



HARTLAND LCL APARTMENTS

RINKA+

SEPTEMBER 4, 2020

SIDING:

FIBER CEMENT - BOARD AND BATTEN
-WHITE

FIBER CEMENT - BOARD
-STEEL GRAY

FIBER CEMENT - LAP SIDING
-WHITE

MASONRY UNITS - STONE VENEER
- MINIMAL VARIATION

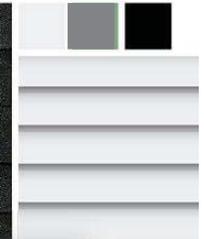
WOOD ACCENTS

ROOFING:

BLACK SHINGLES
- MINIMAL VARIATION

WINDOWS SYSTEM:

BLACK EXTERIOR FRAME, WHITE INTERIOR



MATERIAL PALETTE

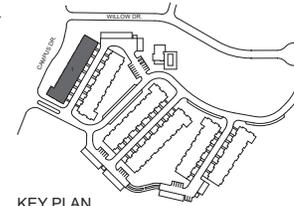
HARTLAND APARTMENTS

SEPTEMBER 4, 2020

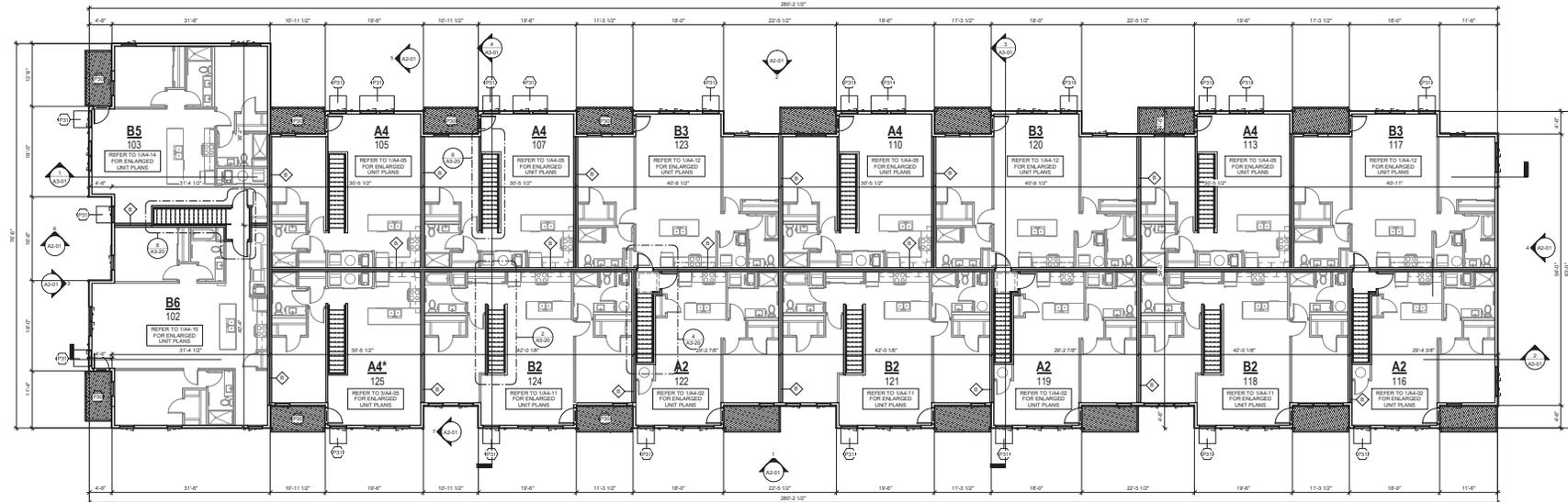
ARCH - CIVIL FLOOR ELEVATIONS

BUILDING 1: ARCH: 100'0" | CIVIL: 10117.01
 BUILDING 2: ARCH: 100'0" | CIVIL: 10118.01
 BUILDING 3: ARCH: 100'0" | CIVIL: 10119.01
 BUILDING 4: ARCH: 100'0" | CIVIL: 10120.01
 BUILDING 5: ARCH: 100'0" | CIVIL: 10121.01
 BUILDING 6: ARCH: 100'0" | CIVIL: 10122.01
 AMENITY: ARCH: 100'0" | CIVIL: 10100.00

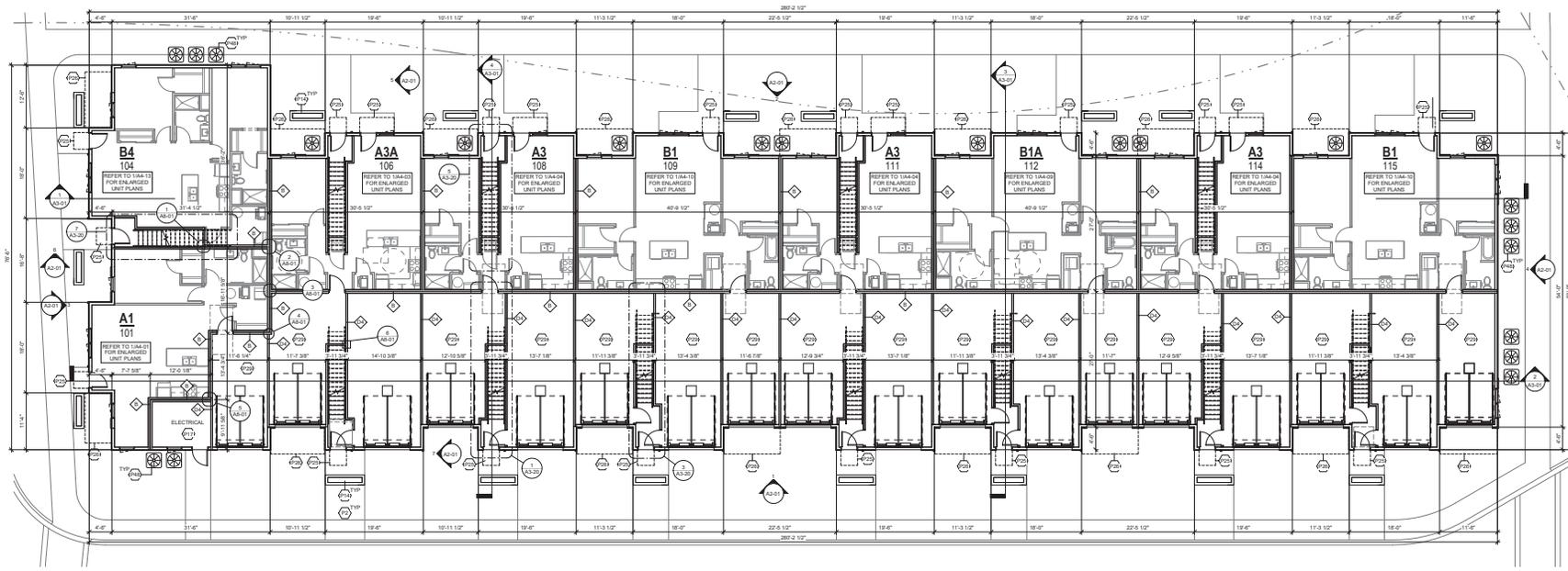
GARAGE 1: ARCH: 100'0" | CIVIL: 10100.00
 GARAGE 2: ARCH: 100'0" | CIVIL: 10100.00
 GARAGE 3: ARCH: 100'0" | CIVIL: 10100.00
 GARAGE 4: ARCH: 100'0" | CIVIL: 10100.00
 GARAGE 5: ARCH: 100'0" | CIVIL: 10100.00
 GARAGE 6: ARCH: 100'0" | CIVIL: 10100.00



KEY PLAN



2 LEVEL 2 FLOOR PLAN - BUILDING 1
1/8" = 1'-0"



1 LEVEL 1 FLOOR PLAN - BUILDING 1
1/8" = 1'-0"

△ Revisions

CATALYST
 HARTLAND
 APARTMENTS

CAMPUS DRIVE
 HARTLAND, WI 53029
 Date Issued: 09/03/2020
 RINKA project #: 191010
 Sheet Title

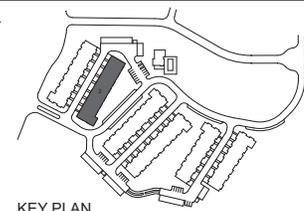
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BUILDING 1 -
 FLOOR PLANS

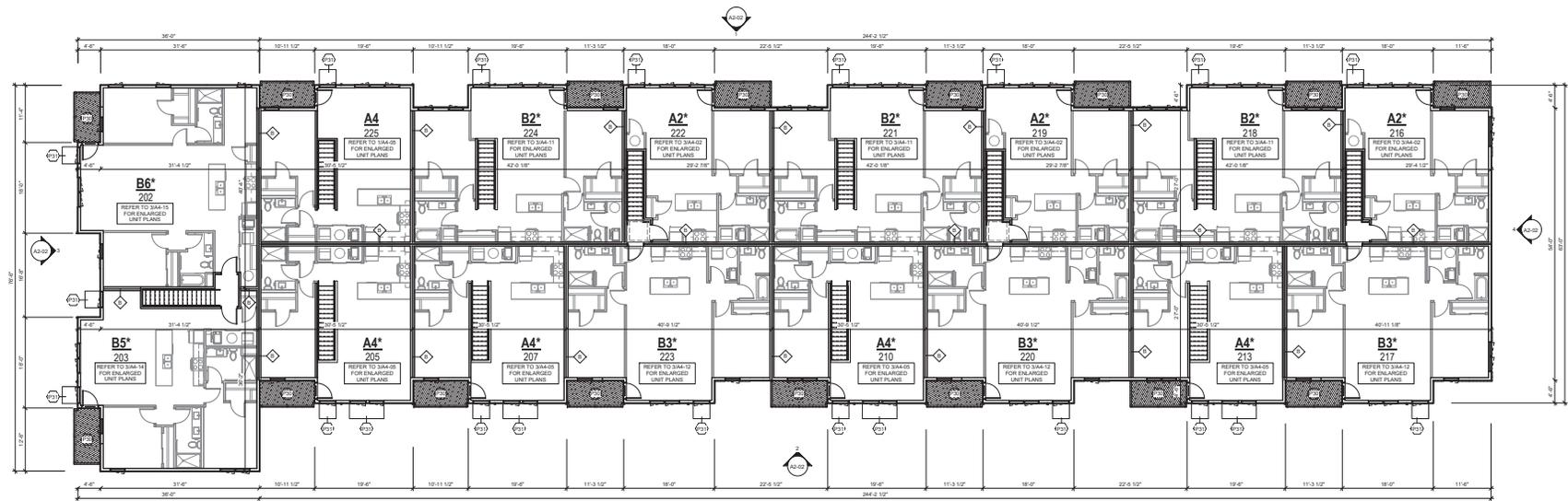
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ARCH - CIVIL FLOOR ELEVATIONS

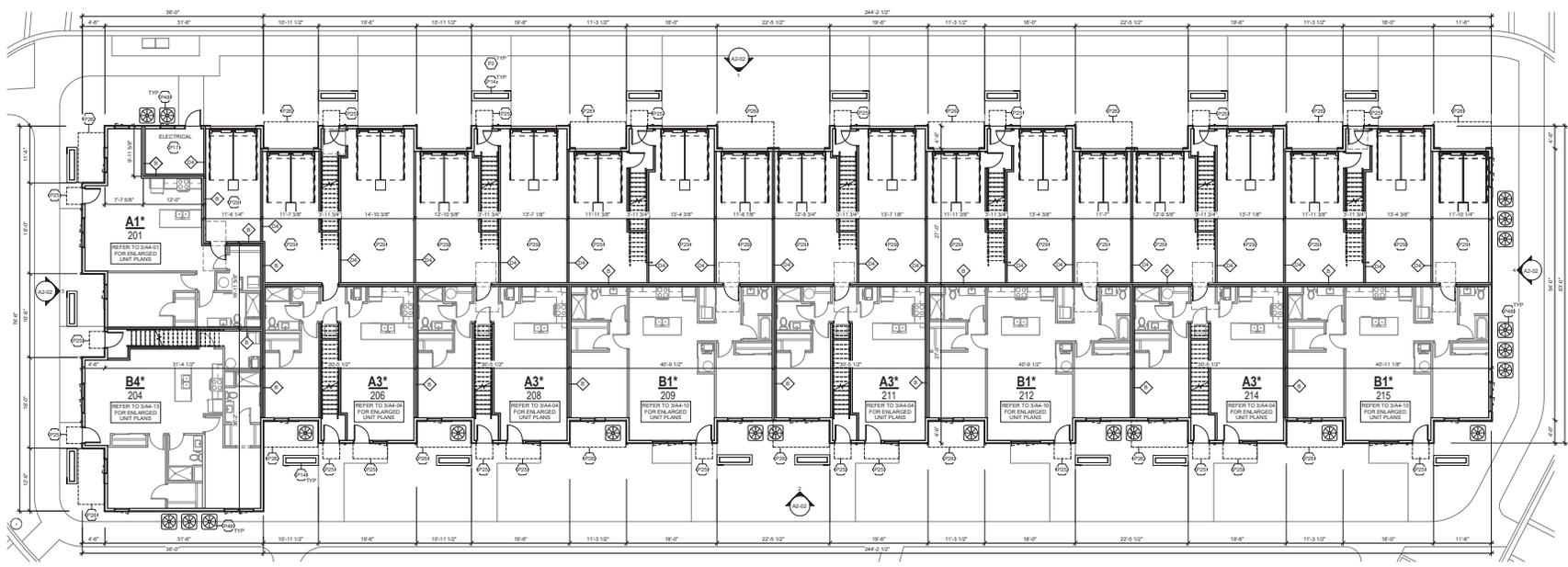
BUILDING 1	ARCH 100'0" CIVIL 1017.61	GARAGE 1	ARCH 100'0" CIVIL 1016.00
BUILDING 2	ARCH 100'0" CIVIL 1017.61	GARAGE 2	ARCH 100'0" CIVIL 1016.00
BUILDING 3	ARCH 100'0" CIVIL 1015.71	GARAGE 3	ARCH 100'0" CIVIL 1016.00
BUILDING 4	ARCH 100'0" CIVIL 1016.00	GARAGE 4	ARCH 100'0" CIVIL 1016.00
BUILDING 5	ARCH 100'0" CIVIL 1013.41	GARAGE 5	ARCH 100'0" CIVIL 1012.70
BUILDING 6	ARCH 100'0" CIVIL 1016.00	GARAGE 6	ARCH 100'0" CIVIL 1012.70
AMENITY	ARCH 100'0" CIVIL 1016.00		



KEY PLAN



2 LEVEL 2 FLOOR PLAN - BUILDING 2



1 LEVEL 1 FLOOR PLAN - BUILDING 2

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HARTLAND
APARTMENTS

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HARTLAND, WI 53029
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CRINKA project #: 191010
Sheet Title

BUILDING 2 -
FLOOR PLANS

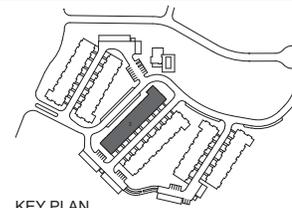
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NOT FOR CONSTRUCTION

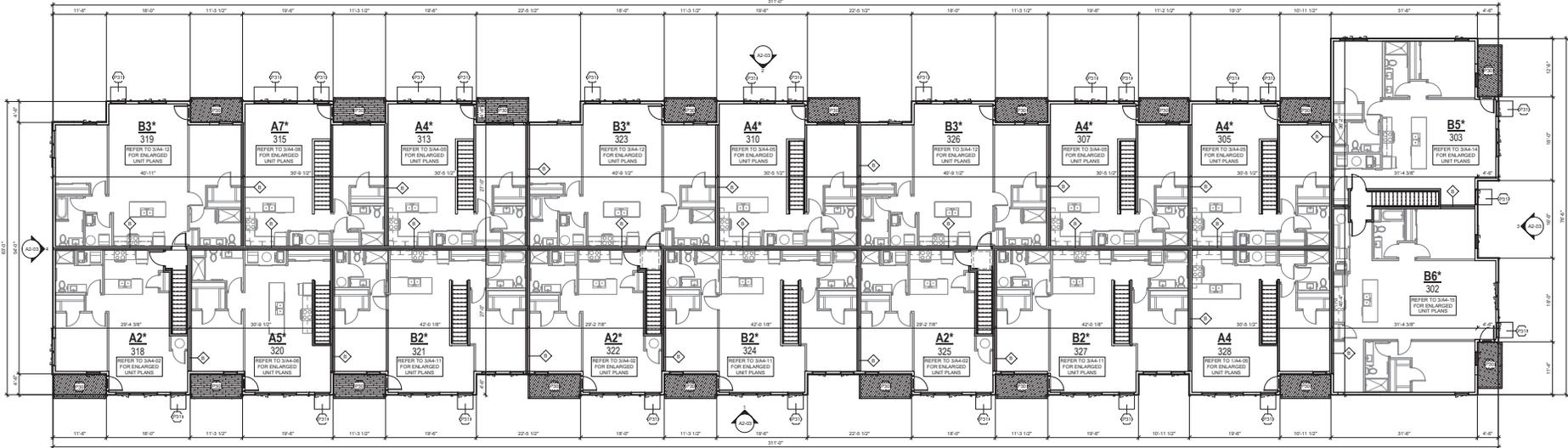
ARCH - CIVIL FLOOR ELEVATIONS

BUILDING 1 ARCH: 100'0" | CIVIL: 1015.61
 BUILDING 2 ARCH: 100'0" | CIVIL: 1015.61
 BUILDING 3 ARCH: 100'0" | CIVIL: 1015.71
 BUILDING 4 ARCH: 100'0" | CIVIL: 1015.80
 BUILDING 5 ARCH: 100'0" | CIVIL: 1013.43
 BUILDING 6 ARCH: 100'0" | CIVIL: 1012.93
 AMENITY ARCH: 100'0" | CIVIL: 1016.00

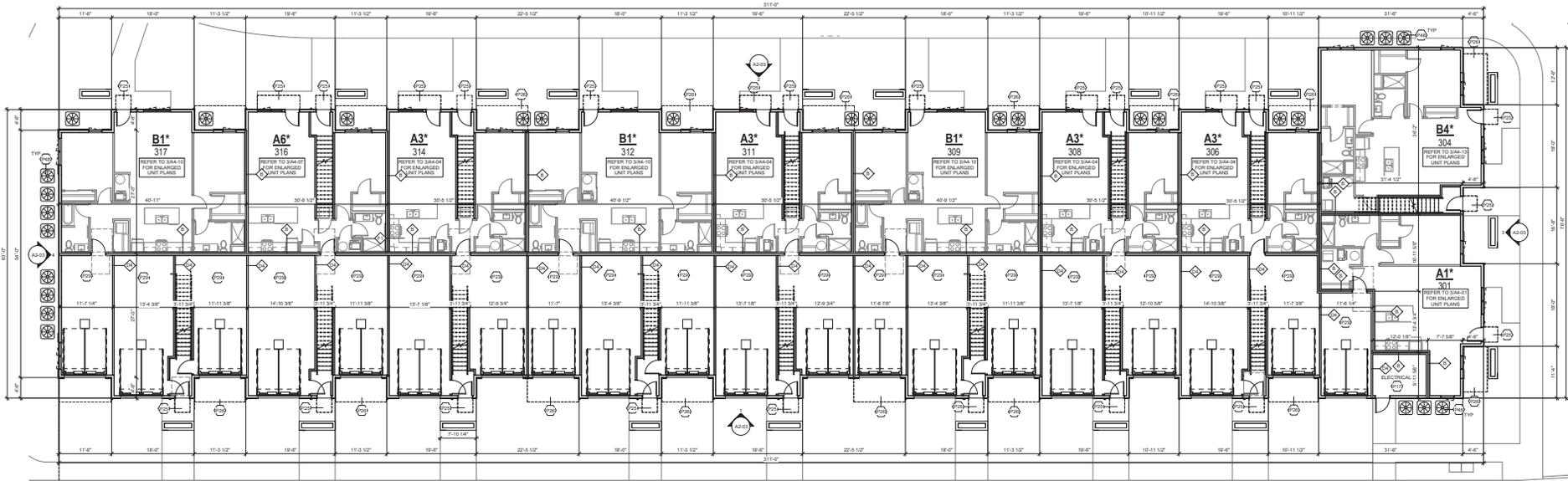
GARAGE 1 ARCH: 100'0" | CIVIL: 1016.00
 GARAGE 2 ARCH: 100'0" | CIVIL: 1016.00
 GARAGE 3 ARCH: 100'0" | CIVIL: 1016.00
 GARAGE 4 ARCH: 100'0" | CIVIL: 1016.00
 GARAGE 5 ARCH: 100'0" | CIVIL: 1012.70
 GARAGE 6 ARCH: 100'0" | CIVIL: 1012.70



KEY PLAN



2 LEVEL 2 FLOOR PLAN - BUILDING 3



1 LEVEL 1 FLOOR PLAN - BUILDING 3

△ Revisions

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 APARTMENTS

CAMPUS DRIVE
 HARTLAND, WI 53029
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 RINKA project #: 191010
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BUILDING 3 -
 FLOOR PLANS

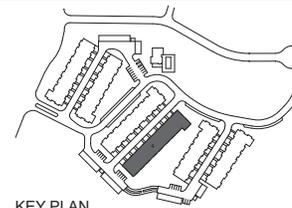
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A1-03

