

Owner: Hincz, LLC

Applicant/Agent: Chad Schmidt

Town: Waterford

Zoning district(s): B-3

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

Construct a three building Self-Service Storage Facility

AT (site address): Vacant Parcels directly South of 8037 Big Bend Road

Subdivision: N/A Lot(s): N/A Block: N/A

Parcel # 016041901055000, 016041901056000 Section(s) 01 T 04 N R 19 E

If served by municipal sewer, check here:  Sanitary permit #: N/A

Attached are:

- zoning permit application
- 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11")
- letter of agent status
- hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- other

print name: Chad Schmidt

e-mail address: Chad@1stchoicewisconsin.com

address: 789 Still Pond Dr

telephone #: 262-492-4742

Waterford WI 53185

signed: 

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- N/A The property is all / partially located in the N/A shoreland area.
- N/A The project is all / partially located in the N/A shoreland area.
- N/A The property is all / partially located in the N/A floodplain.
- N/A The project is all / partially located in the N/A floodplain.
- N/A The property is all / partially located in the wetland.
- N/A The project is all / partially located in the wetland.

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Article VI Division 18 B-3, Commercial Service District; Section 20-1339 Highway Oriented Uses

Shoreland contract: yes  no

Public hearing date: 10-17-2022

Site plan review meeting date: N/A

Submittal received by: STM

Date petition filed: 9-20-2022

cash or  check #: 8807

amount received: \$ 475.00

**APPLICATION FOR ZONE PERMIT**  
**RACINE COUNTY, WISCONSIN (Rev. 02/22)**

PERMIT NO. \_\_\_\_\_  
 DATE PERMIT ISSUED \_\_\_\_\_

OWNER Tom Hincz  
 Mailing Address 7511 N Tichigan Rd  
Waterford WI 53185  
 City State Zip

APPLICANT Chad Schmitt  
 Mailing Address 789 Still Pond Dr  
Waterford WI 53185  
 City State Zip

Phone \_\_\_\_\_  
 Email thincz@wi.fr.com  
016041901056000  
 Parcel Id. # 016041901055000

Phone 262-492-4744  
 Email Chad@1stchoicewisconsin.com  
 Site Address \_\_\_\_\_

Municipality Waterford Section(s) 01 Town 04 North, Range 19 East  
 Lot N/A Block N/A Subdivision Name N/A CSM # N/A  
 Proposed Construction/Use Self Service Storage Building #1

New	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size	( <u>42'</u> x <u>190'</u> )	( _____ x _____ )	( _____ x _____ )
Addition	<input type="checkbox"/>	Accessory	<input type="checkbox"/>	Area (sq ft)	( <u>7980</u> )	( _____ )	( _____ )
Alteration	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Peak Ht. (ft.)	_____	100-Yr. Floodplain Elev.	<u>-</u>
Conversion	<input type="checkbox"/>	Sign	<input type="checkbox"/>	Eave Ht. (ft.)	<u>9'4"</u>	Flood Protection Elev.	<u>-</u>
Temporary	<input type="checkbox"/>	Other	<input type="checkbox"/>	Building Ht.-Avg. (ft.)	_____		

Contractor	<u>Trachte</u>	Est. Value w/Labor \$	_____	ZONING DISTRICT	<u>B-3</u>
Existing Nonconforming?	N/A	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Structure in Shoreland? (per map)		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Mitigation or Buffer Needed?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Structure in Floodplain? (per map)		*Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
*Structure's Fair Market Value \$	<u>N/A</u>	Cumulative %	_____	Side-1 <sup>st</sup>	_____
*>50% of Fair Market Value?	N/A	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Structure in Wetland? (per map)		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Substandard Lot?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
BOA Variance Needed?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Conditional Use/Site Plan Needed?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Shoreland Contract Needed?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Additional Zoning Permit Stipulations Listed on Back of this Form?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/> (If "Yes," see back)

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA/Conditional Use/Site Plan	Pd: \$ <u>475.00</u>	<u>Chad Schmitt</u>	<u>9/19/22</u>
CC Date/Check#/Cash <u>8907</u>		Signature of Owner /Applicant/Agent	Date
Shoreland Contract Fee	Pd: \$ _____	<u>Chad Schmitt</u>	
CC Date/Check#/Cash _____		Print Name(s)	
Zoning Permit Fee	Pd: \$ _____		
CC Date/Check#/Cash _____		Notes (revisions, extensions, etc.)	
Other:	Pd: \$ _____		

Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_ STM  
 (Staff Initials)

✓  if shoreland erosion review fee is included above Zoning Administrator

Make checks payable to "Racine County Development Services" - **Note: ALL FEES ARE NONREFUNDABLE (OVER)**

PIN

## Lt1 N Lake Dr Self Storage Facility

Chad Schmidt and Douglas Schmidt, father and son, are proposing to construct a self storage facility on the north east corner of hwy 164 and N Lake Dr.

The facility will feature (3) Buildings 40'wide by 190'Long that will be a mixture of 10'x10', 10'x20' and 10'x30' units. There will not be any outside storage allowed.

Buildings will consist of Biege/Tan siding, Black trim/Doors and roof.

Our plan is to combine both parcels 016041901055000 and 016041901056000 to make one parcel for our project. Both of which are currently zoned B-3.

Hours of Office operation will be 10am-5pm Monday through Friday, The Office Manager will have an office in our current building on the South East Corner of N lake drive  
7971 Big Bend Rd, Waterford Wi. All storage units will be accessible 24hours of the day.

Construction plans are scheduled to start In April of 2023, Starting with the grading plans and then Building the first two buildings. Once those two Buildings are fully occupied, we will start construction on Building 3. We are hoping to have everything completed by fall of 2023.





RACINE

# CONSTRUCTION PLANS

for

## STORAGE BUILDINGS

### SITE GRADING & DRAINAGE IMPROVEMENTS

#### PRECISE CONTRACTING & DESIGN

Town of Waterford, Racine County, Wisconsin



SHEET INDEX	
Plan Sheet	Sheet No.
TITLE SHEET	C-1
EXISTING CONDITIONS	C-2
DIRECTIONED SITE PLAN	C-3
SITE DEMOLITION PLAN	C-4
SITE GRADING PLAN	C-5
SITE EROSION CONTROL PLAN	C-6
TOWN/SEWER DESIGN PLAN	C-7
TYPICAL SECTIONS & CONSTRUCTION DETAILS	CS THRU CS10
PROJECT SPECIFICATIONS	C11

**CLIENT**  
 PREISE CONTRACTING & DESIGN  
 830 POKING  
 1200 W. WASHINGTON  
 MADISON, WI 53705  
 PHONE: 763.930.6370  
 EMAIL: pcr@precisecontracting.com

**GOVERNMENT AGENCY CONTACTS**

<b>TOWN OF WATERFORD</b> TOWN MANAGER TONY MURPHY OFFICE: 262-534-2350 ext. 1871 EMAIL: tmurphy@townofwaterford.net	<b>TOWN OF WATERFORD</b> MATTHEW JOHNSON FIRE CHIEF OFFICE: 262-534-2113 EMAIL: mjohnson@townofwaterford.net
<b>HEAVEN STRATTON</b> TOWN TREASURER/PROPERTY CLERK HEAVEN STRATTON OFFICE: 262-534-2350 ext. 1872 EMAIL: hstratton@townofwaterford.net	<b>DEPARTMENT OF PUBLIC WORKS</b> WILLIAM MILLER FIRE CHIEF OFFICE: 602.3570
<b>KEN RINE</b> DIRECTOR OF PUBLIC WORKS OFFICE: 262-534-4606 PHONE: 262-588-2300 EMAIL: krine@townofwaterford.net	<b>WATER RESOURCE ENGINEER</b> JOHN WILSON OFFICE: 262-534-4606 EMAIL: jwilson@townofwaterford.net

