIT THE JOB SITE AND BECOME FAMILIARIZED WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT THE BID. NO ALLOWANCES WILL BE MADE AFTER THE BID FOR EXISTING THE CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS.
10. PROVIDE FIVE (5) SETS OF SHOP DRAWINGS FOR ALL EQUIPMENT TO ENGINEER FOR REVIEW PRIOR TO ORDERING. EQUIPMENT INSTALLED WITHOUT APPROVAL SHALL BE SUBJECT TO REJECTION REPLACEMENT AT CONTRACTOR'S EXPENSE.
11. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, EASEMENTS, PROPERTY BOUNDARIES AND SETBACKS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING EXTENSION OF NATURAL GAS, SANITARY SEWER, ELECTRICAL, WATERMAIN, TV CABLE AND TELEPHONE SERVICE TO THE BUILDING.
13. CONTRACTORS SHALL BE RESPONSIBLE TO VERIFY THE SOIL BEARING CAPACITY w/ GEOTECHNICAL TESTING.

## CONTACT INFORMATION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CONTACT: LEN SCHREIBER
len.schreiber@cedarcorp.com


## CIVIL ABBREVIATIONS

| | |
|---|---|
| CONC. | CONCRETE |
| CMP | CORRUGATED METAL PIPE |
| ELEV. | ELEVATION |
| EXISTING | EXISTING |
| HYD. | HYDRANT |
| INV. | INVERT |
| FL | FLOW LINE |
| FF | FIRST FLOOR |
| LAT. | LATERAL |
| MH | MANHOLE |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| SAN. | SANITARY |
| SDWK. | SIDEWALK |
| SEW. | SEWER |
| STM. | STORM |
| TYP. | TYPICAL |

## LEGEND

| | |
|---|---|
| 890 / 889 | EXISTING CONTOUR LINE |
| OE | OVERHEAD ELECTRIC LINES |
| WTR | WATER MAIN PIPE |
| STM | STORM SEWER |
| SAN | SANITARY SEWER |
| G | UNDERGROUND GAS |
| T | UNDERGROUND TELEPHONE |
| TV | UNDERGROUND CABLE TV |
| | CURB & GUTTER |
| | TREE LINE |
| | DECIDUOUS TREE |
| | EVERGREEN TREE |
| | FIRE HYDRANT |
| | CURBSTOP |
| | GATE VALVE |
| | POWER POLE |
| | LIGHT POLE |
| | GUY WIRE |
| | UTILITY PEDESTAL |
| | SIGN |
| | CATCH BASIN |
| | MANHOLE |
| | IRON PIPE |
| | REBAR |

## SHEET INDEX


| | |
|---|---|
| C000 | TITLE SHEET |
| C100 | EXISTING SITE CONDITIONS |
| C110 | SOIL BORING LOCATIONS |
| C120 | SITE PLAN |
| C130 | GRADING PLAN |
| C140 | EROSION CONTROL PLAN |
| C160 | UTILITY PLAN |
| C180 | LANDSCAPE PLAN |
| C500 | EROSION CONTROL CONSTRUCTION DETAILS |
| C501 | UTILITY CONSTRUCTION DETAILS |
| C502 | SITE CONSTRUCTION DETAILS |


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**SITE WORK BID PACKAGE**
**AUGUST 9, 2016**


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CONSULTANT NAME/LOGO
CONSULT PROJECT NUMBER

STAMP

XCEL ENERGY
HUDSON SERVICE CENTER
HUDSON, WISCONSIN
TITLE SHEET

KEY PLAN

XCEL ENERGY PROJECT #
626330327
ISSUE
BID PACKAGE #1
ISSUE DATE
AUGUST 9, 2016
CAD DWG FILE NAME

| REVISIONS | | | |
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| 1 | 08/22/16 | ADDEN. #1 | |

SHEET TITLE
SHEET NUMBER
C000


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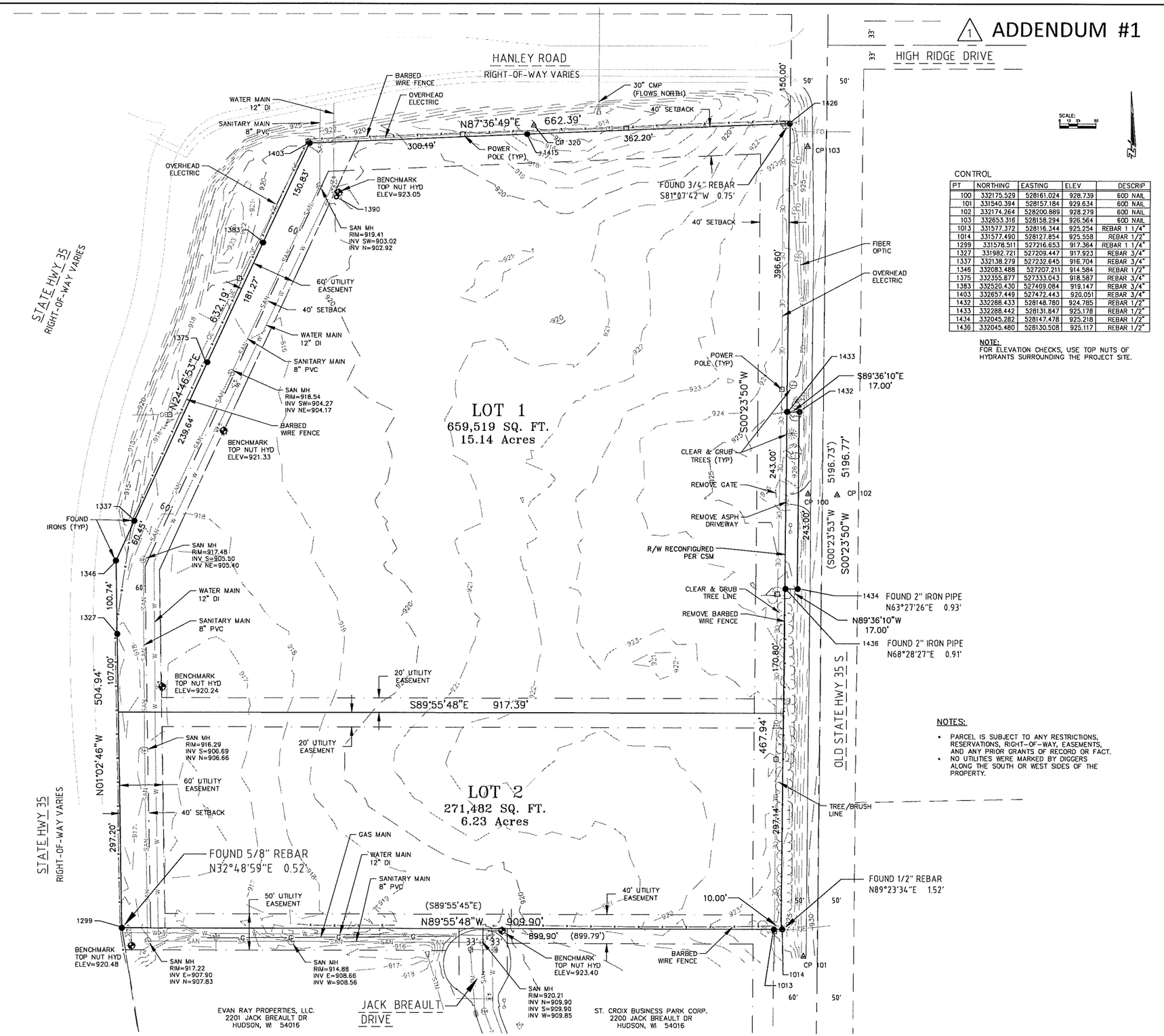


CONTROL

| PT | NORTHING | EASTING | ELEV | DESCRIP |
|---|---|---|---|---|
| 100 | 332175.529 | 528161.024 | 928.739 | 60D NAIL |
| 101 | 331540.394 | 528157.184 | 929.634 | 60D NAIL |
| 102 | 332174.264 | 528200.889 | 928.279 | 60D NAIL |
| 103 | 332653.316 | 528158.294 | 926.564 | 60D NAIL |
| 1013 | 331577.372 | 528116.344 | 925.254 | REBAR 1 1/4" |
| 1014 | 331577.490 | 528127.854 | 925.558 | REBAR 1/2" |
| 1299 | 331578.511 | 527216.653 | 917.364 | REBAR 1 1/4" |
| 1327 | 331982.721 | 527209.447 | 917.923 | REBAR 3/4" |
| 1337 | 332138.279 | 527232.645 | 916.704 | REBAR 3/4" |
| 1346 | 332083.488 | 527207.211 | 914.584 | REBAR 1/2" |
| 1375 | 332355.877 | 527333.043 | 918.587 | REBAR 3/4" |
| 1383 | 332520.430 | 527409.084 | 919.147 | REBAR 3/4" |
| 1403 | 332657.449 | 527472.443 | 920.051 | REBAR 3/4" |
| 1432 | 332288.433 | 528148.780 | 924.785 | REBAR 1/2" |
| 1433 | 332288.442 | 528131.847 | 925.178 | REBAR 1/2" |
| 1434 | 332045.282 | 528147.478 | 925.218 | REBAR 1/2" |
| 1436 | 332045.480 | 528130.508 | 925.117 | REBAR 1/2" |

NOTE:
FOR ELEVATION CHECKS, USE TOP NUTS OF HYDRANTS SURROUNDING THE PROJECT SITE.

NOTES:

- PARCEL IS SUBJECT TO ANY RESTRICTIONS, RESERVATIONS, RIGHT-OF-WAY, EASEMENTS, AND ANY PRIOR GRANTS OF RECORD OR FACT.
- NO UTILITIES WERE MARKED BY DIGGERS ALONG THE SOUTH OR WEST SIDES OF THE PROJECT.

OWNER

Xcel Energy

CONSULTANT NAME/LOCO

Cedar corporation

CONSULTANT PROJECT NUMBER X3059-0054

XCEL ENERGY
HUDSON SERVICE CENTER
HUDSON, WISCONSIN
EXISTING SITE CONDITIONS

HOLDEN PROJECT #
626330327
ISSUE
BID PACKAGE #1
ISSUE DATE
AUGUST 9, 2016

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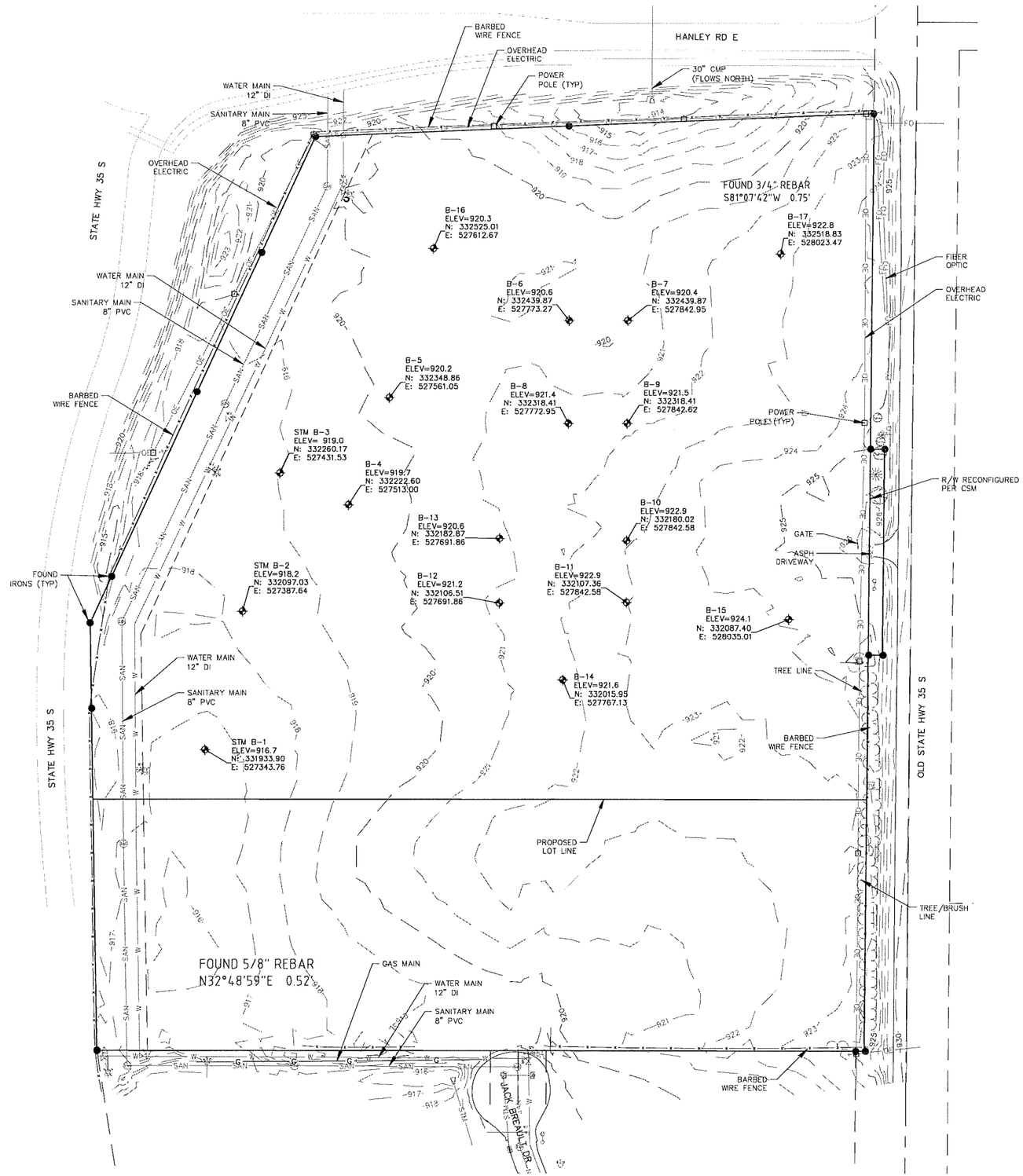
ADDENDUM #1




Xcel Energy

Cedar corporation

XCEL ENERGY
HUDSON SERVICE CENTER
HUDSON, WISCONSIN
SOIL BORING LOCATIONS

626330327

BID PACKAGE #1

AUGUST 9, 2016

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C110

ADDENDUM #1

## NOTES:

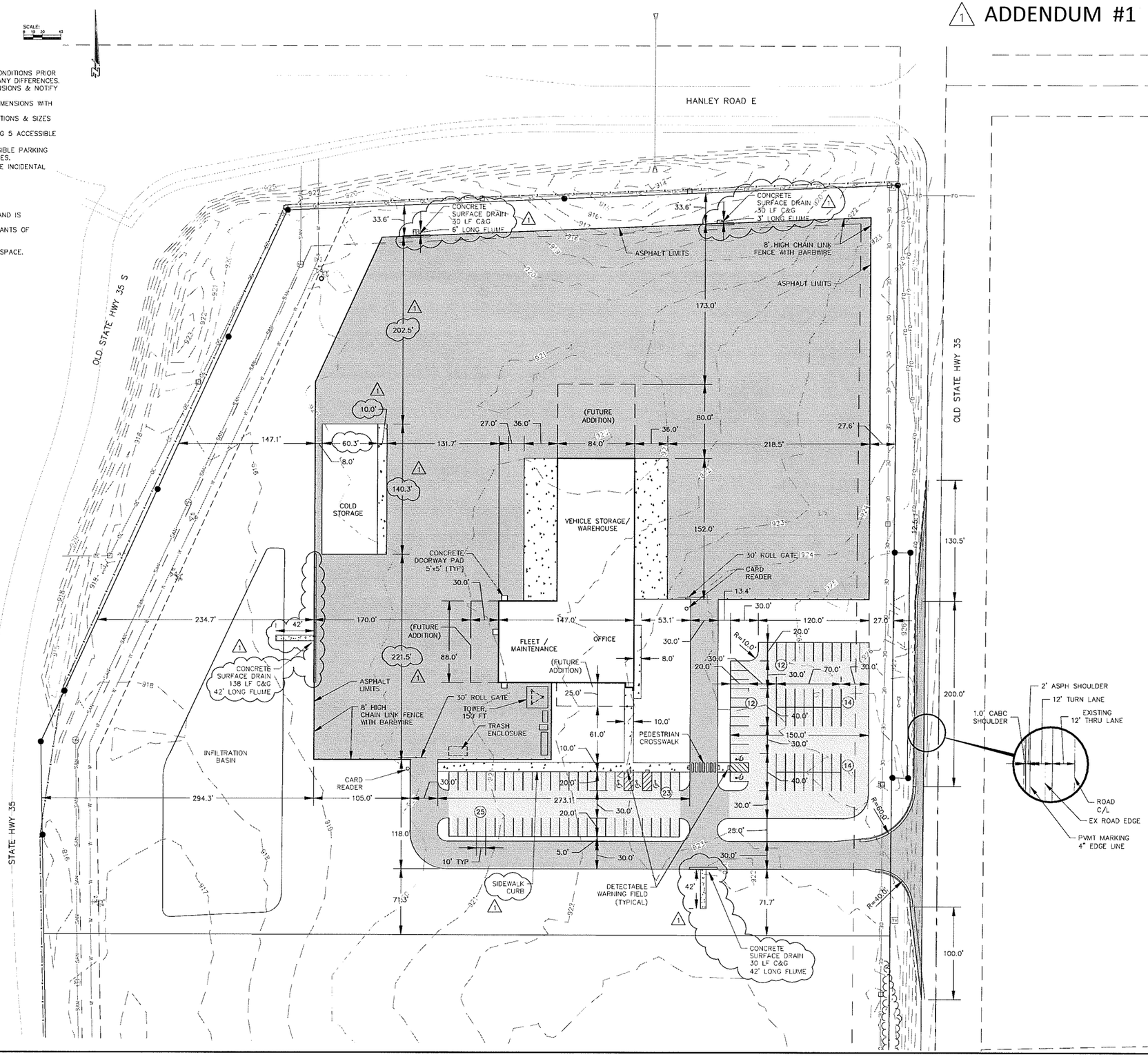
- SITE IS ZONED INDUSTRIAL.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION & NOTIFY THE ENGINEER OF ANY DIFFERENCES.
- THE CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS & NOTIFY THE ENGINEER OF ANY DIFFERENCES.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS & SIZES OF ALL EXISTING UTILITIES.
- 100 TOTAL PARKING STALLS AT 10'x20' INCLUDING 5 ACCESSIBLE STALLS INCLUDED IN THE TOTAL COUNT.
- INSTALL ACCESSIBLE PARKING SIGNS AT ACCESSIBLE PARKING STALLS AS PER STATE & FEDERAL ADA GUIDELINES.
- 4" WIDE YELLOW PARKING LOT STRIPING SHALL BE INCIDENTAL TO ASPHALT PRICE.

## SITE AREA:

- PARCEL CONTAINS 15.1 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RESTRICTIONS, RESERVATIONS, RIGHT-OF-WAY, EASEMENTS, AND ANY PRIOR GRANTS OF RECORD OR FACT.
- SITE RATIO IS 55% IMPERVIOUS AND 45% GREEN SPACE.

## LEGEND

- FIRE HYDRANT
- WATER VALVE
- SANITARY MANHOLE
- STORM INLET
- SIGN
- POWER POLE
- CONTROL POINT
- PROPERTY IRON
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- LIGHT POLE
- DECIDUOUS TREE
- ACCESSIBLE STALL
- 3-INCH ASPHALTIC CONCRETE
- 6-INCH ASPHALTIC CONCRETE
- CONCRETE PAVEMENT / SIDEWALK
- (17) DENOTES NUMBER OF PARKING STALLS

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Cedar corporation

XCEL ENERGY
HUDSON SERVICE CENTER
HUDSON, WISCONSIN

SITE PLAN

626330327

BID PACKAGE #1

AUGUST 9, 2016

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C120

1 ADDENDUM #1

SCALE: 0 10 20 40

## NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING UTILITIES.
- SLOPE ALL SIDEWALKS AT 2% AWAY FROM BUILDING UNLESS OTHERWISE NOTED.
- PROPOSED CONTOUR LINE LOCATIONS ARE APPROXIMATE, SPOT ELEVATIONS SHALL BE USED FOR EXACT ELEVATIONS.
- PROPOSED SPOT ELEVATIONS SHOWN AT THE CURB & GUTTER ARE THE ELEVATIONS OF THE FLOW LINE OF THE GUTTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL GRADE A 4' AREA OUTSIDE OF FENCE AT 2.00% FOR A MOWING EDGE, SEE FENCE LINE POST DETAIL.
- THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS FOR SITE GRADING AND SITE PREPARATION IN THE GEOTECHNICAL EXPLORATION REPORT FOR THE XCEL ENERGY SERVICE CENTER, HUDSON, WI, BY PSI ENGINEERING PROJECT No. 0095632, DATED AUGUST 17, 2016.
- CRUSHED AGGREGATE BASE MATERIAL & VAPOR BARRIER FOR PROPOSED AND FUTURE BUILDINGS SHALL BE BY THE BUILDING CONTRACTOR. SITE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE BUILDING CONTRACTOR.

1

## KEY

920 / 919 — DENOTES EXISTING CONTOUR LINE.

921 — DENOTES PROPOSED CONTOUR LINE, FINISHED GRADE.

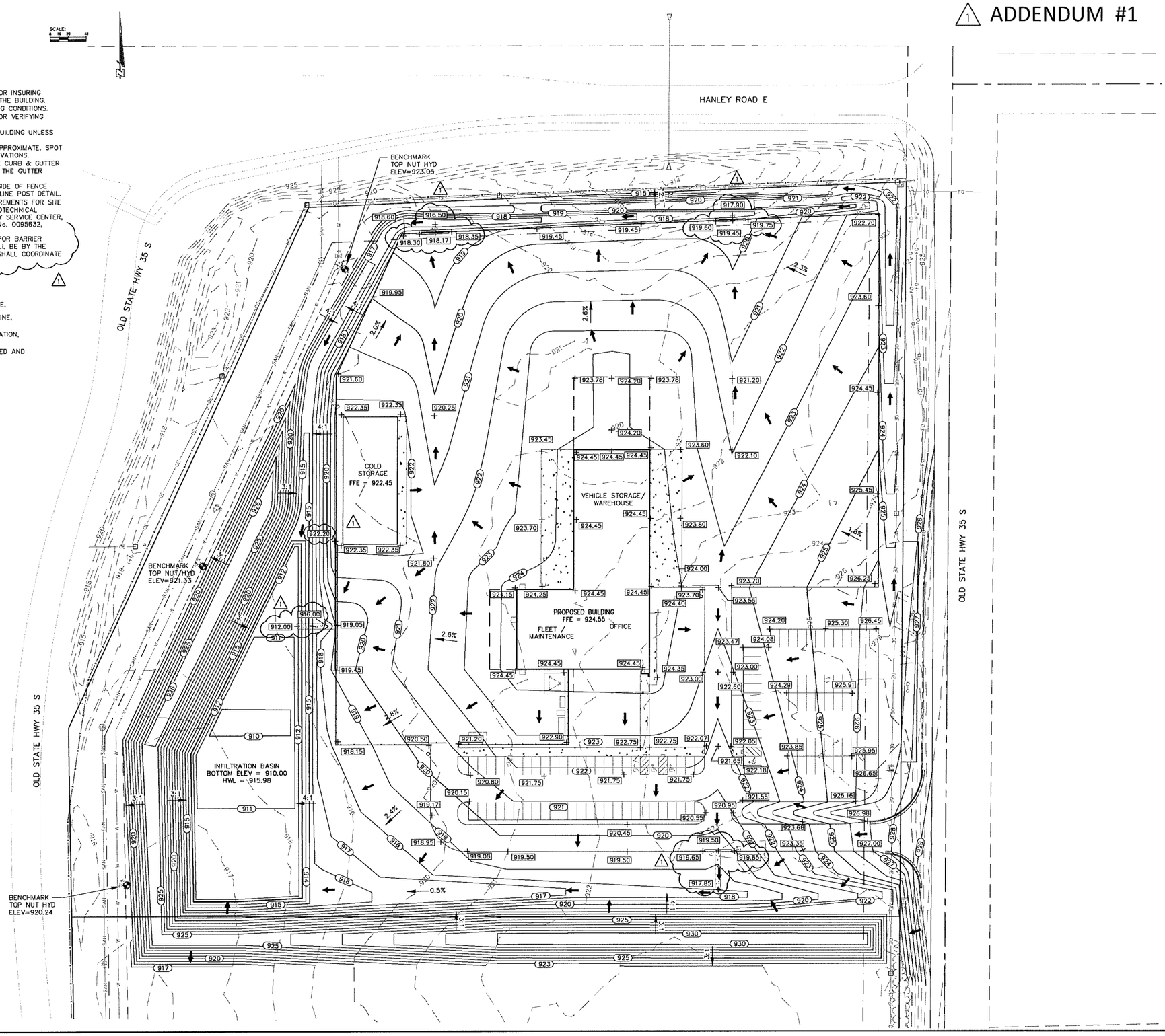
918.52 + DENOTES PROPOSED SPOT ELEVATION, FINISHED GRADE.

→ DENOTES DIRECTION OF PROPOSED AND EXISTING SURFACE WATER FLOW.