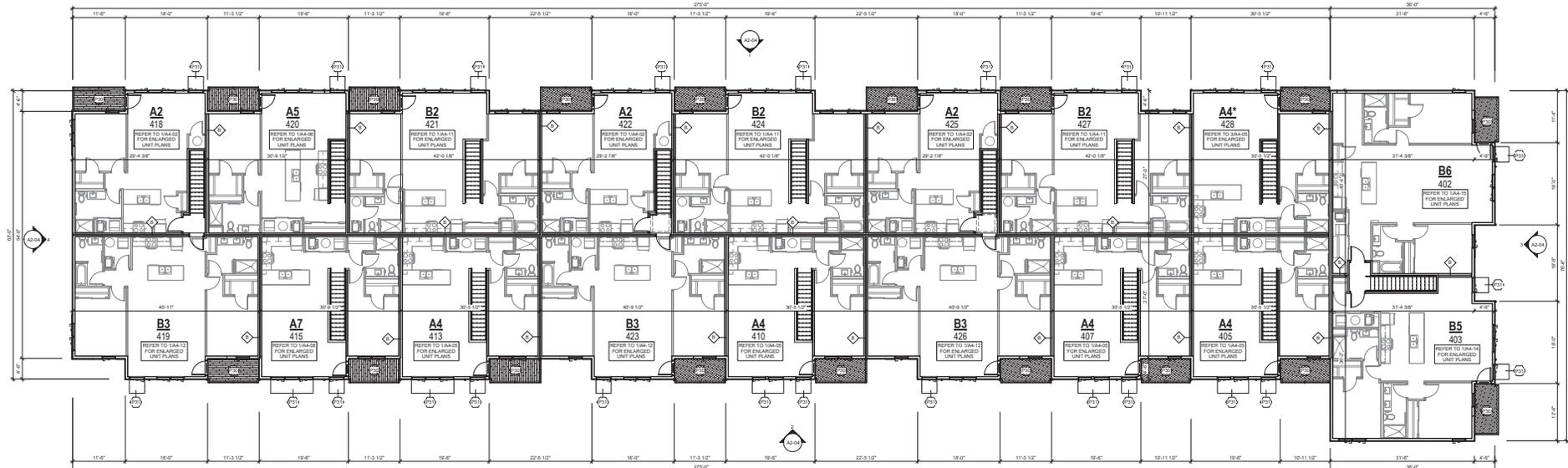
ARCH - CIVIL FLOOR ELEVATIONS

BUILDING 1 ARCH: 100'-0" (CIVIL: 10117.61)
 BUILDING 2 ARCH: 100'-0" (CIVIL: 10119.61)
 BUILDING 3 ARCH: 100'-0" (CIVIL: 10119.71)
 BUILDING 4 ARCH: 100'-0" (CIVIL: 10120.61)
 BUILDING 5 ARCH: 100'-0" (CIVIL: 10121.61)
 AMENITY ARCH: 100'-0" (CIVIL: 10126.00)

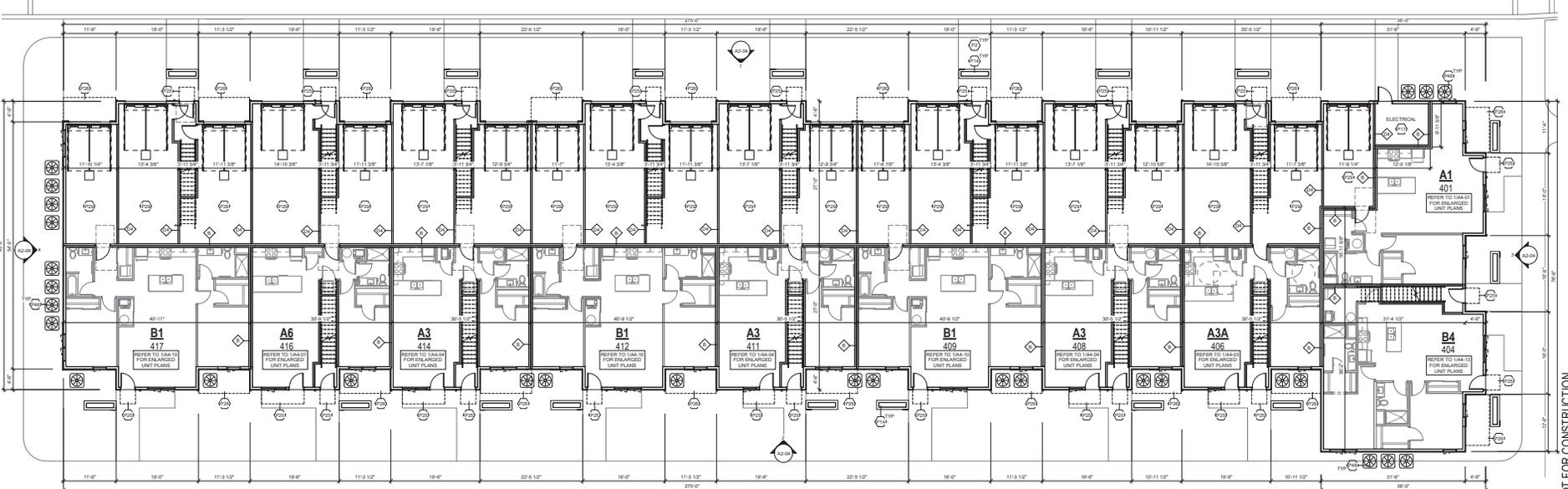
GARAGE 1 ARCH: 100'-0" (CIVIL: 10116.00)
 GARAGE 2 ARCH: 100'-0" (CIVIL: 10116.00)
 GARAGE 3 ARCH: 100'-0" (CIVIL: 10116.00)
 GARAGE 4 ARCH: 100'-0" (CIVIL: 10121.00)
 GARAGE 5 ARCH: 100'-0" (CIVIL: 10121.00)



KEY PLAN



2 LEVEL 2 FLOOR PLAN - BUILDING 4



1 LEVEL 1 FLOOR PLAN - BUILDING 4



CRINKA
 2025
 170 North Milwaukee Street, Suite 200
 Milwaukee, Wisconsin 53202
 P: 414.487.2101

△ Revisions

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 HARTLAND
 APARTMENTS

CAMPUS DRIVE
 HARTLAND, WI 53029
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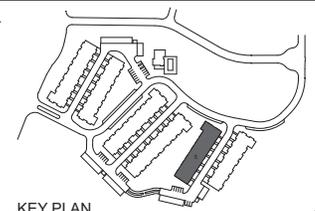
BUILDING 4 -
 FLOOR PLANS

Sheet #
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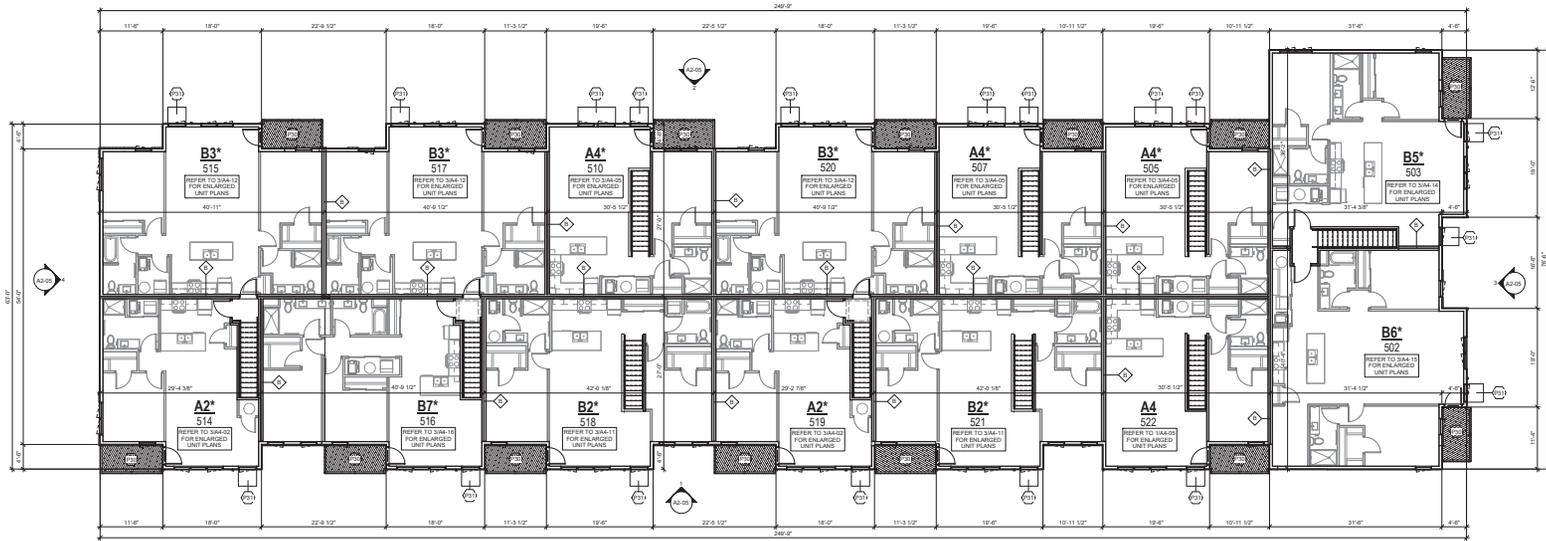
NOT FOR CONSTRUCTION

ARCH - CIVIL FLOOR ELEVATIONS

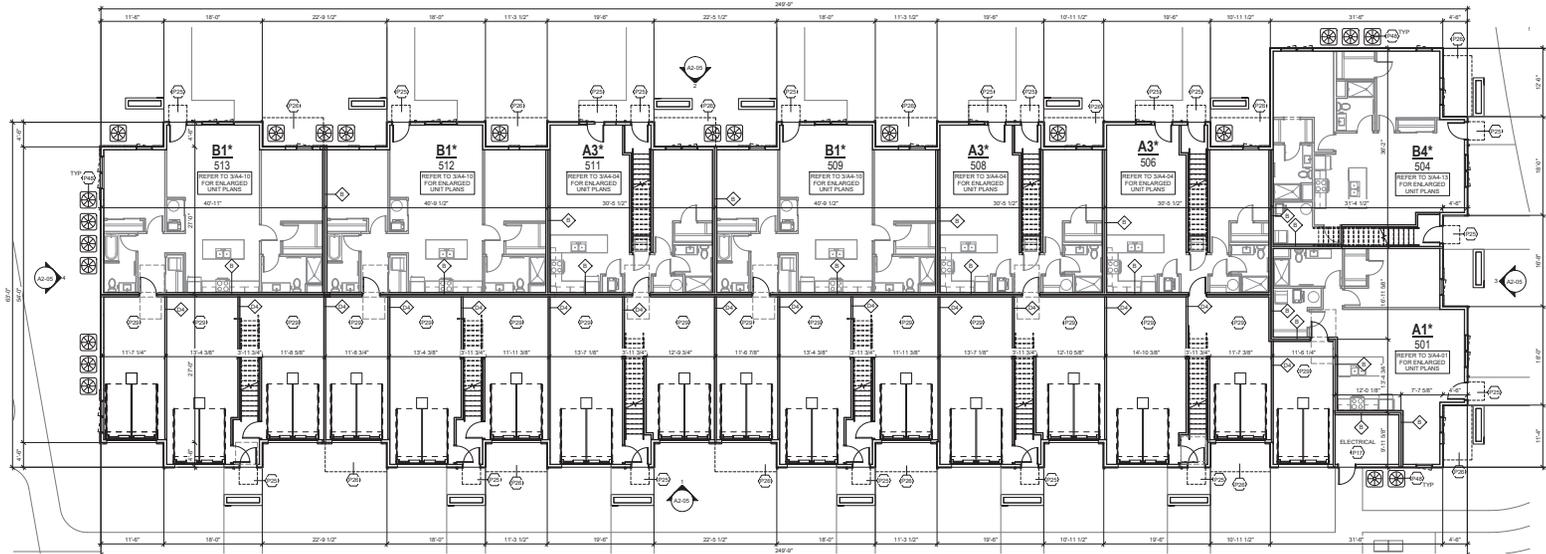
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BUILDING 2: ARCH: 100'0" CIVIL: 1019.61	GARAGE 2: ARCH: 100'0" CIVIL: 1016.00
BUILDING 3: ARCH: 100'0" CIVIL: 1015.77	GARAGE 3: ARCH: 100'0" CIVIL: 1016.00
BUILDING 4: ARCH: 100'0" CIVIL: 1016.61	GARAGE 4: ARCH: 100'0" CIVIL: 1016.00
BUILDING 5: ARCH: 100'0" CIVIL: 1013.47	GARAGE 5: ARCH: 100'0" CIVIL: 1012.70
BUILDING 6: ARCH: 100'0" CIVIL: 1012.80	GARAGE 6: ARCH: 100'0" CIVIL: 1012.70
AMENITY: ARCH: 100'0" CIVIL: 1016.00	



KEY PLAN



2 LEVEL 2 FLOOR PLAN - BUILDING 5



1 LEVEL 1 FLOOR PLAN - BUILDING 5

△ Revisions

CATALYST
HARTLAND
APARTMENTS

CAMPUS DRIVE
HARTLAND, WI 53029
Date Issued: 09/03/2020
CRINKA project #: 191010
Sheet Title

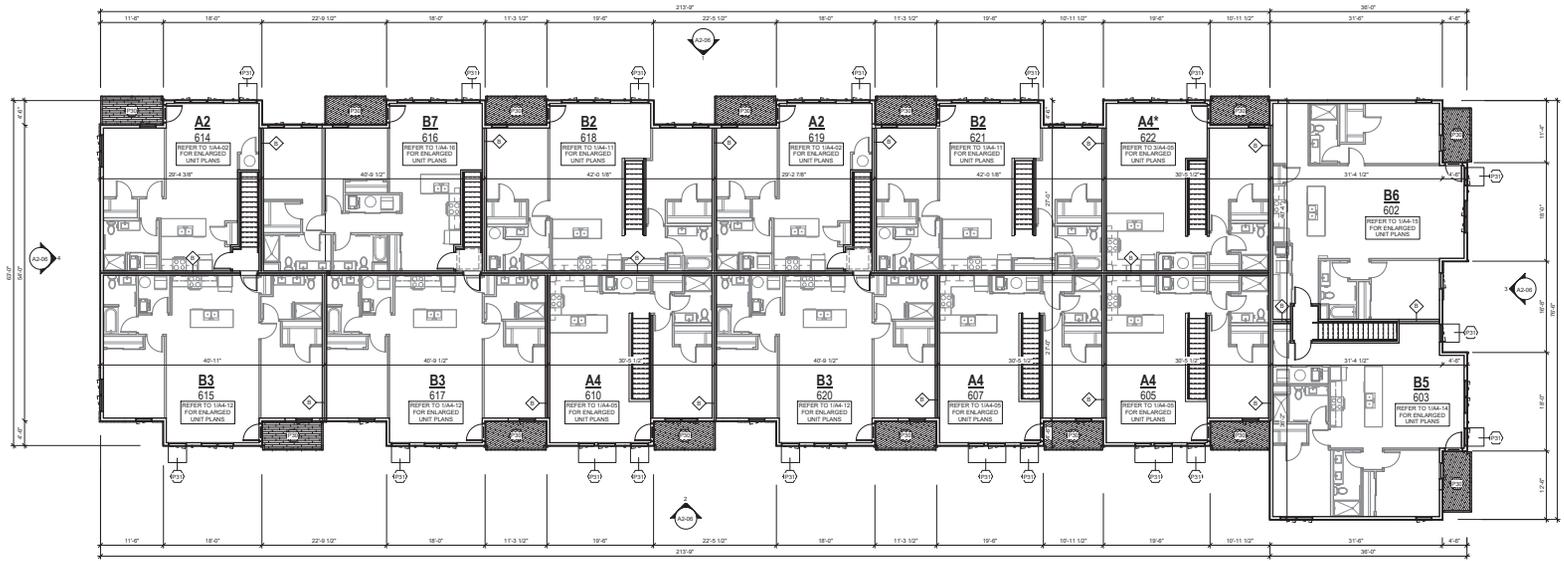
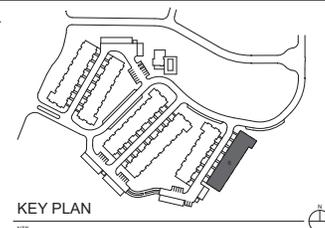
BUILDING 5 -
FLOOR PLANS

Sheet #
A1-05

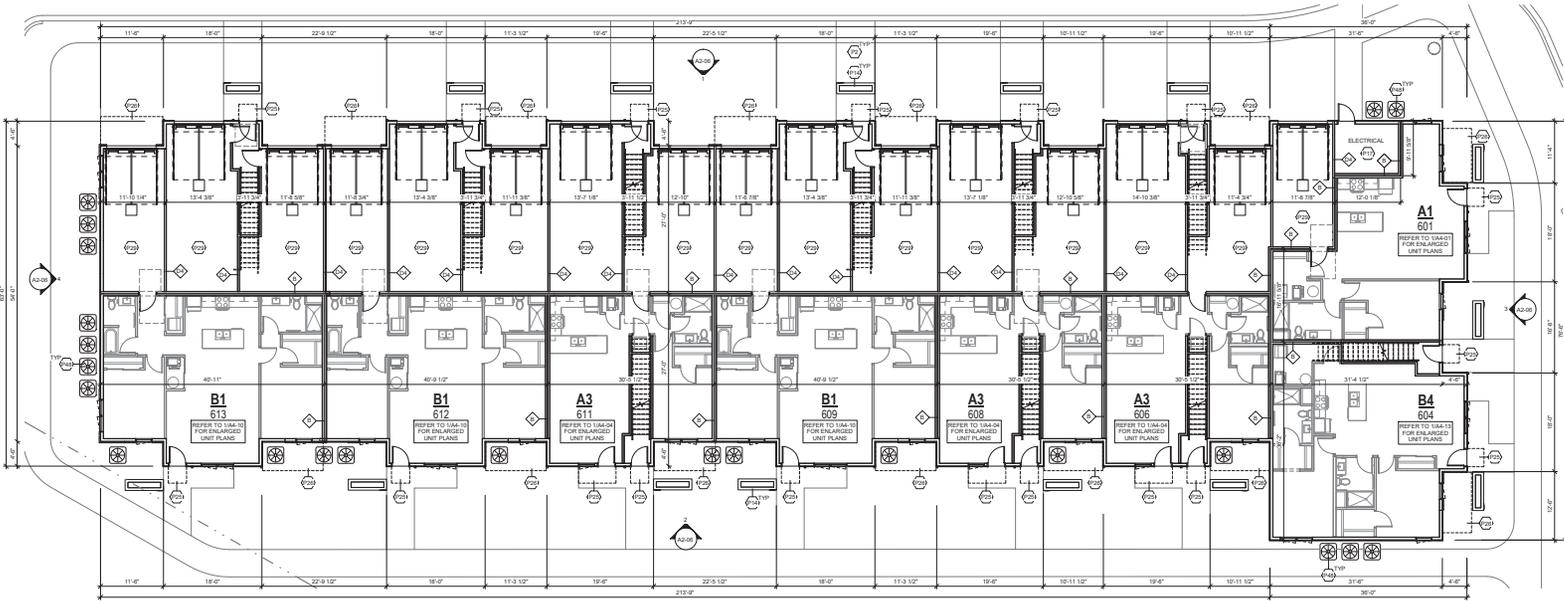
NOT FOR CONSTRUCTION

ARCH - CIVIL FLOOR ELEVATIONS

BUILDING 1 ARCH 100'0" | CIVIL 10116.00
 BUILDING 2 ARCH 100'0" | CIVIL 10116.00
 BUILDING 3 ARCH 100'0" | CIVIL 10116.00
 BUILDING 4 ARCH 100'0" | CIVIL 10116.00
 BUILDING 5 ARCH 100'0" | CIVIL 10116.00
 AMENITY ARCH 100'0" | CIVIL 10116.00
 GARAGE 1 ARCH 100'0" | CIVIL 10116.00
 GARAGE 2 ARCH 100'0" | CIVIL 10116.00
 GARAGE 3 ARCH 100'0" | CIVIL 10116.00
 GARAGE 4 ARCH 100'0" | CIVIL 10116.00
 GARAGE 5 ARCH 100'0" | CIVIL 10116.00



2 LEVEL 2 FLOOR PLAN - BUILDING 6



1 LEVEL 1 FLOOR PLAN - BUILDING 6

△ Revisions

CATALYST
 HARTLAND
 APARTMENTS

CAMPUS DRIVE
 HARTLAND, WI 53029
 Date Issued: 09/03/2020
 RINKA project #: 191010
 Sheet Title

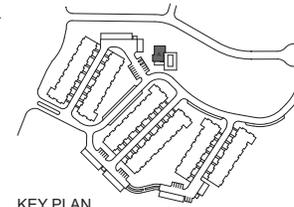
BUILDING 6 -
 FLOOR PLANS

Sheet #
A1-06

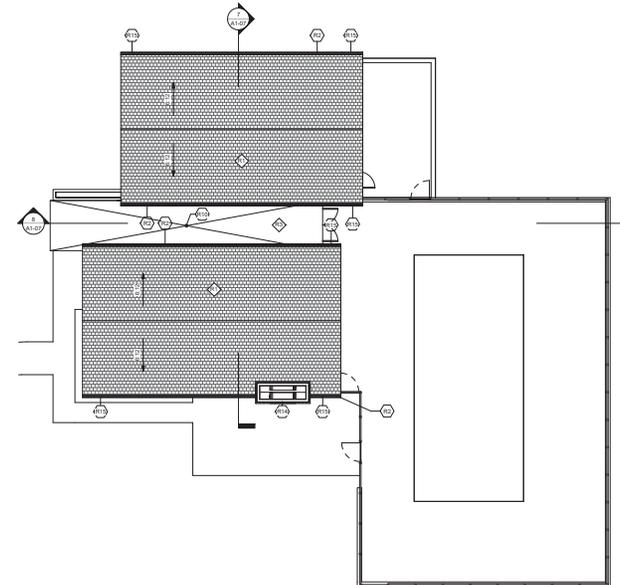
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ARCH - CIVIL FLOOR ELEVATIONS