**PUBLIC UTILITY CONTACTS**

<b>SPECTRUM</b> SPECTRUM TOWN/TA UTILITY COORDINATOR OFFICE: 414-252-7240 OFFICE: 414-252-7240 EMAIL: tundra@cthr.net	<b>AT&amp;T</b> KYLE TORRE OFFICE: 262-681-0549 EMAIL: mt754@att.com
<b>WE-ENERGIES</b> ALICE KAWINSKI OFFICE: 262-521-3383 EMAIL: alicekawinski@we-energies.com	<b>TGS TELECOM</b> OFFICE: 978-485-7426
<b>NATURAL GAS EMERGENCY:</b> (800) 251-5535	<b>ELECTRICAL EMERGENCY:</b> (800) 682-4797

**UTILITY NOTE**  
 EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND NOT TO BE RELIED UPON. THE TOWN OF WATERFORD IS NOT RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF EXISTING UTILITIES. ANY UTILITIES NOT SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.



Description	Existing	Proposed
LOG OF WOODS		
DECOMPOSED TREE		
PERMANENT TREE REMOVAL		
CONFERRED TREE		
CONFERRED TREE REMOVAL		
BUSH		
SOIL BORING		
TELEPHONE BOX		
GUY WIRE		
UTILITY POLE		
GAS VALVE		
GAS METER		
SEPTIC TANK		
ELECTRIC MANHOLE		
COMMUNICATION MANHOLE		
WATER MANHOLE		
PUMP CHUTE		
UNDERGROUND VAULT		
SECTION CUMBER		
MAIL BOX		
GUANO POST		
STREET SIGN		
ELECTRIC PEG/STAKE		
ELECTRIC METER		
NO MOUNTAIN TRANSDUCER		
FOUND LION PIPE		
SECTION PIPE		
DRY WELL		

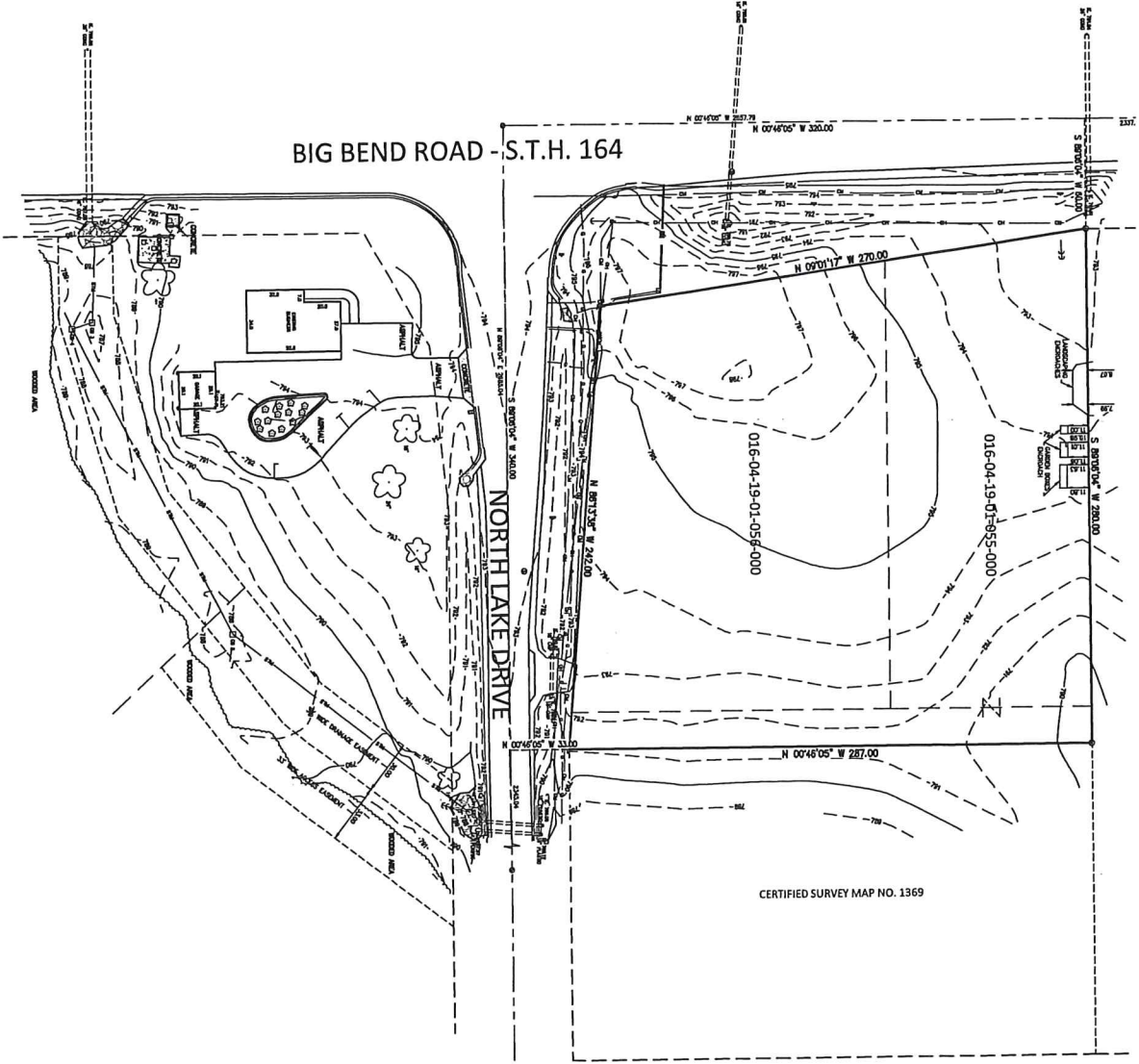
ABBREVIATIONS	INHERIT ELEVATION	E
BL	BLANK	BL
CH	CHUTE	CH
CL	CULVERT	CL
CS	CATCH BASIN	CS
CS1	CONCRETE	CS1
CS2	CONCRETE	CS2
CS3	CONCRETE	CS3
CS4	CONCRETE	CS4
CS5	CONCRETE	CS5
CS6	CONCRETE	CS6
CS7	CONCRETE	CS7
CS8	CONCRETE	CS8
CS9	CONCRETE	CS9
CS10	CONCRETE	CS10
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CS100	CONCRETE	CS100



NO.	REVISION	DATE

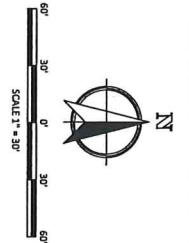
**STORAGE BUILDINGS**  
 CONSTRUCTION PLANS  
 FOR  
**PRECISE CONTRACTING & DESIGN**  
 TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN

**Nielsen Madsen + Barber**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
 Tele: (262)634-5588 Website: www.nmbcsc.net



CERTIFIED SURVEY MAP NO. 2211

CERTIFIED SURVEY MAP NO. 1369



RECEIVED

SEP 20 2022

RACINE COUNTY

**EXISTING UTILITY DATA**

03.3 7946.45	03.3 7946.45
EL. 12' SW 794.85	EL. 12' S 793.85
EL. 12' E 794.26	EL. 12' W 793.76
03.3 7972.92	03.3 7972.92
EL. 12' SW 794.40	EL. 12' SW 794.43
EL. 12' NE 794.85	EL. 12' NE 794.81

**NOTES**  
 EXISTING UTILITIES SHOWN HEREON ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. ALL UTILITIES SHOWN TO BE AS SHOWN UNLESS NOTED OTHERWISE.  
 ALL ELEVATIONS REFER TO NAVD 83 DATUM.