H PT = HIGH POINT

HWL = 100-YR HIGH WATER LEVEL

NWL = NORMAL WATER LEVEL

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CONSULTANT NAME: CEDAR

CONSULT PROJECT NUMBER

STAMP

# XCEL ENERGY
# HUDSON SERVICE CENTER
HUDSON, WISCONSIN

GRADING PLAN

XCEL ENERGY PROJECT #: 626330327

ISSUE: BID PACKAGE #1

ISSUE DATE: AUGUST 9, 2016

CAD DWG FILE NAME:

| REV. | DATE ISSUED | DESCRIPTION | REV. |
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| 1 | 08/22/16 | ADDEN. #1 | |

REVISIONS

SHEET TITLE

SHEET NUMBER

C130

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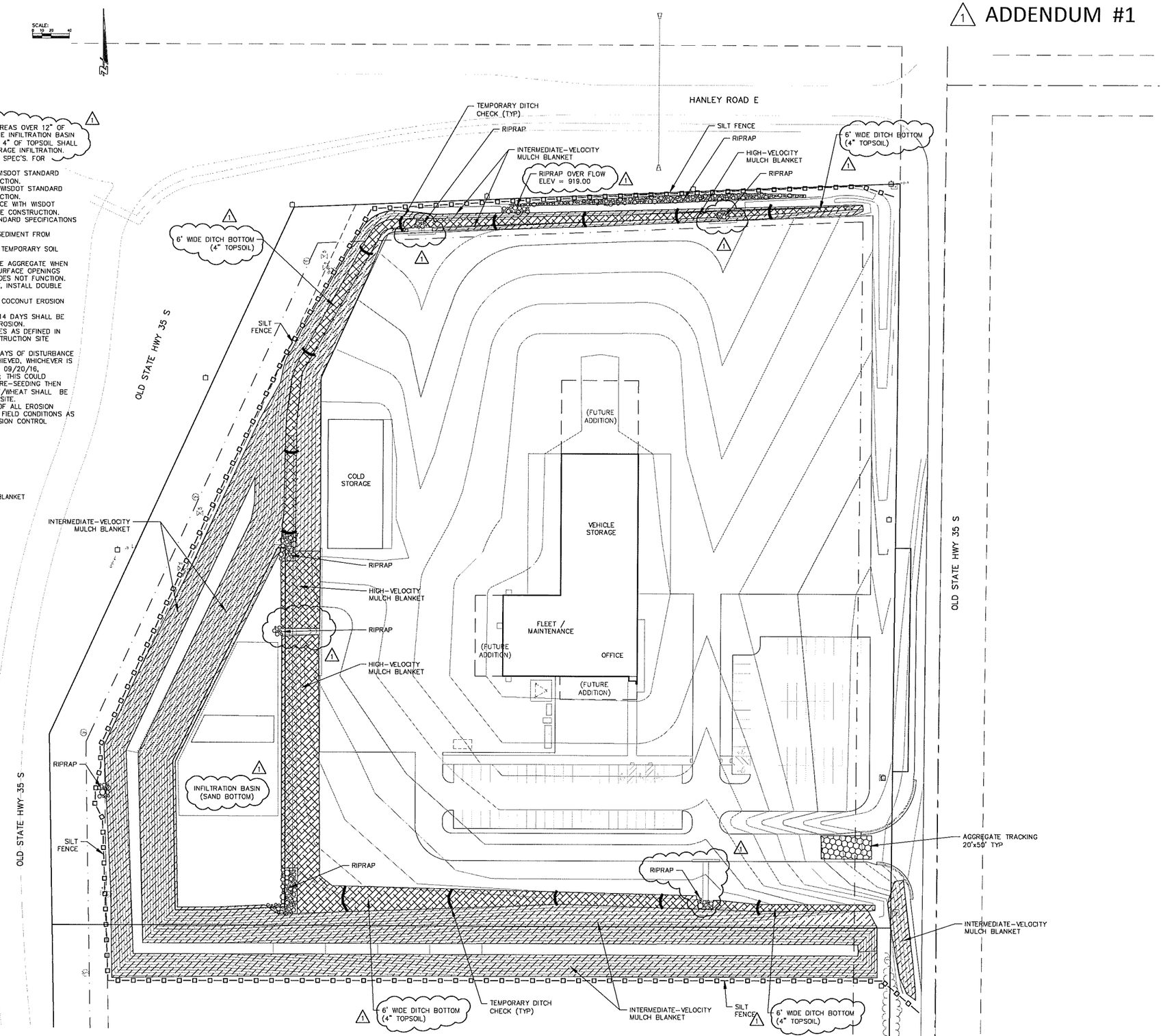
1 ADDENDUM #1

NOTES:

- SEED & MULCH & FERTILIZE ALL DISTURBED AREAS OVER 12" OF TOPSOIL. NO TOPSOIL SHALL BE PLACED IN THE INFILTRATION BASIN BOTTOM, ELEVATION 912.00 AND BELOW. ONLY 4" OF TOPSOIL SHALL BE PLACED IN ALL DITCH BOTTOMS TO ENCOURAGE INFILTRATION.
- SEEDING SHALL BE AS PER WSDOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION.
- SEED SHALL BE SOWN IN ACCORDANCE WITH WSDOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION.
- SEED MULCH SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION.
- SEED MULCH SHALL BE APPLIED IN ACCORDANCE WITH WSDOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION.
- TOPSOIL SHALL BE SUPPLIED PER WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- ADJUST SILT FENCE AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.
- INSTALL SILT FENCE AS NEEDED AROUND ANY TEMPORARY SOIL STORAGE PILES.
- AGGREGATE ACCESS ROAD, REMOVE & REPLACE AGGREGATE WHEN VOIDS BECOME FILLED WITH SEDIMENT OR IF SURFACE OPENINGS BECOME PLUGGED SO THAT TRACKING AREA DOES NOT FUNCTION.
- FOR INTERMEDIATEO-VELOCITY MULCH BLANKET, INSTALL DOUBLE NET STRAW PER MFR'S. SPEC'S.
- FOR HIGH-VELOCITY MULCH BLANKET, INSTALL COCONUT EROSION MAT PER MFR'S. SPEC'S.
- ALL DISTURBED AREAS LEFT FOR MORE THAN 14 DAYS SHALL BE STABILIZE WITH SEED & MULCH TO PREVENT EROSION.
- THE CONTRACTOR SHALL FOLLOW ALL PRACTICES AS DEFINED IN THE WI DNR TECHNICAL STANDARDS FOR CONSTRUCTION SITE EROSION & SEDIMENT CONTROL.
- SITE STABILIZATION SHALL OCCUR WITHIN 30 DAYS OF DISTURBANCE OR ONE WEEK AFTER THE FINAL GRADE IS ACHIEVED, WHICHEVER IS SOONER. IF STABILIZATION IS NOT PLACED BY 09/20/16, STABILIZATION SHALL OCCUR PRIOR TO WINTER; THIS COULD CONSIST OF POLYMER OR OTHER MEANS WITH RE-SEEDING THEN OCCURRING IN THE SPRING. AT A MINIMUM RYE/WHEAT SHALL BE UTILIZED AS A COVER CROP TO PROTECT THE SITE.
- THE EXACT NUMBER, LOCATION AND SPACING OF ALL EROSION CONTROL DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY THE ENGINEER. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED.

LEGEND

- HIGH-VELOCITY MULCH BLANKET CLASS II, TYPE B
- INTERMEDIATE-VELOCITY MULCH BLANKET CLASS I, TYPE B
- AGGREGATE ACCESS ROAD
- TEMPORARY DITCH CHECK
- SILT FENCE
- CULVERT PIPE DITCH CHECK
- RIPRAP, MEDIUM




OWNER

Xcel Energy

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CONTRACT PROJECT NUMBER X3059-0054

Cedar corporation

CONSULTANT NAME LOGO

CONSULTANT PROJECT NUMBER

DWGR

# XCEL ENERGY
# HUDSON SERVICE CENTER
HUDSON, WISCONSIN

EROSION CONTROL PLAN

REVISION

XCEL ENERGY PROJECT #

626330327

ISSUE

BID PACKAGE #1

ISSUE DATE

AUGUST 9, 2016

DOCUMENT NAME

| REV | DATE ISSUED | DESCRIPTION | Rev'd |
|---|---|---|---|
| 1 | 08/22/16 | ADDEN. #1 | |

REVISIONS

SHEET TITLE

SHEET NUMBER

C140

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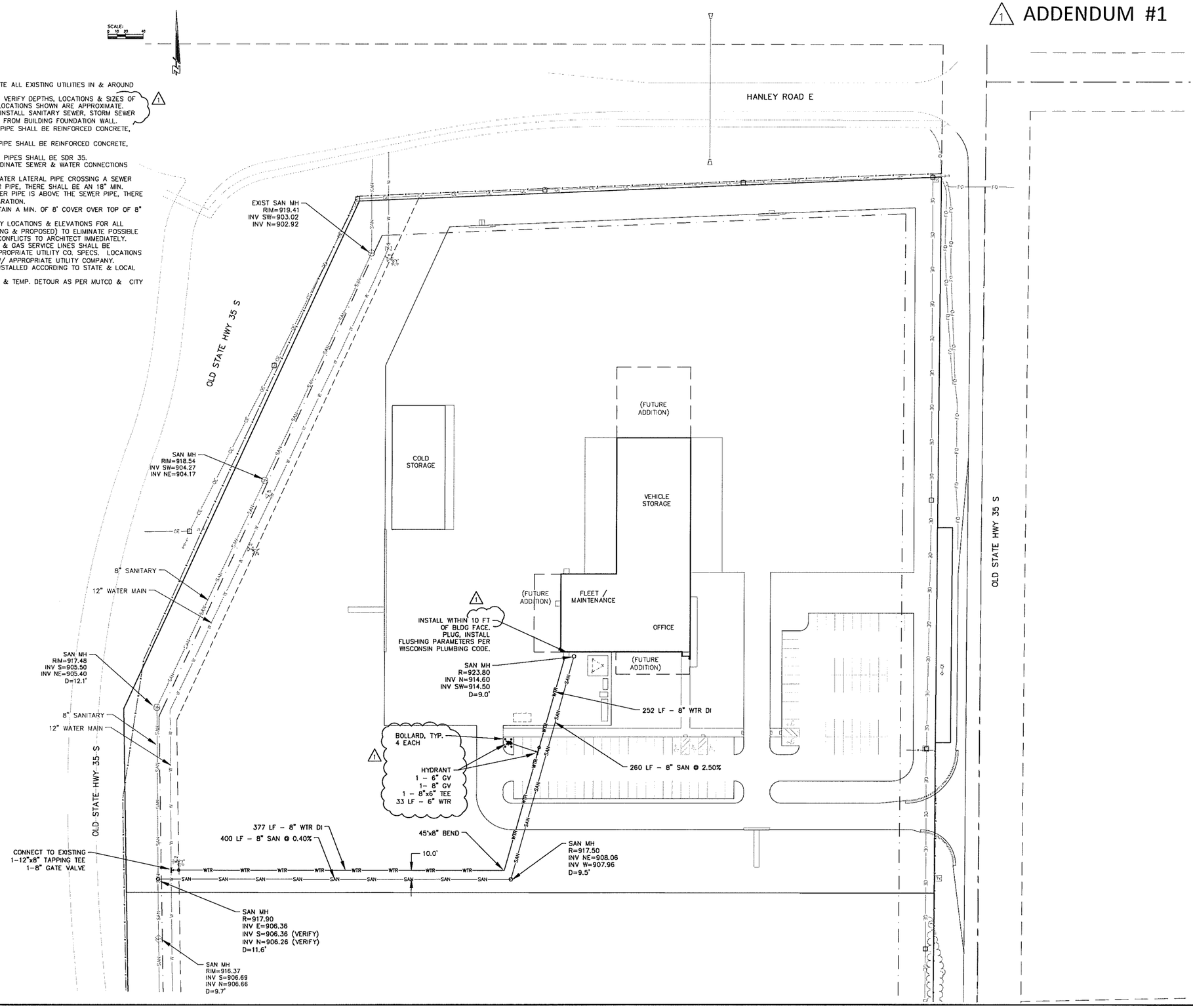
ADDENDUM #1

## NOTES

- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN & AROUND CONSTRUCTION AREA.
- CONTRACTOR SHALL FIELD VERIFY DEPTHS, LOCATIONS & SIZES OF ALL EXISTING UTILITIES. LOCATIONS SHOWN ARE APPROXIMATE.
- SITE CONTRACTOR SHALL INSTALL SANITARY SEWER, STORM SEWER AND WATER LATERALS 10' FROM BUILDING FOUNDATION WALL.
- 12" & 15" STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS 5.
- 18 & 24" STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS 4.
- ALL PVC SANITARY SEWER PIPES SHALL BE SDR 35.
- CONTRACTOR SHALL COORDINATE SEWER & WATER CONNECTIONS WITH MUNICIPALITY.
- IF THE WATER MAIN OR WATER LATERAL PIPE CROSSING A SEWER PIPE IS BELOW THE SEWER PIPE, THERE SHALL BE AN 18" MIN. SEPARATION, IF THE WATER PIPE IS ABOVE THE SEWER PIPE, THERE SHALL BE A 6" MIN. SEPARATION.
- CONTRACTOR SHALL MAINTAIN A MIN. OF 8' COVER OVER TOP OF 8" WATER LATERAL.
- CONTRACTOR SHALL VERIFY LOCATIONS & ELEVATIONS FOR ALL UTILITY CROSSINGS (EXISTING & PROPOSED) TO ELIMINATE POSSIBLE CONFLICTS. REPORT ANY CONFLICTS TO ARCHITECT IMMEDIATELY.
- ALL ELECTRIC, TELEPHONE & GAS SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY CO. SPECS. LOCATIONS SHALL BE COORDINATED W/ APPROPRIATE UTILITY COMPANY.
- ALL UTILITIES SHALL BE INSTALLED ACCORDING TO STATE & LOCAL REQUIREMENTS.
- INSTALL TRAFFIC CONTROL & TEMP. DETOUR AS PER MUTCD & CITY REQUIREMENTS.




Xcel Energy

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XCEL ENERGY
HUDSON SERVICE CENTER
HUDSON, WISCONSIN

UTILITY PLAN

626330327

BID PACKAGE #1

AUGUST 9, 2016

| REV. | DATE ISSUED | DESCRIPTION | APPV. |
|---|---|---|---|
| 1 | 08/22/16 | ADDEN. #1 | |

C160

# ⚠ ADDENDUM #1

## PLANTING SCHEDULE

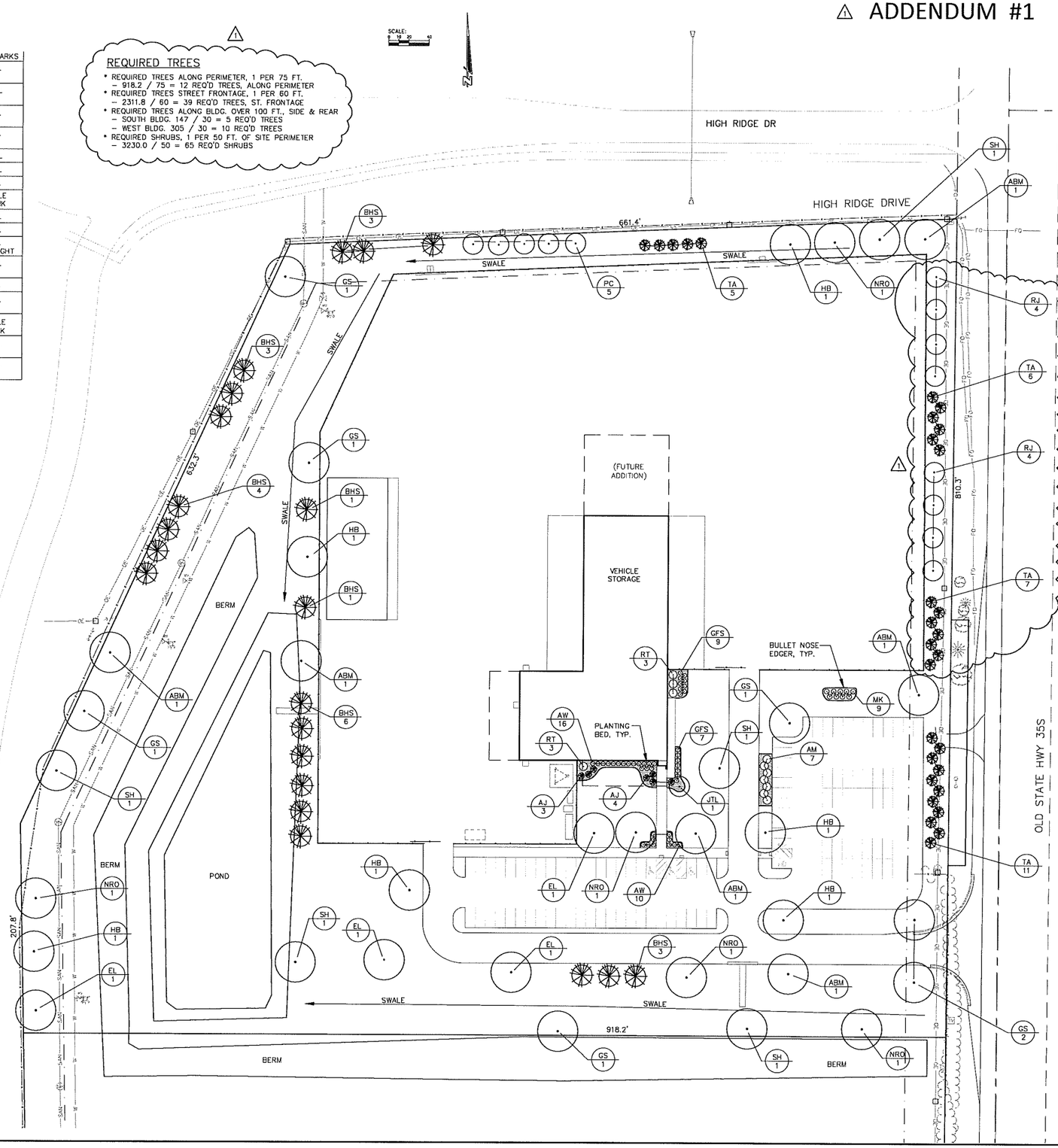
| KEY | QTY. | COMMON NAME | BOTANIC NAME | SIZE | ROOT | REMARKS |
|---|---|---|---|---|---|---|
| ABM | 16 | AUTUMN BLAZE MAPLE | ACER x FREEMANII JEFFERSRED' | 2,1/2" DIA. | B&B | FULL |
| EL | 4 | EMERALD LUSTRE MAPLE | ACER PLATANOIDES 'POND' | 2,1/2" DIA. | B&B | FULL |
| GS | 7 | GREENSPIRE LINDEN | TILIA CORDATA 'GREENSPIRE' | 2,1/2" DIA. | B&B | FULL |
| SH | 5 | SKYLINE HONEYLOCUST | GLEDITSIA TRIACANTHOS | 2,1/2" DIA. | B&B | FULL |
| HB | 6 | HACKBERRY | CELTIS OCCIDENTALIS | 2,1/2" DIA. | B&B | FULL |
| NRO | 5 | NORTHERN RED OAK | QUERCUS RUBRA | 2,1/2" DIA. | B&B | FULL |
| BHS | 21 | BLACK HILLS SPRUCE | PICEA GLAUCA DENSATA | 6' HT. | B&B | FULL |
| JTL | 1 | JAPANESE TREE LILAC | SYRINGA RETICULATA | 6' HT. | B&B | SINGLE TRUNK |
| PC | 5 | PRAIRIFIRE CRAB | MALUS 'PRAIRIFIRE' | 1,1/2" DIA. | B&B | FULL |
| RJ | 8 | RED JEWEL CRAB | MALUS 'JEWECOLE' | 1,1/2" DIA. | B&B | FULL |
| TA | 29 | TECHNY ARBORVITAE | TUJA OCCIDENTALIS 'TECHNY' | 5' HT. | B&B | FULL UPRIGHT |
| AJ | 7 | ANDORRA JUNIPER | JUNIPERUS HORIZONTALIS 'COMPACTA' | 24" SP. | #5 CONT. | FULL |
| RT | 4 | RED TWIGGED DOGWOOD | CORNUS 'BAILEYI' | 3'. HT. | #5 CONT | FULL |
| AM | 7 | AUTUMN MAGIC BLACK CHOKEBERRY | AROMIA MELANOCARPA "AUTUMN MAGIC" | 18" HT. | #3 CONT. | FULL |
| MK | 9 | MISS KIM LILAC | SYRINGA PATULATA 'MISS KIM" | 6' HT. | B&B | SINGLE TRUNK |
| AW | 27 | ANTHONY WATERER SPIREA | SPIREA x BUMALDA 'ANTHONY WATERER' | 18" HT. | #3 CONT. | FULL |
| GFS | 16 | GOLDFLAME SPIREA | SPIREA x BUMALDA 'GOLDFLAME' | 18" HT. | #3 CONT. | FULL |

## REQUIRED TREES

- REQUIRED TREES ALONG PERIMETER, 1 PER 75 FT.
  - 918.2 / 75 = 12 REQ'D TREES, ALONG PERIMETER
- REQUIRED TREES STREET FRONTAGE, 1 PER 60 FT.
  - 2311.8 / 60 = 39 REQ'D TREES, ST. FRONTAGE
- REQUIRED TREES ALONG BLDG. OVER 100 FT., SIDE & REAR
  - SOUTH BLDG. 147 / 30 = 5 REQ'D TREES
  - WEST BLDG. 305 / 30 = 10 REQ'D TREES
- REQUIRED SHRUBS, 1 PER 50 FT. OF SITE PERIMETER
  - 3230.0 / 50 = 65 REQ'D SHRUBS

## NOTES:

- THE CONTRACTOR SHALL VERIFY ALL EXIST. CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXIST. UTILITIES.
- USE GEOTEXTILE FABRIC WEED BARRIER UNDER ALL PLANTING BED MULCH UNLESS OTHERWISE NOTED. FABRIC WEED BARRIER SHALL CONFORM TO M DOT SSHSC SECT. 632.
- USE 1-1/2" WASHED AGGREGATE STONE MULCH IN PLANTING BEDS, 3" DEPTH. STONE MULCH SHALL BE CLEAN, & FREE FROM DELETERIOUS MATERIALS, STICKS, STONES, NOXIOUS WEEDS, SALT & FINE SILTS, CLAYS OR TOPSOIL.
- USE SHREDDED BARK MULCH AT ALL SINGULARLY PLANTED TREES, MIN. 3" DEPTH, 4' DIA.
- TOP OF MULCH IN PLANTING BEDS SHALL BE EVEN W/ TOP OF SURROUNDING SURFACES.
- IF DISCREPANCIES OCCUR, PLANT QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER PLANTING SCHEDULE.
- ALL PLANTS SHALL BE "SPECIMEN GRADE" AS PER AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY AGAINST DEATH & UNHEALTHY CONDITION, EXCEPT AS A RESULT OF NEGLECT BY OWNER, DAMAGE BY OTHERS & UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. PLANT WARRANTY SHALL BEGIN ON THE DATE OF FINAL ACCEPTANCE OF THE PROJECT.
- ALL PLANTS SHALL CONFORM TO THE VARIETIES SPECIFIED IN THE PLANT LIST & SHALL BE TRUE TO BOTANICAL NAME AS IN HORTUS THIRDS.
- ALL PLANTS INCLUDING THEIR ROOTS SHALL BE FREE FROM DISEASE INSECTS & OTHER INJURIOUS QUALITIES & SHALL BE WELL FORMED, FULL, IN A HEALTHY VIGOROUS GROWING CONDITION, REAR OR AT SPECIMEN QUALITY.
- ALL PLANTS SHALL BE SUBJECT TO INSPECTION BY THE OWNERS REPRESENTATIVE UPON DELIVERY. ANY PLANTS DEEMED NOT ACCEPTABLE BY THE OWNERS REPRESENTATIVE SHALL BE REMOVED FROM THE SITE & REPLACED WITH ACCEPTABLE MATERIAL.
- ANY ADDITIONAL TOPSOIL NEEDED FOR INSTALLING THE TREES & SHRUBS AS PER THE PLANTING DETAIL SHALL BE CONSIDERED INCIDENTAL TO THE PLANT MATERIAL PRICE.
- TOPSOIL SHALL CONSIST OF A HUMUS-BEARING LOAM ADAPTED TO SUSTAIN VIGOROUS GRASS GROWTH FREE FROM DELETERIOUS MATERIALS W/ A Ph RANGE OF 6.0 TO 7.0. TOPSOIL NOT MEETING THESE REQUIREMENTS SHALL BE AMENDED AT NO ADDITIONAL COST.
- SHREDDED BARK MULCH SHALL BE FRESHLY SHREDDED HARDWOOD BARK FREE FROM DELETERIOUS MATERIALS, STICKS, STONES, NOXIOUS WEEDS, SALT & OTHER MATERIALS HARMFUL TO PLANT GROWTH. SHREDDED BARK MULCH SHALL BE EITHER COMPOSTED OR TREATED WITH NITROGEN TO COMPENSATE FOR SUCH LOSS IN DECOMPOSITION.
- ANY PLANTS DELIVERED TO THE PROJECT SITE THAT ARE NOT INSTALLED THE SAME DAY SHALL BE "HEALED IN" W/ TOPSOIL, WOOD CHIPS, SHREDDED BARK, OR SAWDUST & ADEQUATELY WATERED UNTIL SUCH TIME THE PLANTS CAN BE INSTALLED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL INCLUDING GRASS OR SOD FOR TWO WEEKS AFTER FINAL ACCEPTANCE OF PROJECT. WATER SHALL BE PROVIDED IN AN ADEQUATE AMOUNT TO SUSTAIN VIGOROUS PLANT GROWTH.