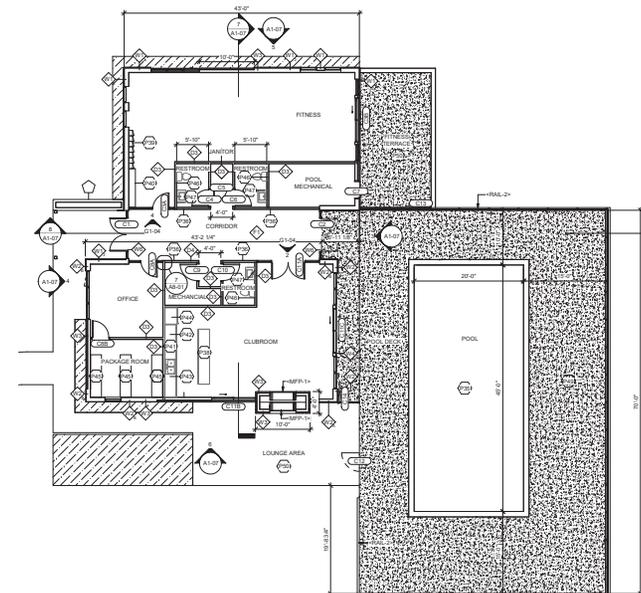
BUILDING 1 ARCH: 100' 0" CIVIL: 1017.61	GARAGE 1 ARCH: 100' 0" CIVIL: 1016.00
BUILDING 2 ARCH: 100' 0" CIVIL: 1017.61	GARAGE 2 ARCH: 100' 0" CIVIL: 1016.00
BUILDING 3 ARCH: 100' 0" CIVIL: 1015.77	GARAGE 3 ARCH: 100' 0" CIVIL: 1015.00
BUILDING 4 ARCH: 100' 0" CIVIL: 1015.61	GARAGE 4 ARCH: 100' 0" CIVIL: 1015.00
BUILDING 5 ARCH: 100' 0" CIVIL: 1013.47	GARAGE 5 ARCH: 100' 0" CIVIL: 1012.70
BUILDING 6 ARCH: 100' 0" CIVIL: 1012.60	GARAGE 6 ARCH: 100' 0" CIVIL: 1012.70
AMENITY: ARCH: 100' 0" CIVIL: 1016.00	



KEY PLAN



2 AMENITY ROOF
1/8" = 1'-0"



1 AMENITY BUILDING
1/8" = 1'-0"

△ Revisions

CATALYST
HARTLAND
APARTMENTS

CAMPUS DRIVE
HARTLAND, WI 53029
Date Issued: 09/03/2020
RINKA project #: 191010
Sheet Title

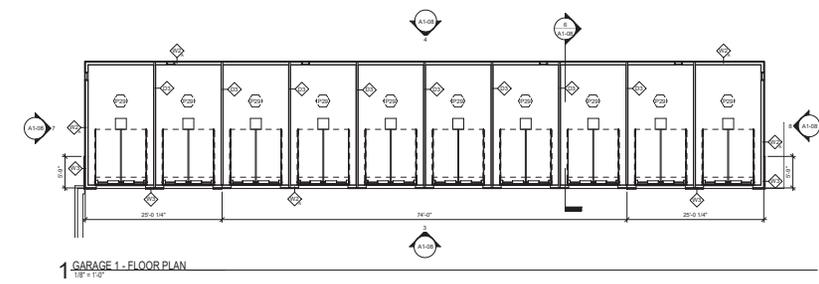
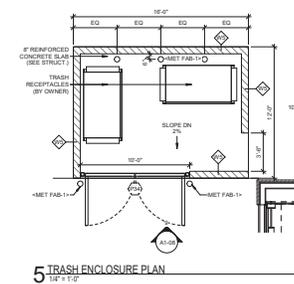
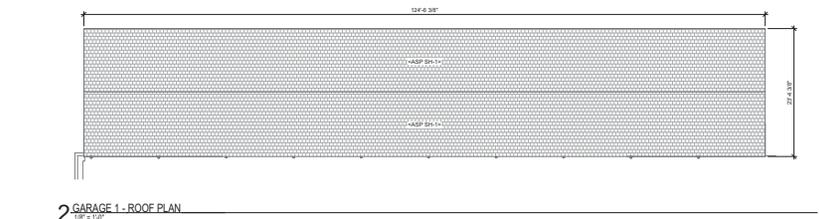
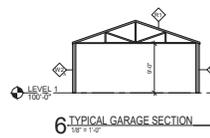
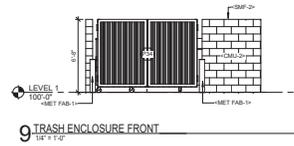
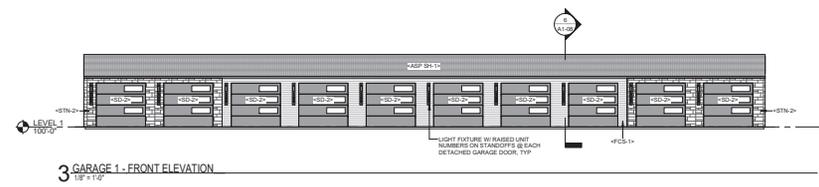
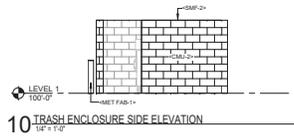
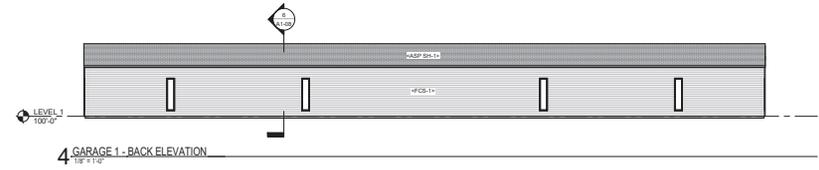
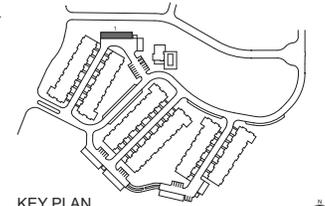
AMENITY BUILDING
PLANS

Sheet #
A1-07

NOT FOR CONSTRUCTION

ARCH - CIVIL FLOOR ELEVATIONS

BUILDING 1: ARCH: 100'-0" CIVIL: 10117.61	GARAGE 1: ARCH: 100'-0" CIVIL: 10116.00
BUILDING 2: ARCH: 100'-0" CIVIL: 10118.61	GARAGE 2: ARCH: 100'-0" CIVIL: 10116.00
BUILDING 3: ARCH: 100'-0" CIVIL: 10115.77	GARAGE 3: ARCH: 100'-0" CIVIL: 10116.00
BUILDING 4: ARCH: 100'-0" CIVIL: 10116.61	GARAGE 4: ARCH: 100'-0" CIVIL: 10116.00
BUILDING 5: ARCH: 100'-0" CIVIL: 10113.47	GARAGE 5: ARCH: 100'-0" CIVIL: 10112.70
BUILDING 6: ARCH: 100'-0" CIVIL: 10112.80	GARAGE 6: ARCH: 100'-0" CIVIL: 10112.70
AMENITY: ARCH: 100'-0" CIVIL: 10116.00	



△ Revisions

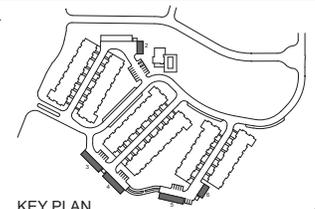
CATALYST
HARTLAND
APARTMENTS

CAMPUS DRIVE
HARTLAND, WI 53029
Date Issued: 09/03/2020
RINKA project #: 191010
Sheet Title
DETACHED
GARAGE / TRASH
ENCLOSURE
PLANS

NOT FOR CONSTRUCTION

ARCH - CIVIL FLOOR ELEVATIONS

BUILDING 1: ARCH: 100'0" CIVIL: 1017.61	GARAGE 1: ARCH: 100'0" CIVIL: 1016.00
BUILDING 2: ARCH: 100'0" CIVIL: 1017.61	GARAGE 2: ARCH: 100'0" CIVIL: 1016.00
BUILDING 3: ARCH: 100'0" CIVIL: 1015.27	GARAGE 3: ARCH: 100'0" CIVIL: 1015.00
BUILDING 4: ARCH: 100'0" CIVIL: 1015.61	GARAGE 4: ARCH: 100'0" CIVIL: 1015.00
BUILDING 5: ARCH: 100'0" CIVIL: 1013.47	GARAGE 5: ARCH: 100'0" CIVIL: 1012.70
BUILDING 6: ARCH: 100'0" CIVIL: 1012.80	GARAGE 6: ARCH: 100'0" CIVIL: 1012.70
AMENITY: ARCH: 100'0" CIVIL: 1016.00	



KEY PLAN

NTS



12 GARAGE 3, 4, & 5 - RIGHT ELEVATION
1/8" = 1'-0"



11 GARAGE 3, 4, & 5 - LEFT ELEVATION
1/8" = 1'-0"



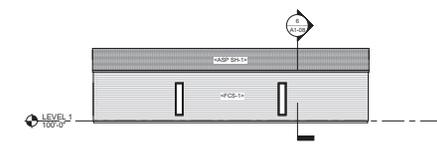
6 GARAGE 2 & 6 - RIGHT ELEVATION
1/8" = 1'-0"



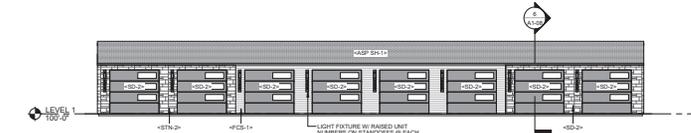
5 GARAGE 2 & 6 - LEFT ELEVATION
1/8" = 1'-0"



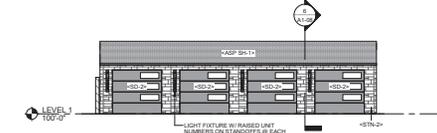
10 GARAGE 3, 4, & 5 - BACK ELEVATION
1/8" = 1'-0"



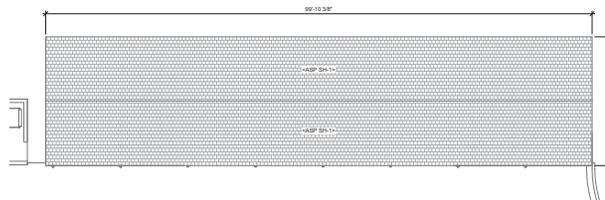
4 GARAGE 2 & 6 - BACK ELEVATION
1/8" = 1'-0"



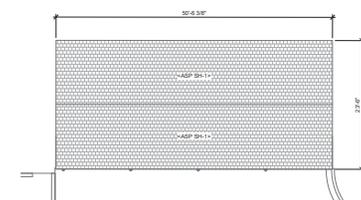
9 GARAGE 3, 4, & 5 - FRONT ELEVATION
1/8" = 1'-0"



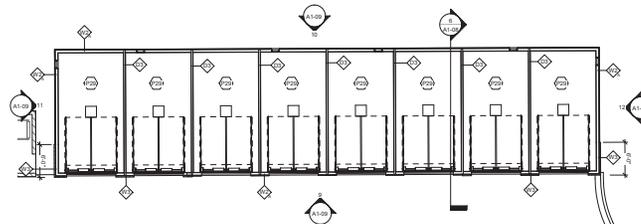
3 GARAGE 2 & 6 - FRONT ELEVATION
1/8" = 1'-0"



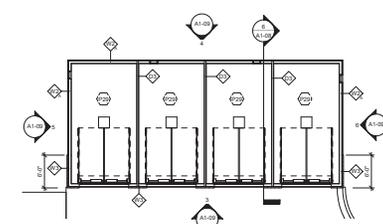
8 GARAGE 3, 4, & 5 - ROOF PLAN
1/8" = 1'-0"



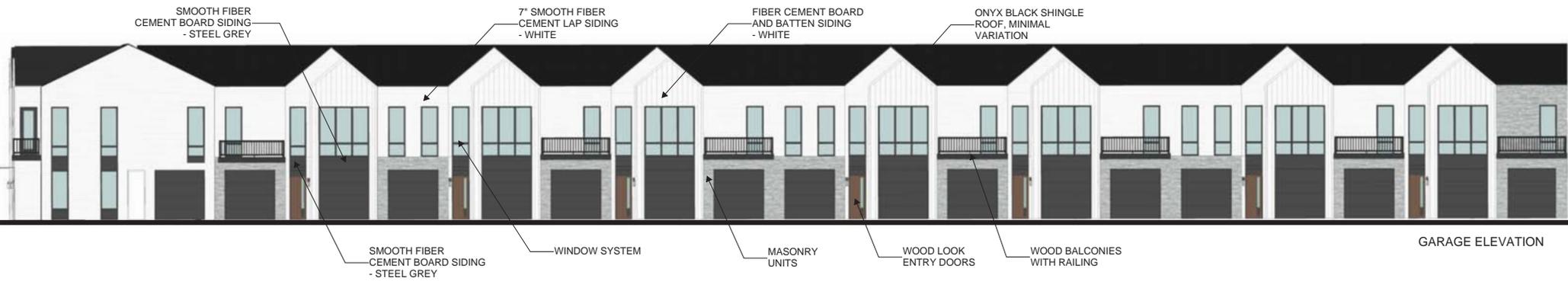
2 GARAGE 2 & 6 - ROOF PLAN
1/8" = 1'-0"

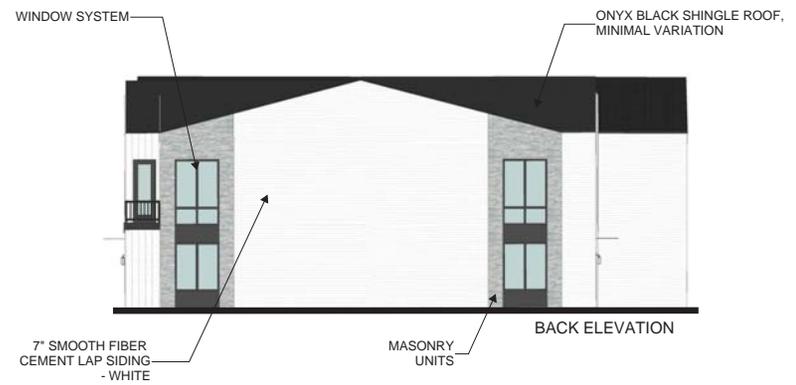


7 GARAGE 3, 4, & 5 - FLOOR PLAN
1/8" = 1'-0"

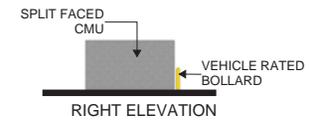
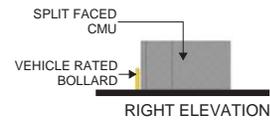
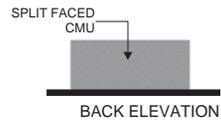
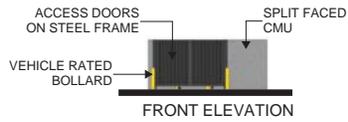


1 GARAGE 2 & 6 - FLOOR PLAN
1/8" = 1'-0"

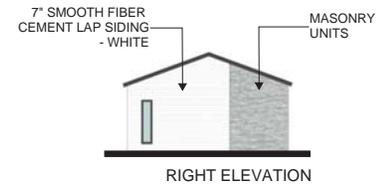
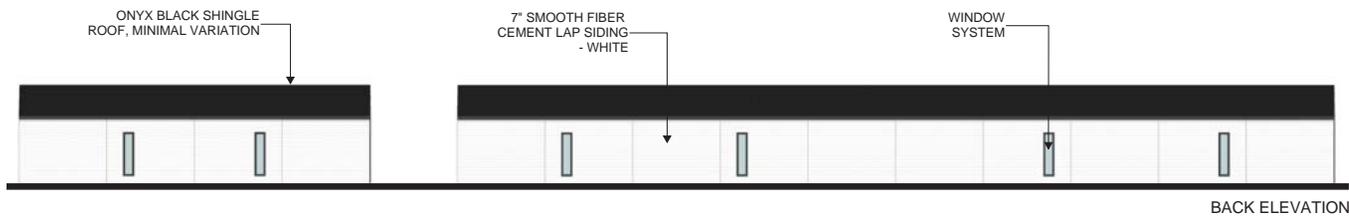
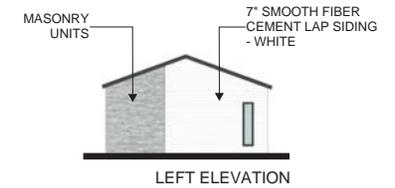
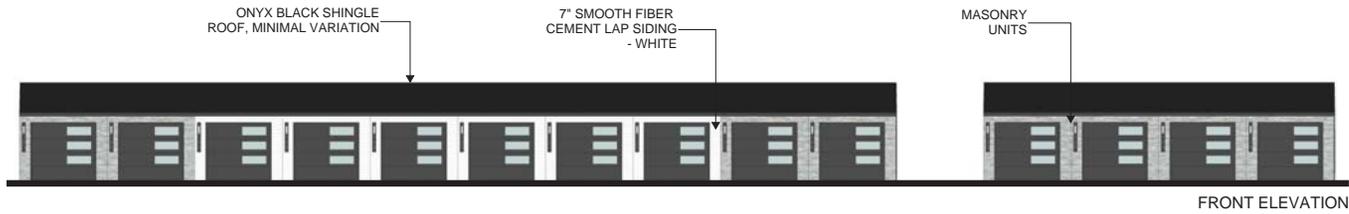




TRASH ENCLOSURE ELEVATIONS



DETACHED GARAGE ELEVATIONS



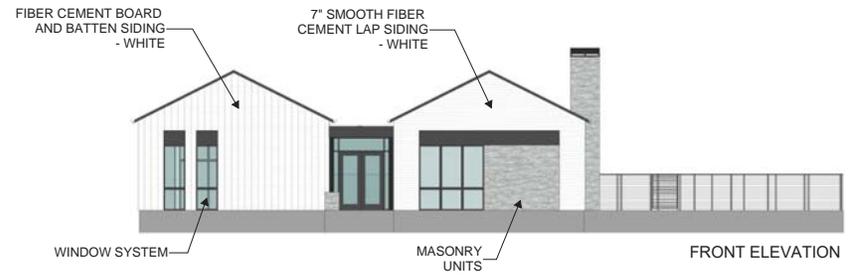
SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS

HARTLAND APARTMENTS
SEPTEMBER 4, 2020



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION



RINKA+

RENDERINGS
HARTLAND APARTMENTS
SEPTEMBER 4, 2020



RINKA+

RENDERINGS
HARTLAND APARTMENTS
SEPTEMBER 4, 2020



RINKA+

RENDERINGS
HARTLAND APARTMENTS
SEPTEMBER 4, 2020



RINKA+

RENDERING
HARTLAND APARTMENTS
SEPTEMBER 4, 2020

CATALYST HARTLAND APARTMENTS

DEVELOPMENT PLANS CAMPUS DRIVE VILLAGE OF HARTLAND, WISCONSIN

GENERAL NOTES

THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

- STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWC)
- THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
- WDR STORMWATER RUNOFF TECHNICAL STANDARDS.
- WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
- VILLAGE OF HARTLAND STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION.

THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.

THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

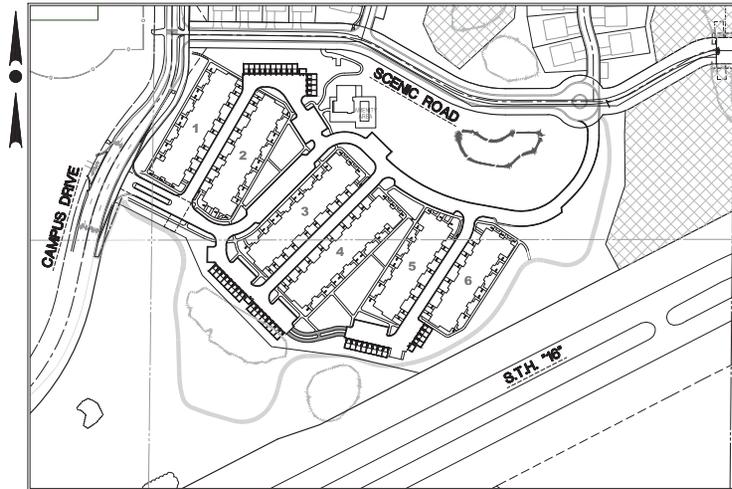
PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

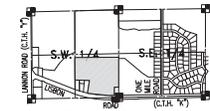
ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS AS REQUIRED BY MUNICIPAL ORDINANCE.



