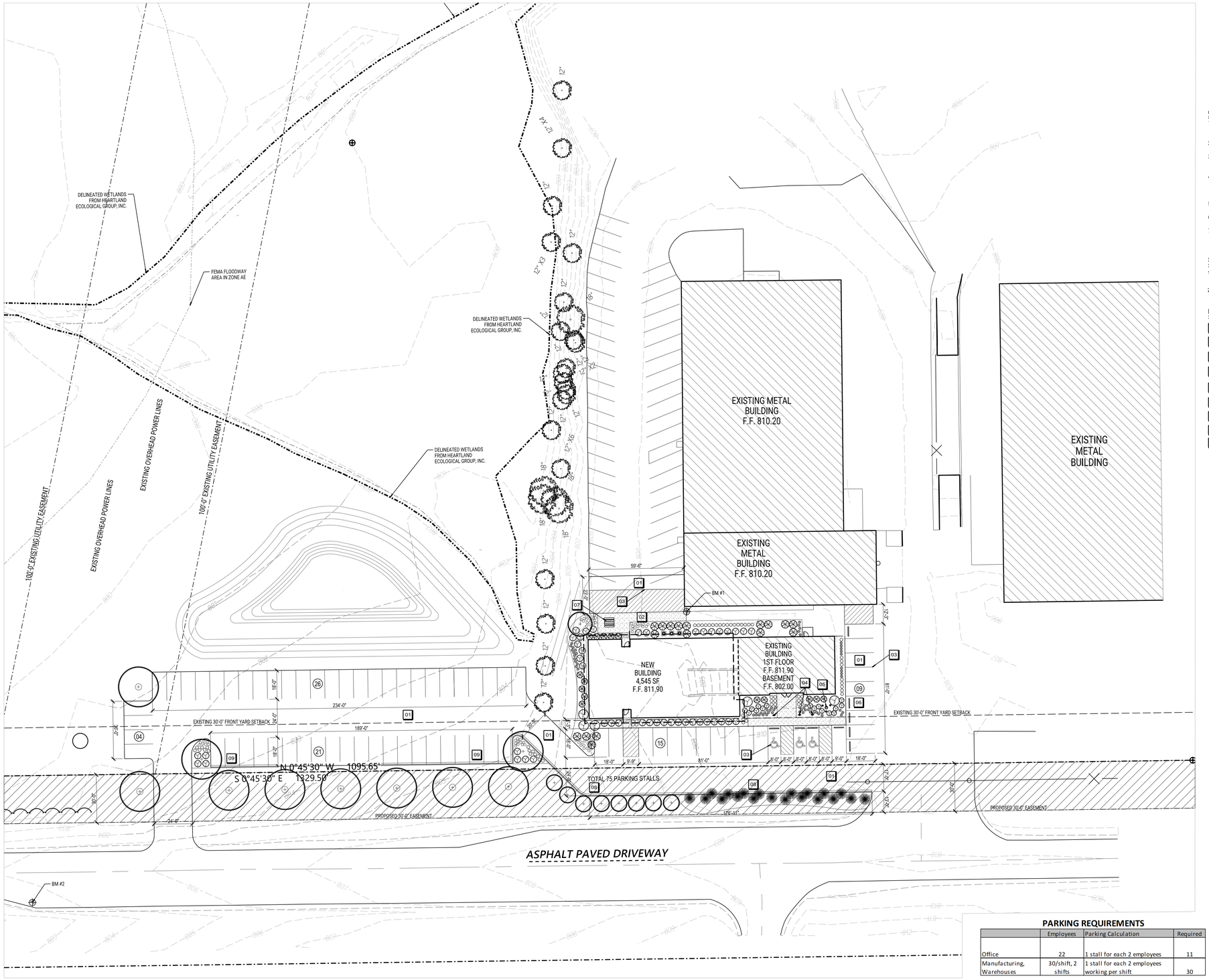

1"=30'-0"

DIGGERS HOTLINE

CALL TOLL FREE 1-800-242-8511
MILWAUKEE AREA 414-259-1181
FAX A LOCATE 1-800-338-3860
TDD (HEARING IMPAIRED) 1-800-542-2289
ONLINE: www.DiggersHotline.com

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

GENERAL NOTES

1. CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.
2. TRUE NORTH MAY VARY FROM PROJECT NORTH.
3. CONTRACTOR PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA), AND ALL FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES AS THEY PERTAIN TO THIS PROJECT.
5. FIELD VERIFY ALL EXISTING UTILITIES, ELEVATIONS AND DIMENSIONS.
6. COORDINATE WITH THE AUTHORITY HAVING JURISDICTION AND UTILITY COMPANIES AS NECESSARY.
7. DIGGER'S HOTLINE SHALL BE CALLED TO MARK UTILITIES PRIOR TO ANY LAND DISTURBANCE.

SITE LAYOUT NOTES

1. BUILDING SHALL BE ORIENTED PARALLEL AND PERPENDICULAR TO EXISTING PROPERTY LINE AS SHOWN ON DRAWING.
2. ALL EXTERIOR CONCRETE SIDEWALKS AND YARD SLABS SHALL BE 4,000 PSI. ALL CONCRETE PAVEMENT SHALL BE 4,500 PSI UNLESS OTHERWISE NOTED.

KEYNOTES

- 01 NEW BITUMINOUS PAVEMENT, SEE DETAIL 01/C801.
- 02 NEW CONCRETE SIDEWALK JOINTING, TYP. SEE DETAIL 02/C801 AND 03/C801.
- 03 NEW 4" PAINT STRIPING, TYP.
- 04 NEW BARRIER-FREE PARKING STALL SIGNAGE, TYP. SEE DETAIL 04/C801.
- 05 NEW FLAG POLE. SEE DETAIL XX/XXXX.
- 06 NEW CONCRETE WHEEL STOP, TYP. SEE DETAIL XX/XXXX.
- 07 NEW OUTDOOR COMMUNITY SPACE.
- 08 NEW RECEIVER CURB AND GUTTER. SEE DETAIL XX/C801.
- 09 NEW REJECT CURB AND GUTTER. SEE DETAIL XX/C801.

JOHNS DISPOSAL OFFICE ADDITION - SITE CALCULATIONS		
Total Property	**648,173 sf**	**14.88 ac**
Total Disturbed Area	**96,021 sf**	**2.20 ac**
Zoning District:	M-1 General Manufacturing District	
Setbacks:	30'-0"	Front Yard
	15'-0"	Side Yard
	30'-0"	Rear Yard
	75'-0"	Shore Yard
Maximum Building Height:	3 Stories or 100'	
Use:	Office/Warehousing/Inside Storage	

Existing Site: Total Disturbed Area					
Existing Buildings	4,923	sf	0.11	ac	
Existing Pavement	10,345	sf	0.24	ac	
Total Existing Impervious	15,268	sf	0.35	ac	***16%***
Remainder Greenspace	80,753	sf	1.85	ac	***84%***

Proposed Site: Total Disturbed Area					
New Building	4,603	sf	0.11	ac	
Existing and New Pavement	31,656	sf	0.73	ac	
Total New & Existing Impervious	41,151	sf	0.94	ac	***43%***
Remainder Greenspace	54,870	sf	1.26	ac	***57%***

Total Additional New Impervious Area	25,883	sf

PARKING REQUIREMENTS

	Employees	Parking Calculation	Required
Office	22	1 stall for each 2 employees	11
Manufacturing, Warehouses	30/shift, 2 shifts	1 stall for each 2 employees working per shift	30

Total Required:	41
Total Regular Stalls:	72
Total ADA Stalls:	3
Total Parking Provided:	75

SITE SYMBOL LEGEND

	SIGN
	BOLLARD
	FIRE HYDRANT
	MANHOLE/CATCH BASIN/INLET
	CURB INLET
	NEW FLARED END SECTION WITH RIPRAP AND GUARD
XXX.XX	NEW SPOT ELEVATION (FEET)
TC XXX.XX BC XXX.XX	NEW TOP OF CURB ELEVATION (FEET) NEW BOTTOM OF CURB ELEVATION (FEET)
TS XXX.XX BS XXX.XX	NEW TOP OF STEP (FEET) NEW BOTTOM OF STEP (FEET)
RE / IE XXX.XX	RIM OR INVERT ELEVATION (FEET)
	WATER VALVE OR GAS VALVE
	GAS METER
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
TR	TRANSFORMER
E CT	ELECTRIC METER AND CT CABINET
	NEW STRUCTURE OR ADDITION
	EXISTING STRUCTURE

ALL SYMBOLS MAY NOT BE USED IN THIS SET.

PRELIMINARY - NOT FOR CONSTRUCTION

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

JOHNS DISPOSAL SERVICE, INC.

OFFICE ADDITION

107 HWY U
WHITEWATER, WI 53190

JOHNS DISPOSAL SERVICE INC.
Whitewater & Franksville, WI

ISSUANCES / REVISIONS		
NO:	DESCRIPTION:	DATE:

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PROJECT NUMBER
74560

APPROVED BY
SJG

REVIEWED BY
SJG

DRAWN BY
SKS

SITE LAYOUT PLAN

C101