Xcel Energy

Cedar corporation

XCEL ENERGY
HUDSON SERVICE CENTER
HUDSON, WISCONSIN

LANDSCAPE PLAN

626330327

BID PACKAGE # 1

AUGUST 9, 2016

| NO. | DATE ISSUED | DESCRIPTION | CHK |
|---|---|---|---|
| 1 | 08/22/16 | ADDEN. #1 | |

C180

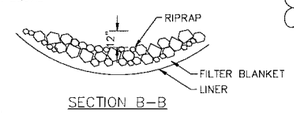
△1 ADDENDUM #1

RIPRAP REQUIREMENTS

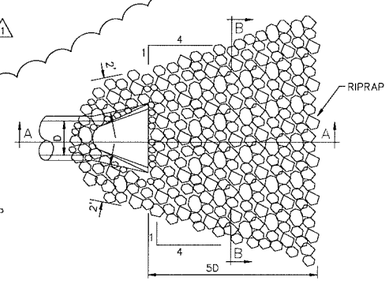
| | |
|---|---|
| 12" TO 18" | 8 CY MED. RIP RAP |
| 24" | 12 CY MED. RIP RAP |
| 27" | 14 CY MED. RIP RAP |
| 30" | 17 CY MED. RIP RAP |
| 33" | 20 CY MED. RIP RAP |
| 36" | 23 CY MED. RIP RAP |
| 42" | 31 CY MED. RIP RAP |
| 48" | 38 CY MED. RIP RAP |
| 54" AND UP | 62 CY and up HEAVY RIP RAP |

(One cubic yard is approximately 2,800 lbs.)

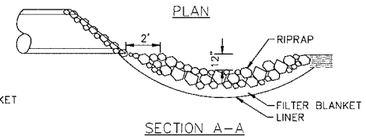
NOTE
FILTER BLANKET REQUIRED UNDER RIPRAP OR 2 LAYERS OF 500X MIRAFI FABRIC OR EQUAL




SECTION B–B

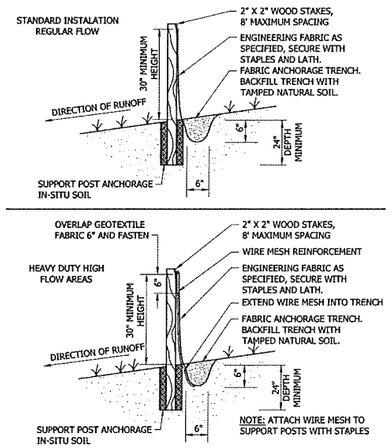



PLAN

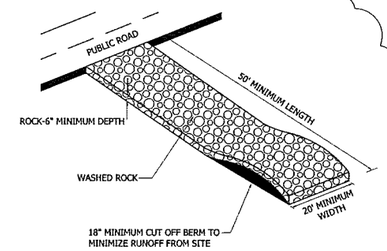



SECTION A–A

RIPRAP AT OUTLETS
NO SCALE
SOURCE = CITY OF HUDSON, WI



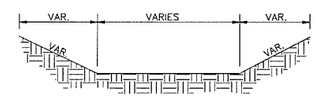

SILTATION FENCE
NO SCALE
SOURCE = CITY OF HUDSON, WI




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

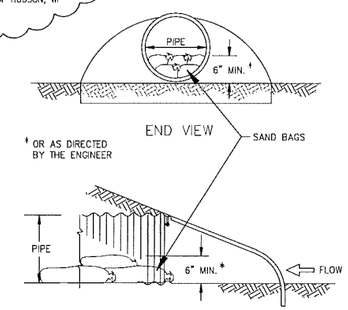
AGGREGATE TRACKING
NO SCALE
SOURCE = CITY OF HUDSON, WI

△1



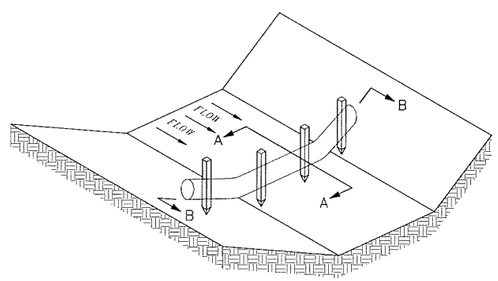

SWALE SECTION
NO SCALE

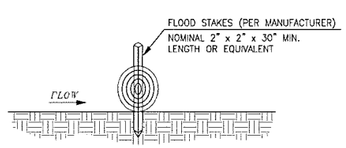
NOTE: SEE GRADING PLAN & EROSION PLAN FOR SLOPES, EROSION CONTROL MAT & RESTORATION.



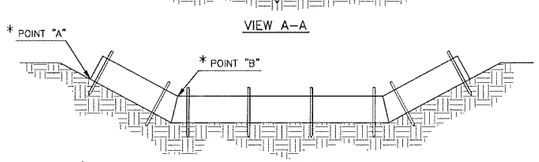

SIDE ELEVATION

CULVERT PIPE DITCH CHECK
NO SCALE



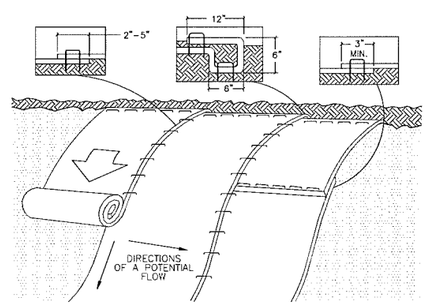

VIEW A–A




* POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

VIEW B–B

TEMPORARY DITCH CHECK, PERPENDICULAR FLOW
NO SCALE

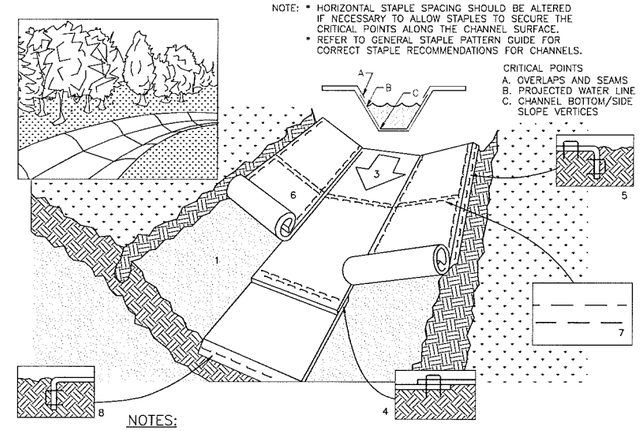



* PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL MAT, INCLUDING GRADING, TOPSOIL, SEED & FERTILIZER.
* BEGIN AT TOP OF SLOPE, BY ANCHORING MAT IN TRENCH, INSTALL STAPLES 12" APART, SEE DETAIL.
* ROLL MAT DOWN SLOPE AS SHOWN. FASTEN MAT TO SOIL SURFACE W/ STAPLES. STAPLE PATTERN GUIDE BY MFR.
* OVERLAP MAT AS PER MFRS. SPEC.
* NORTH AMERICAN GREEN, USA 1-800-772-2040, www.nagreen.com.

HIGH VELOCITY MULCH BLANKET
NO SCALE

NOTE: * HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
* REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE RECOMMENDATIONS FOR CHANNELS.

CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES




NOTES:
1. PREPARE SOIL BEFORE INSTALLING MATS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE MAT IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER MAT IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE MATS END OVER END (SHINGLE STYLE) WITH A 6" MIN. OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE MATS.
5. FULL LENGTH EDGE OF MATS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. MATS ON SIDE SLOPES MUST BE OVERLAPPED 4" MIN. OVER THE CENTER MAT AND STAPLED (2" FOR C350 MATTING).
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE MATS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NORTH AMERICAN GREEN, USA 1-800-772-2040

HIGH VELOCITY MULCH BLANKET CHANNEL INSTALLATION
NO SCALE

OWNER
Xcel Energy
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ENGINEER NAME/LOGO
CONSULT PROJECT NUMBER X3059-0054
Cedar corporation
ENGINEER NAME/LOGO
CONSULT PROJECT MANAGER
STAMP
XCEL ENERGY
HUDSON SERVICE CENTER
HUDSON, WISCONSIN
EROSION CONTROL CONSTRUCTION DETAILS
REVISION
XCEL ENERGY PROJECT #
626330327
CODE
BID PACKAGE #1
ISSUE DATE
AUGUST 9, 2016
DRAWING FILE NAME

| NO. | DATE ISSUED | DESCRIPTION | PAG. |
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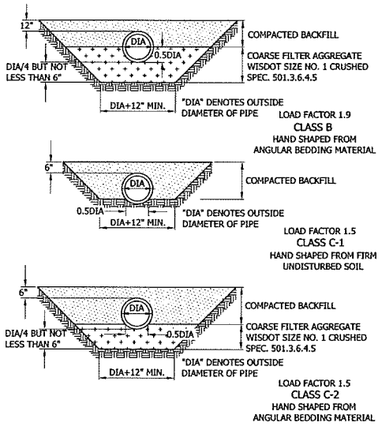
| 1 | 08/22/16 | ADDEN. #1 | |

REVISIONS
SHEET SIZE
SHEET NUMBER
C500

X:\Clients\X3059 Xcel Energy - Minnesota\054 Hudson Service Center Site Design\100 civil\dwg\000202_pn_20260054.dwg 08/23/16 9:39:22 AM

# ⚠ ADDENDUM #1




BEDDING METHODS FOR RCP, VCP AND DIP
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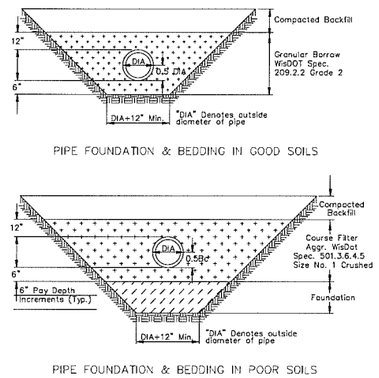
SOURCE = CITY OF HUDSON, WI




BEDDING METHODS FOR PVC
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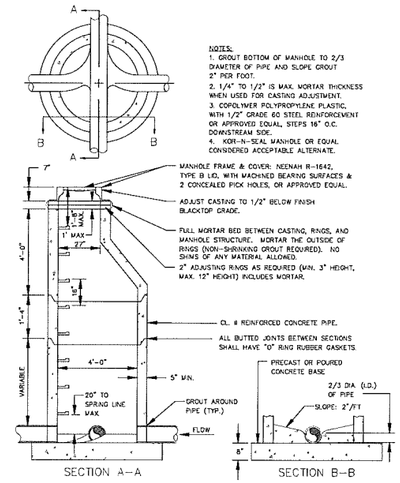


SANITARY SEWER JUNCTION MANHOLE
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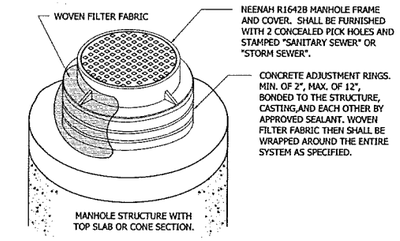
SOURCE = CITY OF HUDSON, WI




CONCRETE ADJUSTMENT RING DETAIL
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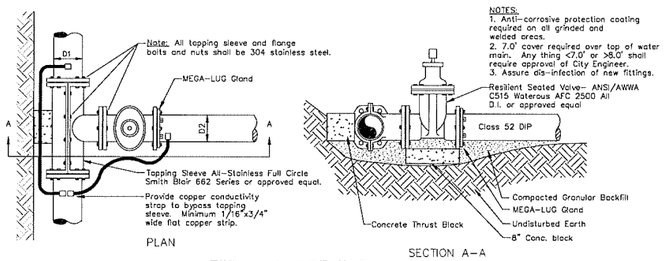
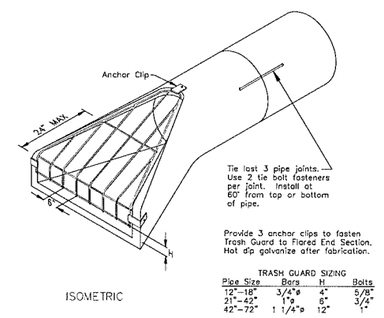
SOURCE = CITY OF HUDSON, WI




WATER MAIN WET TAP
NO SCALE
SOURCE = CITY OF HUDSON, WI




TRASH GUARD SIZING

| Pipe Size | Bars | H | Bolts |
|---|---|---|---|
| 12"-18" | 3/4"ø | 4" | 5/8" |
| 21"-42" | 1"ø | 6" | 3/4" |
| 42"-72" | 1 1/4"ø | 12" | 1" |

FLARED END SECTION AND HEAVY DUTY TRASH GUARD
NO SCALE
SOURCE = CITY OF HUDSON, WI

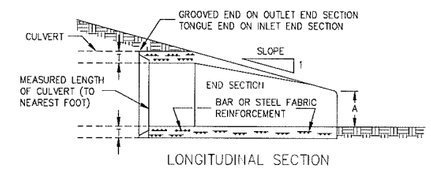
| REINFORCED CONCRETE APRON ENDWALLS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| PIPE DIA. (IN.) | DIMENSIONS (inches) | | | | | | | APPROX. SLOPE |
| | T | A | B | C | D | E | G | |
| 12 | 2 | 4 | 24 | 48⅞ | 72½ | 24 | 2 | 3 to 1 |
| 15 | 2¼ | 6 | 27 | 46 | 73 | 30 | 2¼ | 3 to 1 |
| 18 | 2½ | 9 | 27 | 46 | 73 | 36 | 2½ | 3 to 1 |
| 21 | 2¾ | 9 | 36 | 37½ | 73½ | 42 | 2¾ | 3 to 1 |
| 24 | 3 | 9½ | 43½ | 30 | 73½ | 48 | 3 | 3 to 1 |
| 27 | 3¼ | 10½ | 49½ | 24 | 73½ | 54 | 3¼ | 3 to 1 |
| 30 | 3½ | 12 | 54 | 19¾ | 73½ | 60 | 3½ | 3 to 1 |
| 36 | 4 | 15 | 63 | 34¾ | 97¾ | 72 | 4 | 3 to 1 |
| 42 | 4½ | 21 | 63 | 35 | 98 | 78 | 4½ | 3 to 1 |
| 48 | 5 | 24 | 72 | 26 | 98 | 84 | 5 | 3 to 1 |
| 54 | 5½ | 27 | 65 | 33¼-35 | 98¼-100 | 90 | 5½ | 2⅔ to 1 |
| 60 | 6 | 30*-35** | 60 | 39 | 99 | 96 | 5 | 2 to 1 |
| 66 | 6½ | 24*-30** | 72-78 | 21*-27** | 99 | 102 | 5½ | 2 to 1 |
| 72 | 7 | 24*-36** | 78 | 21 | 99 | 108 | 6 | 2 to 1 |
| 78 | 7½ | 24*-36** | 78 | 21 | 99 | 114 | 6½ | 2 to 1 |
| 84 | 8 | 36 | 90½ | 21 | 111½ | 120 | 6½ | 1½to 1 |
| 90 | 8½ | 41 | 87½ | 24 | 111½ | 132 | 6½ | 1½to 1 |

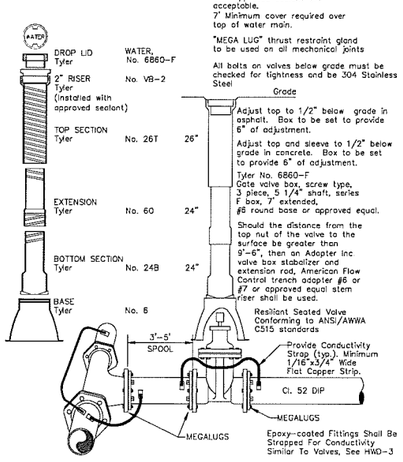
* MINIMUM
** MAXIMUM

## GENERAL NOTES

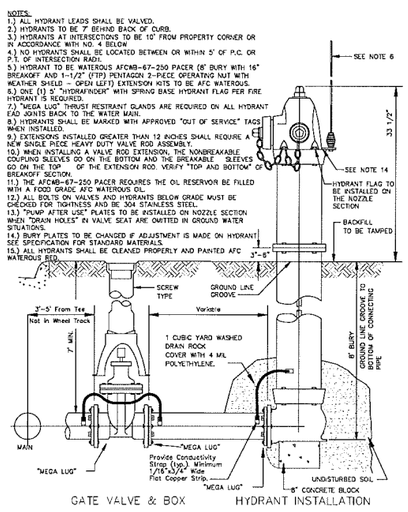
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

CONCRETE CULVERT ENDWALLS MAY NOT BE USED WITH GALVANIZED STEEL OR ALUMINUM CULVERT PIPE OR VISE VERSA. GALVANIZED STEEL OR ALUMINUM ENDWALLS SHALL NORMALLY BE INSTALLED ON CULVERT PIPE OF THE SAME METAL.

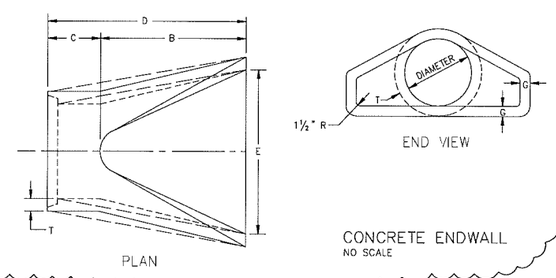



GATE VALVE & BOX INSTALLATION
NO SCALE
SOURCE = CITY OF HUDSON, WI




HYDRANT WITH GATE VALVE & BOX INSTALLATION
NO SCALE
SOURCE = CITY OF HUDSON, WI




CONCRETE ENDWALL
NO SCALE

OWNER

Xcel Energy

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CONSULTANT NAME/LOGO

CONSULT PROJECT NUMBER X3059-0054

Cedar corporation
824 West Fairview
Eau Claire, Wisconsin 54701
715-839-3089
800-472-7373
FAX 715-839-2977
www.cedarcorp.com

CONSULTANT NAME/LOGO

CONSULT PROJECT NUMBER

STAMP

XCEL ENERGY
HUDSON SERVICE CENTER
HUDSON, WISCONSIN
UTILITY CONSTRUCTION DETAILS

PER PLAN

XCEL ENERGY PROJECT
626330327

ISSUE
BID PACKAGE #1

ISSUED ON
AUGUST 9, 2016

CADD CONTROL NAME

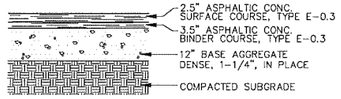
| NO. | DATE ISSUED | DESCRIPTION | PAN |
|---|---|---|---|
| 1 | 08/22/16 | ADDEN. #1 | |

SHEET TITLE

SHEET NUMBER
C501

\\Cdarch\X3059 Xcel Energy - Minneapolis\X054 Hudson Service Center Site Design\100 cad data\X050202.pn_20090054.dwg 09/23/16 8:56:27 AM

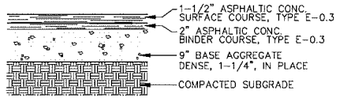
# ⚠ ADDENDUM #1




## ASPHALT TYPICAL SECTION, ENTRY DRIVES & STORAGE YARD

NO SCALE

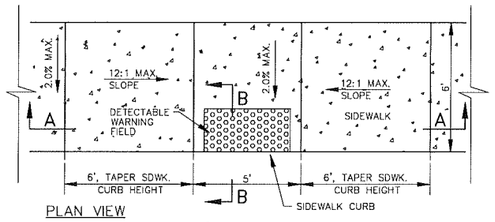
NOTES:
* ASPHALT & BASE COURSE SHALL BE SUPPLIED & INSTALLED AS PER WI DOT STANDARD SPEC. FOR ROAD & STRUCTURE CONSTRUCTION, LATEST ED.
* COMPACT GRANULAR SUBGRADE & BASE AGGREGATE AS PER GEOTECHNICAL REPORT, PSI PROJ. # 0095632 RECOMMENDATIONS.



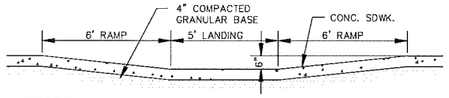

## ASPHALT TYPICAL SECTION, EMPLOYEE PARKING LOT

NO SCALE

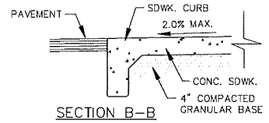
NOTES:
* ASPHALT & BASE COURSE SHALL BE SUPPLIED & INSTALLED AS PER WI DOT STANDARD SPEC. FOR ROAD & STRUCTURE CONSTRUCTION, LATEST ED.
* COMPACT GRANULAR SUBGRADE & BASE AGGREGATE AS PER GEOTECHNICAL REPORT, PSI PROJ. # 0095632 RECOMMENDATIONS.




PLAN VIEW




SECTION A–A

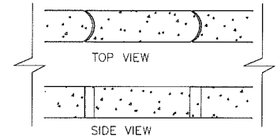



SECTION B–B

## HANDICAP RAMP

NO SCALE

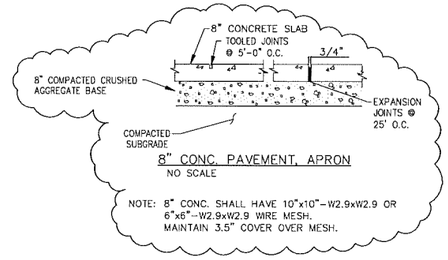
NOTES:
* 2'x4' DETECTABLE WARNING FIELD SHALL BE A METAL PANEL #844-2061, CHROME YELLOW MED, DCC-1003 DEGUSSA, MFR. MetaDome, LLC, 2136 E. DAYTON ST., MADISON, WI 53704, 608-249-8644, (www.metadomellc.com) OR APPROVED EQUAL. INSTALL AS PER MANUFACTURES SPECS.
* THE SURFACE TEXTURE OF THE RAMP (EXCLUDING THE TRUNCATED DOME PANEL) SHALL BE A COARSE-BROOMED FINISH, TRANSVERSE TO THE SLOPE OF THE RAMP.




## BULLET EDGER

NO SCALE

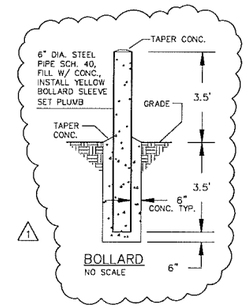
NOTES:
* BULLET EDGER, 3-5/8"x11-3/4"x3-5/8"HT.
* BULLET EDGER SHALL BE GRAY IN COLOR.
* INSTALL TOP OF CONCRETE BULLET EDGER FLUSH W/ FINISHED GRADE.




## 8" CONC. PAVEMENT, APRON

NO SCALE

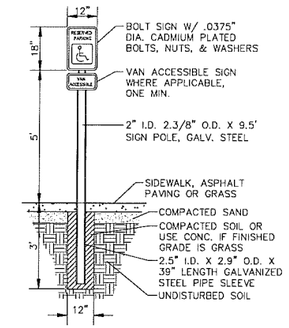
NOTE: 8" CONC. SHALL HAVE 10"x10"-W2.9xW2.9 OR 6"x6"-W2.9xW2.9 WIRE MESH. MAINTAIN 3.5" COVER OVER MESH.




⚠ 1

## BOLLARD

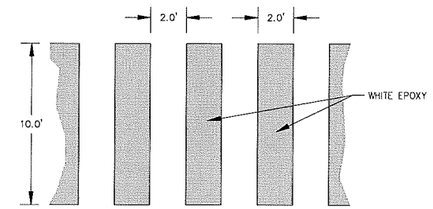
NO SCALE




## ACCESSIBLE PARKING SIGN

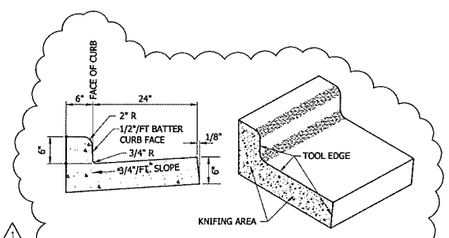
NO SCALE

NOTE: SIGN SHALL COMPLY W/ CURRENT STATE & ADA GUIDLINES.




## PAVEMENT MARKING – PEDESTRIAN CROSSWALK

NO SCALE




⚠ 1

NOTES:
1. ALL EXPANSION AND CONSTRUCTION JOINTS SHALL BE TOOLED ALONG ENTIRE TOP AND FACE OF CURB AND GUTTER AND KNIFED THROUGH ENTIRE DEPTH.

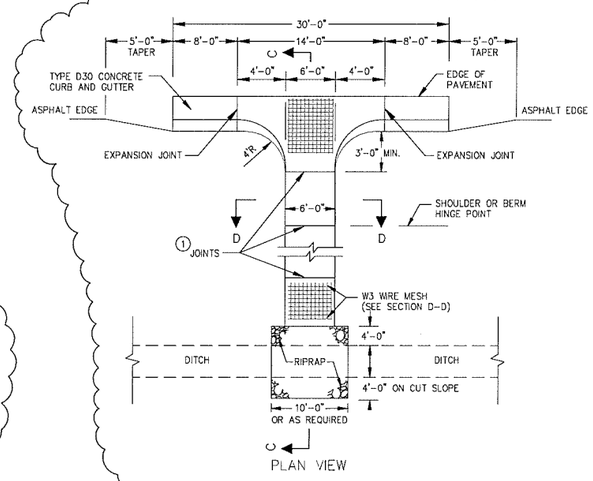
## TYPE D30 CONCRETE CURB & GUTTER

NO SCALE

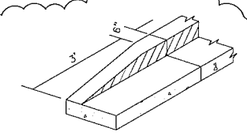
SOURCE = CITY OF HUDSON, WI

NOTE

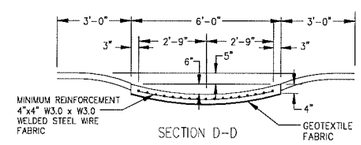
6" COMPACTED CRUSHED AGGREGATE BASE UNDER CURB (TYP)




PLAN VIEW



CURB & GUTTER END TAPER SECTION



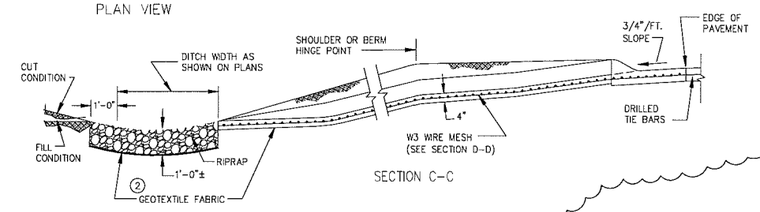

SECTION D–D

### GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN SHALL CONFORM TO PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WELDED STEEL WIRE FABRIC SHALL BE IN ACCORDANCE WITH AASHTO SPECIFICATION M55.