SITE PLAN
 SCALE: 1" = 100'



LOCALITY MAP:
 S.W. 1/4 & S.E. 1/4
 SEC. 32, T. 8 N., R. 20 E.
 SCALE: 1"=2000'

DEVELOPER:
 LIGHTING DEVELOPMENT, LLC
 833 E. MICHIGAN ST. #1000
 MILWAUKEE, WI 53202
 PHONE: (414) 727-6840
 CONTACT: MATTHEW BURROW
 EMAIL: MATT@CATALYSTBUILDS.COM

CONTRACTOR:
 CATALYST CONSTRUCTION
 833 E. MICHIGAN ST. #1000
 MILWAUKEE, WI 53202
 PHONE: (414) 727-6840
 CONTACT: RYAN RASKIN
 EMAIL: RRASKIN@CATALYSTBUILDS.COM



LOCATION MAP
 NOT TO SCALE

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. RESOURCES EXISTING UNDER RECORDS MAY BE 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-842-8683

NOTE:
 EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO WARRANTY AS TO THE ACCURACY OF THIS INFORMATION. NOTIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

SHEET INDEX

CIVIL	
T1	COVER SHEET
CO-10	EXISTING SITE PLAN
CO-20	PROPOSED SITE PLAN
CO-31	PARKING EXHIBIT
CO-32	PAVEMENT MARKING & SIGNAGE PLAN
CO-30	PLANNING PLAN
C1-00	OVERALL GRADING PLAN
C1-01-C1-04	MASTER GRADING & DRAINAGE PLANS
C2-00	EROSION CONTROL PLAN
C2-01	PHASE 1 GRADING & EROSION CONTROL PLAN
C3-00	SANITARY SEWER & WATER MAIN SYSTEM PLAN
C3-01	ROADWAY & SANITARY SEWER PLAN & PROFILE
C4-00	WATER MAIN PLAN & PROFILE
C4-01	STORM SEWER SYSTEM PLAN
CS-00	INTERSECTION DETAILS & SPECIFICATIONS
CS-01-CS-02	CONSTRUCTION DETAILS & SPECIFICATIONS



488 N. CHESTER ST. SUITE 200
 MILWAUKEE, WI 53202
 TEL: 414-224-1100
 FAX: 414-224-1101
 WWW.SRINKA.COM

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 Date Revised 10/13/2020
 Date Revised 11/06/2020

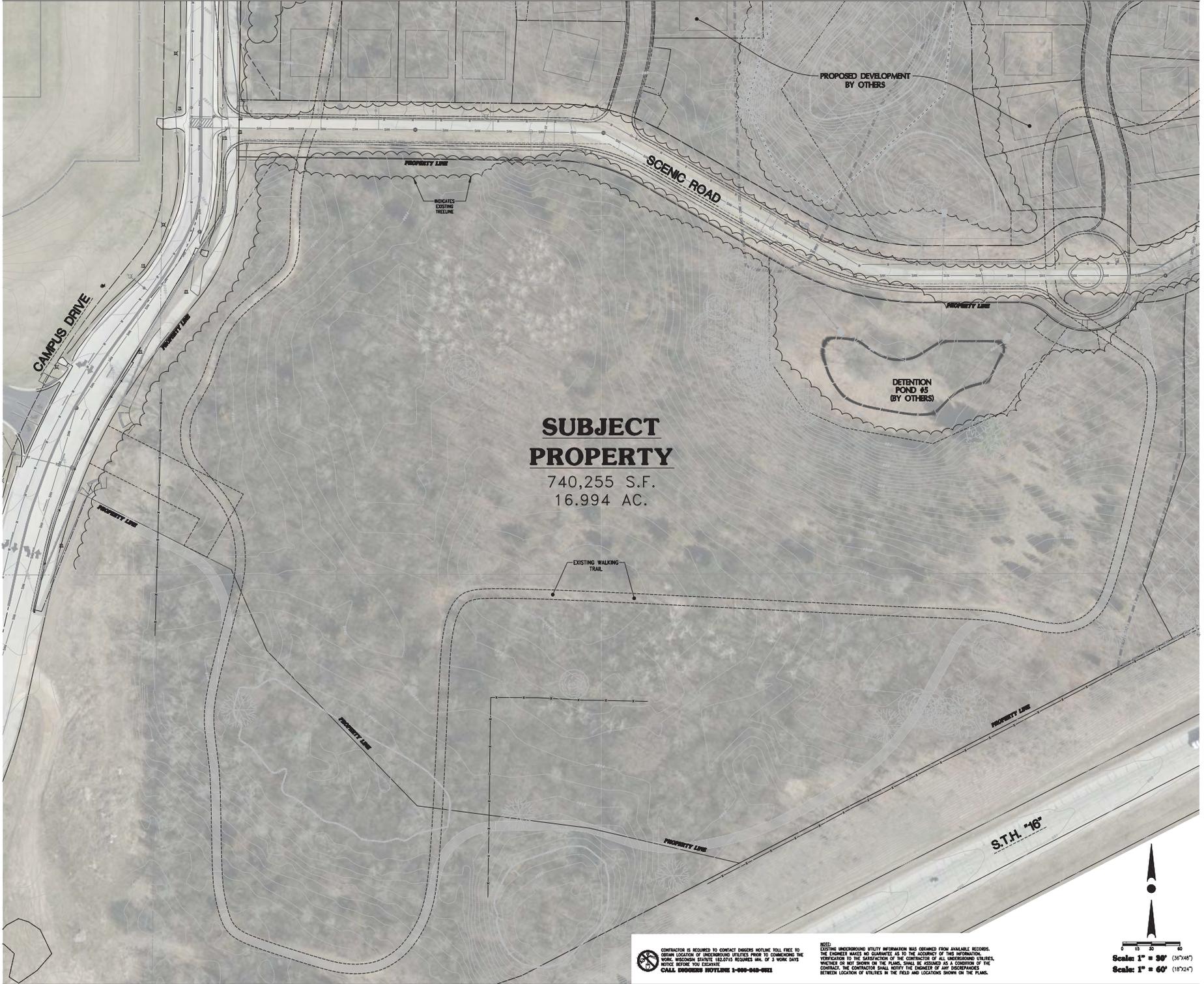
ISSUED FOR PERMIT
 CATALYST HARTLAND APARTMENTS

CAMPUS DRIVE
 HARTLAND, WI 53029
 Date Issued: 09/10/2020
 SRINKA project #: 19100
 Sheet Title

COVER SHEET

Sheet # **T1**

NOT FOR CONSTRUCTION - ISSUED FOR PERMIT



**SUBJECT
 PROPERTY**
 740,255 S.F.
 16.994 AC.



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 Date Revised 10/13/2020
 Date Revised 11/06/2020

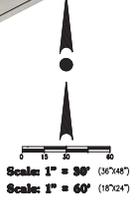
ISSUED FOR PERMIT
 CATALYST
 HARTLAND
 APARTMENTS

CAMPUS DRIVE
 HARTLAND, WISCONSIN
 Date Issued: 09/10/2020
 SRINKA project #: 191010
 Sheet Title

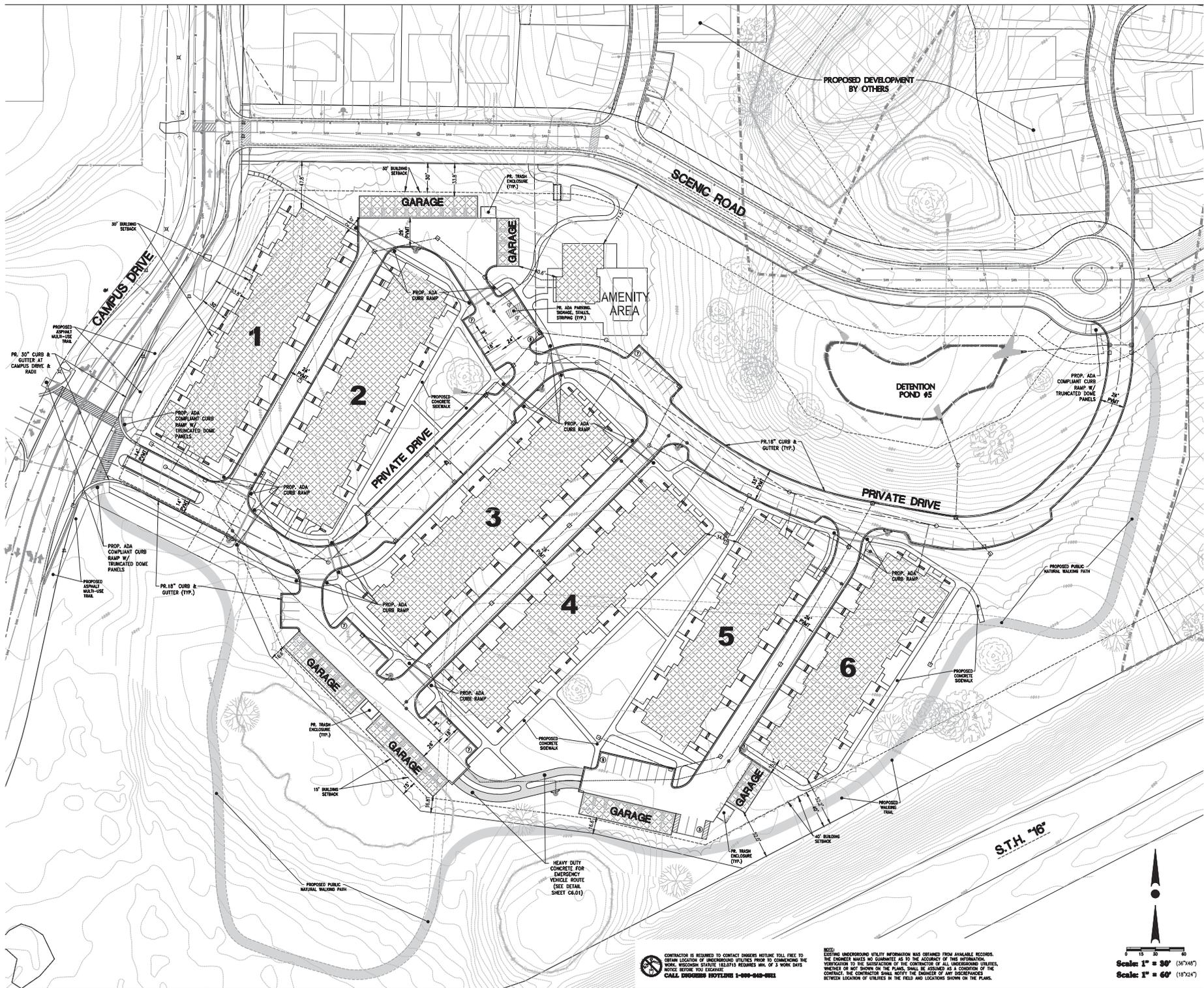
**EXISTING
 SITE PLAN**
 Sheet # **CO.10**

NOTICE: CONTRACTOR IS REQUIRED TO CONTACT MADISON HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. MADISON HOTLINE RELAYS THE LOCATION OF ALL UNDERGROUND UTILITIES. NOTICE BEFORE YOU EXCAVATE. CALL MADISON HOTLINE 1-800-949-6944

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



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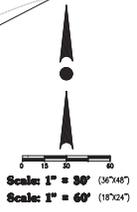
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 HARTLAND 18 53029
 Date Issued: 09/10/2020
 BRINKA project #: 191010
 Sheet Title

**PROPOSED
 SITE PLAN**
 Sheet # **C0.20**

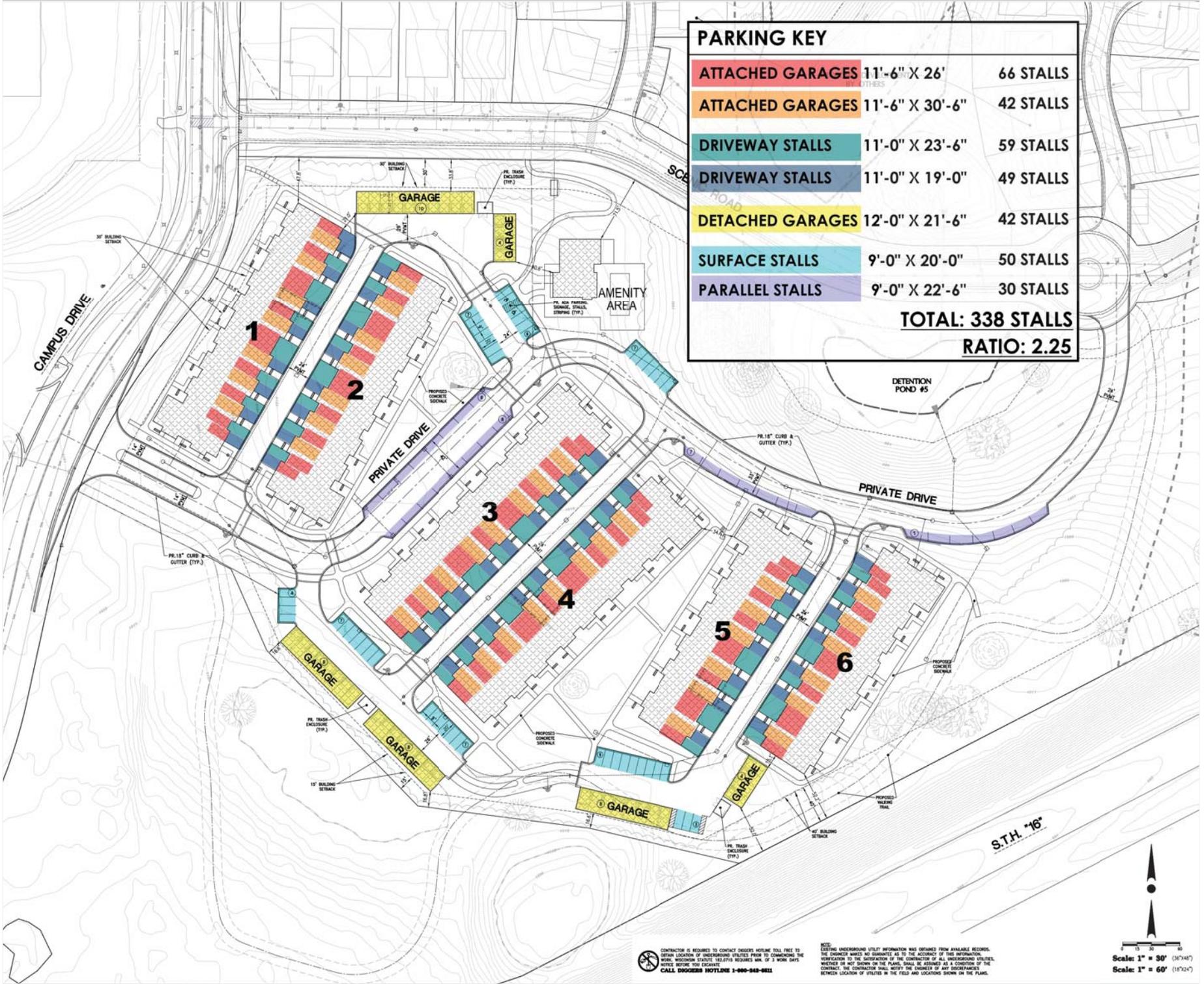
NOT FOR CONSTRUCTION - ISSUED FOR PERMIT

CONTRACTOR IS REQUIRED TO CONTACT MANDATORY NOTING TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. MANDATORY NOTING PROVIDES RECORDING MIN. OF 5 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGER HOTLINE 1-800-548-6911

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



PARKING KEY		
ATTACHED GARAGES	11'-6" X 26'	66 STALLS
ATTACHED GARAGES	11'-6" X 30'-6"	42 STALLS
DRIVEWAY STALLS	11'-0" X 23'-6"	59 STALLS
DRIVEWAY STALLS	11'-0" X 19'-0"	49 STALLS
DETACHED GARAGES	12'-0" X 21'-6"	42 STALLS
SURFACE STALLS	9'-0" X 20'-0"	50 STALLS
PARALLEL STALLS	9'-0" X 22'-6"	30 STALLS
TOTAL: 338 STALLS		RATIO: 2.25



△ Revisions
 Date Revised 10/13/2020
 Date Revised 11/06/2020

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 CATALYST
 HARTLAND APARTMENTS

CAMPUS DRIVE
 HARTLAND, ILLINOIS
 Date Issued: 09/10/2020
 BRINKA project #: 191010
 Sheet Title:

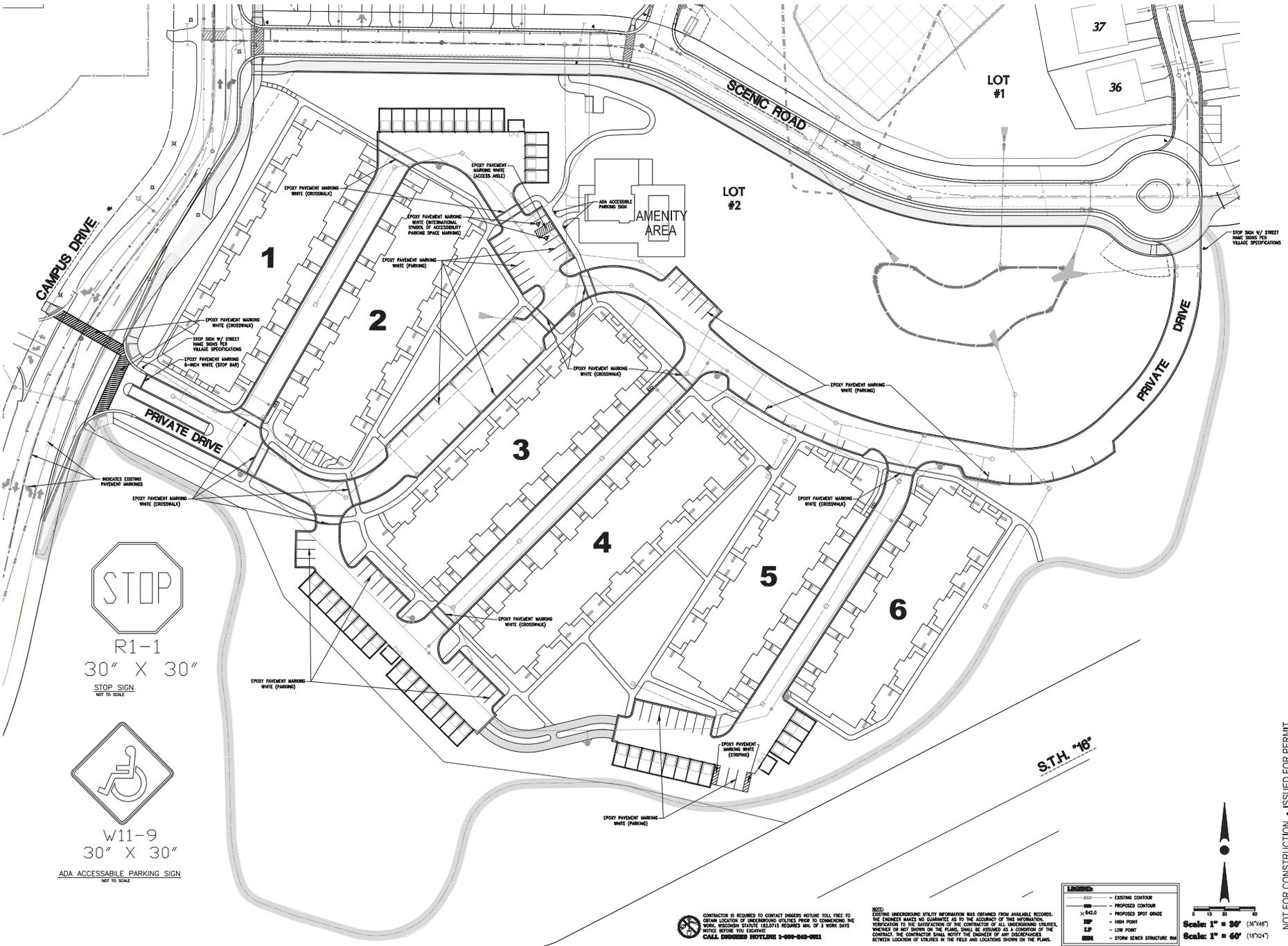
PARKING EXHIBIT
 Sheet # **C0.21**

NOT FOR CONSTRUCTION - ISSUED FOR PERMIT

NOTE: CONTRACTOR IS REQUIRED TO CONTACT MISSOURI HIGHWAY DEPT. FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. MISSOURI HIGHWAY DEPT.'S REQUIRED MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVE. CALL MISSOURI HOTLINE 1-800-948-6811

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. INFORMATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



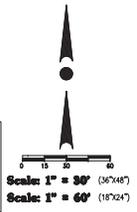


R1-1
 30" X 30"
 STOP SIGN
 NOT TO SCALE



W11-9
 30" X 30"
 ADA ACCESSIBLE PARKING SIGN
 NOT TO SCALE

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT DRAIN
	HIGH POINT
	LOW POINT
	STORM SEWER STRUCTURE



NOTICE: CONTRACTOR IS REQUIRED TO CONTACT MADISON HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. MICHIGAN SURVEY RELATED RECORDS MIN. OF 5 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DEDICATED HOTLINES 1-800-948-0911

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



888 N. CHESTER ST. SUITE 200
 MADISON, WI 53706
 TEL: 608-261-0000
 FAX: 608-261-0001
 WWW.SRINKA.COM

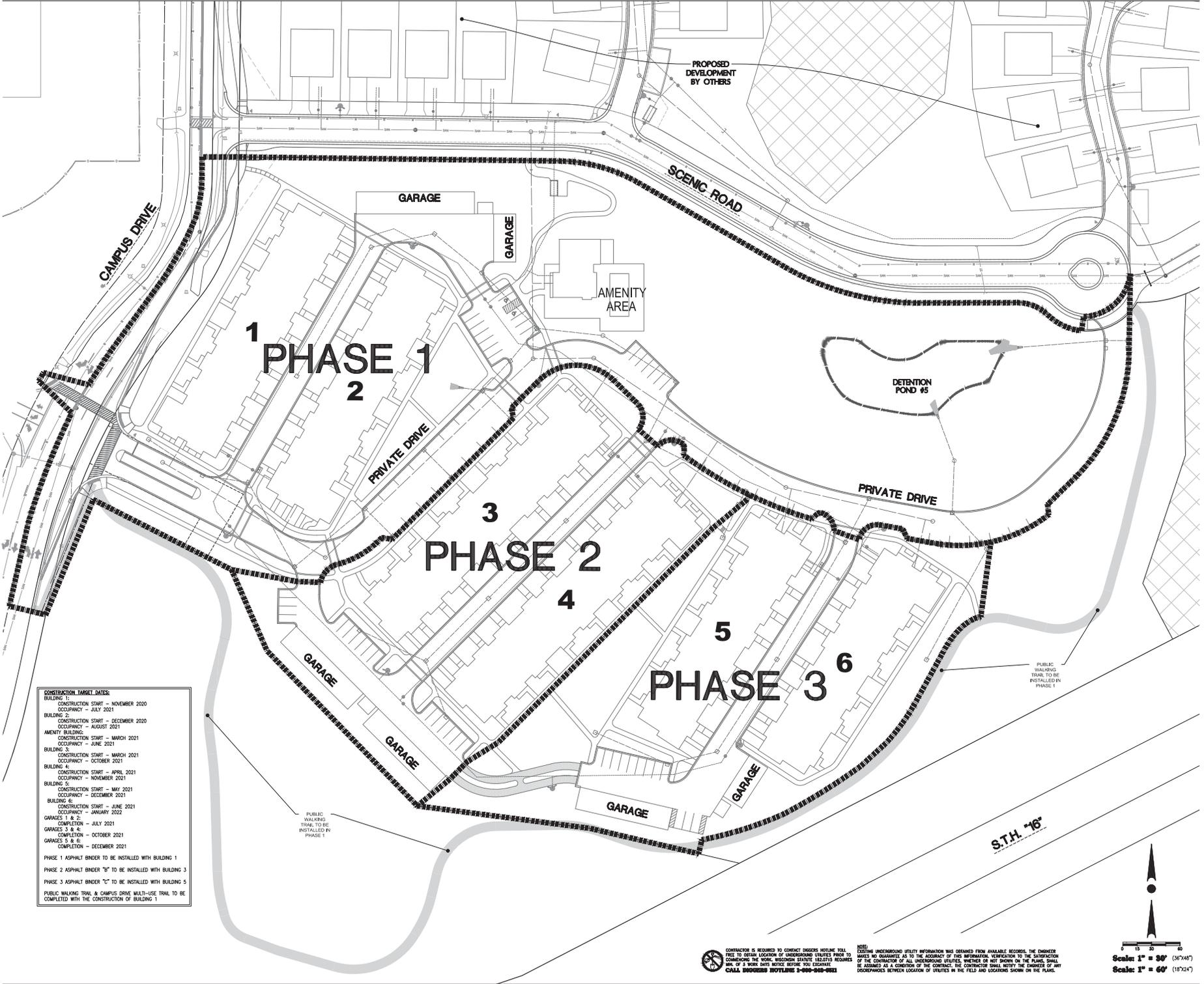
Revisions
 Date Revised 10/13/2020
 Date Revised 11/06/2020

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 CATALYST
 HARTLAND
 APARTMENTS

CAMPUS DRIVE
 HARTLAND, WISCONSIN
 Date Issued: 09/10/2020
 SRINKA project #: 191010
 Sheet Title:

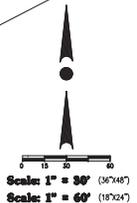
PAVEMENT MARKING & SIGNAGE PLAN
C0.22



CONSTRUCTION TARGET DATES:

BUILDING 1:	CONSTRUCTION START - NOVEMBER 2020
	OCCUPANCY - JULY 2021
BUILDING 2:	CONSTRUCTION START - DECEMBER 2020
	OCCUPANCY - AUGUST 2021
AMENITY BUILDING:	CONSTRUCTION START - MARCH 2021
	OCCUPANCY - JUNE 2021
BUILDING 3:	CONSTRUCTION START - MARCH 2021
	OCCUPANCY - OCTOBER 2021
BUILDING 4:	CONSTRUCTION START - APRIL 2021
	OCCUPANCY - NOVEMBER 2021
BUILDING 5:	CONSTRUCTION START - MAY 2021
	OCCUPANCY - DECEMBER 2021
BUILDING 6:	CONSTRUCTION START - JUNE 2021
	OCCUPANCY - JANUARY 2022
GARAGES 1 & 2:	COMPLETION - JULY 2021
GARAGES 3 & 4:	COMPLETION - OCTOBER 2021
GARAGES 5 & 6:	COMPLETION - DECEMBER 2021
PHASE 1 ASPHALT BINDER TO BE INSTALLED WITH BUILDING 1	
PHASE 2 ASPHALT BINDER "B" TO BE INSTALLED WITH BUILDING 3	
PHASE 3 ASPHALT BINDER "C" TO BE INSTALLED WITH BUILDING 5	
PUBLIC WALKING TRAIL & CAMPUS DRIVE MULTI-USE TRAIL TO BE COMPLETED WITH THE CONSTRUCTION OF BUILDING 1	

NOTE:
 EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSIGNED AS A DUTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.
 CONTRACTOR IS REQUIRED TO CONTACT SINKER BEFORE YOU FAIL TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. SINKER PROVIDES REAL-TIME RECORDS WITH A 30-MINUTE RESPONSE TIME. CALL SINKER AT 206-835-1100.