**LEGEND**

○	SEWER MAINLINE	□	POWER POLE	☆	ADDITIONAL TREE
—	SEWER SERVICE	—	6" GUY WIRE	★	CONSERVATION TREE
—	SEWER BRANCH	—	8" OPERATIONAL WIRE	●	MARK
—	SEWER TRUNK LINE	—	1" ELECTRICAL WIRE	●	DOWNPOUT
○	SEWER MANHOLE	—	COMMUNICATION LINE	●	MARKER
○	3" HOH PIPE FOUND	—	3/4" IRON W/CHAM ROUND	✗	ELECTRIC RECEPT.

NO.	REVISION	BY	DATE

PROJECT: STORAGE BUILDINGS  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 8.23.2022

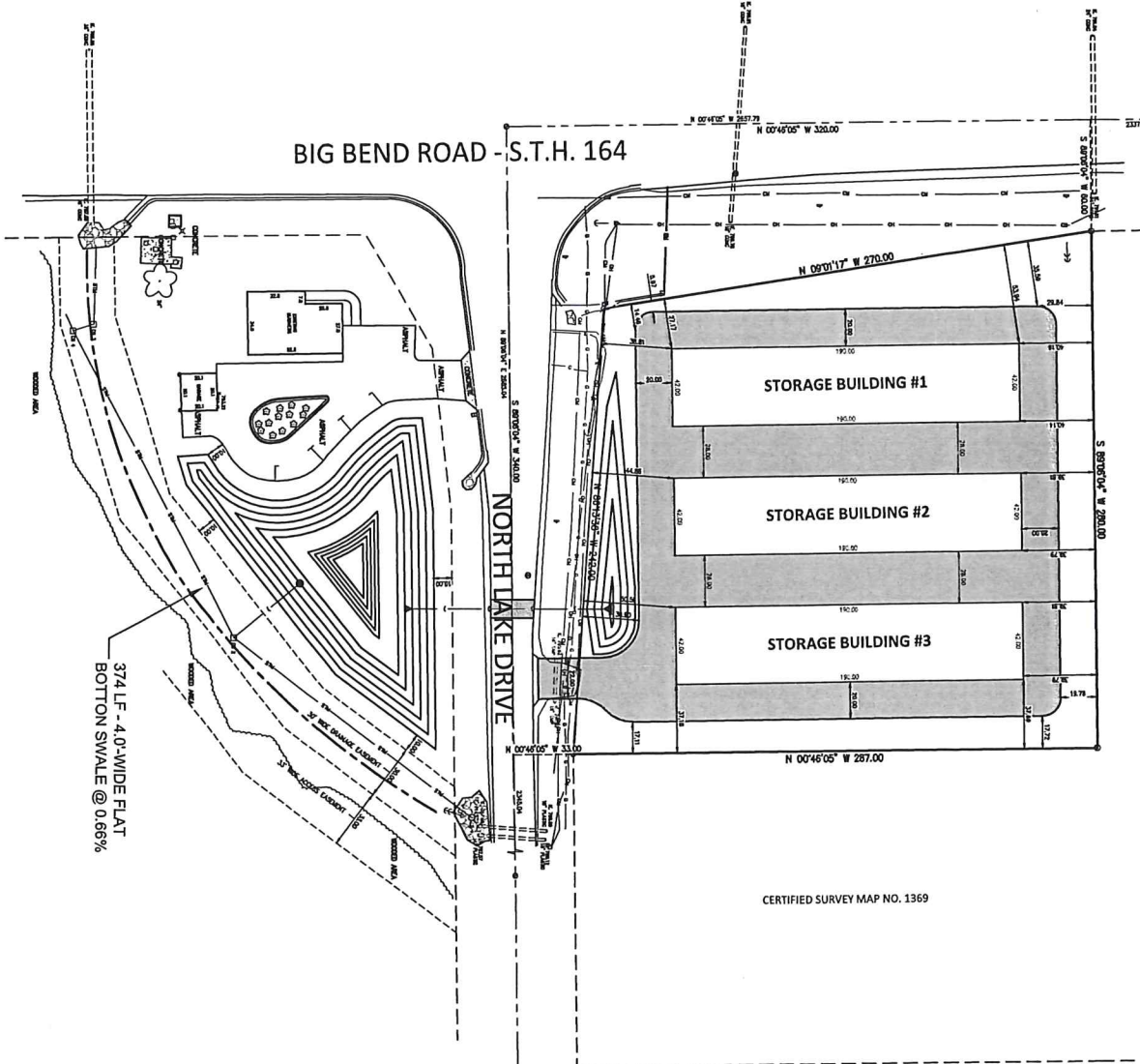
SHEET C-2

**STORAGE BUILDINGS**  
 EXISTING CONDITIONS  
 FOR  
**PRECISE CONTRACTING & DESIGN**  
 TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN

**Nielsen Madsen + Barber**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
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**UTILTY NOTE**

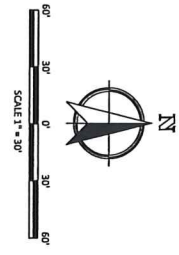
ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES IS NOT GUARANTEED. THE USER SHALL VERIFY THE TYPE, LOCATION, AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION. CALL 811 TO LOCATE UTILITIES PRIOR TO ANY CONSTRUCTION.