1. JOINTS SHALL BE $\frac{1}{8}$ TO $\frac{1}{4}$ INCH WIDE BY 1 $\frac{1}{2}$ INCHES DEEP AND SPACED AT UNIFORM INTERVALS OF APPROXIMATELY 4 FEET.
2. GEOTEXTILE FABRIC TYPE "R" SHALL UNDERLAY THE FULL LENGTH AND WIDTH OF THE CONCRETE SURFACE DRAIN AND RIPRAP.

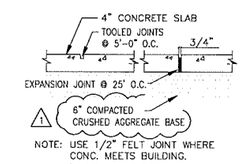



SECTION C–C

⚠ 1

## CONCRETE SURFACE DRAIN

NO SCALE

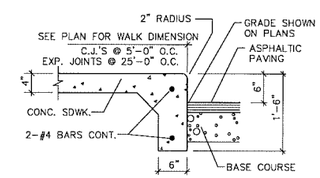



⚠ 1

NOTE: USE 1/2" FELT JOINT WHERE CONC. MEETS BUILDING.

## 4" CONC. SIDEWALK

NO SCALE




## SIDEWALK/CURB DETAIL

NO SCALE

Xcel Energy

Cedar corporation

XCEL ENERGY
HUDSON SERVICE CENTER
HUDSON, WISCONSIN
SITE CONSTRUCTION DETAILS

XCEL ENERGY PROJECT #: 626330327

SCALE: BID PACKAGE #1

ISSUE DATE: AUGUST 9, 2016

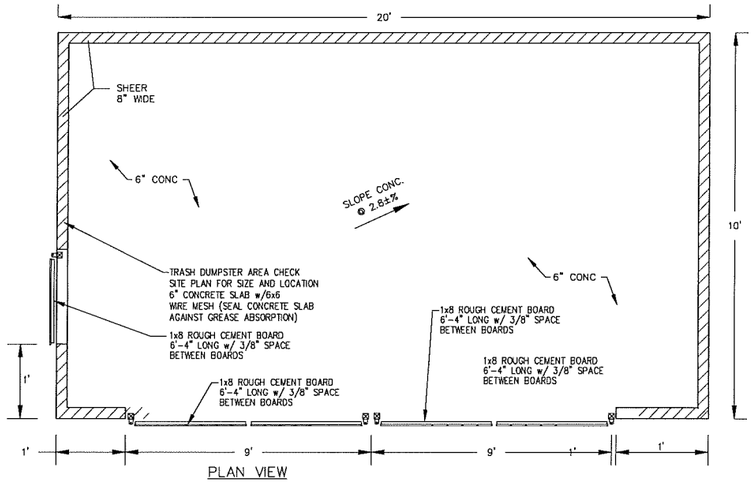
| REV. | DATE ISSUED | DESCRIPTION | PAN. |
|---|---|---|---|
| 1 | 08/22/16 | ADDEN. #1 | |

SHEET TITLE

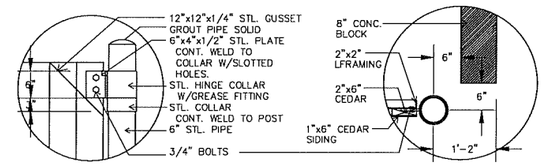
SHEET NUMBER

C502

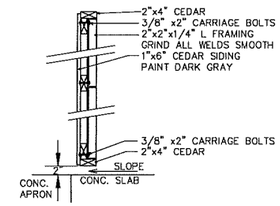
⚠ ADDENDUM #1



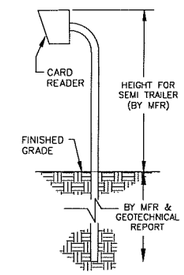

PLAN VIEW



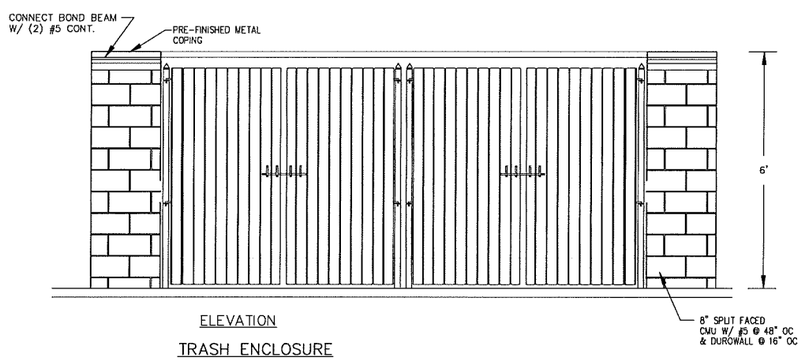

POST/HINGE DETAILS
NO SCALE



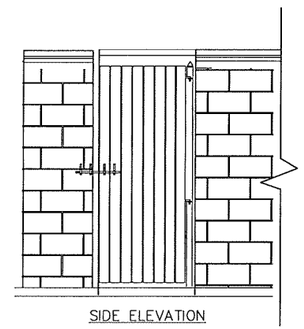

GATE DETAIL
NO SCALE




CARD READER
NO SCALE

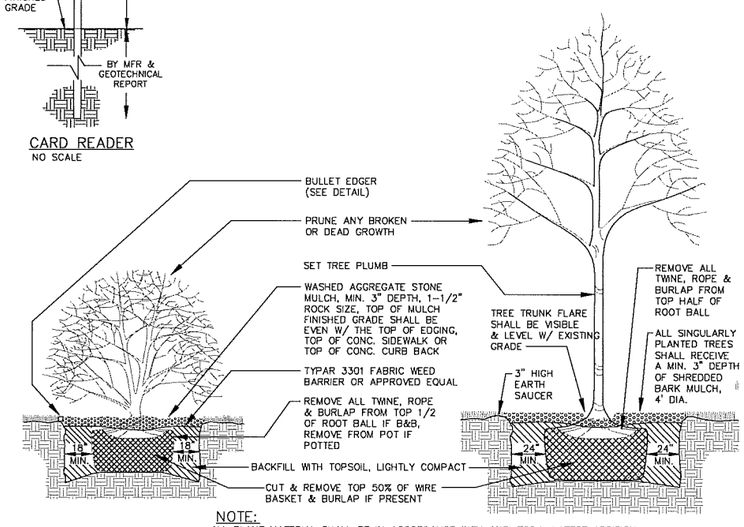



ELEVATION



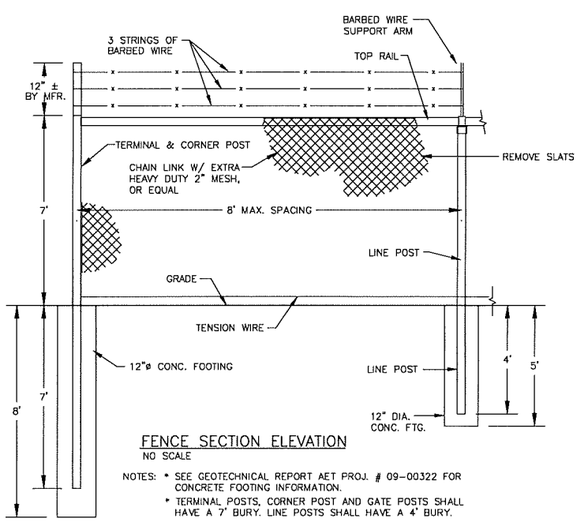
SIDE ELEVATION

TRASH ENCLOSURE
NO SCALE



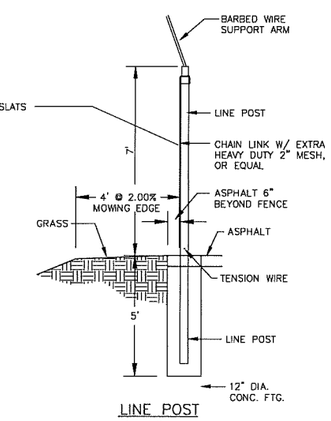

NOTE:
ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH ANSI Z60.1, LATEST ADDITION.

TREE & SHRUB PLANTING DETAIL
NO SCALE

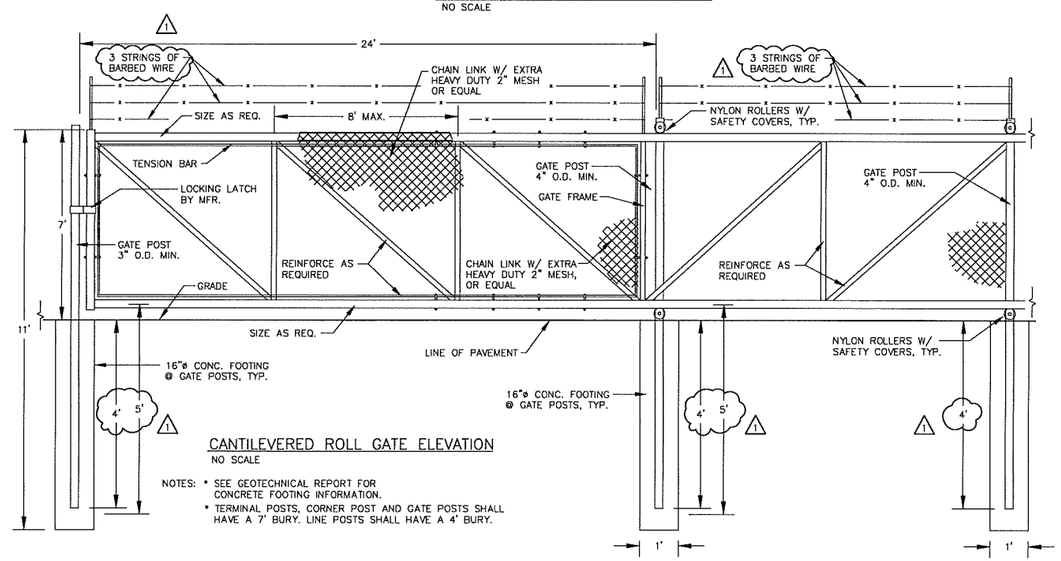



FENCE SECTION ELEVATION
NO SCALE

NOTES: • SEE GEOTECHNICAL REPORT AET PROJ. # 09-00322 FOR CONCRETE FOOTING INFORMATION.
• TERMINAL POSTS, CORNER POST AND GATE POSTS SHALL HAVE A 7' BURY. LINE POSTS SHALL HAVE A 4' BURY.




LINE POST DETAIL
NO SCALE




CANTILEVERED ROLL GATE ELEVATION
NO SCALE

NOTES: • SEE GEOTECHNICAL REPORT FOR CONCRETE FOOTING INFORMATION.
• TERMINAL POSTS, CORNER POST AND GATE POSTS SHALL HAVE A 7' BURY. LINE POSTS SHALL HAVE A 4' BURY.

Xcel Energy

Cedar corporation

XCEL ENERGY
HUDSON SERVICE CENTER
HUDSON, WISCONSIN
SITE CONSTRUCTION DETAILS

XCEL ENERGY PROJECT #: 626330327
BID PACKAGE #1
ISSUE DATE: AUGUST 9, 2016

| NO. | DATE ISSUED | DESCRIPTION | INIT. |
|---|---|---|---|
| 1 | 08/22/16 | ADDEN. #1 | |

C503

DEVELOPMENT PLAN REVIEW
City of Hudson, Wisconsin

Project name and applicant:

Hudson Center Lot 7, David Robson

Project location:

South of Highway 94, North of Crest View Drive, West of Carmichael Road in the Old Wisconsin DOT travel Center.

Proposed building material and colors (provide a description of the materials and treatment or colors):

Facades:

A mix of brick, architectural precast, EIFS, metal panel and Aluminum windows.

Roofs:

A flat parapet roof for most of the building with a gable roof on one end.

Windows, entrances, dock facilities, awnings, canopies, accent details or other details:

Aluminum windows and entrances

Attach color elevations, perspectives, illustrations or photos that may assist in explaining building materials proposed.

# SITE DEVELOPMENT PLANS

# HUDSON CENTER LOT 7
# BADGER DRIVE

## HUDSON, WISCONSIN

RECEIVED
AUG 29 2016
BY:

## CITY OF HUDSON GENERAL NOTES:

PRECONSTRUCTION CONFERENCE

1. A PRECONSTRUCTION CONFERENCE SHALL BE SCHEDULED BY THE ENGINEER TO ENSURE THE UNDERSTANDING OF AND COMPLIANCE WITH THE APPROVED PROJECT DRAWINGS AND SPECIFICATIONS, AND TO DISCUSS THE SCHEDULE, METHODS, AND MEANS OF CONSTRUCTION AND ALL OTHER MATTERS NECESSARY TO PLANNING THE PROJECT WORK. IF A PRECONSTRUCTION MEETING IS NOT HELD PRIOR TO CONSTRUCTION, THE PROJECT WILL BE HALTED UNTIL ONE IS HELD.

2. ALL PERTINENT PARTIES SHALL ATTEND OR BE REPRESENTED, AND SPECIFICALLY THE CONTRACTOR'S JOB SITE SUPERVISOR/FOREMAN SHALL BE IN ATTENDANCE.

3. AT A MINIMUM, THE FOLLOWING ITEMS SHOULD BE DISCUSSED AT OR RECEIVED PRIOR TO THE PRECONSTRUCTION CONFERENCE:

   A. PROJECT SCHEDULE – SUBMITTED IN BAR CHART FORM PRIOR TO THE PRECONSTRUCTION CONFERENCE FOR REVIEW AND APPROVAL.
   B. LIST OF SUBCONTRACTORS.
   C. LIST OF MATERIAL SUPPLIERS.
   D. LIST OF TESTING COMPANIES.
   E. APPLICABLE PERMITS REQUIRED.

4. THE LOCATIONS OF CONSTRUCTION FACILITIES, STAGING AREAS, PRODUCT STOCKPILES, MATERIAL STORAGE, AND TEMPORARY CONSTRUCTION SHOULD BE DECIDED UPON AT THE PRECONSTRUCTION CONFERENCE AND SHALL BE REMOVED UPON COMPLETION OF WORK.

COORDINATION BY CONTRACTOR

1. COORDINATE SCHEDULING AND WORK OF THE VARIOUS SECTIONS OF THE PROJECT SPECIFICATIONS TO ASSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS.

2. COOPERATE WITH OTHERS PERFORMING WORK WITHIN AND ADJACENT TO THE PROJECT SITE. COORDINATE THE SEQUENCE OF THE WORK OF THIS PROJECT AND THE USE OF PROJECT SPACE WITH THE WORK OF OTHERS AS NECESSARY TO THE EFFICIENT AND ORDERLY PROGRESS OF THE DEVELOPMENT OF THE PROJECT SITE AS A WHOLE.

3. CONTRACTOR AND/OR SUBCONTRACTOR SHALL HAVE APPROVED SET OF DRAWINGS AND SPECIFICATIONS ON PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.

INSPECTION AND MATERIALS TESTING

1. ANY WORK ON PUBLIC WORKS INFRASTRUCTURE SHALL BE WITNESSED BY PUBLIC WORKS PERSONNEL. THE CITY ENGINEER, AND/OR AUTHORIZED RESIDENT PROJECT REPRESENTATIVE PRIOR TO ACCEPTANCE BY THE CITY. NOTIFY PUBLIC WORKS OR CITY ENGINEER 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

2. ALL INSPECTORS AND LAB TECHNICIANS MUST BE CERTIFIED BY THE WISCONSIN HIGHWAY TECHNICIAN CERTIFICATION PROGRAM OR SUPERVISED BY APPROVED PERSONNEL FROM CITY OF HUDSON.

DEVELOPER'S RESPONSIBILITY

1. THE DEVELOPER OR THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE TO FURNISH THE CITY WITH THE FOLLOWING:

   A. AS-BUILT/RECORD DRAWINGS (AS OUTLINED ELSEWHERE IN THESE STANDARD SPECIFICATIONS).
   B. COPIES OF RECORDED EASEMENTS.
   C. COPIES OF ALL APPLICABLE QUALITY CONTROL AND/OR MATERIALS TEST RESULTS.
   D. STATEMENT SAYING CONSTRUCTION WAS ACCOMPLISHED ACCORDING TO THESE APPROVED SPECIFICATIONS.
   E. PAYMENT FOR ALL COSTS ASSOCIATED WITH INSPECTION BY THE CITY ENGINEER.
   F. PAYMENT FOR ALL COSTS (I.E.: LABOR, MATERIALS, TRANSPORTATION, AND LAB) ATTRIBUTED TO THE PROPER METHODS AND PROCEDURES INVOLVED WITH ALL APPLICABLE TESTS AND PUNCH LISTS/DEFECTIVE WORK NOTICES.

PERMITS AND LICENSES

1. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE PROJECT SHALL BE SECURED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL ALSO PAY ALL PUBLIC UTILITY CHARGES, GOVERNMENTAL CHARGES, AND INSPECTION FEES ASSOCIATED WITH REQUIRED PERMITS AND LICENSES.

PRIVATE UTILITIES

1. CONTRACTOR SHALL NOTIFY DIGGER'S HOTLINE AT 1 (800) 242-8511 PRIOR TO EXCAVATION FOR LOCATION OF UNDERGROUND UTILITY LINES.

2. NOTIFY LOCAL UTILITY COMPANY PERSONNEL OF SCHEDULE AND SEQUENCE OF WORK SO THAT ADEQUATE CONTROL MEASURES CAN BE TAKEN TO LOCATE AND PROTECT EXISTING UTILITY LINES.

3. COOPERATE WITH LOCAL UTILITY COMPANY PERSONNEL IN LOCATING, MOVING, PROTECTING, AND WORKING AROUND IN-PLACE UNDERGROUND FACILITIES.

SITE MAINTENANCE

1. CONTRACTOR SHALL MAINTAIN STOCKPILES, EXCAVATIONS, ACCESS ROADS, AND ALL OTHER WORK AREAS FREE FROM DUST. CONTRACTOR SHALL EMPLOY DUST ABATEMENT TECHNIQUES WHENEVER A DUST NUISANCE OR HAZARD OCCURS, OR AS DIRECTED BY PUBLIC WORKS PERSONNEL OR THE CITY ENGINEER. COMPLY WITH ALL LOCAL ORDINANCES.

## CITY OF HUDSON GENERAL NOTES (CONT.):

SITE MAINTENANCE (CONT.)

2. PROTECT HAZARDOUS WORK AREAS AND HAZARDOUS MATERIAL STORAGE AREAS.

3. PROTECT TREES, UNLESS SPECIFICALLY INDICATED FOR REMOVAL ON THE PROJECT DRAWINGS.

4. CLEAN ACCESS ROADS AND HAUL ROUTES WITH MECHANICAL STREET SWEEPER.

5. IF CONTRACTOR FAILS TO MAINTAIN PROJECT SITE, PUBLIC WORKS OR THE CITY ENGINEER WILL PROVIDE WRITTEN NOTICE OF CONTRACTOR'S DEFECTIVE WORK. CONTRACTOR WILL BE GIVEN 24 HOURS FROM THE NOTICE TO CLEAN PROJECT SITE. AFTER THE 24 HOURS, PUBLIC WORKS OR CITY ENGINEER MAY CORRECT AND REMEDY THE DEFECTIVE WORK WITH ALL ASSOCIATED COSTS INCURRED CHARGED TO CONTRACTOR.

EROSION AND SEDIMENT CONTROL

1. CONTRACTOR SHALL IMPLEMENT APPROPRIATE EROSION CONTROL MEASURES TO PREVENT EROSION AND CONTROL SEDIMENT FROM LEAVING PROJECT SITE.

2. COMPLY WITH CITY OF HUDSON CODE 106-20, INCLUDING SUBMITTING AND ADHERING TO AN EROSION AND SEDIMENT CONTROL PLAN. ALSO COMPLY WITH RECOMMENDED PRACTICES AS DESCRIBED IN "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES."

3. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING ACTIVITIES.

   PROTECT STORM SEWER INLETS FROM RUNOFF BY ENCLOSING CATCH BASINS IN ACCORDANCE WITH DETAIL PLATES NO. ERO-3 TO ERO-6.

4. INSTALL SILT FENCE WHERE REQUIRED OR AS DIRECTED TO CONTROL EROSION UNTIL VEGETATION IS ESTABLISHED IN ACCORDANCE WITH DETAIL PLATE NO. ERO-2.

5. FURNISH AND APPLY WATER FOR DUST CONTROL AND COMPACTION WITHIN THE PROJECT SITE AS NECESSARY. THIS SHALL INCLUDE APPLICATION OF WATER ON WEEKENDS AND HOLIDAYS IF NECESSARY, AS DETERMINED BY PUBLIC WORKS OR THE CITY ENGINEER

TRAFFIC CONTROL

1. IF PROPOSED IMPROVEMENTS WILL NECESSITATE LANE CLOSURES OR INTERNAL TRAFFIC CONTROL SIGNING TO EXISTING ROADWAYS, CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN IN PROPER ORDER ALL TRAFFIC CONTROL DEVICES NEEDED TO GUIDE, WARN, CONTROL, AND PROTECT TRAFFIC THROUGHOUT THE PROJECT SITE. ALL TRAFFIC CONTROL DEVICES AND OTHER PROTECTIVE MEASURES SHALL CONFORM TO THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND WISDOT STANDARD SPECIFICATIONS.

2. REMOVE AND DISPOSE OF ALL TRAFFIC CONTROL DEVICES AT THE CONCLUSION OF THE PROJECT.

3. MAINTAIN TRAFFIC TO LOCAL RESIDENTS AND BUSINESS AT ALL TIMES, UNLESS A TRAFFIC CONTROL/DETOUR PLAN PROVIDING FOR OTHER PROVISIONS/ACCESS HAS BEEN PREPARED AND APPROVED BY CITY ENGINEER.

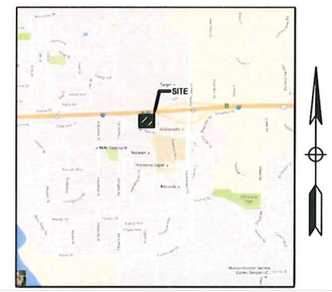
4. IF AND WHERE REQUIRED, FLAGGER'S AND HOW THEY ARE USED SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE WISCONSIN MUTCD.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OR REPLACEMENT OF ALL TRAFFIC CONTROL DEVICES WHICH BECOME DAMAGED, MOVED, OR DESTROYED: OF ALL LIGHTS WHICH CEASE TO FUNCTION PROPERLY; AND OF ALL BARRICADE WEIGHTS WHICH ARE DAMAGED, DESTROYED, OR OTHERWISE FAIL TO STABILIZE THE BARRICADES. THE TRAFFIC CONTROL DEVICES SHALL BE CHECKED AT LEAST TWICE DAILY, INCLUDING ONCE AT THE END OF THE WORKDAY FOR PROPER ALIGNMENT, PROPER VISIBILITY, AND REFLECTIVELY TO ENSURE THAT ALL TRAFFIC CONTROL DEVICES REQUIRED BY THE CONSTRUCTION CONFORM TO THE MUTCD. THE CHECK SHALL INCLUDE IMMEDIATE CORRECTION OF DEFICIENCIES. AT LEAST 1 NIGHT TIME INSPECTION SHALL BE MADE EACH WEEK.

6. THE CONTRACTOR SHALL NOT DEPOSIT MATERIALS, STORE MATERIALS, OR PARK EQUIPMENT ON OR ALONGSIDE ANY ROADWAY OPEN TO TRAFFIC IF IT IN ANYWAY INTERFERES WITH THE SAFE FLOW OF TRAFFIC. THE CONTRACTOR SHALL KEEP THE "OPEN TO TRAFFIC" SECTIONS OF ROADWAY FREE FROM DEBRIS, DIRT, ETC. AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE SUCH PROTECTIVE DEVICES AS MAY BE NECESSARY TO PROTECT TRAFFIC AND PEDESTRIANS FROM ALL HAZARDS OF DROP-OFFS AND OPENINGS OF ANY NATURE, FROM FALLING OBJECTS, SPLATTER, AND OTHER HAZARDS WHICH MAY EXIST DURING CONSTRUCTION OPERATIONS.

7. THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLASHERS, SNOW FENCE, AND OTHER MEANS TO PROTECT HIS WORK AND TO PROTECT PEDESTRIANS USING THE AREA ABUTTING HIS WORK.

8. KEEP ALL TRAFFIC CONTROL SIGNS AND DEVICES IN A LEGIBLE CONDITION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO REMOVING GRIME AND DUST DEPOSITED ON ANY DEVICE BY CONSTRUCTION, TRAFFIC, OR NATURAL CAUSES, OR WHEN REQUESTED BY THE CITY OR CITY ENGINEER




**Vicinity Map**

Not to Scale

## OWNER

HUDSON HOLDINGS, LLC
1274 HIGHWAY 35
HUDSON, WI 54016
MR. DAVID ROBSON
PHONE: (651) 248-0390
MR. BRIAN ZELLER
PHONE: (651) 325-3038

## ARCHITECT

AYRES ASSOCIATES, INC.
215 NORTH SECOND STREET, SUITE 204
RIVER FALLS, WI 54022
PHONE: (715) 426-4908
FAX: (715) 426-5886
MR. MATHEW FRISBIE, AIA

## CIVIL CONSULTANT

CEI ENGINEERING INC. 2025
CENTRE POINTE, BLVD 210
MENDOTA HEIGHTS, MN 55120
PHONE: (651) 452-8960
FAX: (651) 452-1149
MR. ALAN CATCHPOOL, PE

## DEVELOPER

DERRICK COMMERCIAL CONTRACTING
1505 HIGHWAY 65
NEW RICHMOND, WI 54017
PHONE: (715) 243-0531

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
2025 Centre Pointe Blvd., Suite 210 (651)452-8960
Mendota Heights, MN 55120 (651)452-1149

## CEI GENERAL NOTES:

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

   TOPOGRAPHY: CORNERSTONE LAND SURVEYING, INC.
   BOUNDARY: 200 EAST CHESTNUT STREET SUITE #200
   STILLWATER, MN 55082
   PHONE: (651) 275-8969
   FAX: (651) 275-8976
   MR. DAN THURMES

   CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.