Revisions
 Date Revised 10/13/2020
 Date Revised 11/06/2020

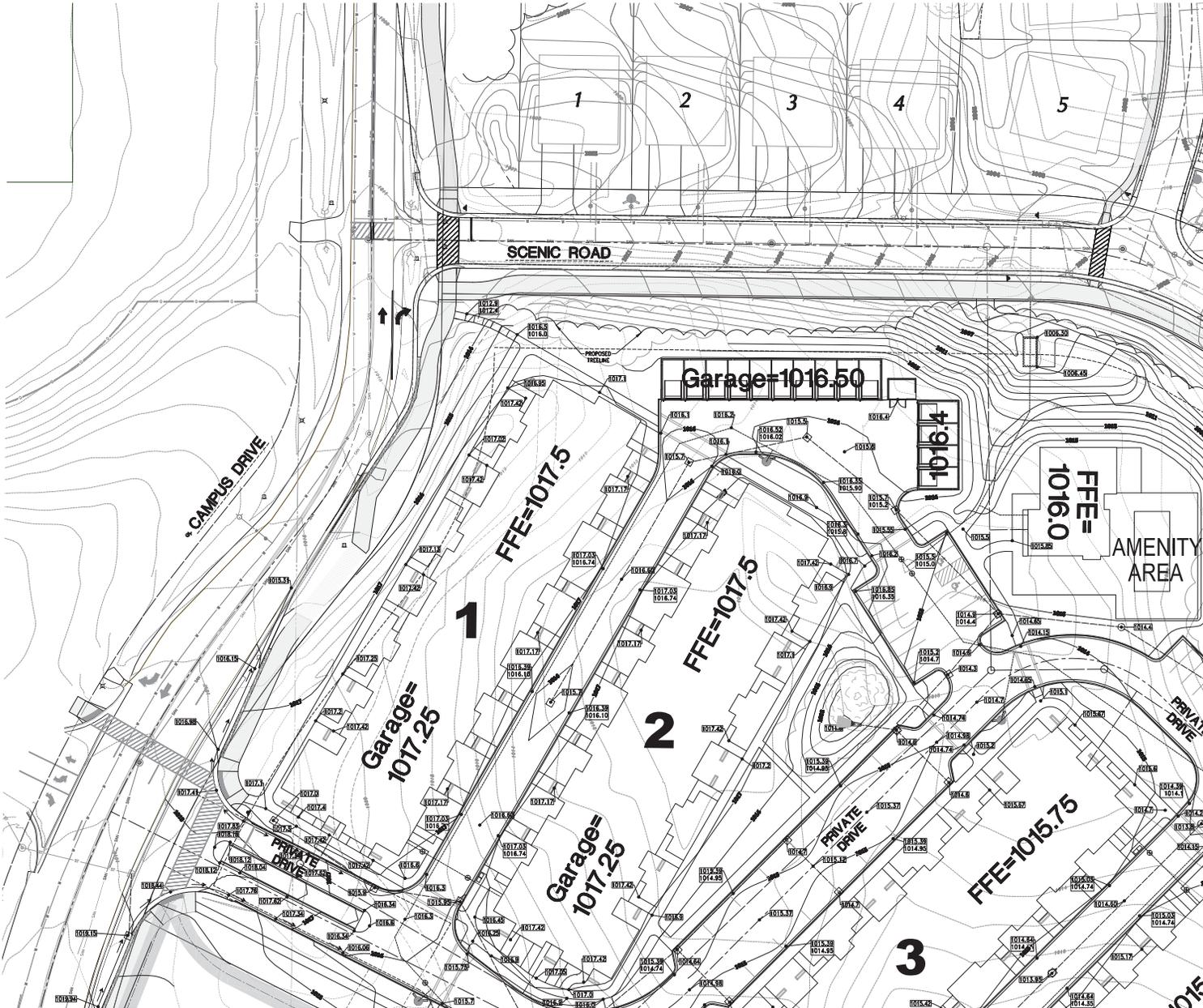
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CAMPUS DRIVE
 HARTLAND 18-5329
 Date Issued: 09/10/2020
 SRINKA project #: 19101
 Sheet Title

PHASING PLAN

Sheet # **C0.30**



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 Date Revised 11/06/2020

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CAMPUS DRIVE
 HARTLAND, ILLINOIS 60142
 Date Issued: 09/10/2020
 BRINKA project #: 191010
 Sheet Title

**MASTER
 GRADING &
 DRAINAGE PLAN**

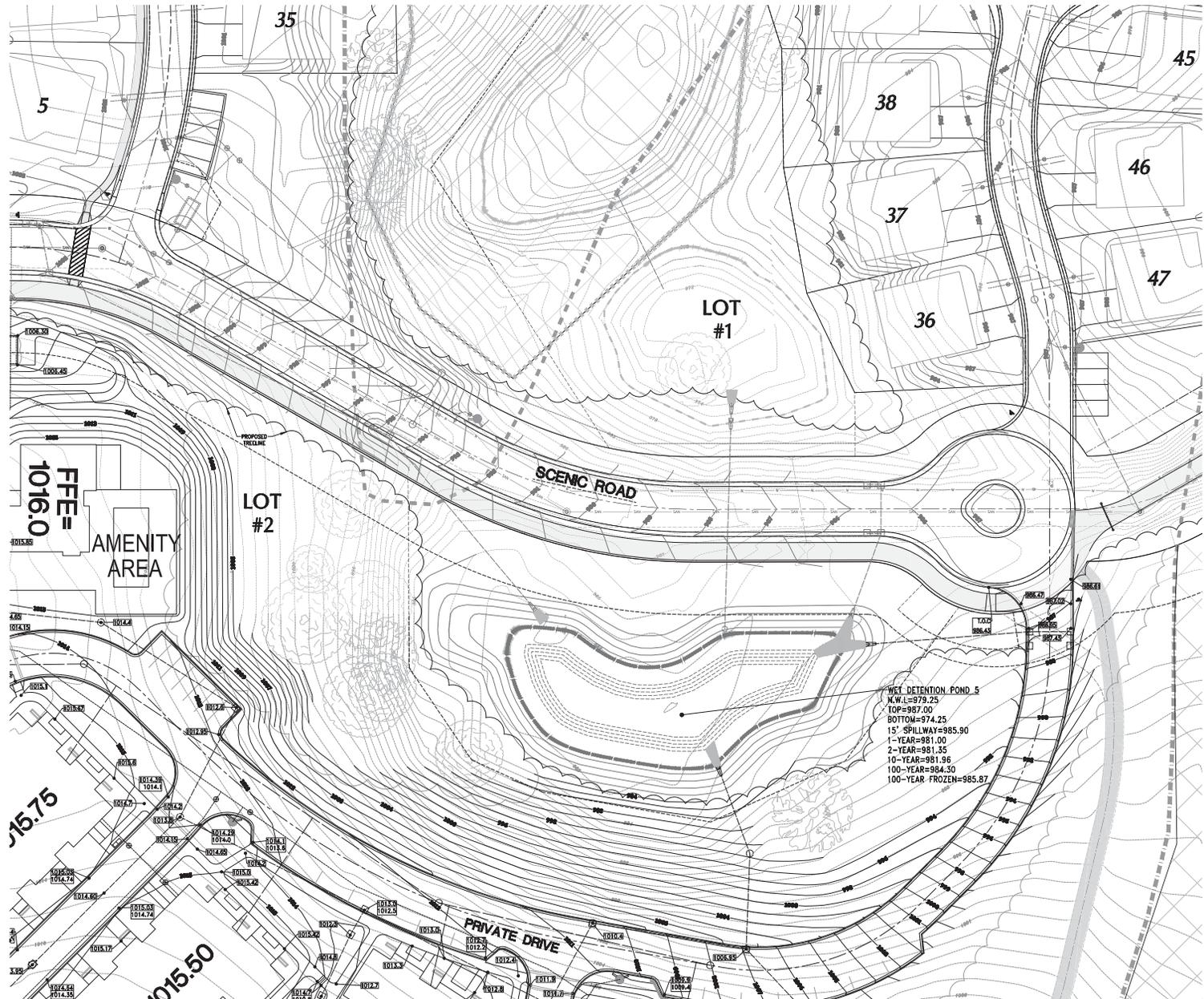
Sheet # **C1.01**

NOTICE: CONTRACTOR IS REQUIRED TO CONTACT MISSOURI HOTLINE TOLL FREE TO DETERMINE LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. MISSOURI STATUTE 182.0112 REQUIRES A MIN. OF 1 HOUR LEAD NOTICE BEFORE THE EXCAVATION.
CALL MISSOURI HOTLINE 1-800-548-0811

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION REFERENCED TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE OBSERVED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



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RETENTION POND 5
M.W.L.=979.25
TOP=987.00
BOTTOM=974.25
15' SPILLWAY=985.90
1-YEAR=981.00
2-YEAR=981.35
10-YEAR=981.96
100-YEAR=984.30
100-YEAR-FROZEN=985.87



△ Revisions
Date Revised 10/13/2020
Date Revised 11/06/2020

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CATALYST
HARTLAND APARTMENTS

CAMPUS DRIVE
HARTLAND, WI 53029
Date Issued: 09/10/2020
GRINKA project #: 19100

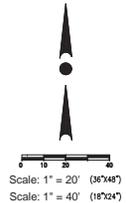
MASTER GRADING & DRAINAGE PLAN

Sheet # **C1.02**

NOT FOR CONSTRUCTION - ISSUED FOR PERMIT

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.07(1) REQUIRES 48 HRS. OF 3 WORK DAYS NOTICE BEFORE YOU DIG. CALL 800.858.8878.

EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.





ROBERT J. PLESCH
 PROFESSIONAL ENGINEER
 LICENSE NO. 10252
 STATE OF WISCONSIN

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 Date Revised 10/13/2020
 Date Revised 11/06/2020

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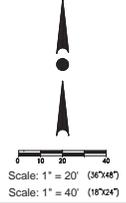
ISSUED FOR PERMIT
 CATALYST
 HARTLAND
 APARTMENTS

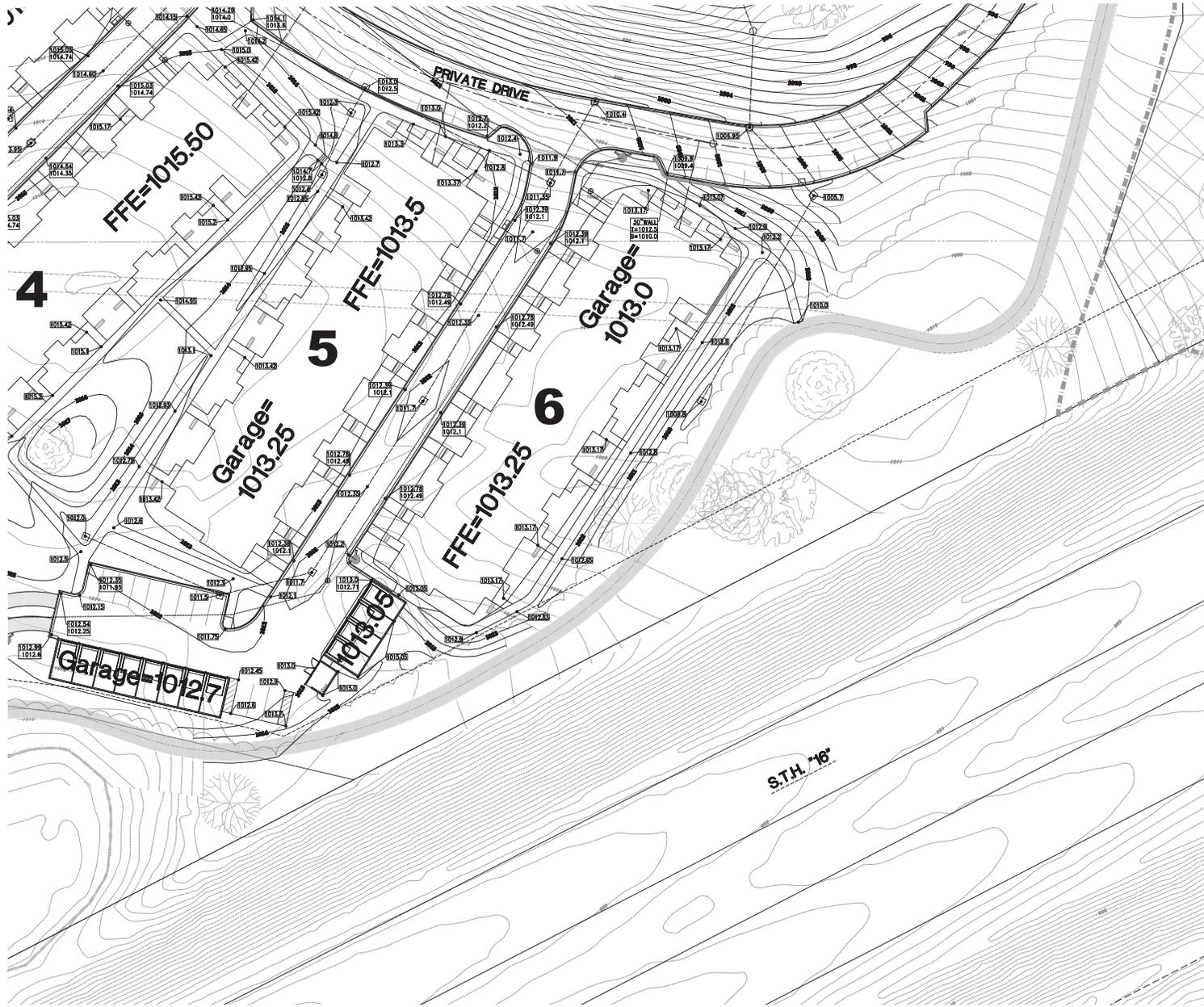
CAMPUS DRIVE
 HARTLAND, WISCONSIN
 Date Issued: 09/10/2020
 RINKA project #: 191010
 Sheet Title

**MASTER
 GRADING &
 DRAINAGE PLAN**

Sheet # **C1.03**

NOTES
 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOLELINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES 90-DAY NOTICE BEFORE THE EXCAVATION.
 CALL DIGGERS HOLELINE 1-800-968-0888
 FIELD ENGINEER UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSURED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.





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 Date Revised 10/13/2020
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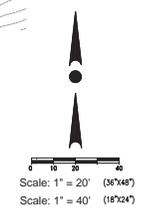
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 CATALYST
 HARTLAND
 APARTMENTS

CAMPUS DRIVE
 HARTLAND, WI 53029
 Date Issued: 09/10/2020
 GRINKA project #: 191010
 Sheet 1 of 6

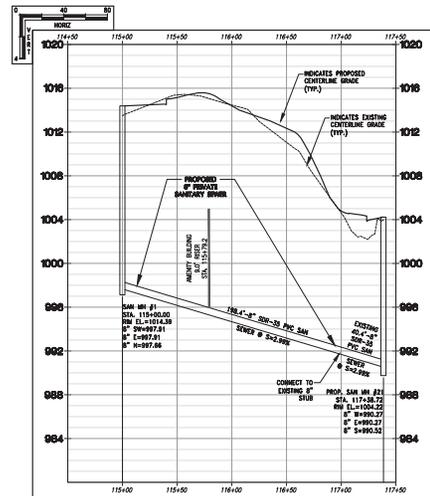
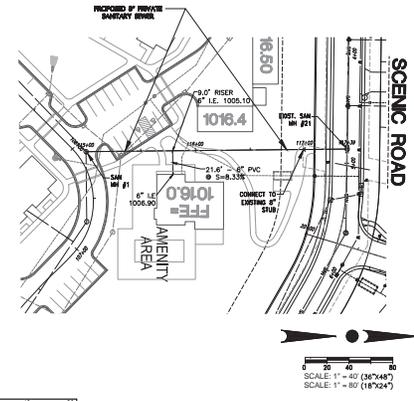
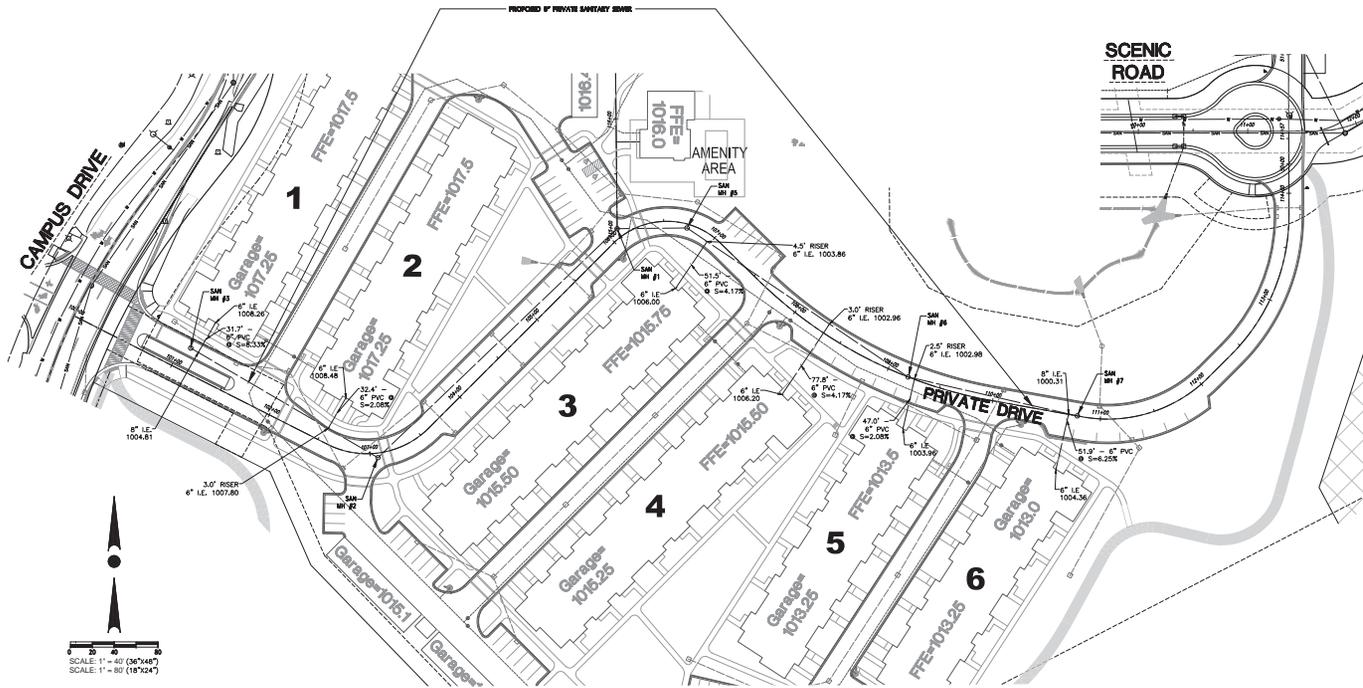
**MASTER
 GRADING &
 DRAINAGE PLAN**

Sheet #
C1.04

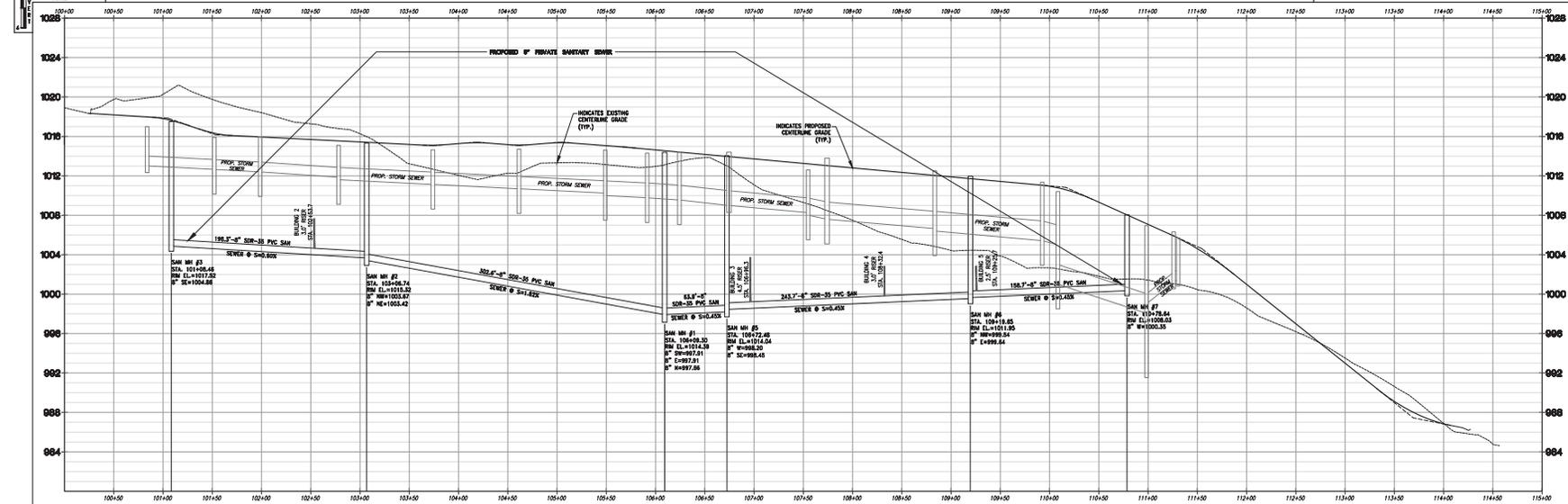
NOTES:
 CONTRACTOR IS REQUIRED TO CONTACT MISSOURI TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. MISSOURI STATUTE 182.0715 REQUIRES AKA OF 1 WORK-DAYS NOTICE BEFORE YOU DIG. CALL 800-845-5811.
 EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, PRESENT OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



NOT FOR CONSTRUCTION - ISSUED FOR PERMIT



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS NOTICE TOOL
 PRIOR TO OBTAIN LOCATION OF UNDERGROUND UTILITIES FROM THE
 OWNER OR THE RECORD DRAWINGS. ILLINOIS STATUTE 182.075 REQUIRES
 THE CONTRACTOR TO OBTAIN LOCATION OF UNDERGROUND UTILITIES FROM THE
 OWNER OR THE RECORD DRAWINGS PRIOR TO COMMENCING WORK. FAILURE TO
 OBTAIN LOCATION OF UNDERGROUND UTILITIES FROM THE OWNER OR THE
 RECORD DRAWINGS BEFORE YOU DIG MAY BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY
 DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



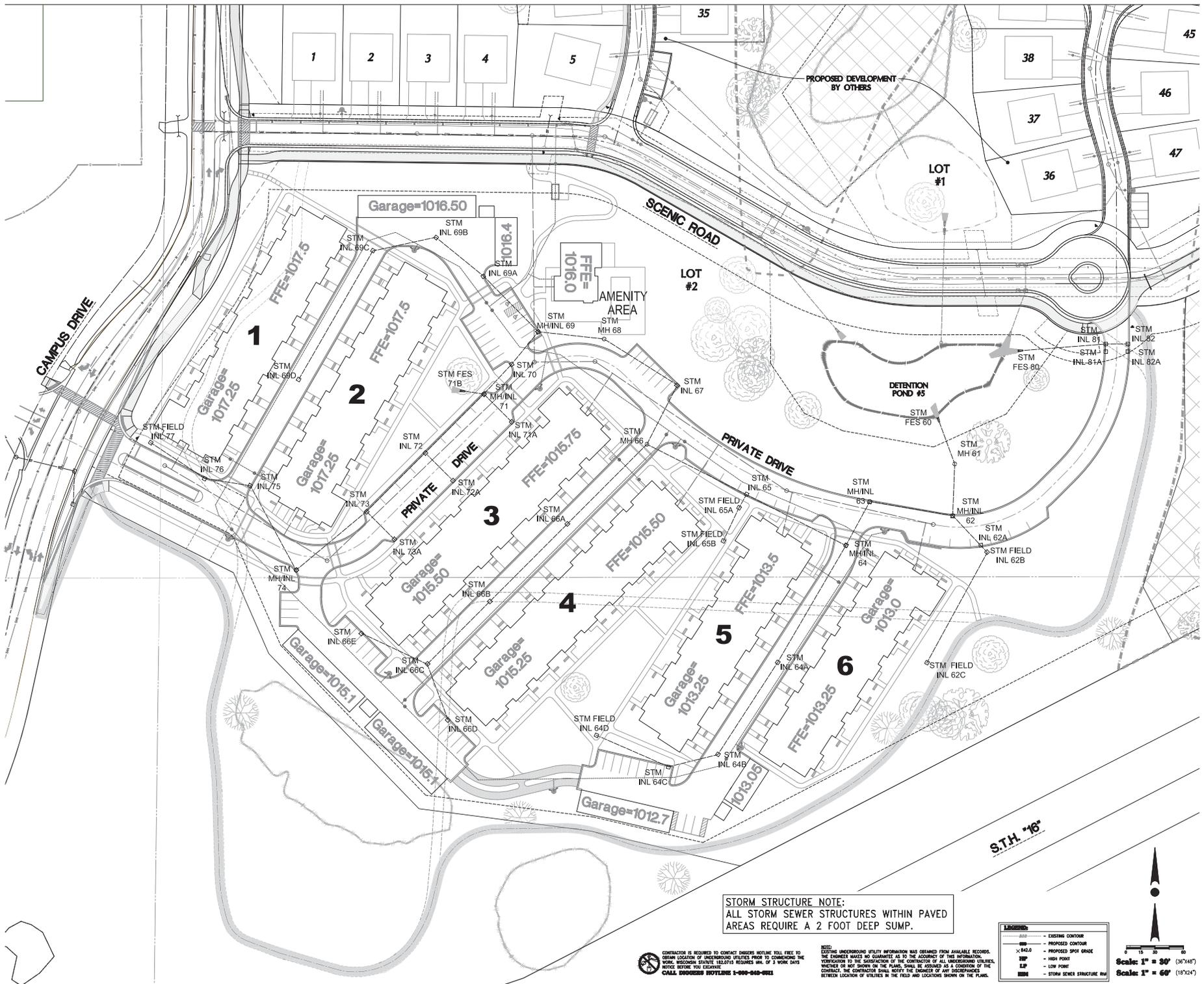
△ Revisions
 Date Revised 10/13/2020
 Date Revised 11/06/2020

ISSUED FOR PERMIT
 CATALYST
 HARTLAND APARTMENTS

CAMPUS DRIVE
 HARTLAND, WI 53029
 Date Issued: 09/10/2020
 RINKA project #: 191010
 Sheet Title

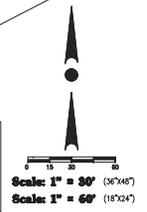
ROADWAY & SANITARY SEWER PLAN & PROFILE

NOT FOR CONSTRUCTION - ISSUED FOR PERMIT



STORM STRUCTURE NOTE:
 ALL STORM SEWER STRUCTURES WITHIN PAVED
 AREAS REQUIRE A 2 FOOT DEEP SUMP.

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED DRIVE WAY
	HIGH POINT
	LOW POINT
	STORM SEWER STRUCTURE RUN



CONTRACTOR IS REQUIRED TO CONTACT MADISON HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSIDERING THE WORK. LOCATION SERVICES READILY REQUESTS MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGER HOTLINE 1-800-948-9911

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



△ Revisions
 Date Revised 10/13/2020
 Date Revised 11/06/2020

NOT FOR CONSTRUCTION - ISSUED FOR PERMIT

ISSUED FOR PERMIT
 CATALYST
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CAMPUS DRIVE
 HARTLAND, WIS3029
 Date Issued: 09/10/2020
 SRINKA project #: 191010
 Sheet Title

STORM SEWER SYSTEM PLAN

Sheet # **C4.00**

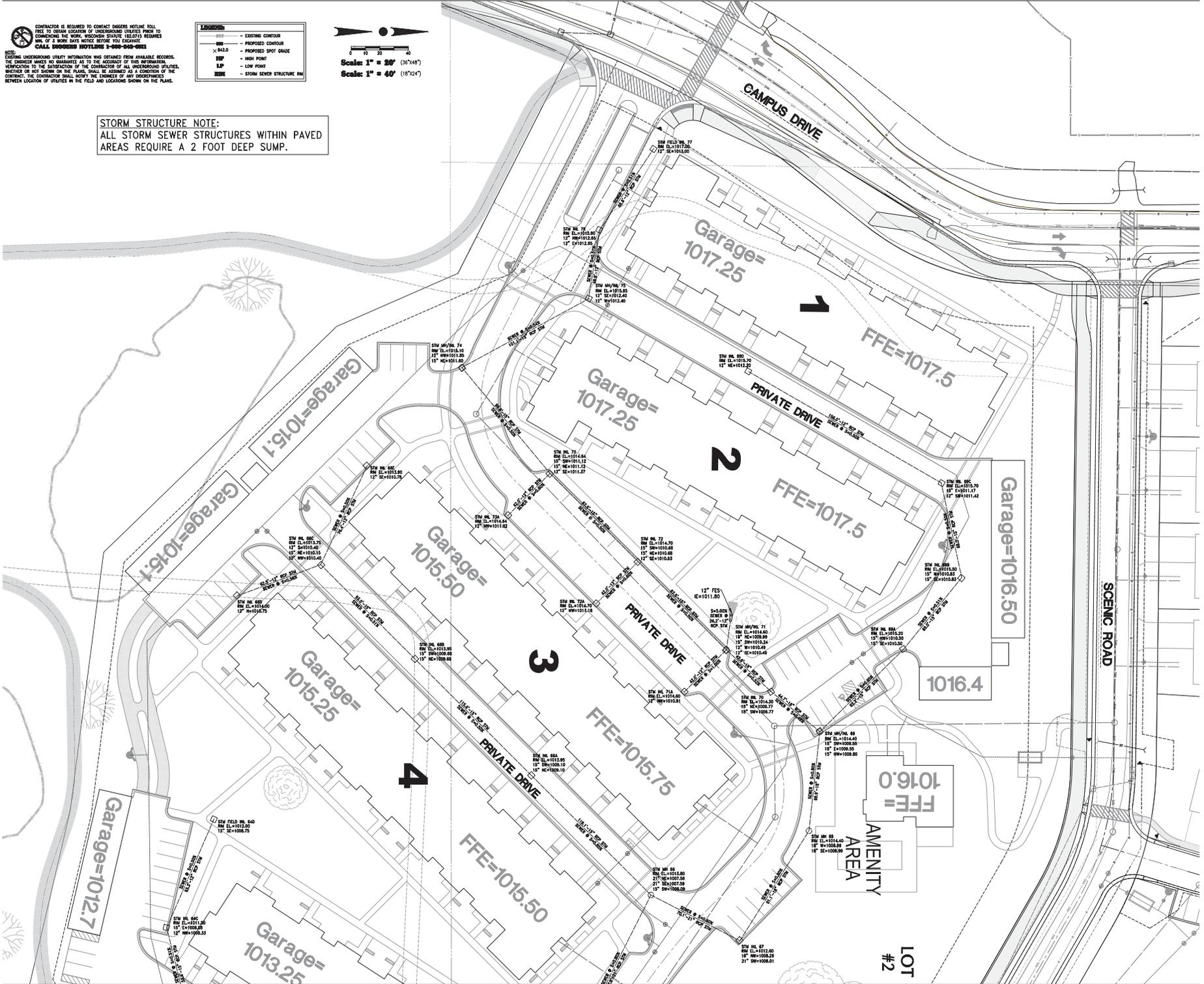
CONTRACTOR IS REQUIRED TO CONTACT UTILITY FIELD FILE FIRST TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. UNKNOWN STRUCTURE (ELECTRIC) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL 800-485-5842 FOR MORE INFORMATION.

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT GRADE
	HIGH POINT
	LOW POINT
	STORM SEWER STRUCTURE IN



STORM STRUCTURE NOTE:
ALL STORM SEWER STRUCTURES WITHIN PAVED AREAS REQUIRE A 2 FOOT DEEP SUMP.



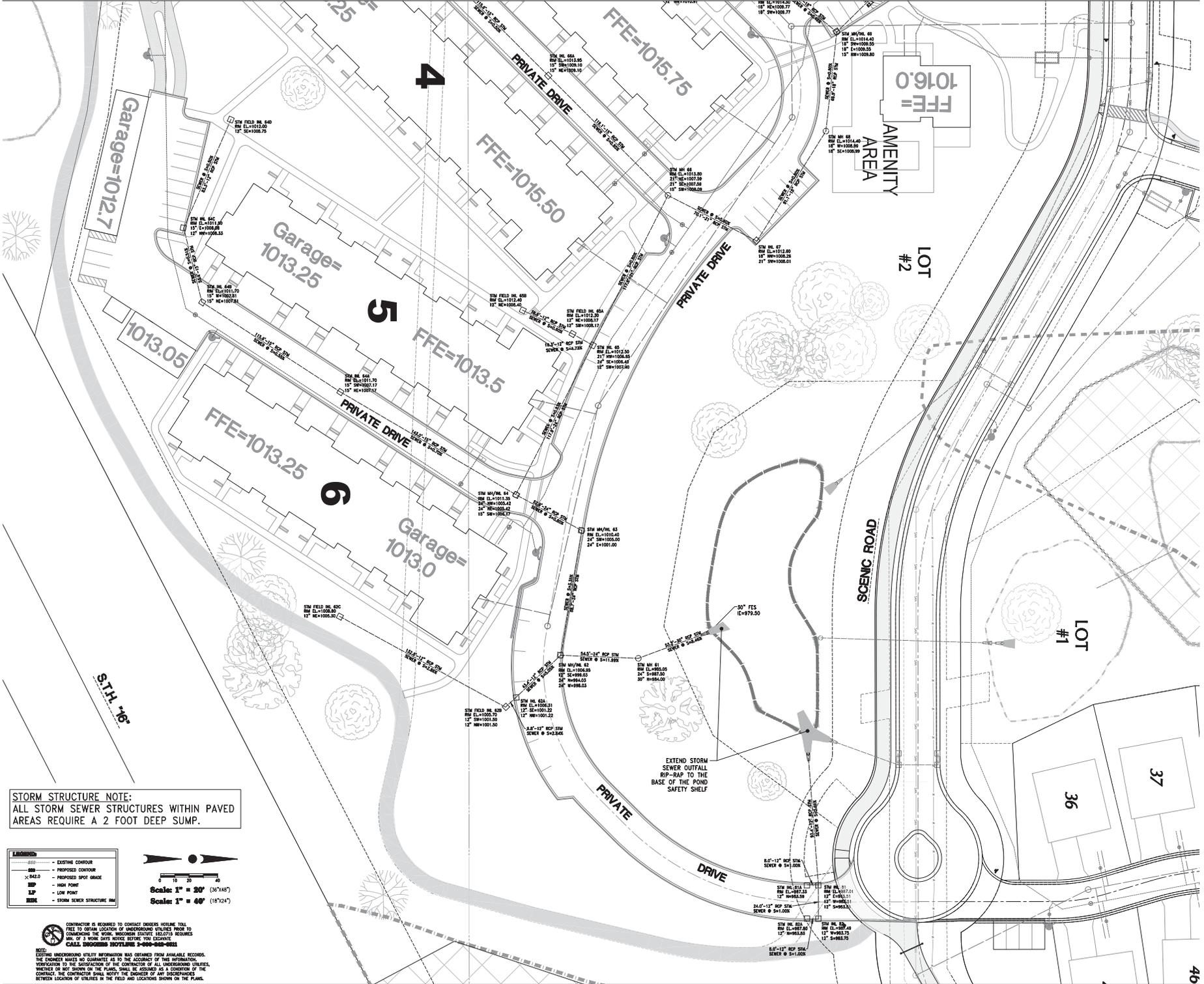
Revisions
Date Revised 10/13/2020
Date Revised 11/06/2020

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CATALYST HARTLAND APARTMENTS

CAMPUS DRIVE
HARTLAND, WI 53029
Date Issued: 09/10/2020
SRINKA project #: 191010
Sheet Title

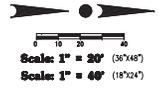
STORM SEWER PLAN
Sheet # **C4.01**

NOT FOR CONSTRUCTION - ISSUED FOR PERMIT



STORM STRUCTURE NOTE:
 ALL STORM SEWER STRUCTURES WITHIN PAVED AREAS REQUIRE A 2 FOOT DEEP SUMP.

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT GRADE
	HIGH POINT
	LOW POINT
	STORM SEWER STRUCTURE



NOTES:
 CONTRACTOR IS REQUIRED TO CONTACT UTILITIES HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. MISSOURI STATUTE 192.073 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE 100 CIRCULARS CALL. DRAINING DISTRICTS 3-600-540-0000.
 BEST EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, DEPTED OR NOT SHOWN ON THE PLANS, SHALL BE ASSIGNED TO A CONTRACTOR OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



△ Revisions
 Date Revised 10/13/2020
 Date Revised 11/06/2020

ISSUED FOR PERMIT
 CATALYST HARTLAND APARTMENTS

CAMPUS DRIVE
 HARTLAND, MISSOURI
 Date Issued: 09/10/2020
 BRINKA project #: 191010
 Sheet Title

STORM SEWER PLAN

NOT FOR CONSTRUCTION - ISSUED FOR PERMIT

**VILLAGE OF HARTLAND STANDARD SPECIFICATIONS AND DETAIL DRAWINGS (HARTLAND STANDARD)
 CURRENT EDITION: MARCH 1, 2017**

SECTION 33 05 00 HARTLAND COMMON WORK RESULTS FOR PUBLIC UTILITIES

PART 2 - PRODUCTS
 2.03 BACKFILL
 a. GRANULAR LIMESTONE SCREENING NOT ALLOWED.
 b. SPILL: MAXIMUM PARTICLE SIZE 3-INCHES.
 2.04 LOCATIONS
 a. TRACER WIRES
 1. FOR OPEN-CUT: DIRECT-BURIAL-NAMED INSULATED #10 AWG SOLD COPPER CONDUCTOR.
 a. SPLICES: COPPERHEAD INDUSTRIES DR10CON3 3-WAY DIRECT BURY LUG CONNECTOR 3M8-11 OR APPROVED EQUAL.
 c. COLOR:
 1. WATER: BLUE
 2. SANITARY: GREEN
 b. LOCATION BOXES FOR TRACER WIRE ACCESS:
 1. BUREAU
 c. SNAKEEY TEST STATION, BY COPPERHEAD INDUSTRIES, OR APPROVED EQUAL.
 c. GROUNDING ANODE ROD TO HAVE A MINIMUM OF 1 POUND OF MAGNESIUM AND #10 AWG WIRE

2.05 AND WIRE
 d. MARKER FLAG:
 1. "HYDRANT/ROD"
 2. 5 FEET LONG
 3. FIBERGLASS, RED AND WHITE.
 4. SPRING LOAD ACTION
3. EQUAL
 c. GROUNDING ANODE ROD TO HAVE A MINIMUM OF 1 POUND OF MAGNESIUM AND #10 AWG WIRE

PART 3 - EXECUTION
 3.04 LOCATIONS
 a. DETECTOR WIRES
 1. PLACE MAXIMUM 3 INCHES DIRECTLY ABOVE PIPE. (NO NEED TO TAPE TO PIPE)
 2. TEST DETECTOR WIRE CONTINUITY PRIOR TO ACCEPTANCE OF PIPE INSTALLATION.
 b. INSTALL DETECTOR WIRE AT:
 1. EVERY HYDRANT: EXTEND DETECTOR WIRE THROUGH A TEST STATION MARKER AT END OF
 2. SANITARY WIRES CAN BE PLACED INTO THE MANHOLE BELOW THE FRAME.
 c. EVERY LATERAL: EXTEND DETECTOR WIRE TO TOP OF HARDWOOD LATERAL.
 c. GROUNDING ANODE ROD:
 1. INSTALL AT EVERY HYDRANT USING WIRE CONNECTOR EXTENDED FROM MAIN.
 2. INSTALL AT EVERY CURB STOP BOX USING WIRE CONNECTOR EXTENDED FROM MAIN.
 d. DEMONSTRATE CONTINUITY OF DETECTOR WIRES TO ENGINEER. CONNECT OHM METER IN A SERIES LOOP WITH DETECTOR WIRE AND ABOVE-GROUND WIRE. CIRCUIT RESISTANCE SHALL NOT EXCEED 5 OHMS.
 e. TEST LOCATING CONTACT OR AT (262) 367-2714 TO LOCATE ALL UTILITIES.
 1. AFTER COMPLETION OF CONTINUITY TEST.
 2. BEFORE ACCEPTANCE FOR USE.

3.06 INSULATION
 a. INSURE STORM SEWER CROSS OVER WATER MAIN OR LATERALS.
 b. BEDDING AND COVER
 1. USE 6 INCHES OF BEDDING MATERIAL.
 2. TRENCH BACKFILLING AND CONSOLIDATION
 a. MATERIAL:
 1. FOR NEW DEVELOPMENTS:
 a. GRANULAR: UTILIZE SPOIL IF IT MEETS THE GRADATION OF GRANULAR. MAXIMUM PARTICLE SIZE ALLOWED IS 3-INCHES. SCREEN EXISTING MATERIAL, OTHERWISE PROVIDE HAULED IN GRANULAR.
 b. AGGREGATE SLURRY: USE WHERE PERMANENT ASPHALT PATCHES ARE BEING USED OR DIRECTED BY ENGINEER.
 3. OTHER AREAS: SPOIL
 a. ARROUND AND OVER UNDERGROUND FACILITIES: FOLLOW RESPECTIVE OWNER'S REQUIREMENTS.
 b. CONSULTATION EITHER OF THE FOLLOWING METHODS MAY BE USED FOR NEW DEVELOPMENTS OR VILLAGE PROJECTS:
 1. FLOODING, FOLLOWING SMS 2.4.14(A), INSERTIONS SHALL BE MADE IN A GRID PATTERN WITH 3-FOOT MAXIMUM SPACING BOTH LONGITUDINALLY AND LATERALLY.
 2. MECHANICAL COMPACTION, FOLLOW SMS 2.6.14(B) EXCEPT CONTRACTOR SHALL FURNISH AND PAY FOR COMPACTION TESTING SERVICES FROM A GEOTECHNICAL TESTING FIRM APPROVED BY THE VILLAGE.
 c. IN ADDITION, ALL UTILITY STRUCTURES WITHIN THE VILLAGE RIGHT-OF-WAY OR UNDER OTHER PAVED AREAS SHALL BE FURTHER CONSOLIDATED BY FLOODING, FOLLOW SMS 2.4.12(A), INSERTIONS SHALL BE MADE IN A GRID PATTERN WITH 3-FOOT MAXIMUM SPACING BOTH LONGITUDINALLY AND LATERALLY TO A MINIMUM RADIUS OF 8 FEET FROM THE COMPACTION.