**DIRECTIONS**  
Call 811 or (800) 242-8811  
www.digsaferadviser.com

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SEP 20 2022  
RACINE COUNTY

**LEGEND**

PROPOSED ASPHALT PAVEMENT



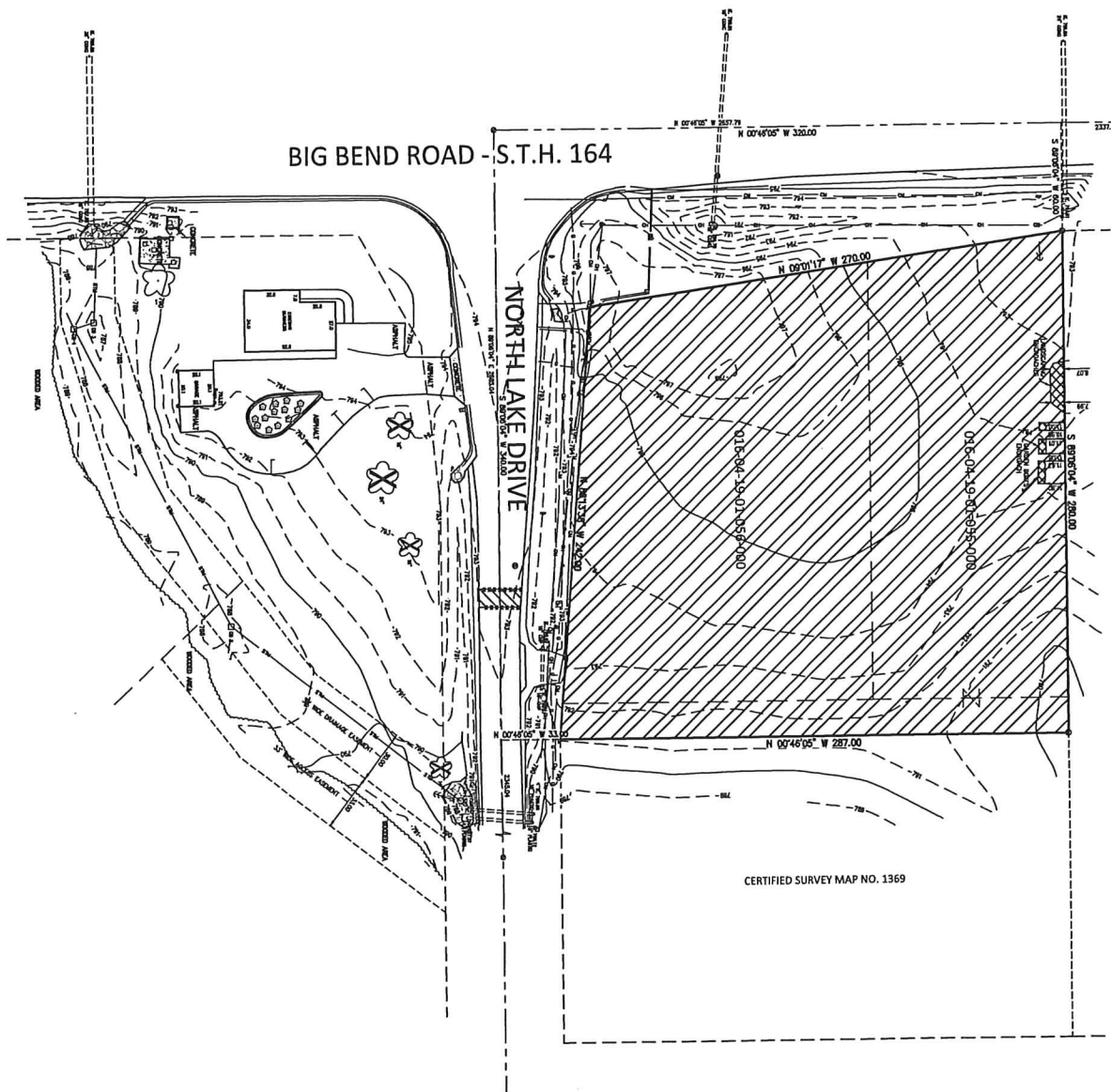
NO.	REVISION	BY	DATE

PROJECT NO: 2022.0094.01  
DATE: 8.22.2022

**STORAGE BUILDINGS**  
DIMENSIONED SITE PLAN  
FOR  
**PRECISE CONTRACTING & DESIGN**  
TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN

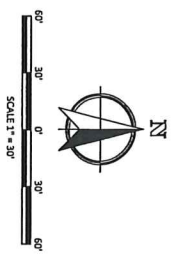
**Nielsen Madsen + Barber**  
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CERTIFIED SURVEY MAP NO. 2211

CERTIFIED SURVEY MAP NO. 1369



- SITE DEMOLITION LEGEND**
- SAW CUT PAVEMENT (FULL DEPTH)
  - ▨ STRIP AND SALVAGE TOPSOIL
  - ▩ REMOVE ASPHALT PAVEMENT & BASE
  - ▧ LANDSCAPERS/GARDEN BOXES TO BE REMOVED
  - ✂ REMOVE TREE

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**SEP 20 2022**  
**RACINE COUNTY**

**UTILITY NOTE**  
 THE LOCATION OF UTILITIES SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, DEPTH AND SIZE OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO NOTIFY THE UTILITIES PRIOR TO ANY CONSTRUCTION.



NO.	REVISION	BY	DATE

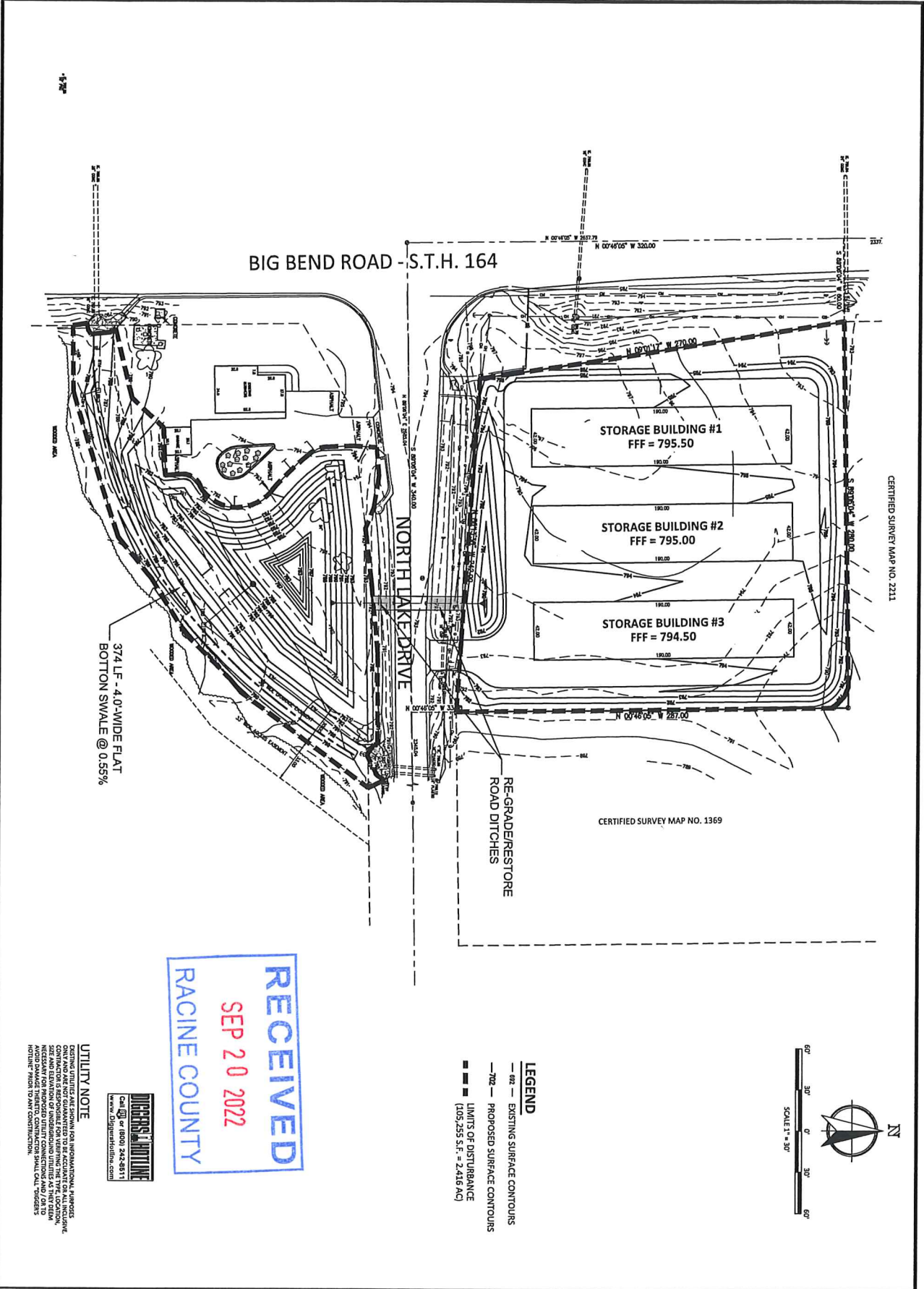
  

PROJECT NO:	2022.0084.01
DATE:	08.23.22
DRAWN BY:	AMM
CHECKED BY:	AMM
SCALE:	AS SHOWN

**STORAGE BUILDINGS**  
**SITE DEMOLITION PLAN**  
 FOR  
**PRECISE CONTRACTING & DESIGN**  
 TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN

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374 L.F. - 4.0'-wide Flat Bottom Swale @ 0.55%