B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS TO THE SELLER/OWNER:

F. WARRANTY/DISCLAIMER:
   THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

G. SAFETY NOTICE TO CONTRACTOR:
   IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

H. WETLANDS NOTE:
   ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

I. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF HUDSON PUBLIC WORKS DEPT. TECHNICAL SPECIFICATIONS DATED FEBRUARY, 2010 AND PER CITY OF HUDSON PUBLIC WATER UTILITIES WATER DISTRIBUTION TECHINCAL SPECIFICATIONS DATED APRIL 23, 2012.

## PLAN INDEX:


1 COVER SHEET
2 DEMOLITION PLAN
3 SITE PLAN
4 UTILITY PLAN
5 GRADING PLAN
6 EROSION CONTROL PLAN
7 LANDSCAPE PLAN
8 CEI DETAIL SHEET
9 CITY DETAIL SHEET


| APPROVED | DATE |
|---|---|
| CITY OF HUDSON PLANNING COMMISSION | |
| CITY OF HUDSON CITY COUNCIL | |
| CITY OF HUDSON UTILITIES | |
| CITY OF HUDSON ENGINEERING | |
| WISCONSIN DNR | |

## RESOURCE LIST:

CITY ENGINEER
TOM SYFKO
CITY OF HUDSON
CITY HALL
505 THIRD STREET
HUDSON, WI 54016
PHONE: (715) 386-4767
FAX: (715) 386-3385

WISCONSIN DEPT. OF NATURAL RESOURCES
JIM DEVLIN
890 SPRUCE STREET
BALDWIN, WI 54002
PHONE: (715) 684-2914
FAX: (715) 684-5940

CABLE SERVICE
JOE BROWNRIGG
PHONE: (952) 607-4041

PHONE/FIBER OPTIC SERVICE
SBC
220 WEST WISCONSIN AVE.
WAUKESHA, WI 53186
RICK PODOLAK
PHONE: (715) 839-5565
FAX: (715) 839-5929

FIRE PREVENTION & INSPECTION
MIKE PERUCCA, FIRE INSPECTOR
CITY OF HUDSON
505 THIRD STREET
HUDSON, WI 54016
PHONE: (715) 386-5861

COMMUNITY DEVELOPMENT DIRECTOR
DENNY DARNOLD
CITY OF HUDSON
CITY HALL
505 THIRD STREET
HUDSON, WI 54016
PHONE: (715) 386-4776
FAX: (715) 386-3385

WATER DEPARTMENT
KIP PETERS
CITY OF HUDSON
CITY HALL
505 THIRD STREET
HUDSON, WI 54016
PHONE: (715) 386-4765
FAX: (715) 386-3385

ELECTRIC/GAS SERVICE
XCEL ENERGY
1201 LIVINGSTONE ROAD
HUDSON, WI 54016
STEVEN JOHNSON
PHONE: (715) 377-1810
JAYME HOLTE
PHONE: (715) 386-4798

BUILDING DEPARTMENT
DAVID GRAY, BUILDING INSPECTOR
CITY OF HUDSON
505 THIRD STREET
HUDSON, WI 54016
PHONE: (715) 386-4775
FAX: (715) 386-3385

Arkansas * California * Minnesota * Pennsylvania * Texas

| JOB NO.: 29732 | |
|---|---|
| DWG NAME: 29732-PROJ | |
| DATE | SHEET NO. |
| 8/29/16 3:46 PM | 1 |
| REV-0 | |

PROJECT: HUDSON CENTER LOT 7 BADGER DRIVE HUDSON, WISCONSIN

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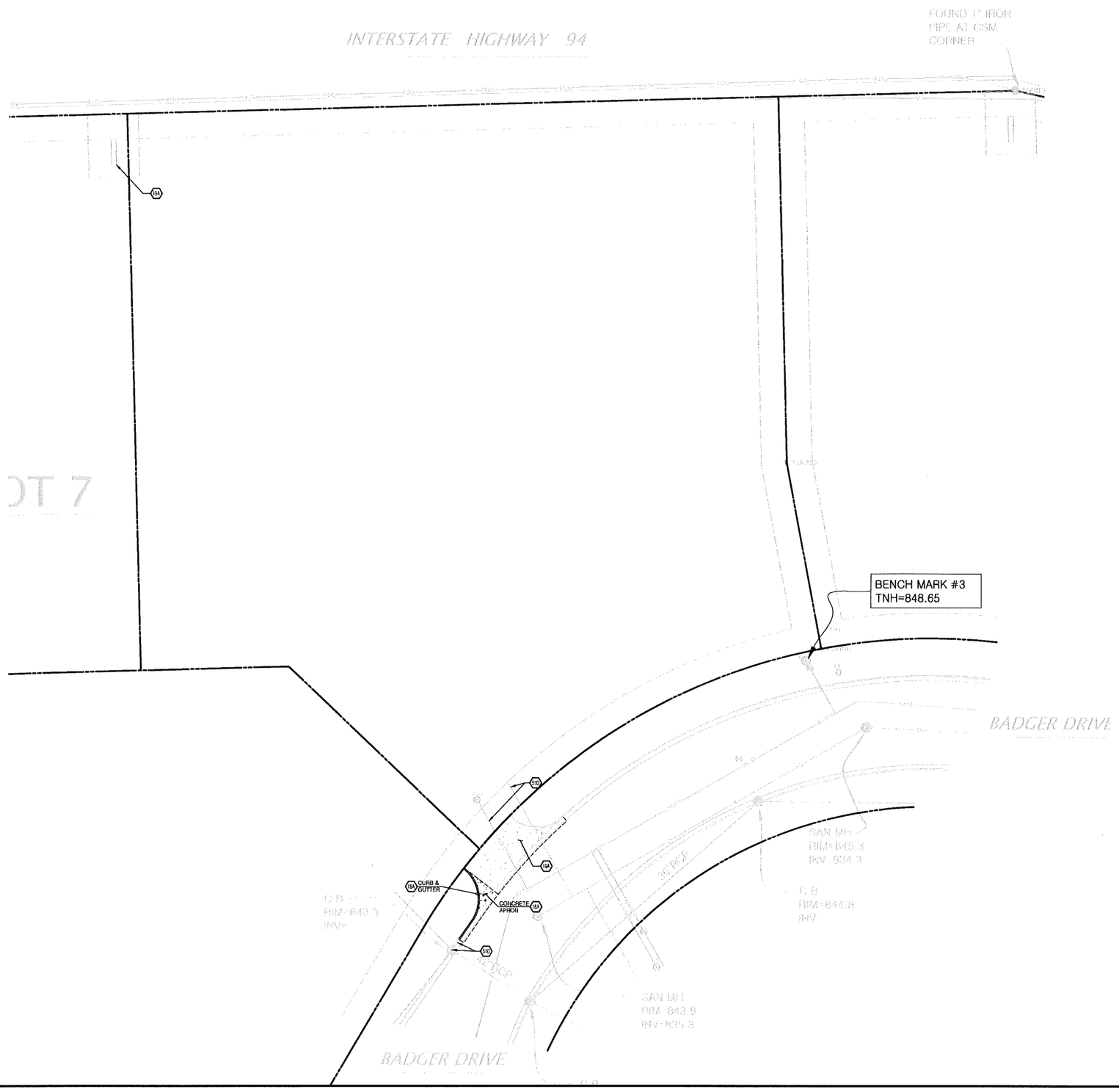


Know what's **below.**
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N

0 20' 30' 40'
SCALE IN FEET

## EXISTING

| | | | |
|---|---|---|---|
| | DENOTES FOUND MONUMENT | | FIBER LINE |
| | DENOTES SET MONUMENT | | WATER LINE |
| | WATER VALVES | | STORM SEWER LINE |
| | HYDRANT | | SANITARY SEWER LINE |
| | CATCH BASIN/STORM MH | | CURB |
| | SANITARY MANHOLE | | CONCRETE |
| | LIGHT POLE | | |

## GENERAL DEMOLITION NOTES

A. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "STANDARD SITE WORK SPECIFICATIONS".

B. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

C. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

D. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

E. ENGINEER'S NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

## DEMOLITION NOTES

18A EXISTING TO BE REMOVED.
18A EXISTING TO REMAIN.
51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.

PRELIMINARY
NOT FOR
CONSTRUCTION

| 29732 | 8/29/16 | AC | AC | AJR | AJR |
|---|---|---|---|---|---|
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HUDSON CENTER LOT 7
BADGER DRIVE
HUDSON, WISCONSIN

DEMO PLAN

| REV DATE | SHEET NO. |
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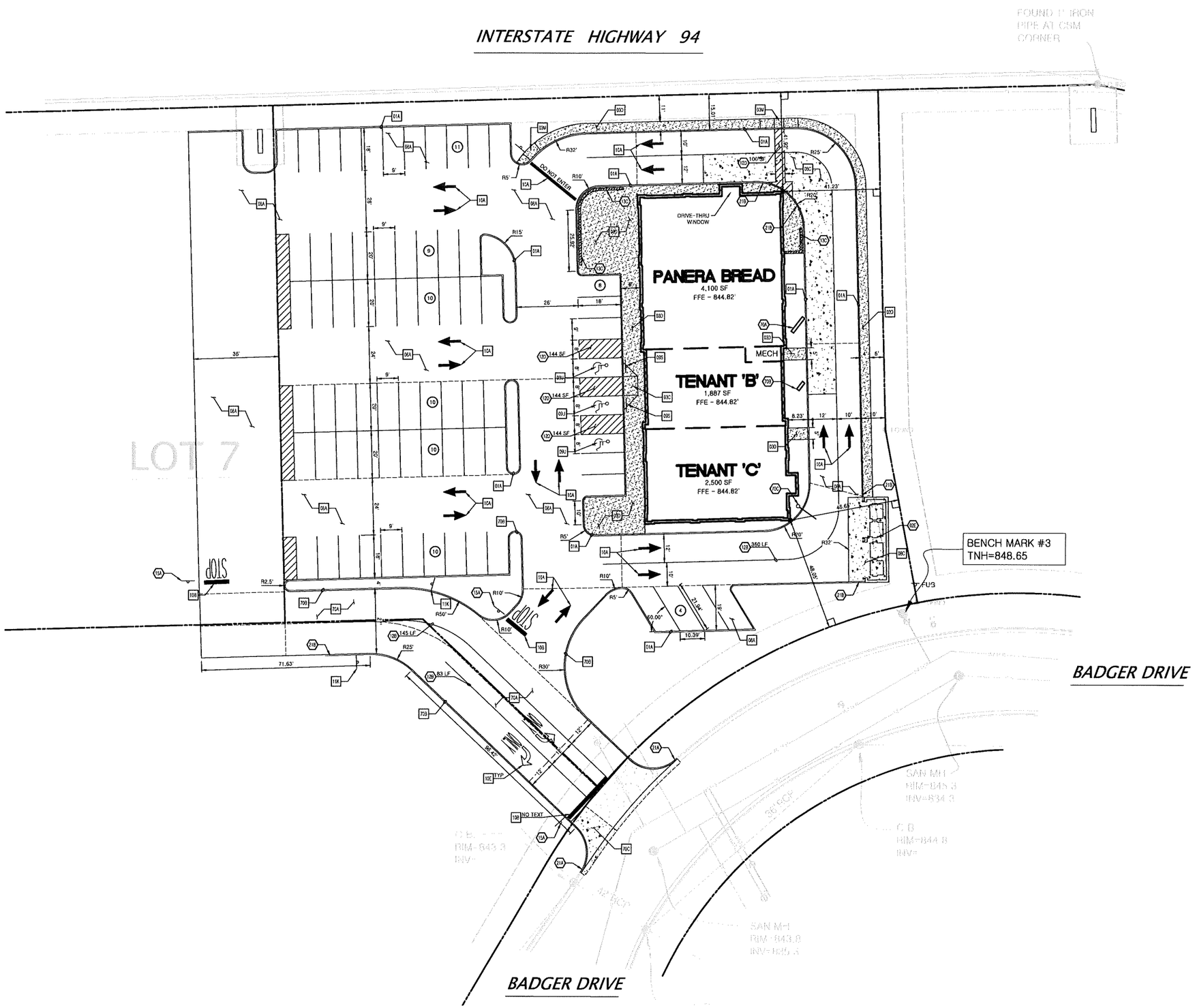


Know what's **below.**
**Call** before you dig.

N

0 20' 30' 40'
SCALE IN FEET

EXISTING

- DENOTES FOUND MONUMENT
- DENOTES SET MONUMENT
- WATER VALVES
- HYDRANT
- CATCH BASIN/STORM MH
- SANITARY MANHOLE
- LIGHT POLE
- FIBER LINE
- WATER LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- CURB
- CONCRETE

PROPOSED

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 1A.
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS & CONCRETE APRONS (PER ARCH. PLANS)

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER SHALL BE INSTALLED PER DETAIL 01A & 70B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 8A / 8B / 8C. OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER SITE PLAN.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 9S.

SITE NOTES

02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
12B 4INCH TRAFFIC WHITE ALIGNMENT STRIPES (TYP.).
12D 4 INCH WIDE PAINTED WHITE STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
13C LIMITS OF WALL (SEE ARCH PLANS)
15A STOP SIGN.
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
70A MENU, CANOPY AND SPEAKER (PER PANERA PLANS).
70B PREVIEW MENU (PER PANERA PLANS).
70C HEIGHT BAR (PER PANERA PLANS).

SITE DETAILS

01A TYPE "A" CONCRETE CURB AND GUTTER
03C WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
03D CONCRETE SIDEWALK
03M WHEELCHAIR RAMP IN SIDEWALK
08A STANDARD DUTY ASPHALT PAVING
08C HEAVY DUTY CONCRETE PAVING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
10A TRAFFIC FLOW ARROW
10B STOP BAR
10E RIGHT LEFT TURN ONLY PAVEMENT MARKING
11K NO PARKING FIRE LANE SIGN
70A TYPICAL ROAD SECTION / HEAVY DUTY PAVEMENT
70B CONCRETE CURB AND GUTTER PER CITY OF HUDSON PLATE STR-1
70C COMMERCIAL DRIVEWAY CONCRETE APRON WITH CURB STR-5

| GENERAL SITE INFORMATION | |
|---|---|
| TOTAL SITE AREA | 295,930 SF (6.79 ACRE) |
| TOTAL IMPERVIOUS AREA | 62,038 SF (20.96%) |
| TOTAL PERVIOUS AREA | 233,892 SF (79.04%) |

| ACCESSIBLE PARKING | | | | |
|---|---|---|---|---|
| VAN PARKING | 1 | REQUIRED | 1 | PROVIDED |
| ACCESSIBLE PARKING | 2 | REQUIRED | 2 | PROVIDED |
| TOTAL | 3 | REQUIRED | 3 | PROVIDED |

| PARKING RATIO | | | |
|---|---|---|---|
| | BUILDING SQ.FT. | NO. of SPACES | RATIO/200 sq.ft. |
| RETAIL | 8,487 | 72 | 1.67 |

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PRELIMINARY NOT FOR CONSTRUCTION

HUDSON CENTER LOT 7
BADGER DRIVE
HUDSON, WISCONSIN

SITE PLAN

| REV DATE | SHEET NO. |
|---|---|
| 8/29/16 REV-0 | 3 |

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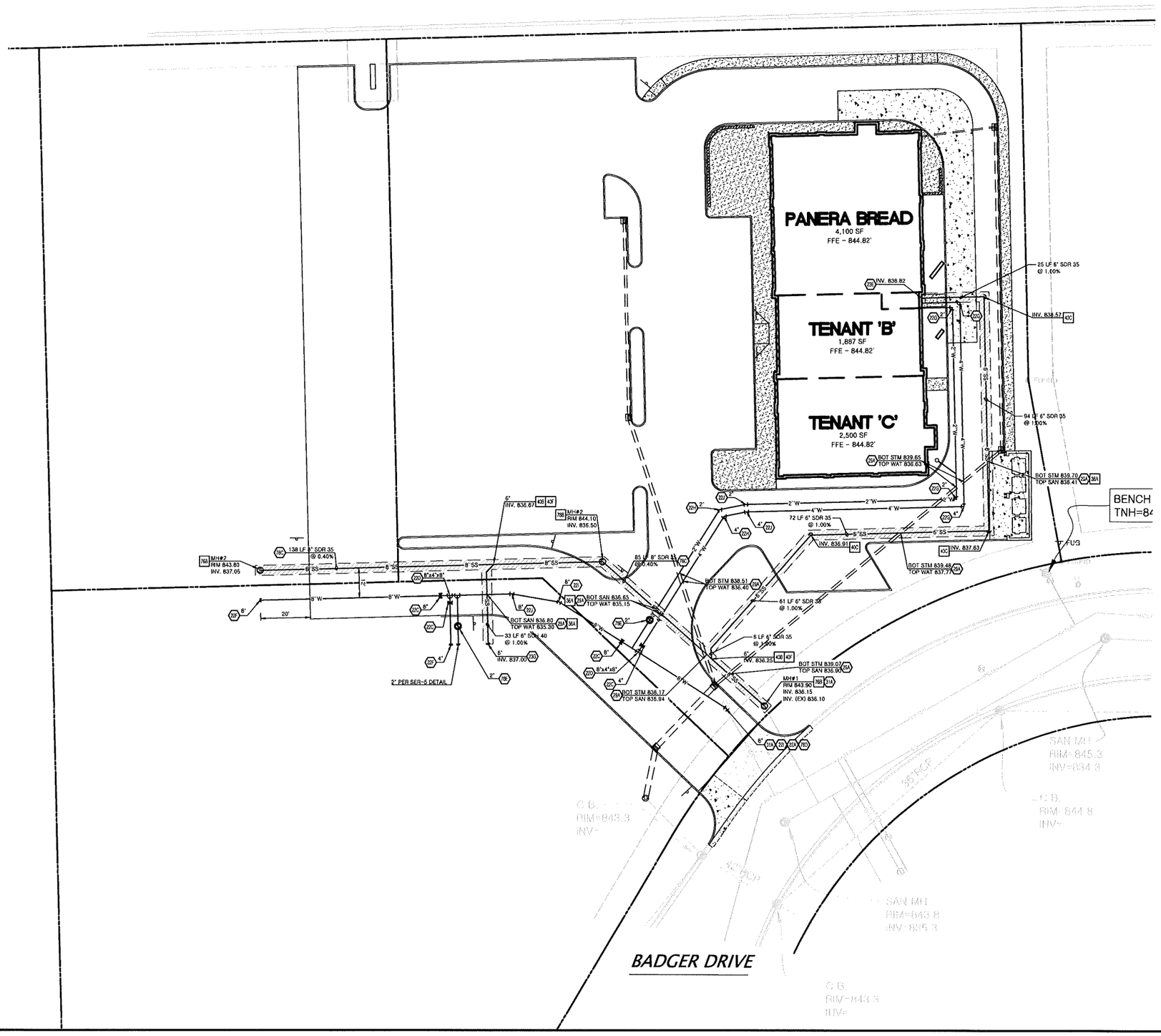


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- SANITARY MANHOLE
- LIGHT POLE
- FIBER LINE
- WATER LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- CURB
- CONCRETE

## PROPOSED

- RIGHT OF WAY LINE
- STORM DRAIN
- X"G — GAS SERVICE
- X"SS — SANITARY SEWER SERVICE
- X"W — WATER SERVICE
- UGE — ELECTRIC LINE
- UGT — TELEPHONE LINE
- CATCH BASIN
- SEWER MANHOLE
- STORM SEWER JUNCTION MANHOLE
- INSULATE ALL STORM SEWER AND WATER MAIN OR SERVICE CROSSINGS / INSULATE ENTIRE SANITARY SEWER

## GENERAL UTILITY NOTES

A. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF HUDSON PUBLIC WORKS DEPT. TECHNICAL SPECIFICATIONS DATED FEBRUARY 2010 AND PER CITY OF HUDSON PUBLIC WATER UTILITIES WATER DISTRIBUTION TECHNICAL SPECIFICATIONS DATED APRIL 23, 2012.

B. ALL WATER MAINS SHALL BE CLASS 52, DIP WITH 7.5' MIN. COVER.

C. WATER SERVICE LINES 4" AND GREATER SHALL BE D/P, SMALLER LINES SHALL BE TYPE "K" COPPER.

D. ALL SANITARY SEWER MAINS SHALL BE SDR-35 PVC, WITH 6' MIN. COVER

E. ALL SANITARY SEWER SERVICES 6" SHALL BE SCHEDULE 40 WITH 1%% MIN SLOPE (1/8" PER FOOT)

F. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

G. INSULATE ALL STORM SEWER AND WATER MAIN OR SERVICE CROSSINGS PER CITY PLATE WAT-4. INSULATE ALL STORM CROSSINGS TO EQUATE TO AN EQUIVALENT 6' OF COVER.

H. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

I. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER CITY OF HUDSON PLATE BED-1. ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST RESTRAINT PER CITY OF HUDSON DETAILS. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER CITY OF HUDSON PLATE BED-2.

J. INSTALL 4" INSULATION, 4' WIDE ALONG ENTIRE LENGTH OF SANITARY SEWER AND SANITARY SERVICES.

## UTILITY NOTES

22A POINT OF CONNECTION - WATER SERVICE (PER LOCAL CODES).
22C M.J.GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).
22D M.J.TEE WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22F M.J.CAP/PLUG WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22G 90 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22H 45 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22I 22-1/2 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22J 11-1/4 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
23E SANITARY SEWER SERVICE ENTRY (PER ARCH. PLANS).
23G SANITARY SEWER CAP/PLUG TO BE MONUMENTED OR MARKED WITH T-POST (SEE SIZES THIS SHEET).
28A MAINTAIN MIN. 18 INCHES VERTICAL SEPARATION.
31A LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
76C INSULATE ENTIRE RUN OF 6" SANITARY SEWER WITH 4" OF POLYSYRNE INSULATION, 8' WIDE (PER CITY OF HUDSON DETAIL PLATE NO. WAT-4).
76D CONTRACTOR TO PRESSURE TEST, PER CITY STANDARDS, THE EXISTING LATERAL STUB BEFORE CONNECTING. THIS CAN BE ACCOMPISHED BY UTILIZING THE EXISTING 1" COPPER BLEED LINE PRIOR TO ABANDONING.
76E 2" CURB STOP PER CITY OF HUDSON STANDARDS

## UTILITY DETAILS

40B SANITARY SEWER SERVICE CONNECTION
40C SANITARY SEWER CLEAN OUT
40F SANITARY SEWER SERVICE WYE
76B SANITARY MANHOLE PER CITY OF HUDSON PLATE NO. SAN-1

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| CEI PROJECT NO. | INITIAL DATE | DPOR | PM | DES | DRW |


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PRELIMINARY
NOT FOR
CONSTRUCTION

# HUDSON CENTER LOT 7

BADGER DRIVE
HUDSON, WISCONSIN

UTILITY PLAN

| REV DATE | SHEET NO. |
|---|---|
| 8/29/16 REV-0 | 4 |

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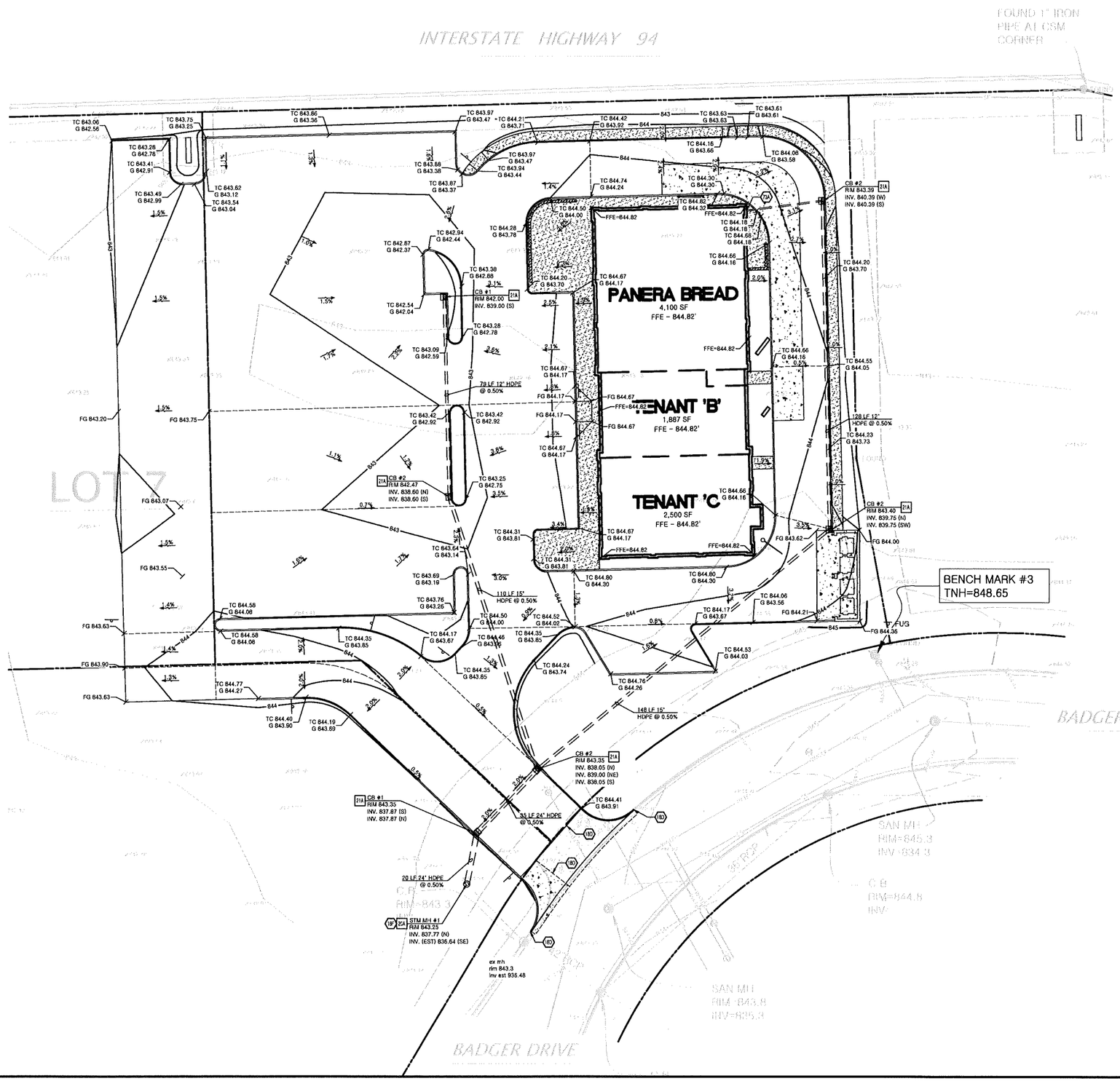


Know what's **below.**
**Call** before you dig.