3.07 BEDDING AND COVER
 1. REPAIR ANY TRENCH THAT SETTLES WITHIN ONE YEAR AFTER FINAL COMPLETION.

SECTION 33 11 00 HARTLAND WATER UTILITY PUBLIC DISTRIBUTION PIPING

PART 2 - PRODUCTS
 2.02 WATER MAIN PIPE AND APPURTENANCES
 a. PIPE, 3-INCH AND LARGER
 1. PVC
 2. FOR 3 THROUGH 12-INCH DIAMETER: ANWVA C-800, CLASS 150, AND HAVE A MINIMUM PRESSURE CLASS OF 235 PSI AND A THICKNESS OF DR 18.
 b. RESIDENT SEATED GATE VALVES:
 1. ALL BOLTS SHALL BE 300 SERIES (10-8) STAINLESS STEEL.
 2. APC 2500 SERIES OR CLOW C2640.
 c. VALVE ENCLOSURES:
 1. BOXES:
 a. MANUFACTURERS: TYLER 6860 OR EAST JORDAN.
 b. VALVE BOX ADAPTERS: ADAPTOR, INC.
 c. POLYETHYLENE FULL WRAP AROUND ALL VALVE BOXES.
 d. HYDRANT ASSEMBLY:
 1. FOLLOW ANWVA G202 AND SMS 8.3.5.6.
 2. BURY DEPTH: 7'-8" MINIMUM.
 3. 5-1/4 INCH MINIMUM MAIN VALVE OPENING, NATIONAL STANDARD HOISTE AND A 3-INCH STOKY NOZZLE-FACTORY INSTALLED. NOZZLES SHALL BE MECHANICALLY ATTACHED.
 4. HYDRANTS SHALL BE FACTORY INSTALLED WITH 304 STAINLESS STEEL BOLTS BETWEEN BARREL AND SHOE.
 5. UPPER STAND PIPE DIMENSION OF 18 INCHES.
 6. AMERICAN FLOW CONTROL, INC. (FORMERLY WATERUOS) WB-67 PACER.
 a. "HYDRANT/ROD"
 b. 5 FEET LONG
 c. FIBERGLASS, RED AND WHITE.
 d. SPRINGLOAD ACTION.

E. FITTINGS
 1. JOINTS:
 a. RUBBER: MECHANICAL
 b. PRESSURE RATING
 c. FULLY BODY: 250 PSI
 d. COMPACT: 300 PSI.
 2. MATERIAL:
 a. DUCTILE IRON:
 1) CLASS 52 WALL THICKNESS.
 2) COR-BLUE TELE BOLTS.

F. SERVICE LINES, VALVES AND FITTINGS.
 1. LINES:
 a. 2 INCH AND SMALLER SHALL FOLLOW SMS 8.2.0 AND: 2) POLYETHYLENE (HDPE) SDR 9 CTS, STAINLESS STEEL
 b. STIFFENERS SHALL BE USED.
 2. CORPORATION VALVES FOR COPPER OR HDPE:
 1. COMPRESSION FITTINGS: MULLER B-2500R (1, 1/2, OR 2 INCH), FORD FB1000-50
 2. IN ADDITION TO MULLERS, HARDWOOD OR SOILD CONCRETE BLOCK BUTTRESSES MAY BE USED.
 3. CURB VALVES FOR COPPER OR HDPE:
 1. COMPRESSION FITTINGS: MULLER B-2510S (1 OR 1/2 INCH) MINNEAPOLIS PATTERN, OR
 2. IN ADDITION TO MULLERS, APPROVED EQUAL WITH LID PENTAGONAL BRASS PLUG, A.Y. McDONALD NOT ALLOWED.
 4. CURB BOXES:
 a. SCREEN-ON STYLE.
 b. WUELLER H-10000 WITH TRACER WIRE LID OR A.Y. McDONALD
 c. LID PENTAGONAL BRASS PLUG.
 5. VALVE STEM EXTENSION TO WITHIN 18 INCHES OF SURFACE ON 1 AND 1-1/4-INCH CURB STOPS.
 1. RESTRAINED JOINTS FOR PVC PIPE:
 1. EBBA IRON SERIES 2000 PVC METALLOID
 2. IN ADDITION TO MULLERS, HARDWOOD OR SOILD CONCRETE BLOCK BUTTRESSES MAY BE USED.

PART 3 - EXECUTION
 3.01 WATER MAIN INSTALLATION
 a. SET VALVE BOXES TO 1/2 BELOW FINISH GRADE AFTER CURB AND GUTTER INSTALLATION AND BEFORE ASPHALT PAVING.
 b. HYDRANTS:
 1. LOCATE HYDRANT VALVES BEHIND CURB AS SHOWN ON DETAIL DRAWING WM-01. ALL JOINTS SHALL BE RESTRAINED.
 2. RESTRAINED JOINTS FOR PVC PIPE:
 1) EBBA IRON SERIES 2000 PVC METALLOID
 2) POSITION CENTERLINE OF LOWEST HYDRANT OUTLET NOZZLE 20 INCHES (PLUS-OR-MINUS) ABOVE FINISH GRADE.
 c. BUTTRESSES: NO POUNED BUTTRESSES WILL BE ALLOWED. HARDWOOD OR SOILD CONCRETE BLOCK BUTTRESSES MAY SUPPLEMENT MECHANICAL RESTRAINTS.
 d. PRESSURE TEST PIPELINES FOLLOWING SMS 4.15.0. COMBINATION LEAK/PRESSURE TEST AT 150 PSI.
 1. DISPECT PIPELINES FOLLOWING SMS 4.2.12 AND 4.1.6.0 UTILIZING GRANULAR CHLORINE NOT TABLETS.
 2. ALL CHLORINATED, CHEMICALLY TREATED OR CONTAMINATED FLUSHING WATER SHALL BE DISCHARGED TO SANITARY SEWER AND SMALL MONITOR/QUANTITY AND REPORT THE TOTAL FLOWS TO OWNER. METER AVAILABLE FROM DRW OPERATIONS SUPERVISOR BY CALLING (414) 630-8147. ALL OTHER FLUSHING WATER MAY BE DISCHARGED TO GRASSED AREAS, PROVIDED THAT THERE IS NO CHANCE FOR NEGATIVE IMPACT TO PRIVATE PROPERTY, WATER WASTE, FROM PIPELINE THAT MAY REACH BODIES OF SURFACE WATER MAY NOT CONTAIN ANY SUBSTANCES IN CONCENTRATIONS THAT ADVERSELY AFFECT THE WATER AS DETERMINED BY THE WISCONSIN ADMINISTRATIVE CODE NR 105 AND 106. FOR CHLORINE, NO TOTAL RESIDUAL CHLORINE MAY BE MEASURED IN WATER BEING DISCHARGED TO A SURFACE WATER. ADVISE THE VILLAGE OF PROPOSED DISCHARGE SCHEDULE TO ARRANGE ON-REQUIRED MEASUREMENTS. CONTRACTOR SHALL REVIEW FLUSHING PLAN WITH VILLAGE AND RECEIVE APPROVAL PRIOR TO CHLORINATING AND FLUSHING ANY WATER MAIN.
 k. SERVICES:
 1. FOR 2 INCH AND SMALLER FLOW SVS PART V AND:
 a. PROVIDE CURB VALVE AND BOX AT 1 FOOT INSIDE RIGHT-OF-WAY LINE OR AS DIRECTED BY ENGINEER.
 b. PROVIDE 2 BY 6-INCH HARDWOOD MARKER AT CURB BOX LOCATION FROM INVERT OF CURB SERVICE TO 2 FEET ABOVE FINISH GRADE.
 c. PROVIDE TALLPIPE. FOLLOW SMS DRAWING FILE NO. S1 DRAWING.
 2. CONNECTIONS TO EXISTING MAINS AND SERVICES:
 1) CONTRACTOR SHALL COORDINATE HIS WORK SCHEDULE WITH THE OWNER WHEN CONNECTING INTERESTING STREETS TO THE NEW WATER MAIN IN ORDER TO MINIMIZE INCONVENIENCE AND DISRUPTION CAUSED BY THE TEMPORARY DISCONTINUANCE OF WATER SERVICE. THE CONTRACTOR SHALL NOTIFY THE VILLAGE AT LEAST 72 HOURS PRIOR TO SHUTTING OFF ANY WATER SERVICE. WATER SERVICE TO RESIDENCES SHALL NOT BE SHUT DOWN FOR A PERIOD LONGER THAN 24 HOURS, NOR AFTER 4:00 P.M. OR ON WEEKENDS. NOTIFY THE VILLAGE AT LEAST 72 HOURS PRIOR TO SHUTTING OFF ANY WATER SERVICE. WATER SERVICE TO RESIDENCES SHALL NOT BE SHUT DOWN FOR A PERIOD LONGER THAN 24 HOURS UNLESS SATISFACTORY ARRANGEMENTS ARE MADE WITH THE BUSINESS OR OTHER DUTIES AFFECTED. THE CONTRACTOR SHALL TAKE WATERWAY MEASURES AS NECESSARY TO RETURN SERVICE AT THE END OF EACH WORKING DAY, INCLUDING THE USE OF TEMPORARY VALVES OR PLUGS.

SECTION 33 30 00 HARTLAND PUBLIC SANITARY SEWERAGE

PART 2 - PRODUCTS
 2.01 GRAVITY SANITARY SEWER
 a. PIPE, IF NOT SHOWN ON DRAWINGS, USE ONE TYPE FROM FOLLOWING:
 1. POLYVIL, CHLORIDE AND FITTINGS SOLID WALL
 2. THROUGH 12 INCH: TYPE FPM, FOLLOW ASTM D3034, SDR 35, ON THE DRAWINGS.
 3. CROD PVC PIPE TO BE USED FOR EXTRA DEPTH SEWER, AS SHOWN ON THE DRAWINGS.
 d. STRUCTURES:
 1. MANHOLES:
 a. FOLLOW SMS 8.3.0. AND SMS 8.3.9.0. NO STEPS ALLOWED IN TOP STRUCTURE, MEASURED DOWN FROM RM ELEVATION.
 b. FRAME:
 1. NEMAN R-1611-B (NON-MODERNIZED)
 2. APPROXIMATE WEIGHT 100 POUNDS.
 3. FRAME AND CURBNEY SEALANTS: FOLLOW SMS 8.3.2.1. BETWEEN GRASS RINGS AND CASTING.
 4. BUTYL RUBBER ROPE JOINT SEALANT (MASTIC) AND BACK PLASTER GROUT ON THE EXTERIOR OF THE STRUCTURE. NO BACK PLASTER INSIDE STRUCTURE. NO CHIMNEY SEALS.
 5. GROUT: IPATOP PENNGROUT, NON-SHRINK CEMENTITIOUS GROUT BY IPA SYSTEMS.
 6. EXTERNAL JOINT WRAP IF GROUND WATER IS ABOVE BOTTOM OF MANHOLE: a. CHLORIDE b. EASY WRAP c. MAC WRAP

PART 3 - EXECUTION
 3.01 GRAVITY SANITARY SEWER INSTALLATION
 a. BEFORE STARTING, BURIED AND/OR PLUG THE CONNECTION TO EXISTING SEWER LEAVE IN PLACE IF SEWER LEAVE HAS BEEN CLEANED AND ACCEPTED.
 b. SET MANHOLE FRAMES TO 1/4 TO 1/2-INCH BELOW FINISH GRADE AFTER PLACEMENT OF CURB AND GUTTER BEFORE ASPHALT PLACEMENT. PROVIDE ASPHALT RAMPING IF ONLY BINDER IS BEING PAVED. SET GRADE RINGS AND CASTING FLANGES ONTO A BUTYL RUBBER JOINT SEALANT (MASTIC).
 c. SET RILEY FRAMES TO 1/2-TO 1/4-INCH TOLERANCE CANNOT BE ACHIEVED.
 d. CONTRACTOR SHALL INSTALL CONCRETE COLLAR AT THEIR CORD ANROUND MANHOLE IF 1/4 TO 1/2-INCH TOLERANCE CANNOT BE ACHIEVED.
 e. NO STEPS ALLOWED.
 f. USE SINGLE MOUNDING PRECAST CONCRETE RING AND TWO 2-INCH PRECAST CONCRETE RINGS FOR MANHOLE CHIMNEYS.
 g. LATERALS: FOLLOW SMS PART V AND:
 1. PROVIDE 2 BY 6-INCH HARDWOOD MARKER AT END OF LATERAL FROM INVERT TO LATERAL TO 2 FEET ABOVE FINISH GRADE.
 h. AIR TEST: FOLLOW SMS 3.7.3.5.
 i. 90-90-90 TEST: FOLLOW SMS 3.2.6(4).

L. MANHOLE VACUUM TEST:
 a. FOLLOW SMS 3.7.6.
 b. TEST AFTER BACKFILLING.
 c. USE EXTERNAL JOINT WRAP ON MANHOLE JOINTS BELOW THE GROUND WATER LEVEL.
 d. TELEVIEW MAINS AND RECORD VIDEO. USE SELF-PROPELLED CRAWLER CAMERA. DO NOT USE JETTER-PROPELLED CAMERA. FOLLOW SMS 7.1.2. PERFORM AFTER:
 1. MANHOLE BENCHES INSTALLED.
 2. CONVERT COPY OF VIDEO RECORD TO OWNER. FURNISH DVD.

SECTION 33 40 00 HARTLAND PUBLIC STORM DRAINAGE

PART 2 - PRODUCTS
 2.01 STORM SEWER
 a. STRUCTURES:
 1. MANHOLES: NO STEPS ALLOWED IN TOP FIVE FEET OF STRUCTURE. MEASURED DOWN FROM RM ELEVATION.
 2. SURFACE GRADATION: SET HARTLAND DETAIL DRAWINGS.
 3. CATCH BASIN FRAME AND COVER: NEMAN R-3067-L FOR CURB SECTION AND NEMAN R-3290-C FOR DRIVEWAY SECTION.
 4. MANHOLE FRAME AND COVER: NEMAN R-1661 OPERA GRATE, APPROXIMATE WEIGHT 500 POUNDS.
 5. CATCH BASIN GRATE: IPATOP PENNGROUT, NON-SHRINK CEMENTITIOUS GROUT BY IPA SYSTEMS. BACKPLASTER ALLOWED ON EXTERIOR OF STRUCTURE ONLY.
 6. RILEY RUBBER (MASTIC) SHALL BE USED BETWEEN SECTIONS, ADJUSTING RINGS, AND FRAME.
 7. BACKPLASTER GROUT ON EXTERIOR OF STRUCTURE ONLY.
 d. PIPE GRATES: FOLLOW SMS 8.1.6.0. 15-INCH ENDS AND LARGER, MAUSAU CONCRETE PLATE A20 OR APPROVED EQUAL.

PART 3 - EXECUTION
 3.01 STORM SEWER INSTALLATION
 a. LOCATE HYDRANT VALVES BEHIND CURB AFTER PLACEMENT OF CURB AND GUTTER BEFORE ASPHALT PLACEMENT. PROVIDE ASPHALT RAMPING IF ONLY BINDER IS BEING PAVED. SET CASTING FLANGES ONTO A CONTINUOUS LAYER OF MASTIC ROPE.
 1. CONTRACTOR SHALL INSTALL CONCRETE COLLAR AT THEIR CORD ANROUND MANHOLE IF 1/4 TO 1/2-INCH TOLERANCE CANNOT BE ACHIEVED.
 2. SET RILEY FRAMES TO 1/2-TO 1/4-INCH TOLERANCE CANNOT BE ACHIEVED.
 3. SET CASTING FLANGES ONTO A CONTINUOUS LAYER OF MASTIC ROPE.

SECTION 34 71 00 HARTLAND PUBLIC ROADWAY CONSTRUCTION

PART 1 - GENERAL
 1.01 SUBMITTALS
 a. ACTION
 1. FOLLOW 01 35 30 FOR:
 a. PRODUCT DATA:
 1) DETECTABLE WARNING FIELD FROM STATE-CERTIFIED LABORATORY.
 2) MIX DESIGN. SUBMIT AT LEAST 7 DAYS BEFORE PAVING.
 b. MIX DESIGN. SUBMIT AT LEAST 7 DAYS BEFORE PAVING:
 1) ASPHALTIC COMPACTION TEST REPORTS. FOLLOW STATE SPECIFICATION 460.2.7.
 2) PORTLAND CEMENT CONCRETE CURB AND GUTTER, DRIVEWAY, SIDEWALK,
 3) HIGH-EARLY-STRENGTH CONCRETE. FOLLOW STATE SPECIFICATION 415.2.1.
 4) WISCONSIN DOT-VERIFIED HOT MIX ASPHALT (HMA) PAVEMENT MIX DESIGN FOR EACH PAVEMENT CLASSIFICATION SPECIFIED. SUBMIT AT LEAST 7 DAYS BEFORE PAVING.
 b. INFORMATIONAL:
 1. BASE COMPACTION TEST REPORTS. FOLLOW 01 43 26.
 2. SUBBASE COMPACTION TEST REPORTS. FOLLOW 01 43 26.
 3. PAVING MIX DELIVERY TICKETS.
 c. ASPHALT MATERIALS:
 1) FURNISH TICKETS BEFORE PLACING MATERIAL.
 2) DISPLAY ON TICKET:
 a) PROJECT
 b) DATE
 c) TICKET NUMBER
 d) TYPE OF MIX
 e) GROSS WEIGHT
 f) TARE WEIGHT
 g) NET WEIGHT
 h) JOB TOTAL
 b. CONCRETE:
 1) FURNISH TICKETS AFTER DELIVERY.
 2) DISPLAY ON TICKET:
 a) PROJECT
 b) DATE
 c) TIME
 d) TICKET NUMBER
 e) CLASS OF CONCRETE
 f) GRADE OF CONCRETE
 g) CEMENT WEIGHT
 h) FLY ASH TYPE AND WEIGHT
 i) AGGREGATE WEIGHT
 j) GROSS AGGREGATE WEIGHT
 k) GALONS OF WATER
 l) THE WATER WAS ADDED.
 4. BASE COURSE DELIVERY TICKETS THAT DISPLAY:
 a. PROJECT
 b. DATE
 c. TICKET NUMBER
 d. TYPE OF MATERIAL
 e. GROSS WEIGHT
 f. TARE WEIGHT
 g. NET WEIGHT
 h. JOB TOTAL

5. WRITTEN CONCRETE CYLINDER COMPRESSION TEST RESULTS. SUBMIT TO ENGINEER.
 a. AS A CONDITION OF ACCEPTANCE, ABRASION, CONDUCT, AND PAY FOR TESTS NECESSARY TO DEMONSTRATE SATISFACTORY COMPLIANCE WITH CONTRACT DOCUMENTS. MAKE ADJUSTMENTS AS NECESSARY TO MEET REQUIREMENTS OF SPECIFICATIONS INCLUDING THE INSTRUMENTS.
 b. LAB TESTING:
 1. TEST MATERIAL FROM THE PLANT AT LEAST ONCE A DAY.
 2. MEET THE FOLLOWING PARAMETERS:
 a. AIR VOIDS (VA): FOLLOW STATE SPECIFICATIONS-ADDITIONAL SPECIAL PROVISION FOLLOW STATE
 460.2.1 ISSUED UNDER ASP-6.
 b. VOIDS IN THE MEURAL AGGREGATE (VMA): FOLLOW STATE SPECIFICATIONS TABLE 460-4.
 c. GRADATIONS: JOB MIX FORMULA (JMF): FOLLOW PARAGRAPH 1 OF STATE SPECIFICATION-ADDITIONAL SPECIAL PROVISION 460.2.2.1.5 ISSUED UNDER ASP-6.
 1. TAKE A MINIMUM ONE TEST PER LOCATION AND ONE TEST PER 250 TONS.
 2. USE INCLUSIVE METHOD.
 3. TARGETS SPECIFIED HEREIN.
 4. LOCATIONS WILL BE AT FIDELITY'S REQUEST.
 d. RESULTS AND REPORTS:
 1. MAKE FIELD ADJUSTMENTS TO KEEP MATERIAL WITH SPECIFIED TOLERANCES. IF TEST RESULTS FALL OUT OF TOLERANCE, INCREASE TESTING FREQUENCY UNTIL MATERIAL IS WITHIN SPECIFIED TOLERANCE.
 2. SUBMIT TEST RESULTS WITHIN 48 HOURS TO ENGINEER.

PART 2 - PRODUCTS
 2.01 EMBANKMENT OR SUBGRADE FILL
 a. FOLLOW STATE SPECIFICATIONS 207. DO NOT USE LOSS, STUMPS, BRIAN, PERMISSIBLE MATERIAL, FROZEN MATERIALS OR HUMUS-BEARING MATERIALS. NO STONES LARGER THAN 3-INCHES ALLOWED WITHIN 12-INCHES OF WITHIN ENTIRE SURFACE OF ROADWAY, APPROACHES, CURB AND GUTTER, SIDEWALK OR PATHWAYS.
 2.02 EXCAVATION OF SUBGRADE CUT:
 a. FOLLOW STATE SPECIFICATIONS 205. NO ORGANIC MATERIAL OR STONES LARGER THAN 3-INCHES ALLOWED WITHIN UPPER 12-INCHES OF SUBGRADE OF ROADWAY, APPROACHES, CURB AND GUTTER, OR SIDEWALK OR PATHWAYS. SCAFFLING IS REQUIRED.
 2.03 EXCAVATION BELOW SUBGRADE (EBS) BACKFILL
 a. BREAKER RUN: STATE SPECIFICATION 311, MAXIMUM PARTICLE SIZE 3 INCHES.
 b. GEOTEXTILE SUBGRADE STABILIZATION MATERIAL: FOLLOW STATE SPECIFICATION 645, TYPE, TSS, SAI.
 2.04 BASE COURSE
 a. USE CRUSHED LIMESTONE TRAFFIC BOND. SEE HARTLAND DETAILS DRAWINGS FOR THICKNESS AND GRADATION.
 2.05 ASPHALTIC CONCRETE PAVEMENT (HMA)
 a. BINDER COURSE (LOWER AND INTERMEDIATE LAYERS): FOLLOW STATE SPECIFICATION 460.2 AND:
 1. TYPE: SEE HARTLAND DETAIL DRAWINGS.
 2. BINDER GRADATION: SEE HARTLAND DETAIL DRAWINGS.
 3. MAXIMUM RECYCLED CONTENT: FOLLOW STATE SPECIFICATIONS 460.2.5.
 b. SURFACE COURSE (UPPER LAYER): FOLLOW STATE SPECIFICATION 460.2 AND:
 1. TYPE: SEE HARTLAND DETAIL DRAWINGS.
 2. SURFACE GRADATION: SEE HARTLAND DETAIL DRAWINGS.
 3. MAXIMUM RECYCLED MATERIAL CONTENT: FOLLOW STATE SPECIFICATIONS 460.2.5.
 c. TACK COAT: FOLLOW STATE SPECIFICATION 455.2.5 ASPHALTIC MATERIAL CSS-1H.
 2.06 INCIDENTAL CONSTRUCTION
 a. CONCRETE CURB AND GUTTERS:
 1. FOLLOW STATE SPECIFICATIONS 601, MAXIMUM PARTICLE SIZE 3-INCHES, WITHIN SUBGRADE, FOLLOW 2.04 OF THIS SECTION FOR BASE COURSE.
 2. DO NOT ADD CALCIUM CHLORIDE.
 b. CONCRETE SIDEWALKS AND RAMPS:
 1. FOLLOW STATE SPECIFICATIONS 602, MAXIMUM PARTICLE SIZE 3-INCHES, WITHIN SUBGRADE, FOLLOW 2.04 OF THIS SECTION FOR BASE COURSE.
 2. DO NOT ADD CALCIUM CHLORIDE.
 c. CURB RAMPS:
 1. DETECTABLE WARNING FIELD COLOR: YELLOW
 2. FOLLOW STATE SPECIFICATIONS 602.2, FURNISH METAL DETECTABLE WARNING FIELD FROM THE DOT APPROVED PRODUCTS LIST FOR THE COLOR DEFINED ABOVE.
 2.04 OF THIS SECTION FOR BASE COURSE.
 f. PAVEMENT MARKING: FOLLOW STATE SPECIFICATIONS 646:
 1. CURVE PIPES:
 a. RCP IN WALLAGE RIGHT-OF-WAY
 2. BEDDING: 3/8-INCH CLEAR STONE CHIPS.

PART 3 - EXECUTION
 3.01 EMBANKMENT
 a. ROADWAY AND DRAINAGE EXCAVATION.
 1. NO ORGANIC MATERIAL OR STONES LARGER THAN 3-INCHES ALLOWED WITHIN UPPER 12-INCHES OF SUBGRADE IN A CUT SECTION.
 2. NO ORGANIC MATERIAL OR STONES LARGER THAN 3-INCHES ALLOWED WITHIN EXISTING SUBGRADE LAYER IN A FILL SECTION.
 3. SUBGRADE PROF. ROLL: ALLOW ENGINEER TO INSPECT PREPARED SUBGRADE AND TO WITNESS PROF. ROLL TEST BY A FULLY LOADED OMD AXLE DAMP TRUCK. RECONSTRUCT WHERE DEFLECTION IS GREATER THAN 1/2 INCH. ADDITIONAL PROF. ROLL TESTS WILL BE PERFORMED UNTIL ENTIRE SUBGRADE PASSES.
 5.02 BASE COURSE
 a. CRUSHED AGGREGATE BASE COURSE:
 1. COMPACTION: STANDARD COMPACTION
 2. MANHOLE ENGINEER TO INSPECT PREPARED BASE COURSE AND TO WITNESS PROF. ROLL TEST BY A FULLY LOADED OMD AXLE DAMP TRUCK. RECONSTRUCT WHERE DEFLECTION IS GREATER THAN 1/2 INCH. ADDITIONAL PROF. ROLL TESTS WILL BE PERFORMED UNTIL ENTIRE SUBGRADE PASSES.
 5.05 INCIDENTAL CONSTRUCTION
 a. CONCRETE CURB AND GUTTER:
 1. JOINTS:
 a) CONSTRUCT EXPANSION JOINTS AT:
 1) 5 FEET FROM INLETS OR CATCH BASINS.
 2) END OF CURVES.
 3) 100 FEET MAXIMUM INTERVALS.
 4) AT ONE END OF ALL CURB AND GUTTER REMOVED AND REPLACED.
 b) SINGLE LAYER 1/2-INCH THICK EXPANSIVE MATERIAL.
 b. CONSTRUCT CONSTRUCTION JOINTS AT 10 FEET SPACING.
 1) MINIMUM SPACING: 6 FEET.
 2) MAXIMUM SPACING: 12 FEET.
 3) MATCH ABUTTING CONCRETE JOINTS.
 4) DEPTH: MINIMUM 2 INCHES.
 2. CURING:
 a. APPLY IMPERVIOUS COATING WITHIN ONE HOUR OF PLACEMENT.
 b. COAT ALL SIDES OF CURB.
 c. CURB SIDEWALKS
 2. CURB RAMPS: FOLLOW STATE SPECIFICATIONS 602.3.
 3. CURING:
 a. FOLLOW STATE SPECIFICATIONS 415.1.1.
 b. APPLY IMPERVIOUS COATING WITHIN ONE HOUR OF PLACEMENT.
 c. COAT ALL SIDES OF SIDEWALK INCLUDING EXPOSED SURFACE AFTER FORMS REMOVED.
 d. APPLY TWO COATS IN PERPENDICULAR DIRECTIONS.
 c. CONCRETE DRIVE APPROACHES:
 1. JOINTS:
 a) EXPANSION JOINTS ABUTTING CURB OR WALK: USE JOINT FILLER.
 2. CURING:
 a) APPLY TWO COATS IN PERPENDICULAR DIRECTIONS.
 b. BACKFILL WITH EXCAVATED MATERIAL-WHEN GRANULAR GRADATION IS MET. MAXIMUM PARTICLE SIZE 3-INCHES.
 c. GRANULAR BACKFILL.
 d. CONSOLIDATE BACKFILL BY FLOODING.



Revisions
 Date Revised 10/13/2020
 Date Revised 11/06/2020

NOT FOR CONSTRUCTION - ISSUED FOR PERMIT
 ISSUED FOR PERMIT
 CATALYST
 HARTLAND
 APARTMENTS

CRINKA+ CIVIL
 HARTLAND, WI 53039
 Date Issued: 09/10/2020
 RPKA.project # 19100
 Sheet Title

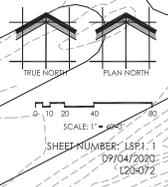
CONSTRUCTION SPECIFICATIONS

Sheet # **C6.00**



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HARTLAND EAST APARTMENTS- HARTLAND, WI
Proposed Preliminary Master Landscape Plan



Schematic - Not for Construction

Proposed Overall Preliminary Plant Material Table

Broadleaf Deciduous Tree

Code Name	Symbol	Scientific Name	Common Name	Planting Size
AcsgM		Acer Saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2'-Cal - B&B
BenH		Betula Nigra 'Heritage'	Heritage River Birch	2'-Cal - B&B
CoocPP		Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2 1/2'-Cal - B&B
Ceja		Cercidiphyllum japonicum	Katsura Tree	2 1/2'-Cal - B&B
GibiAG		Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	3'-Cal - B&B
GydE		Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree	2 1/2'-Cal - B&B
MaRR		Malus 'JFS-KW5'	Royal Raindrops Crabapple	1 1/2' Cal - B&B
NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2 1/2'-Cal - B&B
PycaC		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2'-Cal - B&B
Qubi		Quercus bicolor	Swamp White Oak	3'-Cal - B&B
QuroC		Quercus robur 'Crimschmidt'	Crimson Spire English Oak	2'-Cal - B&B
UlmoA		Ulmus 'Morton' Accolade	Accolade Elm	2 1/2'-Cal - B&B
Extg		Existing to Remain	Existing to Remain	Existing

Conifer Evergreen Tree

Code Name	Symbol	Scientific Name	Common Name	Planting Size
JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	4' - B&B
PiomST		Picea omorika 'Sky Trails'	Sky Trails Serbian Spruce	6' - 7' - B&B
PipuB		Picea pungens 'Glaucia'	Colorado blue spruce	6' - 7' - B&B
ThocH		Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	3' - Cont
ThplGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	6' - 7' - B&B

Broadleaf Deciduous Shrub

Code Name	Symbol	Scientific Name	Common Name	Planting Size
BethGJ		Berberis thunbergii 'SMBTJ'	Golden Jackpot Barberry	15" - 18" - Cont
CoalPF		Cornus alba 'Prairie Fire'	Prairie Fire Dogwood	18" - 24" - Cont
EuaIC		Euonymus alatus 'compatus'	Dwarf Burning Bush	18" - 24" - B&B
HymaF		Hydrangea macrophylla 'Fantasy'	Next Generation Wedding Ring Hydrangea	18" - Cont
HyquSQ		Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	18" - 24" - Cont
PhopM		Physocarpus opulifolius 'Monto'	Diabolo Ninebark	18" - 24" - Cont
RoM		Rosa 'Meimiro'	Apricot Drift Groundcover Ros	18" - Cont
RomeCC		Rosa 'Meitansols'	Candy Cane Cocktail Rose	18" - Cont
VifaN		Viburnum farrei 'Nanum'	Dwarf Fragrant Viburnum	18" - Cont
VideM		Viburnum dentatum 'Morton'	Northern Burgundy Arrowwood Viburnum	2' - 3' - B&B
ViplSS		Viburnum plicatum 'tomentosum' Summer Snowflake'	Summer Snowflake Viburnum	18" - 24" - Cont
WeiFSB		Weigela florida 'Bokrasopin'	Sonic Bloom Pink Reblooming Weigela	18" - 24" - Cont
WeiLCK		Weigela florida 'WFM0BLA'	Coco Krunch Weigela	18" - Cont

Broadleaf Evergreen Shrub

Code Name	Symbol	Scientific Name	Common Name	Planting Size
BuGV		Buxus 'Green Velvet'	Green Velvet Boxwood	18" - B&B

Conifer Evergreen Tree

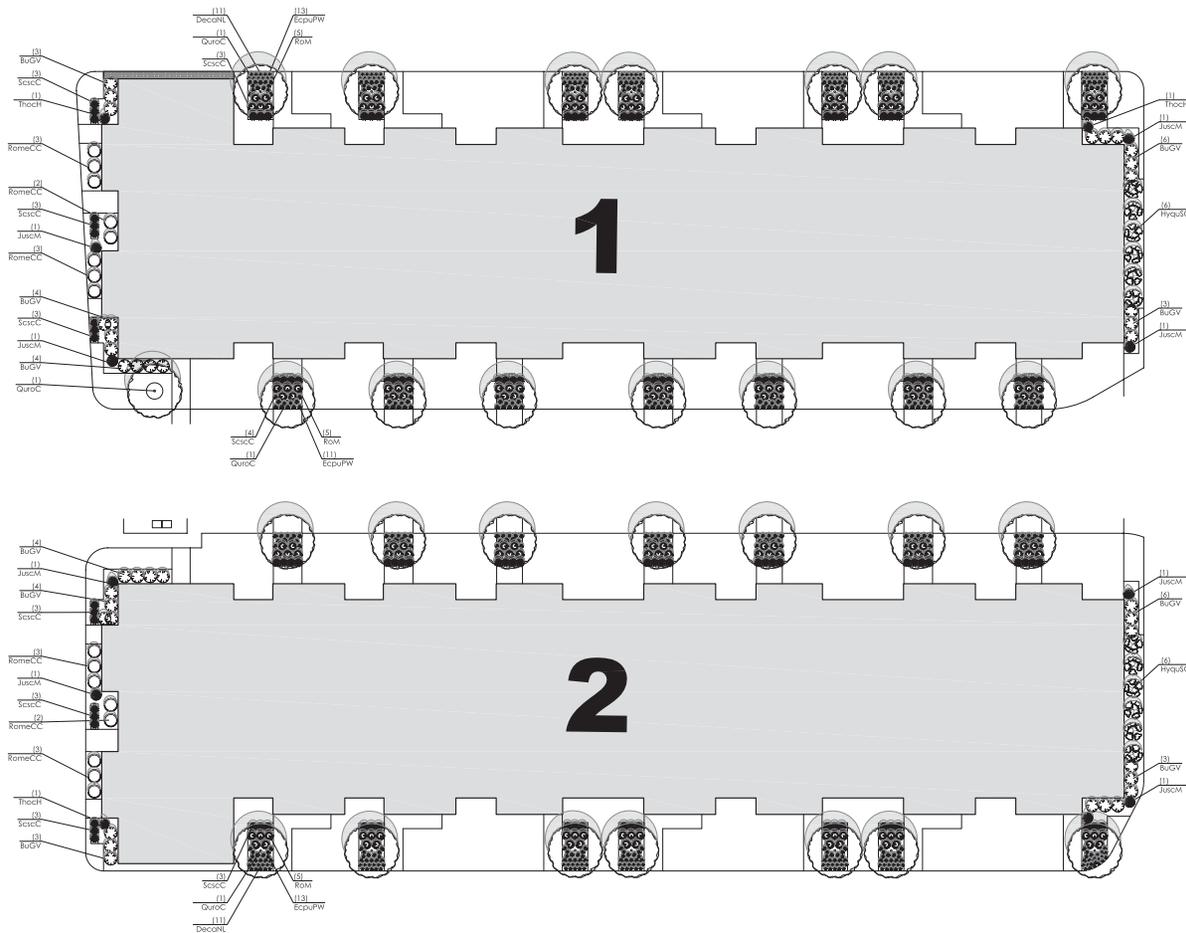
Code Name	Symbol	Scientific Name	Common Name	Planting Size
JuchMJ		Juniperus chinensis 'Mint julep'	Mint julep juniper	18" - 24" - B&B

Perennial Grass

Code Name	Symbol	Scientific Name	Common Name	Planting Size
DecaNL		Deschampsia caespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	1-Gal - Cont
MisIP		Miscanthus sinensis 'Purpuracens'	Purple Silver Grass	4 1/2' pot
PavIN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont
ScscC		Schizachyrium scoparium 'Carousel'	Carousel Little Blue Stem	1-Gal - Cont

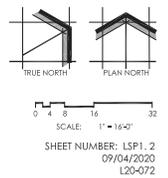
Perennial

Code Name	Symbol	Scientific Name	Common Name	Planting Size
EcpuPW		Echinacea purpurea 'PAS702917'	Pow Wow Wild Berry Coneflower	4 1/2' pot
HeLB		Hemerocallis x 'Little Business'	Little Business Dwarf Daylily	4 1/2' pot
HeNo		Hemerocallis x 'Nosferatu'	Trophytaker Nosferatu Daylily	4 1/2' pot
RuHCB		Rudbeckia hirta 'Cherry Brandy'	Cherry Brandy Gloriosa Daisy	4 1/2' pot



Building #1 & #2 Proposed Foundation Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Broadleaf Deciduous Tree						
29	Quorc	○	<i>Quercus robur</i> 'Celschmidt'	Crimson Spine English Oak	2'-Ct - 8.8'	
Conifer Evergreen Tree						
8	JusCM	●	<i>Juniperus scopulorum</i> 'Medora'	Medora Juniper	4' - 8.8'	
4	Thoch	●	<i>Thuja occidentalis</i> 'Holstrup'	Holstrup Dwarf Arborvitae	3' - Cont	
Broadleaf Deciduous Shrub						
12	HysUSQ	⊗	<i>Hydrangea quercifolia</i> 'Snow Queen'	Snow Queen Double Hydrangea	18" - 24" - Cont	
140	RomeCC	⊗	<i>Rosa 'Marieseli'</i>	Apricot DM Groundcover Rose	18" - Cont	
14	RomeCC	⊗	<i>Rosa 'Marieseli'</i>	Candy Cone Cocktail Rose	4 1/2' pot	
Broadleaf Evergreen Shrub						
40	BuGV	⊗	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	18" - 8.8'	
Perennial Grass						
156	DecoNL	⊗	<i>Deschampsia cespitosa</i> 'Northern Lights'	Northern Lights Tufted Hair Grass	1-Gd - Cont	
116	ScisC	⊗	<i>Schizanthus luteus</i> 'Carousel'	Carousel Light Blue Stem	1-Gd - Cont	
Perennial						
333	EcuPW	●	<i>Echinacea purpurea</i> 'Pastorale'	Pow Wow Wild Berry Coneflower	4 1/2' pot	



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 mdavis@insitedesigninc.com

HARTLAND EAST APARTMENTS- HARTLAND, WI

Proposed Preliminary Foundation Landscape Plan

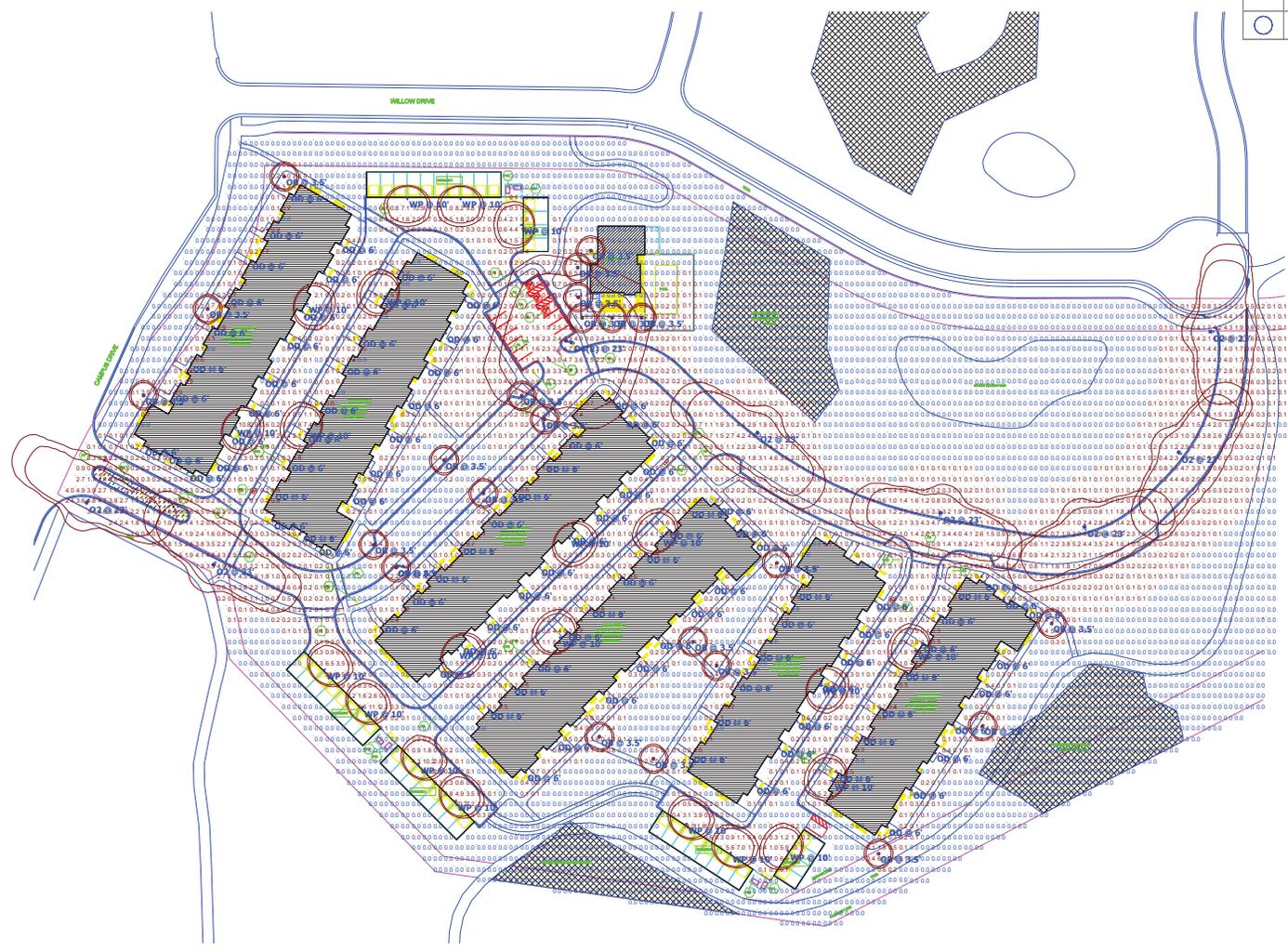
Schematic - Not for Construction



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
		+	0.0	20.0	0.0	N/A

Note
 Pole Mounting Height = 23' AFG
 (20' Pole + 3' Base)
 FC Measured at 0' AFG

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number of Lumens	Light Loss Factor	Wattage	
⏏	O2	7	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T2-BZ	PREVAL AREA AND ROADWAY LUMINAIRE (2) TO CEILING HOOD LEADS AND TYPE II OPTICS, BRONZE PAINTED FINISH		2	6603	1	96
⏏	O4 (2)	1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMER COOPER LIGHTING)	PRV-C25-D-UNV-T4-BZ	TWIN CONFIG. PREVAL AREA AND ROADWAY LUMINAIRE (2) TO CEILING HOOD LEADS AND TYPE II OPTICS, BRONZE PAINTED FINISH		2	6570	1	102
⦿	OB	23	NEW LIGHTING, INC.	BLEDIAN (42" ROUND BOLLARD)	42" ROUND BOLLARD	LED 4000K	4	300	1	20.8
⏏	WP	21	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	RT0400-W	CROSSSTAIR 30W WALL MOUNTED LED	EATON LED 4000K	1	4203	1	17.7
⦿	OD	106	WESTERNERS		DECORATIVE LANTERN WITH LED BULB		1	800	0.90	9.8



Plan View
 Scale = 1" = 50'

HARTLAND APARTMENTS
 SITE
 REV 3

Designer	
IDL	
Date	11/08/2020
Scale	
Plot to Scale	
Drawing No.	
Summary	