BIG BEND ROAD - S.T.H. 164

NORTHLAKE DRIVE

RE-GRADE/RESTORE ROAD DITCHES

STORAGE BUILDING #1  
FFF = 795.50

STORAGE BUILDING #2  
FFF = 795.00

STORAGE BUILDING #3  
FFF = 794.50

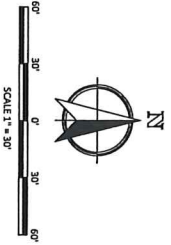
CERTIFIED SURVEY MAP NO. 1369

CERTIFIED SURVEY MAP NO. 2211

**RECEIVED**  
SEP 20 2022  
RACINE COUNTY



**UTILITY NOTE**  
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**LEGEND**  
- - - EXISTING SURFACE CONTOURS  
- - - PROPOSED SURFACE CONTOURS  
--- LIMITS OF DISTURBANCE (105,255 S.F. = 2.416 AC)

NO.	REVISION	BY	DATE

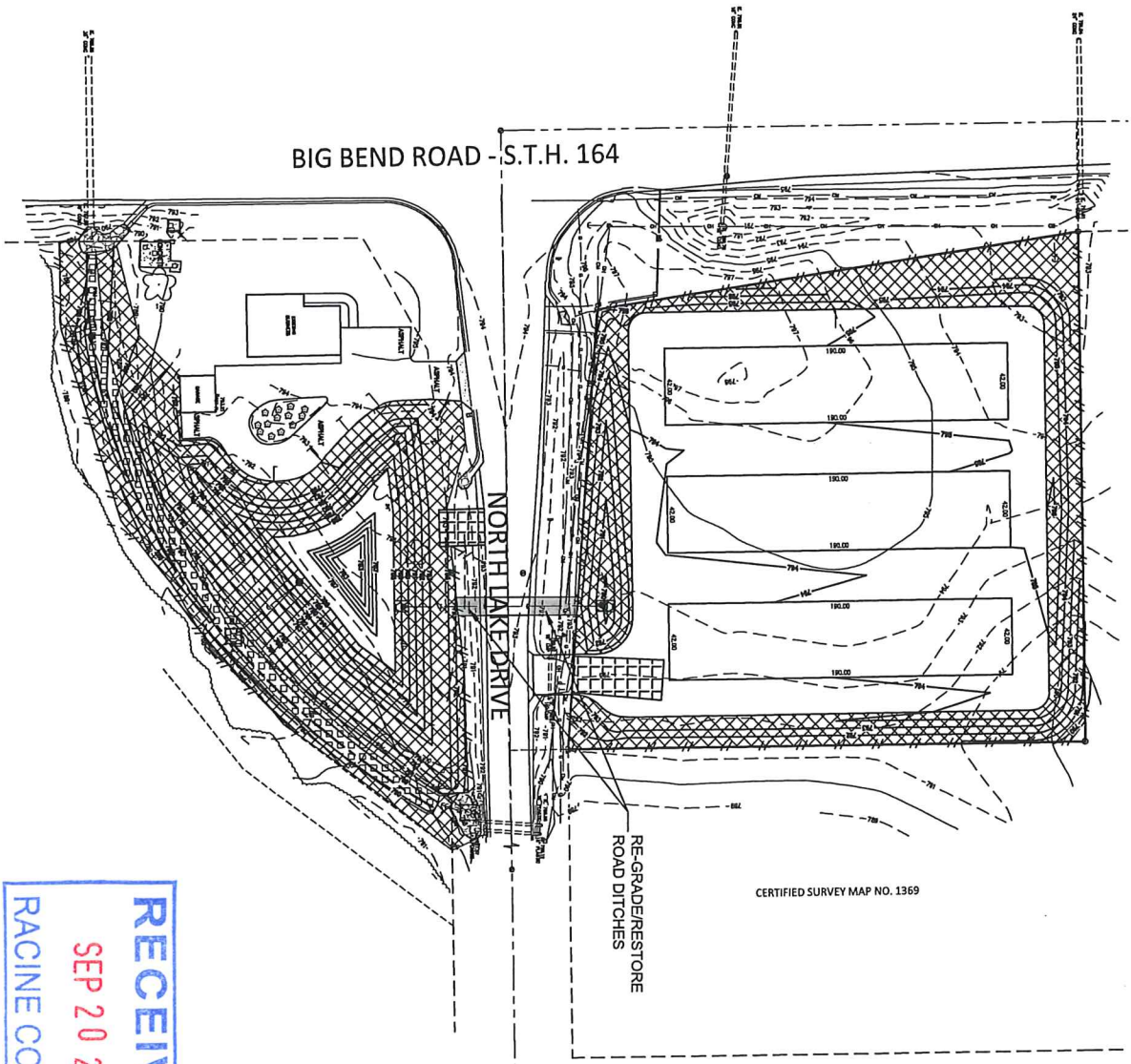
PROJECT: 2022.0084.01  
 DRAWN BY: JMB  
 CHECKED BY: JMB  
 DATE: 8/22/2022

**STORAGE BUILDINGS**  
SITE GRADING PLAN  
FOR  
PRECISE CONTRACTING & DESIGN  
TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN

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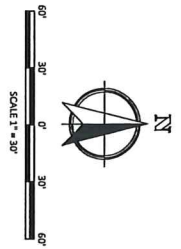




CERTIFIED SURVEY MAP NO. 2211

CERTIFIED SURVEY MAP NO. 1369

**RECEIVED**  
 SEP 20 2022  
 RACINE COUNTY



- LEGEND**
- 0/2 — EXISTING SURFACE CONTOURS
  - 7/2 — PROPOSED SURFACE CONTOURS
  - — SILT FENCE
  - — STONE TRACKING PAD
  - — SLOPE EROSION MAT - CLASS 1, TYPE A, URBAN
  - — CHANNEL EROSION MAT - CLASS 3, TYPE B, URBAN
  - — MEDIUM RIP RAP
  - — STORM SEWER INLET PROTECTION

**NOTE**  
 RESTORE THE 4" BOTTOM OF DITCH WITH EROSION CONTROL MAT IMMEDIATELY AFTER RE-GRADING.

**UTILITY NOTE**  
 EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. ALL INCLUSIVE SIZE AND LOCATION OF UNDERGROUND UTILITIES AS THEY RELATE TO ANY PROPOSED UTILITY CONNECTIONS AND/OR TO "HOTLINE" PRIOR TO ANY CONSTRUCTION.