N

0 20' 30' 40'
SCALE IN FEET

## EXISTING

| | | | |
|---|---|---|---|
| | DENOTES FOUND MONUMENT | | FIBER LINE |
| | DENOTES SET MONUMENT | | WATER LINE |
| | WATER VALVES | | STORM SEWER LINE |
| | HYDRANT | | SANITARY SEWER LINE |
| | CATCH BASIN/STORM MH | | CURB |
| | SANITARY MANHOLE | | CONCRETE |
| | LIGHT POLE | | |

## PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- XXX — CONTOUR ELEVATIONS
- STORM DRAIN
- XX.XX — SPOT ELEVATIONS:
  FS = FINISHED SLAB
  TC = TOP OF CURB
  FG = FINISHED GRADE
  ALL SPOT ELEVATIONS ARE PAVEMENT UNLESS OTHERWISE NOTED.
- DRAINAGE ARROW

## GENERAL UTILITY NOTES

A. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

B. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

C. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

D. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:

ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER CITY OF HUDSON STANDARD SPECIFICATIONS.

ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

## GRADING NOTES

18O MATCH EXISTING PAVEMENT ELEVATIONS.
18F CONNECT TO EXISTING STORM DRAIN PIPE
73A CONNECT TO INTERNAL ROOF DRAIN SYSTEM (PER MECH PLANS)

## GRADING DETAILS

20A JUNCTION BOX (PER CITY OF HUDSON DETAIL STD-2)
21A CURB INLET (PER CITY OF HUDSON DETAIL STD-3)

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# HUDSON CENTER LOT 7

BADGER DRIVE
HUDSON, WISCONSIN

## GRADING PLAN

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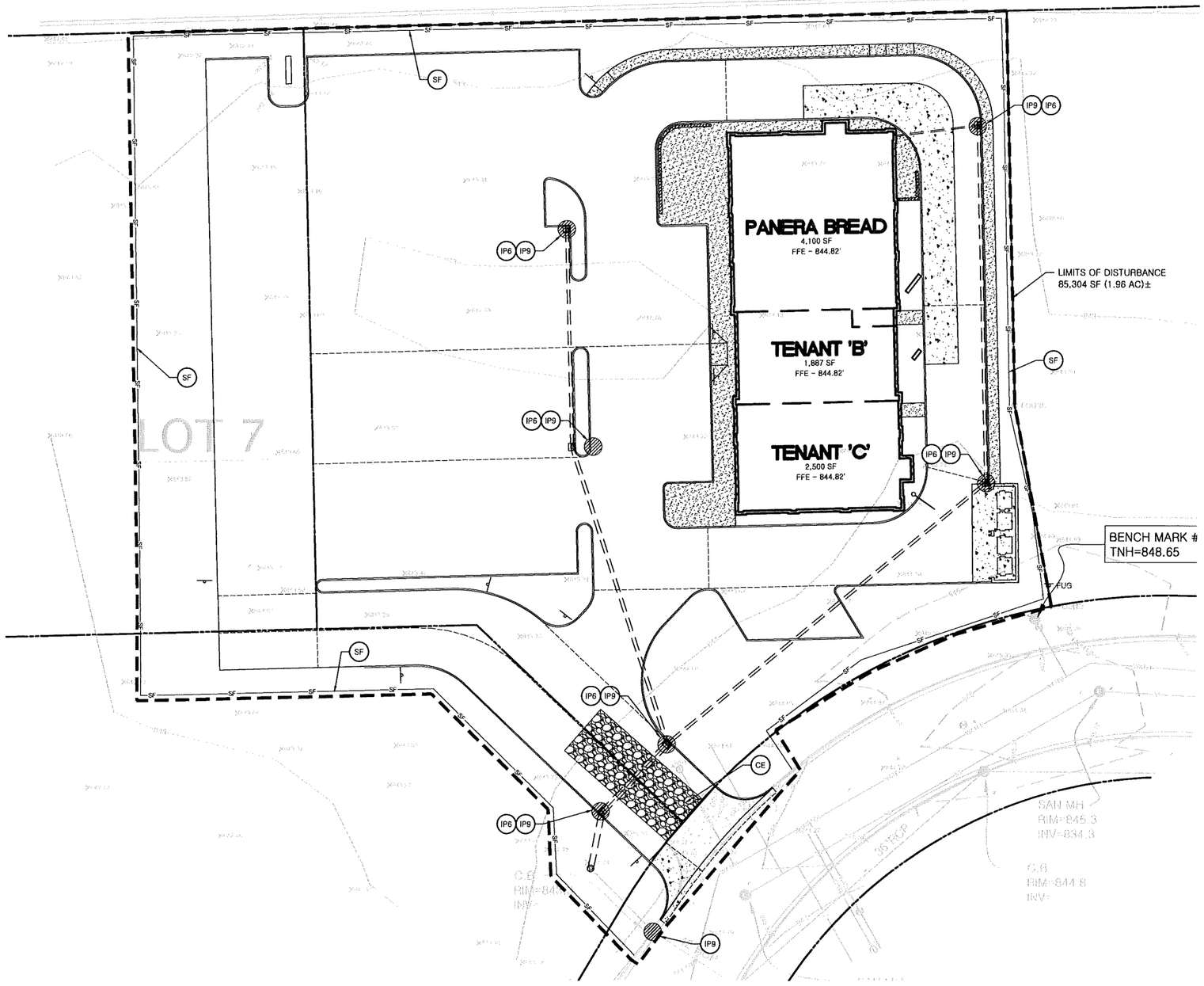


Know what's **below.**
**Call** before you dig.

N

0 20' 30' 40'
SCALE IN FEET

EXISTING

| | |
|---|---|
| DENOTES FOUND MONUMENT | FIBER LINE |
| DENOTES SET MONUMENT | WATER LINE |
| WATER VALVES | STORM SEWER LINE |
| HYDRANT | SANITARY SEWER LINE |
| CATCH BASIN/STORM MH | CURB |
| SANITARY MANHOLE | CONCRETE |
| LIGHT POLE | |

EROSION DETAILS

| | | |
|---|---|---|
| — SF — | TEMPORARY SILTATION FENCE PER CITY OF HUDSON STANDARD DETAIL PLATE ERO-2 | SF |
| | TEMPORARY INLET PROTECTION FOR CATCH BASIN PER CITY OF HUDSON STANDARD DETAIL PLATE ERO-3 | IP6 |
| | TEMPORARY CATCH BASIN INLET PROTECTION FOR AFTER PAVING PER CITY OF HUDSON STANDARD DETAIL PLATE ERO-6 | IP9 |
| | TEMPORARY STONE CONSTRUCTION ENTRANCE | CE |

GENERAL EROSION NOTES (CONT.)

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREA SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

GENERAL EROSION NOTES

A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF WISCONSIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

B. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.

C. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

D. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

E. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

F. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE. ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

G. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED WITHIN 14 DAYS AND MULCHED WITHIN 2 DAYS AFTER COMPLETING THE SEEDING.

I. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

J. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.

K. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

L. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ALSO ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS.

M. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.

N. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

O. SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.

P. SEEDING SHALL BE IN ACCORDANCE WITH WISDOT SPEC. SECTION 630. MULCHING SHALL BE IN ACCORDANCE WITH WISDOT SPEC. SECTION 627. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.

R. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

S. ALL SLOPES GREATER THAN 3:1 REQUIRE WISDOT CLASS 1, TYPE A EROSION MAT.

SEQUENCE OF CONSTRUCTION

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CLEAR AND GRUB THE SITE.
5. BEGIN GRADING THE SITE.
6. TEMPORARILY SEED DENUDED AREAS.
7. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
8. INSTALL INLET PROTECTION DEVICES.
9. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
10. PREPARE SITE FOR PAVING.
11. PAVE SITE.
12. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
13. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

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HUDSON CENTER LOT 7
BADGER DRIVE
HUDSON, WISCONSIN

EROSION CONTROL PLAN

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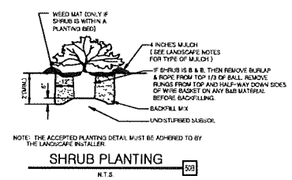
## TREE LIST

| SYB | KEY | QTY | COMMON NAME/ BOTANICAL NAME | ROOT | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| | WP | 3 | EASTERN WHITE PINE<br>Pinus Monticola | CONT. | MIN 6' TALL | PLANT AS SHOWN |
| | PF | 5 | PRAIRIE FIRE CRABAPPLE<br>Malus "Prairie Fire" | CONT. | 1.5" CAL. | PLANT AS SHOWN |
| | RM | 9 | RED MAPLE<br>Acer Rubrum | CONT. | 2.5" CAL. | PLANT AS SHOWN |
| | | 17 | | | | |

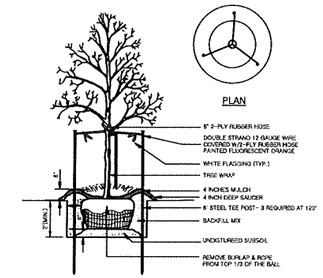
## SHRUB LIST

| SYB | KEY | QTY | COMMON NAME/ BOTANICAL NAME | ROOT | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| | KF | 16 | KARL FOERSTER – REED GRASS<br>Calamagrostis x Acutiflora | CONT. | 1 GAL | PLANT AS SHOWN |
| | DL | 44 | DAYLILIES<br>Hermerocallis | CONT. | 1 GAL | PLANT AS SHOWN |
| | BE | 25 | GOLDSTRUM BLACK EYED SUSAN<br>Rudbeckia fulgida 'goldstrum' | CONT. | #2 POT | PLANT AS SHOWN |
| | | 85 | | | | |




NOTE: THE ACCEPTED PLANTING DETAIL MUST BE ADHERED TO BY THE LANDSCAPE INSTALLER.

SHRUB PLANTING 50B
N.T.S.



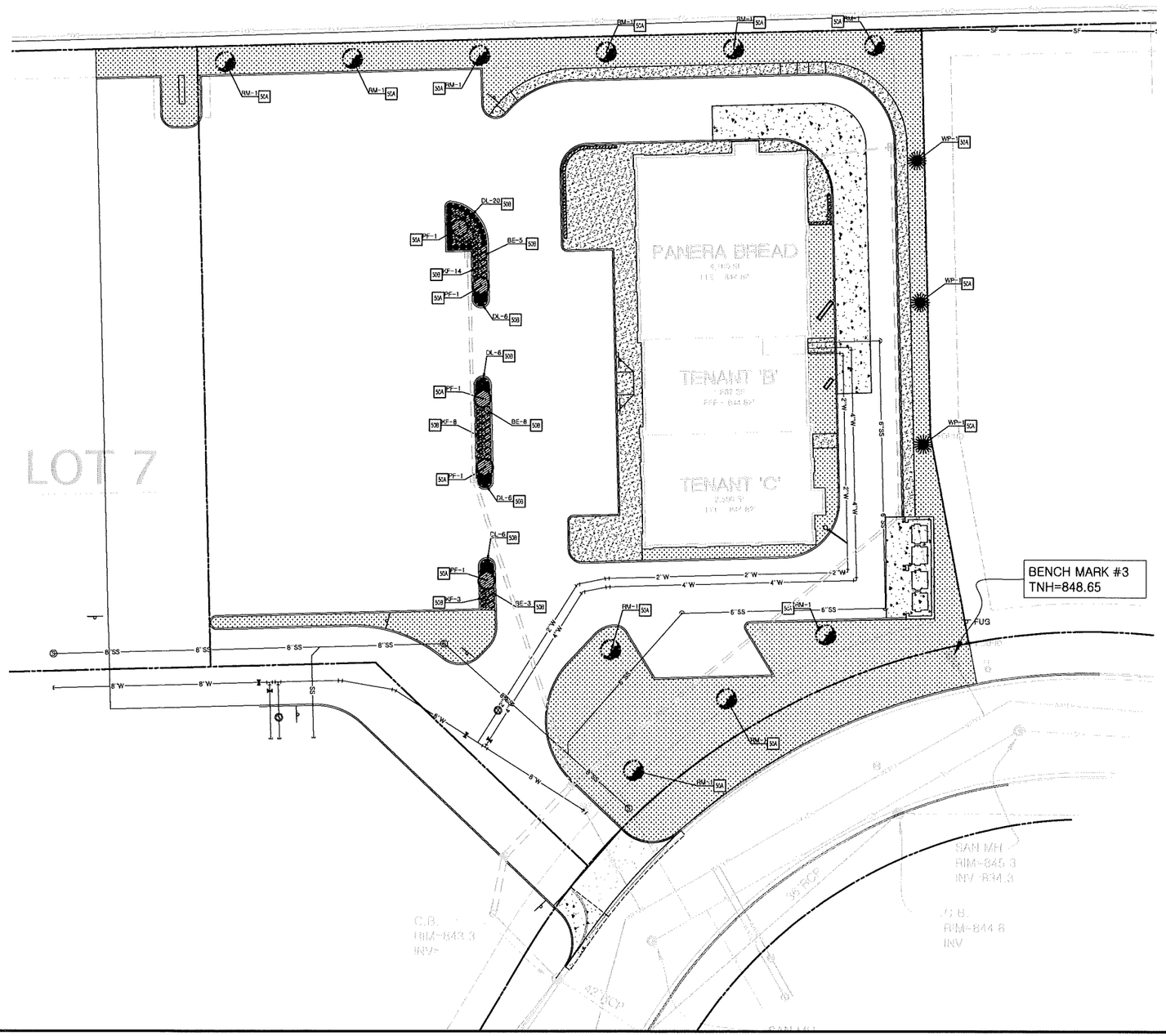

NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING 50A
N.T.S.

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

N

0 20' 30' 40'
SCALE IN FEET




## EXISTING

- DENOTES FOUND MONUMENT
- DENOTES SET MONUMENT
- WATER VALVES
- HYDRANT
- CATCH BASIN/STORM MH
- SANITARY MANHOLE
- LIGHT POLE
- FIBER LINE
- WATER LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- CURB
- CONCRETE

## PROPOSED LEGEND

- NEW SEED
- MULCH / ROCK

## ☐ LANDSCAPE DETAILS

50A TREE PLANTING
50B SHRUB PLANTING

## GENERAL LANDSCAPE NOTES

A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

C. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE GRADES AND STANDARDS FOR NURSERY PLANTS, AND SHALL CONFORM TO Mn/DOT SPECIFICATIONS

D. ALL DISTURBED AREAS NOT SHOWN AS SOD ON THE LANDSCAPE PLAN SHALL BE AS FOLLOWS: FERTILIZERS: SHALL BE APPLIED PER MANUFACTURERS SPECIFICATIONS AND TILLED INTO THE TOPSOIL PRIOR TO PLACING SOD. MULCH: SHREDDED HARDWOOD MULCH 4" DEPTH SHALL CONFORM TO Mn/DOT SPECIFICATIONS 3882 TOPSOIL: 4" DEPTH THAT IS PULVERIZED, SCREENED AND FREE OF HEAVY CLAY, COURSE SAND, STONES, PLANTS, ROOTS, STICKS AND OTHER FOREIGN MATERIALS. SHALL MEET THE REQUIREMENTS OF Mn/DOT SPECIFICATIONS 3877 FOR SELECT TOPSOIL BORROW. SOD: SHALL CONFORM TO Mn/DOT SPECIFICATION 3878 (TYPE A LAWN) ALL SLOPES GREATER THAN 4:1 SHALL BE STAKED AS APPROPRIATE TO PREVENT SOD SLIPPAGE.

E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND SIX INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

F. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES.

G. A FULLY DESIGNED IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY IRRIGATION CONTRACTOR. IRRIGATION DESIGNER SHALL BE RESPONSIBLE FOR SIZING AND SPECIFYING BACKFLOW PREVENTER IN ACCORDANCE WITH LOCAL CODES.

| | |
|---|---|
| GREEN SPACE REQUIREMENT | 20% |
| GREEN SPACE PROVIDED | 79.0% |
| PLANTING SCHEDULE | UNON COMPLETING OF BUILDING CONSTRUCTION. NOT TO EXCEED 45 DAYS AFTER CONSTRUCTION. |
| SOD SCHEDULE | UNON COMPLETING OF BUILDING CONSTRUCTION. NOT TO EXCEED 45 DAYS AFTER CONSTRUCTION. |
| ESTIMATED CONSTRUCTION COSTS | $18,000 |
| SITE PERIMETER | 1015' |
| CONIFEROUS TREES REQUIRED | 4 (20%-60% OF TREES) |
| CONIFEROUS TREES PROVIDED | 9 |
| DECIDUOUS TREES REQUIRED | 10 (1 PER 75' OF PERIMETER) |
| DECIDUOUS TREES PROVIDED | 15 |
| SHRUBS REQUIRED | 21 (1 PER 50' SITE SITE PERIMETER) |
| SHRUBS PROVIDED | 161 |

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HUDSON CENTER LOT 7
BADGER DRIVE
HUDSON, WISCONSIN

LANDSCAPE PLAN

| REV DATE | SHEET NO. |
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1 A1.1 PRELIMINARY SITE PLAN
SCALE: 1/16" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.

NUMBER:

| MARK | DATE | DESCRIPTION |
|---|---|---|

NEW BUILDING FOR
HUDSON CENTER LOT 7

HUDSON, WI

AYRES ASSOCIATES
River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54022
(715) 426-4908
Fax: (715) 426-5866

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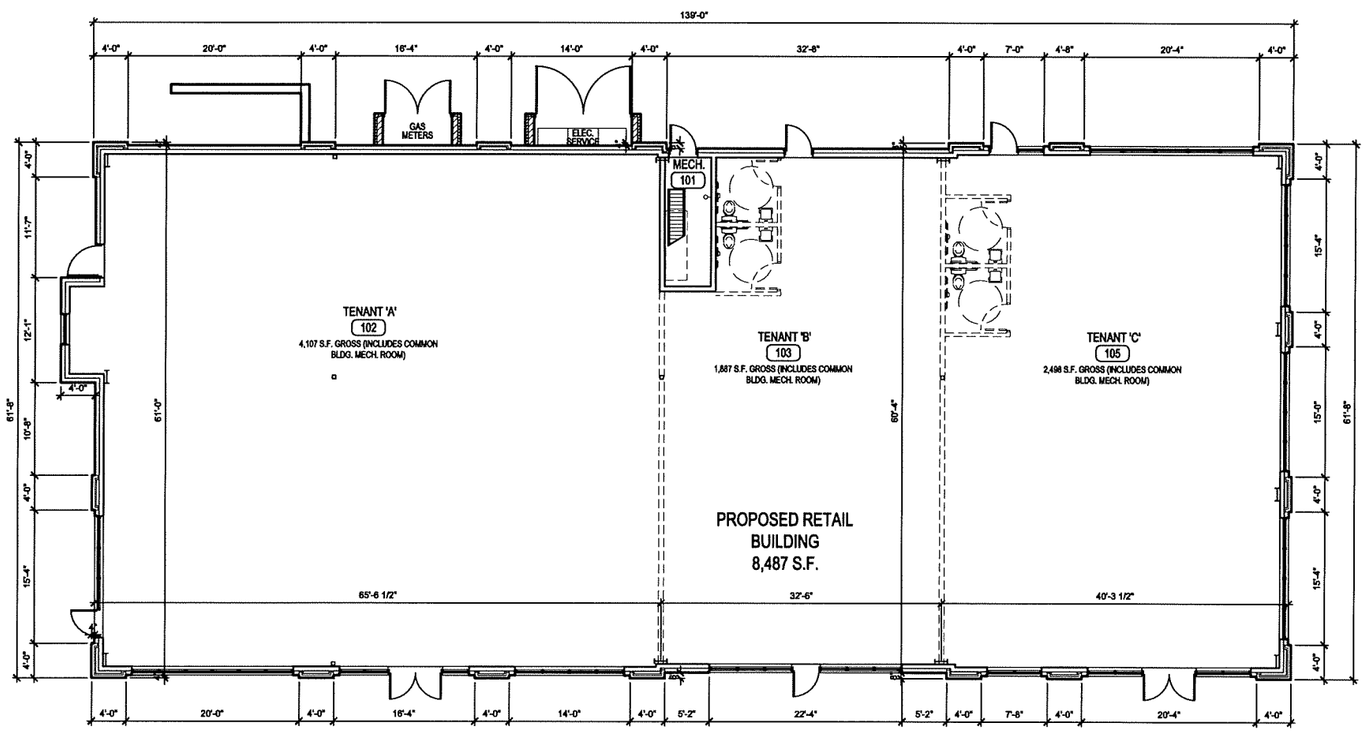
A1.1

16 AUGUST 2016




1 A2.1 PRELIMINARY FLOOR PLAN

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

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.

NUMBER:

| MARK | DATE | DESCRIPTION |
|---|---|---|
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| | | |

NEW BUILDING FOR
HUDSON CENTER LOT 7

HUDSON, WI

AYRES ASSOCIATES
River Falls Office
1455 Enterprise Street Suite 204
River Falls, Wisconsin 54022
(715) 425-4908
Fax: (715) 426-5866

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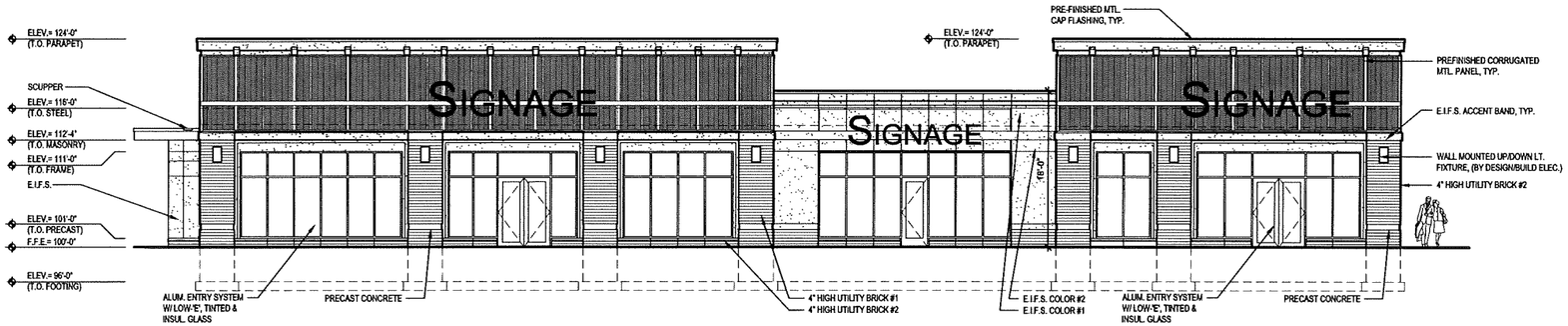
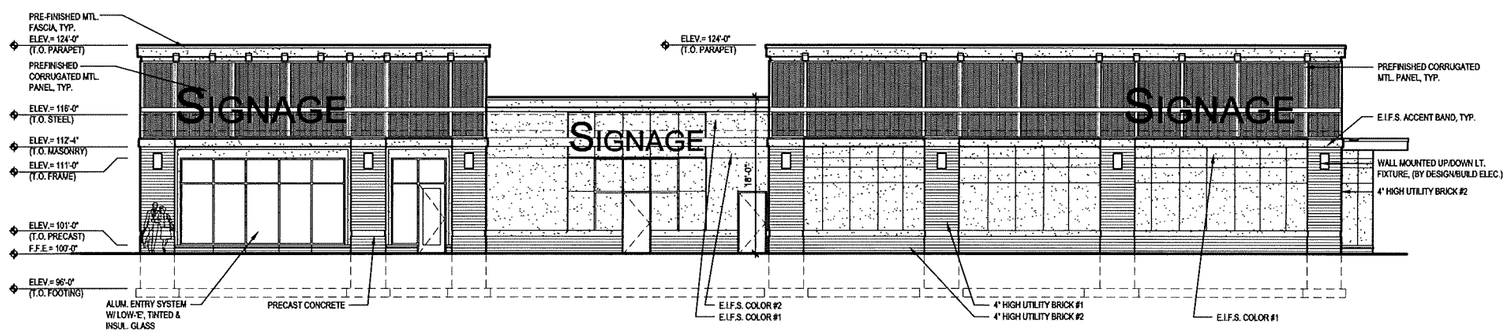
A2.1

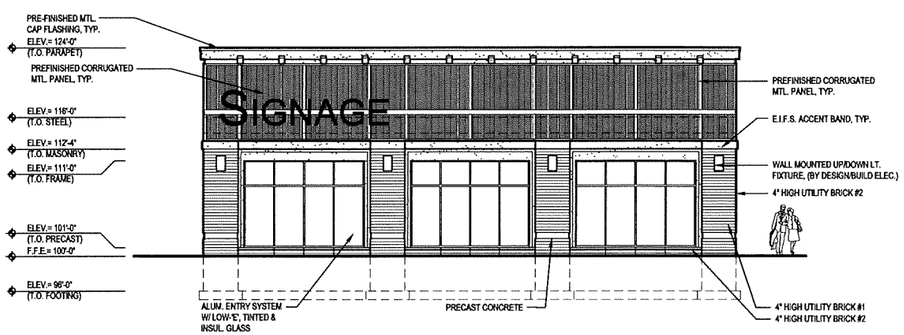
16 AUGUST 2016



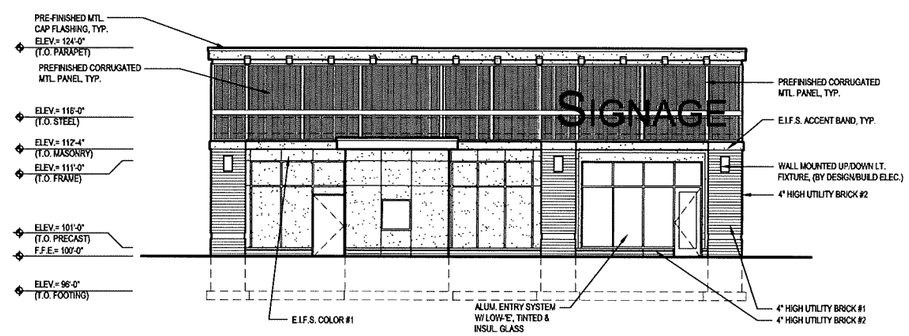

1 A3.1 PRELIMINARY WEST ELEVATION
SCALE: 1/8" = 1'-0"




2 A3.1 PRELIMINARY EAST ELEVATION
SCALE: 1/8" = 1'-0"




3 A3.1 PRELIMINARY SOUTH ELEVATION
SCALE: 1/8" = 1'-0"




4 A3.1 PRELIMINARY NORTH ELEVATION
SCALE: 1/8" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.

NUMBER:

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | | |

NEW BUILDING FOR
HUDSON CENTER LOT 7

HUDSON, WI

AYRES ASSOCIATES
River Falls Office
1151 Corporate Circle, Suite 204
River Falls, Wisconsin 54022
(715) 426-4008
Fax: (715) 426-5866

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PROJECT NO. 08-XXXX

A3.1

16 AUGUST 2016

DEVELOPMENT PLAN REVIEW
City of Hudson, Wisconsin

**Project name and applicant:**

HUDSON WATER TREATMENT PLAN #10, CITY OF HUDSON

**Project location:**

HUDSON, WISCONSIN.

