SITE DEVELOPMENT PLANS

Walgreens

141 CARMICHAEL ROAD
HUDSON, WISCONSIN

WISCONSIN
CALL BEFORE YOU DIG!
DIGGERS HOTLINE
TOLL FREE: 1-800-242-8511

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

I. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF HUDSON PUBLIC WORKS DEPARTMENT TECHNICAL SPECIFICATIONS DATED FEBRUARY 2010 AND PER CITY OF HUDSON PUBLIC WATER UTILITIES WATER DISTRIBUTION TECHNICAL SPECIFICATIONS DATED JANUARY 2009.

J. CONTRACTOR RESPONSIBLE TO NOTIFY ADJACENT PROPERTY OWNERS 30 DAYS PRIOR TO START OF EXCAVATION.

FLOOD CERTIFICATION:

THE PROPERTY IS LOCATED IN THE FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. CROIX COUNTY, WISCONSIN. MAP NUMBER 55109C0328E WITH AN EFFECTIVE DATE OF MARCH 16, 2009.

RESOURCE LIST:

CITY ENGINEER
DENNIS M. POSTLER, P.E.
FOTH
8550 HUDSON BLVD. N.,
SUITE 105
ST. PAUL, MN 55042
PHONE: (651) 288-8510
FAX: (651) 288-8551

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

FIRE PREVENTION & INSPECTION
DAVE KRUPICH, FIRE INSPECTOR
CITY OF HUDSON
505 THIRD STREET
HUDSON, WI 54016
PHONE: (715) 386-4270

WATER DEPARTMENT
TIM CARUSO, DIRECTOR
CITY OF HUDSON
505 THIRD STREET
HUDSON, WI 54016
PHONE: (715) 386-4760

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

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

PUBLIC WORKS DEPARTMENT
JIM SCHREIBER, WASTEWATER DIRECTOR
CITY OF HUDSON
505 THIRD STREET
HUDSON, WI 54016
PHONE: (715) 386-4769

ELECTRIC/GAS SERVICE
XCEL ENERGY
1201 LIVINGSTONE ROAD
HUDSON, WI 54016
STEVEN JOHNSON
STEVEN.C.JOHNSON@XCELENERGY.COM
PHONE: (715) 377-1810
DARREN NORDSKOG
PHONE: (715) 386-4798

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

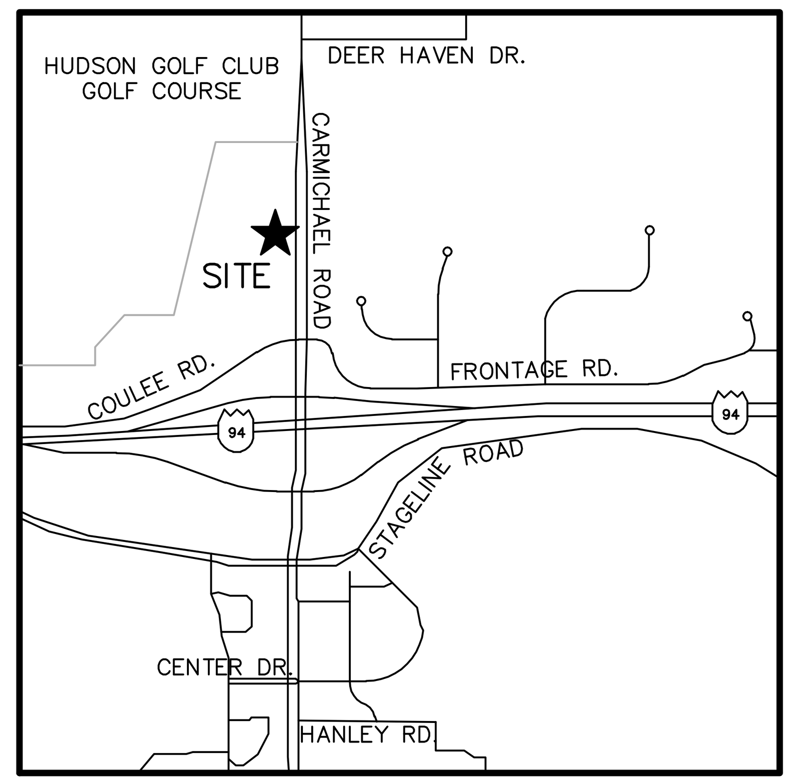
PHONE/FIBER OPTIC SERVICE
SBC
220 WEST WISCONSIN AVE.
WAUKESHA, WI 53186
RICK PODOLAK
PHONE: (715) 839-5565
FAX: (715) 839-5929

DEVELOPER

SEMPER DEVELOPMENT
600 FOSHAY TOWER
821 MARQUETTE AVENUE,
MINNEAPOLIS, MN 55402
PHONE: (612) 332-1500
FAX: (612) 332-2428
MR. JOHN KOHLER

CIVIL CONSULTANT

CEI ENGINEERING INC.
2277 WEST HIGHWAY 36
SUITE 200
ROSEVILLE, MN 55113
PHONE: (651) 697-0800
FAX: (651) 697-0804
MR. ALAN CATCHPOOL, P.E.



Vicinity Map
NOT TO SCALE

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CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
2277 WEST HIGHWAY 36, SUITE 200 (651)697-0800
ROSEVILLE, MN 55113 FAX (651)697-0804

CITY OF HUDSON GENERAL NOTES:

PRECONSTRUCTION CONFERENCE

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

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

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

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

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

COORDINATION BY CONTRACTOR

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

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

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

INSPECTION AND MATERIALS TESTING

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

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

DEVELOPER'S RESPONSIBILITY

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

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

PERMITS AND LICENSES

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

PRIVATE UTILITIES

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

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

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

SITE MAINTENANCE

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

SITE MAINTENANCE (CONT.)

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

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

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

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

EROSION AND SEDIMENT CONTROL

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

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

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

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

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

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

TRAFFIC CONTROL

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

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

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

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

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

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

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

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

Arkansas * California * Georgia * Minnesota * Pennsylvania * Texas

CEI Engineering Associates, Inc.
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REVISION: 0

NO.	DATE	BY	DESCRIPTION
3	7/28/11	SD	ISSUE FOR CONSTRUCTION
	7/28/11	SD	OWNER COMMENT REVISIONS
	7/7/11	AC	OWNER COMMENT REVISIONS
2	6/22/11	AC	ISSUE FOR PERMIT & WAG CHECKLIST
1	6/13/11	SD	ISSUE FOR CLIENT REVIEW

REVISIONS

COVER SHEET
STORE NUMBER #15121
WALGREENS
141 CARMICHAEL ROAD
HUDSON, WISCONSIN

CADD PLOT:
DRAWN BY:
DATE:
REVISED:

C1.1