NO.	REVISION	BY	DATE

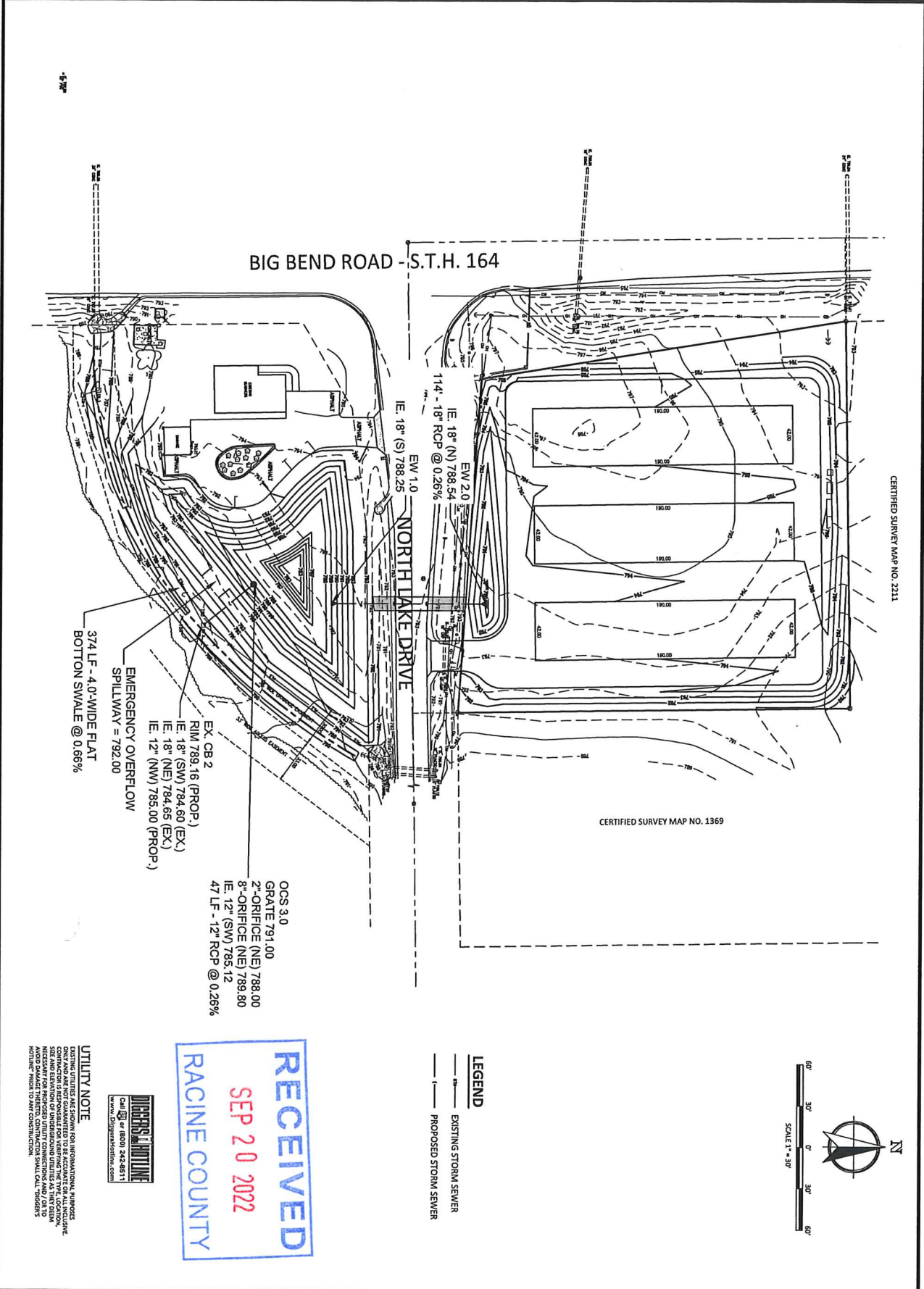
  

PROJECT NO.	2022.00984.01
DATE:	8.15.2022
CHECKED:	ALL
DATE:	8.15.2022

**STORAGE BUILDINGS**  
 SITE EROSION CONTROL PLAN  
 FOR  
**PRECISE CONTRACTING & DESIGN**  
 TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN

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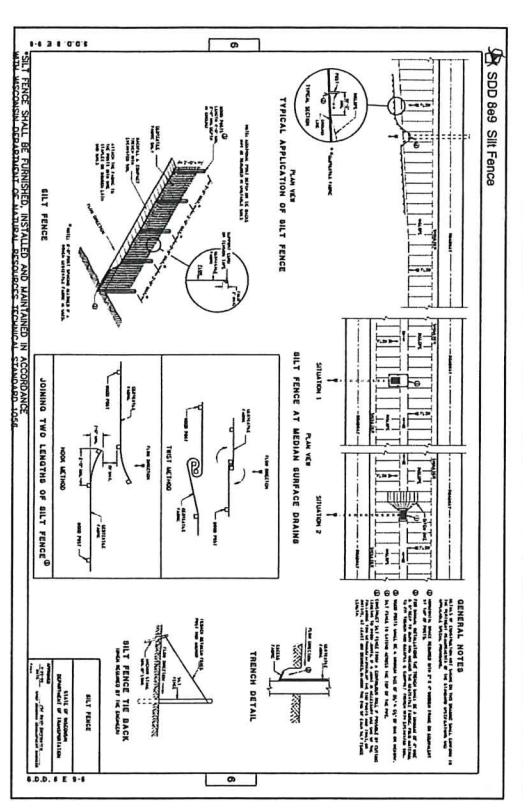
NO.	REVISION	BY	DATE

PROJ. NO.: 2022-0084.01  
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 DATE: 08/22/22  
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**C-7**

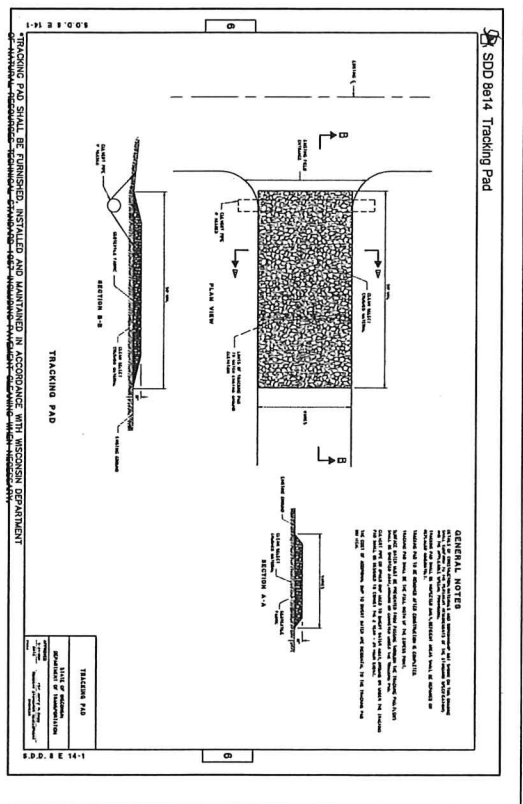
**STORAGE BUILDINGS**  
**STORM SEWER DESIGN PLAN**  
 FOR  
**PRECISE CONTRACTING & DESIGN**  
 TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN

**Nielsen Madsen + Barber**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
 Tele: (262)634-5588 Website: www.nmbcs.net

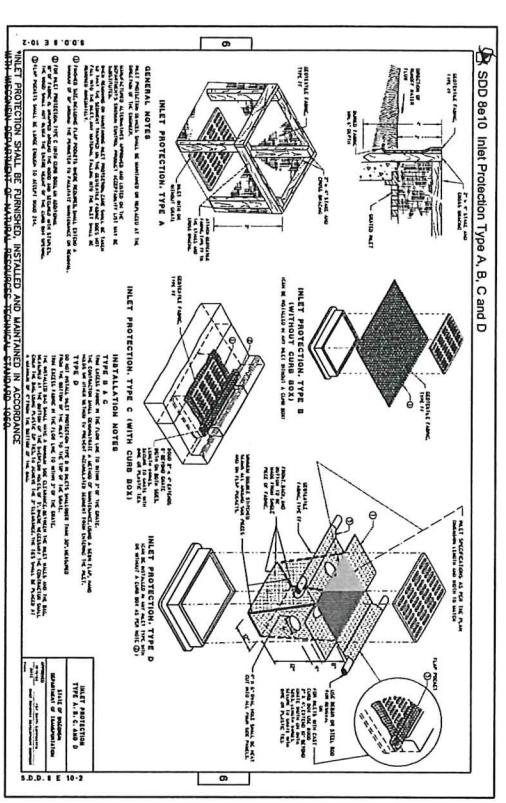




**1 SILT FENCE DETAIL** N.T.S.



**2 TRACKING PAD DETAIL** N.T.S.



**3 INLET PROTECTION DETAIL** N.T.S.

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**SEP 20 2022**  
**RACINE COUNTY**