**Proposed building material and colors (provide a description of the materials and treatment or colors):**

**Facades:**

BRICK COLOR #1 - MOCHA (BROWN)

BRICK COLOR #2 - TUMBLEWEED (TAN)

**Roofs:**

STANDING SEAM METAL ROOF - COLOR: CHARCOAL GRAY

**Windows, entrances, dock facilities, awnings, canopies, accent details or other details:**

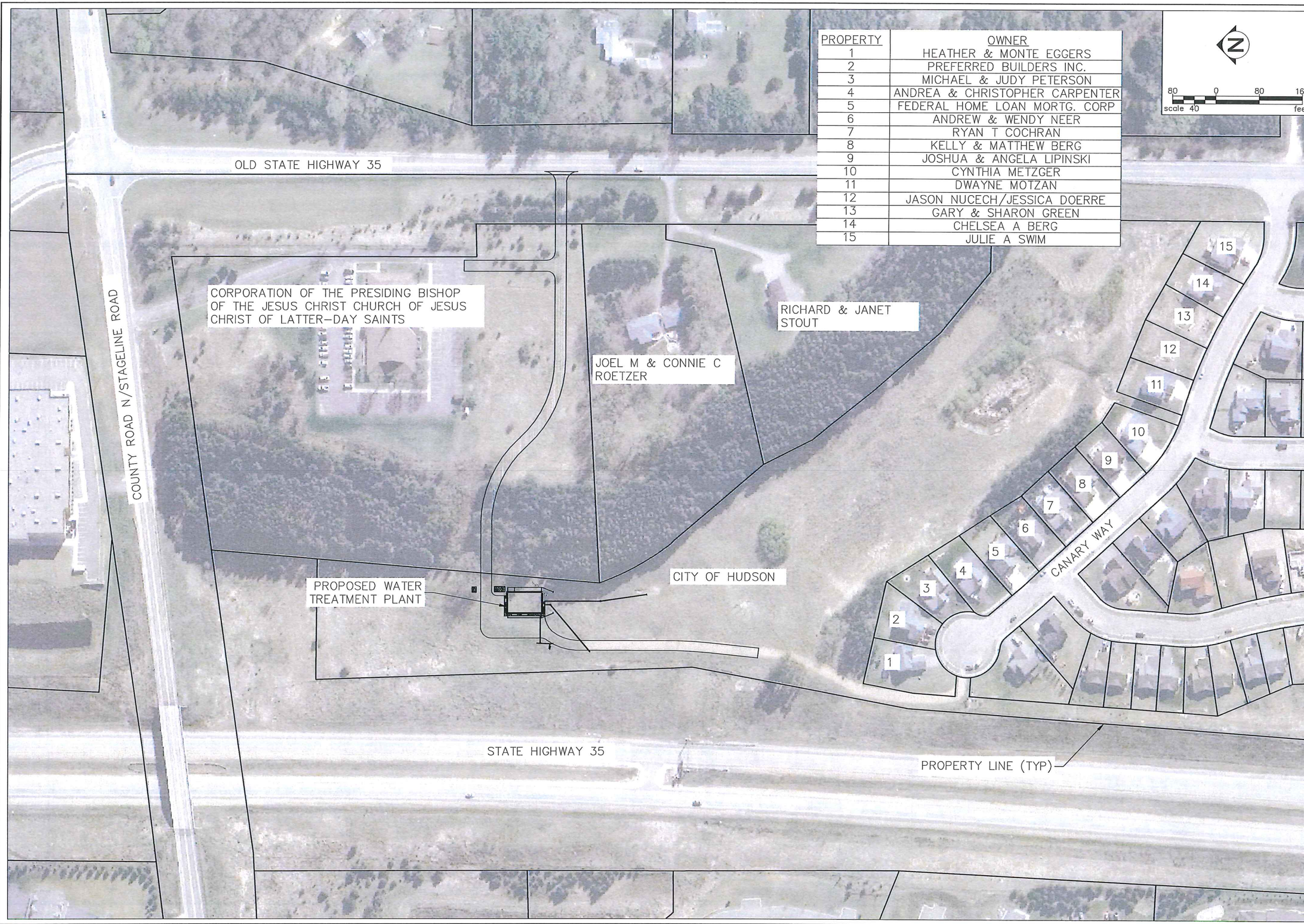
ALUMINUM WINDOW FRAME COLOR - MATCH FRP DOOR

ALUMINUM LOUVER COLOR - MATCH FRP DOOR

FRP DOOR / FRAME COLOR - SW 2827 (COLONIAL REVIVAL STONE)

GUTTERS / DOWNSPOUTS - CHARCOAL GRAY (MATCH ROOF)

**Attach color elevations, perspectives, illustrations or photos that may assist in explaining building materials proposed.**




| PROPERTY | OWNER |
|---|---|
| 1 | HEATHER & MONTE EGGERS |
| 2 | PREFERRED BUILDERS INC. |
| 3 | MICHAEL & JUDY PETERSON |
| 4 | ANDREA & CHRISTOPHER CARPENTER |
| 5 | FEDERAL HOME LOAN MORTG. CORP |
| 6 | ANDREW & WENDY NEER |
| 7 | RYAN T COCHRAN |
| 8 | KELLY & MATTHEW BERG |
| 9 | JOSHUA & ANGELA LIPINSKI |
| 10 | CYNTHIA METZGER |
| 11 | DWAYNE MOTZAN |
| 12 | JASON NUCECH/JESSICA DOERRE |
| 13 | GARY & SHARON GREEN |
| 14 | CHELSEA A BERG |
| 15 | JULIE A SWIM |

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ST. PAUL, MN 55110
PHONE: 651.490.2000
FAX: 651.490.2150
TOLL FREE: 800.325.2055
www.sehinc.com

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PRELIMINARY
NOT FOR CONSTRUCTION

WATER TREATMENT PLANT No. 10

HUDSON, WISCONSIN

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | | REVISIONS |

SEH FILE NO. HUDSO 137551
PROJECT NO.
ISSUE DATE XX-XX-2016
DESIGNED BY
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SHEET TITLE
ADJACENT PARCELS

SHEET

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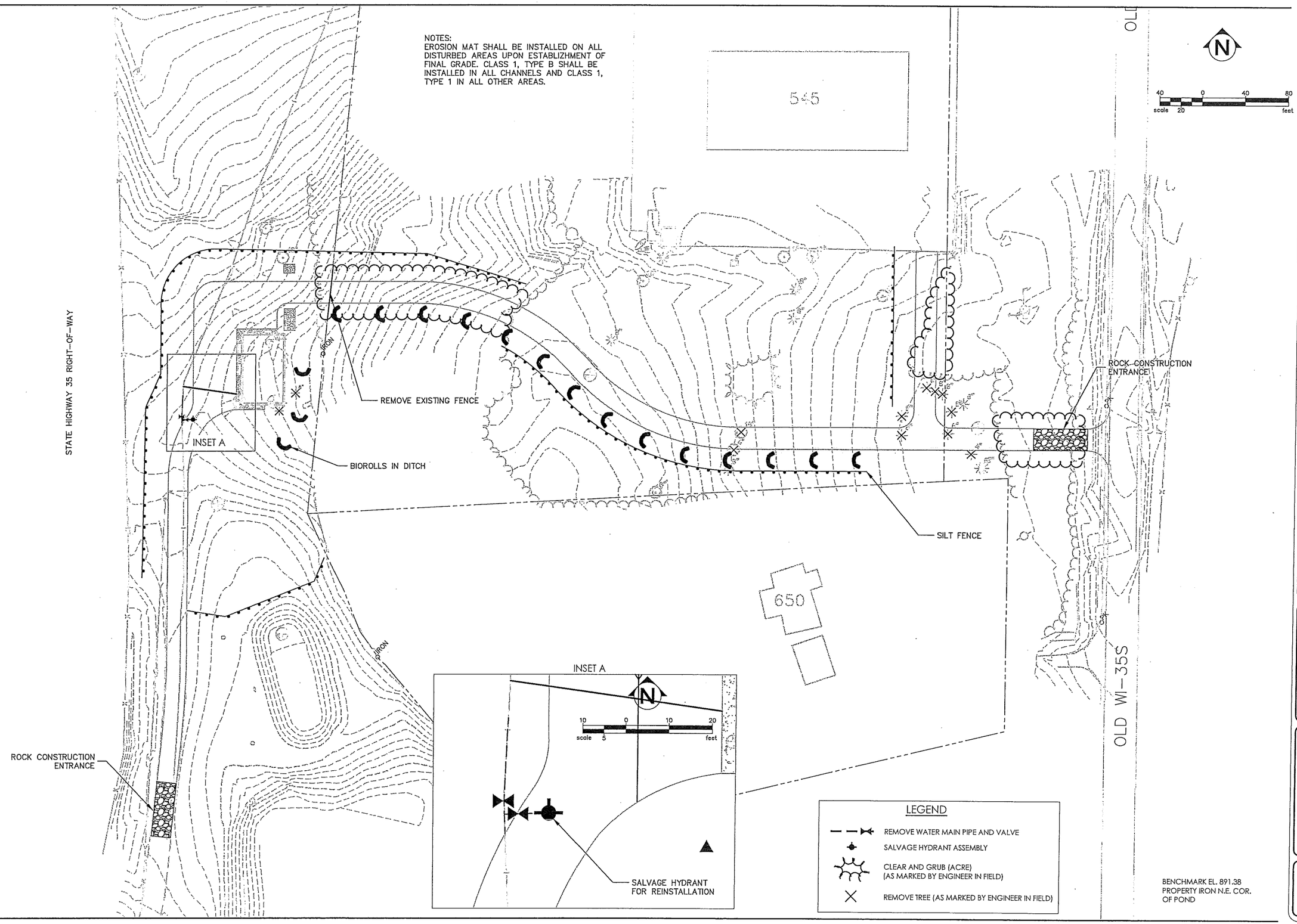
USER:

NOTES:
EROSION MAT SHALL BE INSTALLED ON ALL DISTURBED AREAS UPON ESTABLIZHMENT OF FINAL GRADE. CLASS 1, TYPE B SHALL BE INSTALLED IN ALL CHANNELS AND CLASS 1, TYPE 1 IN ALL OTHER AREAS.





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HUDSON, WISCONSIN

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PROJECT NO.
ISSUE DATE XX-XX-2016
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SHEET TITLE
REMOVAL AND EROSION CONTROL PLAN

SHEET
C1

PLOTTED: 9-7-2016 4:44 PM
PLOT SCALE: 1" = 1'-0"

\\SP3020-1\PROJECTS\F-H\H\HUDSO\137551\5-FINAL-DSGN\51-DRAWINGS\10-CIVIL\CAD\DWG\PLNSHTS\CIVIL PLANSHEETS\HU137551RP.DWG
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NOTES:

1. ENTRANCE DRIVE WIDTH SHALL BE 18 FT FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT. SEE DETAILS FOR PAVEMENT INFORMATION.

2. ENTRANCE DRIVE SHALL CONTAIN A MINIMUM OF 1% GRADE IN ANY GIVEN DIRECTION TO ALLOW FOR ADEQUATE DRAINAGE.

3. EXISTING AGGREGATE BASE FOR THE ENTRANCE DRIVE SHALL BE UTILIZED AND GRADED TO DRAIN.

4. CONTRACTOR SHALL ADJUST EXISTING MANHOLES AND WATER VALVES AS NOTED TO MATCH FINISHED ELEVATIONS.

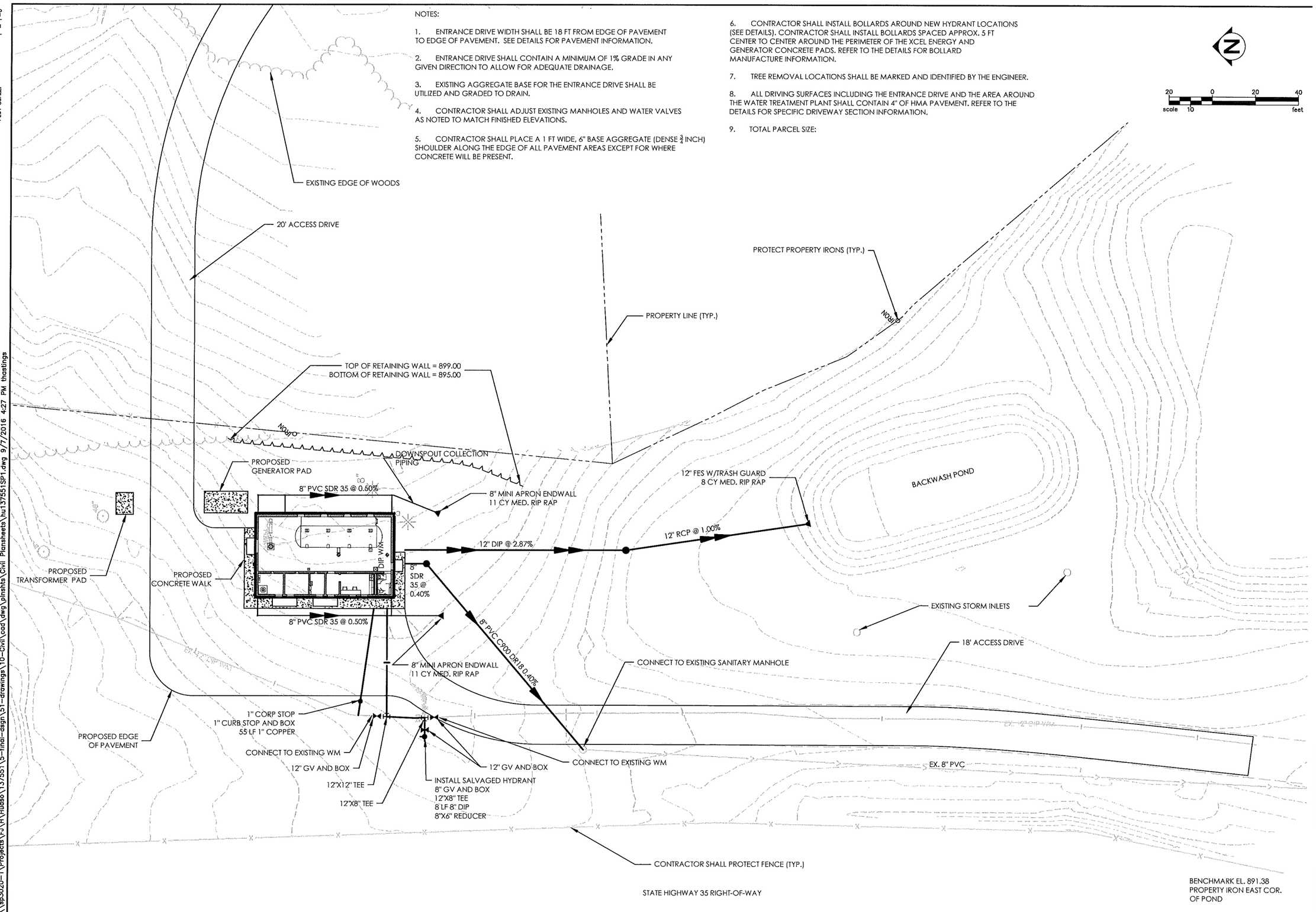
5. CONTRACTOR SHALL PLACE A 1 FT WIDE, 6" BASE AGGREGATE (DENSE $\frac{3}{4}$ INCH) SHOULDER ALONG THE EDGE OF ALL PAVEMENT AREAS EXCEPT FOR WHERE CONCRETE WILL BE PRESENT.

6. CONTRACTOR SHALL INSTALL BOLLARDS AROUND NEW HYDRANT LOCATIONS (SEE DETAILS). CONTRACTOR SHALL INSTALL BOLLARDS SPACED APPROX. 5 FT CENTER TO CENTER AROUND THE PERIMETER OF THE XCEL ENERGY AND GENERATOR CONCRETE PADS. REFER TO THE DETAILS FOR BOLLARD MANUFACTURE INFORMATION.

7. TREE REMOVAL LOCATIONS SHALL BE MARKED AND IDENTIFIED BY THE ENGINEER.

8. ALL DRIVING SURFACES INCLUDING THE ENTRANCE DRIVE AND THE AREA AROUND THE WATER TREATMENT PLANT SHALL CONTAIN 4" OF HMA PAVEMENT. REFER TO THE DETAILS FOR SPECIFIC DRIVEWAY SECTION INFORMATION.

9. TOTAL PARCEL SIZE:





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WATER TREATMENT PLANT No. 10
HUDSON, WISCONSIN

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REVISIONS

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SHEET TITLE
SITE PLAN

SHEET
C2


PLOTTED: 9-7-2016 4:44 PM
PLOT SCALE: 1" = 1'-0"
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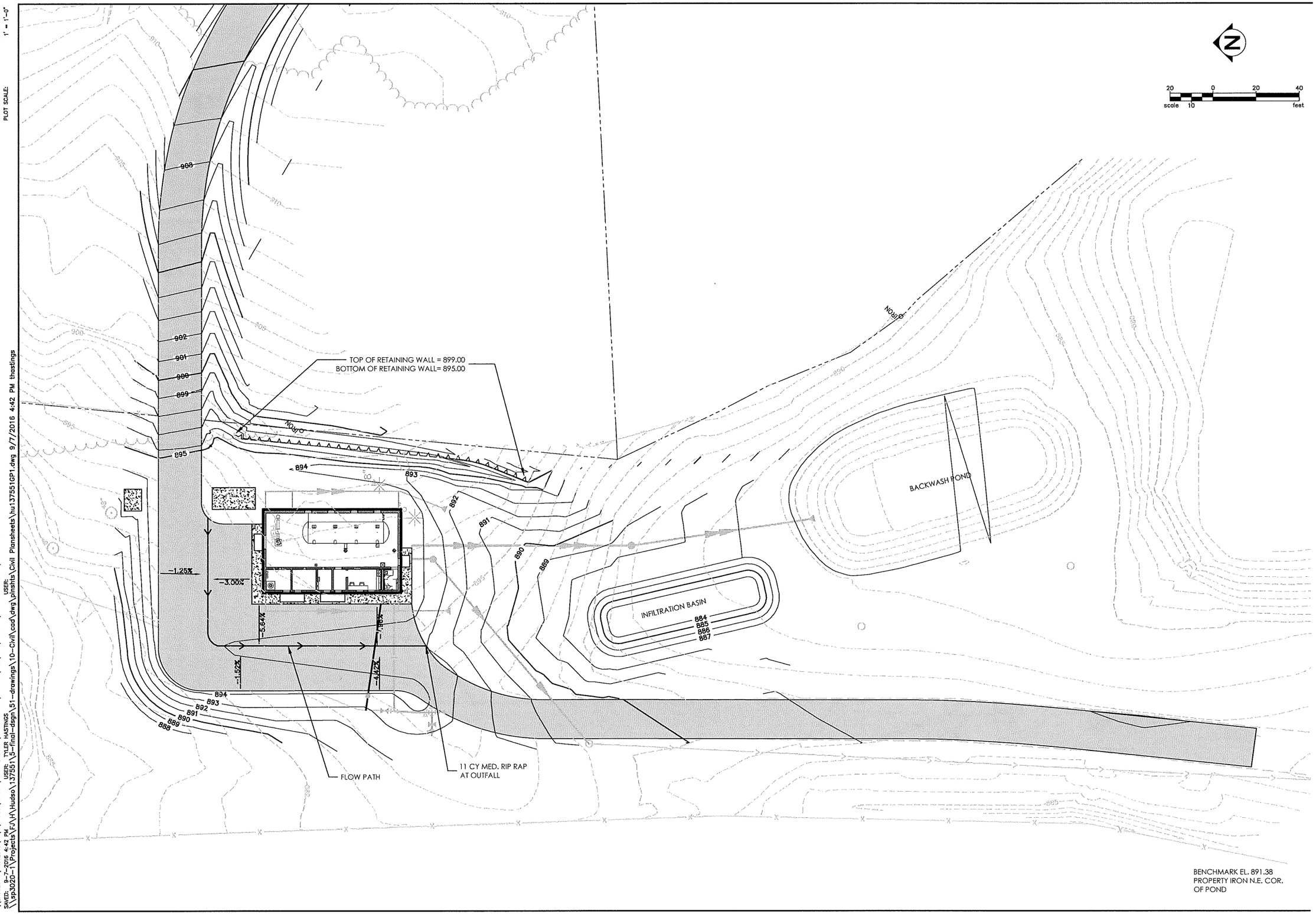


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WATER TREATMENT PLANT No. 10
HUDSON, WISCONSIN

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| DESIGNED BY | EDH |
| DRAWN BY | JRB |

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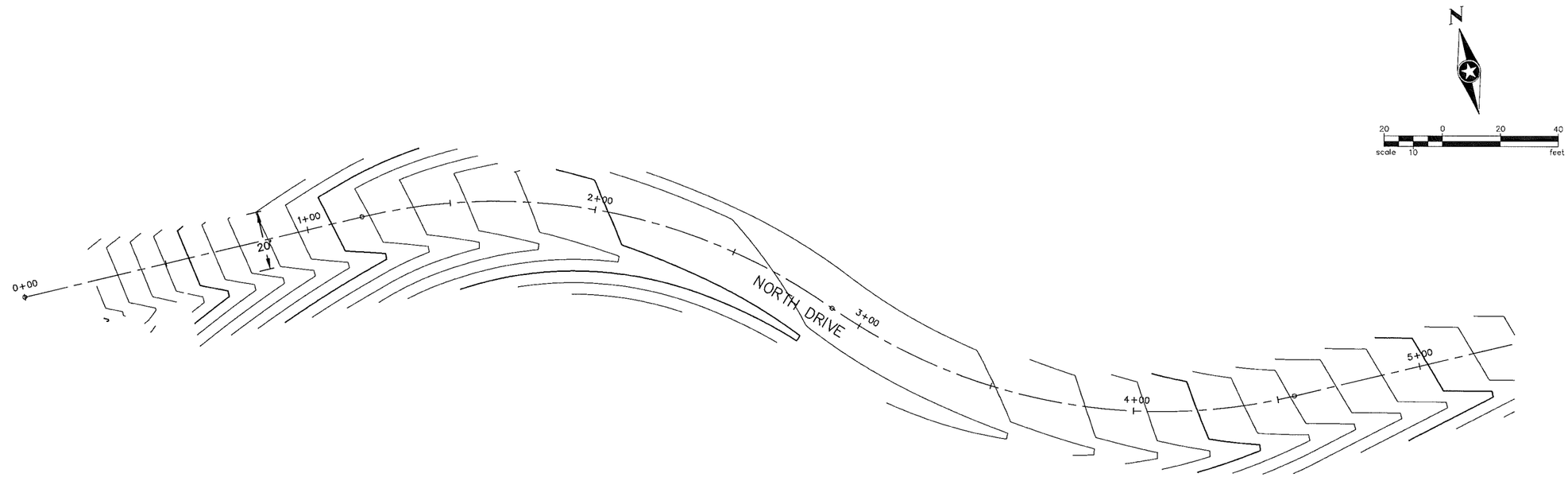
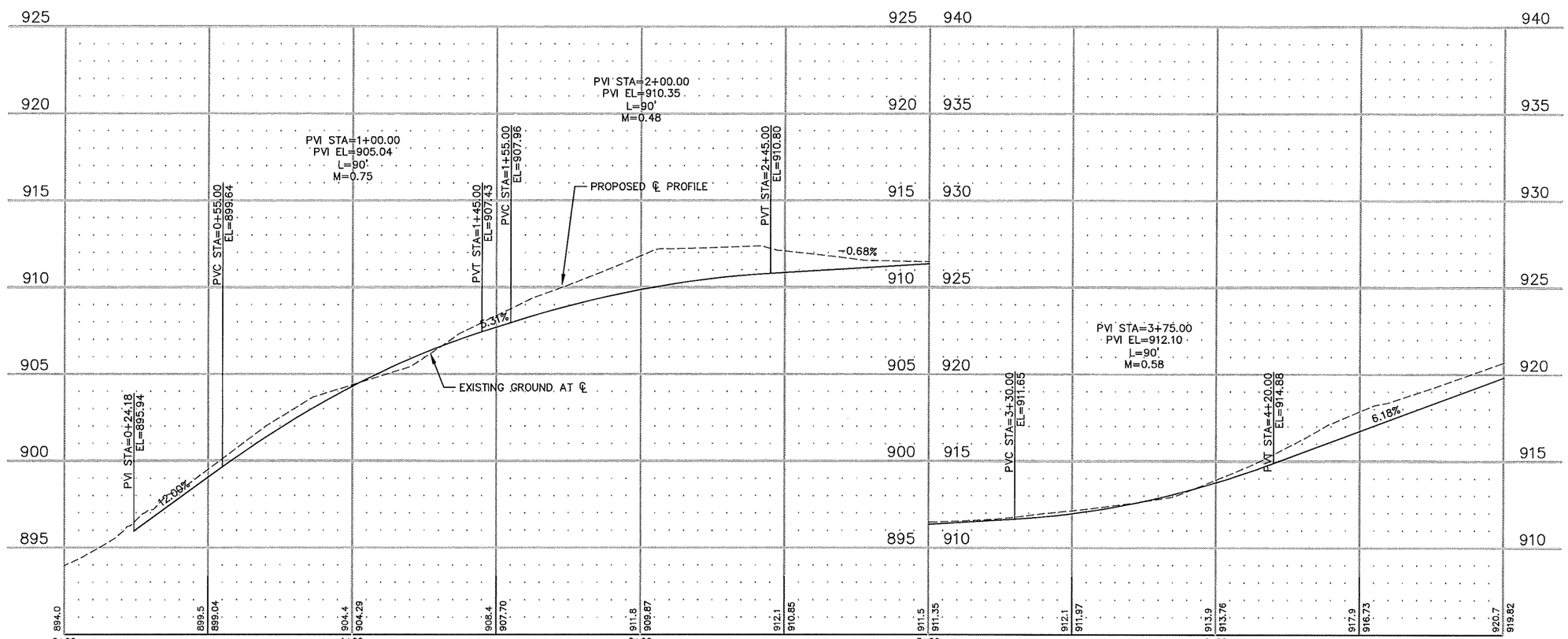
SHEET TITLE
GRADING PLAN

SHEET
C3





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HUDSON, WISCONSIN

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SHEET TITLE
NORTH DRIVE
PLAN AND PROFILE

SHEET
C4


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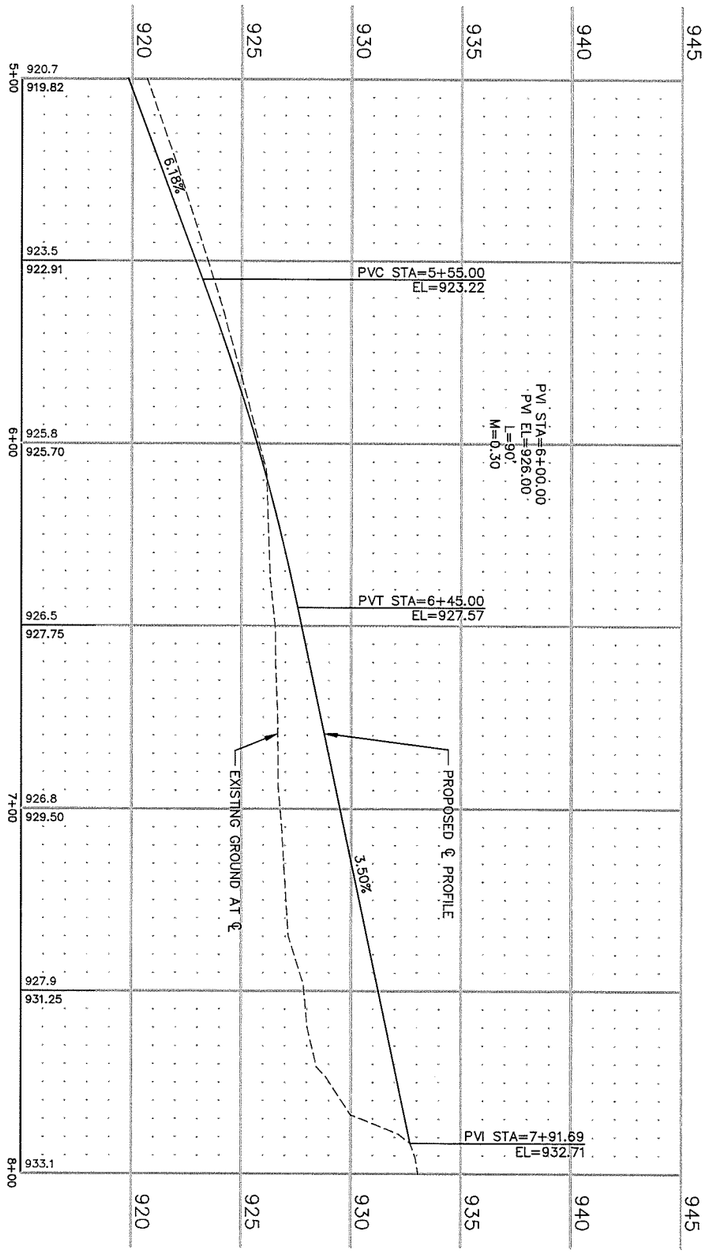


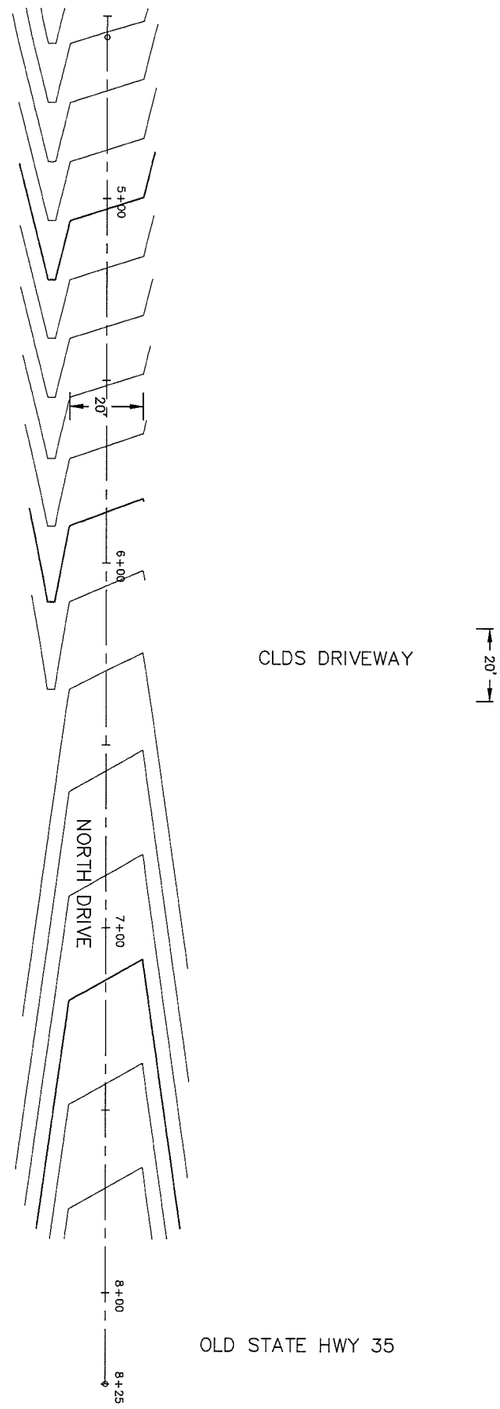


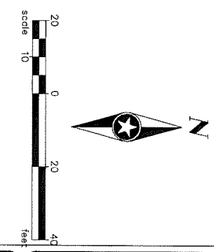


| SHEET | SHEET TITLE | | | | |
|---|---|---|---|---|---|
| C5 | NORTH DRIVE PLAN AND PROFILE | SEH FILE NO. HUDSO 137551<br>PROJECT NO.<br>ISSUE DATE XX-XX-2016<br>DESIGNED BY EH<br>DRAWN BY JRB<br>Short Elliott Hendrickson, Inc. ® (SEH) | MARK DATE DESCRIPTION<br>REVISIONS | WATER TREATMENT PLANT No. 10<br>HUDSON, WISCONSIN | PRELIMINARY<br>NOT FOR CONSTRUCTION |

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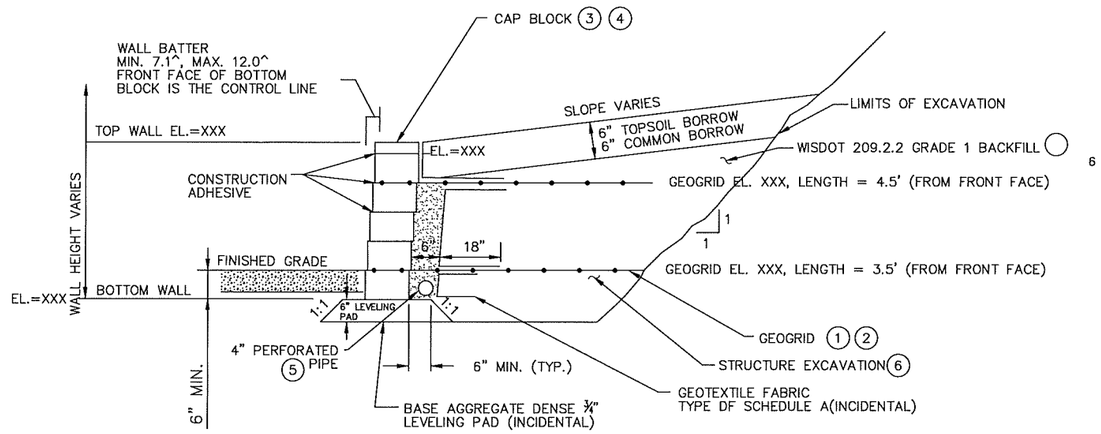



MODULAR BLOCK RETAINING WALL
ELEVATION

(1) GEOGRID LENGTH "L" SHALL BE MEASURED FROM THE BACK OF WALL. GEOGRID LENGTH AND ELEVATION SHOWN ON WALL PLAN & PROFILE SHEETS. GEOGRID INCIDENTAL TO WALL CONSTRUCTION.

(2) GEOGRID VERTICAL SPACING SHOWN ON WALL PLAN & PROFILE SHEETS.

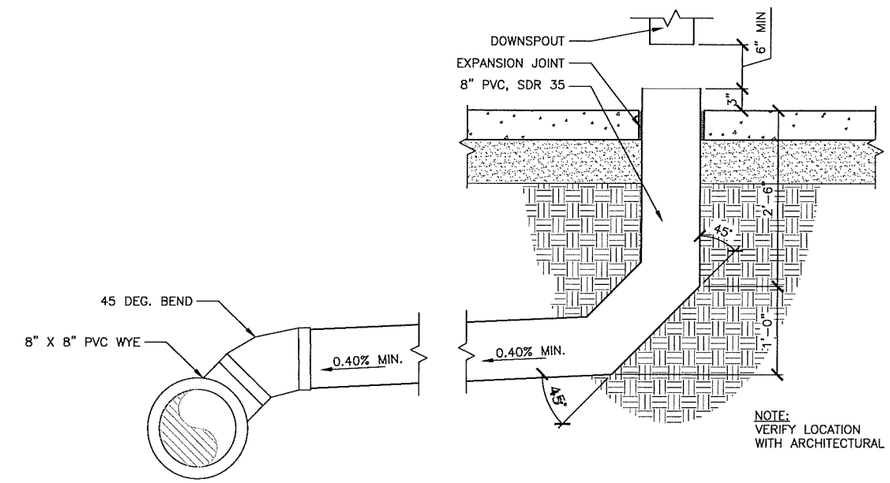
(3) BLOCKS SHALL HAVE A NOMINAL DEPTH 12" OR GREATER AND HAVE A SPLIT ROCK FACE.

(4) CAP UNITS SHALL BE USED ON TOP COURSE OF WALL. ELEVATIONS SHOWN ON WALL PROFILE INCLUDE USE OF CAP UNIT.

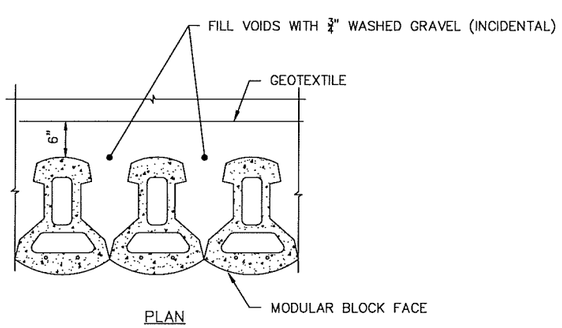
(5) 4" DIAMETER PERFORATED POLYETHYLENE PIPE W/SOCK. GRADE TO DRAIN, DAYLIGHT AT NORTH END OF WALL.

(6) USE AVAILABLE ON-SITE SOIL MEETING WISDOT 209.2.2 GRADE 1 PRIOR TO IMPORTING BORROW. THE TOP 1 FOOT OF BACKFILL MAY CONSIST OF ON-SITE COMMON BORROW.

(7) APPLY A WISDOT APPROVED WATER PROOFING SEALER TO THE FACE AND TOP OF THE WALL AND THE BACK OF THE TOP 3 BLOCK COURSES. ACCEPTABLE SEALERS ARE LISTED IN THE MODULAR BLOCK WALL SECTION OF THE PROJECT SPECIFICATION.




DOWNSPOUT CONNECTION




PLAN

MODULAR BLOCK DETAIL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WATER TREATMENT PLANT No. 10

HUDSON, WISCONSIN

| MARK | DATE | DESCRIPTION |
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REVISIONS

| | |
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| SEH FILE NO. | HUDSO 137551 |
| PROJECT NO. | |
| ISSUE DATE | XX-XX-2016 |
| DESIGNED BY | EDH |
| DRAWN BY | JRB |

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SHEET TITLE
DETAILS

SHEET
C6


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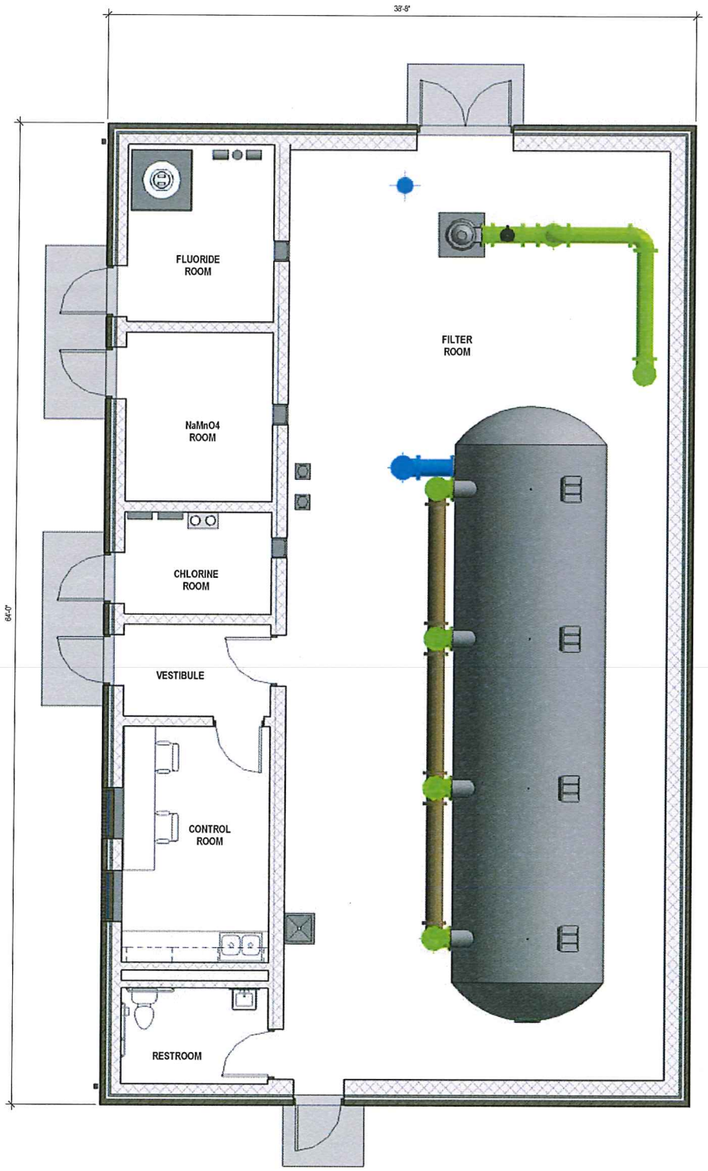
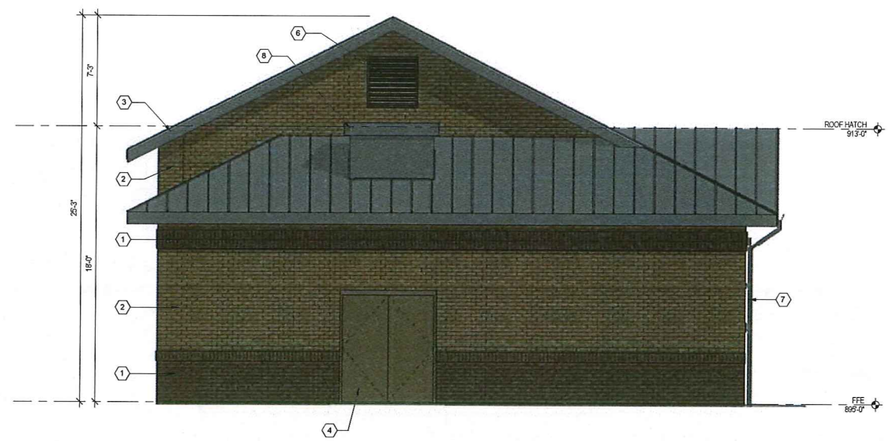


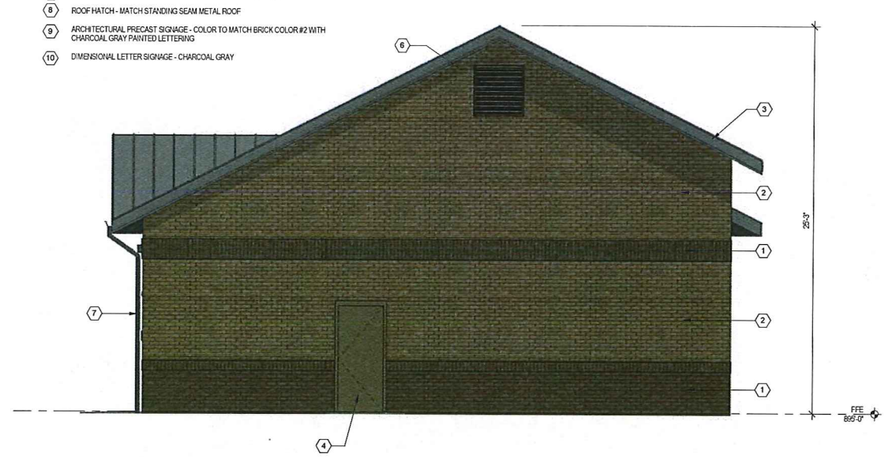

1 PRELIMINARY FLOOR PLAN
1/4" = 1'-0"




2 NORTH PRELIMINARY ELEVATION
1/4" = 1'-0"

MATERIAL KEYNOTES:

1. BRICK COLOR #1 - MOHCA (BROWN)
2. BRICK COLOR #2 - TUMBLEWEED (TAN)
3. STANDING SEAM METAL ROOF - CHARCOAL GRAY
4. FRP DOORS / FRAMES - SW 2827 (COLONIAL REVIVAL STONE)
5. ALUMINUM WINDOW FRAMES - MATCH FRP DOOR / FRAME COLOR
6. ALUMINUM LOUVER - MATCH FRP DOOR / FRAME COLOR
7. DOWNSPOUTS / GUTTERS - MATCH STANDING SEAM METAL ROOF
8. ROOF HATCH - MATCH STANDING SEAM METAL ROOF
9. ARCHITECTURAL PRECAST SIGNAGE - COLOR TO MATCH BRICK COLOR #2 WITH CHARCOAL GRAY PAINTED LETTERING
10. DIMENSIONAL LETTER SIGNAGE - CHARCOAL GRAY

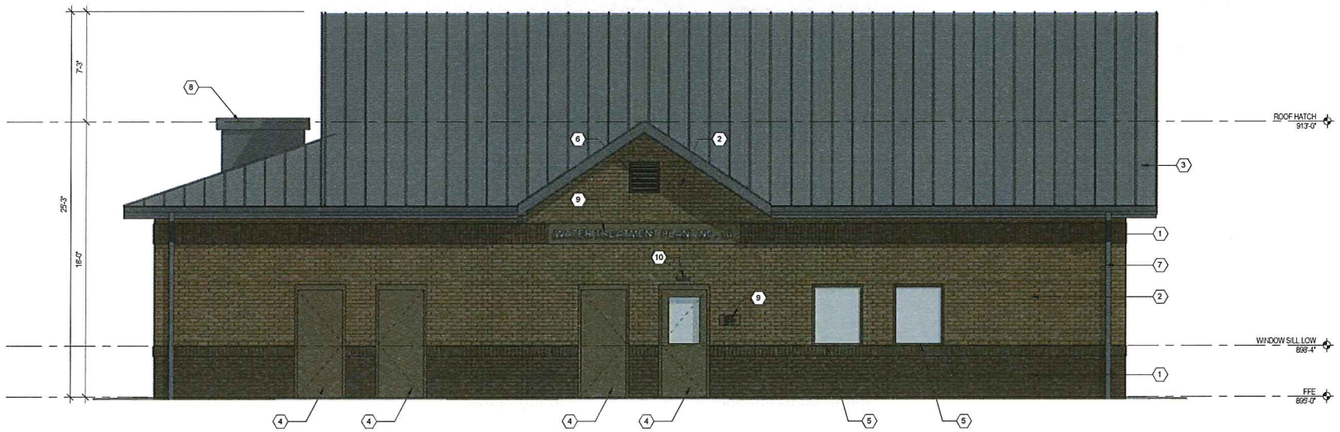



3 SOUTH PRELIMINARY ELEVATION
1/4" = 1'-0"

# WATER TREATMENT PLANT NO. 10

| PRELIMINARY FLOOR PLAN & ELEVATIONS | HUDSON, WISCONSIN | 08/11/16 |

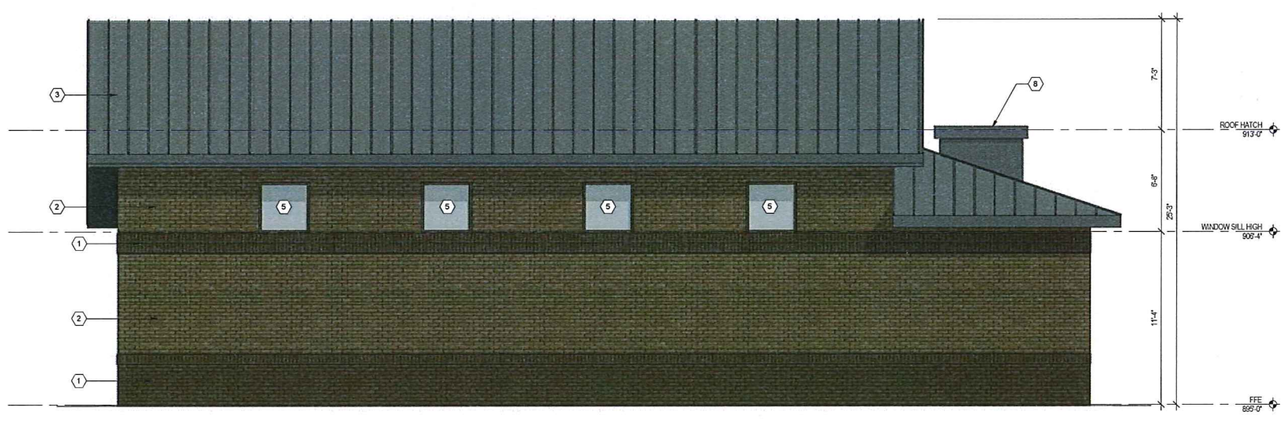
SEH




1 WEST PRELIMINARY ELEVATION
1/4" = 1'-0"

MATERIAL KEYNOTES:

1. BRICK COLOR #1 - MOHCA (BROWN)
2. BRICK COLOR #2 - TUMBLEWEED (TAN)
3. STANDING SEAM METAL ROOF - CHARCOAL GRAY
4. FRP DOORS / FRAMES - SW 2827 (COLONIAL REVIVAL STONE)
5. ALUMINUM WINDOW FRAMES - MATCH FRP DOOR / FRAME COLOR
6. ALUMINUM LOUVER - MATCH FRP DOOR / FRAME COLOR
7. DOWNSPOUTS / GUTTERS - MATCH STANDING SEAM METAL ROOF
8. ROOF HATCH - MATCH STANDING SEAM METAL ROOF
9. ARCHITECTURAL PRECAST SIGNAGE - COLOR TO MATCH BRICK COLOR #2 WITH CHARCOAL GRAY PAINTED LETTERING
10. DIMENSIONAL LETTER SIGNAGE - CHARCOAL GRAY




2 EAST PRELIMINARY ELEVATION
1/4" = 1'-0"

# WATER TREATMENT PLANT NO. 10

| PRELIMINARY ELEVATIONS | HUDSON, WISCONSIN | 08/11/16 |

SEH