NO.	REVISION	BY	DATE

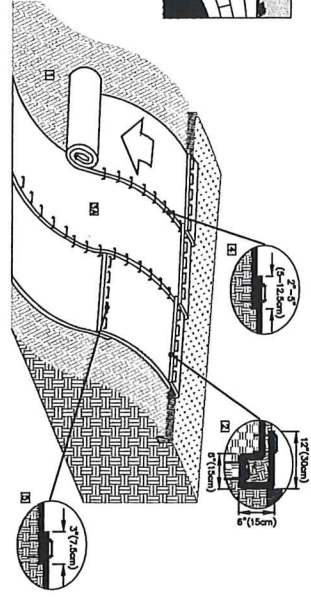
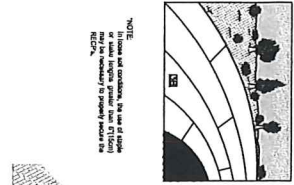
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 CHECKED BY \_\_\_\_\_  
 DATE \_\_\_\_\_

SHEET  
**C-8**

**STORAGE BUILDINGS**  
 TYPICAL SECTIONS & CONSTRUCTION DETAILS  
 FOR  
**PRECISE CONTRACTING & DESIGN**  
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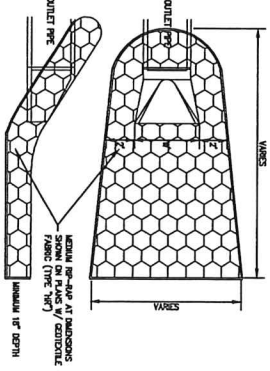
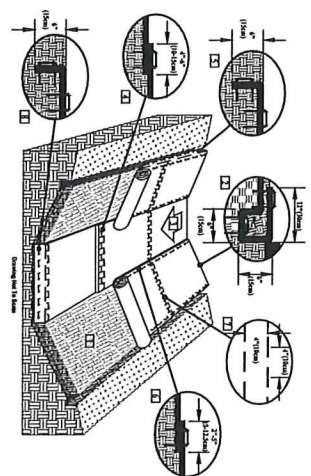
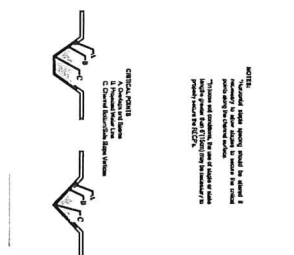


1 SLOPE INSTALLATION OF EROSION MAT DETAIL

N.T.S.

2 CHANNEL INSTALLATION OF EROSION MAT DETAIL

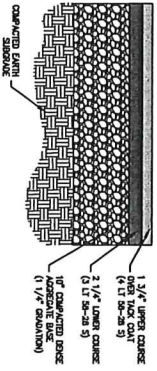
N.T.S.



NOTES:  
FINAL SIZE AND SHAPE OF RIP RAP TO MATCH DIMENSIONS SHOWN ON THE SHEET R-X-X

3 RIP RAP DETAIL

N.T.S.



4 MEDIUM-DUTY ASPHALT PAVEMENT (4") (TYPICAL SECTION)

N.T.S.

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 SEP 20 2022  
 RACINE COUNTY

NO.	REVISION	BY	DATE

PROJ. NO. \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 DATE: 8-23-2022

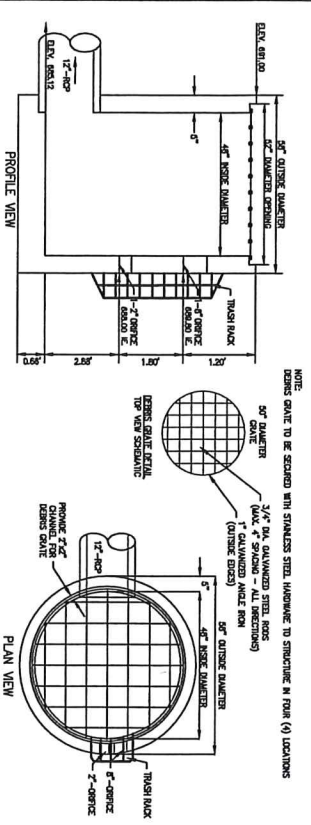
SHEET  
**C-9**

**STORAGE BUILDINGS**  
 TYPICAL SECTIONS & CONSTRUCTION DETAILS  
 FOR  
**PRECISE CONTRACTING & DESIGN**  
 TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN

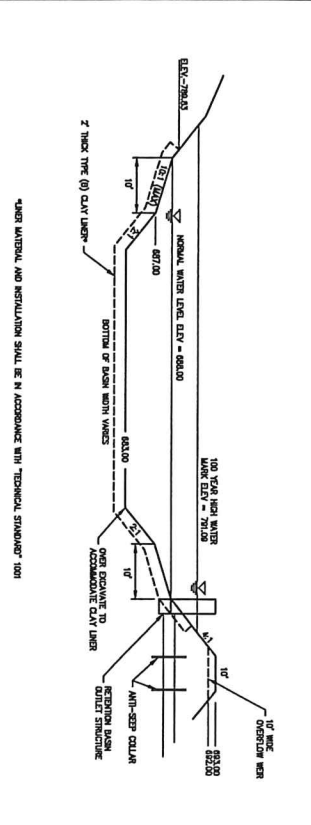
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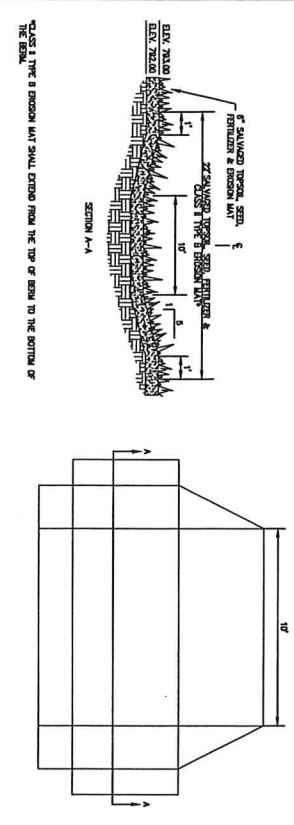




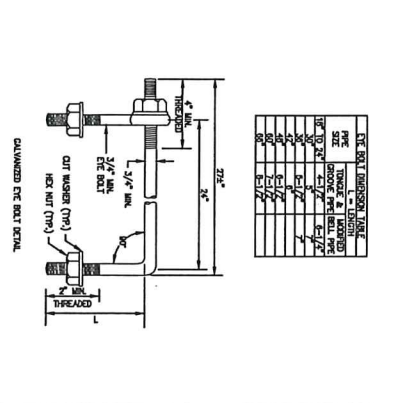
1 OUTLET CONTROL STRUCTURE DETAIL N.T.S.



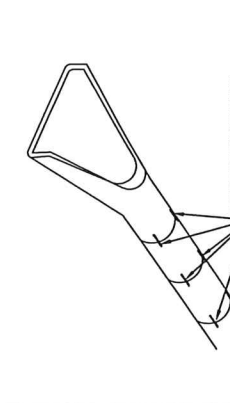
2 RETENTION BASIN CROSS SECTION (A-A) DETAIL N.T.S.



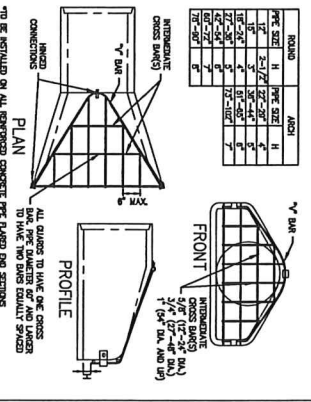
3 RETENTION BASIN OVERFLOW WEIR DETAIL N.T.S.



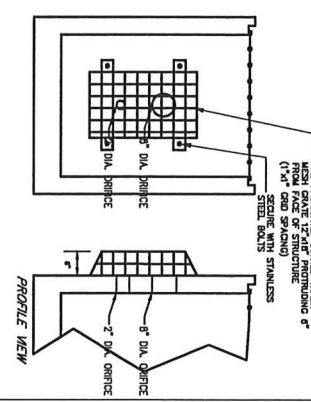
4 REINFORCED CONCRETE JOINT TIE DETAIL N.T.S.



6 RETENTION BASIN TRASH RACK DETAIL N.T.S.



5 TRASH GUARD FOR FLARED ENDS DETAIL N.T.S.



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 SEP 20 2022  
 RACINE COUNTY

NO.	REVISION	BY	DATE

PROJ. NO. 2022.0084.01  
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 DATE: 08/22/22

SHEET  
**C-10**

**STORAGE BUILDINGS**  
 TYPICAL SECTIONS & CONSTRUCTION DETAILS  
 FOR  
**PRECISE CONTRACTING & DESIGN**  
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REFERENCES

STATE OF WISCONSIN TRANSPORTATION DEPARTMENT, HIGHWAY AND STRUCTURAL CONSTRUCTION, 200 EDITION, HEREIN REFERRED TO "STATE SPECIFICATIONS"; THE "CONCRETE CONSTRUCTION OF THE STATE" HEREIN REFERRED TO AS "CONCRETE CONSTRUCTION";

GENERAL NOTES

CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED BY THE OWNER AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DEMOLITION NOTES

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.

SITE GRADING & SUB-GRADE PREPARATION

ALL EXISTING TOPSOIL AND OTHER NON-STRUCTURAL MATERIAL WITHIN THE PROPOSED BUILDING FOOTPRINT SHALL BE REMOVED AND STOCKPILED IN ACCORDANCE WITH SECTION 305.3.2 OF THE STATE SPECIFICATIONS.

EROSION & SEDIMENT CONTROL NOTES

THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT SOIL EROSION AND SEDIMENTATION.

PAVEMENT SPECIFICATIONS

CONCRETE PAVEMENT SHALL MEET THE REQUIREMENTS OF SECTION 306 OF THE STATE SPECIFICATIONS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 400.

STORM SEWER SPECIFICATIONS

STORM SEWER STRUCTURES SHALL BE INSTALLED AS PART OF THE DEVELOPMENT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 308.

STORM WATER MAINTENANCE PLAN

THE STORM WATER MAINTENANCE PLAN SHALL BE SUBMITTED TO THE LOCAL HEALTH DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.



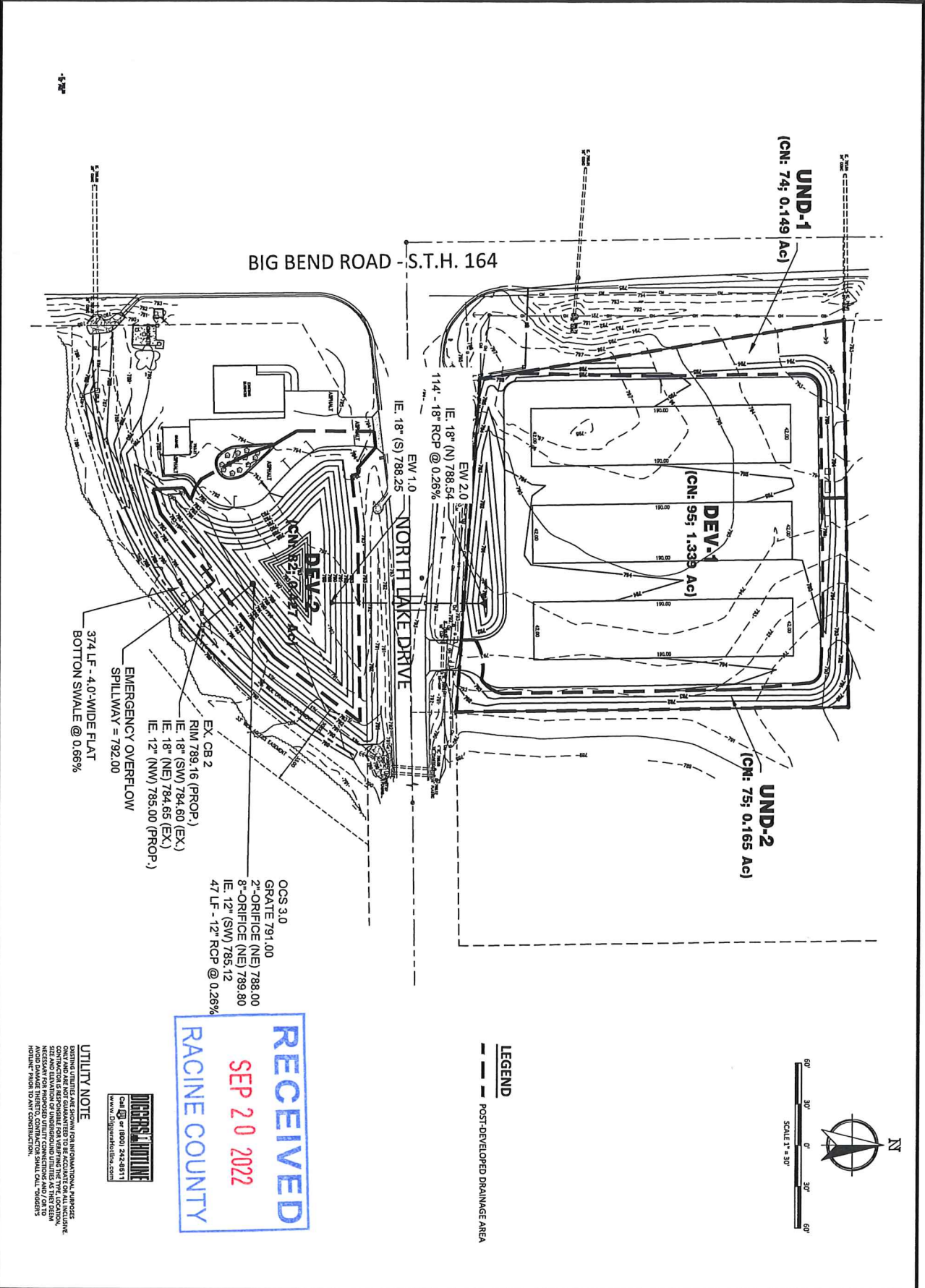
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STORAGE BUILDINGS PROJECT SPECIFICATIONS FOR PRECISE CONTRACTING & DESIGN TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN

Nielsen Madsen + Barber CIVIL ENGINEERS AND LAND SURVEYORS 1458 Horizon Blvd, Suite 200, Racine, WI, 53406







NO.	REVISION	BY	DATE

PROJECT: DEV-1  
DATE: 8/22/22  
DRAWN BY: JMB  
CHECKED BY: JMB  
DATE: 8/22/22

**STORAGE BUILDINGS**  
POST-DEVELOPED DRAINAGE EXHIBIT  
PRECISE CONTRACTING & DESIGN  
TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN