City of Mequon

Virtual Meeting
Mequon, WI 53092
Phone: 262-236-2904
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, January 25, 2021
6:00 PM
Virtual Meeting

AGENDA

ELECTRONIC MEETING NOTICE: Pursuant to the current recommendation of the CDC limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the GoToMeeting platform with each member accessing the meeting remotely. Citizens may join the meeting online or by phone. Please go to https://global.gotomeeting.com/join/116424117 to join the meeting online or call into the meeting by dialing 1.877.309.2073 and enter access code 116-424-117.

WRITTEN PUBLIC COMMENTS may be made in writing in advance of the meeting. Written comments should be directed to the Department of Community Development at least 2 hours prior to the meeting by email at DCD1@ci.mequon.wi.us addressed to the intended committee. Written public comment may also be deposited in the drop box at City Hall on 11333 N. Cedarburg Road, Mequon at least 2 hours prior to the meeting. Comments received timely will be forwarded to all members of the body for their consideration.

VERBAL PUBLIC COMMENTS will be accepted only from members of the public who register in advance. Registration shall be made by sending an email to Planner Pa Phouala Vang at DCD1@ci.mequon.wi.us or by leaving a message at 262.236.2904 no later than 2 hours prior to the meeting.

1) Call to Order, Roll Call

a) Approval of Minutes from December 14, 2020

2) Consent Agenda

a) Brian Willbrandt for St. Francis Borgia Cemetery. The applicant is seeking sign waiver approval to allow for an additional sign at the east entrance to the cemetery (to match the west sign) for the property located at 7963 W. Pioneer Road.

b) Jeffrey Raasch. The applicant is seeking fill permit approval to allow for 1,370 C.Y. of fill for new residential construction for the property located at 9941 N. River Road

c) Mequon Medical. The applicant is seeking development agreement and fill permit approval for 5,300 C.Y. of fill for a medical clinic for the property located at the northwest corner of Highland Road and Port Washington Road.

d) Fast Signs of Waukesha for Athlete Performance. The applicant is seeking master sign plan approval for the 35,090 sq. ft. athletic facility with accessory business tenants located at 10725 N. Executive Court.

3) Regular Business

a) Door Creek Construction, LLC. The applicant is seeking preliminary plat approval to allow for a proposed 9-lot single-family subdivision for the 73-acre property located southwest of Lake Shore Drive and Pioneer Road (Lake Shore Estates).

b) Design 2 Construct Development for Copps Industries. The applicant is seeking building and site plan approval to allow for construction of a proposed 78,200 sq. ft. office, research and manufacturing facility for the 7.7-acre property located east of Commerce Street and south of Executive Drive in the Business Park.

c) Kapur and Associates for Mequon Thiensville School District. The applicant is seeking building and site plan amendment, rezoning recommendation from R-3 to IPS, electronic sign and fill permit approval to allow for 8,000 C.Y. of fill for a 30,300 sq. ft. single-story addition for the property located at 2401 Donges Bay Road (Donges Bay School).

d) Kapur and Associates for Mequon Thiensville School District. The applicant is seeking building and site plan amendment, electronic sign and fill permit approval to allow for 13,000 C.Y. of fill for a 29,300 sq. ft. single-story addition for the property located at 12850 Oriole Lane (Oriole Lane School).

e) Kapur and Associates for Mequon Thiensville School District. The applicant is seeking building and site plan amendment, electronic sign and fill permit approval to allow for 7,000 C.Y. of fill for a 22,300 sq. ft. single-story addition for the property located at 11001 N. Buntrock Avenue (Wilson School).

f) Residence at Foxtown. The applicant is seeking development agreement amendment approval for a proposed 23 single-family home development for the property located immediately east of 11050 N. Weston Drive.

g) Foxtown Brewery. The applicant is seeking building and site plan amendment and sign waiver approval to allow for a patio expansion for the property located east of 6411 W. Mequon Road.

4) Policy

a) R-1 Zoning District modifications related to conservation subdivisions

5) Announcements

The next meeting is February 22, 2021

6) Adjourn

Dated: January 22, 2021 /s/ John Wirth, Chair

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the Department

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PLANNING COMMISSION
Regular Meeting
Monday, December 14, 2020
6:00 PM
Virtual Meeting

Minutes

1) Call to Order, Roll Call

Present:
Chair John Wirth
Alderman Andrew Nerbun
Commissioner Greg Bach
Commissioner Dan Gentges
Commissioner Rick Lemke
Commissioner Rebecca Schaefer
Commissioner James Schaefer
Commissioner John Stoker
Alternate Stephanie Hawley
Commissioner Martin Choren - **Absent**

Mayor Wirth reminded the participants about the protocols for the teleconference.

a) Approval of Minutes

Action
Commissioner Stoker made a motion to approve the November 23, 2020 meeting minutes.
Commissioner Bach seconded the motion.
A voice vote was taken; vote passed (8-0)

2) Public Hearing/Consent

a) St. John's Properties, Inc. for Mequon Joint Venture. The applicant is seeking conditional use grant approval to allow for a fitness center for the property located at 6140 West Executive Drive, Suite I (Sanfilippo Baseball).

Action
Commissioner Jim Schaefer made a motion to open a public hearing.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

Attachment: DRAFT PC_12.14.2020 (5858 : Meeting Minutes from December 14, 2020)

Action
Commissioner Stoker made a motion to close the public hearing.
Commissioner Jim Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

Action
Commissioner Stoker made a motion to approve items 2(a) and 3(b).
Commissioner Bach seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	John Stoker
SECONDER:	Greg Bach, Commissioner
AYES:	Wirth, Nerbun, Bach, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Choren

b) Rock of Ages Milwaukee Memorials for Lumen Christi. The applicant is seeking conditional use and building and site plan approval to allow for a proposed 10' x 10' private mausoleum for the property located at 2723 W. Mequon Road (Balistreri Mausoleum).

This item was removed from the Consent Agenda.

Action
Commissioner Bach made a motion to open a public hearing.
Commissioner Gentges seconded the motion.
A voice vote was taken; vote passed (8-0)

Ms. Wilke was called on to speak but was not present on the call.

Action
Commissioner Jim Schaefer made a motion to close the public hearing.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

Planner Vang answered the public feedback questions submitted to the Planning Commission:

1. There are mausoleums at other cemeteries in Mequon.
2. Mausoleums are allowed as conditional use grants (CUG) in IPS zoning districts.
3. All mausoleums require CUG approval from the Planning Commission.

Action
Commissioner Becky Schaefer made a motion to approve this CUG request.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

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RESULT:	**APPROVED [8 TO 0]**
MOVER:	James Schaefer, Commissioner
SECONDER:	Gregg Bach, Commissioner
AYES:	Wirth, Nerbun, Bach, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Choren

3) Regular Business/Consent

a) The Victory Company. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located immediately east of 4000 W. Scenic Avenue.

Commissioner Stoker recused himself from this item.

Action
Commissioner Jim Schaefer made a motion to approve this item.
Commissioner Bach seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	James Schaefer, Commissioner
SECONDER:	Greg Bach, Alternate
AYES:	Wirth, Nerbun, Bach, Gentges, Hawley, Lemke, J. Schaefer, R. Schaefer
ABSENT:	Choren
RECUSED:	Stoker

b) Mequon I, LLC/VH Mequon II, LLC. The applicant is seeking final plat and street tree approval for Phase I of The Enclave II subdivision. The first phase includes 14 single-family lots for the property located at 10565 N. Wauwatosa Road.

Action
Commissioner Stoker made a motion to approve items 2(a) and 3(b).
Commissioner Bach seconded the motion.
A voice vote was taken; vote passed (8-0)

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RESULT:	**APPROVED [8 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Greg Bach, Commissioner
AYES:	Wirth, Nerbun, Bach, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Choren

c) Kapur and Associates for Mequon Thiensville School District. The applicant is seeking building and site amendment plan and fill permit approval to allow for 2,800 C.Y. of fill for a 2,800 sq. ft. addition for the property located at 11036 N. Range Line Court (Lake Shore Middle School).

Consent items 3(c) (Lake Shore Middle School) and 3(d) (Steffen Middle School) were removed from the Consent Agenda.

Asst. Dir. Zader stated that this is a request for building and site plan approval for Lake Shore Middle School and Range Line. He showed the proposed site plan with an addition to be located off the back of the school, which is 600 feet from any adjacent residential structures. The site plan improvements include cutting off the connection between the Lake Shore and Range Line parking lot. There is a proposed circular connection in the front of the property with access to Range Line Road and islands will be added to the parking lot in front of the school to enhance the parent pick area so that it is safer for the students and for vehicles.

He explained that the issue of the mechanicals screening that was addressed from the architect and the applicant is requesting that instead of the metal wall panel screening they would like the equipment to be painted to match the existing building. This is not typically allowed as the mechanicals are required to be screened. In this case, as it is roughly 600 feet from the nearest property, it will not have much public visibility and an exception could be made.

The other issue to be discussed is the electronic message sign requested by the applicant. The property signs are currently located in the city's ultimate right-of-way as the property line goes to the center line of the road. In order to comply with the 10-foot offset required by the sign code as well as the special provision for electronic message signs to be 100 feet from a neighboring property, these signs do not comply as proposed. The Range Line sign does have room to be moved back and in doing so, would meet both of the requirements; it would be pretty close to the circular drive area. The Lake Shore sign would be very difficult to be moved back as it is already located in their parking lot and it would be very disruptive to the traffic flow to be pushed back further into the parking lot. Staff recommends that the Range Line sign be made to conform to the code requirements and the Lake Shore sign can remain as it is. They need a right-of-way waiver from the City in case Range Line Road ever gets widened and the right-of-way is needed; they would need to relocate the sign at their own expense. The proposed plan currently shows a precast base of the sign and staff recommends it be more of a brick pattern to match the existing building per the sign code, for both the Lake Shore Middle School and Range Line signs.

The applicant, represented by Charlie Robinson from UEA, stated the monument signs have been designed for the two middle schools on the agenda this evening as well as the three elementary schools which will be submitted to the Planning Commission for approvals next

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month. The monument sign design is the same for all the buildings in the district to achieve a consistent and recognizable appearance for the public. The applicant is asking for the approval for the signs to remain as designed. He explained that it is an added expense to add brick to the sign's foundations in both materials some weatherproofing needed to protect the brick.

Mr. Robinson additionally stated that the roof screens are an exorbitant added expense that would cause the project to pivot the purpose of improved mechanical systems, interior finishings and enhancements, acoustical ceilings, wall panels and interior spaces to the cost of the required roof screens. The applicant requests that painting of the mechanicals be allowed per the language in the code. The applicant believes the money is much more useful spent on the items listed above rather than the mechanical screening.

Mayor Wirth asked for clarification regarding the request from staff and what is done in practice for mechanical screening and the language in the code allowing the mechanicals to be painted. Asst. Dir. Zader stated that this has been in practice for a very long time and that the Commission has historically favored actual screening, as opposed to painting of the mechanicals as it is believed to be more aesthetically appealing. He commented that the Commission does have discretion regarding this issue as with other aesthetic treatments to buildings. He stated that the addition is well hidden from the public view, a good distance from the property to the north and has no sight line to Range Line Road. For these reasons, he explained that this is a situation where staff would be supportive of the mechanicals being painted instead of requiring panel screening.

Mayor Wirth also asked the applicant how much of an expense the screening would cost. Mr. Robinson said that the combined costs for both Lake Shore and Steffen Middle Schools to provide the screening would be a six-figure number.

Mayor Wirth stated that having uniformity among the signage makes some sense, although the decisions made by staff and the Commission tend not to deviate from the sign code and do not typically allow the type of change being requested by the applicant. He questioned whether there is precedent for this request, as he would like consistency among the decisions made and not leniency given just because it is the school district asking for this approval.

Asst. Dir. Zader stated that there is not a lot of precedent for this type of request. He added that among the schools; Wilson, Range Line, Lake Shore, Donges Bay and Steffen, all have a similar color to their building brick pattern. Homestead already has a different electronic message board which does not match the proposed sign design and Oriole Lane is the only school that has a different brick color (red) that wound not match. He believes that consistency could be achieved by having a little brick around the signage itself while maintaining consistency with the rest of the sign via font, language and the board itself. He stated that consistency can be gained while still adhering to the intent of the code by having a base that is architectural compatible with the buildings.

The Commission provided feedback that there is a preference to have the brick around the foundation of the signs match the buildings per the code. Due to the addition being in the back of

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the building and out of view of the public and due to the excessive cost, the Commission supports the painting of the mechanics instead of requiring panel screening.

Action
Commissioner Stoker made a motion to approve painting of the mechanics, denial of the precast signage foundations, brick foundations matching the school buildings is required and subject to the conditions in the staff report.
Commissioner Jim Schaefer seconded the motion.
Roll call was taken; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Nerbun, Bach, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Choren

d) Kapur and Associates for Mequon Thiensville School District. The applicant is seeking building and site plan amendment and fill permit approval to allow for 9,800 C.Y. of fill for a 3,000 sq. ft. addition for the property located at 6633 Steffen Drive (Steffen Middle School).

Asst. Dir. Zader stated that the addition to Steffen Middle School is also located in the back but there is a little view of the mechanics from the apartments to the west. The sign is located along the right-of-way in the front, it does not meet the 10-foot setback requirement and there are some condominiums directly across the street. If the sign is moved back to meet the required setback, it will be approximately 130 feet from the condos. The site plan shows a change to the parent pick up area which moves it to the west side of the building instead of the front of the building. Over the years there has been traffic stacked up on Steffen Road in both directions during peak times, making it difficult for other traffic movement in that area. The move to the west side allows for amble queuing and there is a traffic study included in the packet which dictates that the applicant is meeting the majority of the requirements. The only issue that the Commission needs to decide on is that the parking lot needs to go further to the west and the applicant is asking for a reduction to a 15-foot setback instead of the required 20-foot setback. A four to five-foot retaining wall will be required as there is significant grade change there. Staff is supportive but requests some landscaping treatment, on the retaining wall to help shield it from the neighboring property. The addition will not be visible from the road, but it will be visible from the neighboring property to the west.

The applicant, Charlie Robinson from UEA, stated that their request has slightly changed to requesting approval to paint the mechanics, but to provide a roof screening panel only on the west side in an effort to prevent direct views from the apartments directly to the west of the school.

Mayor Wirth inquired whether in addition to the aesthetics, if rooftop screening aids in preventing noise from traveling to neighboring properties. Asst. Dir. Zader answered that depending on the type of equipment, sometimes the screening helps prevent the noise but other times the noise bounces off the panels and jumps over the screening and can land further away.

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He commented that the proposed addition is about 180 feet to the nearest property and that this proposal provides screening on the west side for both aesthetics as well as helping alleviate noise to the residences on the west side and will help keep the cost down by only having one side screened.

Mayor Wirth asked about vegetation under the transmission lines and what would be appropriate there. Asst. Dir. Zader replied that there is not an easement indicated on the survey and that the ATC requirement falls on the neighboring property. There is a 14-foot height restriction and Asst. Dir. Zader believes some low growth product would work in that area.

Mayor Wirth and staff both believe the change to the parent pick up area will be a positive impact on the traffic in the area. There will be a series of two gates that will control the flow of traffic entering and exiting the school property. Mayor Wirth asked the school officials to monitor this new traffic pattern area until it is running smoothly. Dr. Joynt confirmed that operations recommendations were part of the TADI report and that school staff will be following the operating recommendations as recommended.

Action

Mayor Wirth made a motion to approve subject to staff recommendations, requiring the rooftop screening only on the west side, the mechanics to be painted, denial of the precast signage foundations; brick foundations matching the school buildings is required.
Commissioner Becky Schaefer seconded the motion.
Roll call was called; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	John Wirth, Chair
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Wirth, Nerbun, Bach, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Choren

4) Regular Business

a) John Mikkleson. The applicant is seeking an approval for a waiver to the Standard Specifications for Land Development to allow for the construction of a shared driveway instead of the required private road for the property located at 12501 N. Lake Shore Drive.

Dir. of Engineering Lundeen stated that the Standard Specifications for Land Development dictate that when both by length of the driveway and number of lots, a number of lots may be served either by a private driveway or by a private road. The main difference being that private roads are required to meet the city's minimum number of technical standards which generally includes both a drainage component and a minimum width. She explained that historically the issue has been with respect to emergency management and access to the parcels. In this case, the applicant has requested a waiver to that requirement, not the least of which is to reduce the impact on the environmental features including wetlands. Staff does support the request in this case because these are previously platted lots that were divided prior to the implementation of what is now the Standard Specifications for Land Development.

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Asst. Dir. Zader explained that this parcel was originally owned by one owner with 7 different lots associated with it. The front house was previously sold off, which left the rest of the vacant land. There are a lot of wetlands on this site and the plan is to reconfigure the lots and reduce the number of lots to four building sites (as shown on the site plan included in the packet). The plan is for a driveway to come in through the existing property, there is already an existing easement for it, and the driveway will serve the four lots to the back of the parcel. They will need to fulfill all the DNR requirements for wetlands fill and crossing the wetlands, meet setback requirements and soil tests. He commented that this is a unique site and this request is only for the waiver. The applicant can develop the parcel without coming back in front of the Commission for other approvals.

The applicant, John Mikkleson, stated that they want to do the private driveway as there is less asphalt, which minimizes the stormwater impact, there is less visual impact from the existing homestead and private driveways have previously been done in Mequon over 500 feet.

There was some explanation about public feedback that was submitted to the Commission of the driveway being only 3 feet from a neighboring residence. It was explained that there is more flexibility to reduce the profile and keep it further away from the property line in question by making it a private driveway as opposed to a private road.

Action
Commissioner Stoker made motion to approve the item per staff recommendations.
Commissioner Jim Schaefer seconded the motion.
A roll call was called; vote passed (7-1) (No: Becky Schaefer)

RESULT:	**APPROVED [7 TO 1]**
MOVER:	John Stoker, Commissioner
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Nerbun, Bach, Gentges, Lemke, J. Schaefer, Stoker
NAYS:	R. Schaefer
ABSENT:	Choren

b) Wagner Excavating. The applicant is seeking minor request approval for fill in excess of 1,000 cubic yards for a bluff revetment project for 11 properties located between 1000-10120 N. Sheridan Drive.

Dir. of Engineering Lundeen specified that the request is only for the fill as it relates to the material that would be placed on the Bluff, as the City does not have the authority to regulate the revetment project itself. In this case, the revetment project either includes new bluff erosion measures or the amendment to existing bluff amendment measures over11 properties. Conditions of approval will include the submittal of a haul route and road bond to ensure that the roads are protected. Staff supports for the fill permit request.

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Action
Commissioner Stoker made motion to approve the item per staff recommendations.
Commissioner Lemke seconded the motion.
A roll call was called; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Nerbun, Bach, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Choren

c) Mequon Medical. The applicant is seeking building plan approval for a 29,000 sq. ft. +/- outpatient medical clinic for the property located at 1310 W. Highland Road. Based upon updated information regarding the relocation of the Sugar Maple tree, this has been added to the agenda for possible reconsideration (REMOVE FROM TABLE).

Mayor With stated that there are two parts to this motion which will be discussed separately; the building plan which was previously tabled, and staff has updated information regarding the Sugar Maple tree.

Action
Commissioner Jim Schaefer made motion to remove the item from the table.
Commissioner Lemke seconded the motion.
A voice vote was taken; vote passed (8-0)

Asst. Dir. Zader stated the building plan was tabled at the last meeting and since then the applicant met with both of the Commission architects several times to work on the design of the building. Commissioner Choren is not present at the meeting this evening but communicated his support for the proposed plan along with support from Commissioner Jim Schaefer and staff.

The applicant, John Ford with Mequon Medical, thanked the Commissioner architects for their time and input in making changes to the building design.

Action
Commissioner Jim Schaefer made a motion to approve the building plan per staff recommendations.
Commissioner Stoker seconded the motion.
A roll call was called; vote passed (7-1) (No: Bach)

Asst. Dir. Zader stated that at the request of the Mayor, this item was added to the agenda for reconsideration; it will take a motion and approval from the Commissioners that voted approval at the previous meeting to be reconsidered.

After the meeting the applicant communicated that the cost to relocate the tree will cost between $23,000 - $35,000 with a survivability percentage of around 50%. There is also concern that there are some fiber optics underneath the tree that may already be intertwined with the root ball

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as well as concern from the contractor that spading the tree may cause it to be lifted into the powerlines which would then need to be shut down for a few hours while this takes place. The applicant offered that due to the high cost to relocate the tree and the low survival probability, that the tree be removed and 2 new trees approximately 7-8" in diameter will be added in the outlot in front of the building. Staff is supportive of the proposed changes.

Action
Mayor Wirth made a motion to reconsider the item.
Commissioner Lemke seconded the motion.
A voice vote was taken; vote passed (8-0)

City Forester Mike Gies stated that he believes the relocation would have been very difficult and the survivability would probably be lower than 50%.

The applicant, Mr. Ford, stated that both new trees will be approximately 7" in diameter, similar in type and color and will be placed in the outlot.

Feedback from the Commission expressed support for the applicant due to the expense to relocate the tree as well as the belief that it would not survive being relocated. They support the offer from the applicant to provide the two replacement trees in the outlot.

Action
Mayor Wirth made motion to approve the removal of the existing Sugar Maple and replace it with two new 7" trees in the outlot.
Commissioner Lemke seconded the motion.
A roll call vote was called; vote passed (7-1)(No: Bach)

RESULT:	**APPROVED [8 TO 1]**
MOVER:	James Schaefer, Commissioner
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Nerbun, Gentges, Hawley, Lemke, J. Schaefer, R. Schaefer, Stoker
NAYS:	Bach
ABSENT:	Choren

d) Lakeside Development Company for RDC Investments. The applicant is seeking a consultation for a proposed 13,500 sq. ft. addition to the existing building for the property located at 10235 N. Port Washington Road.

Planner Vang stated that this is a proposal for a 13,500 sq. ft. addition to the existing building. The owner is RDC Investments, but many residents know it as Midwest Labs. This is only a consultation tonight, there will be no action taken, the applicant would like feedback from the Commission as there are a few issues to discuss.

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She explained that the addition will exceed the floor area ratio (FAR), as the requirement is 30% and the addition would be at 39%; however, they would maintain a 38% open space ratio which exceeds the 30% zoning requirement. Additional parking is not being added as the addition is for data storage only and no additional employees will be added. Due to the size of the proposed building at 35,850 sq. ft., this could be a concern for a new user to the building and this issue will need to be addressed. Staff noted in the staff report that the Commission may choose to require a deed restriction regarding the type of user that would be allowed for this building to a similar type use or one with limited parking needs. The engineering portion of the staff report addresses the wetlands on site and a wetland delineation will be required as it appears that the addition may encroach the wetlands or at least the wetland setback. Planner Vang stated that resident feedback was provided to the Commission prior to the meeting which relates to noise complaints for the site from the outside generators, although there are not any current open violations. There are not any additional generators proposed for the addition, although there will be rooftop cooling units for the equipment within addition. The main concerns relate to exceeding the FAR and setting a precedent. The open space ratio being met is a benefit and the fact that the addition wraps around the generator has potential to minimize noise from the generator. If the project is approved, staff will continue to work with the applicant to address any ongoing issues.

Public Comment

James Erlandson, 10326 N Westport Circle, Vice-President of Cedar Ridge Condominium Subdivision, stated that he is not supportive of the proposed addition because he believes it will decrease their property values, have a negative impact on their quality of life and leave a legacy of a building that is only useable for a single user. He stated that RDC Investments did not contact the Condo Assoc. in 2018 when adding 7 additional rooftop generators and a diesel backup generator. He stated there is constant noise from these generators throughout their subdivision. He explained that there is a test run of the diesel backup generator that runs 15-45 minutes every week that shakes the ground and emits an ear-piercing noise. There have been several complaints to the city, and he stated that the noise is still present. He also commented that Fish Creek will be negatively impacted from generator run-off. They do not support this proposal due to the FAR being exceeded, the proposed deed restriction, the single user building as well as the ongoing noise complaints. They do not feel RDC Investments have been a good neighbor.

The applicant was represented by Brian Scheive from Lakeside Development and Mike Weber, the owner of the building. Mr. Scheive stated that the red-orange masonry will be matched, and the height of the addition will be the same as the existing building. The addition will not require any additional backup generators, but it will necessitate typical rooftop units as seen on large commercial buildings.

Mr. Weber stated that he has owns the building and the business there is Integrated Systems Corporation (IS Corp). He explained that the business is a cloud which stores data for banks, hospitals and school districts. Due to Covid, they have experienced a huge surge in their existing customers requiring more contiguous floor space. They have contracts for that building in excess of 10 years for large medical facilities and they intend to be in the building for a long time. They are looking for feedback from the Commission as they are anxious to move forward with their addition in order to better serve their customers.

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A Commissioner questioned Mr. Weber about the noise concerns and what they have done regarding this issue. He explained that power generators were added to the exterior of the building. He commented that they use some sound attenuation panels and tested the sound. The city has also been out to the site to test for the sound. Mr. Weber stated that he reached out to the city and was told that there are no outstanding noise complaints. He also explained that Lab Midwest is a small office tenant in the front of the building, renting about 2,000 sq. ft., and is not associated with his business in the back of the building.

There was discussion about whether the new addition would help to mitigate the noise. Mr. Scheive stated that the new building mass would surround 3 sides of the generator and he believes would help to buffer the noise. He also offered that sound attenuation shrouds can be added to the rooftop units, which currently do not exist as well as sound attenuation panels could also be added around the generator.

The applicant stated that 4-6 new rooftop cooling units will be required for the addition. Mr. Weber offered that these units can be located on the existing building, further east, closer to Port Washington Road. They have already installed sound attenuation panels on the west side of the generators, but they are willing to place panels all around the generators. He explained that these panels absorb the sound; and do not reflect it.

The Commission expressed concern about the building addition encroaching on Fish Creek as it sometimes floods, and this could cause problems downstream. It was recommended that this issue be addressed before asking for future approvals.

Asst. Dir. Zader stated that there are a few issues to be addressed:

- The FAR being exceeded – this is not typical on a legally sized lot in a zoning district. This deviation is not typically been approved.
- They have a CUG because the building already exceeds the B-3 zoning district threshold of 20,000 sq. ft. They are able to ask for the addition due to the CUG being in place.
- This is a balancing act between supporting an existing business that is growing but is requesting allowances not typically granted.
- The noise issue has been ongoing and needs to be addressed.

He advised the Commission to consider answering these questions and providing feedback to the applicant so that they can decide how to move forward:

1. Is the Commission comfortable allowing the FAR requirement to be exceeded?
2. If yes, what additional standards above and beyond have already been approved in terms of the noise, should be included. The level is currently at a 65 decibel, he suggested that this could be a lower number.
3. Although not typical, sound attenuation could be required for the rooftop units.
4. He suggested a sound study be required prior to any construction.

Mayor Wirth commented that both the FAR and open space requirements are required to be met per the zoning codes and he would like to know other times that a waiver has been granted for these variances. He did add that some of the noise concerns may be able to be alleviated through

Attachment: DRAFT PC_12.14.2020 (5858 : Meeting Minutes from December 14, 2020)

this approval process. He advised the applicants that the burden is on them to show why the requested waiver is beneficial to the community and not just to their business (ie, noise concerns will be addressed, more beautification to the back of the building facing the neighbors). He is weary of waving the FAR requirement.

Mr. Weber stated that he has made a significant investment to that site and it is not easy for him to relocate. The main fiberoptic highway goes right down Port Washington Road and AT&T/Lumen have equipment in his building and the main part of their internet goes through his building. It is critical for him to be able to grow his business in this location.

e) Anderson Ashton Design/Build for 10448 N. Port Washington Road. The applicant is seeking a consultation to convert an existing 62,00 sq. ft. industrial building into self-storage for the property located at 10448 N. Port Washington Road.

Asst. Dir. Zader stated that this building has had multiple developers/users meet with staff over the years about possible new businesses for this site. There seems to be more interest in it now that the majority of the tenants have vacated. Previously there have been other interests for this building to be used for storage and staff would like to gauge the feedback for this type of use from the Commission.

This specific proposal is for the entire building to be used for storage including a small addition of 5,600 sq. ft. Due to the storage use, the parking lot would be substantially reduced from about 100 parking spaces down to 9 parking spaces, which would increase the green space ratio and would be beneficial in terms of the site coming into compliance. The PUD from 2014 did not anticipate an addition to this building and the FAR was already over for the site. At the time, it was agreed that the building on the southern piece could not exceed 13,000 sq. ft. in order to keep the green space ratio in accordance with the code. The proposed mezzanine will also cause the FAR to be more out of compliance and this issue will need to be considered.

He explained that the property is zoned B-4 (Business Park), which is probably not the most appropriate zoning for this location, and it does not allow storage (categorized as warehousing). It would need to be rezoned to B-2 (Community Commercial) or B-5 (Light Industrial) zoning, although the thought is that the Commission would not support B-5 zoning at this location and it would need to probably be rezoned to B-2 zoning. In all previous discussions with potential applicants inquiring about storage at this location, staff has been steadfast that some type of commercial or service use should be established on the Port Washington Road side of the building and the building could not be full storage. This proposal includes some architectural design on the front of the building by the use would be full storage.

Additionally, the Economic Development Board has been studying the land uses in this area and believes this area would be ideal for entertainment, a hotel, a restaurant or multi-family use. There is some concern if this parcel is to be rezoned before the work from the EDB has been completed. This property is part of the TIF District #5, which was intended for redevelopment of some of the older buildings in this area. There is a strict formula for how the TIF works and this building, being so large, does not meet the fast-track formula making it worthwhile to tearing it down, unless there was a substantial amount of density with regard to residential or some hotel type of use.

DRAFT

Attachment: DRAFT PC_12.14.2020 (5858 : Meeting Minutes from December 14, 2020)

Asst. Dir. Zader stated that some of the proposal improvements include refacing the building, added signage and use of fiber cement to cover up some of the panels. Staff believes this is a short-term solution and prefer having the building razed for some other type of use which may be more compatible with the area.

He stated that the Commission should consider the following issues/questions:

1. Is the use of storage acceptable in this location given all the history and other factors mentioned?
2. Is there a better use long term, possibly with the building razed?
3. Although it cannot occur right now under the fast-track formula, the TIF could be amended to allow for a different incentive package that could help entice other development there.

The applicant was represented by Brian Fisher from Anderson Ashton Design/Build, and Michael Kelly as well as representatives from Founders and Colliers. Mr. Kelly stated that this is a very difficult property, given its age, massing and prohibitive demolition cost; they feel their proposal for redevelopment is the highest and best use for this property. They are proposing class A self-storage, which will be almost entirely climate controlled. He stated this type of storage is in high demand and not readily available. He explained the plan includes many aesthetically pleasing architectural details, much needed glass, modernizing the yellow and brown color scheme and bringing more green space to the parcel. He explained that the parking lot can be reduced because the plan includes an interior drive aisle and cars will not be parking outside the building.

Mr. Fisher showed renderings of their proposal and explained that it is currently an unsightly building and loading dock. The loading dock will be replaced by a high-level speed door that is glass and goes up in 2 seconds and comes down in 6 seconds. He stated the traffic impact will be minimum as this type of facility typically has 3-6 users an hour. They may decommission some of the rooftop mechanics as they are not required for this type of use. The 5,600 sq. ft. addition is necessary for storage of boats and RVs; which are not allowed to be parked outside in Mequon. The mezzanine will add about 45,000 sq. ft. and it is occupiable space. There will only be about 1,200 sq. ft. of office space and the rest will be for storage. He stated that this is a highly desirable use for this community as it is safe for users and a high-quality product.

There was discussion regarding whether the glass entry door could be moved to the side of the building instead of remaining in the front of the building. Mr. Kelly answered that entering on the west side and exiting on the east side and utilizing the drive aisle, enables all storage users to get to their space without walking further than 120 feet. It was asked whether there could be turn around internally; but he answered that it takes up too much space.

Mayor Wirth provided feedback that he does not like the white color on the proposed building rendering. He prefers earth tones that match most of the buildings along Port Washington Road. He commented that the proposed building is better than what has been there over the past several years.

DRAFT

Attachment: DRAFT PC_12.14.2020 (5858 : Meeting Minutes from December 14, 2020)

The Commission asked whether the glass door could be recessed so that it would be somewhat less impactful. The applicant replied that he believes the recessed door is unsightly but offered that the door could be further inset.

There was some feedback from the Commission that storage would be a welcome use in the community and mixed response on whether this is the most appropriate location. There were several comments that the proposal for a much more appealing building may be a better option than waiting for something long term to possibly come along; as this property has been on the market for many years.

The applicant stated that they appreciate the feedback but would like feedback on approving the exceeded FAR due to the mezzanine that will be built as well as the 5,600 sq. ft. exterior storage addition for the RV and boat storage. This will be tucked into the notch in the back of the property; there is a tree line buffer there that shields this area from public view.

Asst. Dir. Zader stated that due to the feedback from the Commission supporting this use, the issue of the FAR needs to be discussed. He explained that if the mezzanine space needs to be included the FAR would go up dramatically, in the 60%- 70% range. He commented that it will not be notable because it will be added in the interior within the same building space/massing. The south section of the parcel was discussed in relation to these issues and some decisions around these issues need to be made. There was some support for exceptions to be made for this property in an effort to allow the project to move forward and be redeveloped. The asphalt on the west side of the building was also addressed and could be considered for removal.

Mayor Wirth recommended that the applicant reach out to the neighboring properties for their feedback and he commented that he believes that this is an intriguing proposal to a building that needs improvements.

5) Announcements

a) 2021 Meeting Calendar

6) Adjourn

Action
Commissioner Stoker made motion to adjourn the meeting.
Commissioner Jim Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

The meeting adjourned at 8:32 p.m.

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: DRAFT PC_12.14.2020 (5858 : Meeting Minutes from December 14, 2020)

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **January 25, 2021**

SUBJECT: **Brian Willbrandt for St. Francis Borgia Cemetery. The applicant is seeking sign waiver approval to allow for an additional sign at the east entrance to the cemetery (to match the west sign) for the property located at 7963 W. Pioneer Road.**

Applicant:	Brian Willbrandt
Status of Applicant:	Agent
Requested:	Sign Waiver
Existing Zoning:	IPS (Institutional and Public Service) OA (Agricultural Overlay)
Land Use Plan:	Institutional
Lot size:	12.53 acres
Location:	7963 W. Pioneer Road
Tax Key:	#14-004-01-006.00
District:	#1

Background:
The applicant is requesting a sign waiver to allow for a second monument sign for the property at 7963 W Pioneer Road. St Francis Borgia Cemetery has two access points along the public street, with approximately 430 linear feet from one another. Currently there is an approved auxiliary sign at their west entrance. The second sign is requested at their east entrance.

Sign Waiver:
The code allows for one freestanding sign for each principle building for a religious use. This site is not eligible for a monument sign because although it has a storage structure, it does not have a principle building. The existing sign at the west entrance is permitted in the code as an auxiliary freestanding sign which is permitted per site.

The code requires waivers to the sign code to be granted based on site-specific hardships such as topographic aberrations and visual encumbrances. The applicant indicates that the original entrance to the cemetery was located at the crest of the hill. When the hill was cut down due to traffic safety concerns, the entrance was eliminated, and two new entrances were created for the cemetery. The applicant indicated that the hill still creates a visual encumbrance and many new visitors are unable to identify the site. Although they have an existing approved sign, the sign is not visible from both directions. The applicant is seeking sign waiver approval to allow for a secondary sign at the east entrance which also requires a waiver to the driveway setback requirement. When the original entrance was eliminated, there was limited room to create the east entrance due to the lot line and the existing burials. The east driveway is located very close to existing burials and an existing stone pillar and gate.

Staff believes that the hill creates a visual encumbrance and supports the waiver for a monument sign to be placed closer than 10-feet to the driveway. In addition, the code allows two freestanding signs for religious uses, and the approval of this waiver does not increase the total number of signs permitted by code for this type of use. Staff asked the applicant to explore opportunities to install the signs on the existing stone columns to eliminate the number of vertical elements at each entrance. Exhibit A shows the proposed sign attached to the stone pillar. Staff supports this design and recommends a waiver to the 10-foot setback from the east driveway for such. Staff also recommends the existing post sign, which directs visitors to the building for rules and regulations, be set back further and reduced in height or removed to reduce sign clutter at the entrance. The applicant has agreed to remove this sign.

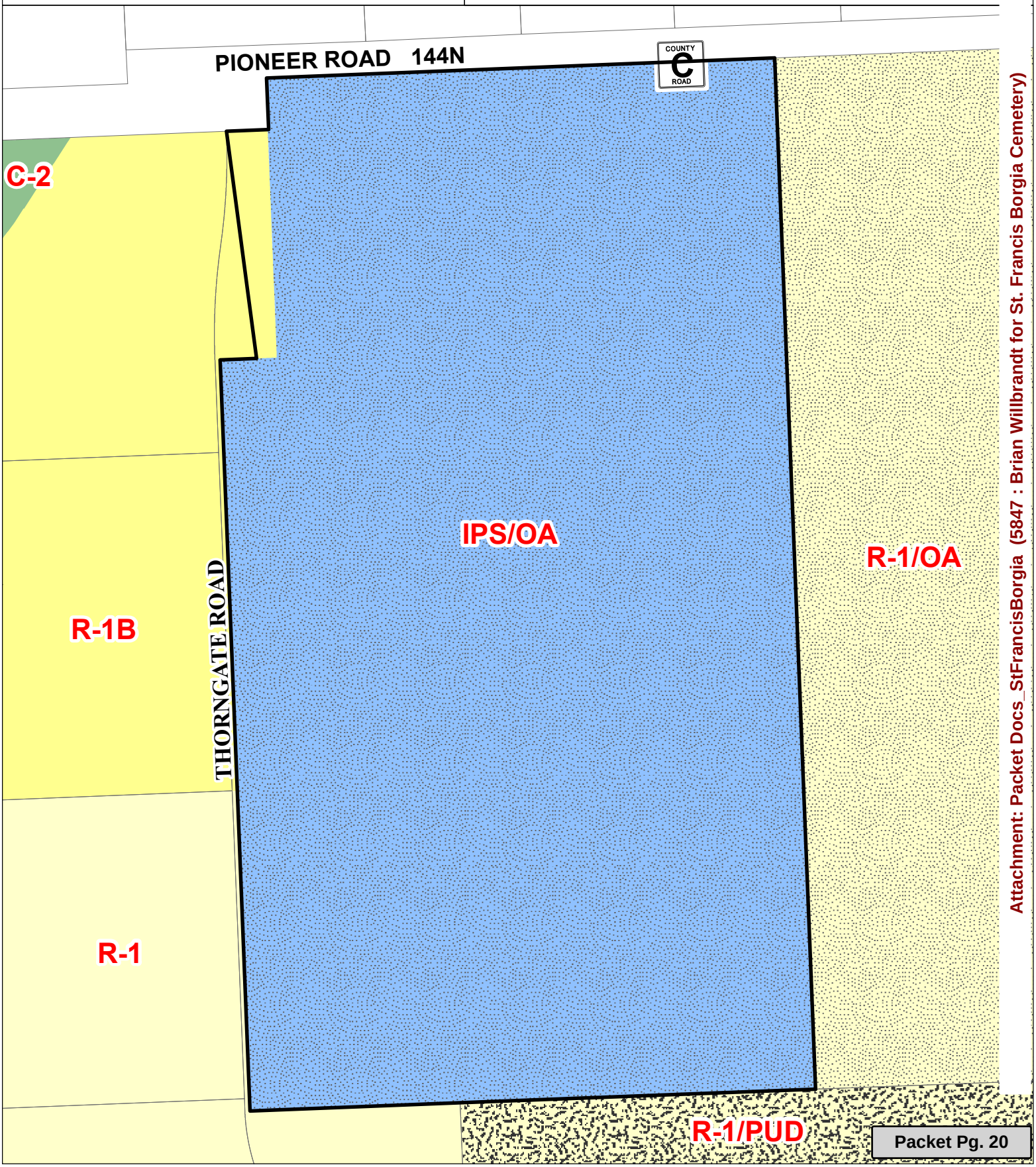
Staff Recommendation:
Planning staff recommends **approval** of the sign waiver based on the following conditions:

1. Sign permit approval.
2. The existing rules and regulations sign shall be set back further into the site and reduced in height or removed to reduced sign clutter at the entrance.

Attachments:
Packet Docs_StFrancisBorgia(PDF)

St. Francis Borgia Cemetery

AC	Arrival Corridor
A-1	Agricultural Preserve
A-2	General Agricultural
B-1	Neighborhood Business
B-2	Community Business
B-3	Office & Service Business
B-4	Business Park
B-5	Light Industrial
B-6	Rural Industrial
B-7	Rural Business
C-1	Shoreland/Wetland Conservancy
C-2	General Conservancy
CGO	Central Growth Overlay
FFO	Flood Fringe Overlay
FW	Floodway
IPS	Institutional & Public Service
LTD	Limited Use
OA	Agricultural Overlay
PUD	Planned Unit Development Overlay
P-1	Park & Recreation
R-1	Single-Family Residential (5 Ac. Min.)
R-1B	Single-Family Residential (2.5 Ac. Min.)
R-2	Single-Family Residential (2.0 Ac. Min.)
R-2B	Single-Family Residential (1.5 Ac. Min.)
R-3	Single-Family Residential (1.0 Ac. Min.)
R-4	Single-Family Residential (3/4 Ac. Min.)
R-5	Single-Family Residential (1/2 Ac. Min.)
R-6	Single-Family Residential (4 du/Ac)
RM	Multi-Family Residential
TC	Town Center
TDR	Transfer of Development Rights



Attachment: Packet Docs_StFrancisBorgia (5847 : Brian Willbrandt for St. Francis Borgia Cemetery)

12/21/2020

Dear Mequon Planning Commission,

My name is Brian Willbrandt and I am the Cemetery Coordinator for the St. Francis Borgia (SFB) Cemetery located at 7963 Pioneer Rd. in Mequon.

In November of this year, we applied for a sign permit for the cemetery, had it made and installed off the west driveway of the cemetery. (See picture #1).

We originally wanted a sign at both the east & west entrances but we were told we could only have one sign and it would have to be on the west side, due to the restriction of 10 feet off the driveway. The east driveway is almost on the lot line and here is why;

In the early 1970's the hill the cemetery is located on, was deemed dangerous for traffic on Pioneer Rd. The entrance to the cemetery was located at the crest of the hill. The decision was made to cut the hill down approximately 15 feet in height to make the hill "more gentle" for traffic. This would leave the cemetery without an entrance. Two new entrances were made, one on the east side and one on the west side of the cemetery. There was very little room to "squeeze in "an east entrance due to the lot line and the burials already on the east side. (See picture #2) The east entrance now is less than 10 feet off the lot line. This is the best that could be done and the cemetery had little say in the matter.

Two years ago, the SFB Cemetery Committee decided that the cemetery needed signs. Due to the hill being cut down, most of the cemetery is obscured from Pioneer Rd. and most people drive by without knowing it's there. This creates problems, especially during burials that have out of towner's attending. We contacted CKC Graphics and Signs in Grafton, to design and install the signs. When their owner Tom Berk, came to Mequon to get a permit, he was told only one sign was allowed due to regulations. The reason two signs were wanted was because a single sign couldn't be seen from both directions, due to the crest of the hill. If driving east, you're almost past the west sign when you see it. This is why we are asking for a sign waiver for an east driveway sign. The proposed location is 10 feet west of the east driveway and would be a twin to the west sign. (See picture #3)

Please consider this a hardship plea, due to the hill having been cut down and we are requesting a permit for a second sign.

Thank you and if you have any questions or concerns, please contact me at the information below.

Sincerely,

Brian Willbrandt – SFB Cemetery Coordinator

bpwillbrandt@yahoo.com

414-687-8601

Attachment: Packet Docs_StFrancisBorgia (5847 : Brian Willbrandt for St. Francis Borgia Cemetery)

Parcel Information

7963 Pioneer Rd

W N E S

Proposed location

Legend

Parcels

- Tax Parcel
- Gap
- Overlap
- Historical Parcel Lines
- Assessors Plat
- CSM
- Cemetery Plat
- Condominium Plat
- Subdivision Plat
- Plat of Survey
- US Highway
- State Highway
- County Road
- Ramp
- Private Road
- Town/Public Road
- Railroad Centerline

Product of the LAND INFORMATION OFFICE

10/19/2020, 11:53:49 AM

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation.
The accuracy of this map is limited to the quality of the records from which it was assembled.

10/19/2020, 11:53:49 AM

0 0.01250.025 0.05 0.075 0.1 mi

OZAUKEE COUNTY

N

Attachment: Packet Docs_StFrancisBorgia (5847 : Brian Willbrandt for St. Francis Borgia Cemetery)

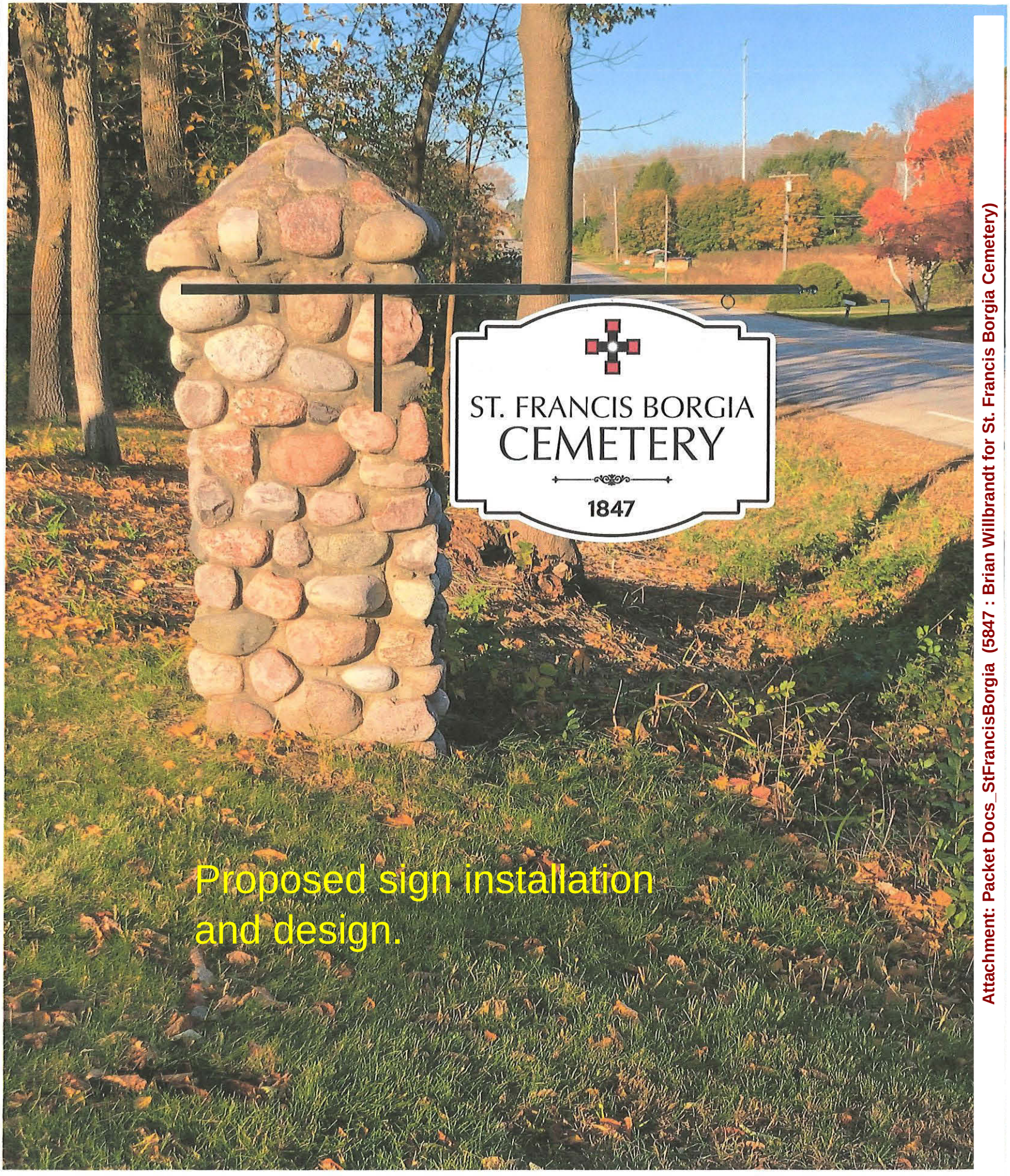
WEST ENTRANCE
EXISTING SIGN

Attachment: Packet Docs_StFrancisBorgia (5847 : Brian Willbrandt for St. Francis Borgia Cemetery)

Picture # 2

Attachment: Packet Docs_StFrancisBorgia (5847 : Brian Willbrandt for St. Francis Borgia Cemetery)

EXHIBIT A



Attachment: Packet Docs_StFrancisBorgia (5847 : Brian Willbrandt for St. Francis Borgia Cemetery)

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

TO: **Planning Commission**

FROM: **KRISTEN LUNDEEN, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER**

DATE: **January 25, 2021**

SUBJECT: **Jeffrey Raasch. The applicant is seeking fill permit approval to allow for 1,370 C.Y. of fill for new residential construction for the property located at 9941 N. River Road**

Applicant:	Jeffrey Raasch
Status of Applicant:	Owner
Requested:	Fill Permit in excess of 1,000 C.Y.
Existing Zoning:	R-3 (Residential 2-acre minimum) PUD (Planned Unit Development) FFO (Flood Fringe Overlay)
Lot size:	1.24 acres
Location:	9941 N. River Road
Tax Key:	#14-050-14-040.01
District:	#7

Background:
The applicant requests Planning Commission approval of the Fill Permit to place 1,370 cubic yards of fill at the property located at 9941 North River Road. Planning Commission approval is required as the total fill exceeds 1,000 cubic yards.

Engineering Report:
The application proposes the placement of 1,370 cubic yards of fill. The typical dump truck used to haul fill material carries 10 – 15 cubic yards, depending on weight. At an average of 12 cubic yards per truck, the project would result in approximately 115 truckloads of fill placed on the site.

Portions of the subject property are zoned FW, Floodway, and the remaining property includes an FFO Flood Fringe Overlay. The applicant indicates that the proposed fill is a part of a two-phase project. The first phase will be to excavate 1,370 cubic yards of poor soils, to be replaced with the same quantity of stone fill. The stone fill is intended to provide adequate bearing for proposed residential construction. Please note that while the excavated material will remain on site, it will not significantly change the site elevations. This phase of work will require WDNR and FEMA approval.

Phase 2 of the project includes the residential home construction. As that phase may require a CLOMAR-F (Conditional Letter of Map Revision Based on Fill) and subsequent approvals from the WDNR and/or FEMA, any fill for Phase 2 would come under a separate fill permit application.

The Engineering Department recommends that the limits of fill provide a 20' buffer to the 100-year flood plain to provide protection against construction traffic and fill limits.

In accordance with Section 58 of the City of Mequon code of Ordinances, all land disturbing activity affecting a surface area of 4,000 square feet or more requires an erosion control permit. Due to the proximity to the Milwaukee River, staff also recommends the design of additional best management practices (BMPs) to further protect the Milwaukee River from erosion and sediment.

In addition to the requirements of the City of Mequon Code of Ordinances, the WDNR also has permit authority over the site. Submittal of any applicable WDNR permitting is required prior to the issuance of a City Erosion Control Permit.

Per the City of Mequon Code of Ordinances:

- Requirements for Engineering Department approval, prior to the issuance of a Fill Permit:
  - Submittal of a copy of the WDNR permit issued for the site.
  - Submittal of a road bond for the haul route. Release of road bond is subject to City's standard Surface Condition Ratings (SCR) evaluation.
  - Application for an Erosion Control permit.
  - Submittal of an Erosion Control Plan.

- Fill Permit conditions:
  - The applicant shall provide proof of WDNR and FEMA approval prior to receipt of a fill permit.
  - Fill Permit shall granted for 180 days. If the applicant requires additional time to complete the project, written approval from the Engineering Department is required for an extension. The Engineering Department may require additional control measures as a condition of the extension.
  - Permittee must notify the Engineering Department before starting any land disturbing activity and again not more than five days after project completion.
  - Work must be complete on or before a date specified by the City. Requests for extensions must be made in writing.
  - Permittee shall keep a copy of the permit on site at all times.
  - The City or the Wisconsin Department of Natural Resources (WDNR) may revoke the permit for non-compliance.
  - The City Engineer reserves the right to stop work, amend or alter construction measures.
  - Filling operations shall require full time construction inspection during placement.

Staff Recommendation:
Staff recommends **approval** of the minor request based on the following conditions:

1. The applicant shall not fill within the flood plain and shall provide a 20' buffer to the 100-year flood plain as a protection measure.
2. The applicant shall identify, design and submit for Engineering Department approval, the installation of additional BMPs to further protect the Milwaukee River from erosion and sediment.
3. The applicant shall provide a road bond for the associated haul route.
4. The applicant shall obtain a City Erosion Control Permit and WDNR and FEMA permits (as applicable) prior to issuance of the Fill Permit.

Attachments:
Packet Docs Raasch (PDF)

Jeffrey Raasch

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
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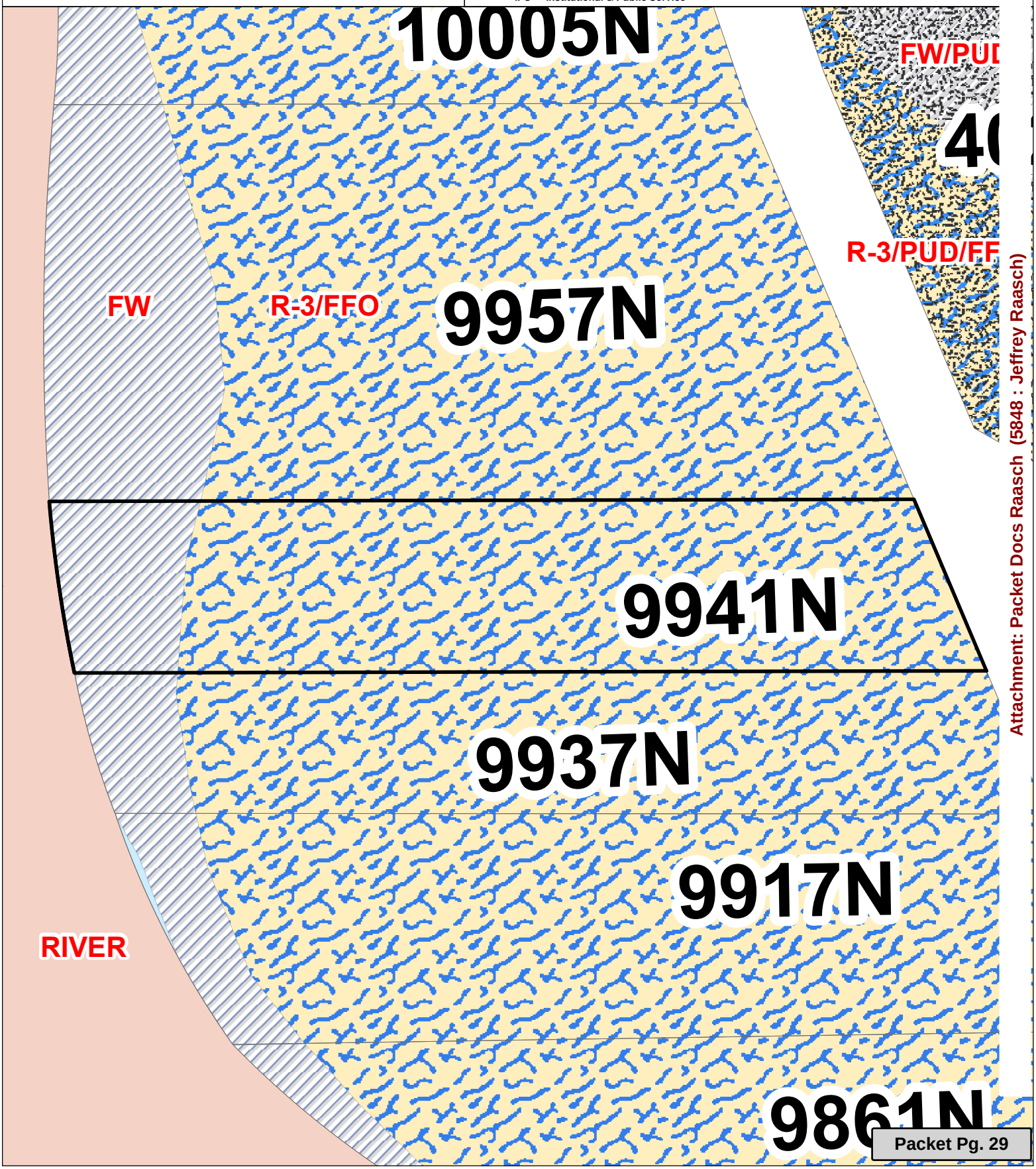


Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)

PLANNING COMMISSION APPLICATION

Owner: Jeffrey C Raasch, AIA
6957 Apprentice Place
Middleton, WI 53562

Location: 9941 N River Road Mequon

Parcel Number: 140501404001

Requested Review:

(MR) Minor Request – fill permit

Description: Phase-1 site work-Per soils engineer evaluation - removing 1,370 cyd of poor soils to be replaced with stone fill per soils engineer's requirements to provide adequate bearing for proposed residential construction. Spoils will be kept on site for reuse on next phase of site work. The Phase-1 fill will not significantly change the current site elevations. The project is currently under review by WDNR and FEMA for required grade changes that will be part of the Phase-2 site work.

The excavation area will be staked out by Northshore Engineering with excavation and backfill installed by Heitman, Inc. and monitored by Giles Engineering for compaction and settlement.

Erosion control will be provided per city requirements as shown on plans.

Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)

City of Mequon

11333 N. Cedarburg Road, 60W
Mequon, Wisconsin 53092

Permit No. _____
Date Filed _____
Exp. Date _____
Fees Paid _____
Permit Closed _____

Permit Application for Filling, Excavating and Berms

Engineering Division

PLEASE PRINT CLEARLY

Agent / Contact Name: Jeffrey C. Raasch Phone #: 608-213-5807

Property Owner Name: Jeffrey C Raasch Phone #: 608-213-5807

Agent Or Owner Contact Address: 6957 Apprentice Plance

Middleton, WI 53562

Location Or Address Of Work Site: 9941 N River Road

Or: Description Lot 5 of Block 14 1/4 Section 36 T9N, R 21 E

Tax Key No. 140501404001

Subdivision NA Lot 5 Block 14

Estimated Date Of Completion: February 1, 2021

Reason For Fill/Removal/Excavation repalcement of poor soils with engineered fill to provide proper bearing for new residential construciton - spoils to be kept on site for reuse

Name Of Contact Other Than Applicant: Mark Heitman Phone #: 1-414-354-1196

FEE COMPUTATION

$60.00 – 0 – 250 C.Y.

$120.00 – 251 C.Y. – 1,000 C.Y.

PLAN COMMISSION REVIEW FEE . – > 1,000 C.Y. Total Fee $ $240

Total Cubic Yards To Be Deposited/Removed/Excavated 1,370 C.Y.*

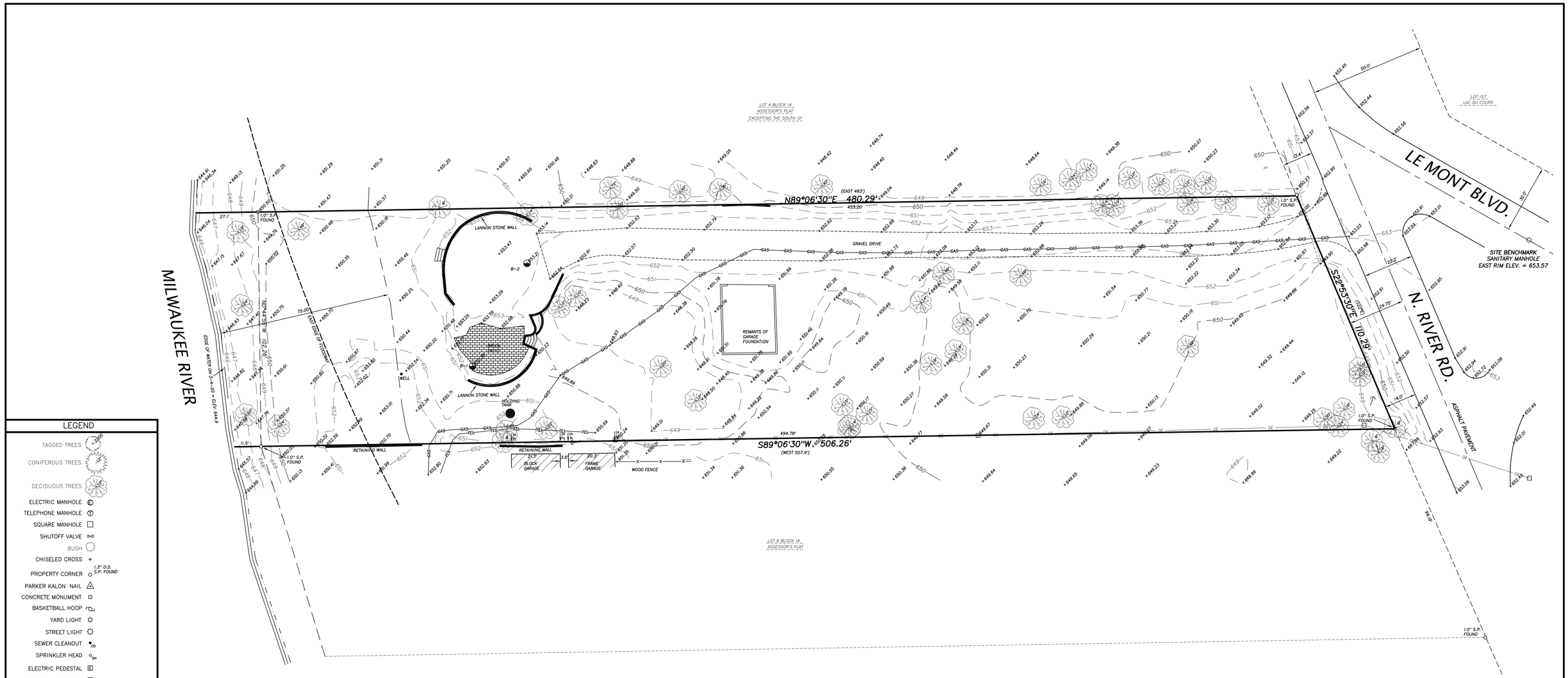
**Over 1000 cubic yards and Berms greater than 4½- feet in height requires Planning Commission approval. Separate application to the next available Plan Commission meeting is necessary and review fees will be required upon submittal.*

SIGNED: _____ DATE: 12/16/2020

Note: This is NOT a permit for work. Permit will be mailed to the applicant upon approval.

Department of Community Development Approval _____ *Date* _____
Engineering Division Approval _____ *Date* _____

Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)



LEGEND

- TAGGED TREES
- CONIFEROUS TREES
- DECIDUOUS TREES
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- SQUARE MANHOLE
- SHUTOFF VALVE
- BUSH
- CHISELED CROSS
- PROPERTY CORNER (1.3" O.D. S.P. FOUND)
- PARKER KALON NAIL
- CONCRETE MONUMENT
- BASKETBALL HOOP
- YARD LIGHT
- STREET LIGHT
- SEWER CLEANOUT
- SPRINKLER HEAD
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- CATV PEDESTAL
- GAS VALVE
- POWER POLE
- FIRE HYDRANT
- SIGN
- CATCH BASIN/INLET
- EXISTING MANHOLE
- WATER VALVE
- HANDHOLE
- ELECTRIC METER
- GAS METER
- GUY ANCHOR
- FLOOD LIGHT
- SOIL BORING

- FENCE LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LIMITS
- BLDG. OFFSET LINE
- C/L ROAD
- CULVERT PIPE
- DISTANCE PER PLAT ( )

UTILITIES

- BURIED GAS —GAS—
- BURIED ELEC. —ELEC—
- BURIED TELEPHONE —TEL—
- OVERHEAD ELEC. —OE—
- OVERHEAD TELEPHONE —OT—
- SANITARY SEWER —SAN—
- STORM SEWER —SS—
- WATER —WM—

LEGAL DESCRIPTION :

Lot 5 and the South 10 feet of Lot 4 of Block 14 in "Assessor's Plat", Southwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 36, in Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 48,474 sq. ft/1.113 acres of land, more or less, to the meander line and 50,386 sq. ft/1.157 acres of land, more or less, to the edge of the river.

(This parcel is located in the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 9 North, Range 21 East).

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadways, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

5-6-2020
Date

James G. Schneider
Surveyor – S-2127

WISCONSIN JAMES G. SCHNEIDER S-2127 MEQUON, WI LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

F.E.M.A. NOTE :

1. THE SUBJECT PROPERTY LIES COMPLETELY WITHIN ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED, AS DETERMINED BY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 55089C0254, EFFECTIVE DATE: DECEMBER 4, 2007. THE 100 YEAR BASE FLOOD ELEVATION IS 654.1.

BENCHMARK NOTE :

1. SITE BENCHMARK ON SANITARY MANHOLE 103' EAST OF NE. PROPERTY CORNER RIM ELEVATION = 653.57.

NOTE :

1. ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. (NAD-27) NORTH LINE OF THE NW. 1/4 OF SECTION 36-9-21 WHICH BEARS N88°51'06"E
2. ( ) DENOTES BEARING OR DISTANCE PER PLAT.

N

0 20 30 40 60

SCALE 1" = 20'

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

MARK	DATE	REVISION	BY	APVD

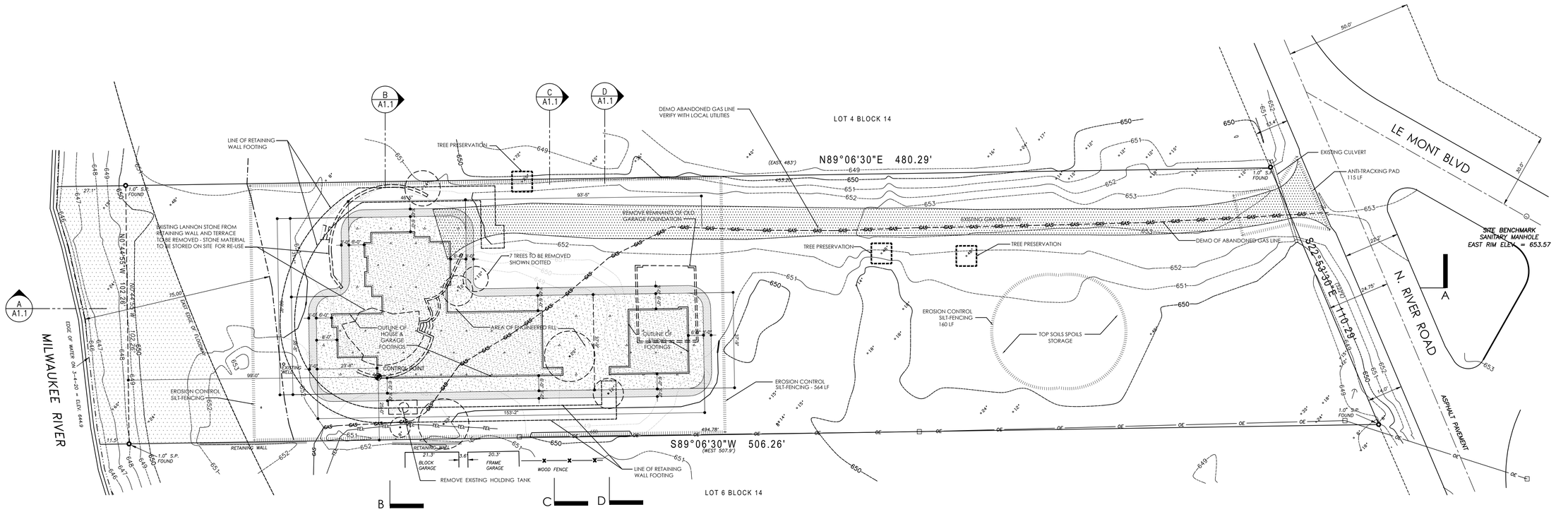
"TOPOGRAPHIC SURVEY"

FOR
JEFFREY RAASCH

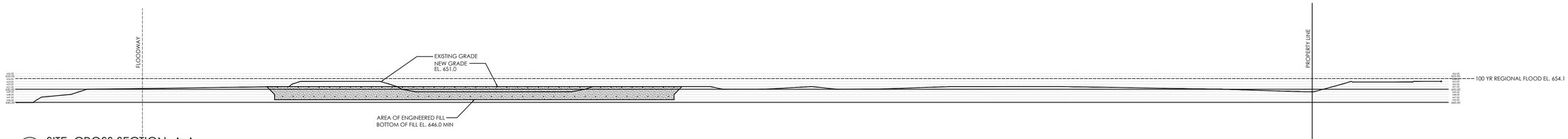
9941 N. River Rd.
Mequon, WI

FIELD CREW:	E.A.J.	APPROVED:	
DATE:	MAY 6, 2020		
DWN. BY:	S.F.Z.	Contract No.:	
CHKD. BY:	J.G.S.	Plat No. :	LS-4692-20

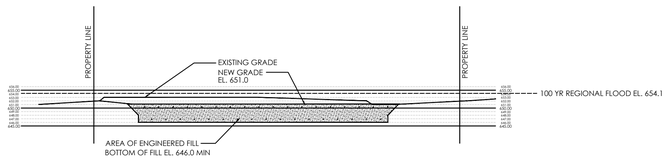
Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)



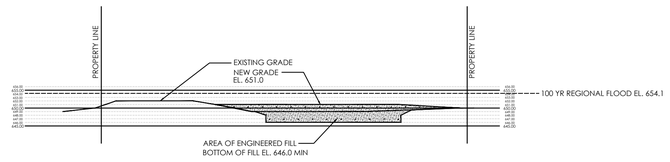
1 SITE PREPARATION & EROSION CONTROL PLAN
1" = 20'- 0"



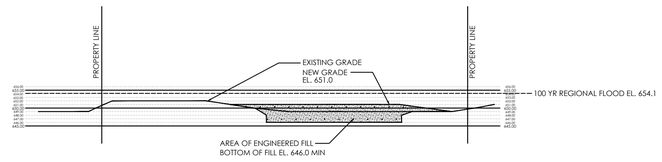
2 SITE CROSS SECTION A-A
1" = 20'- 0"



3 SITE CROSS SECTION B-B
1" = 20'- 0"



4 SITE CROSS SECTION C-C
1" = 20'- 0"



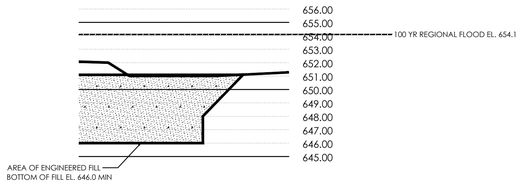
5 SITE CROSS SECTION D-D
1" = 20'- 0"

PHASE 1

REMOVE EXISTING FILL AND BURIED TOPSOIL - STORE ON SITE
FILL TO ESTABLISH THE FOOTING BEARING ELEVATION

THE AREA OF EXCAVATION MUST ENCOMPASS THE ENTIRE BUILDING AREA AND MUST EXTEND BEYOND THE OUTSIDE EDGES OF THE PERIMETER FOOTINGS BY A DISTANCE AT LEAST EQUAL TO THE DEPTH OF THE FILL THAT WILL OCCUR BELOW THE PERIMETER FOOTINGS. FOR FROST PROTECTION, THE PERIMETER FOOTINGS SHOULD BE LOCATED TO BEAR AT A DEPTH AT LEAST 4.0 FT BELOW FINAL EXTERIOR GRADE. FOR STABILITY PURPOSES THE SIDES OF THE EXCAVATIONS SHOULD BE SLOPED BACK.

THE BACK FILL SHALL CONSIST OF CLEAN, OPEN-GRADED CRUSHED LIMESTONE OR CRUSHED CONCRETE OF 3-IN NOMINAL SIZE. SMALLER SIZED OPEN-GRADED MATERIAL CAN BE USED ABOVE THE GROUNDWATER TABLE. WHERE POSSIBLE, THE STONE SHOULD BE PLACED IN 1-FT LIFTS AND EACH LIFT SHOULD BE THOROUGHLY COMPACTED WITH A VIBRATORY DRUM ROLLER OF HEAVY VIBRATORY PLATE COMPACTOR. THE FIRST LIF TWILL NEED TO BE THICKER TO EXTEND ABOVE THE GROUNDWATER LEVEL.



6 FILL CROSS SECTION DETAIL
3/8" = 1'-0"

NOTES:

1. REMNENTS OF EXISTING GARAGE FOOTINGS TO BE REMOVED
2. EXISTING LANNON STONE WALL TO BE REMOVED AND STORED ON SITE FOR REUSE ON NEW LANDSCAPE WALLS
3. REMOVE EXISTING 7 TREES IDENTIFIED
4. REMOVE ABANDONED GAS LINE (VERIFY WITH LOCAL GAS SERVICE)
5. REMOVE POOR SOILS - STORE ON SITE FOR REUSE
6. PROVIDE ENGINEERED SOILS AS SPECIFIED BY ENGINEERING REPORT
7. REMOVE EXISTING SEPTIC HOLDING TANK
8. REMOVE ABANDONED GAS LINE - VERIFY WITH LOCAL UTILITIES
9. INSTALL EROSION CONTROL METHODS AROUND DISTURBED SOILS, NEW FILL , AND ON-SITE SPOILS PILES
10. PROVIDE ANTI-TRACKING PAD AT ENTRY TO SITE

N

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JEFFREY CHARLES RAASCH
ARCHITECT

6957 APPRENTICE PL
MIDDLETON, WI 53562
608.213.5807

RAASCH RESIDENCE
MEQUON, WISCONSIN

SITE PREPARATION & EROSION CONTROL

13 MAY 2020
15 JULY 2020

A1.1

Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)

Soil Test Borings
Proposed Residence
9941 North River Road
Mequon, Wisconsin

For

Mr. Jeffrey C. Raasch
6957 Apprentice Place
Middleton, WI 53562

Job Number 0964-20-001

March 17, 2020

Prepared By:

JGS GEOTECH, LLC

P.O. Box 98
Richfield, WI 53076-0098
(262) 707-1121
www.jgsgeotech.com

Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)

JGS Geotech, LLC
Geotechnical Investigations
Geotechnical Engineering Consultation
Construction-Phase Soil Evaluations

March 17, 2020

Mr. Jeffrey C. Raasch
6957 Apprentice Place
Middleton, WI 53562

Re: Soil Test Borings
Proposed Residence
9941 North River Road
Mequon, Wisconsin
(JGS# 0964-20-001)

Dear Mr. Raasch:

This is a report of two soil test borings made recently at the above-referenced property, per your request. The purpose of the test borings was to investigate the suitability of the soil conditions at the site for the construction of a single-family residence. The report includes a summary of our findings, as well as our geotechnical-related opinions and recommendations.

Field and Laboratory Investigations

The test borings were made with a truck-mounted CME Model 45 drill rig. The borings were located as shown on the Topographic Survey (partial copy) included in the appendix to this report. The boring locations were referenced to existing well and holding tank risers.

Soil sampling was performed at 2.5-ft. intervals by the standard penetration test procedure (ASTM D-1586). The samples were preliminarily classified in the field by the drill foreman, and field logs were prepared. Representative portions of the soil samples were placed in labeled containers and were transferred to our office for further inspection, laboratory test assignment and final classification by a geotechnical engineer. Boring logs showing descriptions of the major soil strata encountered, along with the sampling and field test data, are included in the appendix.

The laboratory-testing program consisted of moisture content determinations, calibrated penetrometer tests, a dry unit weight determination and an unconfined compressive strength test. The laboratory test results are included on the boring logs.

Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)

Subsurface Conditions Encountered

The borings encountered fill consisting mainly of silty clay to about 4 ft. below existing grade at Boring 1 and 5.5 ft. below existing grade at Boring 2. The condition of the fill was estimated to be medium stiff at Boring 1 and stiff at Boring 2, based on the standard penetration test results (N values).

The fill is underlain by a layer of clayey topsoil estimated to be 1.5- to 2-ft. thick. This soil was estimated to be medium stiff to stiff in consistency. Samples of the buried topsoil exhibited moisture contents of 30.8 and 28.5 percent and estimated unconfined compressive strengths of 1.2 and 2.0 tons/sq.ft.

The buried topsoil layer is underlain by a stratum of naturally occurring silty clay that was estimated to be soft in consistency. Samples obtained in this stratum displayed moisture contents of 26.7 to 34.3 percent and estimated unconfined compressive strengths of 0.5 to 0.7 tons/sq.ft. The soft silty clay extends to depths of 9 to 9.5 ft. below existing grade.

The soils described above are underlain by stratified deposits of silty clay, clayey silt and sand with varying gravel content, and these deposits extend through the boring termination depth of 20 ft. The N values and calibrated penetrometer readings obtained in these soils generally indicate stiff to very stiff and firm to medium dense conditions. Moisture contents of 18.8 to 25.1 percent and estimated unconfined compressive strengths of 1.5 to 3.0 tons/sq.ft. were obtained on samples of the silty clay soils in this zone.

Free groundwater was detected in the test borings at 8 to 9 ft. below existing grade. At completion of drilling, groundwater was present in the boreholes at 6 to 6.5 ft. below existing grade. We understand that the 100-year flood plain elevation associated with the adjacent Milwaukee River is 653.6. The borings were immediately backfilled with bentonite, per WDNR regulations.

Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)

Further details regarding the subsurface materials and conditions encountered can be obtained from the boring logs included in the appendix. Also included, at the rear of the appendix, are insert sheets describing our field sampling procedures and our soil classification system.

Opinions and Recommendations

We understand that the new residence will not have a basement or crawlspace, and that the first-floor elevation will be 656.5, so as to be more than two feet above the flood plain. The garage floor will be at El. 656.0. The residence with be partly one-story and partly two-story. The construction will consist of wood framing, cast-in- place concrete foundation walls and exterior walls of stucco, architectural masonry and phenolic panels. Any significant changes in the above should be immediately brought to our attention.

As described in the preceding section, the test borings encountered fill, topsoil and soft silty clay to about 9 to 9.5 ft. below existing grade, which corresponds to elevations of approximately 643 to 644. Our calculations indicate that even if the fill and buried topsoil are removed, consolidation of the underlying soft silty clay would be excessive under the weight of the fill that will be needed to establish the first-floor subgrade elevation. The structure could be supported on helical piers extending through the compressible soils; however, excessive floor settlement would still occur, and the settling fill would impose drag loads on the helical piers.

One option would be to remove the fill and buried topsoil, install the fill needed to establish the first-floor subgrade elevation, and allow the compressible soils to consolidate before continuing with construction. The required excavation elevations are 646.9 at Boring 1 and 645.7 at Boring 2. The consolidation would need to be monitored by installing one or more settlement plates prior to placement of the fill. We estimate that the settlement period would need to be about six months, by which point 75 percent of the settlement is expect to occur. The time-settlement calculations

Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)

are based on correlations with index soil properties and could be off by a substantial margin, so the client would need to be prepared for changes in the construction schedule.

Another option is to remove not only the fill and buried topsoil but also the underlying soft silty clay, which extends to roughly El. 643.5 at the test boring locations. It should be noted that the test borings encountered groundwater at about El. 646.5, and that the soft silty clay is underlain by relatively clean sands. Therefore, control of groundwater will probably not be feasible. However, if the excavating is performed carefully, and clean, coarse, open-graded crushed stone is used for backfill, we believe the chances of success with this approach are good. Performing the excavate-backfill operation during dry conditions, when the groundwater levels are lowest, would be significant benefit.

The area of excavation must encompass the entire building area and must extended beyond the outside edges of the perimeter footings by a distance at least equal to the depth of the fill that will occur below the perimeter footings. For frost protection, the perimeter footings should be located to bear at a depth of at least 4.0 ft. below final exterior grade, and therefore with the approach described above, the excavation widening would need to be about 9 ft., based on the test boring data. For stability purposes the sides of the excavations would need to be sloped back considerably, unless an excavation support system is used.

It is recommended that the excavation backfill consist of clean, open-graded crushed limestone or crushed concrete of 3-in. nominal size. Smaller size open-graded material can be used above the groundwater table. Where possible, the stone should be placed in 1-ft. lifts and each lift should be thoroughly compacted with a vibratory drum roller or heavy vibratory plate compactor. The first lift will probably need to be thicker, to extend above the groundwater level. Qualified geotechnical personnel monitor the excavating and backfilling operations.

Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)

Footings constructed over the engineered fill can be designed for a net allowable bearing pressure of 2,000 lbs./sq.ft., and footings designed on the basis of the minimum building code requirements will probably suffice. When designing for net pressure, the weight of the footing and backfill over the footing need not be included in the design load.

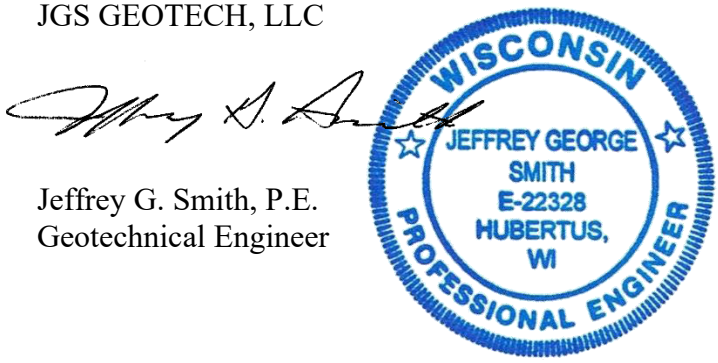
Closing

Unused portions of the soil samples obtained in the test borings will be stored for a period of 30 days and will then be discarded. If other arrangements are desired, please notify our office within this standard holding period.

If there are any questions, or if we can be of any further assistance, please contact our office. We have appreciated the opportunity to be of service to you on this project.

Sincerely,

JGS GEOTECH, LLC

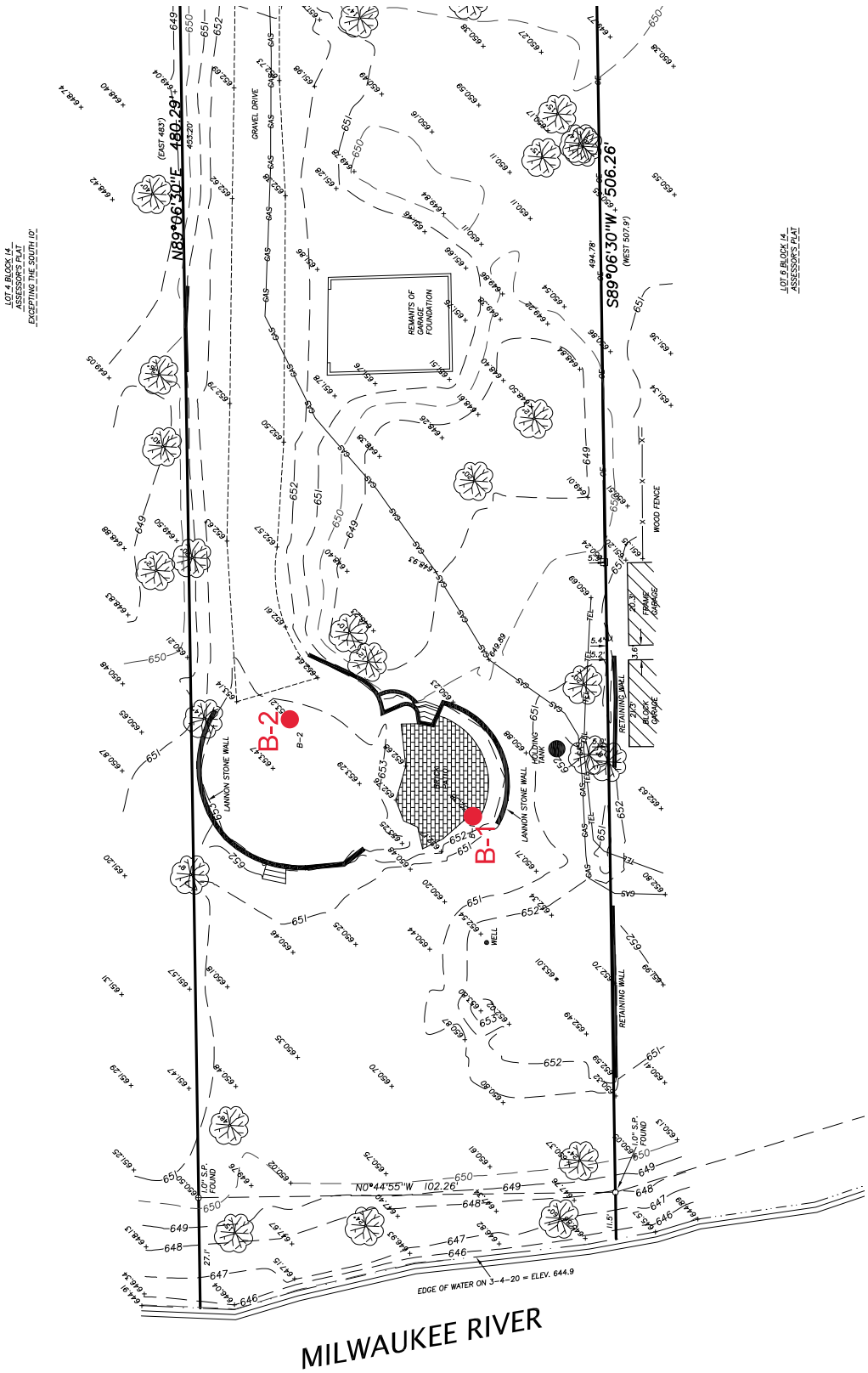


Jeffrey G. Smith, P.E.
Geotechnical Engineer

Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)

APPENDIX

Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)



Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)

LOG OF BORING

JGS GEOTECH, LLC

PROJECT: Proposed Residence
CLIENT: Jeffrey C. Raasch
LOCATION: 9941 North River Road, Mequon, Wisconsin

JOB NO.: 0964-20-001
BORING NO.: 1
GROUND ELEVATION: 652.4
BORING LOCATION: See Diagram

BORING STARTED 3/12/2020
BORING COMPLETED 3/12/2020
TOTAL BORING DEPTH 20'

Groundwater: During Drilling 8'
Completion of Drilling 6'
24 Hours After Completion

Notes and Laboratory Test Results					Sample No	Recovery	Blow Count	Depth Feet	Sample	Material Classification	Elevation
M_c %	D_d pcf	O_c %	Q_u tsf	Q_p tsf							
Apparent concrete at 9-14" depth drilled easily										CONCRETE PAVERS (2") over MASON SAND (7") over CONCRETE (5")	651.2
16.3					1	7"	2 2 2			FILL OF MEDIUM STIFF BROWN, DARK BROWN AND GRAYISH BROWN SILTY CLAY moist, little to some fine to coarse sand, trace to little fine to coarse gravel, trace to little topsoil.	
30.8				1.2	2	6"	3 4 4	5		MEDIUM STIFF DARK YELLOWISH BROWN CLAYEY TOPSOIL moist. (OL)	648.4
28.3	96.3		0.5	0.5	3	18"	2 2 3			SOFT LIGHT YELLOWISH BROWN SILTY CLAY moist to wet, trace to little fine to coarse sand. (CL)	646.9
34.3				0.5	4	15"	1 2 7	10		FIRM LIGHT YELLOWISH BROWN FINE TO COARSE SAND wet, trace silt, trace fine to coarse gravel. (SP)	642.9
					5	12"	10 11 12			MEDIUM DENSE GRAYISH BROWN FINE TO COARSE SAND AND FINE TO LARGE GRAVEL wet, trace silt. (GP-GM)	641.4
18.8				2.0	6	18"	6 7 7	15		STIFF GRAYISH BROWN CLAYEY SILT wet, with seams of silty clay. (ML & CL)	638.9
23.7				2.0	7	14"	5 7 14			MEDIUM DENSE GRAYISH BROWN FINE TO COARSE SAND wet, trace silt, some fine to coarse gravel. (SP-SM)	635.4
				3.0	8	13"	11 6 7	20		VERY STIFF GRAYISH BROWN SILTY CLAY moist, little fine to coarse sand, trace gravel. (CL)	633.4
										END OF BORING	632.4
								25			

LOGGED BY J.P. CHECKED BY JGS CLASSIFICATION SYSTEM JGS

METHOD OF DRILLING 2-1/4 in. I.D. hollow stem auger casing with carbide toothed finger bit used for entire depth of boring

MACHINE MODEL Truck-Mounted CME Model 45

SPT HAMMER TYPE Safety hammer, rope and cathead

■ SPLIT-SPOON ☒ TUBE A AUGER W WASH

Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)

LOG OF BORING

JGS GEOTECH, LLC

PROJECT: Proposed Residence
CLIENT: Jeffrey C. Raasch
LOCATION: 9941 North River Road, Mequon, Wisconsin

JOB NO.: 0964-20-001
BORING NO.: 2
GROUND ELEVATION: 653.2
BORING LOCATION: See Diagram

BORING STARTED 3/12/2020
BORING COMPLETED 3/12/2020
TOTAL BORING DEPTH 20'

Groundwater: During Drilling 9'
Completion of Drilling 6.5'
24 Hours After Completion

Notes and Laboratory Test Results					Sample No	Recovery	Blow Count	Depth Feet	Sample	Material Classification	Elevation
M_c %	D_d pcf	O_c %	Q_u tsf	Q_p tsf							
										FILL OF CRUSHED LIMESTONE T.B. moist. (6")	652.7
14.7					1	18"	7 6 6			FILL OF STIFF BROWN AND DARK BROWN SILTY CLAY moist, some fine to coarse sand, little fine to coarse gravel, trace to little topsoil, few layers of sand and gravel.	
11.9					2	18"	16 8 7	5			
											647.7
28.5				2.0	3	14"	4 5 6			STIFF DARK YELLOWISH BROWN CLAYEY TOPSOIL moist. (OL)	
											645.7
26.7				0.7	4	18"	2 2 3			SOFT YELLOWISH BROWN AND LIGHT YELLOWISH BROWN MOTTLED SILTY CLAY moist, trace fine to coarse sand. (CL)	644.2
								10		LOOSE LIGHT YELLOWISH BROWN FINE TO MEDIUM SAND wet, trace silt. (SP-SM)	
											642.2
					5	10"	14 17 19			DENSE TO MEDIUM DENSE GRAYISH BROWN FINE TO COARSE SAND AND FINE TO LARGE GRAVEL wet, trace silt. (GP-GM)	
					6	8"	14 13 7	15			
										STIFF GRAYISH BROWN SILTY CLAY moist, some seams of silt. (CL & ML)	637.7
25.1				1.5	7	13"	6 10 11				636.7
										MEDIUM DENSE GRAYISH BROWN FINE TO COARSE SAND wet, trace silt, some fine to coarse gravel. (SP-SM)	
					8	18"	9 10 12			VERY STIFF GRAYISH BROWN SILTY CLAY moist, little fine to coarse sand, trace gravel. (CL)	634.2
20.4				3.0				20			633.2
										END OF BORING	
								25			

LOGGED BY J.P. CHECKED BY JGS CLASSIFICATION SYSTEM JGS

METHOD OF DRILLING 2-1/4 in. I.D. hollow stem auger casing with carbide toothed finger bit used for entire depth of boring

MACHINE MODEL Truck-Mounted CME Model 45

SPT HAMMER TYPE Safety hammer, rope and cathead

SPLIT-SPOON | TUBE | AUGER | WASH

Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)

JGS GEOTECH, LLC

FIELD EXPLORATION STANDARD SAMPLING PROCEDURES

Soil sampling was performed in general accordance with ASTM method D-1586. Using this method, a 140 lb. weight (hammer) free-falling a distance of 30 in. is used to drive a 2 in. O.D. by 1-3/8 in. I.D. split-barrel sampler into the soil. The sampler is first driven 6 in. into the soil for seating purposes. The sampler is then driven an additional 12 in., and the number of blows required to drive the sampler the final 12 in. is known as the penetration resistance or "N" value. The number of hammer blows used in making the test is reported on the drill logs for all three 6 in. increments of penetration (example: 7/8/9 where 8 + 9 = 17 is the standard penetration resistance or "N" value). "N" values are used to indicate relative densities of cohesionless (sand and gravel soils) and to a lesser degree the consistencies of cohesive soils.

All soil samples recovered from the test borings were preliminarily classified in the field by the drill crew. Representative portions of the samples were enclosed in glass jars, labeled and returned to the laboratory for further examination and final classification by a geotechnical engineer.

Please note that the boring logs show the subsurface conditions at the dates, locations and depths indicated, and it is not warranted that they are representative of subsurface conditions at other locations and times, and to greater depths than penetrated by the borings. It should also be noted that water level determinations made in clean, cohesionless soil are generally quite reliable, whereas water level determinations made in cohesive soils may not indicate true static water levels even after several days or weeks observation.

Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)

JGS GEOTECH, LLC

Field Classification System for Soil Exploration

Non Cohesive Soils
(Silt, Sand, Gravel and Combinations)

Relative Density	Blows Per Ft.
Very Loose	5 or less
Loose	6 to 10
Firm	11 to 15
Medium Dense	16 to 30.
Dense	31 to 50
Very Dense	51 or more

Relative Proportions

Descriptive Term	Percent
Trace	1 to 10
Little	11 to 20
Some	21 to 35
And	36 to 50

Cohesive Soils
(Clay, Silt and Combinations)

Consistency	Blows Per Foot
Very Soft	3 or less
Soft	4 to 5
Medium Stiff	6 to 10
Stiff	11 to 15
Very Stiff	16 to 30
Hard	31 or more

Laboratory Test Symbols

M_c: Natural Moisture Content
D_d: Natural Dry Density
O_c: Organic Content
Q_u: RIMAC Unconfined Compressive Strength
Q_p: Calibrated Penetrometer

Particle Size Identification

Boulders	- 8 inch diameter or more	
Cobbles	- 3 to 8 inch diameter	
Gravel	- Coarse	- Large 1 to 3 inch
	- Medium	- 1/2 to 1 inch
	- Fine	- 4.76mm to 1/2 inch
Sand	- Coarse	- 2.0mm to 4.76mm (dia. of pencil lead)
	- Medium	- 0.42mm to 2.0mm (dia. of broom straw)
	- Fine	- 0.074mm to 0.42mm (dia. of human hair)
Silt		- 0.002mm to 0.074mm (Cannot see particles)

Plasticity

Degree of Plasticity	Plasticity Index
None to Slight	0 to 4
Slight	5 to 7
Medium	8 to 22
High to Very High	Over 22

Classification on logs are made by visual inspection in the absence of classification tests.

Standard Penetration Test - A 2.0 in. O.D. by 1-3/8 in. I.D. sampler (split-spoon) is driven a distance of 1.5 ft. with a 140 lb. hammer free falling a distance of 30.0 in. The number of hammer blows required for each 6.0 in. of penetration are recorded on the boring log (Example - 6/8/9). The Standard Penetration Resistance (N value) can be obtained by adding the last two figures (i.e. N = 8+9 = 17).

Strata Changes - In the column "Material Classification" on the boring log, the horizontal lines represent strata changes. A solid line (——) represents an actually observed change, a dashed line (------) represents an estimated change.

Groundwater Observations were made at the times indicated. Porosity of soil strata, weather conditions, site topography, etc., may cause the water levels to vary from those indicated on the logs.

Interbedded Strata Descriptions

Very thin seams	- Paper thin to 1/8 in. thick
Thin seams	- 1/8 in. to 1 in. thick
Medium seams	- 1 in. to 6 in. thick
Large seams	- 6 in. to 12 in. thick

*Guidelines herein are based on rope and cathead method of driving sampler. Adjustments can be applied for high efficiency automatic SPT hammer.

Attachment: Packet Docs Raasch (5848 : Jeffrey Raasch)

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **January 25, 2021**

SUBJECT: **Mequon Medical. The applicant is seeking development agreement and fill permit approval for 5,300 C.Y. of fill for a medical clinic for the property located at the northwest corner of Highland Road and Port Washington Road.**

Applicant:	John Ford
Status of Applicant:	Agent
Requested:	Development Agreement Fill Permit in excess of 1,000 C.Y.
Existing Zoning:	Neighborhood Commercial
Existing Land Use Plan:	Neighborhood Commercial
Lot size:	3.93 acres
Location:	Northwest corner of Highland Road and Port Washington Road
Tax Key:	#15-007-16-000.00
District:	#5

Background:
The applicant is requesting development agreement approval for a 29,989 square foot medical office building at 1310 W Highland Road. The Common Council approved the rezoning from R-2B (Single Family 1.5 Acre) to NC (Neighborhood Commercial) with a PUD at its November 10, 2020 meeting. The Planning Commission approved the site plan at its November 24, 2020 and the building design at its December 11, 2020 meeting.

Development Agreement:
The proposed development agreement incorporates several the conditions from the rezoning approval in addition to the typical engineering related requirements. This includes the following:

- A provision that requires a PILOT if the property is ever tax exempt.
- The developer agrees to pay an impact fee if one is established in for the Ulao Creek area.
- Installation of the approved Ulao Creek light fixture.
- The ability for the city to install a sign and landscaping at the corner of Highland and Port Washington.

Engineering Report:
Kristen Lundeen, Director of Public Works/City Engineer, has reviewed the application and has the following comments:

The previous building and site plan approval included a requirement for a sanitary sewer capacity analysis to determine whether a site constraint would be required. A constraint is required due to insufficient capacity in wet weather events. The development agreement incorporates the language to provide for the required restriction and an alternative for a private connection into the private lift station at the hospital.

The application proposes the placement of 5,300 cubic yards of fill. The typical dump truck used to haul fill material carries 10 – 15 cubic yards, depending on weight. At an average of 12 cubic yards per truck, the project would result in approximately 445 truckloads of fill placed on the site. The haul route shall designate Port Washington Road as the primary access with Mequon Road or Pioneer Road as the east/west access if required.

In accordance with Section 58 of the City of Mequon code of Ordinances, all land disturbing activity affecting a surface area of 4,000 square feet or more requires an erosion control permit. In addition to the requirements of the City of Mequon Code of Ordinances, the WDNR also has permit authority over the site. Submittal of any applicable WDNR permitting for erosion control and wetland fill is required prior to the issuance of a City Erosion Control Permit.

Per the City of Mequon Code of Ordinances:

- Requirements for Engineering Department approval, prior to the issuance of a Fill Permit:
  - Submittal of a copy of the WDNR permit issued for the site.
  - Submittal of a road bond for the haul route. Release of road bond is subject to City's standard Surface Condition Ratings (SCR) evaluation.
  - Application for an Erosion Control permit.
  - Submittal of an Erosion Control Plan.

- Fill Permit conditions:
  - The applicant shall provide proof of WDNR approval prior to receipt of a fill permit.
  - Fill Permit shall granted for 180 days. If the applicant requires additional time to complete the project, written approval from the Engineering Department is required for an extension. The Engineering Department may require additional control measures as a condition of the extension.
  - Permittee must notify the Engineering Department before starting any land disturbing activity and again not more than five days after project completion.
  - Work must be complete on or before a date specified by the City. Requests for extensions must be made in writing.
  - Permittee shall keep a copy of the permit on site at all times.
  - The City or the Wisconsin Department of Natural Resources (WDNR) may revoke the permit for non-compliance.
  - The City Engineer reserves the right to stop work, amend or alter construction measures.
  - Filling operations shall require full time construction inspection during placement.

Staff Recommendations:
Staff recommends **approval** of the development agreement subject to the following conditions:

1. Common Council approval of the Development Agreement.

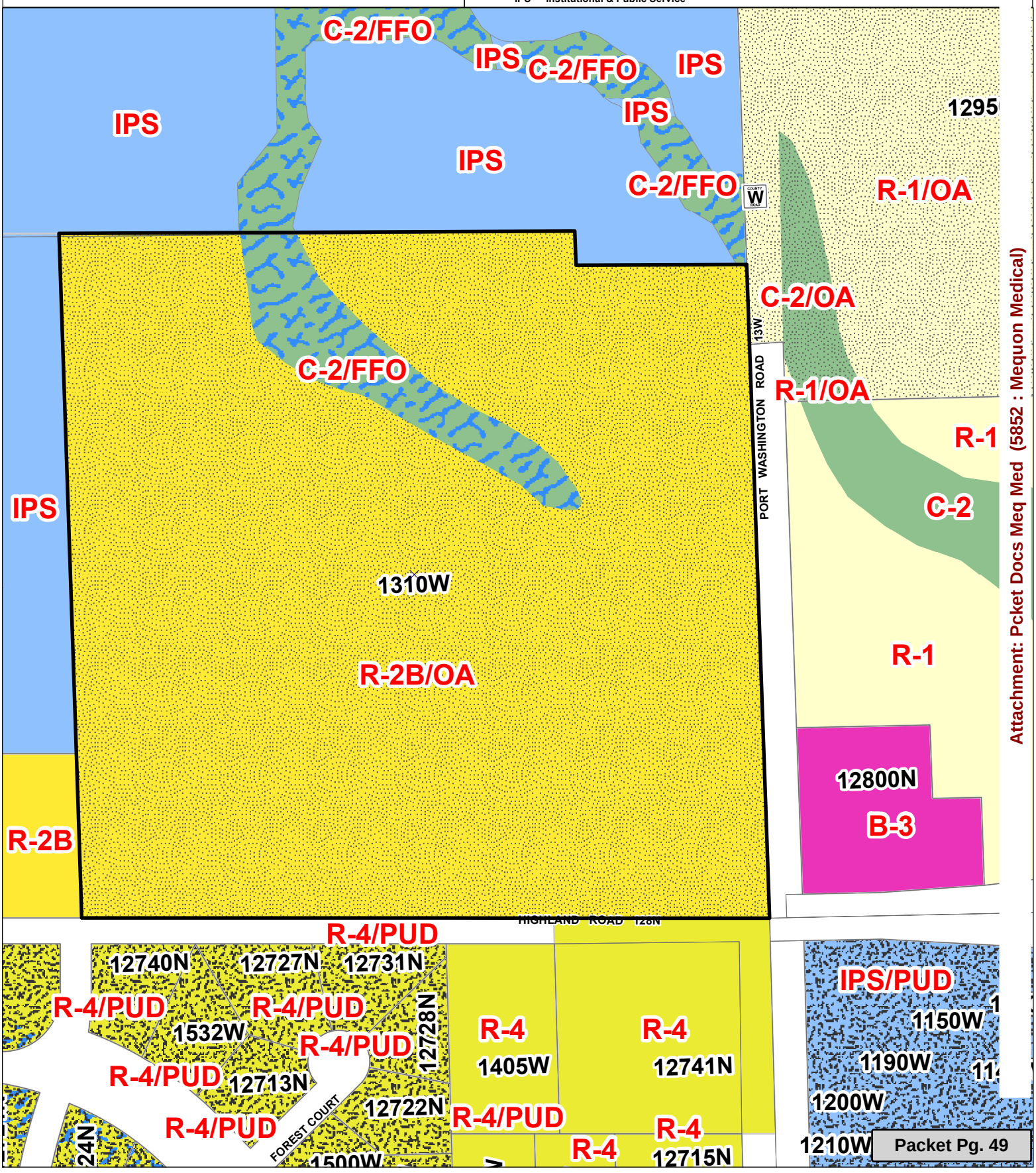
Staff recommends **approval** of the fill permit subject to the following conditions:

1. The applicant shall provide a road bond for the associated haul route.
2. The applicant shall obtain a City Erosion Control Permit and WDNR permit prior to issuance of the Fill Permit.

Attachments:
Pcket Docs Meq Med (PDF)
Ascension - Port and Highland - Development Agreement - Clean (PDF)

Mequon Medical

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		



Attachment: Pcket Docs Meq Med (5852 : Mequon Medical)

City of Mequon

11333 N. Cedarburg Road, 60W
Mequon, Wisconsin 53092

Permit No. _____
Date Filed _____
Exp. Date _____
Fees Paid _____
Permit Closed _____

Permit Application for Filling, Excavating and Berms

Engineering Division

PLEASE PRINT CLEARLY

Agent / Contact Name: John Ford Phone #: 414-399-0165

Property Owner Name: Mequon Medical, LLC Phone #: _____

Agent Or Owner Contact Address: 833 E. Michigan Street, Suite #1000

Milwaukee, WI 53202

Location Or Address Of Work Site: 1310 W. Highland Road

Or: Description _____ 1/4 Section _____ T9N, R _____ E

Tax Key No. _____

Subdivision _____ Lot _____ Block _____

Estimated Date Of Completion: 12/31/21

Reason For Fill/Removal/Excavation Facilitate the installation of a medical office building, accessory parking lot, and perimeter landscape material.

Name Of Contact Other Than Applicant: Terry Foster Phone #: 262-790-1480

FEE COMPUTATION

$60.00 – 0 – 250 C.Y.

$120.00 – 251 C.Y. – 1,000 C.Y.

PLAN COMMISSION REVIEW FEE . – > 1,000 C.Y. Total Fee $ 199.00

Total Cubic Yards To Be Deposited/Removed/Excavated 16,049 C.Y.*

**Over 1000 cubic yards and Berms greater than 4½- feet in height requires Planning Commission approval. Separate application to the next available Planning Commission meeting is necessary and review fees will be required upon submittal.*

SIGNED: _____ DATE: 12/15/20

Note: This is NOT a permit for work. Permit will be mailed to the applicant upon approval.

Department of Community Development Approval _____ *Date* _____

Engineering Division Approval _____ *Date* _____

G:\Filling Permits\Fill Permit App - 2020 Revision.doc REV 11/20

Attachment: Pcket Docs Meq Med (5852 : Mequon Medical)

Earthwork Balance Estimate

Project: 787-09016-01

Ascension

12/8/2020

Port Washington & Highland Road

Village of Mequon, WI

Trio Engineering, LLC
4100 N. Calhoun Road
Brookfield, WI 53005
Phone: 262-790-1480

Earthwork Assumptions:

*Existing surface - Lowered by 12" to subgrade.

*Proposed surface: Lowered Parking Lot by 13" and sidewalk by 8".

*Cut includes structural material & utility trench spoils. Excess topsoil to be used as fill.

Rough Grading Volumes:

Cut		1018	cy				Cut	1,018	cy
Fill		16049	cy				Fill	16,049	cy

Additional Lot Hold-down:

	QTY		Cut/Bldg	Total					
BLDG	1		59990	2222					
IMPERVIOUS	1		67200	2489			Bldg Ex	4,711	cy

Topsoil:

Strip Topsoil (12")		6,338	cy						
Respread Topsoil (6")		1,404	cy						
							Excess Topsoil	4,934	cy
							W/ 30% shrinkage	3,453	cy
								(To be used as fill)	

Utility Trench Spoils:

	Length	Approx. Depth	Approx. X-sectional Area	Cubic Feet
Sanitary Sewer	150	10	70	10500
Water Main	313	6	30	9390
Storm Sewer	1497	3	15	22455
Laterals		8	56	0

							Trench Spoils	1,568	cy

Bedrock Removal:

	Length (ft)	Depth (ft)	Sub total (cf)				
	0	0	0				
	0	0	0				
						Bedrock Removal	cy

							Total Fill	16,049	cy
							Total Cut	10,750	cy
							FILL - CUT	**5,299**	**cy**

Attachment: Pcket Docs Meq Med (5852 : Mequon Medical)

DEVELOPMENT AGREEMENT

Development Name

THIS DEVELOPMENT AGREEMENT ("Agreement") is made as of February __, 2021, by Mequon Medical LLC, a Wisconsin limited liability company, or such subsequent owner of the Property (the "Developer") and the City of Mequon, a Wisconsin municipal corporation (the "City").

RECITALS

A. The Developer desires to improve and develop the property described on the attached Exhibit A (the "Property"). It is anticipated that the development of the Property will be in a single phase for a medical office building to be located on approximately 3.56 acres of land in the southeast corner of the Property.

B. Wisconsin Statutes Section 236.13(2) and Sections 58-634(c) and 58-637 of the Mequon Code of Ordinances (the "Code") provide that, as a condition of approval, the City shall require that the Developer make and install or have made and installed any reasonably necessary improvements.

C. This Agreement describes the Public Improvements, as defined below, that are necessary to complete the Developer's proposed first phase of development on the Property (the "Development"), the Private Improvements, as defined below, and other terms and conditions of the Development.

D. The schedule for the City's Public Works Department, and the City's budget, do not provide for installation of the Public Improvements, and absent this Agreement, there would be a considerable delay in the installation of the Public Improvements.

E. The orderly, planned development of the Development will best promote the health, safety and general welfare of the community.

AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing recitals and the following agreements, and for other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree:

1. Improvements. As defined in this Agreement, the following terms and phrases have the following meanings:

"Improvements" means the Private Improvements and the Public Improvements.

Attachment: Ascension - Port and Highland - Development Agreement - Clean (5852 : Mequon Medical)

"Private Improvements" means all improvements in the Development required by this Agreement other than the Public Improvements.

"Public Improvements" means all public streets, sidewalks, paths and required appurtenances to the foregoing, including without limitation regulatory/public safety signs (speed limit signs, stop signs and so forth) and bollards; sanitary sewer facilities and water supply facilities that connect to the public sewer or public water systems, but in each instance only those portions up to and including stubs of laterals; street trees and any required landscaping in rights of way; street trees and other landscaping in easement areas dedicated to the City for that purpose, but only to the extent specified in such easements; items specified in the Plans, as defined below and approved by the City, as Public Improvements; and items specified in the Code or state statues as Public Improvements.

2. Proposed Development Plan. The Development as proposed is depicted on the Developer's proposed development plan. The proposed development plan was granted approval or conditional approval by the Planning Commission on July 27, 2020 (rezoning and general concept), November 23, 2020 (site plan), and December 14, 2020 (building), and by the Common Council in Ordinance 2020-1579 adopted November 10, 2020 and signed by the City Clerk on December 3, 2020.

PLANS AND SPECIFICATIONS

3. Plans and Specifications. The Developer shall, at its expense, have plans and specifications (collectively, the "Plans") prepared for the Improvements. The Plans shall include those plans that are customary in the industry for similar developments, including a site plan, grading, drainage and erosion control plans, stormwater drainage plans, landscaping and open space plans, street plans, utility plans and construction details, including those construction details described in this Agreement. The Plans shall be subject to review and approval of the City Engineer and any regulatory body or other staff person specified below, not to be unreasonably withheld, conditioned, or delayed. The Developer shall not commence the Improvements until the Plans are reviewed and approved.[1]

4. Corrections to Plans. The City Engineer may, at any time prior to acceptance of any Public Improvements by the City, require changes to approved Plans for any of the Improvements to the extent such changes are necessary to correct oversights, omissions or errors, to compensate for changing site conditions or to complete fully the work in accordance with sound engineering practice. The Developer shall perform the work necessitated by any such change entirely at its expense without any claim for reimbursement.

5. Standards. The Plans and design of the Improvements shall comply with the requirements of the current edition of the City's Standard Specifications for Land Development and all applicable provisions of the Code and state and federal laws (each a "Regulation") in place at the time of preliminary approval of the Plans and design. Additionally, the Plans shall satisfy the requirements set forth below. In the event of a conflict between the Standard Specifications and this Agreement, the terms of this Agreement shall control. In the event of a conflict between

[1] Update for Approved Plans before Plan Commission meeting.

Attachment: Ascension - Port and Highland - Development Agreement - Clean (5852 : Mequon Medical)

any Regulations, the more stringent requirement shall apply unless otherwise addressed within the Regulation.

6. Changes in Regulations. Should any Regulation change within two years of the preliminary approval, the Developer may choose which version of the Regulation to follow if material work on the applicable Improvement has commenced. Where work on an Improvement affected by the changed Regulation has not commenced, the Developer shall comply with the revised Regulation.

7. Grading, Drainage and Erosion Control Plans. The Developer shall submit grading, drainage and erosion control plans that:

(a) [Intentionally Deleted].

(b) Show 2' contours for both existing and proposed grades for building pads and any culverts and storm sewers.

(c) Indicate and detail the cross-section and profiles of all erosion control measures including drainage ways added to the Property.

(d) Show minimum setback and offset dimensions and building grades approved by the City.

(e) For all land disturbing activities, show existing contours at least 200' into adjacent parcels.

(f) Show the location and dimension of all construction site management measures to control erosion and sedimentation.

(g) Include minimum elevations for the proposed top of principal building foundation walls based on proposed building envelopes shown on the approved specimen tree plan and approved finished grades.

8. Stormwater Drainage Plans. The Developer shall submit stormwater drainage plans that:

(a) Provide for a complete storm drainage system, including one or more detention basins and retention ponds, culverts, storm sewer and open ditches that are adequate to accommodate expected surface water flow within and through the Development and drain the surface water from and through the Development in accordance with the Code, Chapter 13 of the Milwaukee Metropolitan Sewerage District ("MMSD") rules, and the regulations of the Wisconsin Department of Natural Resources (the "DNR"), as may be applicable.

(b) Show all tributary areas to the proposed drainage system and downstream analysis, including all proposed and existing drainage structures in the drainage system area.

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(c) Show drainage easements by dimension and detailed cross-section.

(d) Provide for erosion protection and minimum velocity design and restoration of all areas adjacent to existing and proposed roadways to conform to the approved roadway cross-section.

(e) Address all ditch slopes exceeding five percent (5%). Any such slope that is greater than 5 percent (5%) may only be approved after review and acceptance by the City Engineer. To the extent any such slope shall be greater than five percent (5%), additional analysis of the velocity of the flow and slope protection shall be provided, and such slope might not be approved.

(f) Show all roadside ditches and drainage easements with a minimum one percent (1%) slope. Any such slope that is less than one percent (1%) may only be approved after review and acceptance by the City Engineer. To the extent any such slope shall be less than one percent (1%), additional analysis of the velocity shall be provided, and such slope might not be approved.

(g) Provide on-site stormwater detention that complies, to the satisfaction of the City Engineer, with the City's stormwater ordinances and MMSD Chapter 13 rules and regulations.

(h) Provide hydrologic calculations for the 2-, 10- and 100-year development conditions.

(i) Provide hydraulic calculations showing pond discharge rates under proposed conditions. Under proposed conditions, a retention pond must demonstrate that the 2-, 10- and 100-year discharge rate will be less than pre-settlement conditions.

(j) Show all sump pump discharge pipes discharging to a roadside ditch, storm sewer or other location approved by the City. For roadways with an urban section, a sump pump collection system shall be required.

(k) Include, if the storm sewer design includes underground piping, a set of utility plans showing all plan and profile views of sanitary water and storm sewer. Such plan shall be used and kept current during all phases of construction.

9. Landscaping, Open Space and Signage Plans**.**

(a) The Developer shall submit a street tree plan which shall conform to the City's street tree ordinance. The street tree plan shall be subject to review and approval of the Tree Board and Planning Commission.

(b) The Developer shall submit landscape plans for all entryways, open spaces, public street cul-de-sacs and detention basin and retention pond buffers. Such plans shall be designed by a licensed landscape architect and shall be subject to review and approval of the

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Planning Commission. The City may have a licensed landscape architect review the submitted landscaping and open space plans.

(c) Pedestrian and bike paths may be required by the City. If so, pedestrian and bike path plans shall address the public use of the paths and maintenance. Details of such paths shall be subject to review and approval of the City Engineer. The location and use of such paths shall be subject to review and approval of the Planning Commission. Any public access path shall be subject to a ten foot (10') wide pedestrian and bike path easement. An eight-foot (8') wide path shall be designed and constructed in accordance with the Department of Transportation (DOT) Bike Path Facilities Handbook.

(d) The Developer shall submit signage and entryway plans to the City. Such plans shall be subject to review and approval by the Planning Commission.

10. [Intentionally Deleted].

11. Sanitary Sewer System Plans.

The Development will have a public sanitary sewer system. The plans for the system shall:

(a) In addition to the City's Standard Specifications for Land Development, conform to the Standard Specifications for Sewer and Water Construction in Wisconsin and additional requirements of MMSD.

(b) Be designed to meet the ultimate needs of the Development in accordance with the City's sanitary sewer system plan.

(c) Show the installation of one sewer lateral from the sanitary sewer main to the limits of the sanitary sewer utility easement or road right-of-way for each property abutting the sanitary sewer main.

(d) Show all sanitary sewer lateral locations.

(e) Be designed so the public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.

(f) Developer understands and agrees that, based upon the Hydraulic Analysis for Highland Road and Lift Station F #3744-20-F by SEH, Inc., the sanitary sewer discharge into the public sanitary sewer system shall be restricted when the Lift Station F critical minimum wet well fill time is met, above which the flow restrictor will activate. Accordingly:

(i) A flow restrictor shall be installed in line with the gravity sanitary sewer lateral serving the Development to eliminate the effluent discharge into the public sanitary sewer system during a wet weather event.

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(ii) The wet well filling time for each pump on – off cycle is 45 seconds at 589 gpm.

(iii) Based on the known volume of the wet well and measured time to fill it up, then the influent flow rate is 589 gpm.

(iv) The critical minimum wet well fill time that corresponds with a maximum allowable fill rate of 589 gpm (600 gpm firm pumping capacity minus 11 gpm projected peak flow rate from the Development), is 45 seconds.

(v) Therefore, when the critical minimum wet well fill time at Lift Station F is less than 45 seconds, the flow restrictor for the Development would then be activated.

(vi) The duration of the flow holding event would depend on how long the wet well fill rate exceeds 589 gpm, but will be based upon the installed electronic relay control.

(vii) The flow restrictor shall alternatively retain the effluent on site in a holding tank, wet well or other approved storage facility.

(viii) Developer shall coordinate with City's preferred control system integration company in installing an electronic relay control from Lift Station F to the flow restrictor so that if, or when, Lift Station F is pumping at maximum capacity as a result of excess inflow and infiltration that the flow restrictor is activated and the Development would utilize the holding tank or approved storage facility for the period of time necessary for Lift Station F to stabilize.

(ix) The flow restrictions shall remain in place until the City's Sewer Utility has implemented either of the following capacity upgrade alternatives:

a. The following collection improvements are implemented:

i. MH 0118-063 to MH 0118-064: Increase from 15-inch to 18-inch diameter pipe, 119 LF required, AND

ii. Lift Station F firm pumping capacity is increased to a minimum of 930 gpm; OR

b. Other equivalent system improvements which prevent surcharging conditions in the Lift Station F collection system that would be caused by an additional 11 gpm of peak flow from the Development.

(g) In lieu of a direct connection to the City's sanitary sewer system, Developer may explore the option of connecting into the private lift station on the Columbia St. Mary's

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Hospital site. In order to allow Developer to explore that option, the City will authorize commencement of work on the Development prior to having complete State and City approved plans for the selected sewer connection under the following terms:

(i) Upon Developer's engineer providing written certification that the work to commence on the Development will allow a code-compliant connection to the City's sanitary sewer system utilizing the direct connection, the City shall, at Developer's request, release plumbing and building permits to complete site grading, erosion control, building and site sewer, and footings and foundation. Such work shall be in accordance with the terms of Wisconsin Department of Safety and Professional Services early start approvals and regulations, and is done at Developer's sole risk of modification being required depending on the connection chosen and final plan approvals.

(ii) If Developer is unable to negotiate an agreement with Columbia St. Mary's for the use of the private lift station by April 2, 2021, Developer shall utilize the direct connection method for serving the Development.

(iii) If Developer provides written evidence of agreement with Columbia St. Mary's for the use of the private lift station, Developer may continue to complete work as provided hereunder in absence of approved plans.

(iv) In the event that Developer does not have complete plans for connection to the private lift station approved by the State by June 4, 2021, Developer shall utilize the direct connection method of serving the Development.

(v) Prior to occupancy, all plumbing must be installed and connected to the City's sanitary system through one of the two options provided above, inspected and approved by the City.

(vii) Further, should any work completed under the permits be abandoned, Developer shall remove any installed footings and/or foundations and return the Property to a level, dust free condition. Any additional work required by the City in implementing this plan shall be charged to Developer at the City's standard hourly rates.

12. Water System Plans.

(a) Supply System. The plans shall satisfy the following requirements:

(i) The plans shall show a water supply and distribution system for the Development with mains, hydrants, valves and laterals for each lot.

(ii) All water mains to be installed in a city road right-of-way or easement shall be subject to review and approval of the City Engineer.

(iii) The City will determine the lateral locations to avoid removal of any specimen trees. The City shall approve all lateral locations.

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(iv) The public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.

(v) Easements shall be provided to adjacent residentially zoned properties for access for potential future connection.

(vi) The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2500 gpm, which may require twelve-inch (12") pipe for the dead end main.

(vii) Dead end mains must be terminated with a public hydrant and phasing plans.

(b) Fire Protection.

(i) Water for fire protection will be supplied to the Development water system through the City of Mequon Water System.

(ii) All fire hydrant locations shall be subject to review and approval of the Fire Chief.

13. Culverts Plan. The Developer shall submit a proposed driveway culvert size plan. Such plan may be included in one of the other plans.

CONSTRUCTION REQUIREMENTS

14. Construction of Improvements. The Developer shall construct or have constructed, at its expense, all of the Improvements.

15. General Standards; Strict Compliance with Plans. All construction shall conform to the City's Standard Specifications for Land Development, latest edition. Construction will substantially conform to the Plans. The City may require the Developer to replace all the Improvements that deviate from the Plans unless the Developer seeks and obtains prior written approval from the City for such deviations.

16. Direction by City Engineer. The Improvements shall be constructed in accordance with the requirements and direction of the City and the City Engineer or the City Engineer's authorized representative and shall be under and subject to inspection by the City Engineer or the City Engineer's representative.

17. Responsibility for the Improvements. The Developer shall be fully responsible for the Improvements, all appurtenances to the Improvements and the acts and omissions of its contractors, subcontractors, material suppliers, delivery services and agents. The Developer shall repair or replace, at the Developer's cost, any damage that occurs to the Improvements and appurtenances to the Improvements during the period of the construction of the Improvements and

Attachment: Ascension - Port and Highland - Development Agreement - Clean (5852 : Mequon Medical)

until certification by the City Engineer, approval of the Improvements, acceptance of dedication by the City. This Paragraph shall not apply with respect to any portion of the Property that becomes exempt by virtue of a conveyance to the City.

18. Lien Waivers. As a condition of final certification by the City Engineer, and approval, acceptance and dedication of the Improvements by the City, the Developer shall provide to the City paid receipts and lien waivers from all contractors and material suppliers performing work or supplying materials for the installation of the Improvements.

19. [Intentionally Deleted].

20. Additional Grading and Drainage Requirements. The Developer shall (a) rough grade as necessary to establish lot grades in accordance with future building grades, top-soiling, seeding and mulching as required, to all exposed ground surfaces to prevent erosion; (b) keep grading and filling to a minimum, including in individual building envelopes; and (c) spread and maintain topsoil, seed and mulch over all exposed ground surfaces to prevent erosion, including surfaces disturbed by utility contractors.

21. Wetlands. Wetland boundaries shall be identified and marked in the field and verified by the DNR. The wetlands and setbacks shall be identified on the CSM. Wetland boundary markers shall be maintained, and setbacks observed, during all phases of land disturbance and construction. No wetland shall be filled without prior approval of the DNR; provided, however, City acknowledges DNR approval for fill on the Property has been received by Developer and provided to the City such that Developer may proceed with filling the so-approved wetlands.

22. Additional Erosion and Runoff Control Requirements**.**

(a) With respect to erosion and sedimentation control, the Developer shall install and construct the Improvements in compliance with the requirements of the Ozaukee County Land Conservation Guidelines (SCS) and the DNR's "Wisconsin Construction Site Best Management Practice Handbook," latest edition, requirements. Temporary stormwater quality measures during construction activities shall include, at a minimum, the installation of silt fence and temporary sediment basins.

(b) The Developer shall install the drainage system, including roads (unpaved, but with gravel surface), first. The swale and ditches shall be sodded or planted with fast growing grasses immediately after grade certification by the City or its designated agent. The City may request temporary mulching if ground is exposed for more than seven days. Straw, hay bales, check dams or silt fences shall be placed in the drainage system as sediment traps in accordance with established best management practices. The City will decide whether sod is appropriate and whether the sediment trap method to be used.

(c) The Developer may not commence land disturbing activities until all erosion control measures are installed and approved by the City. An erosion control permit must be approved which requires the Developer to construct in conformance with the City's erosion control ordinance.

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(d) The Developer shall protect all exposed soils with mulches, temporary annual grasses or erosion matting.

(e) The Developer shall not pile or permit excavated soil to be piled near the drainage system. A topsoil stockpile area shall be identified and used, complete with appropriate erosion control measures.

(f) The Developer will periodically inspect the above-described systems and control measures, including after each rain event, and shall promptly maintain, repair and replace them to their originally approved condition.

23. Topsoil. Excess topsoil shall only be removed from the Development by means of end-loading (no screening allowed on site) and trucking from the site. The Developer shall not disrupt topsoil where it is unnecessary, and the final arbiter of necessity shall be the City.

24. Additional Stormwater Drainage Requirements. Stormwater facilities shall be installed before impervious surfaces.

25. Additional Street and Street Signage Requirements.

(a) Prior to the commencement of any construction activity, the Developer shall meet with City Engineering and Public Works staff to identify and agree to a specific "haul" route for all construction equipment and material supplies associated with the Development. The Developer shall agree to confine the movement of its construction equipment to the approved route unless approved otherwise by the City Engineer. The Developer shall provide the Street Wear Financial Guarantee, as defined below. The City shall videotape and perform a road evaluation of the agreed to haul route. This evaluation, known as a service condition rating or "SCR", shall be used as the base line for establishing the level of damage that occurs as a result of the Development, but shall exclude damage not caused by Developer or Developer's agents and shall further exclude damage the result of ordinary wear and tear. At the conclusion of the construction activity and prior to the acceptance by the City of the Public Improvements, the City will again videotape and perform a post development SCR of the Developer's "haul" route. The road evaluation is only applicable to that portion of the approved haul route that lies within the corporate limits of the City. Prior to the City acceptance of the Public Improvements, the Developer will repair the road or pay to the City the cost, as determined by the City, for the estimated repairs, including without limitation labor, material and costs regularly charged by the City for its staff's time for inspections, shouldering, streets, curbs, gutters, failures, base repairs, defects and utility adjustments.

(b) [Intentionally Deleted].

(c) [Intentionally Deleted].

(d) The roadside pathway shall be installed prior to acceptance of the Public Improvements as shown on the approved Plans.

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(e) [Intentionally Deleted].

26. Additional Utility Requirements.

(a) City acknowledges the Final CSM has been received and approved.

(b) To the extent that the CSM does not contain specific terms for any sanitary, water and stormwater easements, such easements must be prepared separately and recorded at the Developer's expense. These documents shall be subject to review and approval of the City and shall be required at the time of acceptance of the Public Improvements.

(c) [Intentionally Deleted].

(d) Underground utility installations shall be subject to review and approval by the City Engineer and shall made without any street pavement removal, unless otherwise specifically approved by the City Engineer.

(e) The Developer and the City shall enter into a Water Services Agreement in form and content customarily required by the City prior to connection to the City's water system.

27. Lot Pipe Certification. The Developer shall, prior to issuance of any building permit, provide to the City a lot pipe certification stamped and signed by a professional land surveyor, registered in the State of Wisconsin. The form and content of the lot pipe certification shall be acceptable to the City Engineer.

COVENANTS, CONDITIONS AND RESTRICTIONS; ONGOING AGREEMENTS

28. PILOT PAYMENT. The Developer has represented that the Development of the Property is not tax exempt. Given the location of the Property on a prime commercial corner in the City, this representation was material to the City's approval of the Development. As such, the following terms and conditions shall apply:

(a) City Services.

(i) Services Typically Covered by Property Tax. The City agrees to continue to furnish governmental services and benefits to the Development and the Property of the same type, and to the extent, as are furnished from time to time, without cost or charge (except by means of property tax and authorized fees and charges), to other similarly situated commercial projects in the City. Nothing in this Agreement shall be construed to give Developer or its successors and assigns a contractual right to specific governmental services, or to impose upon the City any additional duties, it being the parties' intent that the City provide public services to the Development and the Property subject to the same terms and conditions as apply to properties owned by citizens or the public generally. Such services and benefits include, but are not limited by specific enumeration herein, those typically covered by the property tax such as fire and police protection, and on public streets, snow removal, and street lighting. The City shall not have breached its obligations hereunder if it is prevented from providing benefits and/or services to the Development or the Property because of typical force majeure reasons (e.g. war, flood, fire, labor dispute, supply shortage, act of God, natural disaster, etc.), because of budgetary constraints, or

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because any person or entity shall assert a right which prevents delivery of such benefits and/or services.

(ii) Special Assessments, Special Charges and Fees. Notwithstanding paragraph (a)(i), or any future property tax exempt status of the Property, Developer understands that the Development and the Property will be subject to applicable special assessments, special charges, and special taxes as defined in Wis. Stat. § 74.01 (and as also referred to in Wis. Stat. Ch. 66) and fees charged by the City in the same manner that such special assessments, special charges, special taxes, and fees are charged for similar services and/or undertakings to commercial development and property within the City. This provision shall not affect the City's powers, consistent with the law, to determine the services and benefits (other than those typically covered by the property tax) that shall be provided to the Development and the Property and/or similarly situated property pursuant to this paragraph (a)(ii). Nothing contained herein shall preclude Developer or its successors and assigns from appealing, as provided by law, the imposition of such special assessments, special charges, special taxes, or fees by the City.

(b) PILOT Payments.

(i) Calculations. The parties have determined that the Property will be receiving benefits equal to the amount that would be levied as the annual general property tax upon the real and personal property were it not exempt from taxation. In recognition of those services and benefits covered by paragraph (a)(i) of this Agreement, beginning in the year the Property or any portion thereof becomes exempt from property tax, and so long as the Property or any portion thereof continues to be exempt, in whole or in part, under Wis. Stat. § 70.11, or other statutory provision, Developer or its successors and assigns shall pay the City an annual PILOT Payment for the Property or the portion thereof which is exempt for each calendar year; provided, however, that the foregoing shall not apply with respect to any portion of the Property that becomes exempt by virtue of a conveyance to the City. The method to be used in determining the PILOT, shall be the Value for that tax year determined by City's Assessor times the Total Property Tax Rate for the tax year.

(ii) Payment Due Date. PILOT Payments for the year in which the Property or a portion thereof becomes exempt and subsequent years shall be due and payable: (1) in full on or before January 31 of the year following the calendar year for which the PILOT Payment was calculated; or (2) if Developer or its successor(s) or assign(s) elects to pay in installments, according to the following schedule: one-tenth of the PILOT Payment by the last day of each month for the first 10 months in the year following the calendar year for which the particular PILOT Payment was calculated. Developer or its successor(s) or assign(s) shall be deemed to have elected to pay the PILOT Payment in installments by making the first full installment payment on or before January 31 in the respective year in which the PILOT Payment is due.

(iii) Use. The City may use and expend PILOT Payments hereunder in such manner and for such purposes the City desires.

(iv) Mandatory Payment for Services to Offset PILOT Payment. Notwithstanding anything herein to the contrary, if the State of Wisconsin enacts a mandatory payment for municipal services to be paid by owners of property exempt from general property tax or similarly situated owners of exempt property, PILOT Payments shall be reduced dollar for dollar by any such mandatory payment paid by Developer or its successors or assigns to the City.

(c) Exempt Status. Nothing in this Agreement shall be construed as granting tax-exempt status on the Developer or the Property. If Developer qualifies for tax-exempt status under Wisconsin law, it is the Developer's obligation to apply for tax-exempt status. At such time

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that Developer is granted tax exempt status pursuant to Wis. Stat. § 70.11, or other statutory provision, Developer shall then make PILOT Payments pursuant to this Agreement. No PILOT Payment under this Agreement is due from Developer until such time that the Property, or a portion thereof, is deemed to be exempt from payment of property taxes pursuant to Wis. Stat. § 70.11, or other statutory provision. The City Assessor's Office may review the Property's exempt status under Wis. Stat. § 70.11, or other applicable statutory provision from time to time with the respective January 1 dates being the reference dates for those exemption reviews. If the City, as a result of those reviews or otherwise, determines that all or any portion of the Property no longer qualifies (or does not qualify) for exemption from property tax: (1) the City will provide notice of such determination to Developer or its successor(s) or assign(s); (2) this Agreement shall be suspended with respect to any years and, if applicable, with respect to any portions of the Property for which exemption no longer applies; (3) if PILOT Payments have been erroneously made for such tax years, City shall promptly refund such PILOT Payments, or, at the option of the City, offset such PILOT Payments against any property taxes due, or to become due, from Developer or its successor(s) or assign(s), in which case the City will treat such offset as having been made under protest; and (4) the Property, or any portion thereof which does not qualify for exemption, shall be placed on the property tax rolls for all years for which whole or partial exemption has been determined not to apply. If Developer or its successor(s) or assign(s) disagree with the City' s determination that the Property or any part thereof no longer qualifies for tax exemption, Developer or its successor(s) or assign(s) may challenge such determination by following the procedure set forth in Wis. Stat. § 74.35 or as otherwise provided by law.

Notwithstanding anything to the contrary contained herein, OWNER acknowledges that it is or may be bound by the reporting requirement, in the Wis. Stat. § 70.11 preamble, and that under Wis. Stat. § 70.109: exemptions are strictly construed; it is presumed that property is taxable; and the burden is on the person claiming exemption. Developer, on its behalf and that of its successors and assigns, also acknowledges that if it leases, or otherwise allows another person to use and/or occupy, all or a portion of the Property, such use may affect the Property's exempt status. See, e.g. the preamble of Wis. Stat. § 70.11, Wis. Stat. § 70.1105, and Deutsches Land, Inc. v. City of Glendale, 225 Wis. 2d 70, 591 N.W.2d 583 (1999). For example, if Developer is exempt but only uses and occupies 90% of the Property for exempt purposes and leases the other 10% of the Property to a for-profit, nonexempt entity, and if the assessor applies a square footage, taxed in part analysis, the Property is to be taxed on a 10% basis and exempt on a 90% basis and the PILOT Payment would have to be paid on the 90% portion.

(d) Successors And Assigns. All of the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

(e) Term. This PILOT Agreement shall remain in effect in perpetuity absent the occurrence of any of the following potential termination condition(s) event(s). This Agreement shall terminate effective on the December 31 of the year immediately prior to the year during which the CITY Assessor concludes that as of or prior to the determination date any of the following events has occurred:

(1) Enactment by the State of Wisconsin of a mandatory payment for municipal services by owners of property exempt from the general property tax or similarly situated owners of exempt property; and/or

(2) Repeal by the State of Wisconsin of the property tax exemption for the Property and other similarly situated property.

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29. Obligations of the Developer. The Developer, or its successors and assigns, shall be obligated to maintain in good condition and repair, and replace as necessary, all of the following, if any, that are required and approved as part of the Development: (a) roadside sidewalks (including snow and ice removal); (b) pedestrian and bike paths and appurtenances to such paths, including without limitation any signage and bollards; (c) monument and entrance signs; (d) roadside bollards; and (e) all landscaping and related elements (except those on private lots), including street trees, open areas and stormwater facilities. Such obligations shall be memorialized in one or more documents that shall be recorded against the Property, The documents memorializing such obligations shall specify that, if at any time the Developer does not exist or fails to satisfy its obligations, all owners of the Property shall be jointly and severally liable, with rights of contribution, for such responsibilities. The documents memorializing such obligations shall be subject to review and approval of the City, and the provisions requiring the foregoing may not be amended without the prior written approval of the City.

30. [Intentionally Deleted].

31. Stormwater Best Management Practices Maintenance Agreement. The Developer and the City shall enter into an agreement as described below to ensure that the Development's stormwater facilities are maintained to meet or exceed the standards to which they were constructed so that, in the future, the stormwater facilities continue to accommodate the appropriate volume and manage flow through and within the Development and meet applicable performance standards for storage and release. Accordingly, the following requirements are applicable to the Development:

(a) All stormwater drainage and storage facilities, including detention basins and ponds (whether one or more), shall be maintained and cared for by the Developer until such time as the Developer passes control of the stormwater elements of the Development and responsibility for maintenance of such stormwater elements to the Association, at which time such responsibility shall pass to the Association. In the event that the Developer transfers any portion of the Development prior to the construction, installation and approval of any required stormwater facilities, the Developer shall be released from responsibility for the installation and maintenance of the stormwater facilities only upon the City's approval, in its sole discretion, of the form of the successor in interest's assumption of the Developer's responsibilities under this Agreement; however, the transferee shall be jointly and severally responsible with the Developer until the completion of the construction, installation and approval of such facilities.

(b) The following minimum standards for future care and maintenance of the stormwater drainage and storage facilities, including detention basins and ponds (whether one or more), shall be adhered to by Developer and Developer's assigns and successors in interest:

(i) Provide normal and customary cleaning and maintenance to the detention basins and ponds (whether one or more) located in the Development including, but not be limited to, weed and algae control, dam stabilization, emergency overflow, outlet structure (including trash rack), dredging and biological control.

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(ii) Dredging of the storm water facilities shall require permits and approvals under Wisconsin Statutes Section 30.20 to remove materials from the bed of a pond ultimately connected to Lake Michigan from the DNR.

(iii) All weed, algae and other biological control utilizing chemical treatments shall be made consistent with the regulatory requirements that apply to the use of EPA/State Registered Chemicals in detention basins and ponds or lakes and regulations of the DNR. With few exceptions, a permit must be filed with, and approved by, the DNR prior to chemical treatment. In certain circumstances, a representative of the DNR will monitor or supervise the chemical treatment. Developer should contact the DNR for additional information.

(iv) All detention basins and ponds shall be certified by a licensed professional engineer or land surveyor as a condition of the issuance of a final certificate of occupancy. To assure compliance with the approved plans, the Developer shall recertify the detention basins and ponds (whether one or more) as a condition of transferring ownership to the Development, if such transfer occurs prior to final occupancy. Developer understands that City regulations presently require recertification every five years.

(v) Initial certification of the detention basins and pond (whether one or more) shall be submitted with an as-built record drawing.

(vi) All detention basins and ponds shall be inspected in compliance with the inspection report form supplied by the City. Any deficiencies shall be corrected immediately. A copy of the report form, including but not limited to photographs or diagrams of the deficiency and corrections with the certification shall be provided to the Association, and any other assigns and successors in interest of the Developer, and shall be promptly submitted to the City Engineer for review and approval. Specific areas shall include, but not be limited to:

- Bio-retention facility
- Pond containment berms are stable and free of animal burrowing
- Detention storage volume
- Erosion
- Vegetative cover
- Sediment accumulation
- Trash rack/culvert functions
- Outlet flow
- High water level
- Water surface elevation at time of survey
- Normal pond water level
- Emergency overflow

(vii) To guarantee performance of all of the foregoing obligations concerning the private stormwater drainage and storage facilities, including detention basins and ponds, the Developer shall, in accordance with Section 58-677(b) of the Code, deposit a performance bond, letter of credit or cash deposit (the "Stormwater Guarantee") to guarantee the good faith execution of the approved control plan and any permit conditions. The Stormwater

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Guarantee shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices. The City will release the portion of the Stormwater Guarantee less any costs incurred by the City to complete installation of the facilities at upon submission of a certification in accordance with subsection (iv) above..

(viii) Not less than 90 days prior to the final expiration of the Developer's Stormwater Guarantee obligations, or at such time as the Developer shall convey the outlots or common areas in or on which are located the stormwater drainage and storage facilities, including detention basins and ponds, to the Association or other assigns or successors in interest, whichever is later, the Developer shall have the detention basins and ponds recertified as described above.

(ix) At any time in the future, if, in the opinion of the City, either the Developer (in keeping with the limitations upon its responsibility as expressed in this Section), the Association or any other assigns or successors in interest, shall fail to install or maintain the stormwater drainage and storage facilities, including detention basins and ponds, the City, at its option, may give the Developer, the Association or other assigns or successors in interest, as may be interested, written notice requiring any or all of them within 30 days of the date of notice, to cure the failure and to maintain and to provide the required care. If the notified party fails to comply with the demands of the notice, the City shall have the right, but not the obligation, to perform the work necessary to correct the deficiency, and to charge the cost of such work, including administrative charges, to the Developer, the Association or other assigns and successors in interest, or any combination of them, by drawing upon the Stormwater Guarantee and/or by imposing such charge as a special charge for services pursuant to Wisconsin Statutes Section 66.0627. If such charge is not promptly paid by the party to whom the charges were invoiced, the charges shall constitute a lien and special charge on the applicable property (whether one or more). The City may also draw on the Stormwater Guarantee upon the occurrence of an Event of Default, as defined below,

(x) The City Engineer has the authority to stop work, amend or alter remediation measures to the detention basins and ponds. Failure to comply will result in the issuance of a municipal citation with a forfeiture as prescribed by law, an action for injunction or mandatory injunction, or any combination of remedies. Each day a violation exists shall constitute a separate offense.

(xi) The Association shall be responsible for recertifying the detention basins and ponds as and when required under the Code, to correct all deficiencies in such facilities and to comply with all other provisions of the Code related to such facilities.

(xii) The agreement and all of its covenants are and shall be covenants running with the land, and shall encumber the Development, and shall bind the Developer and its heirs, personal representatives, successors and assigns, including without limitation the Association. The agreement shall specifically include this language and shall not be incorporated by reference. The agreement shall be recorded with the Ozaukee County Register of Deeds.

32. Additional Covenants, Conditions and Restrictions. Prior to Final Plat approval, the Developer shall record the following additional covenants, conditions and restrictions against the

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Property (the "Covenants"). The Covenants shall be subject to review and approval by the City. The Covenants shall:

(a) Prohibit, without the express written consent from the City Engineer and approval by the Planning Commission, future property owners from (a) removing any berms, landscaping or amenities installed on the Development as a condition of landscaping, open space, grading or drainage plans, and (b) placing landscape features, berms or plantings which disrupt flow of run-off in drainage ways or courses approved as a condition of the grading and drainage plans.

(b) [Intentionally Deleted].

OBLIGATIONS OF BUILDER/LOT OWNER

33. Compliance with Grading Plan. Any person who constructs a building in the Development shall be responsible for siting the principal building and rough and fine grading the building pad to comply with the master grading plan.

34. Sump Pump Discharge and Roof Drainage Plan. If applicable, any person who constructs a building in the Development shall submit, at the time of architectural review and approval, a sump pump discharge and roof drainage plan in accordance with Storm Water Management Plan approved by the City Engineer.

35. Impact Fees. The City will assess impact fees pursuant to Sections 58-138 et seq. of the Code. Such impact fees shall be paid by the Developer or the purchaser of the lot prior to obtaining a building permit. The City retains the right to amend and modify its impact fee ordinance, the methodology by which impact fees are calculated or the numerical component values of the impact fee calculation in the future. The impact fees payable shall be based upon the impact fee calculation in effect at the time of the issuance of any building permit.

Developer further understands and agrees that the City is exploring a new park and open space impact fee which is intended to expand on walking trails in the Ulao Creek neighborhood that would tie into the trails proposed in the Development. As a benefit to the Development, Developer agrees to pay this impact fee once established for the Development.

36. Sanitary Sewer Laterals. If the Development is served by public sewer, lateral locations shall not deviate from the approved plan unless first approved by the City.

WARRANTIES AND INDEMNIFICATIONS

37. Warranty of the Public Improvements. All of the Public Improvements shall be warranted against defects due to faulty materials or workmanship which appear within one year from the date of the City's acceptance of the dedication, and Developer shall assign to the City applicable contractor warranties for the Public Improvements. If any defect should appear during the warranty period, the City shall first seek to enforce any applicable contractor warranty; however, the Developer guarantees the Public Improvements and shall indemnify the City to the

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extent of any default or failure of any contractor to honor the warranty. The Developer guaranties each repair or replacement performed pursuant to this paragraph for one year from completion. This warranty survives any provision of this Agreement that purports to discharge or release the Developer.

38. Environmental Indemnification. The Developer shall indemnify, defend and hold the City and its officers harmless from any and all claims, demands, causes of action, losses, damages, and liabilities asserted against the City or its officers, together with related costs and expenses (including reasonable attorneys', consultants' and experts' fees, costs and expenses) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the City by, under, pursuant to, or in connection with the Final Plat or this Agreement including, but not limited to street rights of way, of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of dedication of the Public Improvements. Without limiting the generality of the foregoing, the indemnification by Developer shall include costs incurred in connection with any site investigation or any remedial, removal or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances in, on or under the real property, whether in the soil, groundwater, air or any other receptor. The City will notify the Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in, on or under the real property. Following notification to Developer that contamination may exist, the City shall make reasonable accommodations to allow the Developer to examine the real property and conduct such clean-up operations as may be required by appropriate local, state or federal agencies to comply with applicable laws. This indemnification survives any provision of this Agreement that purports to discharge or release the Developer.

39. Claims by Third Parties. The Developer shall indemnify, defend and hold the City and its officers harmless from any and all claims, demands, causes of action, losses, damages, and liabilities asserted against the City or its officers, together with related costs and expenses (including reasonable attorneys', consultants' and experts' fees, costs and expenses) brought in connection with any damage suffered by third parties, including personal injury or property loss, resulting from construction of the Improvements or development of the Development regardless of any asserted negligence of the City asserted in connection with inspection of work performed or materials supplied by or on behalf of the Developer or its contractors, subcontractors or agents. This indemnification survives any provision of this Agreement that purports to discharge or release the Developer.

40. Street Damage. The Developer shall be responsible for all damage done to streets within the City, street landscaping, street trees, curbs, utilities, light poles and other property of the City as a result of construction activities associated with the Development, including without limitation street damage as a result of excessive hauling operations or installation of the Improvements; provided, however, Developer shall not be responsible for any damage not caused by Developer or Developer's agents or for any damage the result of ordinary wear and tear. This covenant survives any provision of this Agreement that purports to discharge or release the Developer.

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FINANCIAL OBLIGATIONS

41. Costs Incurred by the City. The Developer will pay all reasonable costs incurred by the City in connection with the Development, including without limitation costs of attorneys, landscape architects, outside engineers and other consultants and costs regularly charged by the City for its staff's time and materials used in (a) reviewing and approving the Plans (including without limitation engineering and landscaping plans), (b) inspecting the construction and/or installation of the Improvements, (c) installing street signs, and (d) reviewing and approving record drawings for City files. The Developer will also pay any other costs that may be incurred by the City in connection with the installation of the Improvements. Costs will include the costs of labor, equipment, materials, engineering, inspection and overhead costs incidental to the Improvements. The City will send invoices for the costs to the Developer periodically, as costs are incurred or as the Improvements are completed. The Developer will pay the City's invoices within 30 days after the date sent by the City. The City may, in its discretion, add a late payment charge of 1.5% per month, computed from the date of the original invoice until paid, for any amount not paid when due.

42. Special Assessments. No special assessments are contemplated in connection with the Development.

43. Streetlights. The Developer shall be responsible for the cost of installation for street lights of a design selected by the City, which will be utilized throughout the Ulao Creek neighborhood.

44. Landscaping Completion Letter of Credit. The Developer shall, if landscaping has not been installed prior to issuance of a temporary or final certificate of occupancy, provide to the City a letter of credit in an amount equal to 125% of such costs (to establish such costs, the Developer shall provide to the City bids, contracts or other evidence sufficient, in the sole opinion of the City, to demonstrate the cost of completing such work, including the costs of labor and materials). The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent. The form and content shall be acceptable to the City Attorney. The Developer shall pay all costs of completing the work, including with limitation labor, material and costs regularly charged by the City for its staff's time. If the work is not completed to the satisfaction of the City on or before June 30 of the year following issuance of a temporary or final certificate of occupancy, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the letter of credit to defray the costs of finishing the work. The City shall hold such funds and apply them as costs are incurred. The City shall refund the balance, if any, after the work is completed. If the funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

45. Landscaping Survival Letter of Credit. The Developer shall, prior to the issuance of a temporary or final certificate of occupancy, provide to the City a letter of credit in an amount equal to 25% of the costs of labor and materials in installing landscaping and hardscape amenities (excluding street trees and any other landscaping that is a Public Improvement). Such costs shall be determined by the City based its review of the Developer's contracts and paid receipts. The letter of credit shall insure the cost of labor and materials to replace landscaping that dies within

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three years of installation. The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent. The form and content shall be acceptable to the City Attorney. The Developer or its assign shall pay all costs of replacing any dead or dying landscaping. If the responsible person fails to replace such landscaping within 30 days of demand, or upon the occurrence of an Event of Default, as defined below, the City may replace the landscaping and draw on the letter of credit on demand for the cost of the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. If the letter of credit is inadequate to defray the costs, the Developer shall owe the balance to the City.

46. Street Tree Survival Guarantee. The Developer shall, prior to issuance of a temporary or final certificate of occupancy, provide to the City a performance bond, letter of credit or cash deposit in an amount equal to 25% of the costs of labor and materials in installing street trees and any other landscaping that is a Public Improvement. Such costs shall be determined by the City based its review of the Developer's contracts and paid receipts or as otherwise required by Wisconsin Statutes Section 236.13. The letter of credit shall insure the cost of labor and materials to replace such landscaping that dies within 14 months of installation. The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent. The form and content shall be acceptable to the City Attorney. The Developer or its assign shall pay all costs of replacing any dead or dying landscaping. If the responsible person fails to replace such landscaping within 30 days of demand, or upon the occurrence of an Event of Default, as defined below, the City may replace the landscaping and draw on the letter of credit on demand for the cost of the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. If the letter of credit is inadequate to defray the costs, the Developer shall owe the balance to the City.

47. [Intentionally Deleted].

48. Street Wear Financial Guarantee. Prior to commencement of any construction activity, the Developer shall provide to the City a performance bond, letter of credit or cash deposit in an amount equal to $1,000 per lot or unit in the Development (the "Street Wear Financial Guarantee"). The Street Wear Financial Guarantee is to provide security for compensation to the City for wear and tear and accelerated deterioration of the City's streets as a result of infrastructure improvement associated with the hauling of stone and asphalt attributable to the Development. Wear and tear shall be determined as described above. The form and content of the Street Wear Financial Guarantee shall be acceptable to the City Attorney. If the Street Wear Financial Guarantee is in the form of a letter of credit, the requirements shall be substantially similar to the requirements of other letters of credit provided in this Agreement. If the Developer does not make the repairs as and when required, but in any event on or before the 60th day after written demand from the City, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the Street Wear Financial Guarantee to defray the costs of the street repairs, including without limitation labor, material and costs regularly charged by the City for its staff's time for inspections, shouldering, streets, curbs, gutters, failures, base repairs, defects and utility adjustments. The City shall hold such funds and apply them as costs are incurred. The City

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shall refund the balance, if any, after the work is completed. If the funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

49. Stormwater Guarantee. The Developer shall provide the Stormwater Guarantee, as defined above, prior to the commencement of any construction activities. The form and content of the Stormwater Guarantee shall be acceptable to the City Attorney. If the Stormwater Guarantee is in the form of a letter of credit, the requirements shall be substantially similar to the requirements of other letters of credit provided in this Agreement.

50. Public Sanitary Sewer System Connection Charge. If the Developer is required to connect the Development to the public sanitary sewer system, the Developer shall pay a sewer connection charge to the City in accordance with the requirements of Section 58-640 of the Code prior to the issuance of a temporary or final certificate of occupancy.

51. Developer's Election. To the extent that any letter of credit required by this Agreement shall be determined to be for a public improvement, as that term is used in Wisconsin Statutes Section 236.13(2)(am), this Agreement constitutes the Developer's election to use a letter of credit under Wisconsin Statutes Section 236.13(2)(am)1m.a.

52. Maintenance of Guarantees. Unless otherwise specified in this Agreement or state statutes, letters of credit and other financial guarantees shall be maintained for the periods required by the Code. The Developer shall provide any renewal of any letter of credit to the City prior to its expiration. Failure to do so shall be an Event of Default without notice.

CSM APPROVAL; DEDICATION; RELEASE; OUTLOT & SIGNAGE

53. Dedication. Title to the Public Improvements, together with the land on which they are located, unless located within a dedicated easement, shall be dedicated and given in fee simple by the fee simple owner to the City, as provided by Wisconsin law, and without recourse, and free and clear of all liens, claims and encumbrances. In the event that Public Improvements are constructed after CSM recording, Developer shall cause the fee simple owner of such property on which the Public Improvements are located to execute a transfer/dedication document for such Public Improvements in the form reasonably required by the City.

54. Continuing Obligations through Dedication. The Developer shall not be released or discharged from its obligations under this Agreement until final inspection and certification of all the Improvements has been made by the City Engineer in writing, and the Improvements have been approved and their dedication accepted by the City.

55. Outlot and Signage. As part of the Development, Developer agrees to improve the outlot (approximately .3677 acres) at the southeast corner of the Property as a passive use park with a public sidewalk loop. Developer shall be responsible for the installation and maintenance of all landscaping, paths, and walks within the outlot as shown on the approved Plans except as provided below. Developer shall also grant a permanent easement, in a form approved by the City Attorney, to the City for the purposes of erecting and maintaining an entryway sign and associated

Attachment: Ascension - Port and Highland - Development Agreement - Clean (5852 : Mequon Medical)

landscaping (e.g., “Welcome to Mequon”) on the outlot. The cost of installing and maintaining the sign and its associated landscaping shall be borne by the City.

DEFAULTS

56. Events of Default**.** The occurrence of any of the following shall constitute an “Event of Default":

(a) Payments. The Developer fails to pay any amounts payable under this Agreement to the City within five (5) business days after receipt of notice from City when due.

(b) Non-Monetary. The Developer fails to observe or perform as and when required or breaches any of the covenants or agreements contained in this Agreement and, except as described below, such failure continues for 15 days after notice from the City of the failure (except as described for letters of credit). The City shall not be required to provide notice, or may shorten or eliminate the 15-day cure period, if the City determines in its discretion that the failure constitutes an imminent danger to health or safety or would constitute such an imminent danger in less than 15 days. The City may, in its sole discretion, provide in the notice for a cure period of longer than 15 days if the City determines that such longer cure period is warranted.

(c) Bankruptcy and Similar Actions. The Developer (i) is liquidated or ceases to exist; (ii) makes a general assignment for the benefit of creditors; (iii) admits in writing its, his or her inability to pay debts as they become due; (iv) files a petition by which it, he or she becomes the subject of bankruptcy or insolvency proceedings; (v) is adjudicated bankrupt or insolvent; (vi) files a petition seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or regulation; (vii) files an answer admitting or fails to contest the material allegations of a petition against it, him or her in any such proceeding; or (viii) seeks, consents to or acquiesces in the appointment of any trustee, receiver or liquidator for the Developer or the Development.

(d) Creditors’ Actions. Any involuntary proceeding is filed against the Developer that seeks any reorganization, bankruptcy, arrangement, composition, readjustments, liquidation, dissolution, receivership or similar relief under any present or future statute, law or regulation that is not dismissed within 120 days of the date filed.

57. Remedies. Upon the occurrence of an Event of Default, without notice other than that required above, the City may exercise any one or more of the following remedies without waiving any rights or remedies available to it:

(a) Immediately suspend performance under this Agreement.

(b) Issue a stop work order.

(c) Issue citations to the extent the Event of Default constitutes a violation under any provision of the Code for which citations may be issued.

Attachment: Ascension - Port and Highland - Development Agreement - Clean (5852 : Mequon Medical)

(d) Withdraw or withhold occupancy permits for any structures in the Development.

(e) Commence any legal or administrative action, in law or in equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement or covenant of the Developer under this Agreement.

(f) Perform or have performed any work, and have supplied any necessary equipment, goods, materials and services, to complete all or any part of the Developer's work, all at the Developer's cost.

(g) Draw any letter of creditor and exercise the City's remedies under any other financial guarantee.

(h) Exercise all other rights and remedies available to it at law or in equity,

58. Remedies Cumulative. The rights and remedies granted to the City under this Agreement are in addition to and cumulative of any other rights or remedies the City may have under the Code or state law. A delay or failure by the City in exercising any right or remedy shall not operate as a waiver of any such right or remedy or as an acquiescence of any default. No single or partial exercise of any right or remedy shall preclude any other or further exercise of a right or remedy or the exercise of any other right or remedy.

59. Attorneys' Fees. The Developer shall pay the City's costs of enforcement of this Agreement, including reasonable attorneys' fees and costs.

GENERAL PROVISIONS

60. Adequate Provision. Execution of this Agreement shall be accepted by the City as adequate provision for improvements within the meaning of Wisconsin Statutes Sections 236.01 236.13 and 236.45(1).

61. Assignment. No assignment of this Agreement by the Developer shall be effective without the prior written consent of the City, and no assignment without such consent shall relieve the Developer of its obligations under this Agreement. For the avoidance of doubt, no City consent shall be required in the event Developer sells the Property or Developer's interests in the Property, provided this Agreement is assigned to and assumed by the successor owner(s).

62. Effect of Acceptance. This Agreement binds and inures to the benefit of the Developer and the City and their respective heirs, legal representatives, successors and assigns. Regardless of who prepared the original draft of this Agreement, both parties have had significant input into its terms and content and, accordingly, no presumption shall be made against the drafter.

63. Modifications. Neither this Agreement nor any provision of this Agreement may be waived, modified, amended, discharged or terminated except by an instrument in writing signed

Attachment: Ascension - Port and Highland - Development Agreement - Clean (5852 : Mequon Medical)

by the party against whom the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument. No waiver by either party of any failure or refusal to comply with its obligations shall be deemed a waiver of any other or subsequent failure or refusal to so comply.

64. Partial Invalidity. If any term or provision of this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

65. Headings. The headings in this Agreement are for convenience only and do not limit or expand the terms and conditions of this Agreement.

66. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Wisconsin.

67. Requirement to Commence Construction. In accordance with Section 58-635(3)(e) of the Code, if the Developer fails to commence construction within two years of approval of this Agreement, this Agreement shall be null and void.

[SIGNATURE PAGES TO FOLLOW]

Attachment: Ascension - Port and Highland - Development Agreement - Clean (5852 : Mequon Medical)

[CITY SIGNATURE PAGE TO DEVELOPMENT AGREEMENT]

CITY OF MEQUON

By: _____
John Wirth
Mayor

By: _____
Caroline Fochs
Clerk

STATE OF WISCONSIN)
) SS
OZAUKEE COUNTY)

The foregoing instrument was acknowledged before me on _____ _____, 2021, by John Wirth, Mayor of the City of Mequon.

_____
Name: _____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) (is) _____

STATE OF WISCONSIN)
) SS
OZAUKEE COUNTY)

The foregoing instrument was acknowledged before me on _____ _____, 2021, by Caroline Fochs, Clerk of the City of Mequon.

_____
Name: _____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) (is) _____

Approved by: _____
Brian C. Sajdak, City Attorney

Attachment: Ascension - Port and Highland - Development Agreement - Clean (5852 : Mequon Medical)

[DEVELOPER SIGNATURE PAGE TO DEVELOPMENT AGREEMENT]

MEQUON MEDICAL LLC,
a Wisconsin limited liability company

By: _____
Matthew Burow, Manager

STATE OF WISCONSIN)
) SS
COUNTY OF MILWAUKEE)

The foregoing instrument was acknowledged before me on _____ _____, 2021, by Matthew Burow, as Manager of Mequon Medical LLC, a Wisconsin limited liability company.

_____
Name: _____
Notary Public, Milwaukee County, Wisconsin
My Commission (expires) (is) _____

Attachment: Ascension - Port and Highland - Development Agreement - Clean (5852 : Mequon Medical)

EXHIBIT A
to the
DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF MEQUON AND

Development Name

Legal Description

LOT 1 OF CERTIFIED SURVEY MAP NO. 4126, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OZAUKEE COUNTY, WISCONSIN ON DECEMBER 17, 2020, AS DOCUMENT NO. 1108327, A DIVISION OF LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

Attachment: Ascension - Port and Highland - Development Agreement - Clean (5852 : Mequon Medical)

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **January 25, 2021**

SUBJECT: **Fast Signs of Waukesha for Athlete Performance. The applicant is seeking master sign plan approval for the 35,090 sq. ft. athletic facility with accessory business tenants located at 10725 N. Executive Court.**

Applicant:	Fast Signs of Waukesha Lori Dominiak
Status of Applicant:	Agent
Requested:	Master Sign Plan
Existing Zoning:	B-5/PUD (Business Park)
Land Use Plan:	Business Park
Lot size:	4.05 acres
Location:	10725 N. Executive Court
Tax Key:	#14-027-09-014.00
District:	#4

Background:
The applicant is seeking Master Sign Plan approval for 10725 N Executive Court. The Planning Commission approved the building and site plan for the new sports facility in May of 2020. The property is in the Mequon Business Park and is zoned B-5/PUD.

Master Sign Plan:
The B-5 zoning district permits one wall sign per building. Per Sec. 62-13 (5), more than one wall sign is permitted subject to Planning Commission approval through a Master Sign Plan and shall meet the follow criteria:

a) The placement of all wall signs shall relate only to the first floor elevation of the building.
b) Only tenants that have an individual, exterior entrance on the first floor that allows the general public to access shall be permitted a wall sign.
c) All wall signs shall relate to the architectural features of the exterior building and create an overall harmonious aesthetic.

The propose Master Sign Plan includes the following signage:

Proposed Signs	Size	Height
Wall Signs (4)	Each sign not to exceed 30 SF	14-16 feet
One (1) Monument Sign	50 SF	7.9 feet

The Master Sign Plan proposes four (4) wall signs not to exceed 30 square feet. Two of the signs are proposed on the east elevation and the other two are on the south elevation. All signs relate to the first floor elevation and meet the 20 foot height requirement. These four signs also meet the criteria of having an individual exterior entrance that allows the general public access. Three of the wall signs are proposed to be placed above the canopy at each entrance. The sign for Aurora Sports Medicine is placed to the right of the entrance. Staff recommends moving the sign to the right and over the canopy to match the placement of the other signs as is reflected in the conditions.

The Master Sign Plan would allow for corporate shields, logos or insignia as part of the wall signage. Signs colors are limited to the tenant's corporate colors or white. Staff recommends that corporate colors are permitted as long as the colors are harmonious with the aesthetics of the building as determined by staff as part of the sign permit approval.

Staff supports a 30 square foot sign for the four tenants with individual, exterior entrances. The property is a multi-tenant building which also has users who have leases to utilize the facility (mainly the basketball court area). The wall signs as proposed are only for tenants with physical tenant spaces that have individual entrances that allows public access. Staff recommends that users who do not occupy a tenant space shall not be allowed any wall signage on the building. Staff supports tenant panels on the monument sign for all users of the site. Staff's recommendation includes a condition that only tenants who lease a physical tenant space shall be allowed a wall sign.

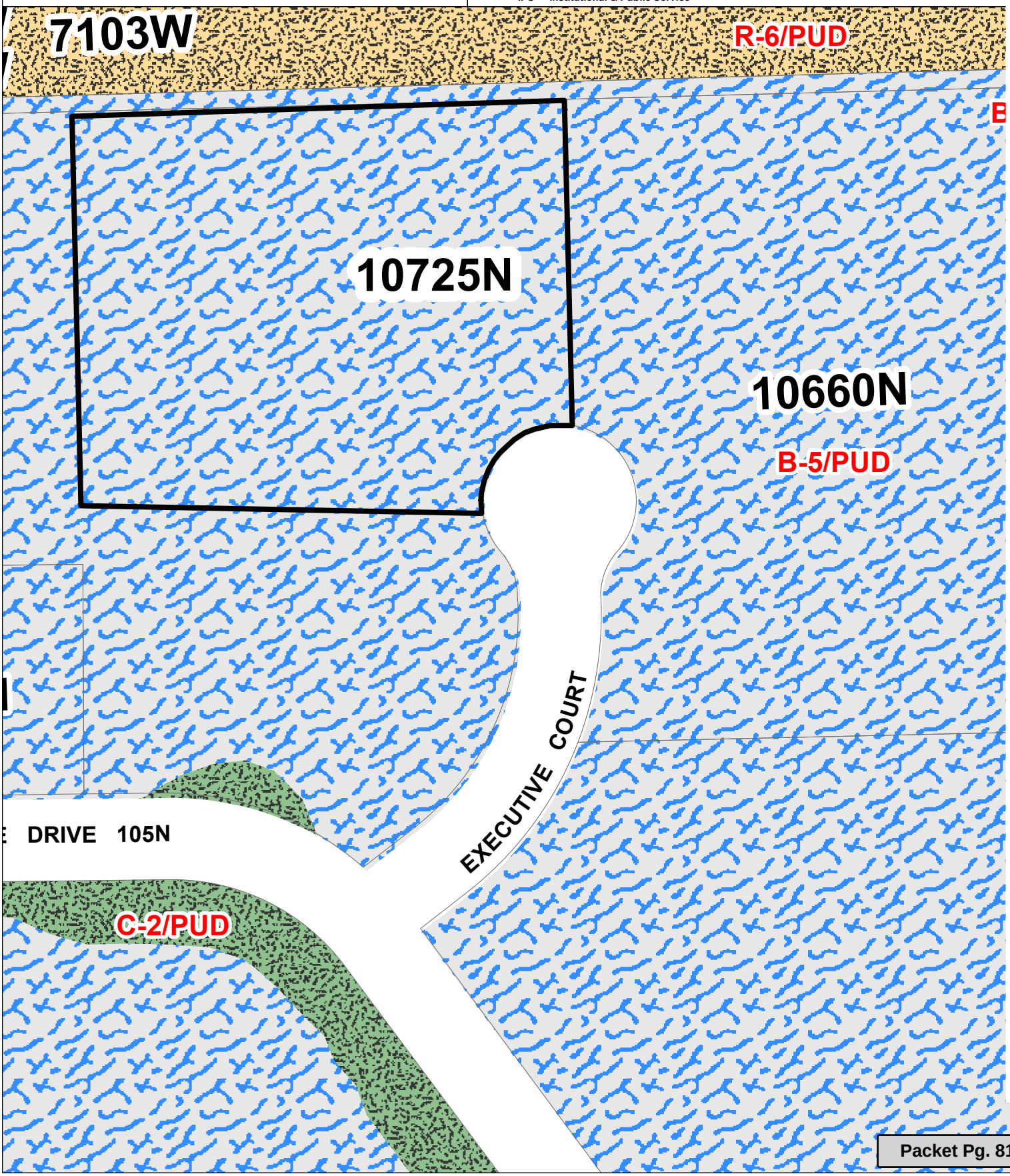
Staff Recommendation: Planning staff recommends **approval** of the Master Sign Plan subject to the following conditions:

1. Staff review and approval of final Master Sign Plan prior to issuance of permits. The applicant shall submit such plan(s) within 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Sign permit approval require for all signs.
3. Only tenants who occupy a tenant space within the building with an exterior, individual entrance that allows the general public access shall be allowed one 30 square foot wall sign.
4. All wall signs shall relate to the architectural features of the exterior building and create an overall harmonious aesthetic.
5. Wall sign colors are limited to white or tenant's corporate colors. Colors shall be harmonious with the building aesthetics as determined by staff during sign permit approval.
6. The sign for Aurora Sports Medicine shall be located above the canopy and entrance to match the placement of the other signs.
7. All signs shall not exceed 20 feet in height (measured from grade to top of sign).
8. All users of the site are permitted a tenant panel sign on the monument sign.
9. Landscaping extending a minimum of 5 feet from the base of the sign is required for the monument sign.

Attachments:
Packet Docs_AP (PDF)

Fast Signs of Waukesha for Athlete Performance

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		



Attachment: Packet Docs_AP (5850 : Fast Signs of Waukesha for Athlete Performance)

FASTSIGNS
More than fast. More than signs.™

SALES DEVELOPMENT | SIGNS & GRAPHICS | INSTALLATION | PROJECT MANAGEMENT | GRAPHIC DESIGN | BRAND INTEGRITY | CONSULTING

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December 7, 2020

Master Sign Plan
Multi Tenant Building
10725 Executive Ct.
Mequon, WI 53092

A. This Master Sign Program applies to all users and occupants of the building located at 10725 Executive Ct. Mequon, WI. This Master Sign Program is intended to give a uniform theme to signs and business identification within the Property by controlling size, color, location, and sign characteristics. Each sign covered by the Master Sign Program must be permitted separately and meet the provisions of the City of Mequon Sign Code, as it may be amended from time to time. The sign criteria contained herein shall apply to all new signs installed on the Property.

B. Only tenants that have an individual, exterior entrance will be allowed an exterior sign on the building. This wall sign will not exceed 30 square feet.

C. Corporate shields, logos, or insignia will be permitted, and the area shall be included in the maximum allowable sign area.

D. Letter and logo colors are limited to tenant's corporate colors or white.

E. If mounting building sign to a raceway the raceway colors shall match the color of the façade on which it is mounted.

F. All light sources shall be UL listed, NEC compliant and completely concealed from view to the general public.

Attachment: Packet Docs_AP (5850 : Fast Signs of Waukesha for Athlete Performance)

Monument Sign

A. Each tenant shall be permitted to install a single panel on the monument sign. The Tenant Area shall be equally divided between all tenants of the Property. Monument sign panels shall be limited to tenant's name in white color.

B. All signs must be maintained in appearance.

C. All signs must meet approval of this Master Sign Plan and the City of Mequon sign code.

D. Tenants must obtain a sign permit from the City of Mequon and approval from the property owner.

Property Owner: Steve Becker
Phone number: 262-388-6262
Email: steve@trainap.net

Attachment: Packet Docs_AP (5850 : Fast Signs of Waukesha for Athlete Performance)

Monument Sign

JOB DETAILS:

Single sided monument sign with LED illumination.

A - Opaque sign faces with translucent copy.

B - Painted aluminum divider bar removable tenant panels.

C - Vinyl Address
Exact address TBD

D - Aluminum Shroud

Wall Color TBD

Awning color TBD.

Actual Colors TBD

☐ Customer Pickup
☐ Signworks Deliver
☒ Installed
☐ Other _____

Customer Name: Athlete Performance

Customer Address: Mequon

Job Location: Same

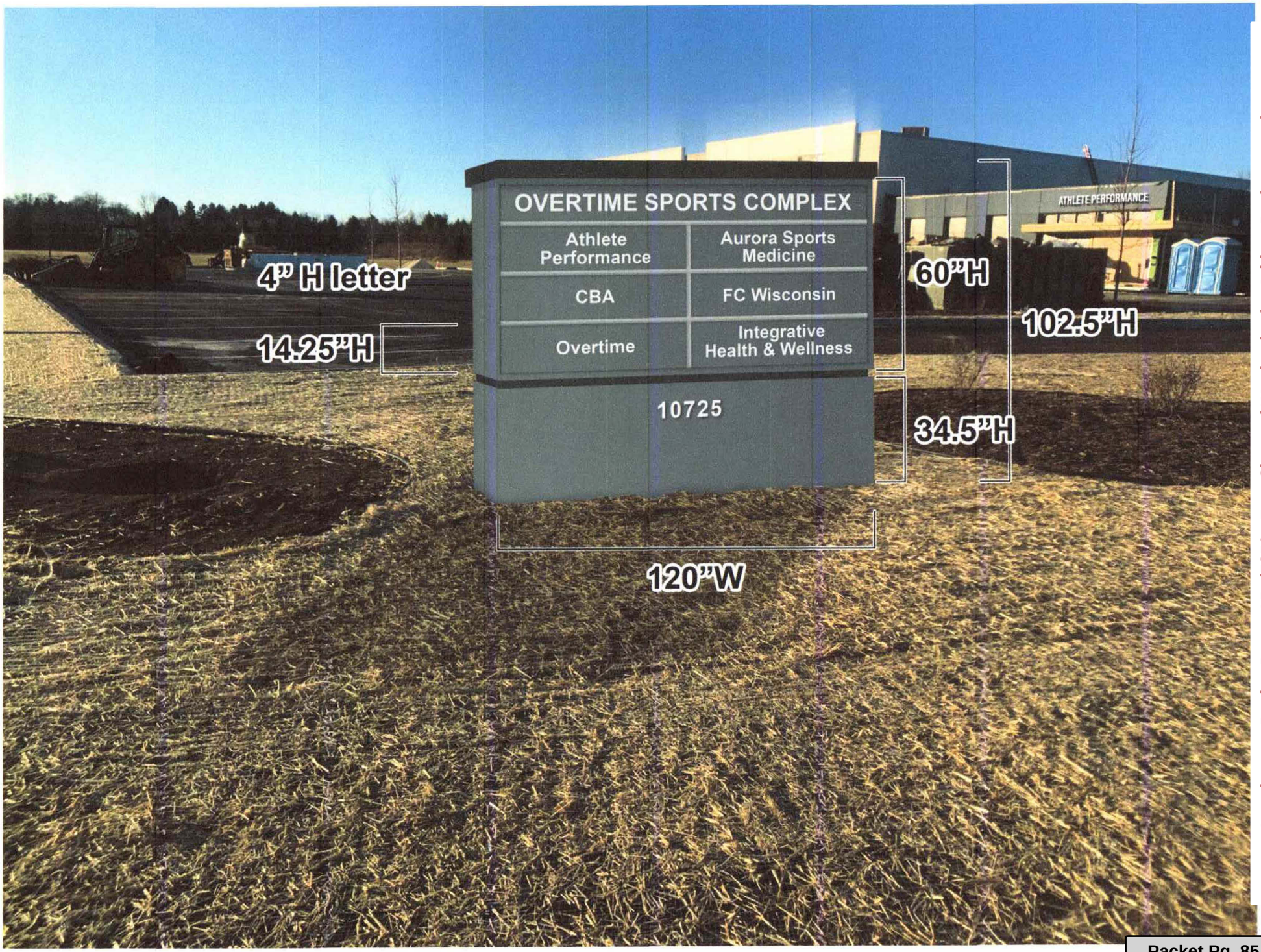
Sales Representative:

Designer:

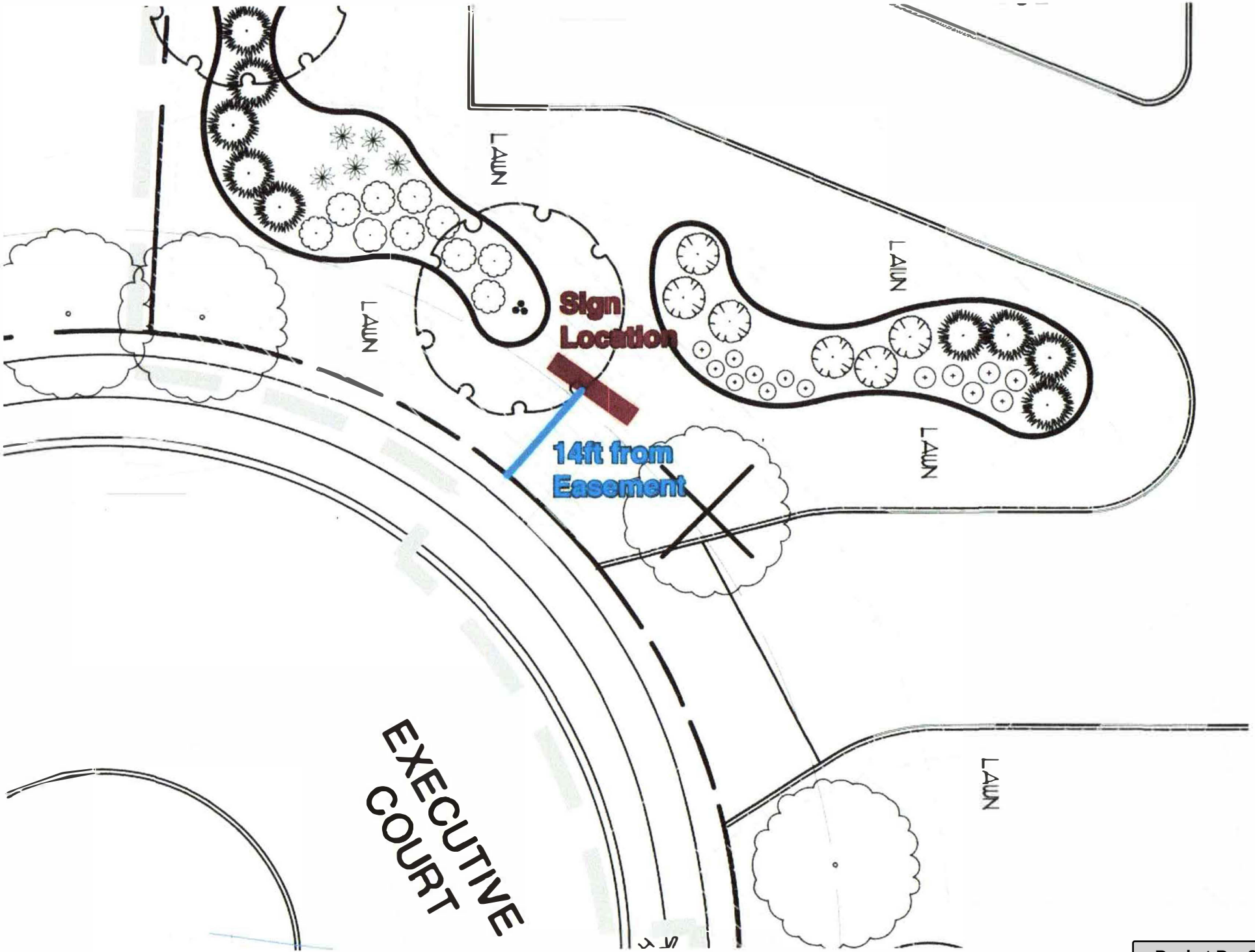
File: By Name: Athlete Performance/Monument Sign.

Quote Number:
Updated Quote Needed

Attachment: Packet Docs_AP (5850 : Fast Signs of Waukesha for Athlete Performance)



Attachment: Packet Docs_AP (5850 : Fast Signs of Waukesha for Athlete Performance)



Attachment: Packet Docs_AP (5850 : Fast Signs of Waukesha for Athlete Performance)

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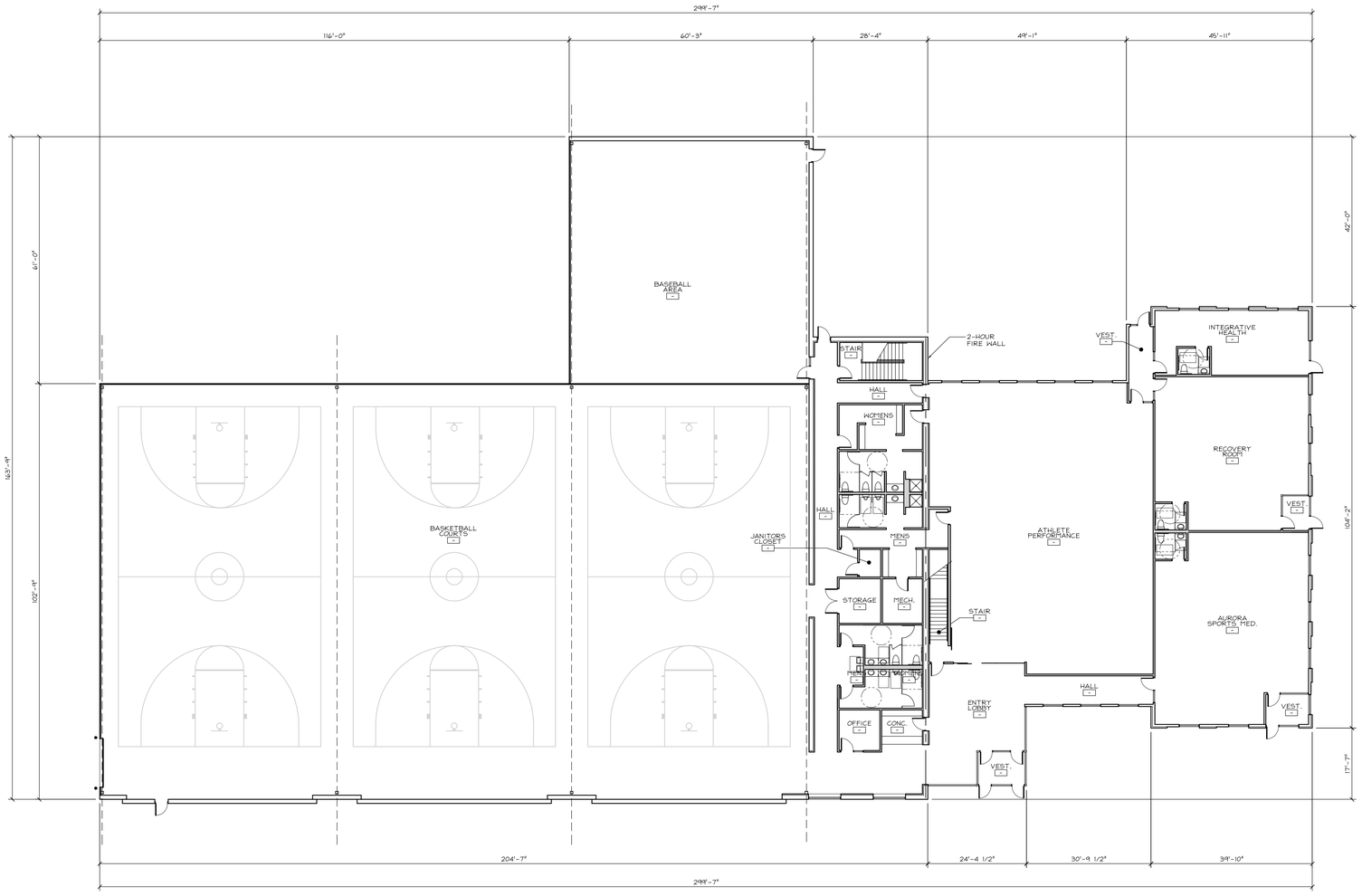
Attachment: Packet Docs_AP (5850 : Fast Signs of Waukesha for Athlete Performance)

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com



1 OVERALL FIRST FLOOR PLAN
SCALE: 1'-0" = 1/16"

N

BUILDING DESIGN FOR:

PROPOSAL #19-00108

SHEET TITLE

FIRST FLOOR OVERALL PLAN

REVISIONS

PROJECT DATA

DATE
11.20.2019

JOB NO.
19-00108

SET USE
PRELIMINARY

FILE NAME
FILE NAME

DRAWN BY
SPS

SHEET NO.

A2.1

Attachment: Packet Docs, AP (5850) : Fast Signs of Waukesha for Athlete Performance)

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **January 25, 2021**

SUBJECT: **Door Creek Construction, LLC. The applicant is seeking preliminary plat approval to allow for a proposed 9-lot single-family subdivision for the 73-acre property located southwest of Lake Shore Drive and Pioneer Road (Lake Shore Estates).**

Applicant:	Pinnacle Engineering Group Anthony Zanon
Status of Applicant:	Agent
Requested:	Preliminary Plat
Existing Use:	Vacant
Existing Zoning:	R-1 (5-Acre minimum) OA (Agricultural Overlay)
Land Use Plan:	Residential 5 Acre
Lot size:	72.63 acres
Location:	Southwest of Pioneer Road and Lake Shore Drive
Tax Key:	#15-005-05-000.00
District:	#5

Background:
The applicant is requesting preliminary plat approval for a 9-lot subdivision development on 72.63 acres of land located southwest of Pioneer Road and Lake Shore Drive. The plat proposes lots ranging from 5.02 to 5.63 acres to be served by private driveways. The lots are consistent with the Land Use Plan designation of 5-acre minimum residential. The property is zoned R-1/OA.

Preliminary Plat:
The preliminary plat shows a 9-lot development. The lots meet the R-1 zoning district requirements which require a 5-acre minimum lot size and 300 feet average minimum lot length and average lot depth requirement. The lots will be served by individual driveways off Pioneer Road and shared driveways off Lake Shore Drive. One lot has proposed access off Shady Lane. City Attorney review and approval of shared driveway easements is required for the proposed shared driveways.

When reviewing new development proposals, staff evaluates whether there is an opportunity to connect the development to an adjacent parcel. In this case, there is an existing subdivision to the south. However, no new road is proposed for the subdivision so there is no opportunity to connect. The plan does show one proposed driveway off Shady Lane.

Staff recommends a 50-foot landscape easement along Pioneer Road and Lake Shore Drive. Staff recommends clusters of 2-3 trees within the landscape easement for areas that are outside of the wetlands. Landscape Plan approval by Planning Commission is required prior to final plat.

Site Conditions:
The City Forester, Mike Gies, visited the site and has no concerns with the proposed development. The proposed Outlot 1 has a diverse habitat which includes several specimen trees. The City Forester recommends a tree preservation easement for this area. Identification of a tree preservation easement on Outlot 1 is a condition of approval. The site does contain several wetlands. See Engineering comments below regarding the wetlands on site.

Engineering Report:
Kristen Lundeen, Director of Public Works/City Engineer, has reviewed the application and has the following comments:

The proposed preliminary plat includes the dedication of right-of-way along Pioneer Road to Ozaukee County and along Lake Shore Drive to the City of Mequon. Dedication of both is a condition of approval.

Due to the constraints of the land from the wetlands and floodplain, adhering to the proposed driveway location and configuration is imperative. The preliminary plat and subsequently the final plat shall be required to add a note indicating that driveway construction shall adhere to the location and configuration as shown on the final plat, unless otherwise approved by the City Engineer. As two of the driveways access Pioneer Road, which is under the jurisdiction of Ozaukee County, the preliminary and final plat shall also include a note stating that the driveway locations for Lots 8 and 9 are subject to the approval of Ozaukee County.

The existing driveways on Shady Lane are not shown on the preliminary plat. Therefore, staff is unable to determine if the proposed driveway location meets the City's minimum separation requirements. The preliminary and final plat shall include a note indicating that the driveway for Lot 1 shall be located to maximize the separation between the driveways for 13940 and 13943 Shady Lane.

Wetlands appear to be present on site and are generally shown on site, but not confirmed with a wetland delineation nor concurred by the WDNR. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources is required. The survey from the wetland delineation, the name of the delineator, the date of delineation, the date of WDNR concurrence and the protective area setback shall be shown on the final plat.

The site is not located within the City's sewer service area, and therefore is not required to connect to public sewer or water. Soil evaluation reports were provided with the application indicating that all of the lots can support mound systems. The building area for Lot 1 is shown within one pocket of buildable area, but the soil boring for the private onsite wastewater treatment system (POWTS) is shown in a separate location which would require crossing a wetland. The preliminary and final plat shall include a note that a POWTS for Lot 1, and any applicable wetland fill permitting from the WDNR shall be provided prior to the issuance of a building permit. Private wells will be required and are regulated by the WDNR.

The land division itself does not propose an increase in impervious surface. However, the combination of home and driveway construction will likely trigger the MMSD requirement for green infrastructure. The developer may consider establishing regional stormwater facilities for the site to address the stormwater requirements. Alternatively, the individual lot owners will be

required to provide the green infrastructure with individual home construction prior to the issuance of a building permit. If green infrastructure is required, the buildings permit is also conditioned upon receipt of a stormwater maintenance and easement agreement and a drainage financial guarantee.

There is significant offsite drainage that flows through the center of the site, this drainage is generally protected within an outlot or by the protective area setback required along the wetlands.

Staff Recommendation:
Planning staff recommends **approval** of the preliminary plat subject to the following condition(s):

1. Any changes to the preliminary plat related to modifications of the proposed wetland boundary will require Planning Commission approval.
2. All buildings shall maintain a minimum building setback of 100' from the ultimate road right-of-way of any public street, road or highway and a minimum 30' offset from the side and rear property lines, with increased offsets on lots adjacent to wetlands as required by the Department of Natural Resources (DNR).
3. The development shall comply with preliminary plat and final plat requirements.
4. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
5. Street trees are subject to the approval of the Tree Board and Planning Commission.
6. Street lighting, if proposed, is subject to the approval of the Planning Commission and shall be owned and maintained by the Homeowner's Association.
7. Entryway signage and landscaping is subject to the approval of staff.
8. City Attorney review and approval of shared driveway easements for shared driveways.
9. A tree preservation easement on Outlot 1 shall be identified on the plat.
10. Landscape Plan approval by Planning Commission is required prior to final plat.
11. The preliminary and final plat document shall include a note that driveway construction shall adhere to the location and configuration as shown on the final plat, unless otherwise approved by the City Engineer.
12. The preliminary and final plat document shall include a note that the driveway locations for Lots 8 and 9 are subject to the approval of Ozaukee County.
13. The preliminary and final plat shall include a note indicating that the driveway for Lot 1 shall be located to maximize the separation between the driveways for 13940 and 13943 Shady Lane.
14. Dedication of right-of-way on Pioneer Road to Ozaukee County and along Lake Shore Drive for the City of Mequon.
15. The preliminary and final plat shall include a note that a POWTS for Lot 1, and any applicable wetland fill permitting from the WDNR shall be provided prior to the issuance of a building permit.
16. The applicant shall submit an electronic file for the proposed preliminary plat in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate System South Zone (NAD 83).
17. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any.
18. Applicant shall provide the wetland delineation report with concurrence by the WDNR and show the survey from the wetland delineation, the name of the delineator, the date of delineation, the date of WDNR concurrence and the protective area setback on the final

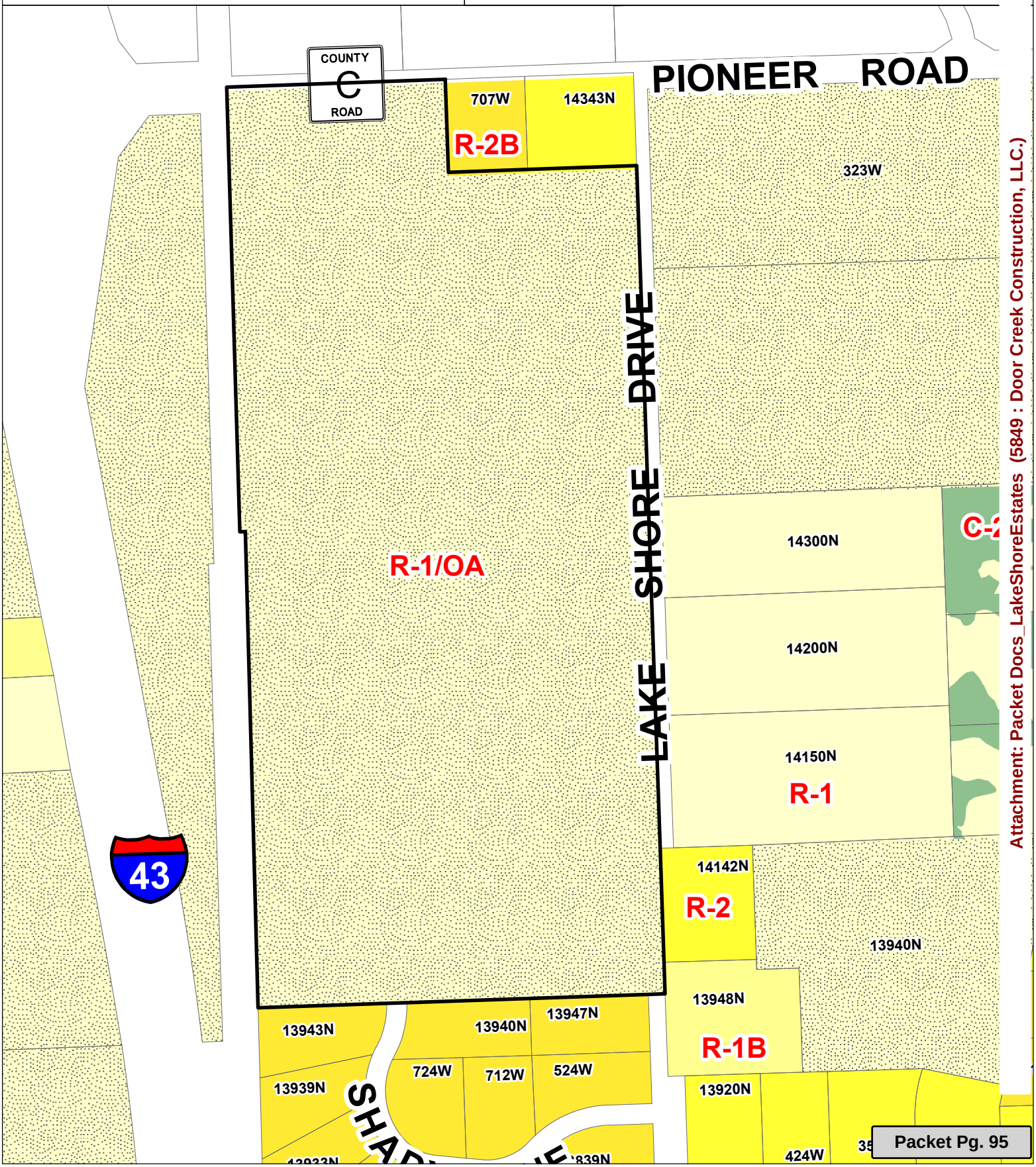
plat. Per City ordinance, the final plat shall further restrict the protective areas setbacks to natural, vegetated areas of land. If the combination of wetland area and protective setback renders a lot unbuildable, the final plat shall be adjusted to conform with City ordinances.

19. Applicant or individual home builders shall provide wetland fill approval from the WDNR, if filling of the wetlands is proposed.
20. For home/driveway construction that exceeds 5,000 square feet, each individual lot will be required to provide green infrastructure meeting MMSD requirements. Alternatively, the developer could plan for a regional stormwater facility that meets City ordinances and MMSD Chapter 30.
21. If a regional stormwater facility is proposed, legal documents requiring the Homeowners Association to maintain wetland buffers and stormwater facilities.
22. For home/driveway construction which triggers the MMSD requirement for green infrastructure, each property owner will also be required to provide a stormwater maintenance and easement agreement for the green infrastructure.
23. For home/driveway construction which triggers the MMSD requirement for green infrastructure, each property owner will also be required to provide a drainage financial guarantee. City ordinance 58-677(b) requires that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
24. Final legal documents are subject to City Attorney review and approval prior to recording of final plat.

Attachments:
Packet Docs_LakeShoreEstates (PDF)

Lakeshore Estates

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		



Attachment: Packet Docs_LakeShoreEstates (5849 : Door Creek Construction, LLC.)

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

SW CORNER, NW 1/4 SEC. 5, T9N, R22E (CONC. MON. W/ BRASS CAP) N=470,625.45; E=2,521,244.57 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4 SEC. 5, T9N, R22E (CONC. MON. W/ BRASS CAP) N=473,466.82; E=2,521,147.19 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

UNION PACIFIC RAILROAD
FORMERLY CHICAGO & NORTHWESTERN R.R.

N 00°25'40" E (DEED)
N01°31'57"W 1418.25'

S 89°42'00" W (DEED)
S87°44'23"W 16.50'

FOUND 3/4" IRON PIPE

N 00°25'40" E (DEED)
N01°31'57"W 924.00'

N 00°06'04" W 400.00' (DEED)
N02°03'41"W 400.16'

350.16'

FOUND 1" IRON PIPE

RIGHT-OF-WAY GRANT PER DOC. No. 203149

100YR FLOODPLAIN=667.31 (NAVD 88) (FEMA CROSS SECTION I)

100YR FLOODPLAIN=667.31 (NAVD 88) (FEMA CROSS SECTION J)

FLOODWAY FRINGE PER FEMA

FOUND STONE/CONC MONUMENT

WATER ELEV=664.20 (12/18/20) ESTIMATED HIGH WATER=664.6'

2FT ABOVE 100YR FLOODPLAIN

FLOODWAY PER FEMA

FLOODPLAIN PER FEMA

LOT 4 BLK 2 WILDWOOD ACRES
OWNER: GARY N KOETTE
ADDRESS: 14141 N LAKE SHORE DR
TKN: 15-013-05-00-001.00
ZONING: R-2

UNPLATTED LANDS
OWNER: MARK R MALETZKE
TKN:15-005-05-00-001.00
ZONING: R-1/OA

UNPLATTED LANDS
OWNER: OZAUKEE COUNTY
ADDRESS: 1100 E PIONEER RD
TKN: 06-002-11-005.00
ZONING: A-2

OUTLOT 1
1,002,503 SF
* (23.01*AC)
(TO BE OWNED BY OWNER OF LOT 1, 3-6, 8 OR 9 (AN ABUTTING LANDOWNER))
100YR FLOODPLAIN=671.73 (NAVD 88) (FEMA CROSS SECTION K)

UNPLATTED LANDS
OWNER: SUZANNE HUPY & HERBERT C SPENNER
TKN: 15-005-05-000.00
ZONING: R-1/OA

FLOODPLAIN (FLOODWAY) PER FEMA

UNNAMED TRIBUTARY TO UNNAMED TRIBUTARY No. 1 TO LAKE CREEK

N. SHADY LANE

FOUND 2" IRON PIPE

FOUND 2" IRON PIPE

2FT ABOVE 100YR FLOODPLAIN

S88°02'23"W 1171.92'
SOUTH LINE OF THE NW 1/4 SEC. 5, T9N, R22E
S87°41'16"W 2645.52'

1 224,400 SF (5.15 AC)

2 224,400 SF (5.15 AC)

3 234,243 SF (5.38 AC)

4 245,357 SF (5.63 AC)

5 218,458 SF (5.02 AC)

6 220,785 SF (5.07 AC)

7 220,922 SF (5.07 AC)

8 220,936 SF (5.07 AC)

9 220,500 SF (5.06 AC)

B1-1 ELV=676.96
B2-1 ELV=680.6
B3-1 ELV=675.61
B4-1 ELV=674.31
B5-1 ELV=677.90
B6-1 ELV=675.78
B7-1 ELV=687.51
B8-1 ELV=680.93
B8-2 ELV=680.00
B9-1 ELV=673.64

100YR FLOODPLAIN=671.73 (NAVD 88) (FEMA CROSS SECTION L)

WATER ELEV=670.83 (12/18/20) ESTIMATED HIGH WATER=671.0

2FT ABOVE 100YR FLOODPLAIN

POSSIBLE BUILDING LOCATION (TYP).

BUILDING SETBACK (TYP.)

POSSIBLE DRIVEWAY LOCATION (TYP)

5' WIDE UTILITY EASEMENT PER DOC No. 130979

FOUND 2" IRON PIPE

40.00'

S01°57'37"E 2466.95'

S01°57'37"E 2467.00'
SOUTH (DEED)

EAST LINE OF THE NW 1/4 SEC. 5, T9N, R22E
S01°57'37"E 2833.17'

DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

FUTURE R-O-W

ASPHALT PAVEMENT

36" RCP

18" CPP

N. LAKE/SHORE DRIVE

S02°03'16"E 277.00'
S 00°05'24" E (DEED)

227.00'

50.00'

N87°56'44"E 650.63'

N87°56'44"E 650.64' (DEED)

1/2" IRF

1/2" IRF

FOUND 1" IRON PIPE

FOUND 1" IRON PIPE

520.54'

N87°58'19"E 560.04' (DEED)

N87°58'19"E 560.04'

PIONEER ROAD (C.T.H. "C")

NORTH LINE OF THE NW 1/4 SEC. 5, T9N, R22E
N88°13'19"E 2653.28'

ASPHALT PAVEMENT

UNPLATTED LANDS
OWNER: ELIZABETH WIZA
ADDRESS: 707 W PIONEER RD
TKN: 15-005-05-00100
ZONING: R-2B

UNPLATTED LANDS
OWNER: DOREEN KOOPMANN
ADDRESS: 14343 N LAKE SHORE DR
TKN: 15-005-05-002.00
ZONING: R-2

LOT 1 CSM No. 3137
OWNER: RAPHAEL L & RAYMOND A BRUNETTE
ADDRESS: 1054 E PIONEER RD
TKN: 06-002-13-003.00
ZONING: BP-3

LOT 2 CSM No. 3137
OWNER: RAPHAEL L & RAYMOND A BRUNETTE
TKN: 06-002-09-004.00
ZONING: A-1

SE CORNER, SW 1/4 SEC. 32, T10N, R22E (CONC. MON. W/ BRASS CAP) N=473,559.80; E=2,523,739.01 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

NORTH LINE OF THE NW 1/4 SEC. 5, T9N, R22E N88°13'19"E 62.54'

NE CORNER, NW 1/4 SEC. 5, T9N, R22E (CONC. MON. W/ BRASS CAP) N=473,561.43; E=2,523,791.52 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE) ELEV=687.25 (NAVD 88)

OUTLOT 5 PIONEER PRESERVE
OWNER: PIONEER PRESERVE LLC
C/O VICTORIA DICKMAN
TKN: 06-025w0000.005
ZONING: R-2

LOT 1 CSM No. 3033
OWNER: KIMBERLY A WOJCIK
ADDRESS: 14350 N LAKE SHORE DR
TKN: 15-005-03-005.00
ZONING: R-1

LOT 2 CSM No. 3033
OWNER: CHARLES & HYUN SOOK KIM
ADDRESS: 14200 N LAKE SHORE DR
TKN: 15-005-03-006.00
ZONING: R-1

LOT 3 CSM No. 3033
OWNER: DENNIS J KRINGS & LAURA M SMITH
ADDRESS: 14150 N LAKE SHORE DR
TKN: 15-005-03-007.00
ZONING: R-1

UNPLATTED LANDS
OWNER: RODGER J NELSON 2015 REVOCABLE TRUST
ADDRESS: 14145 N LAKE SHORE DR
TKN: 15-005-03-002.00
ZONING: R-2

LOT 1 CSM No. 2150
OWNER: NIKITA & MARINA DOBJANIN
ADDRESS: 13948 N LAKE SHORE DR
TKN: 15-005-14-015.02
ZONING: R-1B

LOT 1 CSM No. 1018
OWNER: VAN HOUSEN FAMILY LIMITED PARTNERSHIP
ADDRESS: 323 E PIONEER RD
TKN: 15-005-02-001.00
ZONING: R-1/OA

LOT 2 CSM No. 1018
OWNER: VAN HOUSEN FAMILY LIMITED PARTNERSHIP
TKN: 15-005-02-002.00
ZONING: R-1/OA

SE CORNER, NW 1/4 SEC. 5, T9N, R22E (CONC. MON. W/ BRASS CAP) N=470,729.92; E=2,523,888.43 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE) ELEV=683.85 (NAVD 88)

SOIL CLASSIFICATION:
HeB = HINCLEY SANDY LOAM
KnB = KEWAUNEE SILT LOAM
KoB2 = KEWAUNEE SILTY CLAY LOAM
KrC3 = KEWAUNEE SILTY CLAY
MaA = MANAWA SILTY CLAY LOAM
PwA = POYGAN SANDY LOAM

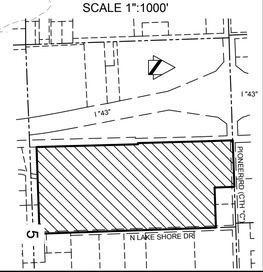
GRAPHICAL SCALE (FEET)
0 1" = 100' 200'

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDER ROAD FACILITIES WITHIN YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

VICINITY MAP
NW 1/4 SEC. 5-9-22
SCALE 1":1000'



REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

DEVELOPER:
DOOR CREEK CONSTRUCTION, LLC
ATTN: KEVIN KADLEC
2205 KIMBERLY ROAD
BETTENDORF, IA 52722

PROJECT ENGINEER/SURVEYOR:
ANTHONY S. ZANON, P.E.
JOHN P. KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
tony.zanon@pinnacle-engr.com

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED

JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR

LEGAL DESCRIPTION:

That part of the Northeast One-quarter (1/4) and Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Five (5), in Township Nine (9) North, Range Twenty-two (22) East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:
Commencing at the Northeast corner of said 1/4 Section; thence South 01°57'37" East along the East line of said 1/4 Section and the centerline of N. Lakeshore Drive 277.00 feet to the point of beginning of the land to be described; thence continuing South 01°57'37" East along the East line of said 1/4 Section and said centerline 2467.00 feet to the north line extended of Wildwood Acres, a recorded subdivision; thence South 88°02'23" West along the North line of said Wildwood Acres 1211.92 feet to the Northwest corner of said Wildwood Acres and being in the East line of the Chicago & Northwestern Railroad Co. right of way; thence North 01° 31' 57" West along the East line of said right of way 1418.25 feet to a point; thence South 87°44'23" West along the East line of said right of way 16.50 feet to a point; thence North 01°31'57" West along the East line of said right of way 924.00 feet to an angle point; thence North 02°03'41" West along the East line of said right of way 400.16 feet to a point in the North line of said 1/4 Section and the centerline of Pioneer Road (CTH "C"); thence North 87°56'44" East along the North line of said 1/4 Section and said centerline 650.64 feet; thence South 02°03'16" East 277.00 feet to a point; thence North 87°58'19" East 560.54 feet to the point of beginning. Containing 3,163,714 square feet (72.6289 acres) of land gross and 3,032,503 square feet (69.6167 acres) of land net.

LEGEND:
- RAILROAD TRACKS
- T — TELEPHONE LINE
- WETLAND
- FP — FLOODPLAIN LINE
- SOIL LINES
- 675 — EXISTING TOPOGRAPHY
- CONCRETE MONUMENT WITH BRASS CAP FOUND
- IRON PIPE FOUND
- TELEPHONE PEDESTAL
- MAIL BOX
- RR SIGNAL/SEMIPHORE

REFERENCE BENCHMARK: 687.25 (NAVD 88) TOP OF A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST.

REFERENCE BEARING: BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (N.A.D. 1983). THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 22 EAST HAS A BEARING OF S 01°57'37" E.

NOTES:
1. THE PROPERTY IS ZONED R-1/OA. REQUIREMENTS ARE:
   a. MINIMUM LOT AREA = 5 ACRES
   b. MINIMUM AVERAGE LOT WIDTH DEPTH = 300'
   c. FRONT SETBACK = 100'
   d. SIDE & REAR SETBACK = 30'
2. LAND USE PLAN = 5 ACRE RESIDENTIAL
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND AE PER FEMA FIRM MAP COMMUNITY PANEL No. 55089C0193F WITH AN EFFECTIVE DATE OF DECEMBER 4, 2007.
4. TOPOGRAPHY FROM OZAUKEE COUNTY MAPPING.
5. WETLAND SHOWN IS AN APPROXIMATE WETLAND LOCATION BY BATES SOIL & WATER TESTING SERVICES AND NEEDS TO BE FORMALLY DELINEATED.
6. SOIL TEST BY BUTLER ENGINEERING ON DECEMBER 16, 2020.

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

LAKESHORE ESTATES
NE 1/4 & SE 1/4 OF THE NW 1/4 SECTION 5, T9N, R22E
CITY OF MEQUON, OZAUKEE CO., WISCONSIN

PRELIMINARY PLAT

REVISIONS

PEG JOB No: 2170.00-WI
PEG PM: ASZ
START DATE: 12-18-20
SCALE: 1" = 100'

SHEET C-1
C-1

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PRELIMINARY PLAT

Attachment: Packet Docs_LakeShoreEstates (5849 : Door Creek Construction, LLC)

C:\USERS\BROHLING\DOCUMENTS\CAD\2170.00-WI\CAD\SHEETS\2170.00_PRELIM.DWG

Soils Safety Training

Member WICA Wisconsin Underground Contractors' Association Inc.

Butler Engineering, Inc.

Soil Testing • Engineering & Safety Consulting • Safety Training

December 20, 2020

Pinnacle Engineering Group
20725 Watertown Rd.
Waukesha, WI 53186

Attn: Tony Zanon

Subject: Preliminary Soil Borings
Lakeshore Estates
Mequon, WI

Dear Mr. Zanon,

We have attached the report for preliminary borings for the proposed Lakeside Estates in the City of Mequon. We have located suitable soils for A+4 mound systems in one boring on each lot. This meets the Ozaukee County requirements for platting purposes. The borings were completed and observed in the presence of Ed Pfister, sanitarian for Ozaukee County.

Although preliminary testing is sufficient for platting purposes, I recommend that the developer complete soil tests with pre-approved mound sites prior to sale of the parcels. Buyers could elect to complete additional soil testing if the preplanned areas conflict with their plot plans, but there would at least be an approved option available.

Although the lots are large, the suitable areas on the lots may provide limitations for # of bedrooms and/or house locations due to topography and soil limitations. This area of Mequon has exhibited problems with mound system failures due to very slow hydraulic loading rates of the soils in the area. These problems can be addressed with mound areas of sufficient size and configuration.

If you have any questions or concerns, please call.

Sincerely,

Harry Butler, P.E.
Butler Engineering, Inc.

N679 Tamarack Road • Palmyra, WI 53156 • Tel: 262-650-2000 • Fax: 262-650-2019 • www.butlerengr.com

Attachment: Packet Docs_LakeShoreEstates (5849 : Door Creek Construction, LLC.)

Wisconsin Department of Safety and Professional Services
Division of Industry Services

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County:	Ozaukee
Parcel ID:	150050500000
Reviewed by:	Date:

Property Owner	Property Location		
Lakeshore Estates; C/O Pinnacle Engineering Group	E½, NW¼, S5, T9N, R22E		
Property Owner's Mailing Address	**Lot #**	**Block#**	**Subd. Name or CSM#**
20725 Watertown Rd.			Proposed Subd. - Lakeshore Estates

City	State	Zip Code	Phone Number	Municipality:	Nearest Road:
Waukesha	WI	53186	262.754.8888	City of Mequon	Pioneer Road / N Lake Shore Drive

☐ New Construction Use: ☐ Residential/Number of Bedrooms: _____ Code derived design flow rate: _____ GPD

☐ Replacement ☐ Public or Commercial - Describe: _____

Parent Material: _____ Ed Pfister, Ozaukee County observed borings. We recommend a linear loading rate of

General Comments & Recommendations: 4.5 gpd/lf due to the slow hydraulic conductivity rate of sic soils within 12 inches bsg.

B1-1 Boring #

☐ Boring
x Pit

Ground Surface Elev.: 679.0 ft.

Depth to Limiting Factor: 14 in.

Horizon	Depth (In.)	Dominant Color	Redox Description (Qu.Az.Cont.Color)	Texture	Structure (Gr. Sz. Sh.)	Consistence	Boundary	Roots	GPD/Ft.²	
									*Eff#1	*Eff#2
1	0 - 9	7.5YR 3/2	-	sicl	2fsbk	mfr	cs	1vf	0.6	0.8
2	9 - 14	7.5YR 4/4	-	sic	2msbk	mfi	cw	1vf	0.2	0.3
3	14 - 29	7.5YR 4/4	c1d 10YR 6/2	sic	1msbk	mfi	cw	-	0.0	0.0
4	29 - 40	7.5YR 4/4	m1d 10YR 6/2	sic	0m	mvfi	-	-	0.0	0.0

B2-1 Boring #

☐ Boring
x Pit

Ground Surface Elev.: 680.5 ft.

Depth to Limiting Factor: 15 in.

Horizon	Depth (In.)	Dominant Color	Redox Description (Qu.Az.Cont.Color)	Texture	Structure (Gr. Sz. Sh.)	Consistence	Boundary	Roots	GPD/Ft.²	
									*Eff#1	*Eff#2
1	0 - 10	7.5YR 3/3	-	sl	2vfsbk	mfr	cs	1vf	0.6	1.0
2	10 - 15	7.5YR 4/4	-	scl	2fsbk	mfr	cw	-	0.4	0.6
3	15 - 28	7.5YR 5/4	c1f 10YR 5/8, 6/2	scl	1fsbk	mfr	cw	-	0.2	0.3
4	28 - 45	7.5YR 6/4	m2p 10YR 5/8, 6/2	scl	0m	mfr	-	-	0.0	0.0
			Water observed at 30"							
			Ponding observed at 36"							

*Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L *Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print)	Signature	CST Number
Morgan Butler IV	Morgan Butler IV	1357852
Address	**Date Evaluation Conducted**	**Telephone Number**
N679 Tamarack Rd. Palmyra, WI 53156	12/18/2020	(262) 650 - 2000

SBD-8330 (R04/15)

Attachment: Packet Docs_LakeShoreEstates (5849 : Door Creek Construction, LLC.)

Wisconsin Department of Safety and Professional Services
Division of Industry Services

County:	Ozaukee
Parcel ID:	150050500000

B3-1 Boring #

[ ] Boring
[x] Pit

Ground Surface Elev.: 675.8 ft.

Depth to Limiting Factor: 19 in.

Horizon	Depth (In.)	Dominant Color	Redox Description (Qu.Az.Cont.Color)	Texture	Structure (Gr. Sz. Sh.)	Consistence	Boundary	Roots	GPD/Ft.^{2}	
									*Eff#1	*Eff#2
1	0 - 10	7.5YR 3/2	-	scl	2fsbk	mfr	cs	1vf	0.6	0.8
2	10 - 19	7.5YR 4/4	-	sic	2msbk	mfi	cw	1vf	0.2	0.3
3	19 - 30	7.5YR 4/4	c1d 10YR 6/2	sic	1msbk	mfi	cw	-	0.0	0.0
4	30 - 48	7.5YR 4/4	m1d 10YR 6/2	sic	0m	mvfi	-	-	0.0	0.0

B4-1 Boring #

[ ] Boring
[x] Pit

Ground Surface Elev.: 674.2 ft.

Depth to Limiting Factor: 0 in.

Horizon	Depth (In.)	Dominant Color	Redox Description (Qu.Az.Cont.Color)	Texture	Structure (Gr. Sz. Sh.)	Consistence	Boundary	Roots	GPD/Ft.^{2}	
									*Eff#1	*Eff#2
1	0 - 10	7.5YR 3/2	-	sil	2fsbk	mfr	cs	1vf	0.6	0.8
2	10 - 20	7.5YR 3/4	c2d 10YR 5/8	sic	2vfsbk	mfi	cs	-	0.2	0.3
3	20 - 30	7.5YR 4/4	c1d 10YR 5/8, 6/2	sic	1fsbk	mfi	cw	-	0.0	0.0
4	30 - 45	7.5YR 6/4	m2d 10YR 5/8, 6/2	sic	0m	mvfi	-	-	0.0	0.0
			Water observed at 36"							

B4-2 Boring #

[ ] Boring
[x] Pit

Ground Surface Elev.: 675.2 ft.

Depth to Limiting Factor: 20 in.

Horizon	Depth (In.)	Dominant Color	Redox Description (Qu.Az.Cont.Color)	Texture	Structure (Gr. Sz. Sh.)	Consistence	Boundary	Roots	GPD/Ft.^{2}	
									*Eff#1	*Eff#2
1	0 - 12	7.5YR 3/2	-	sicl	2fsbk	mfr	cs	1vf	0.6	0.8
2	12 - 20	7.5YR 4/4	-	sic	2msbk	mfi	cw	1vf	0.2	0.3
3	20 - 36	7.5YR 4/4	c1d 10YR 6/2	sic	1msbk	mfi	cw	-	0.0	0.0
4	36 - 45	7.5YR 4/4	m1d 10YR 6/2	sic	0m	mvfi	-	-	0.0	0.0
			Water observed at 42"							

*Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

*Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

Attachment: Packet Docs_LakeShoreEstates (5849 : Door Creek Construction, LLC.)

Wisconsin Department of Safety and Professional Services
Division of Industry Services

County:	Ozaukee
Parcel ID:	150050500000

B5-1 Boring #

[ ] Boring
[x] Pit

Ground Surface Elev.: 677.9 ft.

Depth to Limiting Factor: 19 in.

Horizon	Depth (In.)	Dominant Color	Redox Description (Qu.Az.Cont.Color)	Texture	Structure (Gr. Sz. Sh.)	Consistence	Boundary	Roots	GPD/Ft.^{2}	
									*Eff#1	*Eff#2
1	0 - 10	7.5YR 3/2	-	sicl	2fsbk	mfr	cs	1vf	0.6	0.8
2	10 - 19	7.5YR 4/4	-	sic	2mabk	mfi	cw	1vf	0.2	0.3
3	19 - 42	7.5YR 5/4	c1d 10YR 6/2	sic	2mabk	mfi	-	-	0.2	0.3

B6-1 Boring #

[ ] Boring
[x] Pit

Ground Surface Elev.: 675.8 ft.

Depth to Limiting Factor: 16 in.

Horizon	Depth (In.)	Dominant Color	Redox Description (Qu.Az.Cont.Color)	Texture	Structure (Gr. Sz. Sh.)	Consistence	Boundary	Roots	GPD/Ft.^{2}	
									*Eff#1	*Eff#2
1	0 - 5	7.5YR 3/3	-	sl	2vfsbk	mfr	cs	1vf	0.6	1.0
2	5 - 10	7.5YR 4/3	-	sl	2vfsbk	mfr	cs	1vf	0.6	1.0
3	10 - 16	7.5YR 5/3	-	fsl	1fsbk	mfr	cs	1vf	0.2	0.6
4	16 - 32	5YR 4/4	c1f 10YR 5/8	sic	2mabk	mfi	gw	-	0.2	0.3
5	32 - 42	7.5YR 6/4	m2p 10YR 5/8, 6/2	sic	1mabk	mvfi	cw	-	0.0	0.0
6	42 - 52	10YR 7/1	m1p 10YR 5/8	scl	0m	mfr	-	-	0.0	0.0
			Water observed at 32"							

B7-1 Boring #

[ ] Boring
[x] Pit

Ground Surface Elev.: 687.5 ft.

Depth to Limiting Factor: 15 in.

Horizon	Depth (In.)	Dominant Color	Redox Description (Qu.Az.Cont.Color)	Texture	Structure (Gr. Sz. Sh.)	Consistence	Boundary	Roots	GPD/Ft.^{2}	
									*Eff#1	*Eff#2
1	0 - 5	7.5YR 3/2	-	sicl	2vfsbk	mfr	cs	1vf	0.6	0.8
2	5 - 15	7.5YR 4/4	-	sic	2mabk	mfi	cs	1vf	0.2	0.3
3	15 - 42	7.5YR 4/4	c1f 10YR 5/8, 6/2	sic	2mabk	mfi	-	-	0.2	0.3

*Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

*Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

Attachment: Packet Docs_LakeShoreEstates (5849 : Door Creek Construction, LLC.)

Wisconsin Department of Safety and Professional Services
Division of Industry Services

County:	Ozaukee
Parcel ID:	150050500000

B8-1 Boring #

[ ] Boring
[x] Pit

Ground Surface Elev.: 680.9 ft.

Depth to Limiting Factor: 0 in.

Horizon	Depth (In.)	Dominant Color	Redox Description (Qu.Az.Cont.Color)	Texture	Structure (Gr. Sz. Sh.)	Consistence	Boundary	Roots	GPD/Ft.^{2}	
									*Eff#1	*Eff#2
1	0 - 11	7.5YR 3/2	-	sicl	2vfsbk	mfr	cs	1vf	0.6	0.8
2	11 - 16	7.5YR 4/4	c2d 10YR 5/8, 6/2	sic	2mabk	mfi	cw	-	0.2	0.3
3	16 - 36	7.5YR 5/3	m1p 10YR 5/8, 6/2	sic	2mabk	mfi	-	-	0.2	0.3
			Water observed at 24"							

B8-2 Boring #

[ ] Boring
[x] Pit

Ground Surface Elev.: 680.0 ft.

Depth to Limiting Factor: 16 in.

Horizon	Depth (In.)	Dominant Color	Redox Description (Qu.Az.Cont.Color)	Texture	Structure (Gr. Sz. Sh.)	Consistence	Boundary	Roots	GPD/Ft.^{2}	
									*Eff#1	*Eff#2
1	0 - 8	7.5YR 3/2	-	sicl	2fsbk	mfr	cs	1vf	0.6	0.8
2	8 - 16	5YR 4/4	-	sic	2mabk	mfi	cw	1vf	0.2	0.3
3	16 - 30	7.5YR 5/4	c1d 10YR 6/2	sic	2mabk	mfi	-	-	0.2	0.3

B9-1 Boring #

[ ] Boring
[x] Pit

Ground Surface Elev.: 673.8 ft.

Depth to Limiting Factor: 18 in.

Horizon	Depth (In.)	Dominant Color	Redox Description (Qu.Az.Cont.Color)	Texture	Structure (Gr. Sz. Sh.)	Consistence	Boundary	Roots	GPD/Ft.^{2}	
									*Eff#1	*Eff#2
1	0 - 12	7.5YR 3/2	-	scl	2fsbk	mfr	cs	1vf	0.6	0.8
2	12 - 18	7.5YR 4/4	-	sic	2msbk	mfr	cw	1vf	0.2	0.3
3	18 - 30	7.5YR 4/4	c1f 10YR 5/8, 6/2	sicl	1msbk	mfi	cw	-	0.2	0.3
4	30 - 45	7.5YR 5/3	m1d 10YR 5/8,6/2	scl	1fsbk	mfi	-	-	0.2	0.3
			Water observed at 27"							

*Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

*Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

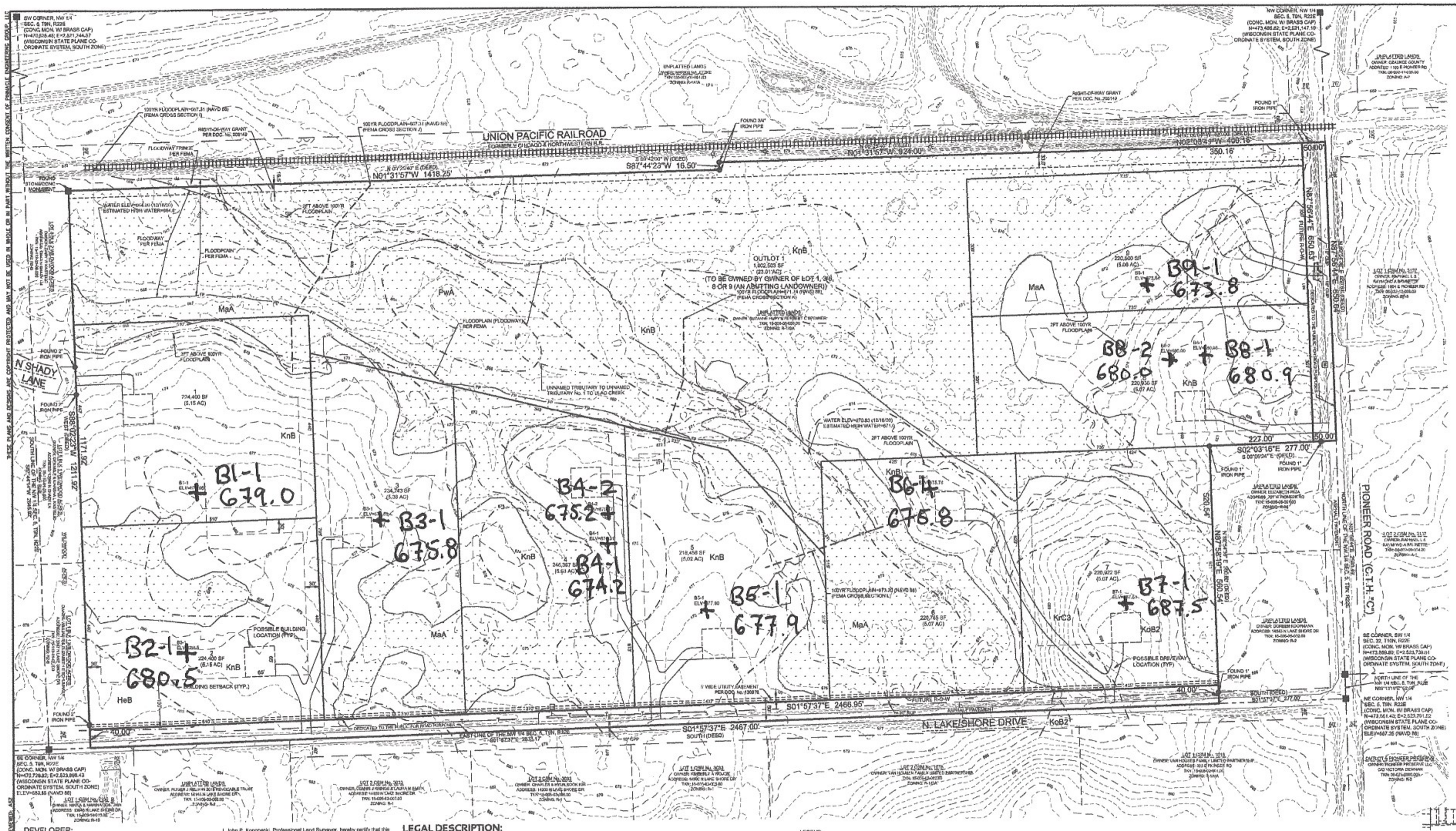
Attachment: Packet Docs_LakeShoreEstates (5849 : Door Creek Construction, LLC.)

3.a.a

Attachment: Packet Docs_LakeShoreEstates (5849 : Door Creek Construction, LLC.)

Packet Pg. 102

5/5



DEVELOPER:
DOOR CREEK CONSTRUCTION, LLC
ATTN: KEVIN KADLEC
2205 KIMBERLY ROAD
BETTENDORF, IA 52722

PROJECT ENGINEER/SURVEYOR:
ANTHONY S. ZANON, P.E.
JOHN P. KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
tony.zanon@pinnacle-engr.com

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.36.93 of the Wisconsin State Statutes.

SIGNED
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR

LEGAL DESCRIPTION:

That part of the Northeast One-quarter (1/4) and Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Five (5), in Township Nine (9) North, Range Twenty-two (22) East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:
Commencing at the Northeast corner of said 1/4 Section; thence South 01°57'37" East along the East line of said 1/4 Section and the centerline of N. Lakeshore Drive 277.00 feet to the point of beginning of the land to be described; thence continuing South 01°57'37" East along the East line of said 1/4 Section and said centerline 2467.00 feet to the north line extended of Wildwood Acres, a recorded subdivision; thence South 88°02'23" West along the North line of said Wildwood Acres 1211.92 feet to the Northwest corner of said Wildwood Acres and being in the East line of the Chicago & Northwestern Railroad Co. right of way; thence North 01° 31' 57" West along the East line of said right of way 1418.25 feet to a point; thence South 87°44'23" West along the East line of said right of way 16.50 feet to a point; thence North 01°31'57" West along the East line of said right of way 924.00 feet to an angle point; thence North 02°03'41" West along the East line of said right of way 400.16 feet to a point in the North line of said 1/4 Section and the centerline of Pioneer Road (CTH "C"); thence North 87°56'44" East along the North line of said 1/4 Section and said centerline 650.64 feet; thence South 02°03'16" East 277.00 feet to a point; thence North 87°56'19" East 560.54 feet to the point of beginning. Containing 3,183,714 square feet (72.6289 acres) of land gross and 3,032,503 square feet (69.6167 acres) of land net.

LEGEND:
- RAILROAD TRACKS
- T — TELEPHONE LINE
- W — WETLAND
- FP — FLOODPLAIN LINE
- SOIL LINES
- ET — EXISTING TOPOGRAPHY
- CONCRETE MONUMENT WITH BRASS CAP FOUND
- IRON PIPE FOUND
- TELEPHONE PEDESTAL
- MAIL BOX
- RR SIGNAL/SEMIPHORE

REFERENCE BENCHMARK: 687.25 (NAVD 88) TOP OF A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST.

REFERENCE BEARING: BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (N.A.D. 1983). THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 22 EAST HAS A BEARING OF S 01°57'37" E.

NOTES:
1. THE PROPERTY IS ZONED R-1/OA. REQUIREMENTS ARE:
   a. MINIMUM LOT AREA = 5 ACRES
   b. MINIMUM AVERAGE LOT WIDTH DEPTH = 300'
   c. FRONT SETBACK = 100'
   d. SIDE & REAR SETBACK = 30'
2. LAND USE PLAN = 5 ACRE RESIDENTIAL
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND AE PER FEMA FIRM MAP COMMUNITY PANEL No. 55089C0160F WITH AN EFFECTIVE DATE OF DECEMBER 4, 2007.
4. TOPOGRAPHY FROM OZAUKEE COUNTY MAPPING.
5. WETLAND SHOWN IS AN APPROXIMATE WETLAND LOCATION BY BATES SOIL & WATER TESTING SERVICES AND NEEDS TO BE FORMALLY DELINEATED.
6. SOIL TEST BY BUTLER ENGINEERING ON DECEMBER 16, 2020.

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE: 20725 WATERTOWN ROAD BROOKFIELD, WI 53186 (262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

LAKESHORE ESTATES
NE 1/4 & SE 1/4 OF THE NW 1/4 SECTION 5, T9N, R22E
CITY OF MEQUON, OZAUKEE CO., WISCONSIN

PRELIMINARY PLAT

REVISIONS

PDC JOB No. 2170.00-WI
DRG FN: ASZ
START DATE: 12-15-20
SCALE: 1" = 100'

SHEET C-1
C-1

PRELIMINARY PLAT
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www.pinnacle-engr.com

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **January 25, 2021**

SUBJECT: **Design 2 Construct Development for Copps Industries. The applicant is seeking building and site plan approval to allow for construction of a proposed 78,200 sq. ft. office, research and manufacturing facility for the 7.7-acre property located east of Commerce Street and south of Executive Drive in the Business Park.**

Applicant:	Design 2 Construct
Status of Applicant:	Agent
Requested:	Building and Site Plan Approval
Existing Zoning:	B-5 (Light Industrial) PUD (Planned Unit Development)
Land Use Plan:	Community Commercial
Lot size:	7.73 acres
Location:	East of Commerce Street and south of Executive Drive
Tax Key:	#14-027-12-009.00
District:	#4

Background:
The applicant is requesting building and site plan approval for a proposed 78,200 square foot building on 7.73 acres in the business park. The parcel is part of the land division approved by Planning Commission on April 27, 2020 that created two lots and an outlot east of Commerce Street and south of Executive Drive. The property is zoned B-5/PUD. Copps Industries will be the owner and occupant of the building which will be their new office, research and development and production/manufacturing facility.

B-5 District Standards: The following table compares the proposed plan to the B-5 district standards:

District Regulations:	**B-5:**	**Proposed Use:**
Minimum Lot Area:	1 acre	7.73 acres
Minimum Lot Width:	150 feet	318.64 feet
Open Space Ratio:	40%	56 %
Maximum FAR:	30%	23.2%
Maximum Building Height:	50 feet	32 feet
Building Setback	60 feet	154 feet
Building North Side Yard Offset:	20 feet	252.5 feet
Building South Side Yard Offset	20 feet	157.5 feet
Building East Side Yard Offset:	20 feet	25 feet
Minimum Parking Setback:	25 feet	25 feet

Minimum Parking Offset:	20 feet	84 feet
Off-Street Parking:	81 stalls	83 stalls

Site Plan:
The proposal meets the requirements of the B-5 zoning district. The plan shows a future 24,750 square foot building addition and parking lot expansion which would make the site non-conforming to the 40% open space requirement. The applicant has indicated that they intend to utilize open space borrowing to achieve compliance with the open space requirement for the future addition. The applicant will be required to utilized 4,793 square feet from elsewhere in the Business Park to meet the open space requirement based on the size of the proposed addition. Future additions require Building and Site Plan Amendment approval from Planning Commission.

The total number of parking stalls proposed is 83. The code requires one space per 200 square feet of gross leasable area for professional and business offices and one space per employee for the two consecutive work shifts with the largest number of employees. The applicant indicated that the maximum number of employees on any shift is 25 office employees and 35 production/manufacturing employees for a total of 60 employees at any given time. The applicant indicates that production only occurs on one shift from 6:30 AM – 5:00 PM. Staff believes the proposed parking is sufficient for the site. The proposed 83 stalls meet the parking code requirements and the needs of Copps Industries as indicated by the number of employees.

The proposed trash enclosure is located on the southeast end of the site and will be constructed of precast concrete panel and have a swing gate with privacy slats.

Floor Plan:
The floor plan shows 9,200 square feet devoted to offices and 69,000 square feet for the manufacturing area. The plans show a future 24,750 square feet addition to the north to expand the manufacturing portion of the building. At this time, the applicant does not have an estimate of when the final expansion will go in.

Building Design:
The proposed building materials include painted precast panels with varying depths, aluminum composite material accent panels, prefinished metal canopy elements and storefront glazing systems and entrances. The applicant indicated that rooftop HVAC units are proposed and will be located as centrally as possible. No rooftop screening is shown on plans or proposed at this time because the applicant indicated that based on the height of the building, the units will not be visible from public view. Rooftop screening shall be required if the rooftop units are visible from street view as determined by the Planning staff, once construction is complete.

The overall building height is 32 feet in height which meets the zoning code. The west elevation features the main entrance with an overhead canopy and storefront framing for the office units. The south elevation features overhead doors and precast concrete panels. Insulated metal panels are proposed for the north elevation which is the expansion wall for the future addition. Staff supports the metal panels on the north elevation with the understanding that it is the expansion wall for the future north addition. Since the applicant does not have an estimate of when the addition will occur, staff recommends that if the expansion is not approved by the Planning Commission within five (5) years from this current approval date, the applicant must return to Planning Commission to discuss any intentions for the expansion status and an evaluation of changes to the north façade as a result.

Metal panels are also proposed for the entirety of the east elevation which faces the existing stormwater pond. This elevation is screened from view by existing mature landscaping to the east and the existing multi-tenant property and Go Riteway site to the south. Although the east elevation will be mostly screened from view, the Planning Commission has not approved metal panel as a primary material for other buildings in the Business Park and strives for four-sided architecture. Staff recommends that the insulated metal panel be allowed as a material for only 50% of the elevation. The rest of the elevation shall be constructed with material that matches the proposed west and south elevations. Staff is otherwise supportive of the building design. The revised east elevation is subject to review and approval by staff. The overall design is similar to other structures in the business park and the recently approved Athlete Performance building.

Lighting Plan:
The lighting plan proposes a mix of parking lot pole lighting and bollards near the entrance. The photometrics show a parking area footcandle average of 1.6 FC which meets the code requirement. Parking lot lighting is allowed up to 20 feet in height, except any parking lot light structure within 100 feet of a residential use shall not exceed 16 feet in height. The parking lot lighting is proposed at 16 feet in height although they are not within 100 feet of a residential use. All fixtures shall be full cut off and meet all requirements of the lighting code.

Landscape Plan:
Landscape consultant, Michael T. Higgins, reviewed the plan for conformance with the code. Based upon the consultant's review, staff will recommend the following:

1. Minimum 3-inch caliper for all deciduous trees.
2. Minimum 7 feet height for all conifer trees.
3. Additional landscaping at the northwest and southeast corners of the site.

The lot to the north is vacant, and the applicant indicated that they are not proposing any landscaping along the north property line since a future addition is proposed. They are concerned that any landscaping along the north will be affected when the addition goes in. There is existing landscaping along Commerce Street to the north which helps screen the building from the north. Staff understands the reasoning for no landscaping along the north property line and will require that landscaping along the north property line be addressed when the addition comes before Planning Commission for approval. Staff does recommend additional landscape treatment at the northwest corner of the lot to match the proposal at the southwest corner. In addition, staff recommends landscaping along the southeast corner of the site. There is existing landscaping that helps screen the building, but staff recommends a mix of 3-5 deciduous trees and conifers in this corner to help screen the loading docks and rear elevation from west bound traffic on Donges Bay Road.

Engineering Report:
Kristen Lundeen, Director of Public Works/City Engineer, has reviewed the application and has the following comments:

Access is provided at the east side of North Commerce Street, north of Donges Bay Road. The site plan includes two separate access points. The proposed locations meet the separation distance requirements.

The site is located within the City's sewer service area and connection to the public utility is required. There is currently sanitary sewer service and water service available on the site. Proposed connection is shown on the plans.

There is no indication of wetlands on the site.

A Filling and Excavation permit may be required. The total amount of filling and excavation is not identified on the plans. As plans ae developed, if the total of filling and excavation exceeds 1,000 cubic yards, Planning Commission approval is required. At less than 1,000 cubic yards, the permit can be administered at a staff level.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

The site proposes an increase in impervious surface in excess of one-half acre and site disturbance of greater than an acre therefore requires a stormwater management plan (SWMP). The site proposes to discharge to the regional stormwater pond located at the rear of the proposed building. A note on the plan set indicates that the site design complies with the original design standards. As a condition of approval, a supplemental SWMP is required to model and identify whether the site is compliant with current City of Mequon and MMSD design requirements. If supplemental best management practices (BMPs) are required, the applicant is responsible for installing said BMPs. Additionally, the installation of BMPs on the outlot requires property owner approval.

Staff Recommendation:
Planning staff recommends **approval** of the Building and Site Plan based on the following conditions:

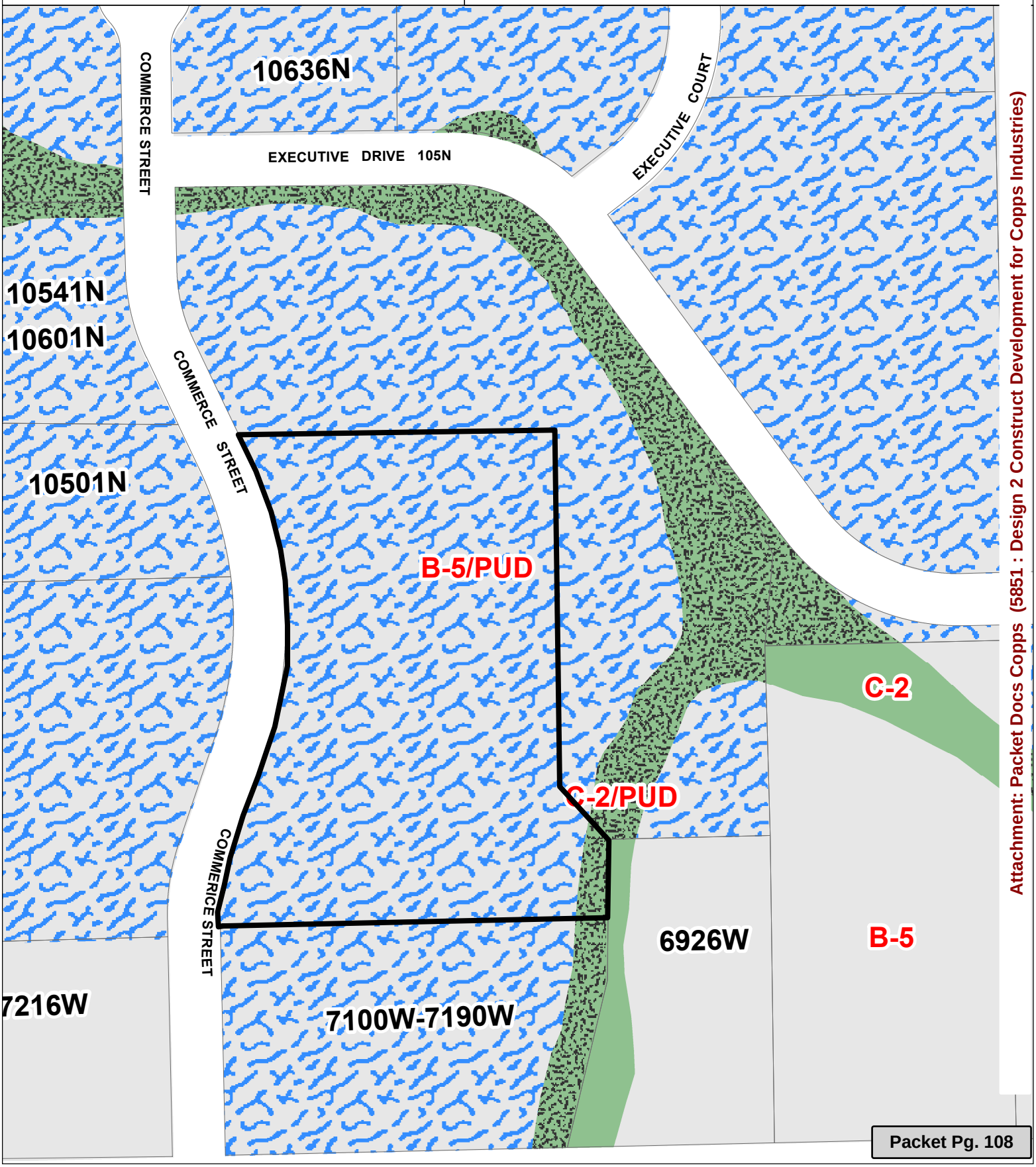
1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. Minimum 3-inch caliper for all deciduous trees.
3. Minimum 7 feet height for all conifer trees.
4. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
5. The east elevation shall be revised to show insulated metal panel for no more than 50% of the elevation. The remainder of the elevation shall be constructed with material to match the proposed west and south elevations subject to review and approval by staff.
6. If the expansion is not approved by the Planning Commission within five (5) years from this current approval date, the applicant must return to Planning Commission to discuss any intentions for the expansion status and an evaluation of changes to the north façade as a result.
7. Landscape treatment at the northwest corner of the lot shall match the proposal at the southwest corner.
8. A mix of 3-5 deciduous trees and conifers shall be shown on the southeast corner of the site.
9. Sign permit approval for all signs. Planning Commission approval of signage may be required.
10. Engineering Division review and approval of grading, drainage, sanitary sewer, watermain, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.

11. Connection to public watermain and sanitary sewer and use of the existing laterals extended to the site.
12. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
13. Application for and approval of a City fill permit, if applicable.
14. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement if new stormwater management is proposed. A technical memorandum of conformance with the regional stormwater management plan is acceptable if the regional basin is utilized and meets current standards.
15. Proof of property owner approval for the installation of BMPs on the outlot.
16. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:
Packet Docs Copps (PDF)

Copps Industries

AC	Arrival Corridor
A-1	Agricultural Preserve
A-2	General Agricultural
B-1	Neighborhood Business
B-2	Community Business
B-3	Office & Service Business
B-4	Business Park
B-5	Light Industrial
B-6	Rural Industrial
B-7	Rural Business
C-1	Shoreland/Wetland Conservancy
C-2	General Conservancy
CGO	Central Growth Overlay
FFO	Flood Fringe Overlay
FW	Floodway
IPS	Institutional & Public Service
LTD	Limited Use
OA	Agricultural Overlay
PUD	Planned Unit Development Overlay
P-1	Park & Recreation
R-1	Single-Family Residential (5 Ac. Min.)
R-1B	Single-Family Residential (2.5 Ac. Min.)
R-2	Single-Family Residential (2.0 Ac. Min.)
R-2B	Single-Family Residential (1.5 Ac. Min.)
R-3	Single-Family Residential (1.0 Ac. Min.)
R-4	Single-Family Residential (3/4 Ac. Min.)
R-5	Single-Family Residential (1/2 Ac. Min.)
R-6	Single-Family Residential (4 du/Ac)
RM	Multi-Family Residential
TC	Town Center
TDR	Transfer of Development Rights



Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

Community Development Department
City of Mequon
11333 N. Cedarburg Rd.
Mequon, WI 53092

December 16, 2020

Re: Project Narrative for Copps Industries

Introduction:

Included with this project narrative you will find the graphical information regarding the proposed business development located on Commerce Street in the Mequon Business Park [CSM #4106 – Lot 3 | Parcel # 140271200900]. The proposed development will be a relocation of the current Copps Industries facility currently located on Industrial Drive. The new development will include a new free-standing 78,200 square foot building and the requisite site development needed to support the new building.

Copps Industries will be the owner/occupant of this building, which will be the new home of their business office, research and development, and production/ manufacturing facility.

Existing Site:

The existing site is approximately 7.73 acres and is currently vacant. The site frontage is Commerce Street to the West, Fastenal to the South, a Mequon Business Park regional stormwater pond to the east, and a vacant parcel to the North. Vehicular access to the site is limited to Commerce Street.

The base zoning of the site is designated "B-5 Light Industrial" with a "PUD" overlay and the proposed use is permitted per the Zoning Ordinance.

Plan of Operation:

Copps Industries is a custom epoxy resin formulator. They have been producing for the civil engineering, aggregate/mining, electrical, and adhesive markets since 1979. Copps built and has occupied their current facility since 1992. The plan of operation for the new development will be the same as with their current operations. This consists of office staff, research and development, laboratory/analysis, production, and shipping/receiving.

The office hours are Monday-Friday from 8:00 AM – 4:30 PM. Production occurs on one shift from 6:30 AM – 5:00 PM Monday-Friday. The approximate employee breakdown is:

- Office: 25 Employees
- Production/Manufacturing: 35 Employees

DESIGN 2 CONSTRUCT DEVELOPMENT CORPORATION

N173 W21010
Northwest Passage Way
Jackson, WI 53037

Tel: 262.677-9933
Fax: 262.677.9934

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

Proposed Building/Site:

The proposed building is approximately 78,200 square feet. The site design provides 83 total parking spaces (including 4 accessible spaces) located along Commerce Drive on the west side of the site. The site plan indicates future expansion for building and parking to the north. It has been noted that the greenspace calculation for this potential expansion would be short of Mequon's 40% requirement. Copps Industries has had conversations with the business park developer in which it was agreed that greenspace borrowing can take place from an undevelopable portion of the park as a solution to this requirement. When Copps Industries fully develops the site in the future, an area equal to 4,793sf of greenspace will need to be earmarked to bring the Copps Industries site into compliance.

The building will be constructed using a combination of decorative precast concrete wall panels with varying depths and accent paint, aluminum composite material (ACM) accent panel areas, prefinished metal canopy elements, aluminum storefront glazing systems and entrances. See enclosed drawings and imagery for further information.

HVAC units are intended to be located on the roof. While actual physical screening is not proposed, we plan on locating the units as central as possible. Based on the overall size/height of the building, a preliminary study showed that the units would not be visible from over 600' away from the industrial area of the building and over 300' from the office area of the building. We feel at those distances the HVAC units would not be objectionable.

Storm-water management is addressed by utilizing the existing regional stormwater pond (adjacent to the property) which was designed to account for impervious areas on this property.

Landscaping for the site will follow all City of Mequon guidelines as outlined in the City zoning ordinance. Plans are included as part of this submittal package for consideration by the Plan Commission.

Our site lighting design intent includes lighting levels for the parking lots that provide an adequate level of light utilizing a combination of light poles and light bolards. The light bolards are located in front of the office building element to avoid the visual conflict poles would have in this location. We have provided building mounted lighting in the dock areas to illuminate the area directly adjacent to the building and one pole to provide a bare minimum in the balance of the dock paved area. We did not feel the dock paved areas required site lighting elements that would illuminate that entire area. This more minimalistic approach to site lighting is consistent with other properties located in the development. The decision to utilize the light bolards and limit the lighting on the dock paving has affected the calculations for compliance with the zoning lighting requirements. We ask that you consider our design approach when evaluating the calculations.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This is an expansion of a long-standing established use and is consistent with the nature of the surrounding neighborhood which is currently a semi-vacant business/industrial park.

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

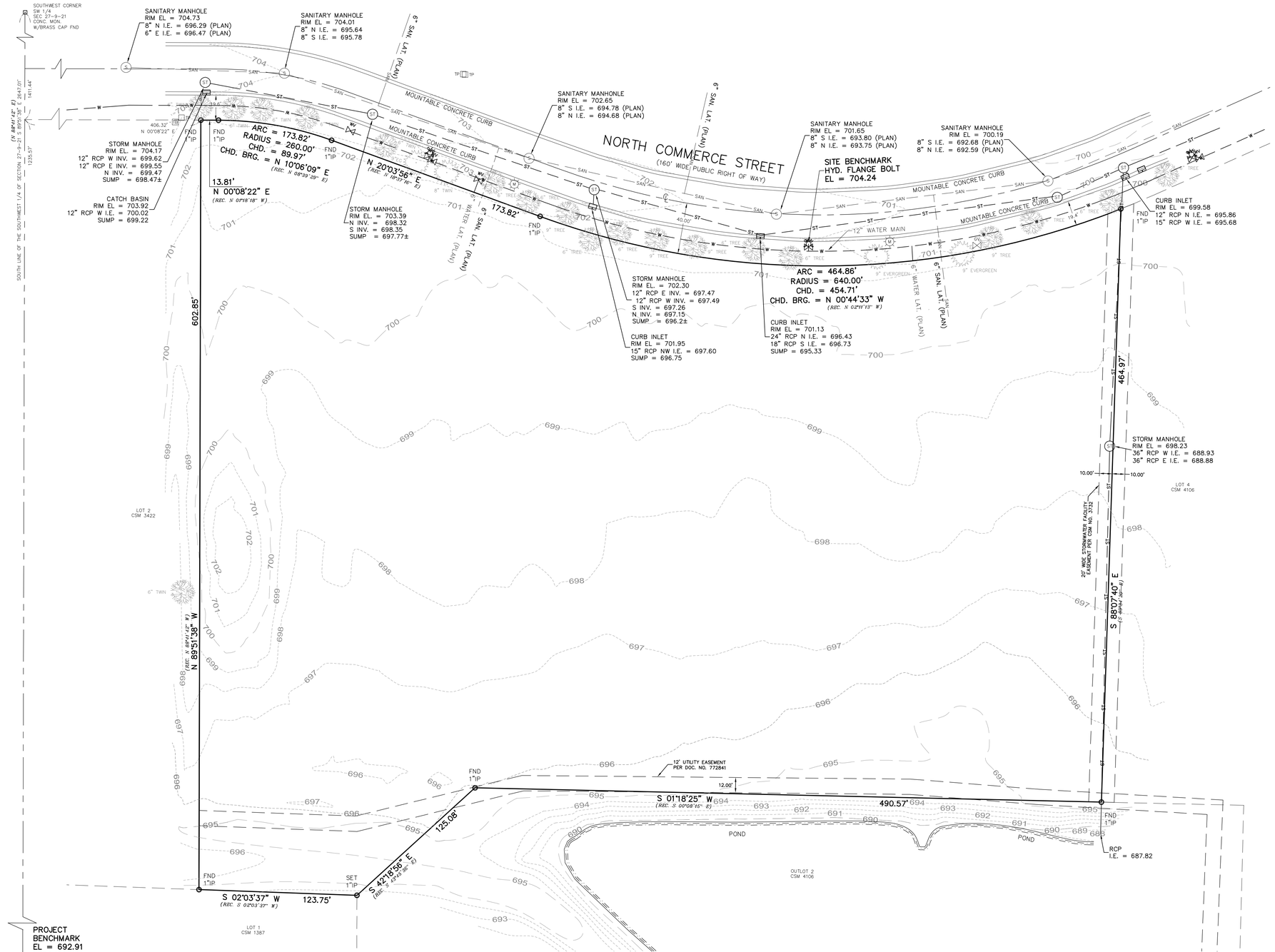
The traffic patterns in the neighborhood are already established and will not be affected by the new development.

If you have any questions or concerns regarding this proposed development please feel free to contact our office.

Sincerely,
Mark Hertzfeldt

Design 2 Construct Development Corporation

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)



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BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

NORTH

LEGAL DESCRIPTION:

LOT 3 OF CERTIFIED SURVEY MAP NO. 4106, IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CONTAINING: 336,917 S.F. OR 7.7346 ACRES.

NOTES

1. LEGAL DESCRIPTION FROM CSM 4106.

2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55089C0253F WITH A DATE OF IDENTIFICATION OF 12/4/2007, IN COMMUNITY NO. 555564, THE CITY OF MEQUON, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

4. PROJECT BENCHMARK – CONCRETE MONUMENT WITH BRASS CAP FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SEC. 27-9-21, EL = 692.91

5. SITE BENCHMARK – HYDRANT FLANGE BOLT AS SHOWN HEREON, EL = 704.24

6. ELEVATIONS BASED ON INFORMATION FROM THE SEWERPC AND ARE AT NGVD 1929 DATUM

7. SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), OZAUKEE COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)).

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

OCT. 24, 2020
DATE

MICHAEL J. BERRY, P.L.S.
REGISTERED LAND SURVEYOR S-2545

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

LEGEND

SAN	SANITARY SEWER	ELECTRIC TRANSFORMER	HYDRANT
ST	STORM SEWER	ELECTRIC METER	WATER VALVE
W	WATER MAIN	ELECTRIC PEDESTAL	GAS VALVE
G	BURIED GAS LINE	ELECTRIC BOX AT GRADE	MANHOLE
TEL	BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE	STORM MANHOLE
E	BURIED ELECTRIC LINE	TELEPHONE PEDESTAL	CATCH BASIN
FO	BURIED FIBER OPTIC LINE	TV PEDESTAL	CURB INLET
//	OVERHEAD UTILITY LINES	GAS METER	METAL LIGHT POLE
CATV	BURIED CABLE TELEVISION LINES	AIR CONDITIONER	CONCRETE LIGHT POLE
COMB	COMBINATION SEWER	UTILITY POLE	WOOD LIGHT POLE
	WOOD FENCE	WOOD SIGN	MAIL BOX
	METAL FENCE	METAL SIGN	FIBER OPTIC MARKER
	EDGE OF TREES AND BRUSH	FLAG POLE	GUY WIRE
994.32 DS	DOOR SILL ELEVATION	BOLLARD	
	FIRE DEPARTMENT CONNECTION	BOLLARD LIGHT	
		YARD LIGHT	

PLAT OF SURVEY WITH TOPOGRAPHY

FOR

NORTH COMMERCE STREET

MEQUON
WISCONSIN

DRAWN BY:	NJF	DATE:	OCT. 24, 2020
CHECKED BY:	MJB	DRAWING No.	P-0
CSE JOB No.:	20-101	SHEET	1 OF 1

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

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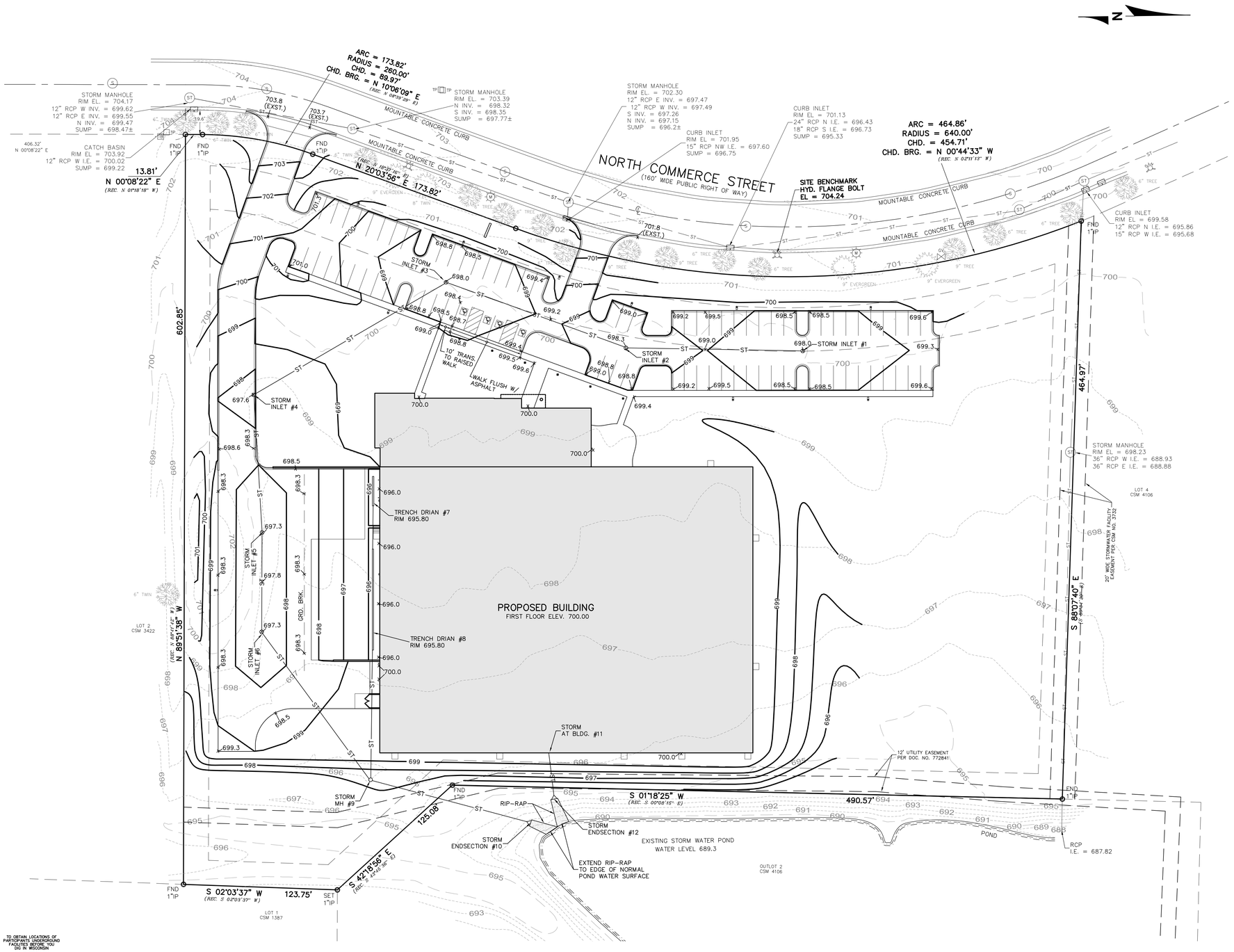

NOTES:

1. ALL PROPOSED SPOT GRADES SHOWN ARE AT BOTTOM OF CURB, UNLESS OTHERWISE NOTED.

2. SITE AREAS: AREAS REFLECT PHASE 1 DEVELOPMENT

   PAVEMENT: 71,662 S.F. (1.645 ACRES)
   BUILDING: 78,208 S.F. (1.795 ACRES)

   IMPERVIOUS: 149,870 S.F. (3.441 ACRES) 44%
   OPEN: 187,047 S.F. (4.294 ACRES) 56%

   TOTAL: 336,917 S.F. (7.735 ACRES)

3. DISTURBED AREA: 240,303 S.F. (5.517 ACRES)

4. PARKING:
   79 REGULAR SPACES
   4 HANDICAP ACCESSIBLE SPACES

5. PER THE STORM WATER MANAGEMENT REPORT PREPARED BY AYRES ASSOCIATES FOR THE CITY OF MEQUON, WISCONSIN. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE DRAINAGE AREA "B" DESIGN REQUIREMENTS OF 60% IMPERVIOUS FOR THE SITE USING A CN VALUE OF 89 AND DRAINAGE TO REGIONAL POND "B" BY HAVING 44% IMPERVIOUS AND A CN VALUE OF 82.

LEGEND

96	EXISTING CONTOUR
96	PROPOSED CONTOUR
x 96.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER
ST	EXISTING STORM SEWER

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft

CJE NO.: 2050R3
DECEMBER 14, 2020

SITE GRADING PLAN C1.0

SHEET 1 OF 4

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps industries)

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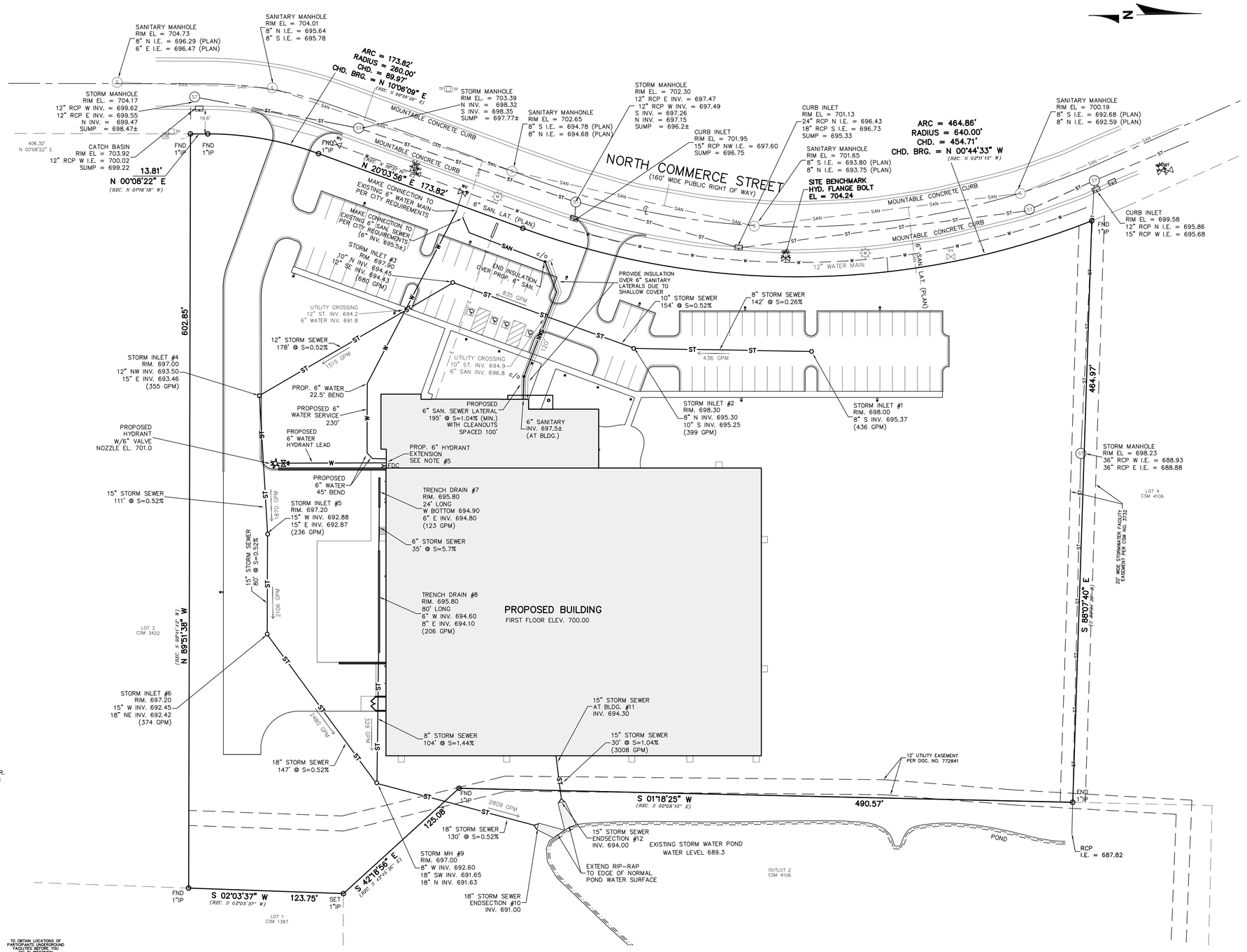

STORM SEWER AND INLET CALCULATIONS:

STORM SEWER SIZING DONE BY THE AREA METHOD PER WI PLUMBING CODE SPS 382.36(5) AND TABLES 382.36-1 OR 382.36-2. GRATE CAPACITY PER NEENAH FOUNDRY.

INLET #1
PAVEMENT: 12,630 S.F. 389 GPM
GRASS: 4,870 S.F. 47 GPM
TOTAL: 17,500 S.F. 436 GPM (0.97 CFS)

INLET CAPACITY = 2.7 CFS

INLET #2
PAVEMENT: 10,170 S.F. 313 GPM
GRASS: 8,953 S.F. 86 GPM
TOTAL: 19,123 S.F. 399 GPM (0.89 CFS)

INLET CAPACITY = 2.7 CFS

INLET #3
PAVEMENT: 17,104 S.F. 4526 GPM
GRASS: 15,971 S.F. 154 GPM
TOTAL: 33,075 S.F. 680 GPM (1.52 CFS)

INLET CAPACITY = 2.7 CFS

INLET #4
PAVEMENT: 6,470 S.F. 199 GPM
GRASS: 16,230 S.F. 156 GPM
TOTAL: 22,700 S.F. 355 GPM (0.79 CFS)

INLET CAPACITY = 2.7 CFS

INLET #5
PAVEMENT: 6,900 S.F. 212 GPM
GRASS: 2,445 S.F. 24 GPM
TOTAL: 12,735 S.F. 236 GPM (0.53 CFS)

INLET CAPACITY = 2.7 CFS

INLET #6
PAVEMENT: 10,624 S.F. 327 GPM
GRASS: 4,936 S.F. 47 GPM
TOTAL: 15,560 S.F. 374 GPM (0.83 CFS)

INLET CAPACITY = 2.7 CFS

NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MEQUON REQUIREMENTS.

2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.

3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR. EXISTING SANITARY AND WATER SERVICE LOCATIONS TO BE VERIFIED BY CONTRACTOR. TELEVISE IF NECESSARY - PROPERTY OWNER RESPONSIBLE FOR TELEVISING COSTS PER CITY OF MEQUON (SSLD 4.4.1)

4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.

5. PRIVATE HYDRANT TO BE BRANCHED OFF BEFORE DOMESTIC WATER METER WITH SEPARATE DETECTOR METER.

6. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

7. THE STORM WATER MANAGEMENT FOR THIS PARCEL IS ACCOMMODATED BY AN EXISTING REGIONAL POND ON THE EAST SIDE OF THE SITE.

8. SANITARY SEWER INSULATION DETAIL PROVIDED ON SHEET C4.0. INSULATION TO BE PROVIDED FOR SANITARY SEWER WHERE 4.0' FEET OF COVER IS NOT PROVIDED.

LEGEND

- ST — EXISTING STORM SEWER
- ST — PROPOSED STORM SEWER
- SAN — EXISTING SANITARY SEWER
- SAN — PROPOSED SANITARY SEWER
- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- BURIED GAS MAIN
- OVER HEAD WIRE
- E — BURIED ELECTRIC

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GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft

CJE NO.: 2050R3
DECEMBER 14, 2020

SITE UTILITY PLAN

C2.0
SHEET 2 OF 4

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps industries)

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
3. INSTALL CONSTRUCTION EXIT / TRACKING PADS.
4. INSTALL SILT FENCE AROUND SITE AS SHOWN ON THE PLAN.
5. ROUGH GRADE SITE.
6. INSTALL PROPOSED UTILITIES.
7. INSTALL INLET PROTECTION IN ALL NEW INLETS
8. INSTALL BASE COURSE OF PAVEMENT.
9. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MULCH ALL DISTURBED AREAS.
10. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
11. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
12. ESTIMATED TIME BEFORE FINAL STABILIZATION – 9 MONTHS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY ½" RUNOFF–PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.

2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.

3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 – OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* Fall Seeding

LAND APPLICATION OF ADDITIVES:
DURING NONGROWNG SEASON (NOVEMBER 1 – MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) – SEE WDNR TECHNICALSTANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

TEMPORARY COVER
DURING GROWING SEASON:

TEMPORARY SEEDING DATES

OATS – 4/1–9/1
ANNUAL RYEGRASS – 4/1–9/1
WINTER WHEAT – 8/1–10/1
WINTER CEREAL RYE – 8/1–10/15
(FOR TEMPORARY COVER SEED AT 131# PER ACRES)

DURING NON–GROWING SEASON (AFTER OCT. 15TH SEEDING DEADLINE):

AREAS THAT ARE INACTIVE DURING NON–GROWING SEASON MUST BE STABILIZED WITH ANIONIC POLYACRYLAMIDE (POLYMER). SEE WDNR TECHNICAL STANDARD 1050.

WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER, POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) ON ALL DISTURBED AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER WDNR TECHNICAL STANDARD 1050 AND THE MANUFACTURERS SPECIFICATIONS.

SITE DEWATERING

DEWATERING TO CONFORM WITH WDNR CONSERVATION PRACTICE STANDARD 1061. IMPLEMENT DEWATERING PRACTICES AS NECESSARY.
ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE BAG SHALL BE PLACED ON A VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1055. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.

PER WDNR WPDES GENERAL PERMIT: CONSTRUCTION SITE STORM WATER RUNOFF (WDNR NOTICE OF INTENT) TRENCH DEWATERING MAY EXCEED 70 GPM. DEWATERING WILL BE IN CONFORMANCE WITH CITY REQUIREMENTS.

NOTES:

1. DO NOT DISTURB AREA UNDER TREE CANOPIES IN ORDER TO PRESERVE TREE ROOT STRUCTURE. NO–DISTUBANCE MEASURES APPLY TO ALL TREES ON SITE.

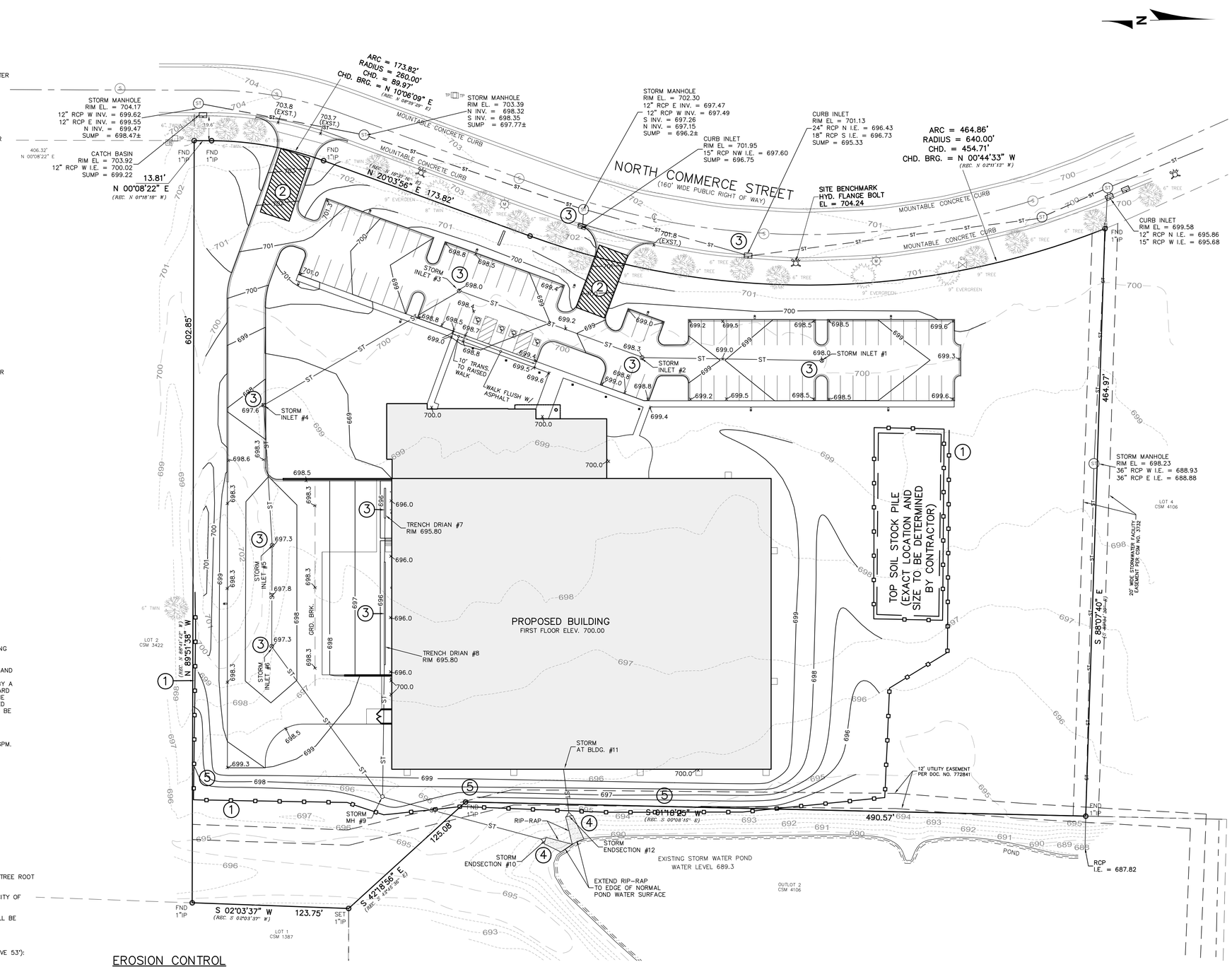
2. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF MEQUON STANDARDS AND WDNR CPS TECHNICAL STANDARDS.

3. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.

SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING

DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°):

4. DISTURBED AREA: 243,600 S.F. (5.59 ACRES)



EROSION CONTROL PRACTICES SCHEDULE

1. SILT FENCE
2. CONSTRUCTION EXIT
3. INLET PROTECTION
4. OUTLET PROTECTION
5. EROSION MATTING

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER 'WSDOT EROSION CONTROL PAL' (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

LEGEND

- 96 — EXISTING CONTOUR
- 96 — PROPOSED CONTOUR
- x 96.5 — PROPOSED ELEVATION
- ST — PROPOSED STORM SEWER
- PROPOSED SILT FENCE

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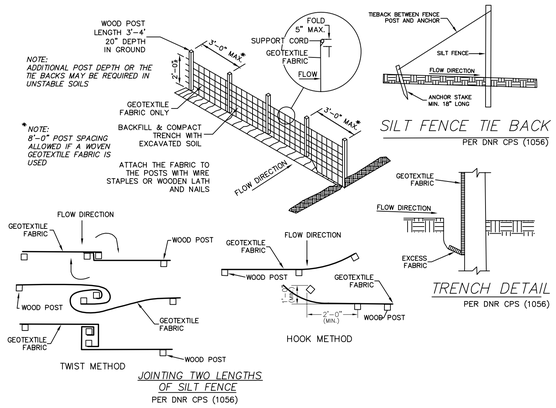
MEQUON, WISCONSIN

CJE NO.: 2050R3
DECEMBER 14, 2020

SITE EROSION CONTROL PLAN C3.0

SHEET 3 OF 4

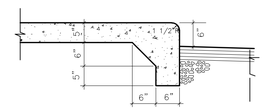
Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps industries)



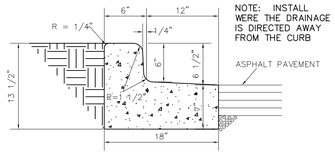
SILT FENCE CONSTRUCTION SPECIFICATIONS
PER DNR CPS (1056)

1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM
2. LOCATE POSTS PER DNR CPS (1056)
3. WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)
4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH – 50 LB/LIN. IN. (MIN.) – AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH
6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.
7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.
8. USE WIRE REINFORCEMENT IN UNSTABLIZED MINOR SWALES, DITCHES AND DIVERSIONS.
9. USE WISDOT APPROVED SILT FENCE

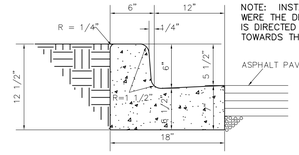
SILT FENCE
PER WDNR TECHNICAL STANDARD 1056 — 1
NOT TO SCALE



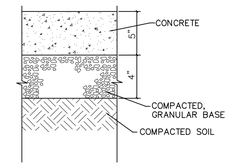
CONCRETE WALK WITH INTEGRAL CURB
NOT TO SCALE



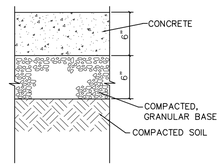
HIGH SIDE CONCRETE CURB (H.S. C&G) DETAIL
NOT TO SCALE



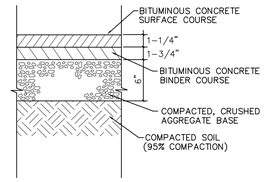
LOW SIDE CONCRETE CURB (L.S. C&G) DETAIL
NOT TO SCALE



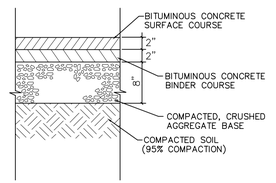
CONCRETE SIDEWALK
NOT TO SCALE



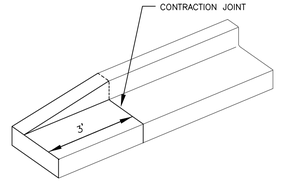
CONCRETE PAVEMENT
NOT TO SCALE



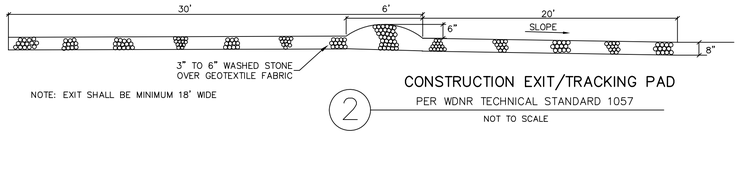
LIGHT DUTY ASPHALT PAVEMENT
NOT TO SCALE



HEAVY DUTY ASPHALT PAVEMENT
NOT TO SCALE

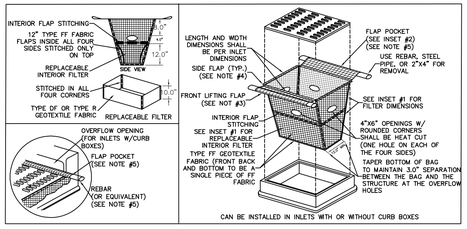


END SECTION CURB TAPER
NOT TO SCALE



NOTE: EXIT SHALL BE MINIMUM 18' WIDE

CONSTRUCTION EXIT/TRACKING PAD
PER WDNR TECHNICAL STANDARD 1057 — 2
NOT TO SCALE

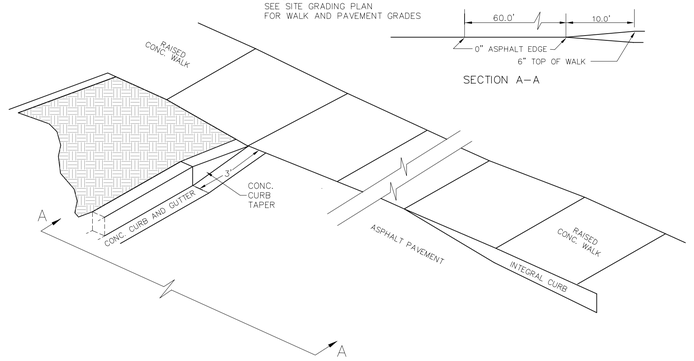


NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO GHT STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

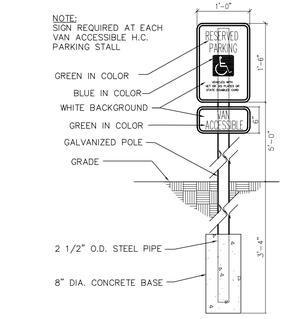
MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INLET PROTECTION, TYPE D–M
PER WDNR TECHNICAL STANDARD 1060 — 3
NOT TO SCALE

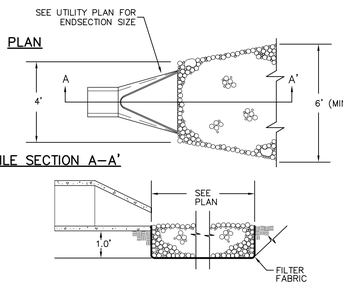
NOTE:
INSTALL IN ALL STORM INLETS AND CATCH BASINS LOCATED WITHIN AND ADJACENT TO THE CONSTRUCTION AREA



FLUSH SIDEWALK IN FRONT OF HC PARKING
NOT TO SCALE

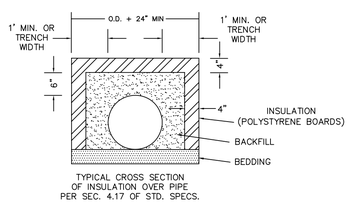


HANDICAPPED PARKING SIGN DETAIL (VAN ACCESSIBLE)
NOT TO SCALE



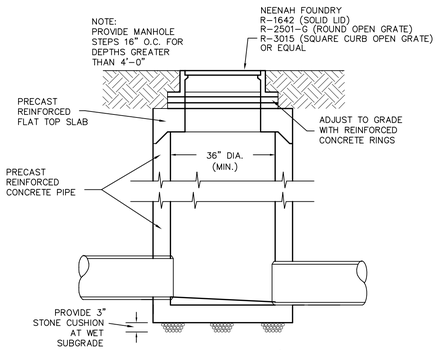
CONSTRUCTION SPECIFICATIONS
1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP RAP ON ZERO GRADE – TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET – NO OVERFALL AT ENDS.
5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

OUTLET PROTECTION FOR ENDSECTION — 4
NOT TO SCALE

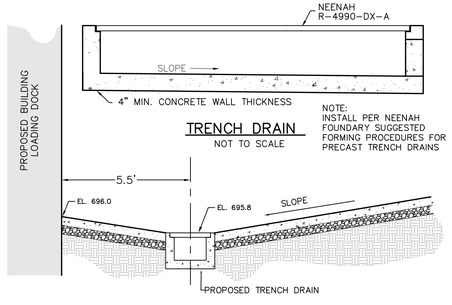


TYPICAL CROSS SECTION OF INSULATION OVER PIPE PER SEC. 4.17 OF STD. SPECS.

INSULATION DETAIL
NOT TO SCALE



PRECAST STORM MH/INLET
NOT TO SCALE



TRENCH DRAIN
NOT TO SCALE

LOADING DOCK DETAIL
NOT TO SCALE

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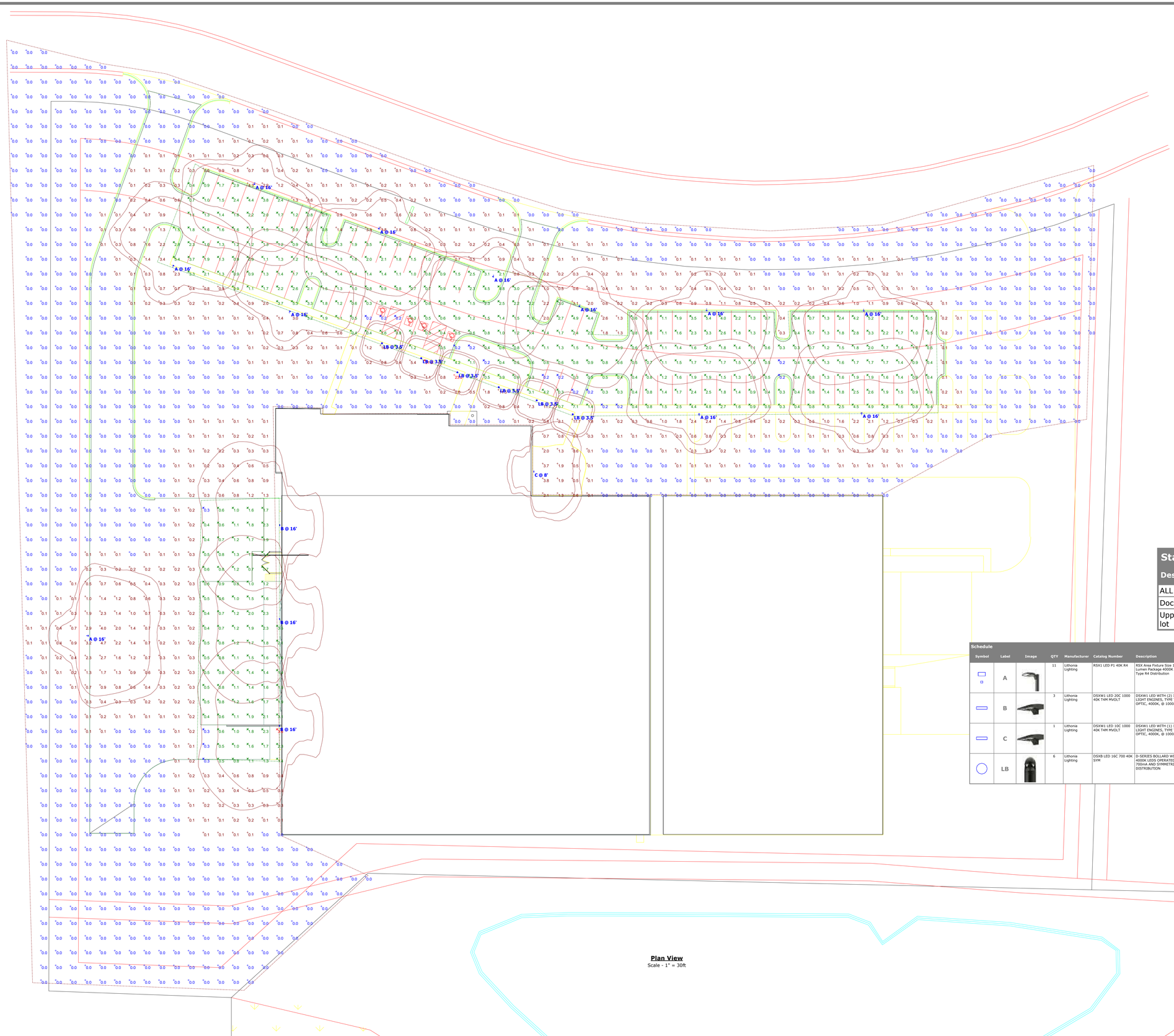
COPPS INDUSTRIES
MEQUON, WISCONSIN

CJE NO.: 2050R3
DECEMBER 14, 2020

SITE DETAILS C4.0

Attachment: Packet Docs Copps (5951 : Design 2 Construct Development for Copps industries)



Plan View
Scale - 1" = 30ft

Statistics

Description	Avg	Symbol	Max	Min	Max/Min	Avg/Min
ALL POINTS	0.5 fc	+	23.2 fc	0.0 fc	N/A	N/A
Dock Area	1.2 fc	✳	3.6 fc	0.3 fc	12.0:1	4.0:1
Upper parking lot	1.6 fc	✳	21.0 fc	0.2 fc	105.0:1	8.0:1

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Filename	Lamp	Lumens per Lamp	Lumen Multiplie	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes	Number Lamps
	A		11	Lithonia Lighting	RSX1 LED P1 40K R4	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R4 Distribution	RSX1_LED_P1_40K_R4.ies		7189	1	0.95	51.34	100%	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2			1
	B		3	Lithonia Lighting	DSXW1 LED 20C 1000 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA.	DSXW1_LED_20C_1000_40K_T4M_MVOLT.ies	LED	7420	1	0.95	73.2	100%	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2			1
	C		1	Lithonia Lighting	DSXW1 LED 10C 1000 40K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA.	DSXW1_LED_10C_1000_40K_T4M_MVOLT.ies	LED	3795	1	0.95	38.8	100%	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2			1
	LB		6	Lithonia Lighting	DSXB LED 16C 700 40K SYM	D-SERIES BOLLARD WITH 16 4000K LEDS OPERATED AT 700mA AND SYMMETRIC DISTRIBUTION	DSXB_LED_16C_700_40K_SYM.ies	LED	3009	1	0.95	39	100%	TYPE VS, BUG RATING: B2 - U0 - G1			1

ENTERPRISE
Lighting & Control
2007 Pewaukee Rd. | Waukesha, WI 53188

Copps Industries Site Lighting

Designer

Date
11/11/2020
Scale
Not to Scale
Drawing No.

Summary

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

LANDSCAPE NOTES:

1. LOCATE ALL PRIVATE AND PUBLIC UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY DIGGING/CLEARING OPERATIONS. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY THE CONTRACTOR AT NO COST TO THE OWNER.
2. DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTACTOR AND ONLY WITH PRIOR APPROVAL OF THE ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER AND OWNER. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER AND OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIALS.
4. KEEP DRIVEWAYS, PARKING LOTS AND ENTRANCES SERVING THE PREMISES CLEAR AND AVAILABLE AT ALL TIMES UNLESS AREAS ARE INDICATED FOR STORAGE AND STAGING. DO NOT USE THESE AREAS FOR PARKING OR STORAGE OF MATERIALS. SCHEDULE DELIVERIES TO MINIMIZE SPACE AND TIME REQUIREMENTS FOR STORAGE OF MATERIALS AND EQUIPMENT ON SITE.
5. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO REMAIN AND CLEARLY TAG THEM WITH MARKING TAPE AND 4' TALL ORANGE CONSTRUCTION FENCE TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION. TREE PROTECTION FENCE SHALL BE PLACE A MINIMUM OF 1 FOOT FOR EACH DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE TO BE PROTECTED.
6. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS AND QUANTITIES OF MATERIALS SHALL BE FIELD VERIFIED WITH SITE CONDITIONS.
7. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLAN AND/OR CIVIL DRAWINGS, (AND ANY OTHER SITE DRAWING) THE DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECTS/ENGINEERS ATTENTION FOR COORDINATION AND RESOLUTION.
8. THE PLANT SCHEDULE IS ON SHEET L2.0. PLANT QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. PLANT QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN DISCREPANCIES BETWEEN THE SCHEDULE, LABELS AND THE PLAN OCCUR, THE QUANTITY DRAWN ON THE PLAN SHALL BE THE OFFICIAL QUANTITY.
9. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
10. REMOVE ALL EXISTING TREES, SHRUBS, PLANTS, SOD, MULCH, WEED BARRIER, DEBRIS, ETC. TO PERMIT THE INSTALLATION OF NEW PLANT MATERIAL. REMOVE ALL GRAVEL TO WHATEVER DEPTHS ENCOUNTERED IN AREAS THAT ARE BEING CONVERTED TO LANDSCAPE ISLANDS OR LAWN AREAS. REPLACE GRAVEL WITH TOPSOIL. DO NOT PLANT OR SEED LAWN OVER GRAVEL BASE.
11. EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED TO BE RE-SPREAD BY OTHERS AFTER GRADING WORK IS COMPLETED. PROVIDE ADDITIONAL TOPSOIL IF QUANTITY OR QUALITY OF STRIPPED TOPSOIL IS INSUFFICIENT. TOPSOIL SHALL HAVE A pH RANGE OF 6.0-7.5, BETWEEN 3 AND 8 PERCENT ORGANIC MATERIAL CONTENT WITH A LIBERAL AMOUNT OF HUMUS. FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION, WEED SEEDS, ROOTS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SUITABLE FOR THE GROWTH OF GRASS AND PLANTS.
12. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS OR TREE PITS ARE TO RECEIVE RE-SPREAD TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES AND SHALL BE SEEDED WITH SPECIFIED LAWN GRASS OR APPROVED EQUAL. LANDSCAPE CONTRACTOR SHALL INCLUDE COST FOR ADDITIONAL SEED OPERATIONS TO RE-ESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN PER THE CIVIL PLANS. NO PONDING STORM WATER IS PERMITTED OUTSIDE OF THE STORM WATER MANAGEMENT POND(S). PONDING AREAS SHALL BE REPAIRED TO BE FREE DRAINING.
14. FINISH GRADES OF LAWN AREAS SHALL BE 1/2 INCH BELOW THE TOP OF ADJACENT PAVEMENTS AND CURBS UNLESS OTHERWISE NOTED ON THE PLANS.
15. PLANTING SOIL FOR PLANTING BEDS TO BE BLENDED CONSISTING OF A RATIO OF 3 PARTS TOPSOIL TO 1 PART COMPOST. TOPSOIL TO HAVE A pH RANGE OF 6.0-7.5, BETWEEN 3 AND 8 PERCENT ORGANIC MATERIAL CONTENT, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. COMPOST TO BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT OF 5 TO 10 DECISIEMENS/M, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS, FREE OF SUBSTANCES TOXIC TO PLANTINGS AND ORGANIC CONTENT OF BETWEEN 50 TO 60 PERCENT DRY WEIGHT. PLANTING SOIL TO BE INSTALLED 6 INCHES DEEP. TILL PLANTING BEDS TO A MINIMUM DEPTH OF 8 INCHES PRIOR TO PLANTING.
16. TREES AND SHRUBS SHALL BE INSTALLED PER THE PLANTING DETAILS. SEE PLANTING DETAILS ON SHEET L2.0 FOR PLANT INSTALLATION REQUIREMENTS
17. ALL AREAS INDICATED AS 'LAWN' SHALL BE SEEDED WITH THE SPECIFIED SEED MIX AND COVERED WITH STRAW EROSION MAT. ALL AREAS DISTURBED DURING CONSTRUCTION INCLUDING TRENCHING DISTURBANCE SHALL BE SEEDED. SEE CIVIL PLANS FOR APPROXIMATE LIMITS OF GRADING AND TRENCHING WORK.
18. LAWN INSTALLATION- CONTRACTOR SHALL TILL THE TOPSOIL AND REMOVE ALL STONE 1 INCH DIAMETER AND LARGER TO PREPARE THE TOPSOIL FOR SEEDING, APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE STRAW EROSION MAT FOR ALL SEEDED AREAS AS SPECIFIED ON THE EROSION CONTROL PLAN AND INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF FREE FROM ANY BARE AREAS IN EXCESS OF 5 INCHES BY 5 INCHES. POORLY SEEDED AREAS SHALL BE RE-SEEDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. SEED AND STRAW EROSION BLANKET THE LANDSCAPE AREA BETWEEN THE PROPERTY LINE AND STREET PAVEMENT EDGE WITHIN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT SITE IF DISTURBED AREA EXTENDS BEYOND THE PROPERTY LINE OR IF THE EXISTING VEGETATION WITHIN THE RIGHT-OF-WAY IS NOT LAWN. SEED SHALL MATCH THE PROPOSED SEED USED ON THE PROJECT SITE IN ORDER TO BLEND THE TWO AREAS SEAMLESSLY TOGETHER. INSTALL IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION OR ACCORDING TO THE LANDSCAPE SPECIFICATIONS IF THERE ARE NO MUNICIPAL REQUIREMENTS
20. WATER SEEDED AREAS IMMEDIATELY AFTER SEEDING AND STRAW EROSION MAT INSTALLATION COMPLETION, MAINTAIN A 1-INCH PER WEEK NATURAL OR AUGMENTED WATERING REGIME FOR ALL PLANTINGS AND LAWN. OPTIONALLY PROVIDE AUTOMATIC LAWN OR TREE/SHRUB/PERENNIAL WATERING DEVICES DURING INITIAL TREE/SHRUB/PERENNIAL ESTABLISHMENT.
21. THE LANDSCAPE SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND FOR 30 DAYS FOLLOWING SUBSTANTIAL COMPLETION DATE WHICH WILL BE DEFINED BY THE ARCHITECT/ENGINEER. NEW LAWNS AND PLANTINGS SHALL BE WATERED, DAMAGE REPAIRED AND WEEDS SHALL BE REMOVED FROM THE TIME OF SEEDING/PLANTING AND CONTINUED THROUGH THE END OF THE 30 DAY MAINTENANCE PERIOD, NO EXCEPTIONS WILL BE GRANTED UNLESS APPROVED BY THE OWNER.
22. ALL PLANTING BEDS NOT ADJACENT TO ASPHALT, CONCRETE OR CURBS SHALL HAVE A PLASTIC BED EDGE AS INDICATED ON THE PLAN. ALL PLANTING BEDS SHALL BE TOPDRESSED WITH DOUBLE SHREDDED HARDWOOD BARK MULCH TO A DEPTH OF 3 INCHES.
23. THE CONTRACTOR SHALL PROVIDE A 1-YEAR GUARANTY ON THE ENTIRE LANDSCAPE INSTALLATION STARTING FROM THE DATE OF SUBSTANTIAL COMPLETION.
24. LIGHT POLES AND UNDERGROUND UTILITIES INDICATED ON THIS PLAN ARE SHOWN FOR CONVENIENCE ONLY. SEE SITE LIGHTING PLAN FOR OFFICIAL LIGHT POLE LOCATIONS AND SURVEY/CIVIL PLANS FOR OFFICIAL UNDERGROUND UTILITY LOCATIONS. ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY TO AVOID LIGHT POLES AND UNDERGROUND UTILITIES
25. CONFINE OPERATIONS TO AREAS WITHIN THE PROJECT LIMIT LINE INDICATED. PORTIONS OF THE SITE BEYOND AREAS IN WHICH CONSTRUCTION OPERATIONS ARE INDICATED ARE NOT TO BE DISTURBED.
26. CONTRACTOR SHALL LEAVE THE SITE FREE OF ALL CONSTRUCTION DEBRIS AND WASTE.

TREE PROTECTION NOTES:

DURING CONSTRUCTION, REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED) SHALL BE TAKEN, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING.

1. TO PROTECT AND PRESERVE THE TREES INDICATED TO REMAIN, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCE NO CLOSER TO THE TRUNK THAN 1 FOOT FOR EVERY 1 DBH (TREE DIAMETER AT BREAST HEIGHT) OF TREE TO REMAIN. ADDITIONALLY, SIGNS SHALL BE POSTED INFORMING THE PUBLIC AND SITE WORKERS THAT THE AREA FENCED IS A PROTECTED ZONE AND THE ZONE SHALL BE LEFT UNDISTURBED. THE GRADE SHALL NOT BE CHANGED IN THE PROTECTED ZONE. NO TREE PROTECTION FENCE IS REQUIRED WHERE EXISTING PAVEMENT IS WITHIN THE PROTECTED AREA.
2. NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT PARKING OF VEHICLES OR MATERIAL OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE THAT IS INDICATED TO BE PRESERVED.
3. ALL REQUIRED PROTECTIVE FENCING (PLASTIC ORANGE CONSTRUCTION FENCING) OR OTHER PHYSICAL BARRIER MUST BE IN PLACE AROUND THE TREE PRESERVATION AREA AND/OR TREES PRIOR TO BEGINNING CONSTRUCTION. THE FENCING OR OTHER PHYSICAL BARRIER MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND DEEP ENOUGH TO REMAIN VERTICAL AND PLUMB, AND SHALL BE SPACED NO FURTHER THAN TEN FEET (10') APART.
4. NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN THOSE APPROVED FOR BRACING, GUYING OR WRAPPING, SHALL BE ATTACHED TO TREES DURING THE CONSTRUCTION PERIOD.
5. DRAINAGE OF THE SITE SHALL BE DESIGNED SO THAT AFTER CONSTRUCTION, THE SAME AMOUNT OF WATER AND RATE OF DISCHARGE WILL REACH THE TREES AS IT DID PRIOR TO CONSTRUCTION.
6. WHEN TRENCHING ALONGSIDE EXISTING TREES IS UNAVOIDABLE, THE TRENCH MUST BE 1 FOOT FOR EVERY 1 INCH DBH AWAY FROM THE BASE OF THE EXISTING TREE TO BE PROTECTED.
7. CONSTRUCTION PRUNING AND ROOT PRUNING OF TREES DIRECTLY IMPACTED BY CONSTRUCTION MAY BE REQUIRED FOR PRESERVATION OF EXISTING TREES.

GRASS SEED MIX

GRASS SEED SHALL CONSIST OF THE FOLLOWING VARIETIES (OR APPROVED EQUAL):

20% KENTUCKY BLUEGRASS (SOD QUALITY)
10% MERCURY KENTUCKY BLUEGRASS
20% KENBLUE KENTUCKY BLUEGRASS
25% CREEPING RED FESCUE
15% WICKED PERENNIAL RYEGRASS
10% FIESTA 4 PERENNIAL RYEGRASS

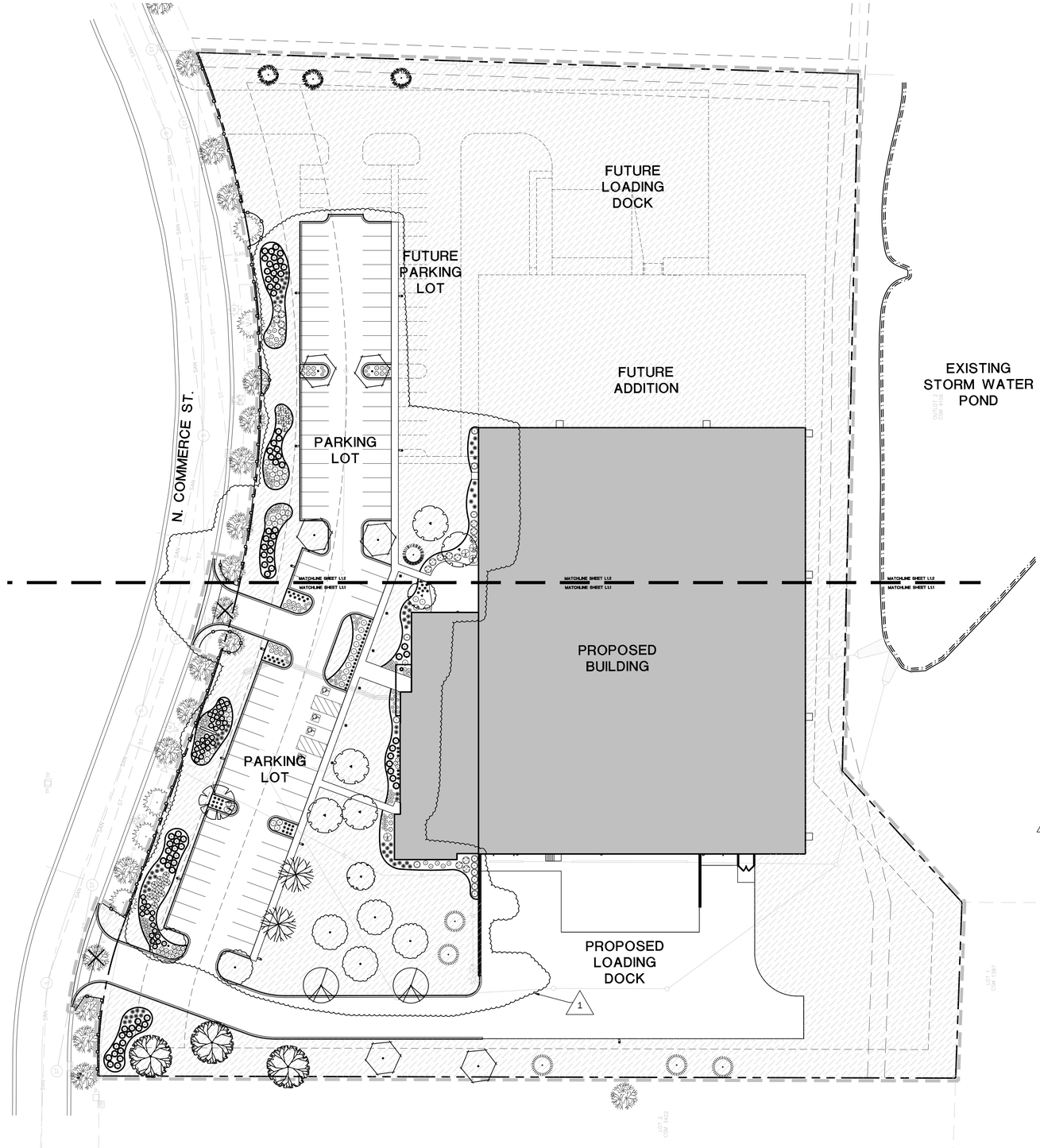
SEEDING RATE SHALL BE 4.5 POUNDS PER 1000 SQUARE FEET

SEEDS SHALL BE INSTALLED ¼" TO ½" BELOW FINISH GRADE.

LANDSCAPE LEGEND

- SOD — TURF SOD
- LAWN — LAWN SEEDING WITH STRAW EROSION MAT
- EXISTING VEGETATION — EXISTING VEGETATION (TO REMAIN)
- PLASTIC EDGING (SEE DETAIL 6/L2.0)
- PROJECT LIMITS — LANDSCAPE PROJECT LIMIT LINE
- TREE PROTECTION FENCE
- (3) LITE — PLANT 'CODE' REFERENCES TO THE PLANT SCHEDULE; QUANTITY OF PLANTS IN THE PLANT GROUPING; LEADER LINE; PLANT SYMBOL (SYMBOL VARIES PER PLANT)

LANDSCAPE DETAILS ON SHEET L2.0.
PLANT SCHEDULE ON SHEET L2.0.
LANDSCAPE CALCULATIONS ON SHEET L2.0.



ABBREVIATIONS

ABBREVIATION	FULL WORDS
B&B	Balled and burlapped
CAL.	Caliper
DBH	Diameter at breast height (Measured 4'-6" above finish grade)
DIA.	Diameter
EX.	Existing
HT	Height to tip
O.C.	On center
SQ. FT. -or- SF	Square feet
TR	Tree

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN.
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUE 182.0175(1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

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INDEX OF SHEETS

SHEET	TITLE
L1.0	LANDSCAPE PLAN - OVERALL
L1.1	LANDSCAPE PLAN - SOUTH AREA
L1.2	LANDSCAPE PLAN - NORTH AREA
L2.0	LANDSCAPE DETAILS/PLANT SCHEDULE

NORTH
0' 40' 80' 120'
SCALE 1" = 40'-0"

PARAGON DESIGN GROUP, LLC
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• LANDSCAPE ARCHITECTURE •
• PLANNING •
2776 North Sholes Avenue
Milwaukee, WI 53210
Tel: 414.449.1555
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www.paragondg.com

PROJECT NAME
COPPS INDUSTRIES

PROJECT LOCATION
NORTH COMMERCE STREET
MEQUON, WI 53092

CLIENT NAME & ADDRESS

SHEET TITLE
LANDSCAPE PLAN-OVERALL

REVISIONS

	Date	By
1	12-18-2020 (VE revision)	BJB

PROFESSIONAL SEAL
WISCONSIN BRIAN J. BOEDING No. 401 MILWAUKEE, WIS. LANDSCAPE ARCHITECT
12-18-2020
Signature Date

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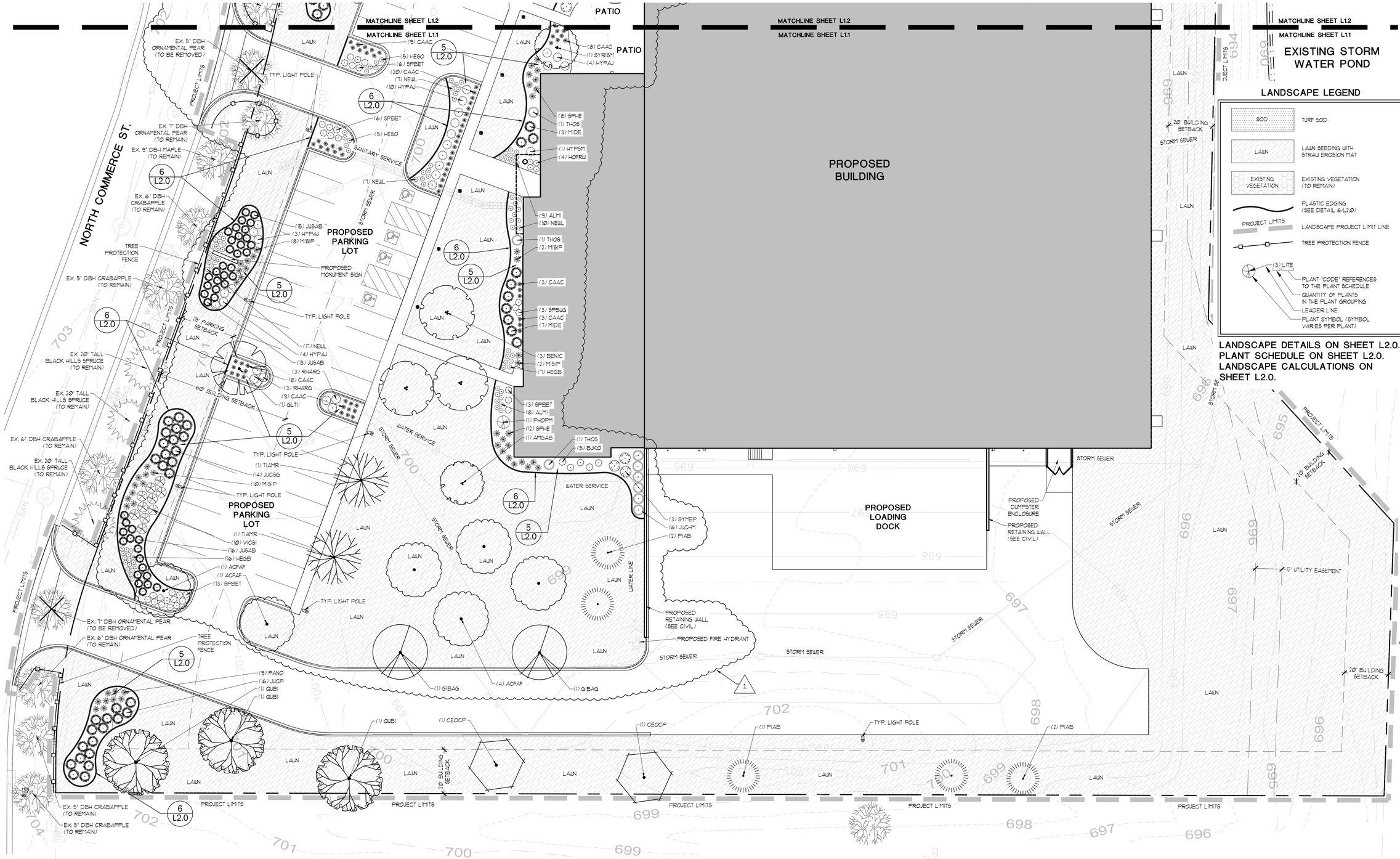
PLAN COMMISSION RE-SUBMITTAL - NOT FOR CONSTRUCTION

FILE NAME Copps Industries LA
DRAWN BY BJB
CHECKED BY BJB
PDG PROJECT # 20-848
DATE 11-16-2020
SHEET NO. L1.0

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)



LANDSCAPE LEGEND

- SOD — TURF SOD
- LAWN — LAWN SEEDING WITH STRAW EROSION MAT
- EXISTING VEGETATION — EXISTING VEGETATION (TO REMAIN)
- PLASTIC EDGING (SEE DETAIL 6/L2.0)
- PROJECT LIMITS — LANDSCAPE PROJECT LIMIT LINE
- TREE PROTECTION FENCE
- (3) LITE — PLANT 'CODE' REFERENCES TO THE PLANT SCHEDULE; QUANTITY OF PLANTS IN THE PLANT GROUPING; LEADER LINE; PLANT SYMBOL (SYMBOL VARIES PER PLANT)

LANDSCAPE DETAILS ON SHEET L2.0.
PLANT SCHEDULE ON SHEET L2.0.
LANDSCAPE CALCULATIONS ON SHEET L2.0.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
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WIS. STATUE 182.0175(1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

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SCALE 1" = 20'-0"

PARAGON DESIGN GROUP, LLC
• SITE DESIGN •
• LANDSCAPE ARCHITECTURE •
• PLANNING •
2776 North Sholes Avenue
Milwaukee, WI 53210
Tel: 414.449.1555
Fax: 414.449.2425
www.paragondg.com

PROJECT NAME
COPPS INDUSTRIES

PROJECT LOCATION
NORTH COMMERCE STREET
MEQUON, WI 53092

CLIENT NAME & ADDRESS

SHEET TITLE
LANDSCAPE PLAN-SOUTH AREA

REVISIONS

	Date	By
1	12-18-2020 (VE revision)	BJB

PROFESSIONAL SEAL
WISCONSIN
BRIAN J. BOEDING
No. 401
MILWAUKEE, WIS.
LANDSCAPE ARCHITECT
12-18-2020
Signature Date

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FILE NAME	Copps Industries LA
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PDG PROJECT #	20-848
DATE	11-16-2020
SHEET NO.	L1.1

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

EX. 5" DBH KENTUCKY COFFEE TREE (TO REMAIN)

EX. 6" DBH KENTUCKY COFFEE TREE (TO REMAIN)

EX. 5" DBH KENTUCKY COFFEE TREE (TO REMAIN)

TREE PROTECTION FENCE

EX. 1" DBH ORNAMENTAL PEAR (TO REMAIN)

EX. 20' TALL BLACK HILLS SPRUCE (TO REMAIN)

EX. 20' TALL BLACK HILLS SPRUCE (TO REMAIN)

TREE PROTECTION FENCE

EX. 6" DBH KENTUCKY COFFEE TREE (TO REMAIN)

EX. 6" DBH KENTUCKY COFFEE TREE (TO REMAIN)

EX. 6" DBH KENTUCKY COFFEE TREE (TO REMAIN)

EX. 8" DBH MAPLE (TO BE REMAIN)

EX. 8" DBH MAPLE (TO REMAIN)

EX. 5" DBH

NORTH COMMERCE ST.

PROJECT LIMITS

FUTURE ACCESS DRIVE

FUTURE PARKING LOT

FUTURE PARKING LOT

FUTURE LOADING DOCK

FUTURE ADDITION

PROPOSED BUILDING

PATIO

STORM SEWER

20' STORMWATER EASEMENT

25' BUILDING SETBACK

20' BUILDING SETBACK

12' UTILITY EASEMENT

25' PARKING SETBACK

60' BUILDING SETBACK

(1) TADSB

(2) TADSB

(18) JUCP

(10) MISIP

TYP. LIGHT POLES

(5) EVALC

(10) SPBET

(12) SPBET

(6) HEGB

(1) CEOCP

(1) CEOCP

(9) COAB

(9) JUCSG

TYP. LIGHT POLES

(10) HYPSM

(1) RUFEBG

(10) SANEC

(9) HYPAJ

(1) CEOCP

(1) CEOCP

(12) JUCSG

TYP. LIGHT POLE

(9) CAAC

(1) THOS

(5) MISIP

(1) THOS

(5) MISIP

(1) THOS

(3) EVALC

(1) PIPRA

(2) BENG

(5) SYMEP

(3) PHORM

5 L2.0

6 L2.0

1

MATCHLINE SHEET L1.2
MATCHLINE SHEET L1.1

EXISTING STORM WATER POND

OUTLOT 2 CSM 4106

LANDSCAPE LEGEND

SOD	TURF SOD
LAWN	LAWN SEEDING WITH STRAW EROSION MAT
EXISTING VEGETATION	EXISTING VEGETATION (TO REMAIN)
	PLASTIC EDGING (SEE DETAIL 6/L2.0)
PROJECT LIMITS	LANDSCAPE PROJECT LIMIT LINE
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0' 20' 40' 60'
SCALE 1" = 20'-0"

NORTH

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PROFESSIONAL SEAL
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12-18-2020
Signature Date

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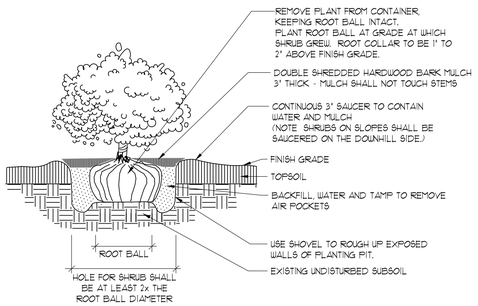
SHRUB PLANTING NOTES

1. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

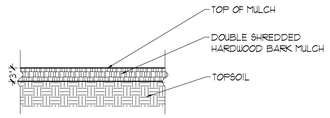
2. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.

3. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



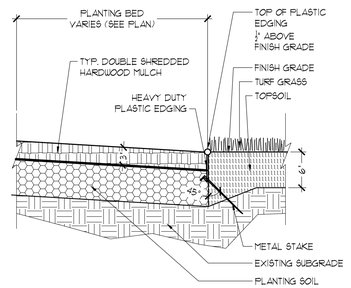
4 L2.0 **SHRUB PLANTING DETAIL**

SCALE: NOT TO SCALE



5 L2.0 **TYPICAL SHREDDED HARDWOOD MULCH SECTION**

SCALE 3/4"= 1'-0"



6 L2.0 **TYPICAL PLASTIC EDGE SECTION**

SCALE 1"= 1'-0"

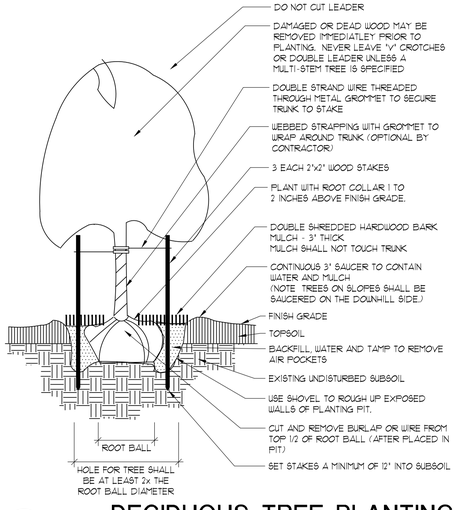
TREE STAKING AND PLANTING NOTES

1. STAKING - ONLY TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.

2. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.

4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



1 L2.0 **DECIDUOUS TREE PLANTING**

SCALE: NOT TO SCALE

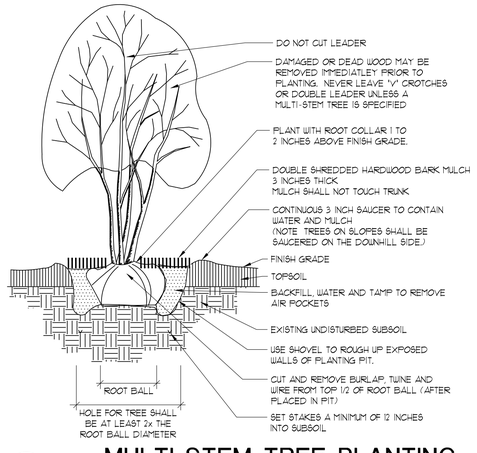
MULTI-STEM TREE STAKING AND PLANTING NOTES

1. STAKING - MULTI-STEM TREES SHALL NOT BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY.

2. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.

4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



2 L2.0 **MULTI-STEM TREE PLANTING**

SCALE: NOT TO SCALE

EVERGREEN TREE STAKING AND PLANTING NOTES

1. STAKING - ONLY EVERGREEN TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. EVERGREEN TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE EVERGREEN TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE EVERGREEN TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.

2. PRUNING - CLEANLY PRUNE ONLY DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.

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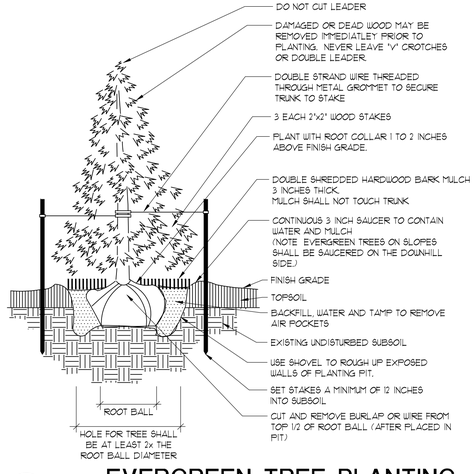

3 L2.0 **EVERGREEN TREE PLANTING**

SCALE: NOT TO SCALE

PLANT SCHEDULE

CANOPY TREES (INSTALL IN ACCORDANCE WITH DETAIL 1/L2.0 OR DETAIL 2/L2.0 FOR MULTI-STEM TREES)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
ACFAF	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	6	3" Cal. B&B	H-50', W-30'
BENIC	Betula nigra 'Cully'	Heritage River Birch	5	3" Cal. B&B and 16' tall, multi-stem	H-50', W-35'
CEOCP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	6	3" Cal. B&B	H-50', W-45'
GIBAG	Ginko biloba 'Autumn Gold'	Autumn Gold Ginko (male)	2	3" Cal. B&B	H-50', W-30'
GLTII	Gleditsia triacanthos inermis 'Impcole'	Imperial Honeylocust	1	3" Cal. B&B	H-40', W-35'
QUBI	Quercus bicolor	Swamp White Oak	3	3" Cal. B&B	H-60', W-60'
TADSB	Taxodium distichum 'Mickelson'	Shawnee Brave Bald Cypress	3	3" Cal. B&B	H-60', W-20'
TIAMR	Tilia americana 'Redmond'	Redmond Linden	2	3" Cal. B&B	H-50', W-30'

ORNAMENTAL TREES (INSTALL IN ACCORDANCE WITH DETAIL 1/L2.0 OR DETAIL 2/L2.0 FOR MULTI-STEM TREES)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
AMGAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1	2" Cal. B&B and 12' tall, multi-stem	H-20', W-15'
SYRISM	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1	2" Cal. B&B and 12' tall, multi-stem	H-25', W-15'

EVERGREEN TREES (INSTALL IN ACCORDANCE WITH DETAIL 3/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
PIAB	Picea abies	Norway Spruce	5	7' Tall B&B	H-55', W-30'
PIPFA	Picea pungens 'Fat Albert'	Fat Albert Spruce	1	7' Tall B&B	H-20', W-15'

EVERGREENS / BROADLEAF EVERGREEN SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 4/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
BUKO	Buxus koreana 'Green Velvet'	Green Velvet Boxwood	5	15" Tall Pot	H-3', W-3'
JUCHM	Juniperus chinensis 'Mountbatten'	Mountbatten Chinese Juniper	6	4' Tall B&B	H-12', W-5'
JUCP	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	34	18" Spread Pot	H-6', W-8'
JUCSG	Juniperus chinensis 'Sea Green'	Sea Green Juniper	35	18" Spread Pot	H-4', W-6'
JUSAB	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	44	15" Spread Pot	H-15', W-6'
MIDE	Microbiata decussata	Russian Cypress	10	18" Spread Pot	H-18', W-8'
THOS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6	4' Tall B&B	H-15', W-4'

DECIDUOUS SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 4/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
COAB	Cornus alba 'Bailnalo'	Ivory Halo Dogwood	9	3' Tall B&B	H-6', W-6'
EUALC	Euonymus alatus 'Compactus'	Dwarf Burning Bush	8	24" Tall B&B	H-5', W-7'
HYPAJ	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	30	18" Tall Pot	H-4', W-4'
HYPSM	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hydrangea	11	18" Tall Pot	H-4', W-4'
PHOPM	Physocarpus opulifolius 'Monlo'	Purple Leaf Ninebark	4	3' Tall B&B	H-7', W-8'
RHARG	Rhus aromatica 'Gro-low'	Grow Low Sumac	6	18" Spread Pot	H-2', W-5'
SPBET	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	50	18" Tall Pot	H-3', W-3'
SPBUG	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3	18" Tall Pot	H-3', W-4'
SYMEP	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	8	2' Tall B&B	H-5', W-7'
VICSI	Viburnum carlesii 'JN. Select A'	Spice Island Viburnum	10	2' Tall B&B	H-5', W-6'

PERENNIALS / GRASSES / VINES

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	SPACING
ALMI	Allium x 'Millenium'	Millenium Globe Lily	11	#1 Pot	18" O.C.
CAAC	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	60	#1 Pot	24" O.C.
HEGB	Hemerocallis 'Going Bananas'	Going Bananas Daylily	29	#1 Pot	18" O.C.
HESO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	10	#1 Pot	18" O.C.
HOFRW	Hosta 'Frances Williams'	Frances Williams Hosta	4	#1 Pot	30" O.C.
MISIP	Miscanthus sinensis purpurascens	Flamegrass	42	#1 Pot	36" O.C.
NEWL	Nepeta x 'Walker's Low'	Walker's Low Catmint	27	#1 Pot	24" O.C.
PANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	9	#1 Pot	24" O.C.
RUFEBG	Rudbeckia fulgida 'Early Bird Gold'	F. Early Bird Gold Black-eyed Susan	11	#1 Pot	24" O.C.
SANEC	Salvia nemorosa 'Caradonna'	Caradonna Meadow Sage	10	#1 Pot	18" O.C.
SPHE	Sporobolus heterolepsis	Prairie Dropseed	20	#1 Pot	18" O.C.

MEQUON BUSINESS PARK 2 - LANDSCAPE DESIGN REQUIREMENTS		
PERIMETER OF LOT = 2550 LINEAR FEET LENGTH OF FRONT YARD ALONG N. COMMERCE ST. = 743 LINEAR FEET	REQUIRED	PROVIDED
REQUIRED NUMBER OF PERIMETER TREES = 1 PER 80 LF OF LOT PERIMETER 2550 LF / 80 LF = 31.9 TREES	32 TREES	21 EXISTING TREES 11 PROPOSED TREES 32 TOTAL TREES
25% OF REQUIRED PERIMETER TREES SHALL BE EVERGREEN 32 TREES x 25% = 8 TREES SHALL BE EVERGREEN 9 EVERGREEN TREES / 32 TOTAL TREES = 28.1% EVERGREEN TREES	8 EVGR. TREES 25%	5 EX. EVGR. TREES 3 PROP. EVGR. TREES 25%
1/3 OF TOTAL PERIMETER TREES SHALL BE IN THE FRONT YARD 32 TREES / 3 = 10.7 TREES SHALL BE IN THE FRONT YARD	33.3% 11 TREES	65.6% 21 EX. TREES
REQUIRED NUMBER OF FRONT YARD SHRUBS = 1 PER 4 LF OF FRONTAGE (743 LF / 4 LF) = 185.75 TOTAL SHRUBS REMAINDER OF SITE SHALL HAVE 1/2 THE AMOUNT OF FRONT YARD SHRUBS 186 SHRUBS / 2 = 93 TOTAL SHRUBS TOTAL SHRUBS	186 TOTAL SHRUBS 93 TOTAL SHRUBS 279	186 TOTAL SHRUBS 93 TOTAL SHRUBS 279
50% OF THE SHRUBS SHALL BE EVERGREEN 279 SHRUBS x 50% = 139.5 SHRUBS SHALL BE EVERGREEN	50% 140 EVGR. SHRUBS	50% 140 EVGR. SHRUBS
OPEN SPACE PLANTINGS SHOULD BE USED TO ENHANCE THE PARK OR CAMPUS-LIKE THEME. THEY SHOULD INCLUDE SHRUB MASSES AND GROUND COVERS IN DEFINED PLANTING BEDS, LARGE SHADE TREES AND EVERGREEN TREES.	YES	YES
FOUNDATION PLANTINGS SHOULD BE COORDINATED WITH THE OPEN SPACE PLANTINGS WHILE CONDSIDERING ORIENTATION, SIZE AND MAINTENANCE REQUIREMENTS, AS PART OF AN OVERALL PLAN, IN CONJUNCTION WITH BUILDING DESIGN AND MASSING.	YES	YES
THE LANDSCAPE DESIGN SHOULD SERVE TO COMPLEMENT THE ARCHITECTURE AND VISUALLY BUFFER LESS DESIRABLE ELEMENTS SUCH AS MECHANICAL AND ELECTRICAL UNITS AND SERVICE AREAS.	YES	YES
THE LANDSCAPE DESIGN SHOULD SERVE TO DEFINE BOTH THE VEHICULAR CIRCULATION AND PEDESTRIAN CIRCULATION WITHIN THE SITE, AND ACCENTUATE ENTRANCE CONDITIONS TO BOTH THE SITE AND THE BUILDING.	YES	YES
THE LANDSCAPE PLAN SHOULD PROVIDE FOR SEASONAL COLOR AND THE USE OF FLOWERS AT ENTRANCES AND SIGNAGE LOCATIONS.	YES	YES

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LANDSCAPE DETAILS/ PLANT SCHEDULE

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PROFESSIONAL SEAL

WISCONSIN · BRIAN J. BOEDING · No. 401 · MILWAUKEE · WIS. · LANDSCAPE ARCHITECT

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PLANT PALETTE

DECIDUOUS TREES

Autumn Fantasy Maple (Fall)

Autumn Gold Ginko (Fall)

Heritage River Birch (Summer)

Imperial Honeylocust (Summer)

Prairie Pride Hackberry (Summer)

Swamp White Oak (Summer)

Redmond Linden (Summer)

Shawnee Brave Bald Cypress (Summer)

ORNAMENTAL TREES

Autumn Brilliance Serviceberry (Fall)

Merrill Magnolia (Spring)

Ivory Silk Japanese Tree Lilac (Spring)

EVERGREEN TREES

Norway Spruce

Fat Albert Spruce

EVERGREEN SHRUBS

Mountbatten Juniper

Pfitzer Juniper

Broadmoor Juniper

Russian Cypress

Emerald Green Arborvitae

Green Velvet Boxwood

Sea Green Juniper

DECIDUOUS SHRUBS

Ivory Halo Dogwood (Summer)

Grow Low Sumac (Fall)

Dwarf Burning Bush (Fall)

Tor Birchleaf Spirea (Summer)

Little Lime Hydrangea (Summer)

Goldflame Spirea (Summer)

Little Quick Fire Hydrangea (Summer)

Dwarf Korean Lilac (Spring)

Purple Leaf Ninebark (Summer)

Spice Island Viburnum (Spring)

PERENNIALS

Millenium Globe Lily

Going Bananas Daylily

Stella de Oro Daylily

Francis Williams Hosta

Walker's Low Catmint

Early Bird Gold Black-eyed Susan

Caradonna Meadow Sage

ORNAMENTAL GRASSES

Karl Foerster Feather Reed Grass

Flamegrass

Northwinds Switch Grass

Prairie Dropseed

COPPS INDUSTRIES

N. COMMERCE STREET, MEQUON, WISCONSIN

PLANT PALETTE

DATE: 12-18-2020

WISCONSIN BRIAN J. BOEDING No. 401 MILWAUKEE WIS. LANDSCAPE ARCHITECT 12-18-2020

PREPARED BY:

LANDSCAPE ARCHITECT:
PARAGON DESIGN GROUP, LLC
2776 North Sholes Avenue
Milwaukee, WI 53210
Tel: 414.449.1555
Fax: 414.449.2425

PREPARED FOR:

ARCHITECT:
DESIGN 2 CONSTRUCT DEVELOPMENT CORP.
N173 W21010 Northwest Passage
Jackson, WI 53037
Tel: 262.677.9933
Fax: 262.677.9934

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

COPPS INDUSTRIES

N. COMMERCE ST., MEQUON, WI

LANDSCAPE PLAN RENDERING

0' 40' 80' 120'

SCALE: 1"=40'-0"

DATE: 12-18-2020

NORTH

PREPARED BY:

LANDSCAPE ARCHITECT:
PARAGON DESIGN GROUP, LLC
2776 North Sholes Avenue
Milwaukee, WI 53210
Tel: 414.449.1555
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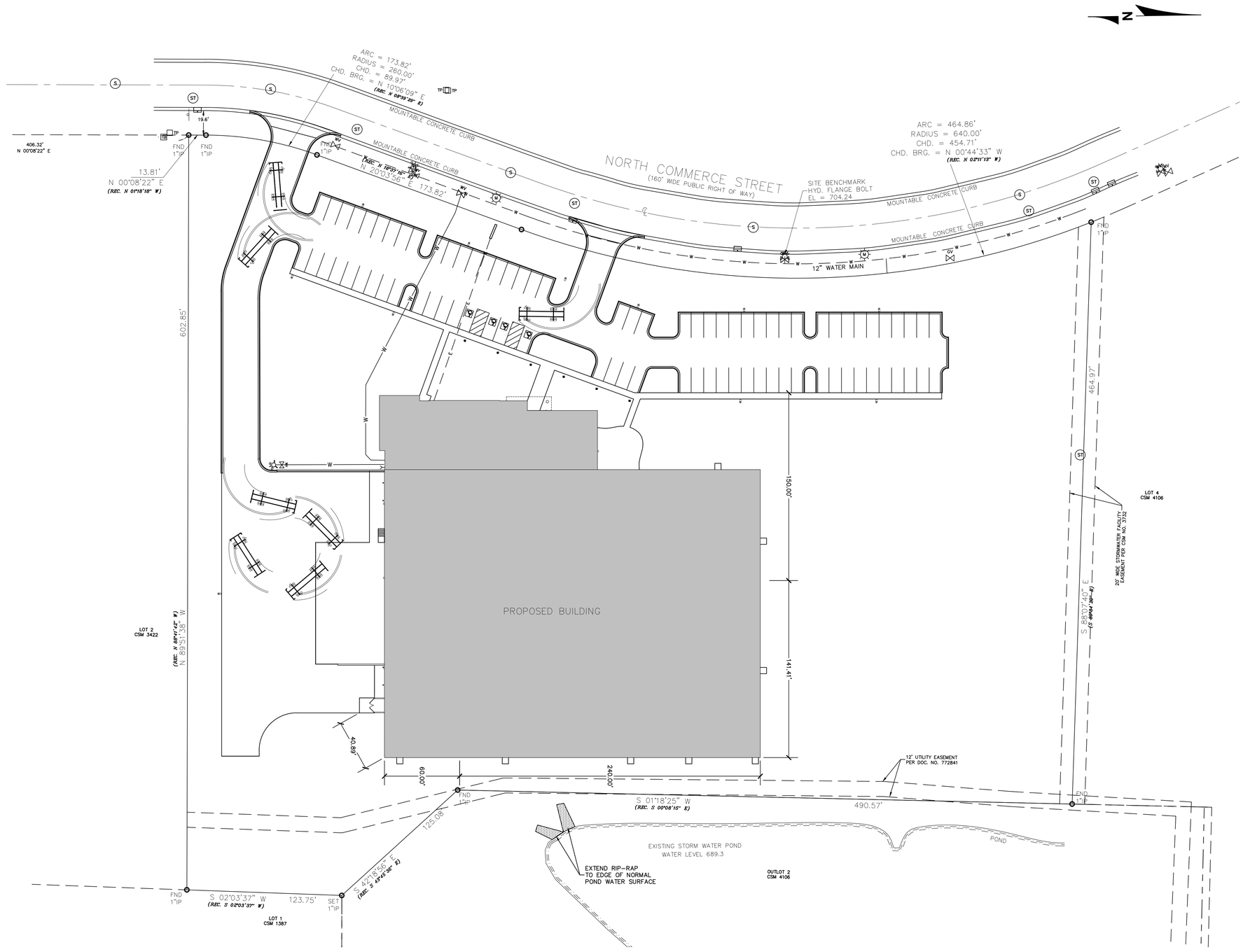
CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com



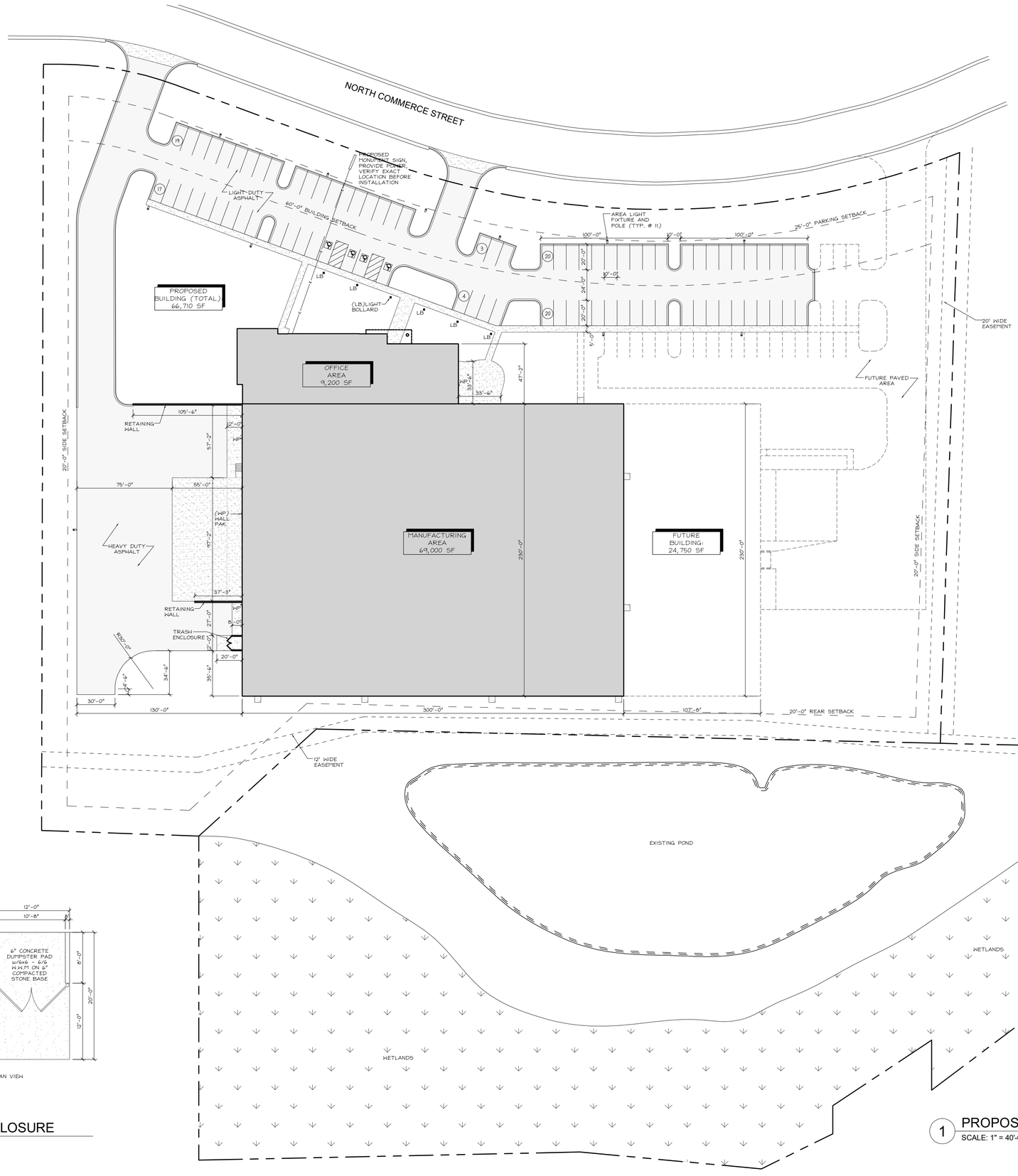
COPPS INDUSTRIES

MEQUON, WISCONSIN

CJE NO.: 2050R3
DECEMBER 14, 2020

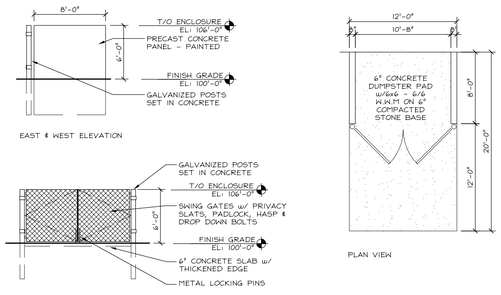
FIRE ACCESS EXHIBIT

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)



SITE DATA:

SITE AREA:	336,917 S.F.
	7.7 ACRES
AREA OF PROPOSED BUILDING	78,200 S.F. (23.2% OF SITE)
AREA OF FUTURE ADDITION	24,750 S.F. (7.3% OF SITE)
TOTAL HARD SURFACE AREA:	68,752 S.F. (20.4% OF SITE)
CONCRETE AREA:	11,213 S.F.
HEAVY DUTY PAVING:	26,996 S.F.
LIGHT DUTY PAVING:	30,543 S.F.
CURBING:	2,358 L.F.
AREA OF FUTURE HARD SURFACE	35,231 S.F. (10.4% OF SITE)
TOTAL GREENSPACE AREA:	129,974 S.F. (38.6% OF SITE)
	(MIN. 40% GREENSPACE REQ'D)
	GREENSPACE IS BASED ON BUILDING & FUTURE PARKING. GREENSPACE BORROWING WILL BE REQUIRED.
FRONT YARD SETBACK:	60'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	20'-0"
TOTAL PARKING PROVIDED:	83
HANDICAP PARKING REQUIRED:	4
HANDICAP PARKING PROVIDED:	4



2 TRASH ENCLOSURE
SCALE: 1/8" = 1' - 0"

1 PROPOSED SITE PLAN
SCALE: 1" = 40'-0"

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION
N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
PHONE 262.677.9933
FAX 262.677.9934
info@design2construct.com

BUILDING DESIGN FOR:
COPPS INDUSTRIES
*
COMMERCE STREET
MEQUON, WI 53092

SHEET TITLE
PROPOSED SITE PLAN

REVISIONS
1 11.30.2020
2 12.03.2020

PROJECT DATA

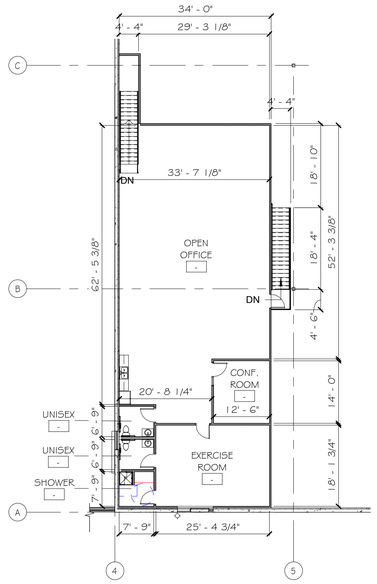
DATE	11.16.2020
JOB NO.	19-00223
SET USE	PLAN COMMISSION
FILE NAME	C1-A1.0
DRAWN BY	MVH
SHEET NO.	A1.0

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

OFFICE AREA - 9,200 S.F.
WAREHOUSE AREA - 69,000 S.F.
TOTAL - 78,200 S.F.

N



2 MEZZANINE PLAN APPROX. 2,924 S.F.
SCALE: 1/16" = 1'-0"

N

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
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BUILDING DESIGN FOR:
COPPS INDUSTRIES

COMMERCE STREET
MEQUON, WI 53092

SHEET TITLE
FIRST FLOOR PLAN, MEZZANINE PLAN

REVISIONS
1 11.30.2020

PROJECT DATA
DATE 11.16.2020
JOB NO. 19-00223
SET USE PLAN COMMISSION
DRAWN BY DLH
SHEET NO. A2.1

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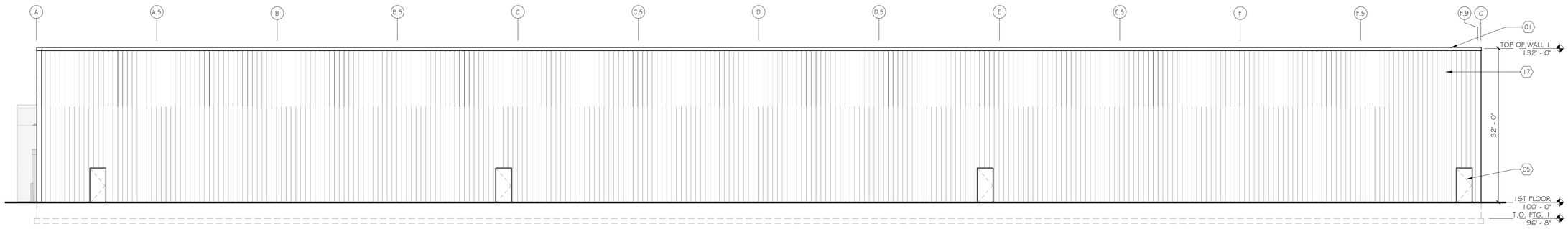
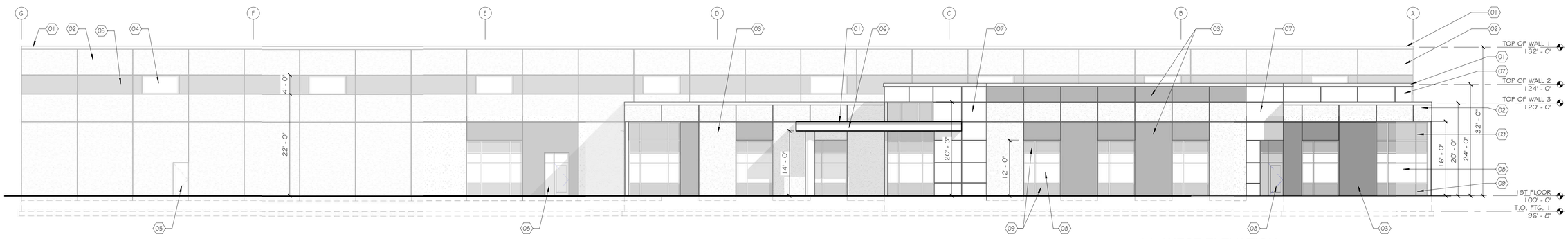
Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps industries)

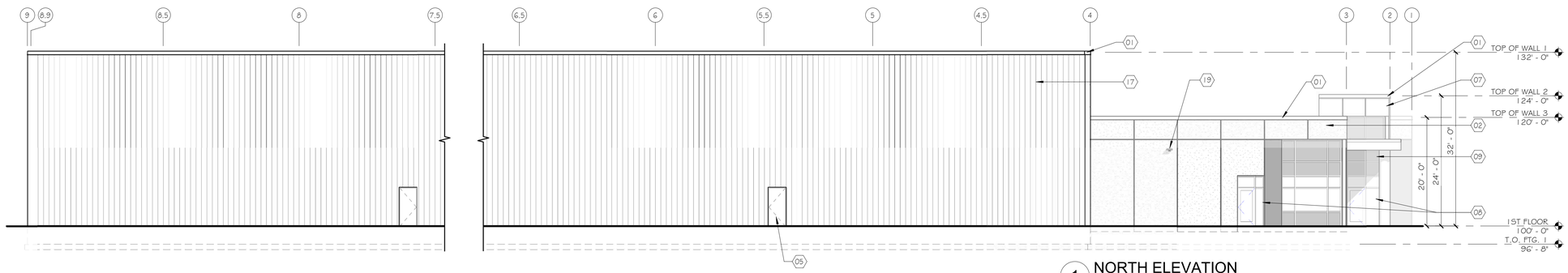


4 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"

2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION NOTE LEGEND

01 PREFINISHED MEAL COPING
02 INSULATED PRECAST CONCRETE PANEL, COLOR 'A'
03 INSULATED PRECAST CONCRETE PANEL, COLOR 'B'
04 PREFINISHED, THERMALLY BROKEN ALUMINUM WINDOW WITH TINTED INSULATED GLASS
05 HOLLOW METAL DOOR AND FRAME, PAINTED
06 PREFINISHED METAL FASCIA
07 ALUMINUM COMPOSITE PANEL
08 PREFINISHED, THERMALLY BROKEN, TINTED, LOW-E GLASS IN ALUMINUM STOREFRONT FRAMING
09 PREFINISHED, THERMALLY BROKEN SPANDREL GLASS IN ALUMINUM FRAMING
10 CONCRETE RETAINING WALL
11 PIPE BOLLARD WITH YELLOW POLYCARBONATE COVER
12 14' x 14' PREFINISHED STEEL INSULATED OVERHEAD DOOR
13 9' x 10' PREFINISHED STEEL INSULATED OVERHEAD DOOR
14 DOCK LEVELER
15 DOCK SEAL
16 OPEN GRIP STRUT METAL STAIR AND LANDING WITH GUARD AND HAND RAILS, GALVANIZED AND PAINTED
17 INSULATED METAL PANEL
18 FUTURE DOCK DOOR
19 EXTERIOR WALL PAK LIGHT FIXTURE
20 TRASH ENCLOSURE - SEE SHEET A1.0 FOR MORE INFORMATION

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DESIGN 2 CONSTRUCT
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N173 W21010
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BUILDING DESIGN FOR:
COPPS INDUSTRIES

COMMERCE STREET
MEQUON, WI 53092

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS
1 11.30.2020

PROJECT DATA
DATE 11.16.2020
JOB NO. 19-00223
SET USE PLAN COMMISSION
DRAWN BY DLH
SHEET NO. A4.1

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

SOUTHWEST PERSPECTIVE

DESIGN 2 CONSTRUCT
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PHONE: 262.677.9933 FAX: 262.677.9934

COPPS INDUSTRIES
MEQUON,

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

DESIGN 2 CONSTRUCT DEVELOPMENT CORPORATION

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SOUTHWEST PERSPECTIVE

COPPS INDUSTRIES
MEQUON,

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

DESIGN 2 CONSTRUCT DEVELOPMENT CORPORATION

DESIGN 2 CONSTRUCT N173 W21010 Northwest Passage, Jackson, WI 53037 PHONE: 262.677.9933 FAX: 262.677.9934

NORTHWEST PERSPECTIVE

COPPS INDUSTRIES
MEQUON,

PARKING CALCULATION FOR COPPS INDUSTRIES

ZONING CODE	
Use	**Office/Research**
Parking Requirement	One space per 200 square feet of gross leasable area
Use	**Manufacturing/Fabrication**
Parking Requirement	One space per employee for the two consecutive work shifts with the largest number of employees.

COPPS INDUSTRIES	
Gross floor space	78,200 SF (Office: 9,200 SF; Manufacturing 69,000 SF)
Office	46 stalls
Manufacturing/Fabrication	35 stalls

PARKING CALCULATION	
Parking Required	Per the code: 81 stalls Per the applicant: 60 stalls
Parking Proposed	83 stalls
Code Requirement	**Parking meets code requirement**

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

January 20th, 2021

Ms. Kim Tollefson, Dir. of Community Development
11333 N. Cedarburg Road 60W
Mequon, WI 53092-1930

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is the review of the landscape submittal for the Copps Industries revised submittal. The resubmittal is a proposal for a new commercial development within Mequon's Commercial Park. This is the first review of the Revised plans dated 12/18/21. The landscape plans were submitted and designed by Paragon Landscape Architects.

The nature of this review will be to assess the landscape plan for completeness; address appropriateness of both, aesthetic design and buffering for the site/location. The plan will be assessed on how the proposed plant palette and proposed plant density addresses the Planning Commission's request for greater buffering/treatments at the following site zones/adjacencies: 1. Street Frontage Zone; 2. Property Line Buffer Zone; 3. Out-Lot Zones; 4. Open Space Zone; 5. Detention/Retention Basins; 6. Loading Dock Buffer; 7. Refuse/Recycle station buffer.

General Proposal Overview: the plans provided include sheets: L1.0, Overall Landscape Plan; L1.1, Landscape Plan South Area; Sheet L1.2, Landscape Plan North and L2.0, Landscape Details/Plant Schedule. Sheets L1.0, L1.1 & L1.2 are provided at a 1"=40' scale.

- The plan set **is sealed** by a WI RLA, as required by code.
- The overall proposed Landscape sheet is at 40 scale. The plan sheet is clean and the information is easily discernable.
  - The revised plans are a thoughtful landscape plan, with a design commensurate with what is observ throughout the existing development within the Corporate Park, with the cited exceptions below.
  - As required, the plan provides a plant schedule, with: common name, scientific name, size specified a the total quantities.
  - The plan provides the location and the caliper of the N. Commerce Street ROW Street trees, as required.
  - The plan fails to provide any plant location or size information along the PL of the adjacent sites.
- Turf /Lawn. The plan notes partially address both, although the plan shall be amended to include the following:
  - Please amend plans to include the total SY of the proposed seeded TURF.

- ***Proposal's Plant Diversification Review:***
  - **Outline of the proposed plant types and quantities:**
    - Ten Deciduous Tree Species, (Total proposed deciduous trees – 30) <this is a reduction>
    - Two Coniferous Tree Species, (Total proposed conifer trees –6)
    - Ten Deciduous Shrub Species, (Total proposed decid. shrubs –139)
    - Seven Coniferous/Evergreen Shrub Species, (Total proposed conifer shrubs --140)

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

- Seven Perennials, Bulbs/corms, Groundcover Species, (Total proposed groundcovers/perennials –*119*)
- Four Decorative Grass species, (Total proposed grasses – 122)

Plant Schedule Comments:

❖ PLANTING SIZE:

- **Deciduous Trees:**
  1. Like the initial submittal, the proposed size of the Deciduous Trees is under sized. City of Mequon h required a minimum of a 3.5" caliper tree since 2010. Revise the plan schedule to reflect a 3.5" calip requirement.
  2. Also, the City of Mequon does not differentiate Ornamental Tree from Deciduous Tree sizing. A Ornamental Tree with a two (2) inch caliper is severely undersized. Minimally, amend the plant schedu to require a minimum of 3" caliper size for all ornamental (multi-trunk) trees.
- **Evergreens/Conifer Trees:**
  1. The size of the proposed Coniferous Trees is specified as 7'. As a note, the City of Mequon has required minimum of a 7' height, measured to the top lateral branch <not to the tip of the central leader>.

❖ **Plant Schedule - audit results:**

1. Please audit the Plant Schedule Quantity count of the following plant symbols:
   - NEWL, Qty of 27 shown. The review found 34 on plans. Amend schedule to reflect 34.

- The City of Mequon maintains the right to reject any/all Landscape material "For Cause."
- The species proposed in the enclosed Landscape Schedule have the ability to perform in the local soils and a sustainable in USDS Zone 5a.
- The proposed plant palettes are commonly used throughout Ozaukee Co., none of the proposed plants are list by the Wisconsin NCRS Invasive species lists. I do not see any issues with local prohibited, or regulated lists.
- As a Note: "The City of Mequon has a performance-based TURF acceptance. Seeded turf will require long ter watering, multiple fertilizer applications and often, multiple over seeding to achieve an acceptable turf."
  1. City of Mequon retains the right to execute the performance bond, to have the Turf brought to acceptable performance standard, if the performance of the turf is underperforming, at the time application for Certification of Occupancy.

➢**Recommended Revisions to the Planting Schedule, includes:**

1) Please add the note (All plantings shall conform to caliper/height requirements established by Ansi Z160) to the plant schedule.

2) As required for the past several years – I would recommend the City Staff require the proposed deciduous tree sizes to be revised to the following size standards:
   - The plant schedule shall be amended to specify all deciduous tree sizes to have a 3.5 inch caliper 16" above the root ball; also, all conifer trees to have a minimum 7ft height from the top of rootball, the top lateral branch; the tree shall have a full form.
   - Per ANSI z 60.1, the plantings shall meet height equivalency consistent of the stated caliper. Planti instruction: Trees selected may meet caliper requirements, but failing to meet height requirements, root ball size requirements will be rejected by the city for cause.

❖ ***Review Zone Comments:***

- This review is organized by buffer zones and provides the following analysis: 1. Street Frontage Zor 2.Parking Lot Zone; 3. Property Line Buffer Zone; 4. Open Space Zone; 5. Detention Basin; 6. Loading Do Buffer; 7. Refuse Bin Buffer
- **Street Frontage Zone**:

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

The N. Commerce St. ROW - Code requires 1 tree per each side of/30 feet of CL length.

1. N. Commerce St. Parkway. ROW plantings are pre-existing and they meet the required ROW Stre Tree requirements.
   - ➢ **Meets the Revised Landscape code**, for ROW plantings. No action required by planni staff/Planning Board recommendations.

- **Parking Lot Zone:**
  1. **Proposed Parking Lot - Interior Zone**.
     A) The parking lot provides a +25'setback from the ROW.
     B) There is interior parking lot islands & landscaping within the impervious/paved area.
     C) The tree placement appears to **Meet** the required 30% shade over the parking lot throughout t day.
     - ➢ **Meets the current & Proposed Interior P-Lot Codes**. No action required by planni staff/Planning Board recommendations.

  2. **Parking Periphery Buffer**: The proposed Landscape Code requires 1 tree per 30 linear feet of parki adjacent to ROW's (not counting street trees). The design meets the proposed Buffering Code.
     - ➢ Partially meets the interior P-lot island requirement, which provides a canopy tree in each Islan as well as, the ROW Street Tree planting requirements. While the plan fails to meet new co requirements, the proposal comes close to meeting the intent of the proposed code; - Enforceme is per staff & P&Z Board decision.

- **Property Line Buffer:** (The plan addresses only two of this proposal's four PL's.)
  1. Because the surrounding use/adjacencies are/will be commercial and of a like nature, a minimum lev of buffering treatments would be supported, but the proposal needs to fully address the "PL Bufferin where a Loading Dock is proposed.
  2. The current proposal should be amended to include buffering to address Loading Docks & Refu Recycle structures. Even though the proposal depicts a Phase 2 development adjacent to the northe PL, the implementation of PL buffering will not inhibit the future development of this site.
  3. The two (2) PL's addressed correctly incorporated species that will offer visual mitigation and he reduce the scale of the visual massing of the P-lots and structures.
     - ➢ The revised plan continues to fail to fully address the northern and southern PL's adjacent to t Loading docks. This would require the plans to be amended with additional deciduous trees a conifers as a buffer. As cited, the proposal meets the PL Buffering intent at two of the four PL The reviewer recommends the northern & southern PL's receive additional & equal bufferi treatment at adjacent to the Loading Docks. Enforcement is per City staff & P&Z Board decision.

- **Interior Lot Zones:** Required- 1 Large/Medium tree & 2 large shrubs per every 1000 SF of open space. T only "Open Space is the Detention Basins", which limits the viability of this proposed code application.
  - ➢ **Meets** the Proposed Code intent.

Building Foundation Plantings – The proposal provides a considerate design. The proposal meets t Proposed City of Mequon Landscape codes for footing treatments. The palette should provide seasonal colo texture and variety through all four seasons.

- ➢ **Meets** the new code requirements.

- **Storm Detention/Retention Basin(s)** Not Applicable.

- **Loading Dock:** The Loading Dock Buffer is not provided, because the eastern section of the South-PL Buff and the southern section of the West-PL fails to have any buffering.
  - ➢ As covered above, the proposed plan fails to meet the proposed Loading Dock Buffer co requirements. This review recommends re-addressing the southern & Western PL <Adjacent to t Loading Dock> with a buffer. As cited in the PL Buffer comments, this reviewer recommends four of the PL's receive equal treatment to achieve the intent of the proposed code; Enforcement per City staff & P&Z Board decision.

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

- **Refuse & Recycle Enclosure:** Not Applicable? City Staff is to confirm the site will provide no external Refuse/Recycle center.
  1. In case the lack of a R&R center within the proposal is an oversight: The proposed code requires:
     - **A.** A fully opaque plant buffer of trees and shrub groupings < min10 wide>; or,
     - **B.** A 6' height, opaque screen structure < fence-using like proposed building materials>.
       - Unknown….City Staff is to confirm this proposal will require no external Refuse/Recycle centers; Additional Landscape Buffering enforcement is per City staff & P&Z Board decision.

❖ ***Summary of Review Observations:***

It is this reviewer's opinion, the Planning Commission/City Staff should enforce the following review notes:

1) Revise minimum deciduous tree sizes in the Plant Schedule; 2)Re -address the Southern & Northern PL with additional conifer and deciduous tree density; 3) By requiring this proposal to readdress the southern, northern & western PL buffers, the plans will meet the Loading Dock Buffer requirements the City of Mequon staff has required since 2010; 4) City Staff shall confirm if the proposal inadvertently failed to place a Refuse & Recycle center on site. If a R&R center is proposed, require landscape plans to be amended to provide buffering the exteri Refuse & Recycle center.

This concludes the first review of the Revised 12/18/20 Copps Landscape submission.

I hope City of Mequon planning staff and the commission finds the information presented and recommendatio useful.

Sincerely,

M. Terry Higgins, RLA, AICP, PMP, MBA

Attachment: Packet Docs Copps (5851 : Design 2 Construct Development for Copps Industries)

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **January 25, 2021**

SUBJECT: **Kapur and Associates for Mequon Thiensville School District. The applicant is seeking building and site plan amendment, rezoning recommendation from R-3 to IPS, electronic sign and fill permit approval to allow for 8,000 C.Y. of fill for a 30,300 sq. ft. single-story addition for the property located at 2401 Donges Bay Road (Donges Bay School).**

Applicant:	Kapur and Associates
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment Rezoning Recommendation Electronic Message Sign Approval
Existing Zoning:	R-2 (Single Family 2 Acre)
Proposed Zoning:	Institutional (IPS)
Existing Land Use Plan:	Institutional
Lot size:	15.3 acres
Location:	2401 W. Donges Bay Road
Tax Key:	#15-031-06-001.00
District:	#7

Background:

The applicant is requesting rezoning amendment, building and site plan amendment and sign approval for an addition to Donges Bay Elementary School at 2401 W Donges Bay Road. The addition will include space for a larger cafeteria, gymnasium, and classrooms. The addition is approximately 30,300 square feet in area. As part of the site plan amendment, the applicant is looking to reconfigure the parent drop off/pick up location and add a new bus access drive on the east end of the building. The parcel is zoned R-2 (Single Family 2 Acre) which allows schools as a conditional use. The applicant is also requesting to rezone the site to IPS (Institutional).

Site Plan:

The proposed addition is located on south end of the existing building approximately 125 feet from the closest property line. With the addition, the overall FAR for the site is 16.1% and the green space ratio is 58.1%. The parking area is being slightly modified to provide a safer area for parent pickup/drop-off. The overall number of parking stalls on site is 97 which exceed the zoning code requirement of 81 stalls. The proposed plan shows a new bus drop off area and driveway on the east side of the building solely for the use of school buses exiting the site. The new egress point is one of the recommendations from a Traffic Impact Analysis that was completed by TADi as part of this project (to view the report; expand the PDF bookmark in the PDF packet, select the attachment bookmark, and the attachment will open in a separate tab/window). The new design will segregate bus traffic to and from the site from the vehicular

traffic. See Engineering comments below about the additional driveway access point on to Donges Bay Road.

Building Plan:
The addition is shown to be clad with a brick, precast concrete and aluminum store front windows that is similar to the design of the existing building. The plan shows a large piece of mechanical equipment east of the proposed gymnasium. The applicant is proposing to paint the roof top unit to match the building color. Based on the size of the equipment and the view from the adjacent development (Whitman Place), staff recommends screening of the equipment instead of the painting option.

Landscaping Plan:
The proposed landscaping plan shows trees being added in scattered locations around the site. The plan also shows a retention pond with landscaping at the east end of the site. With the addition of the new access drive on the east end of the building, staff is concerned about the impact of the lights from the buses on the neighboring development to the east. Staff recommends additional evergreens along the east property line to help provide screening from the lights. Staff has also identified five landscaped islands that have been removed from the parking lot sometime after 2015. Staff recommends adding the landscape islands back into the parking lot. Currently, the lot does not meet the requirement of 10% interior lot landscaping or the 30% shading requirement.

Lighting Plan:
The proposed lighting plan shows new parking lot lights at the south and east end of the site. The poles are 23 feet in height and will illuminate the bus staging area and the proposed drive aisle. The code requires lighting poles to not exceed 20 feet in height. As a condition of approval, staff will require the plan to meet the 20-foot requirement. The dispersion plan submitted by the applicant shows that there is no light trespass on to the adjacent parcel. The cut sheets submitted for the fixtures shows compliance with the full cutoff requirement of the lighting code.

Signage Plan:
The applicant is requesting to replace the existing freestanding sign with an electronic message board. The sign code allows certain uses including schools the ability to have an electronic message sign. The location of the proposed sign appears to meet the size and dimension requirements of the code. The sign design is shown with a brick base that matches the existing building. Staff is supportive of the proposed sign.

Rezoning Analysis: Factors to consider when analyzing a rezoning request include:

- **Is the proposed rezoning consistent with existing and Surrounding Land Use Designations?** Currently, the properties in the area have Land Use designations that are Residential Plex and Residential 1-1.5 Acre. The Land Use designation for the current site is Institutional. A rezoning to IPS (Intuitional) would be consistent with its current Land Use designation.

- **Is there a Public Interest?** The change in zoning to IPS will allow the school to operate under the same parameters as other public schools in the city. Donges Bay is currently the only public school that is not zoned IPS. In addition, staff has been working on changes to the conditional use section of the residential zoning districts. It is contemplated that the schools will be removed from the list from all zoning district which would have required a change for Donges Bay o remain a conforming use.

- **Are there reasonable uses under existing zoning?** The site is currently zoned R-2 (Single Family 2 Acre). Religious institutions, schools and childcare facilities are listed as conditional in the R-2 zoning. The rationale for requiring schools to be listed as a conditional use is to protect any adjacent single-family dwellings that are likely to be found in the R-2 District from impacts of the development. In this case, the school has located at the site since the 1960's and predates many of the homes in the area. The rezoning to IPS (Institutional) will allow schools as a permitted use. The IPS district has more detailed and perspective requirements that allow the development to expand based on clear and concise criteria.

Engineering Report:
Kristen Lundeen, Director of Public Works/City Engineer reviewed the plans and has the following comments:

Staff is encouraged to see the proposal for connection to public water. As the project moves forward, the utility plans will be reviewed to determine if any portion of the proposed water service requires an easement or a Water Services Agreement. The building is currently connected to the sanitary sewer system, as will the proposed addition.

The proposed plan includes the two existing access points, designated for ingress or egress only, and also proposes the installation of an additional access, restricted for bus egress only. Staff is generally supportive of the reconfiguration to provide additional safety to all users of the site. In review of the Traffic Impact Analysis (TIA), staff is supportive of the majority of the recommendations. In addition to the modifications shown and incorporated into the plan, staff recommends that the school post a sign requesting that vehicles be respectful of the adjacent neighbors. Residents of North Shore Estates report that the elementary school traffic utilizes the neighborhood as a cut through to avoid the traffic at the Donges Bay Road and Range Line Road intersection.

The access points do not appear to meet the Standard Specifications for Land Development for acceleration and deceleration lanes. The design should be revised to include the lanes to move the queue off of Donges Bay Road. The ingress access requires the construction of a bypass lane in conformance with the Standard Specifications for Land Development.

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be greater than 1,000 cubic yards and requires Planning Commission review. The application proposes the placement of approximately 8,000 cubic yards of fill. The typical dump truck used to haul fill material carries 10 – 15 cubic yards, depending on weight. At an average of 12 cubic yards per truck, the project would result in approximately 670 truckloads of fill placed on the site. Haul route approval and a haul route bond are required as a condition of the issuance of a fill permit and are intended to protect City streets from the increase in the amount of hauled material. Trucks will generally be required to use Port Washington Road to Donges Bay Road.

The site proposes land disturbance, but it is difficult to discern if it is in excess of one acre. A City erosion control permit appears to be required. Evidence of the WDNR required WRAPP permit, if applicable, shall also be provided for the site.

The increase in impervious surface was not provided. If in excess of one-half acre and/or site disturbance of greater than an acre therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

Staff Recommendation:
Staff recommends **approval** of the rezoning recommendation subject to the following conditions:

1. Common Council approval of the rezoning.

Staff recommends **approval** of the building and site plan amendment subject to the following conditions:

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. Staff review and approval of additional landscaping along the east property line.
3. The site plan shall be revised to include the five landscape islands that were previously removed. The landscape plan shall also be updated to show additional tree and landscaping in the islands.
4. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 30 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
5. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
6. Light poles shall not exceed 20 feet in height.
7. All ground-level and roof top mechanical equipment shall be well screened from public view.
8. Submittal of a right-of-way permit for the review of the drainage and road modifications within the public right-of-way.
9. Design the access points to meet the Standard Specifications for Land Development for acceleration, deceleration and bypass lanes.
10. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
11. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
12. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Staff recommends **approval** of the fill approval subject to the following conditions:

1. Application for and approval of a City Filling and Excavation Permit. The application shall include a proposed haul route, which will be used to determine whether a road bond is required and the associated amount. The haul route is generally restricted to Donges Bay Road and Port Washington Road.

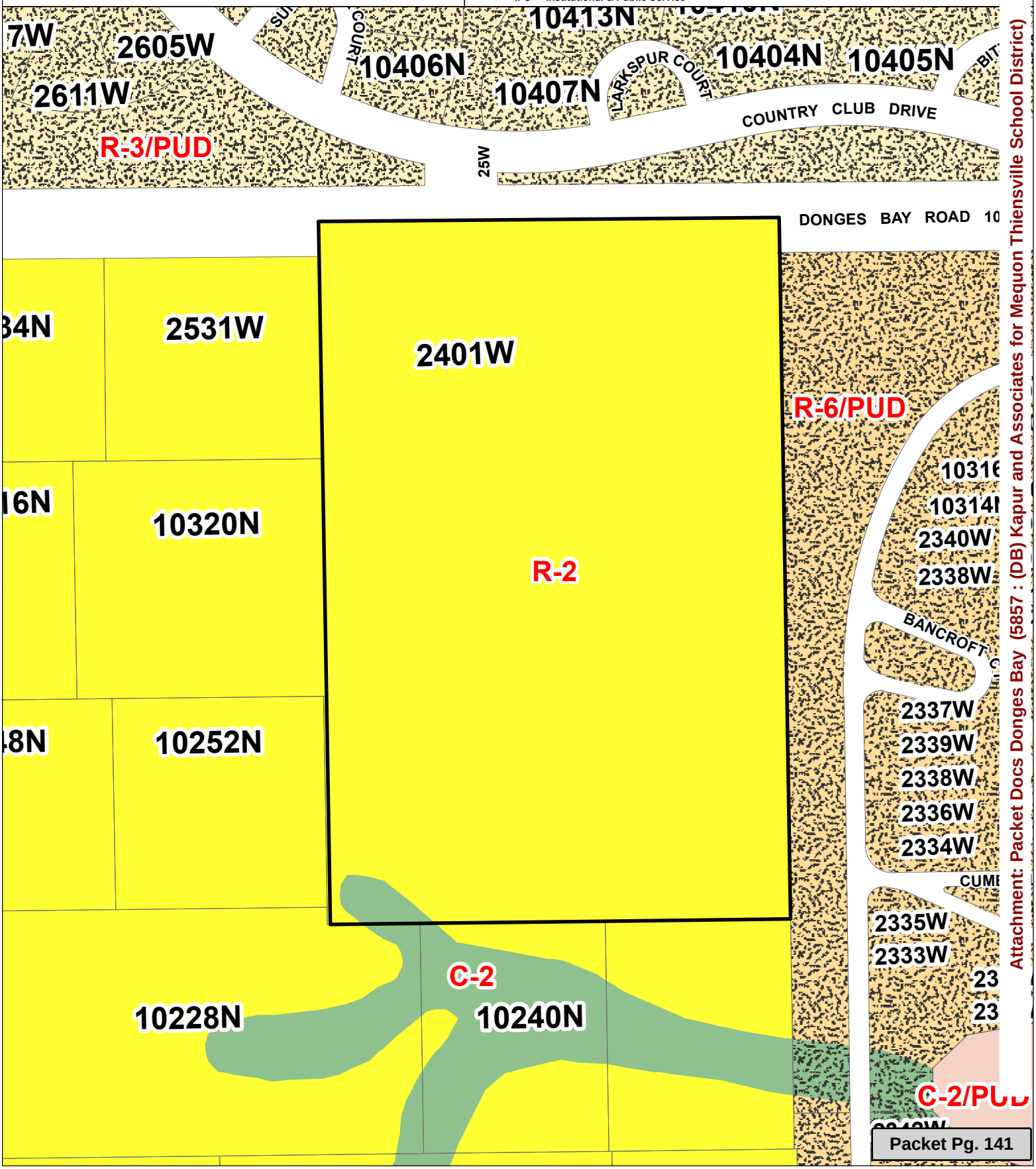
Staff recommends **approval** of the sign plan subject to the following conditions:

1. The proposed sign shall comply with all requirements of the sign code related to electronic message signs.

Attachments:
Packet Docs Donges Bay (PDF)
TIA - Donges Bay Elementary School - 2020-12-14 (PDF)

Donges Bay School

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		



Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)

kapur
all in

7711 N. Port Washington Road
Milwaukee, WI 53217
T: 414.751.7200 • F: 414.351.4117

December 21st, 2020

Jac Zader
Assistant Director of Community Development
11333 North Cedarburg Road
Mequon, WI 53092

Re: Donges Bay Elementary School Site/Architectural Plan Commission Review

Dear Mr. Zader,

I am writing this letter to serve as a summary for the proposed project named MTSD – Donges Bay Elementary School.

Approximately 30,300 square foot single story addition and is being provided on the south side of the building to address the current and future capacity needs. The addition includes classrooms and gymnasium space as well as a cafeteria expansion. There is also 20,000 square feet of interior improvements to the existing school. The interior improvements include toilet room, accessible ramp at stage area, special education spaces, art and kindergarten classrooms.

The exterior improvements include updates to the pickup and drop off area to the west of Donges Bay Elementary School. Two pickup and drop lanes are proposed to improve the efficiency during peak times to reduce backups onto Donges Bay Road. The parking lot west of Donges Bay Elementary School is intended to remain with the addition of landscape islands and speed tables while being restriped per the submitted plans. The bus loop on the south side of the school is being reconfigured such that it does not conflict with the new building addition. A new egress onto Donges Bay Road is being proposed on the eastern side of the property for the exit for buses. The central drive connection to Donges Bay Road is being modified to be egress only leaving the western most drive access as ingress only. The overall parking stall count onsite is 97 where code requires 81 per staff and classrooms. We are exceeding code by 16 parking stalls. A new monument sign is being proposed with the locations shown on the site plan. Figures of the signs are included with this submittal. Please note, all improvements shown on the site plan were directed by the recommendations of the Traffic Impact Analysis provided by TADI which is included with this submittal.

Storm water management is being proposed in the form of one bio-retention basin shown on the plans. Storm water management is being designed to meet City of Mequon and MMSD code. A storm water management plan will be submitted to City for final review upon completion of the plans. A proposed water lateral for both domestic and fire protection is shown to connect to the existing water main located in Donges Bay Road.

We are respectfully requesting a waiver on the parking lot shading requirement of 30%. Based on the current landscape plan and using the new paving as required to be shaded, our overall parking lot shading totals 6.7%. We feel as if we are providing dense landscaping with various species of trees to try and shade the new paving as best as possible. No other waivers are being requested.

Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)

Please let me know if there are any questions or if additional information is needed.

Thanks,

Ryan Birschbach
Kapur

Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
Mequon, WI 53092

PLAN COMMISSION SUBMITTAL

12/21/20 **PROJECT NUMBER: 18480-01**

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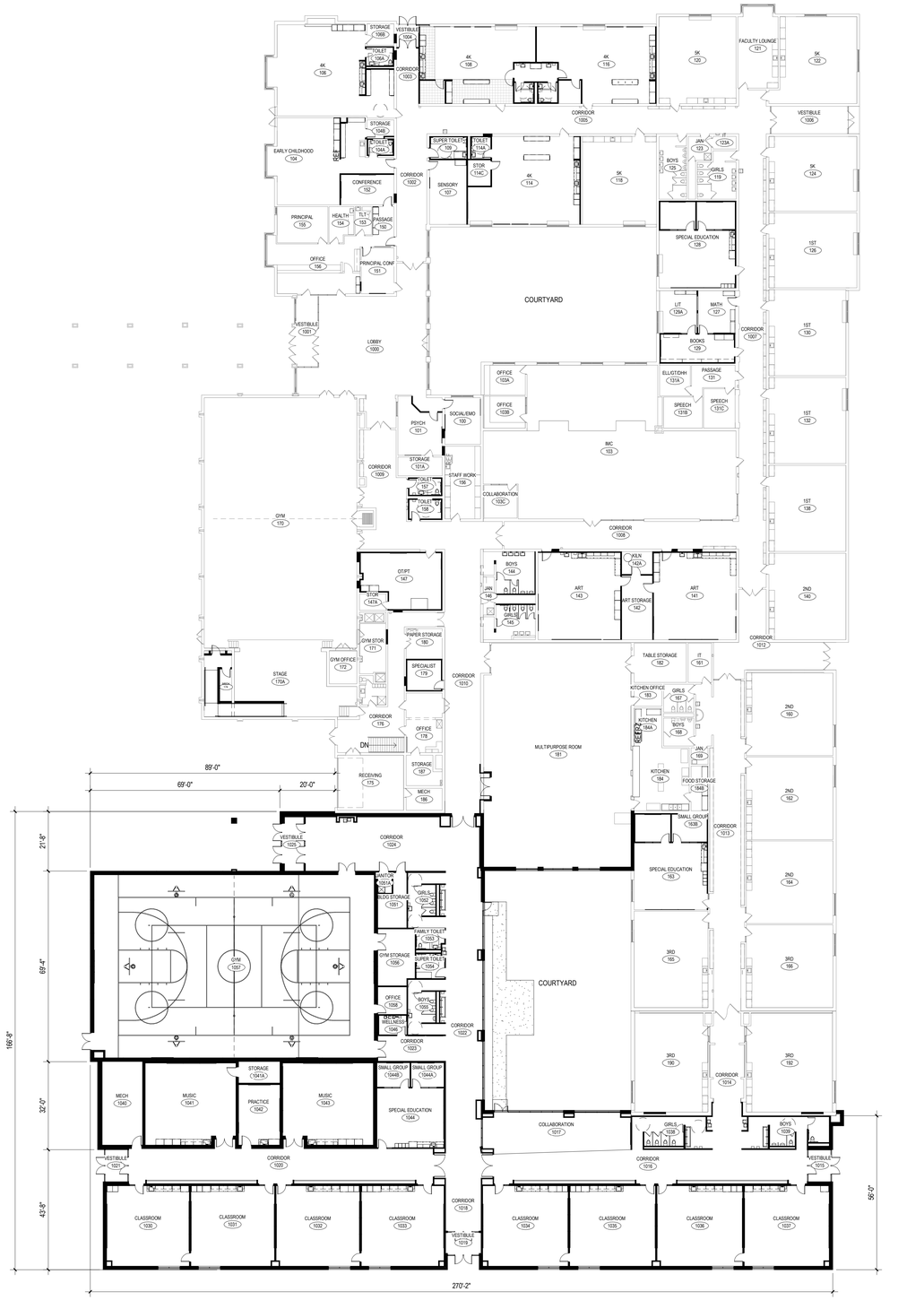
Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)



N

OVERALL FIRST FLOOR PLAN

1" = 20'-0"

eua

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
Mequon, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/21/2020	PLAN COMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	18480-01

FIRST FLOOR PLAN

PC-01

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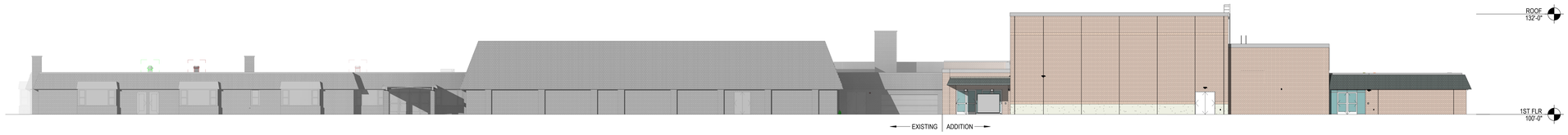
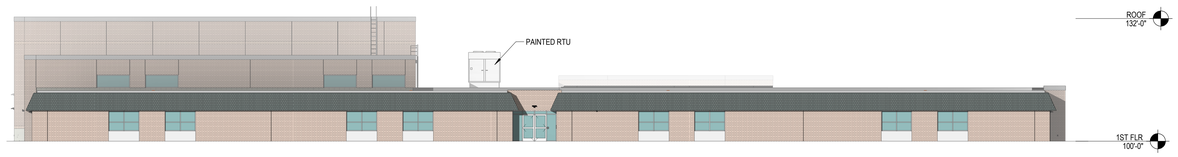
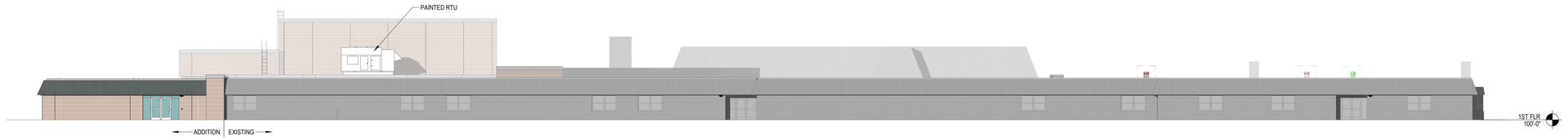
Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)



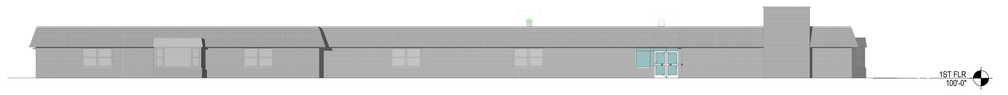
WEST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"

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515.724.5840

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
Mequon, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/21/2020	PLAN COMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER RS

PROJECT NUMBER 18480-01

EXTERIOR ELEVATIONS - OVERALL

PC-02

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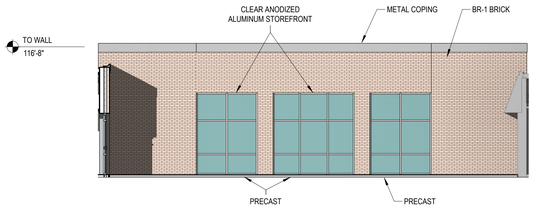
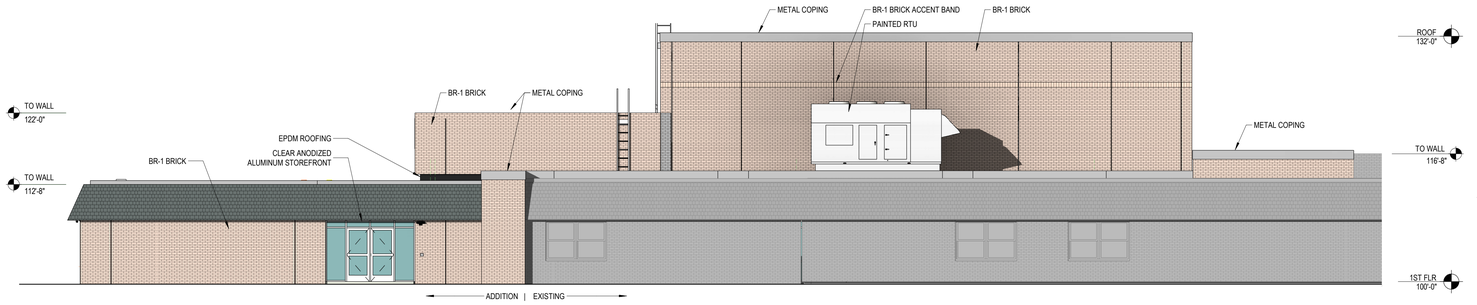
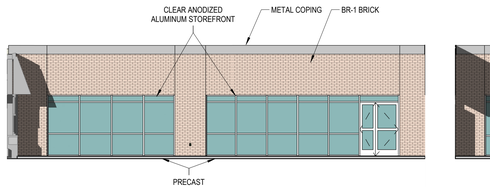
Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)



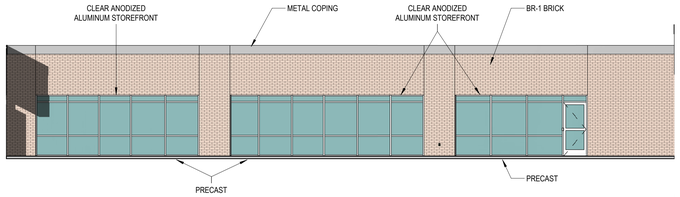
COURTYARD - NORTH ELEVATION
1/8" = 1'-0"



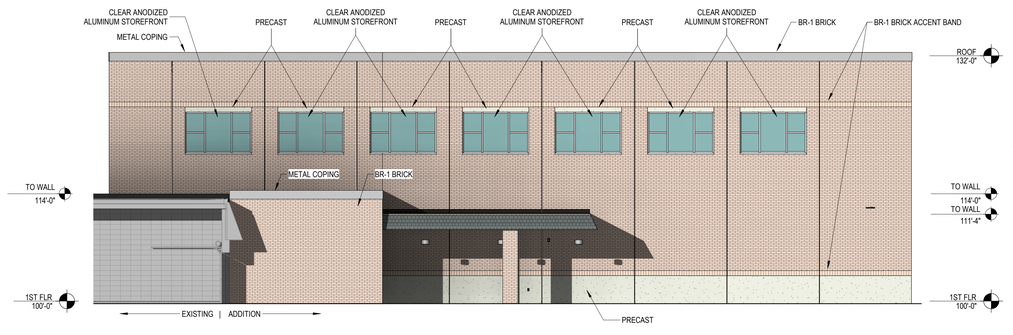
EAST ELEVATION
1/8" = 1'-0"



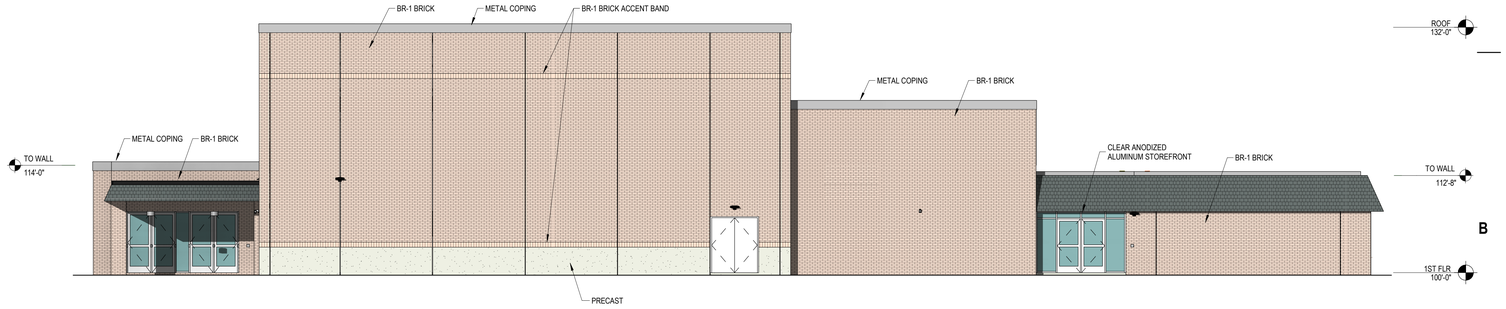
COURTYARD - SOUTH ELEVATION
1/8" = 1'-0"



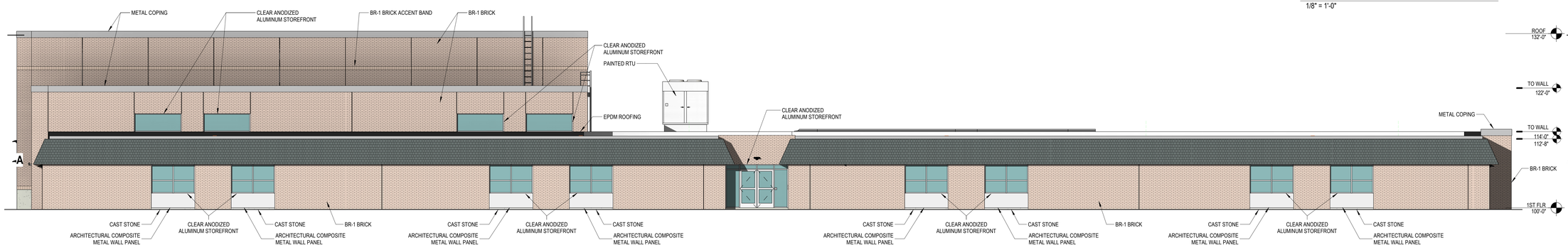
COURTYARD - WEST ELEVATION
1/8" = 1'-0"



VESTIBULE ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

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PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
Mequon, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/21/2020	PLAN COMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER	RS
PROJECT NUMBER	18480-01

EXTERIOR ELEVATIONS

PC-03

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Attachment: Packet Docs Donges Bay (5857 : (D9) Kapur and Associates for Mequon Thiensville School District)

VIEW FROM SOUTHWEST LOOKING TOWARD GYM ADDITION

VIEW FROM SOUTHWEST LOOKING TOWARD GYM AND CLASSROOM ADDITION

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PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

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Mequon, WI 53092

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PROJECT MANAGER RS

PROJECT NUMBER 18480-01

EXTERIOR RENDERINGS

PC-04

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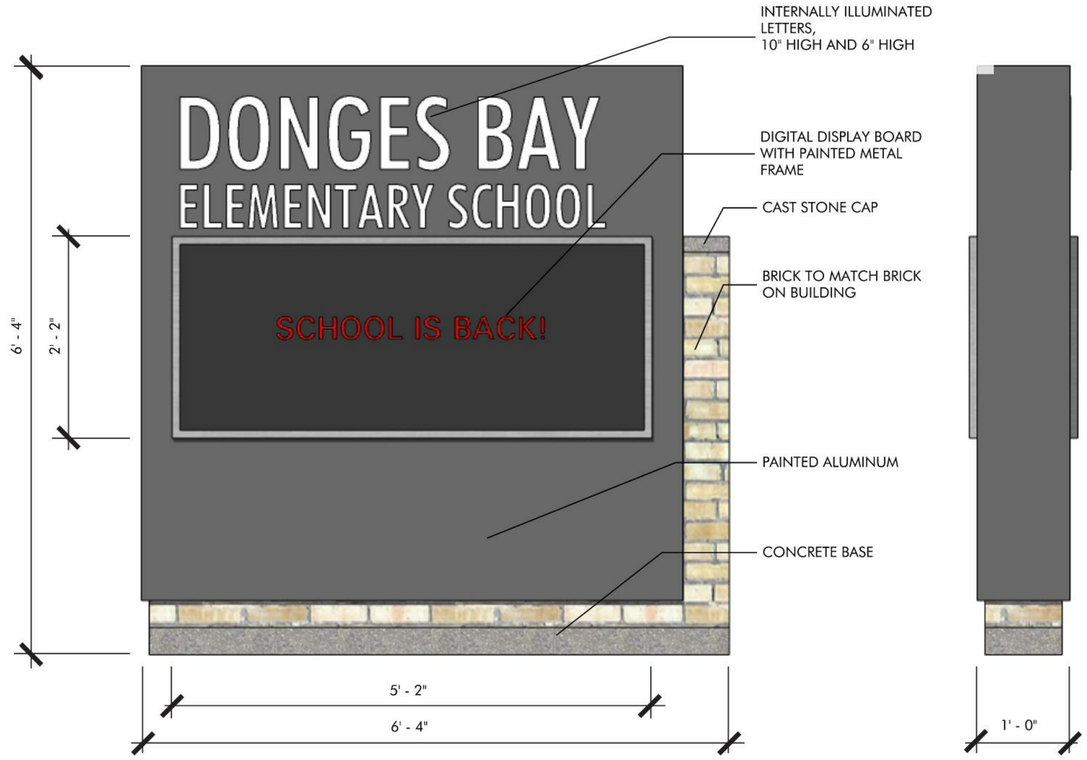
Attachment: Packet Docs Donges Bay (5857 : (D9) Kapur and Associates for Mequon Thiensville School District)

VIEW FROM SOUTHEAST LOOKING TOWARD CLASSROOM ADDITION



MONUMENT SIGN - NOT TO SCALE

eua

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
Mequon, WI 53092

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PROJECT MANAGER	RS
PROJECT NUMBER	18480-01

EXTERIOR RENDERINGS

PC-05

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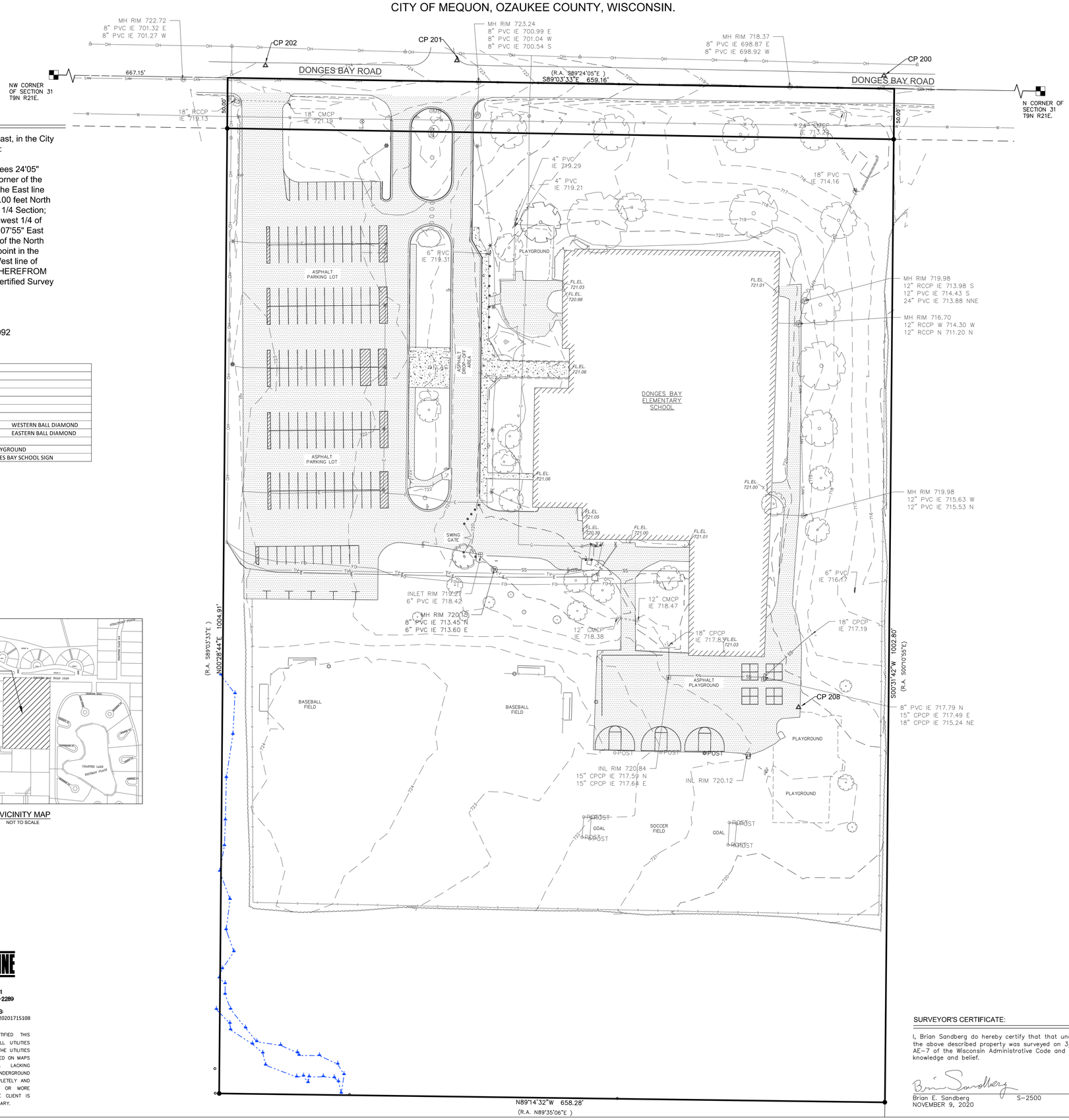
Attachment: Packet Docs Donges Bay (5857 : (DB) Kap ur and Associates for Mequon Thiensville School District)

PLAT OF SURVEY WITH TOPOGRAPHY

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 31, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE
CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO WisCRS
OZAUKEE COUNTY (2012)
VERTICAL DATUM IS NAVD 88



LEGAL DESCRIPTION

That part of the Northwest 1/4 of Section 31, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said 1/4 Section; thence S. 89 degrees 24'05" East along the North line of said 1/4 Section 1326.32 feet to the Northeast corner of the Northwest 1/4 of said 1/4 Section; thence S. 00 degrees 10'55" West along the East line of the Northwest 1/4 of said 1/4 Section 1002.80 feet to a point which is 329.00 feet North 00 degrees 10'55" East of the Southeast corner of the Northwest 1/4 of said 1/4 Section; thence N. 89 degrees 35'06" West and parallel to the South line of the Northwest 1/4 of said 1/4 Section 658.28 feet to a point in a fence line; thence N. 00 degrees 07'55" East along a fence line 665.55 feet to a point, said point being 339.37 feet South of the North line of said 1/4 Section; thence N. 89 degrees 28'11" West 666.86 feet to a point in the West line of said 1/4 Section; thence N. 00 degrees 04'55" East along the West line of said 1/4 Section 340.16 feet to the point of commencement, EXCEPTING THEREFROM Certified Survey Map No. 846 recorded December 3, 1976 in Volume 4 of Certified Survey Maps, page 93 as Document No. 285575.

FOR INFORMATIONAL PURPOSES ONLY

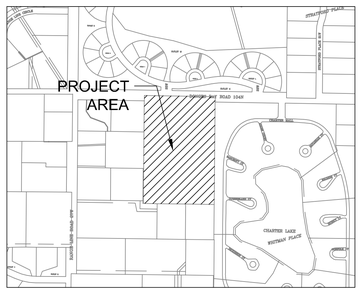
PROPERTY ADDRESS: 2401 W. DONGES BAY ROAD, MEQUON, WI 53092
TAX KEY NO.: 15-031-06-001.00

CONTROL TABLE

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION	
200	360909.948	598071.274	718.89	CP SET	MAG NAIL
201	360924.95	597648.939	723.22	CP SET	MAG NAIL
202	360920.048	597459.628	723.212	CP SET	MAG NAIL
203	360840.692	597579.233	730.373	TGT	LPOL W. SIDE EXIT RD
204	360624.484	597427.114	730.452	TGT	LPOL W. SIDE PARKING LOT
205	360325.569	597522.27	730.051	TGT	FENCE POST 3RD BASE LINE WESTERN BALL DIAMOND
206	360318.172	597705.835	729.304	TGT	FENCE POST EASTERN BALL DIAMOND
208	360285.012	597986.749	720.326	CP SET	MAG NAIL
209	360239.881	597893.899	729.085	TGT	EASTERN MOST BB HOOP POST S. PLAYGROUND
300	360856.716	597554.392	724.607	BM SET	SW FLG BOLT HYD. 60FT W. OF DONGES BAY SCHOOL SIGN

LEGEND

- = BENCH MARK
- = CONTROL POINT
- = 1 1/4" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D.x 18"LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.) = RECORDED AS
- O.D. = OUTSIDE DIAMETER
- = WATER VALVE
- = FIRE HYDRANT
- 970.90 = SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- (MH) = MANHOLE TYPE NOTED
- (SA) = SANITARY SEWER MANHOLE
- (ST) = STORM SEWER MANHOLE
- (E) = ELECTRIC MANHOLE
- (T) = TELEPHONE MANHOLE
- (W) = WATER MANHOLE
- = UTILITY METER
- (GUY) = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- (CO) = CLEANOUT
- (FLAG) = FLAG POLE
- (OMP) = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- (VLV) = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- 3 = MINOR CONTOUR
- 5 = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- FO = UNDERGROUND FIBER OPTIC
- TV = UNDERGROUND CABLE TV
- C = COMMUNICATION CONDUIT
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = CRUSHED AGGREGATE



VICINITY MAP
NOT TO SCALE

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www.DiggersHotline.com
REGISTER'S HOTLINE TICKETS:
20201714533, 20201714538, 20201715102, 20201715108

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that that under My direction and control the the above described property was surveyed on 3/24/2020 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Brian E. Sandberg S-2500
NOVEMBER 9, 2020

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:
MTSD - DONGES BAY ELEMENTARY SCHOOL

LOCATION:
2401 W. DONGES BAY ROAD, MEQUON, WI 53092

CLIENT:
MEQUON - THIENSVILLE SCHOOL DISTRICT

RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 40'
0 20 40 80

SEAL:
WISCONSIN
BRIAN SANDBERG
S-2500
PORT WASHINGTON
Wisconsin
LAND SURVEYOR

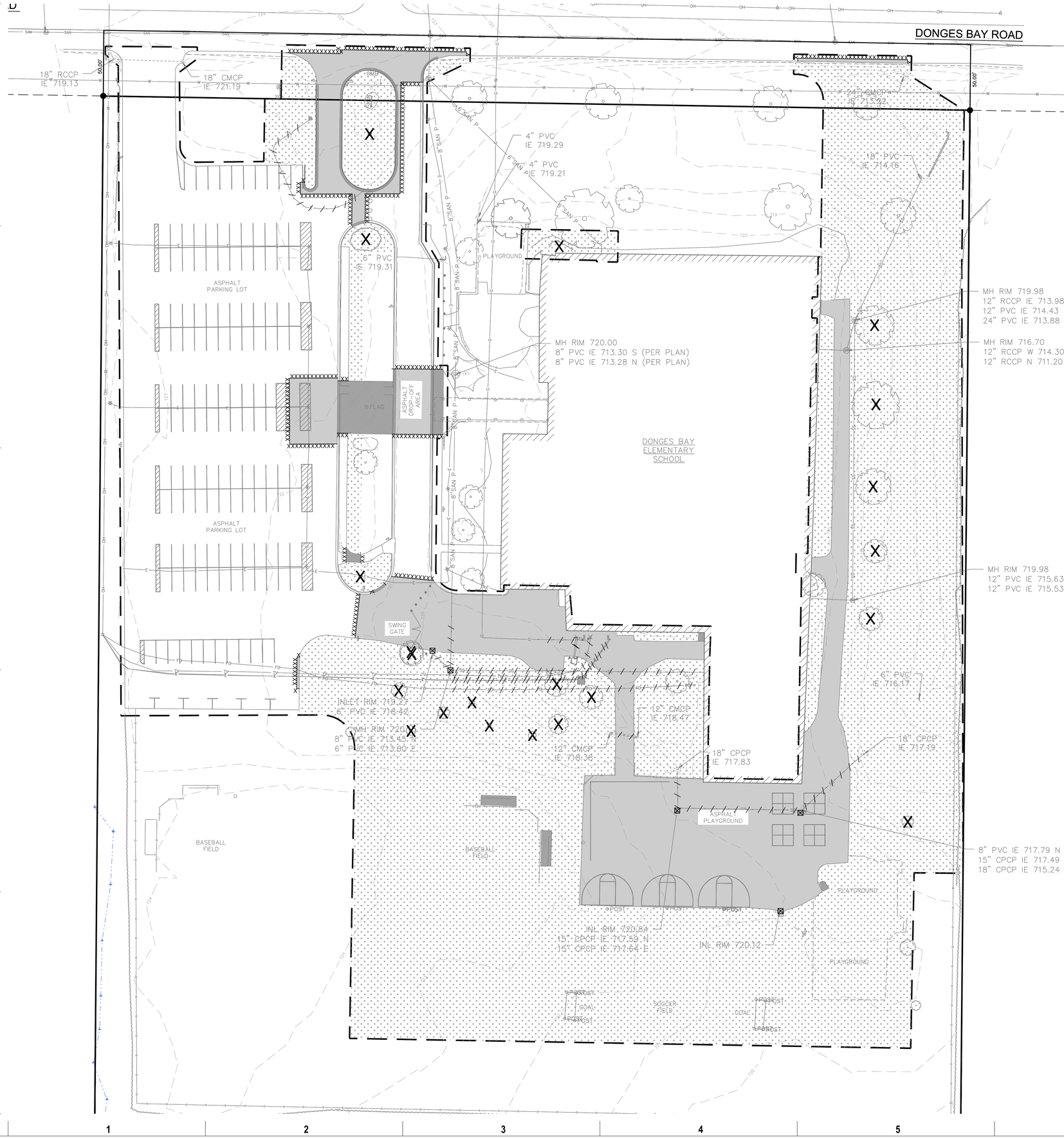
all in

SHEET:
PLAT OF SURVEY

PROJECT MANAGER:	BES
PROJECT NUMBER:	200519.01
DATE:	11/9/2020

SHEET NUMBER:
1 of 1

Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)



Scale: 1" = 30'

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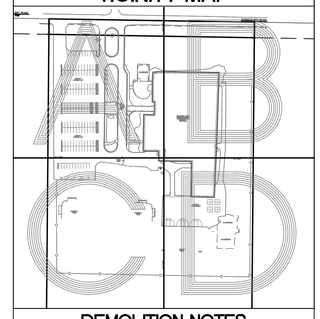

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Mequon, WI 53092

ISSUANCE AND REVISIONS

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PROJECT NUMBER 18480-01

OVERALL SITE DEMOLITION PLAN

C101

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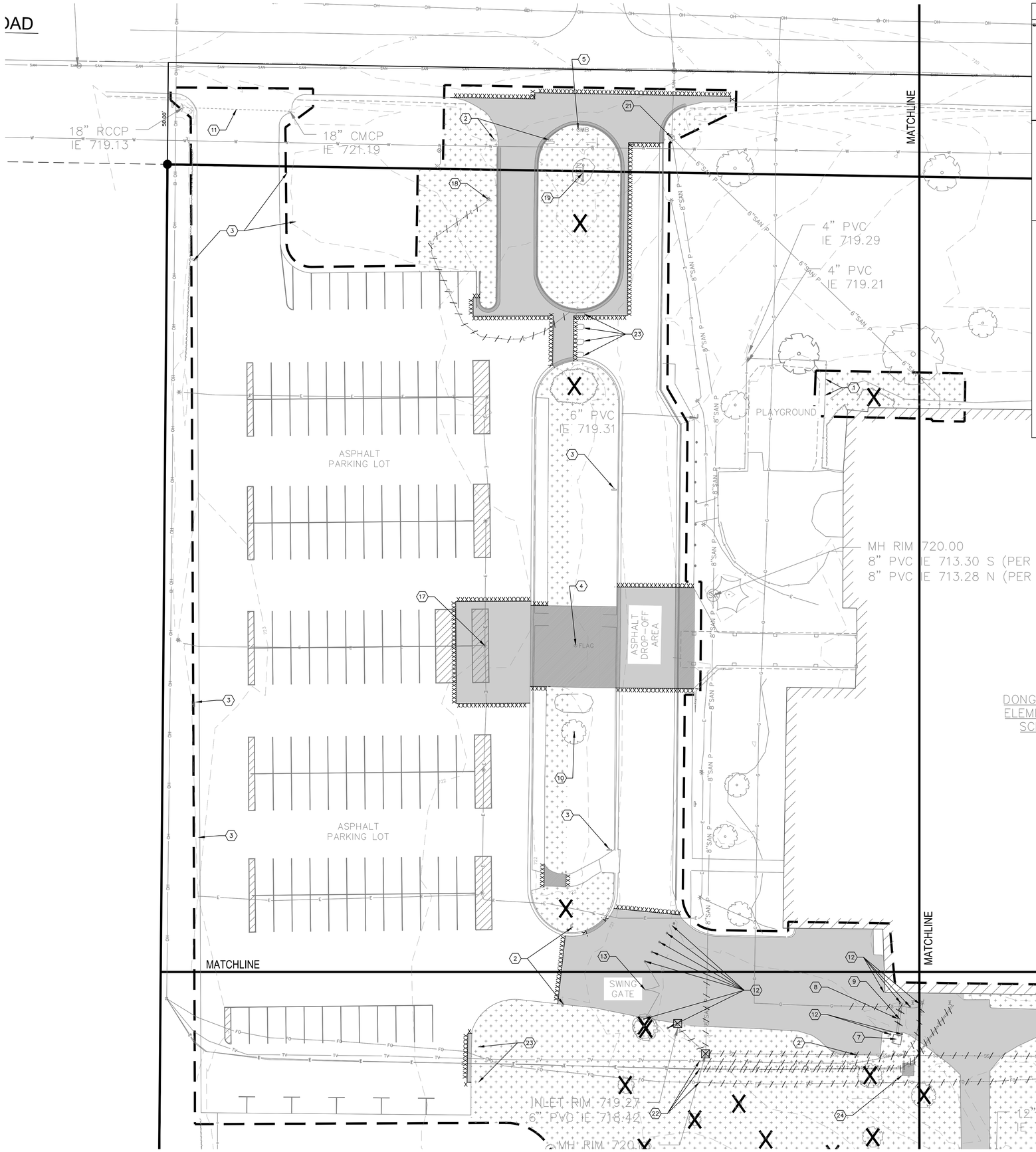

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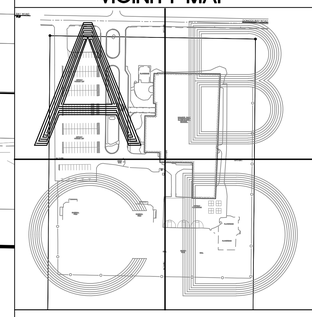

N

Scale: 0 10 20 40

Scale: 1" = 20'

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SITE DEMOLITION PLAN

C101A

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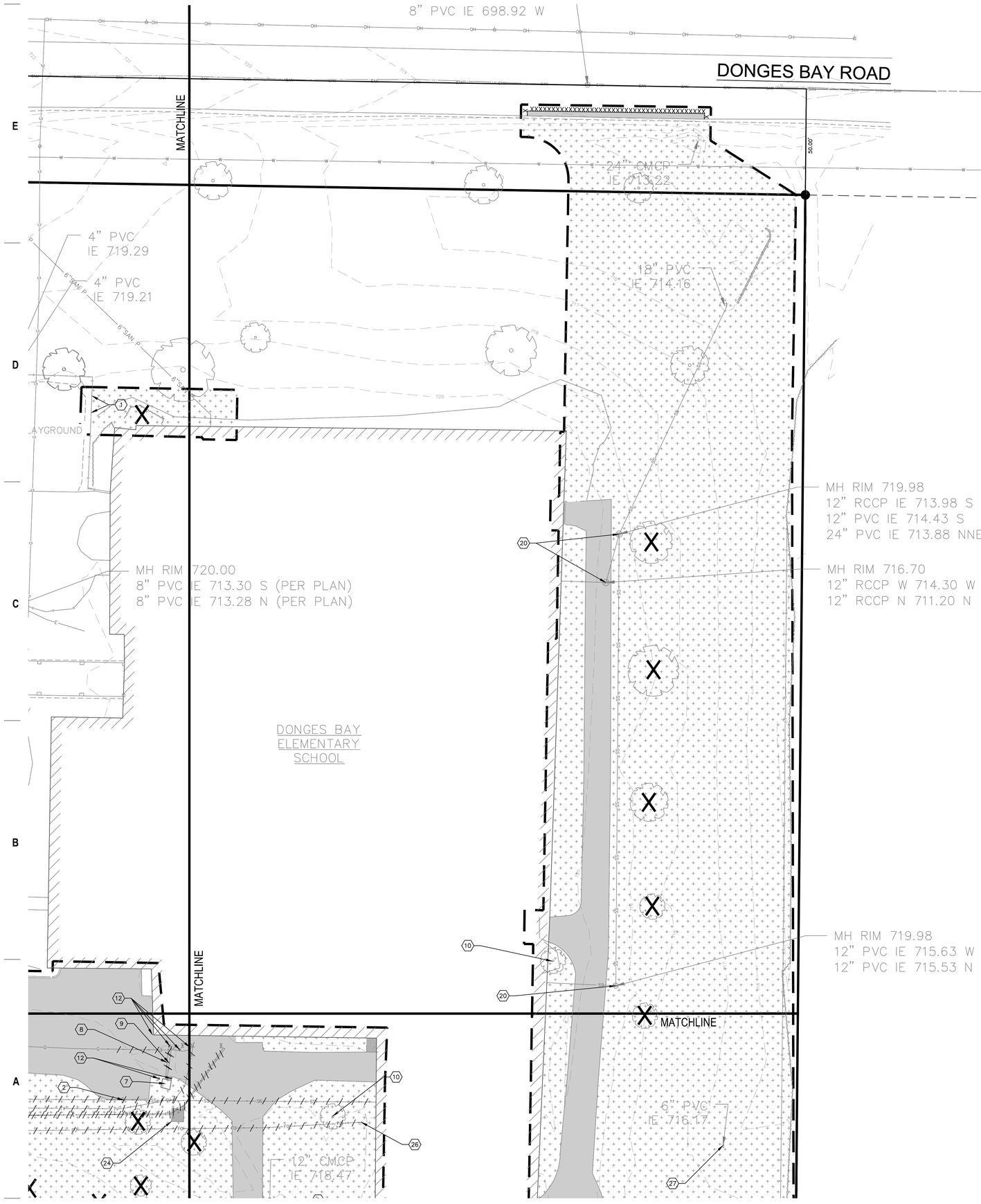

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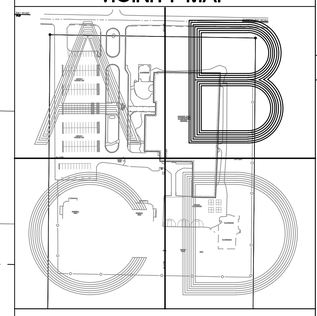

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KEY PLAN

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER RS

PROJECT NUMBER 18480-01

SITE DEMOLITION PLAN

C101B

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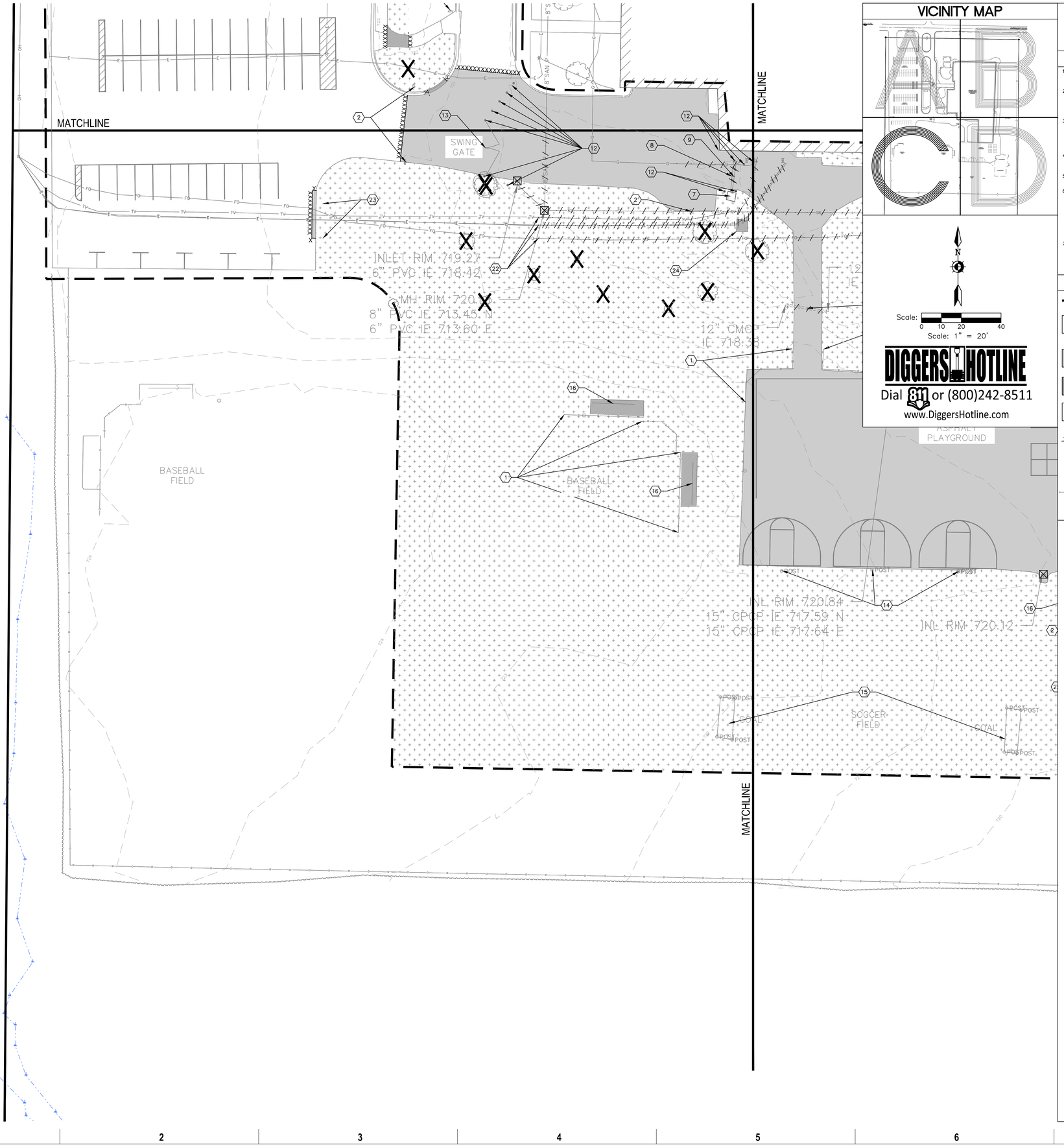
Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)



VICINITY MAP

Scale: 0 10 20 40

Scale: 1" = 20'

DIGGERS HOTLINE

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DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
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PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

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ISSUANCE AND REVISIONS

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PROJECT NUMBER	18480-01

C101C - SITE DEMOLITION PLAN

C101C

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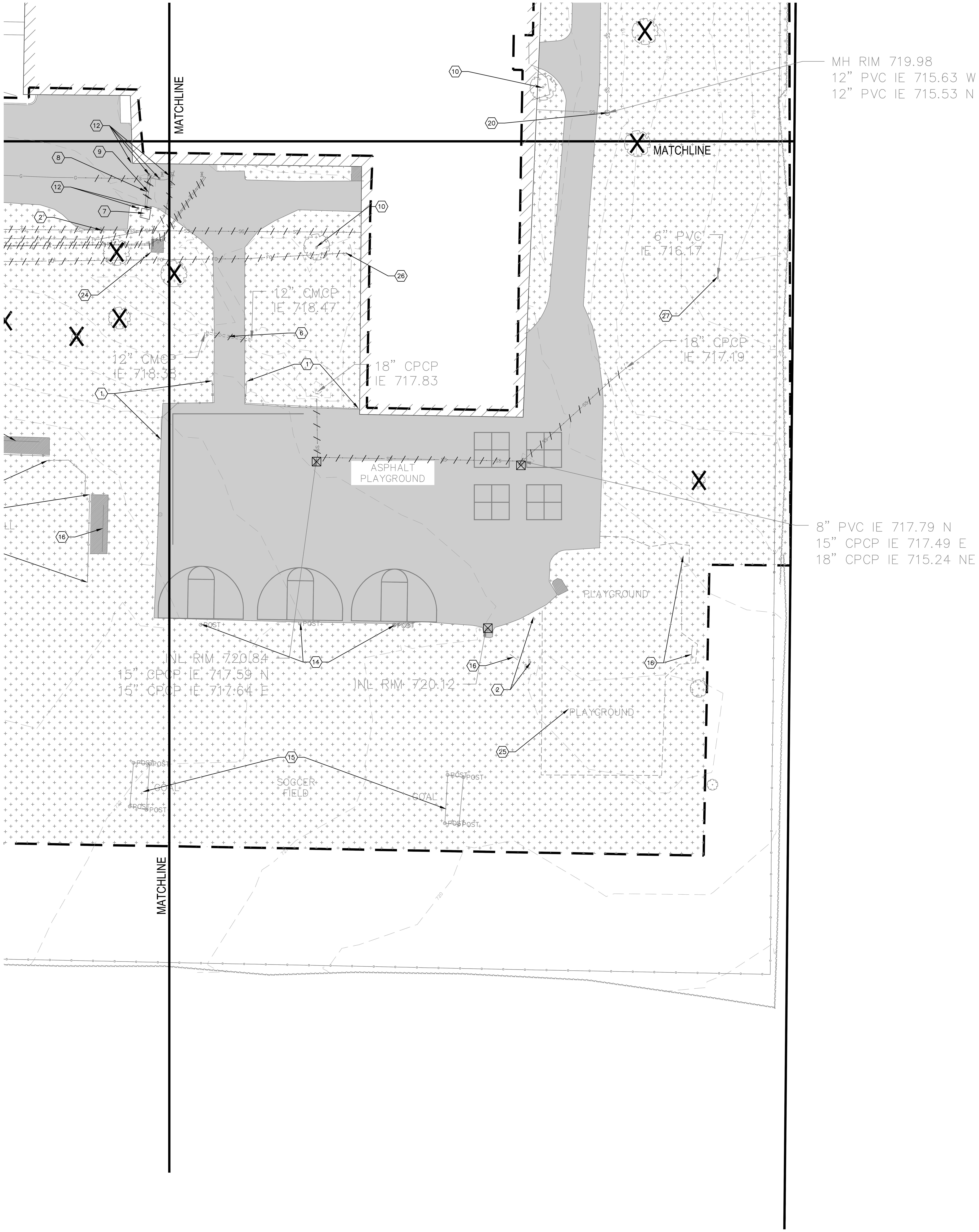

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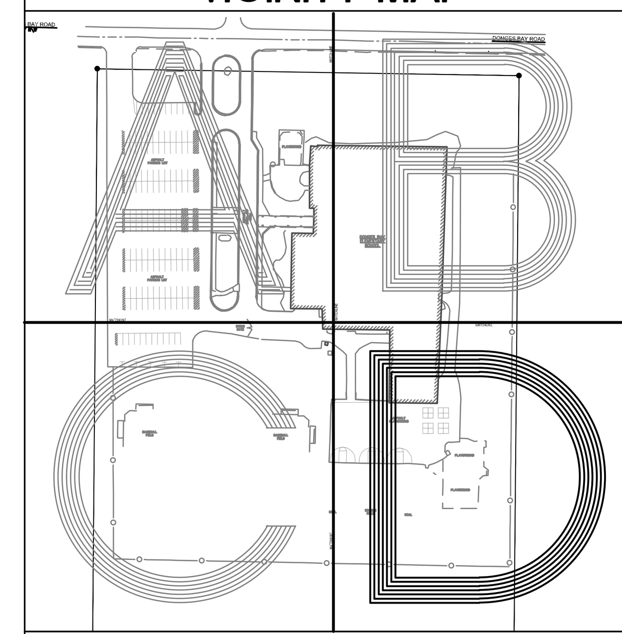

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PROJECT INFORMATION

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2401 Donges Bay Rd
Mequon, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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12/11/2020	DESIGN DEVELOPMENT
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PROJECT MANAGER RS

PROJECT NUMBER 18480-01

C101D - SITE DEMOLITION PLAN

C101D

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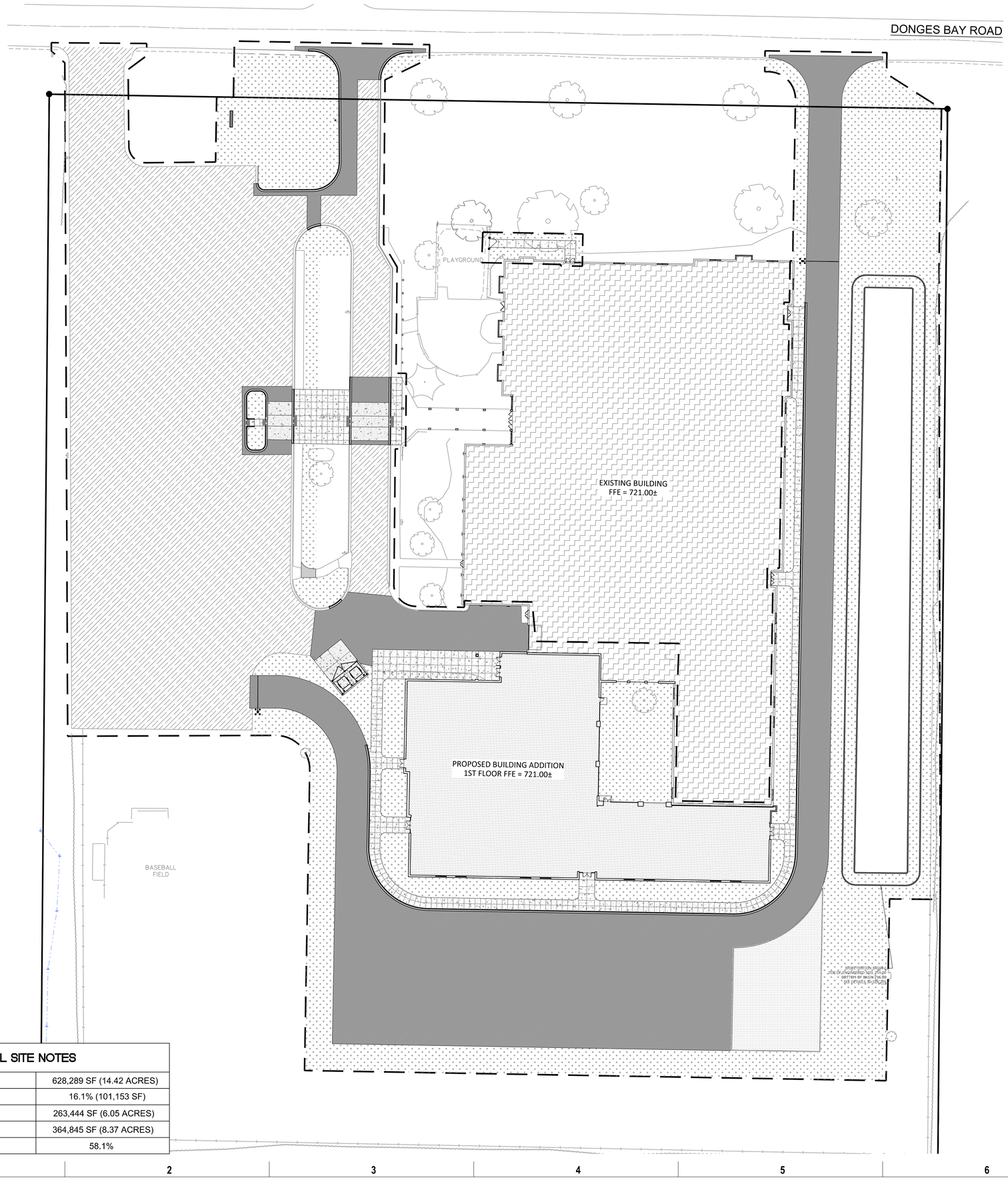

GENERAL SITE NOTES

TOTAL LOT AREA	628,289 SF (14.42 ACRES)
TOTAL FLOOR AREA RATIO	16.1% (101,153 SF)
TOTAL IMPERVIOUS AREA	263,444 SF (6.05 ACRES)
TOTAL PERVIOUS AREA	364,845 SF (8.37 ACRES)
OPEN SPACE RATIO	58.1%

Scale: 0 15 30 60
Scale: 1" = 30'

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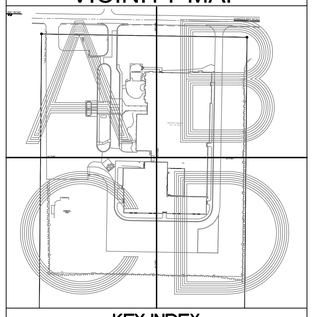
VICINITY MAP



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- BASE BID: BLACK OUT EXISTING STRIPING ONLY
  ALTERNATE BID: RESEAL/RESTRIPE EXISTING ASPHALTIC CONCRETE
- NEW CONCRETE SLAB — 6/C202
- NEW HEAVY DUTY CONCRETE SLAB — 6/C202
- HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED — 8/C202
- LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED — 8/C202
- DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED — 9/C202

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OVERALL SITE LAYOUT PLAN

C102

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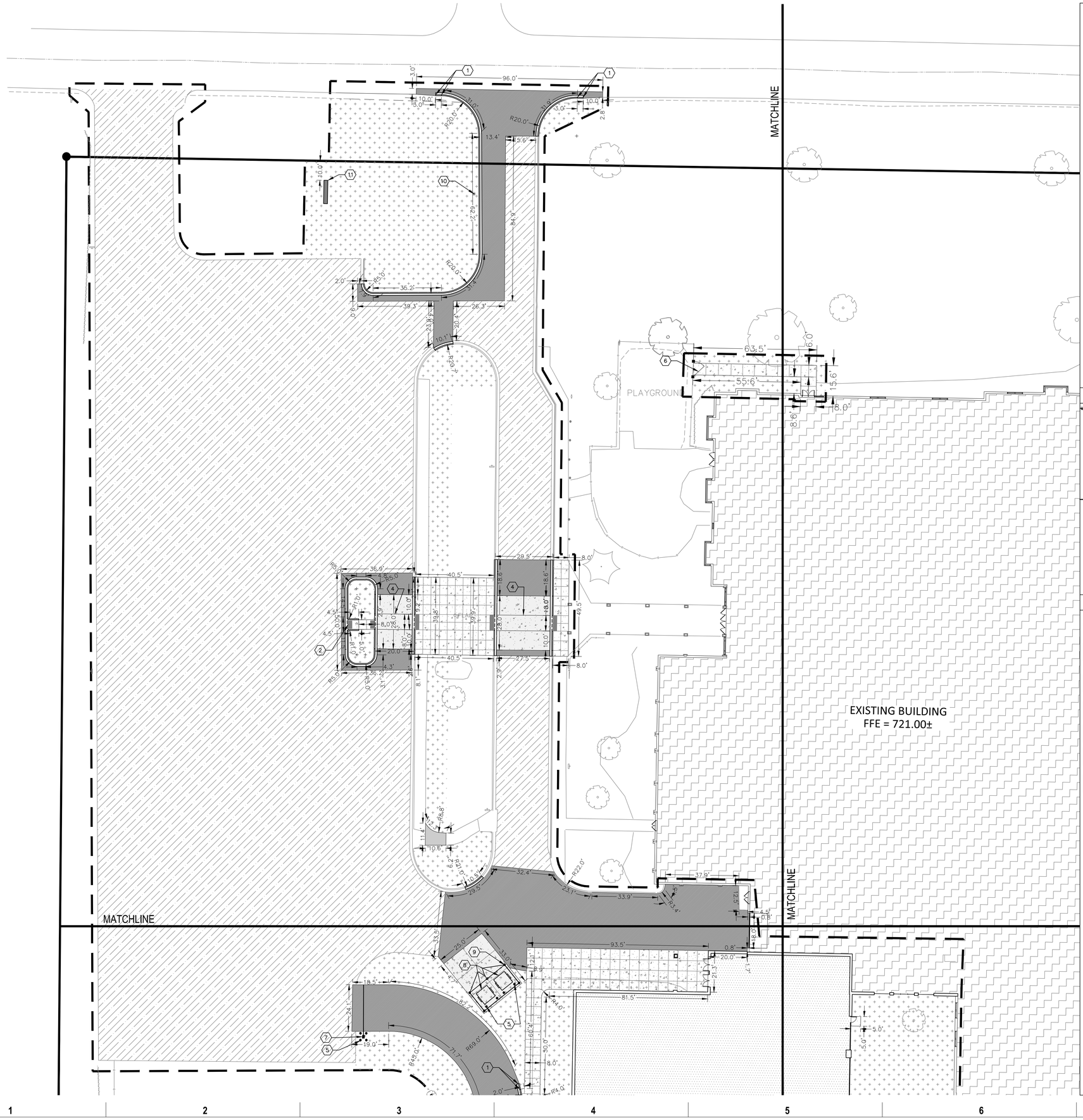

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- 1 — 3" TRANSITION FROM 18" BARRIER CURB & GUTTER TO ZERO FACE GUTTER — 10/C202
- 2 — NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 11/C202
- 3 — NEW RUBBER SURFACE PLAYGROUND WITH 5' WIDE WALKING BAND AROUND PERIMETER. WALKING BAND TO BE A DIFFERENT COLOR FROM THE INTERNAL RUBBER. COORDINATE COLORS, LAYOUT, AND EQUIPMENT SELECTION WITH OWNER. — 12/C202
- 4 — SPEED TABLE — 13/C203
- 5 — STEEL BALLORDS — 19/C203
- 6 — NEW 4'-FOOT HIGH BY 8'-FOOT WIDE BLACK VINYL SINGLE SWING CHAIN-LINK FENCE GATE. — 20/C203
- 7 — NEW "FAAC MODEL B680H" SINGLE ARM LIFT GATE. ARM LENGTH TO BE 26', INSTALL PER MANUFACTURER SPECIFICATION AND DETAILS. REFER TO SITE ELECTRICAL PLAN FOR MORE INFORMATION.
- 8 — EXISTING TRASH CONTAINERS RELOCATED.
- 9 — NEW TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- 10 — NEW LOCATION FOR SALVAGED MAILBOX.
- 11 — NEW MONUMENT SIGN. REFER TO ARCHITECTURAL PLAN FOR MORE INFORMATION.

Scale: 0 10 20 40
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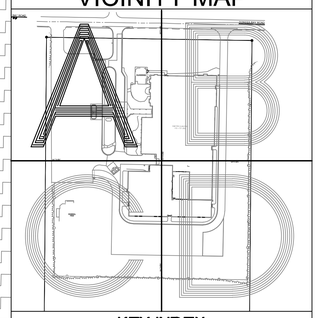

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C102A

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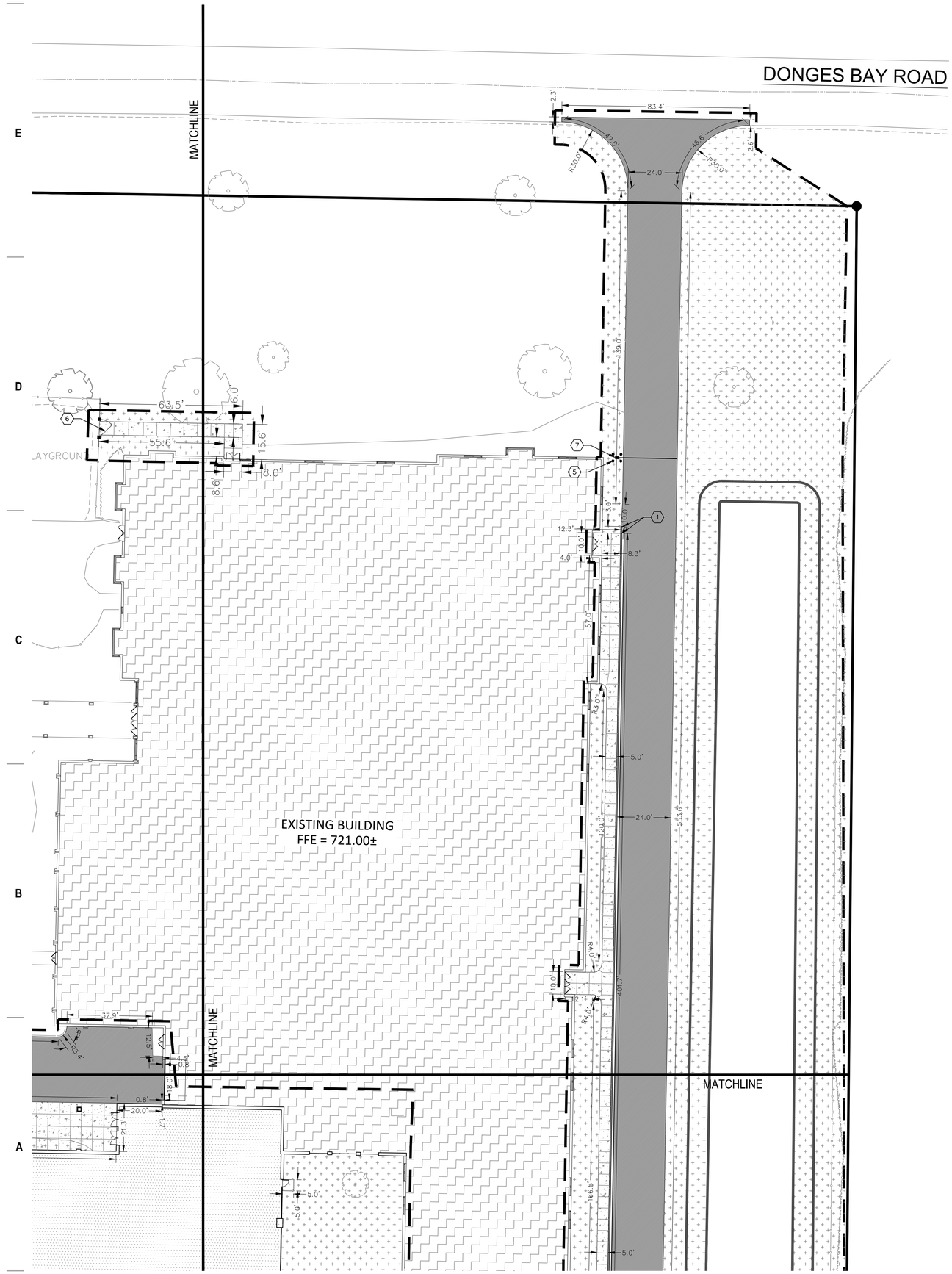

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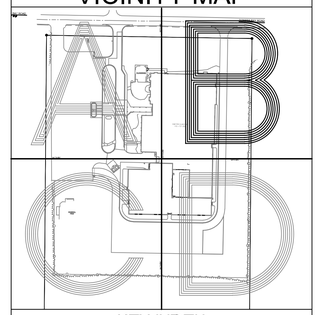

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PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
Mequon, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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12/11/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

kapur

7711 N. Port Washington Road
Milwaukee, Wisconsin 53217

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PROJECT MANAGER RS

PROJECT NUMBER 18480-01

SITE LAYOUT PLAN

C102B

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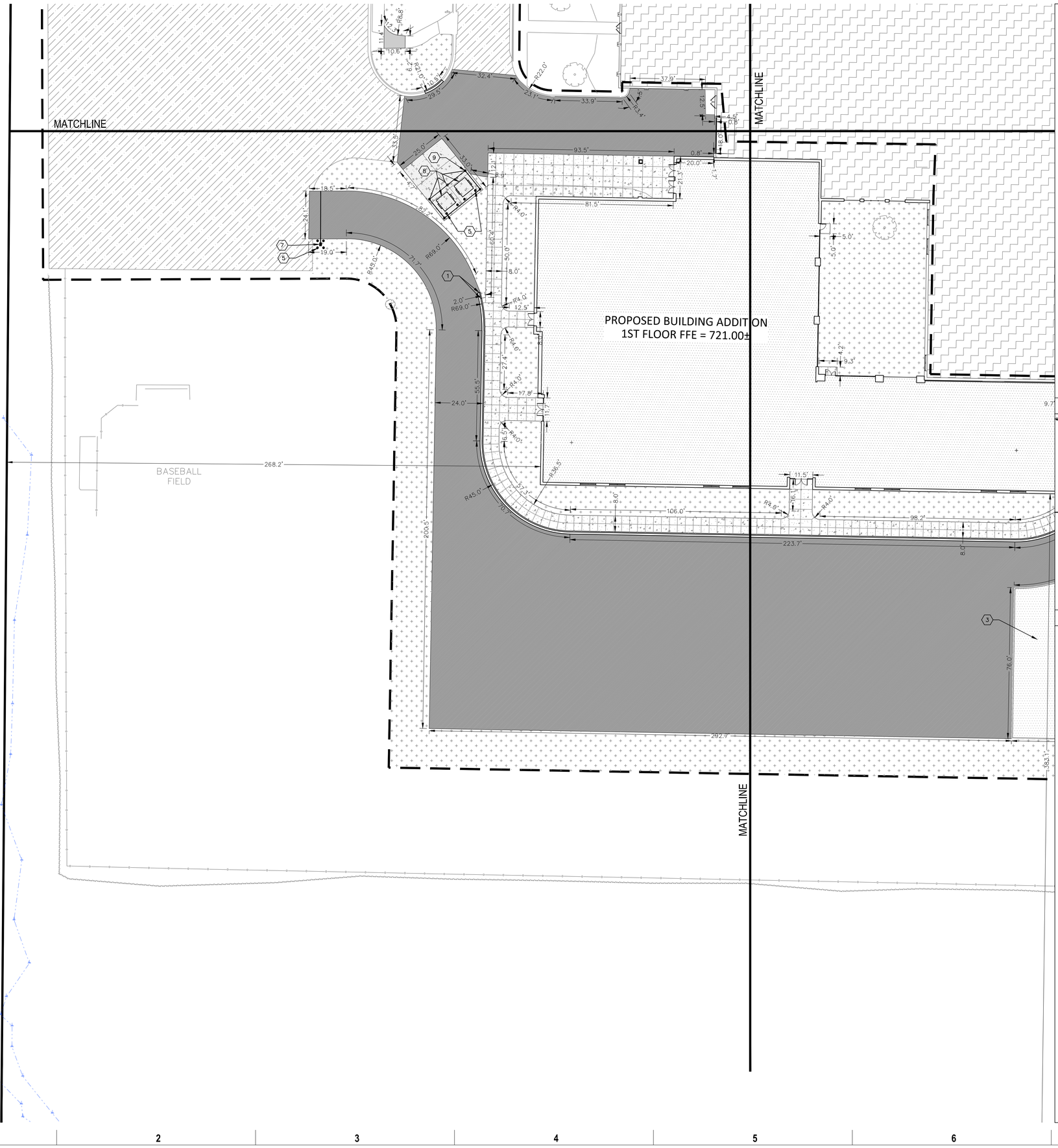
Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)



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Scale: 0 10 20 40
Scale: 1" = 20'

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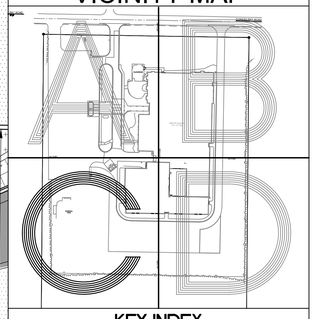

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PROJECT NUMBER	18480-01

SITE LAYOUT PLAN

C102C

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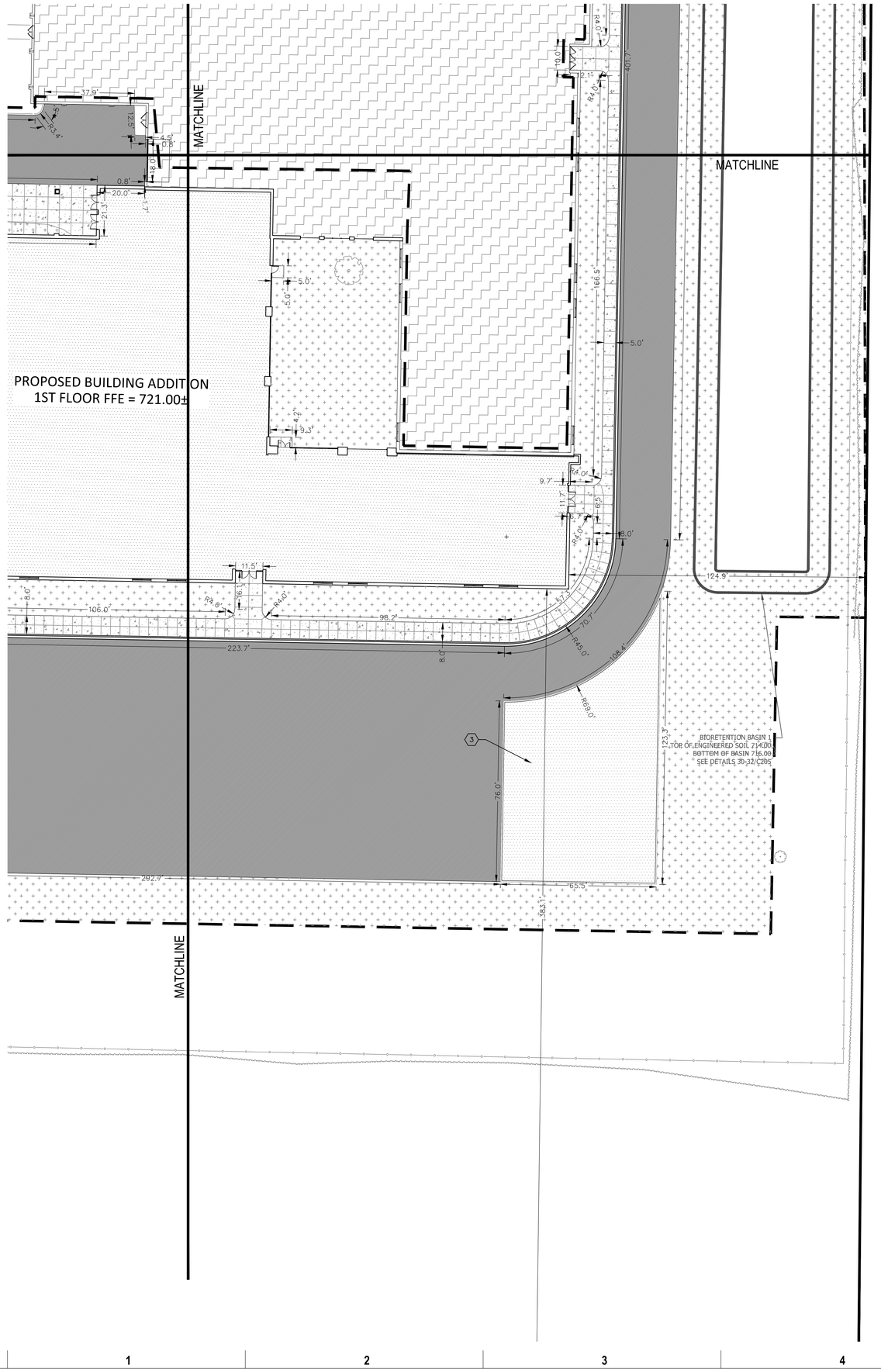

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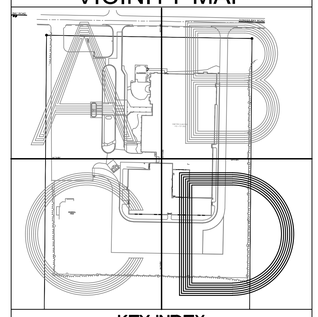

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PROJECT MANAGER RS
PROJECT NUMBER 18480-01

SITE LAYOUT PLAN

C102D

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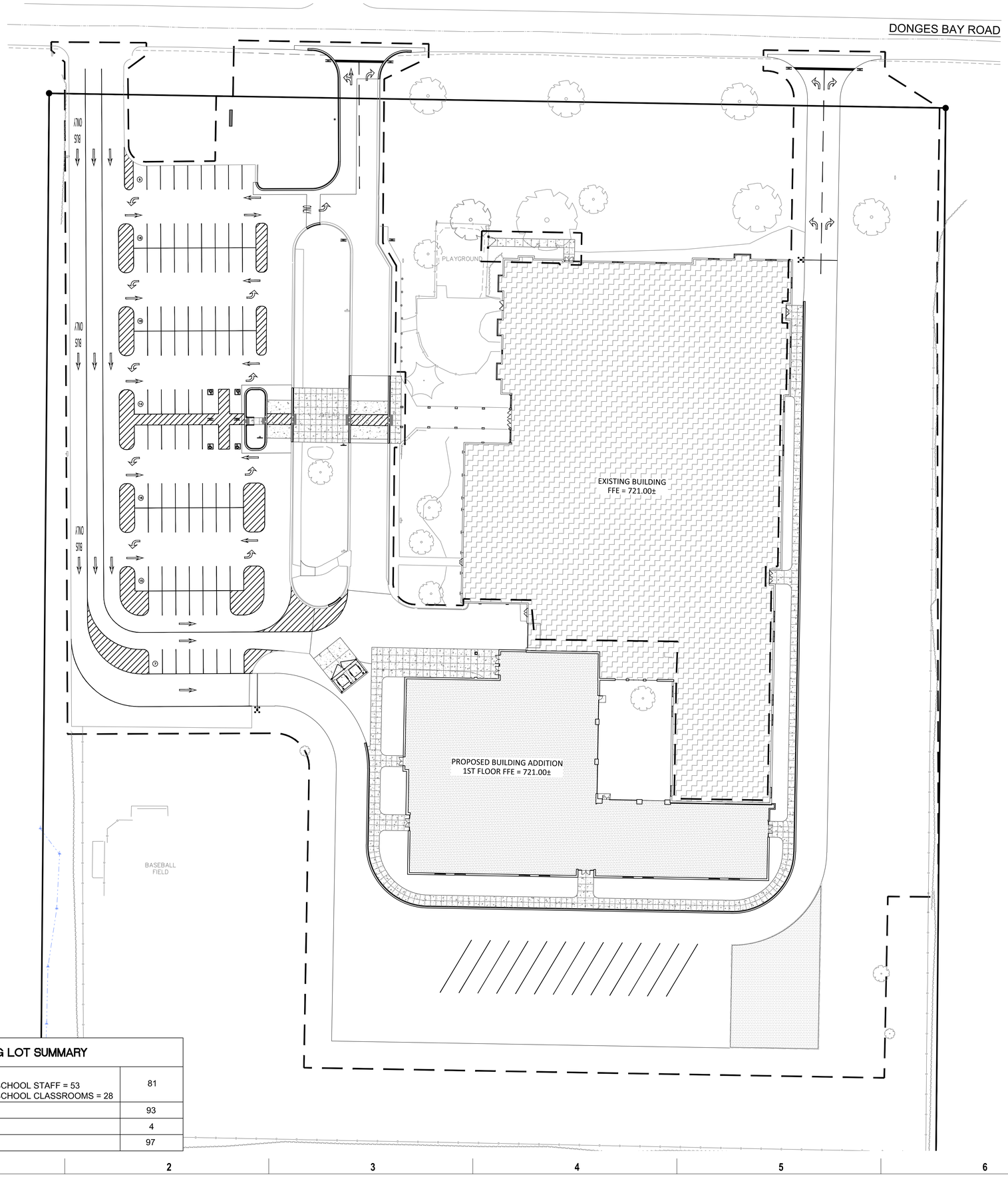

PARKING LOT SUMMARY	
REQUIRED VEHICLE SPACES - DONGES BAY ELEMENTARY SCHOOL STAFF = 53 - DONGES BAY ELEMENTARY SCHOOL CLASSROOMS = 28	81
STANDARD SPACES	93
ACCESSIBLE SPACES	4
TOTAL VEHICLE SPACES	97

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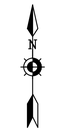

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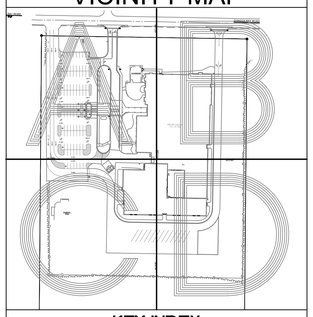
VICINITY MAP



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PROJECT LIMITS

KEY PLAN

7711 N. Port Washington Road
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kapurinc.com

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PROJECT MANAGER	RS
PROJECT NUMBER	18480-01

OVERALL SITE GEOMETRIC & TRAFFIC CONTROL PLAN

C103

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Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)

)AD

MATCHLINE

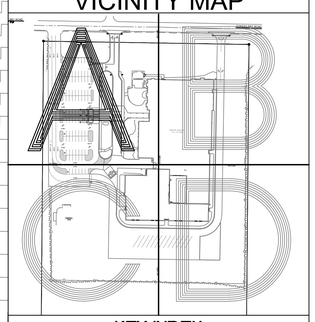
PLAYGROUND

EXISTING BUILDING
FFE = 721.00±

MATCHLINE

MATCHLINE

BUS ONLY



VICINITY MAP

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SIGN INDEX

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PROJECT INFORMATION

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SITE GEOMETRIC & TRAFFIC CONTROL PLAN

C103A

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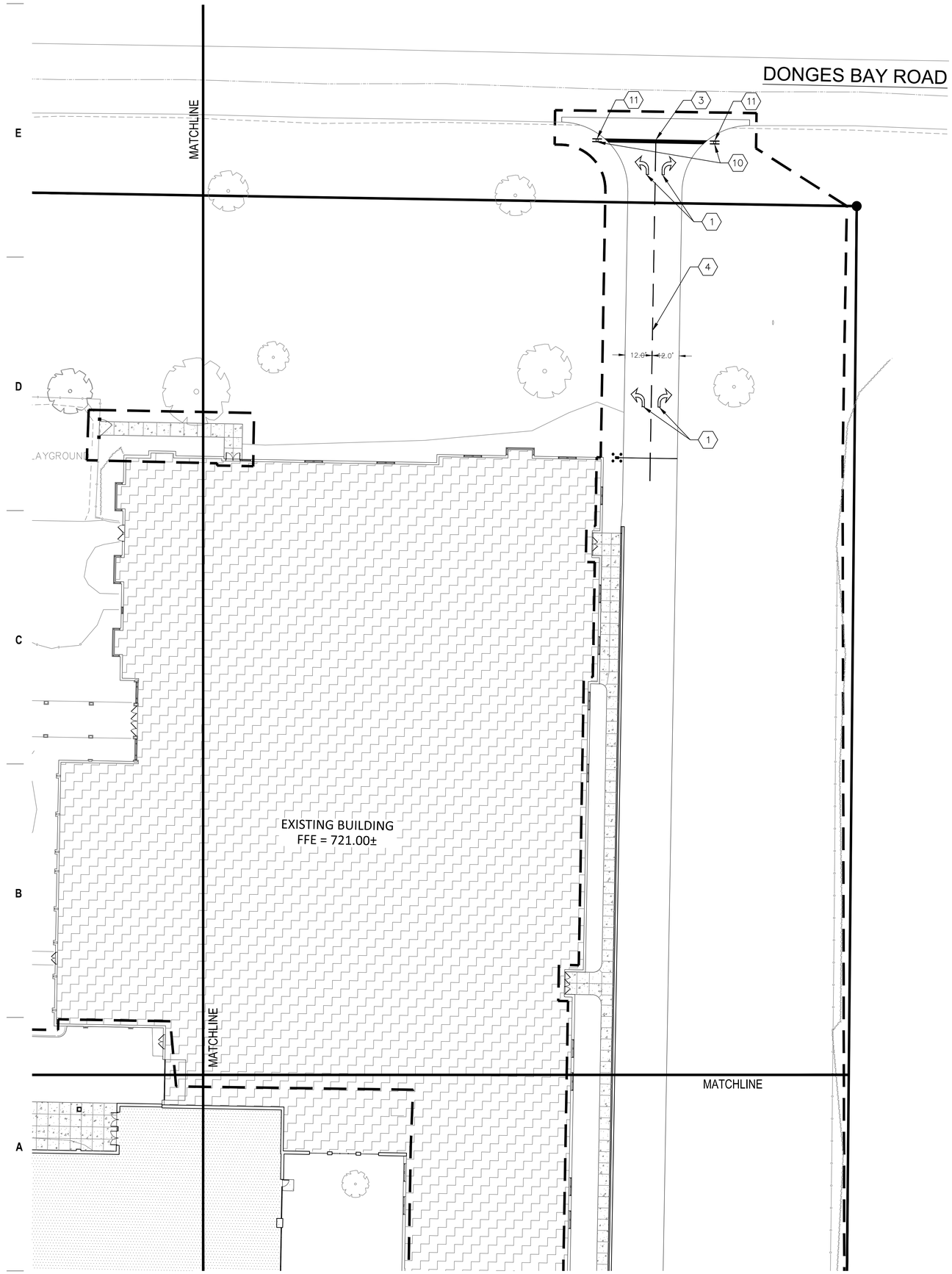

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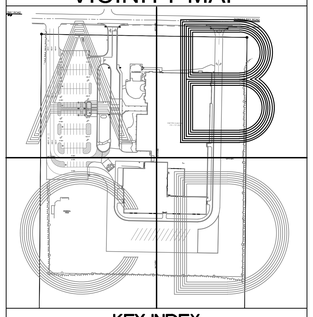

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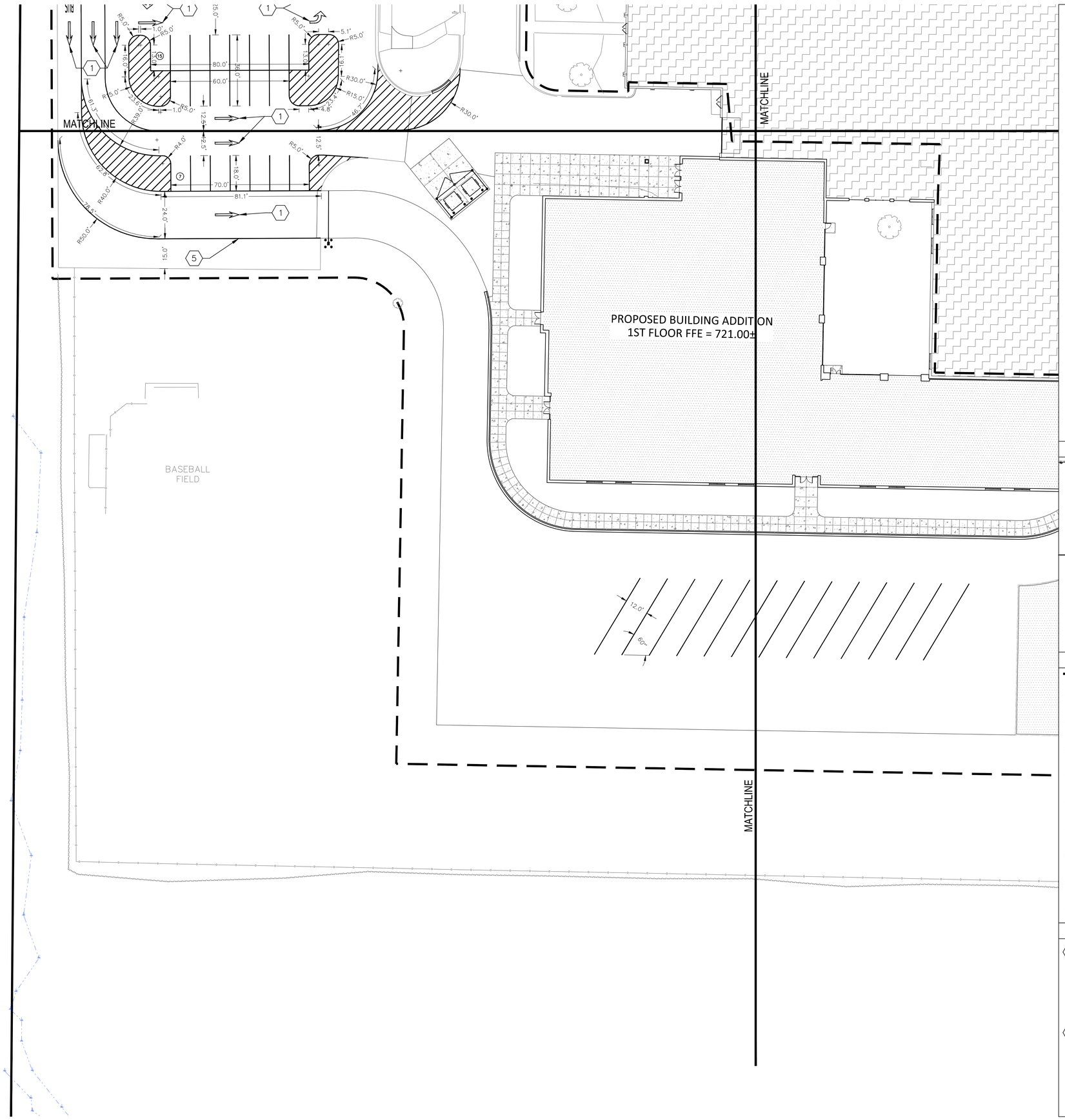

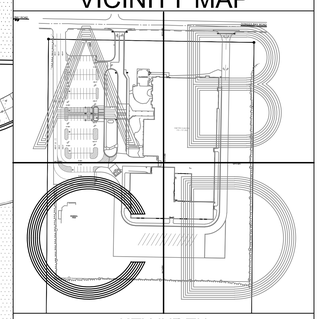

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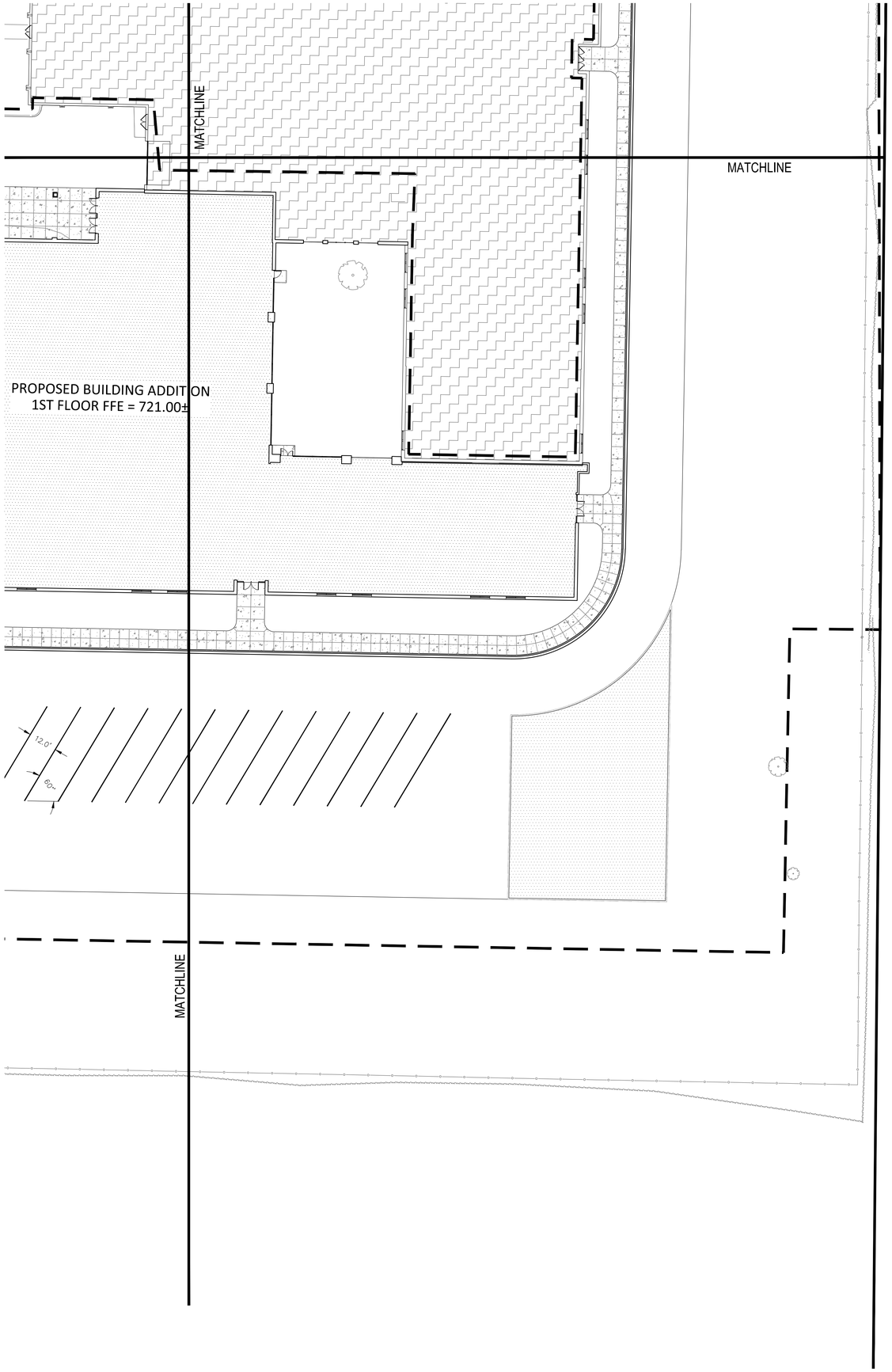

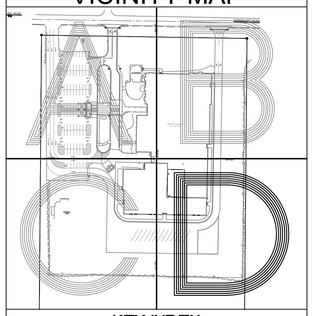

KEY INDEX

PROJECT LIMITS

1. PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, YELLOW (SEE WDOT PAVEMENT MARKING S.D.D.)
2. PAVEMENT MARKING WORDS, LATEX PAVEMENT MARKING PAINT, YELLOW (SEE WDOT PAVEMENT MARKING S.D.D.)
3. PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, YELLOW (SEE WDOT PAVEMENT MARKING S.D.D.)
4. PAVEMENT MARKING MAINLINE, LATEX PAVEMENT MARKING PAINT, DASHED 4" YELLOW (SEE WDOT PAVEMENT MARKING S.D.D.)
5. PAVEMENT MARKING MAINLINE, LATEX PAVEMENT MARKING PAINT, SOLID 4" YELLOW (SEE WDOT PAVEMENT MARKING S.D.D.)
6. PAVEMENT MARKING CROSSWALK, LATEX PAVEMENT MARKING PAINT, YELLOW, 4-INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING
7. NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS — 15/C203
8. NEW ACCESSIBLE PARKING SYMBOL — 16/C203
9. NEW ACCESSIBLE SIGNS — 17/C203

SIGN INDEX

10. STOP
R1-1
30" X 30"

11. DO NOT ENTER
R5-1
30" X 30"

12.
W11-2
30" X 30"

Scale:
0 10 20 40
Scale: 1" = 20'

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VICINITY MAP

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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
Mequon, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/04/2020	SCHEMATIC DESIGN
12/11/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER RS

PROJECT NUMBER 18480-01

SITE GEOMETRIC & TRAFFIC CONTROL PLAN

C103D

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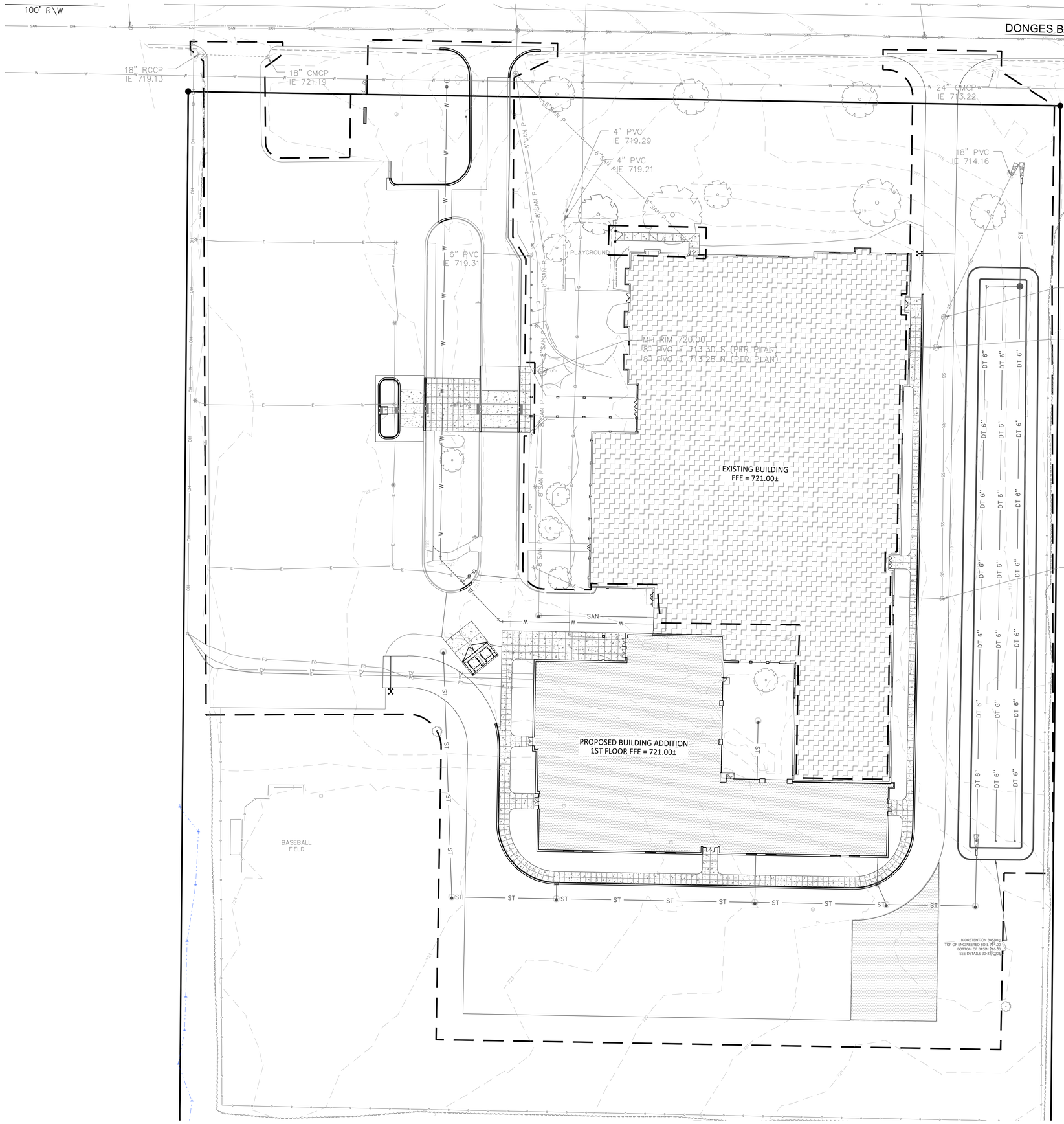

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Scale: 1" = 30'

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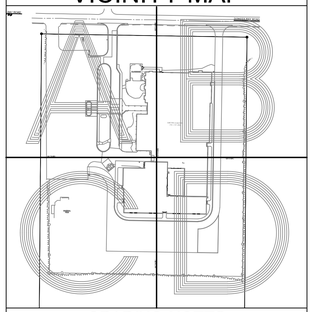

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KEY INDEX

- PROJECT LIMITS
- 999 EXISTING CONTOUR MINOR
- 999 EXISTING CONTOUR MAJOR
- 999 PROPOSED CONTOUR MINOR
- 999 PROPOSED CONTOUR MAJOR

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PROJECT INFORMATION

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Mequon, WI 53092

ISSUANCE AND REVISIONS

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PROJECT MANAGER	RS
PROJECT NUMBER	18480-01

OVERALL SITE GRADING PLAN

C104

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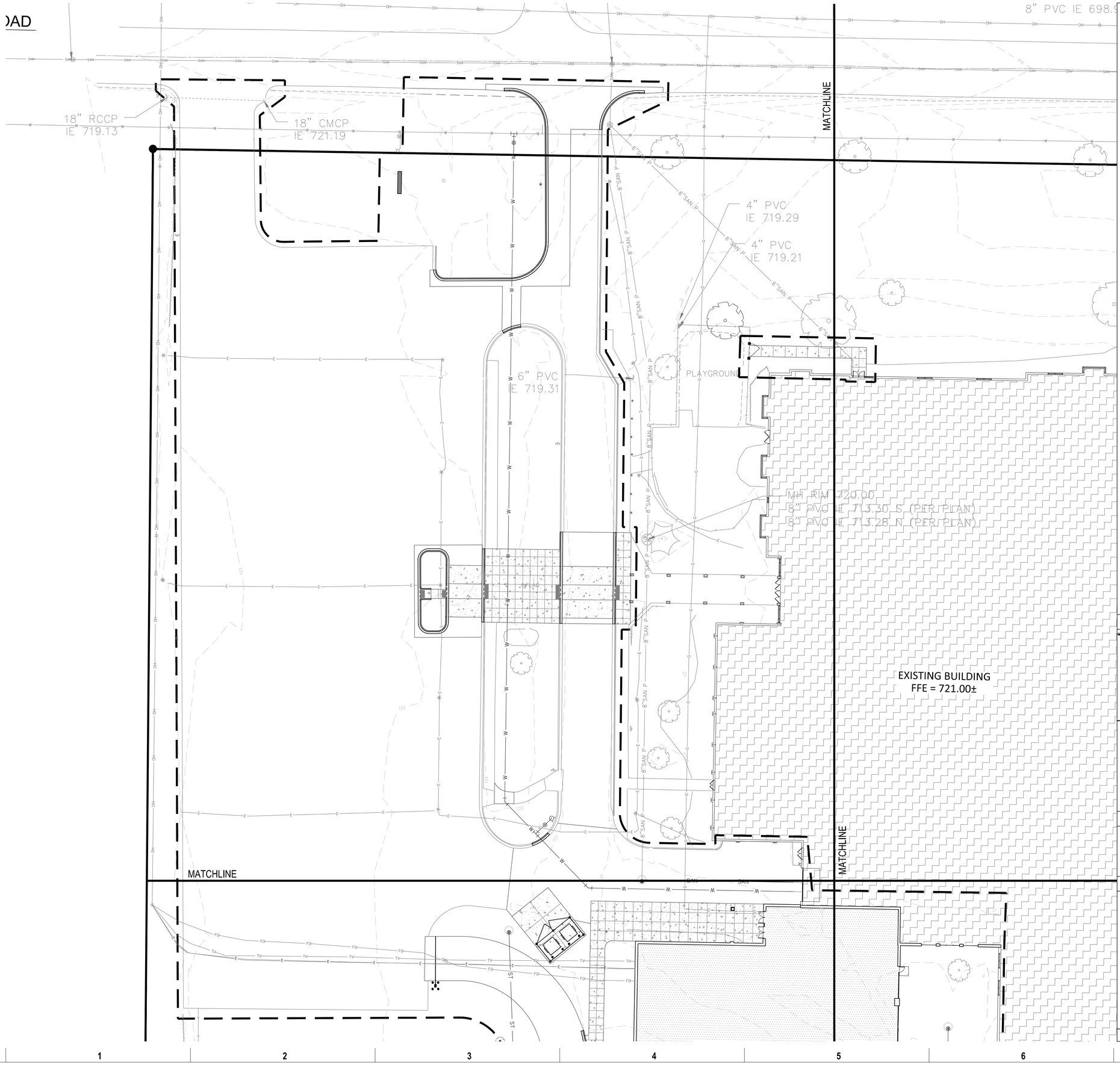

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T970.0± G965.5±	MATCH EXISTING TOP OF CURB MATCH EXISTING BOTTOM OF CURB
TW970.00 BW965.00	PROPOSED TOP OF WALL PROPOSED BOTTOM OF WALL
TW970.0± BW965.0±	MATCH EXISTING TOP OF WALL MATCH EXISTING BOTTOM OF WALL
	DRAINAGE SWALE

Scale: 0 10 20 40
Scale: 1" = 20'

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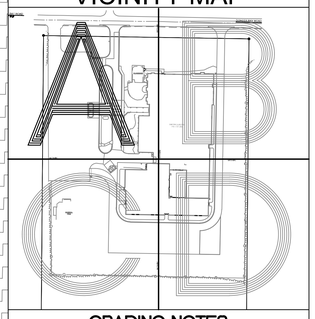
VICINITY MAP



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PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
Mequon, WI 53092

ISSUANCE AND REVISIONS

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KEY PLAN

kapur
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PROJECT MANAGER	RS
PROJECT NUMBER	18480-01

SITE GRADING PLAN

C104A

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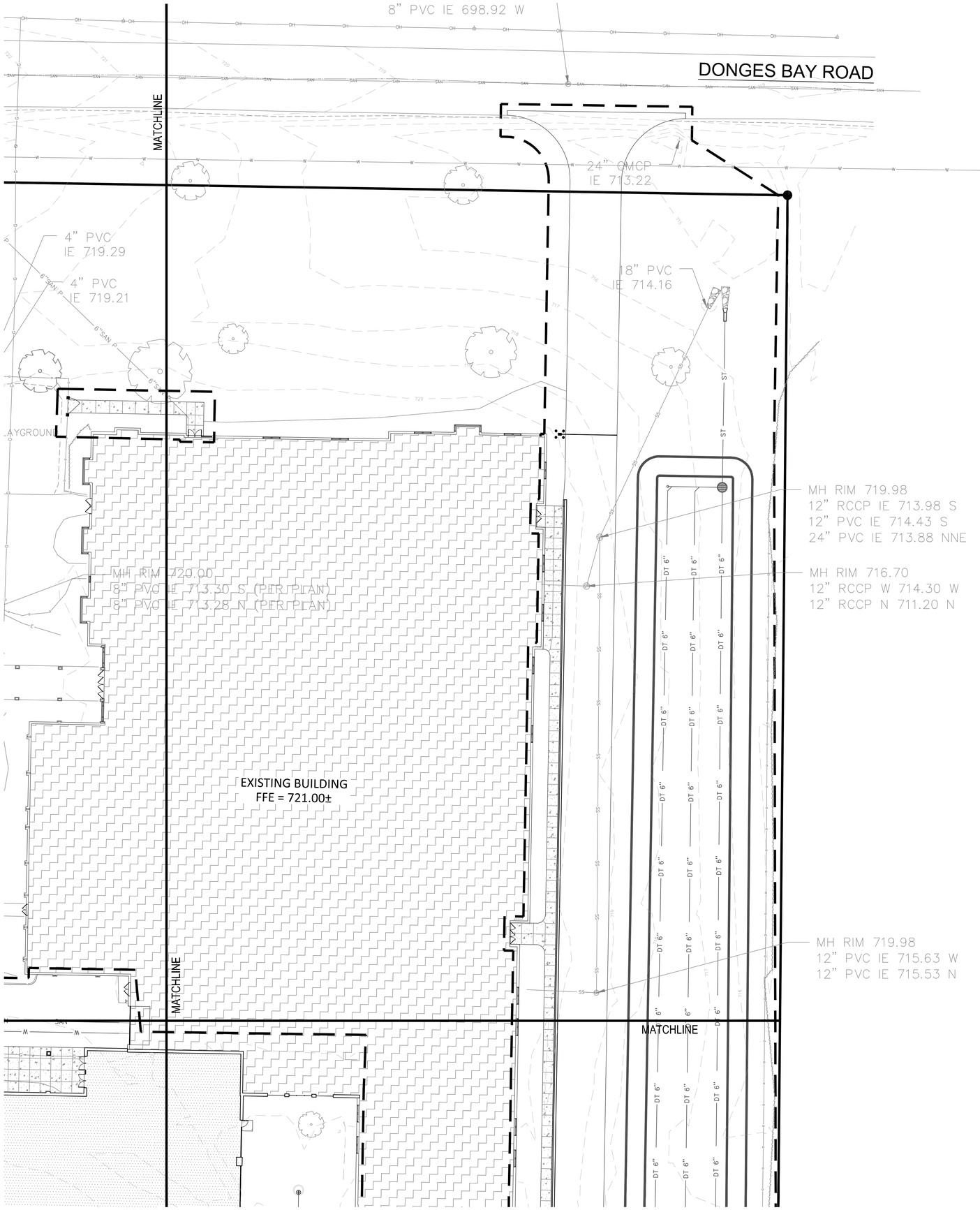

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PROJECT INFORMATION

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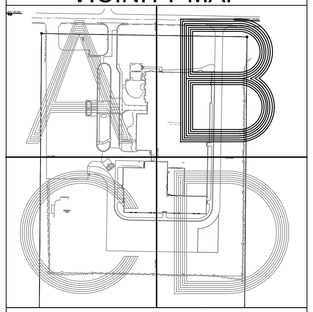

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	DRAINAGE SWALE

KEY PLAN

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PROJECT MANAGER RS

PROJECT NUMBER 18480-01

SITE GRADING PLAN

C104B

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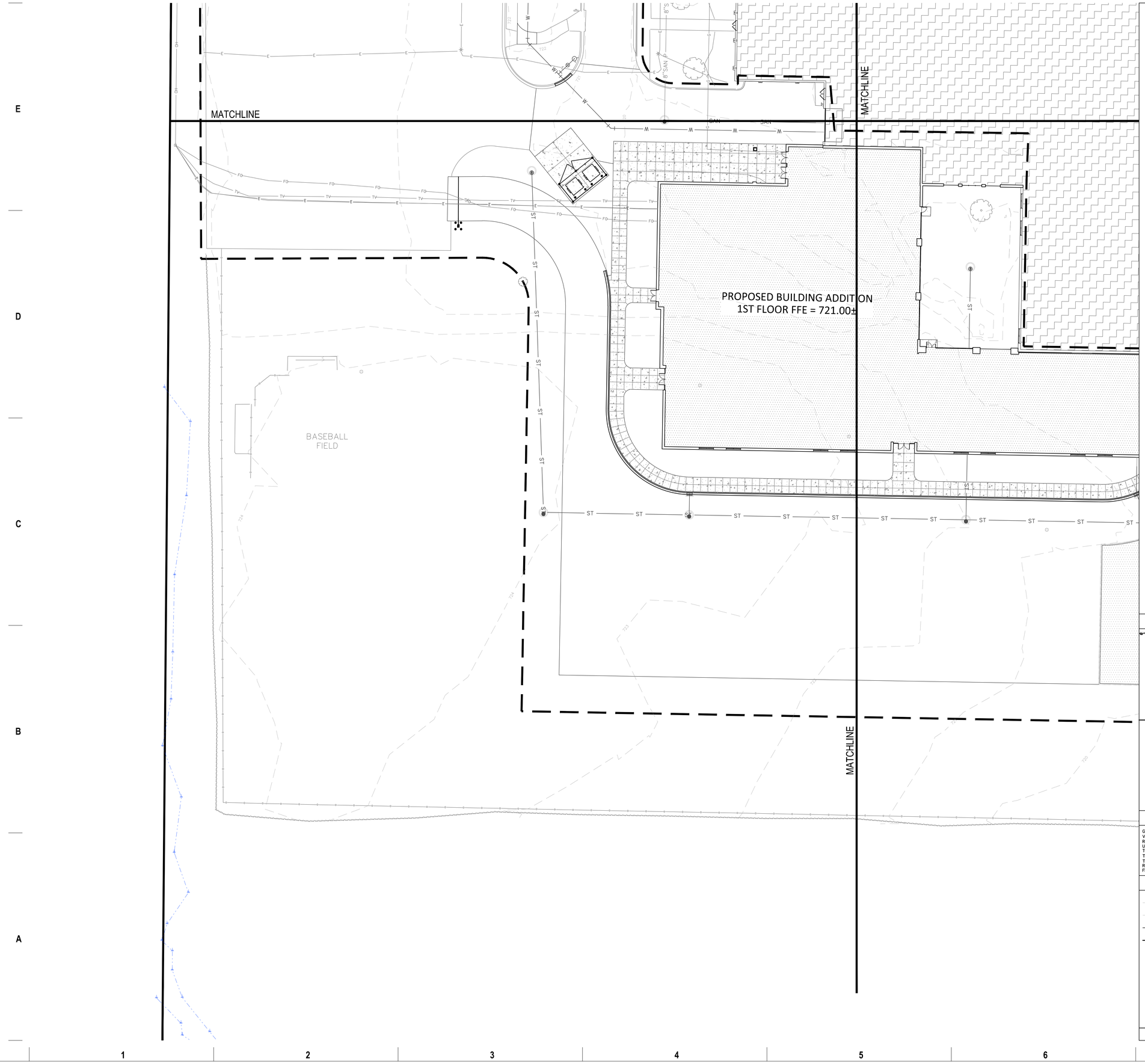

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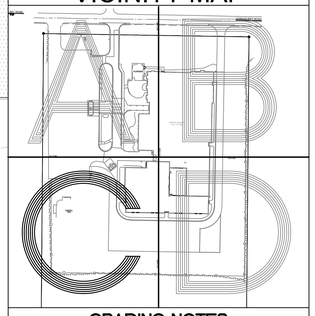

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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
Mequon, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/04/2020	SCHEMATIC DESIGN
12/11/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

kapur
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Milwaukee, Wisconsin 53217
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PROJECT MANAGER RS

PROJECT NUMBER 18480-01

SITE GRADING PLAN

C104C

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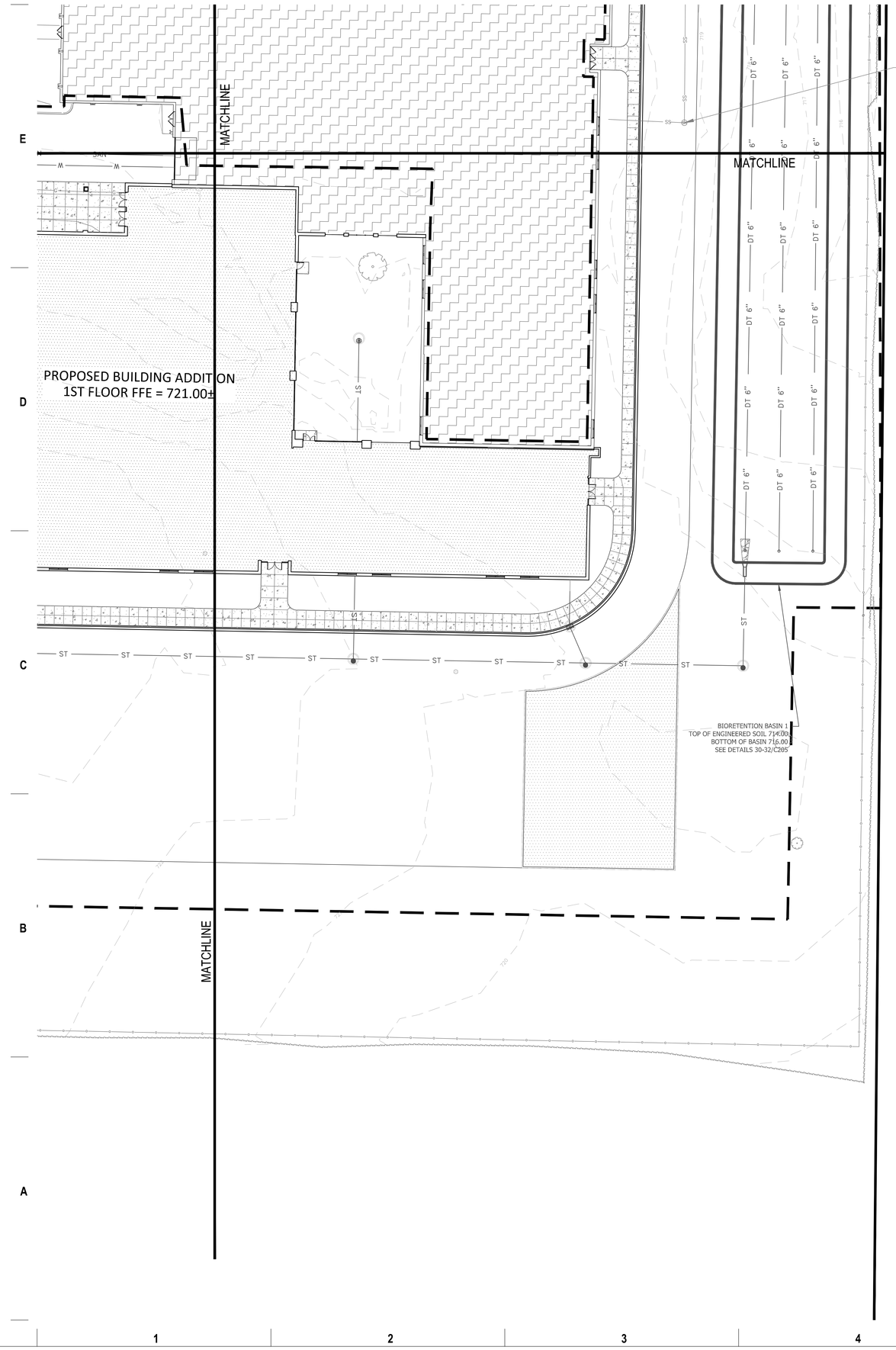

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N

Scale: 0 10 20 40
Scale: 1" = 20'

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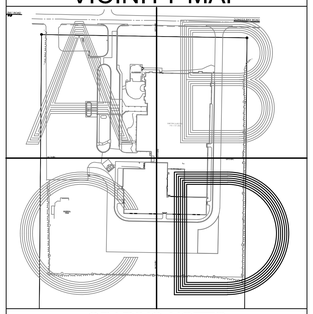

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PROJECT NUMBER 18480-01

SITE GRADING PLAN

C104D

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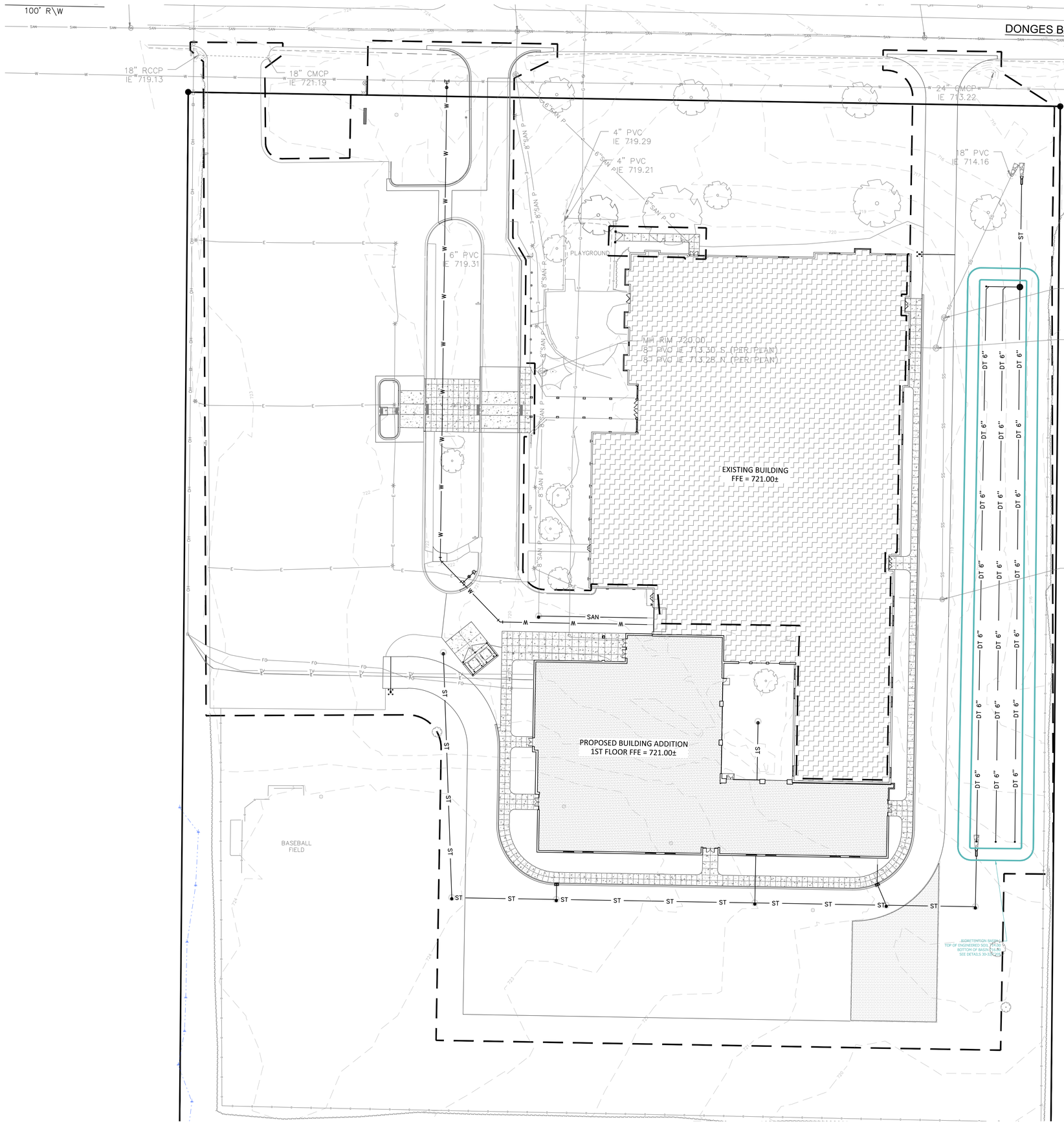

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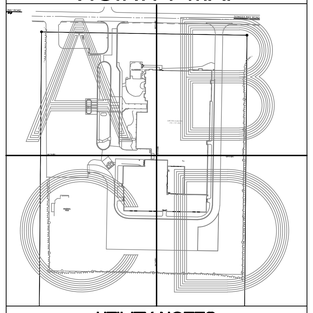

UTILITY NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.

2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.

4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.

5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.

6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.

7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- 24" X 36" STORM CATCH BASIN WITH GUTTER INLET/CURB BOX FRAME & GRATE — 21 C204
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE — 22 C204
- ROUND STORM CATCH BASIN WITH ROUND FRAME & GRATE — 24 C204
- STORM MANHOLE — 24 C204
- RCP APRON ENDWALL — 28 C204, 29 C204
- RIP RAP — 28 C204
- WATER MAIN TEE
- WATER MAIN VALVE
- HYDRANT
- SAN — SANITARY SEWER
- STORM SEWER
- WATER MAIN

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PROJECT MANAGER RS
PROJECT NUMBER 18480-01

OVERALL SITE UTILITY PLAN

C105

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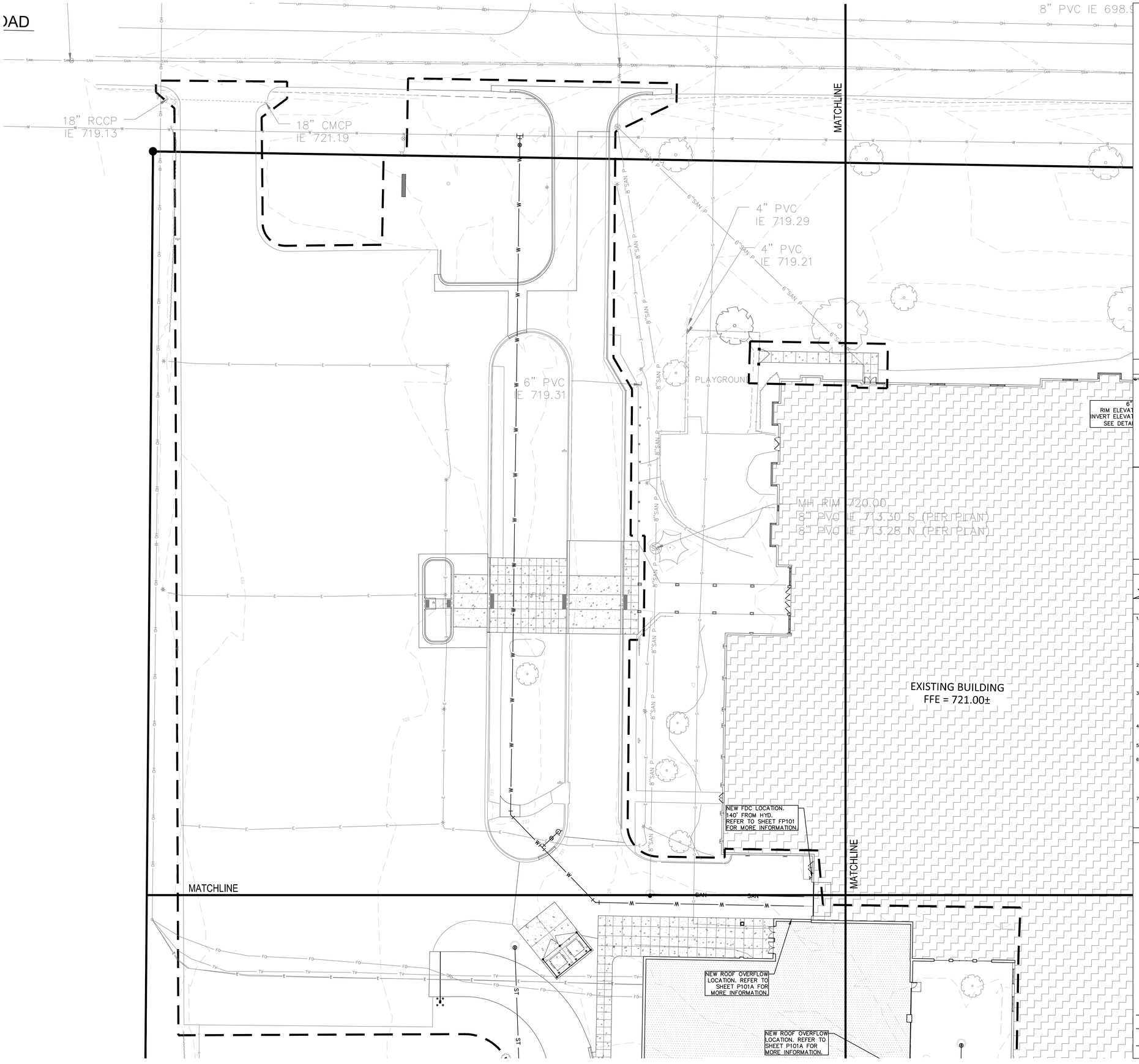
Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)



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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

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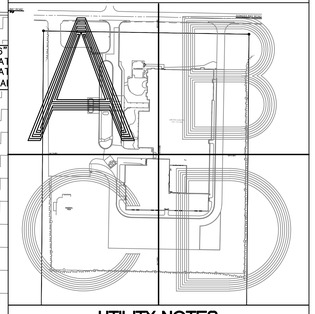
VICINITY MAP



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PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
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ISSUANCE AND REVISIONS

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12/11/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

kapur
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kapurinc.com

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SITE UTILITY PLAN

C105A

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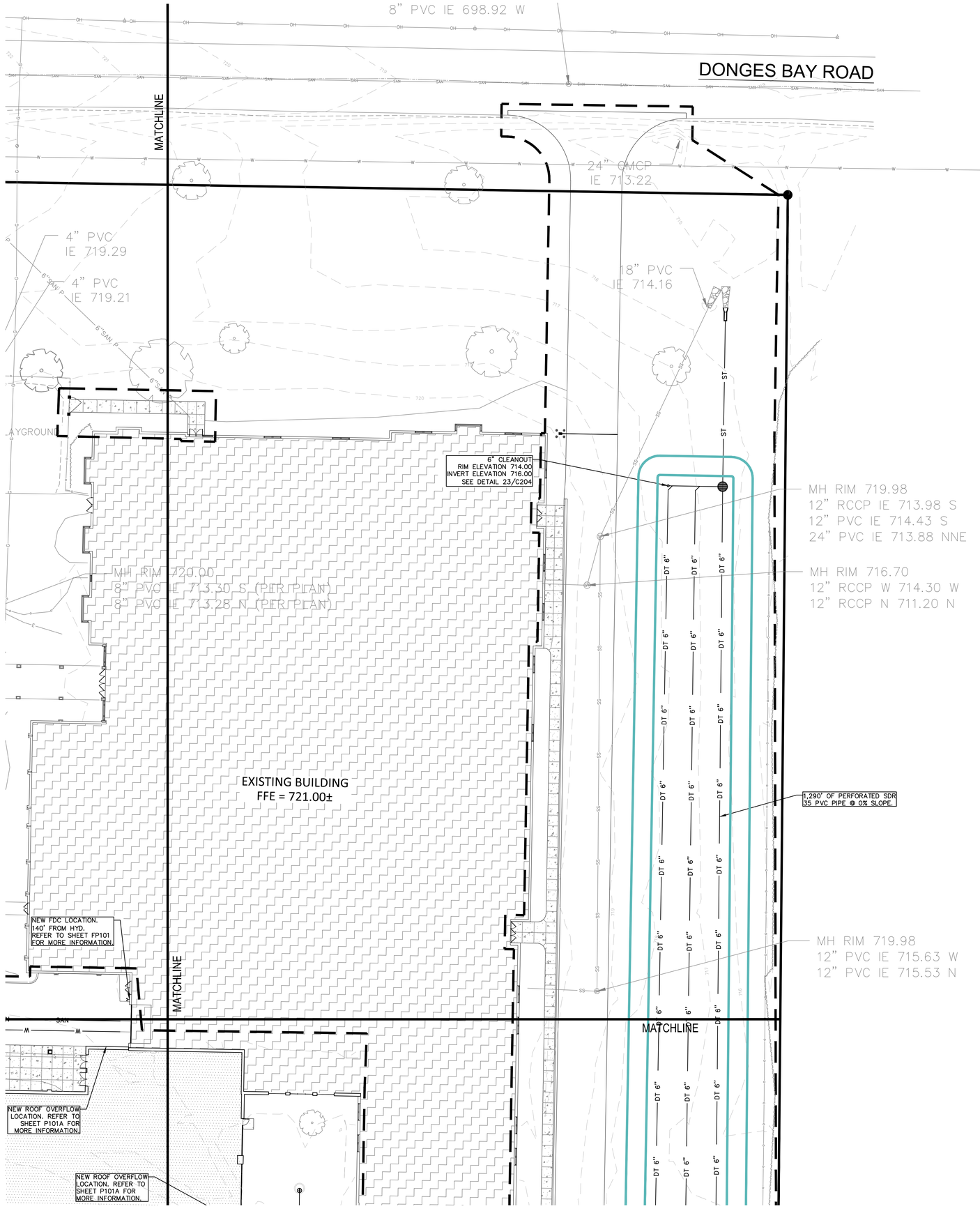

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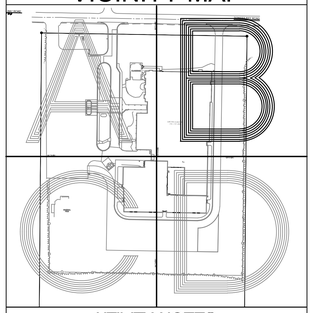

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PROJECT NUMBER	18480-01

SITE UTILITY PLAN

C105B

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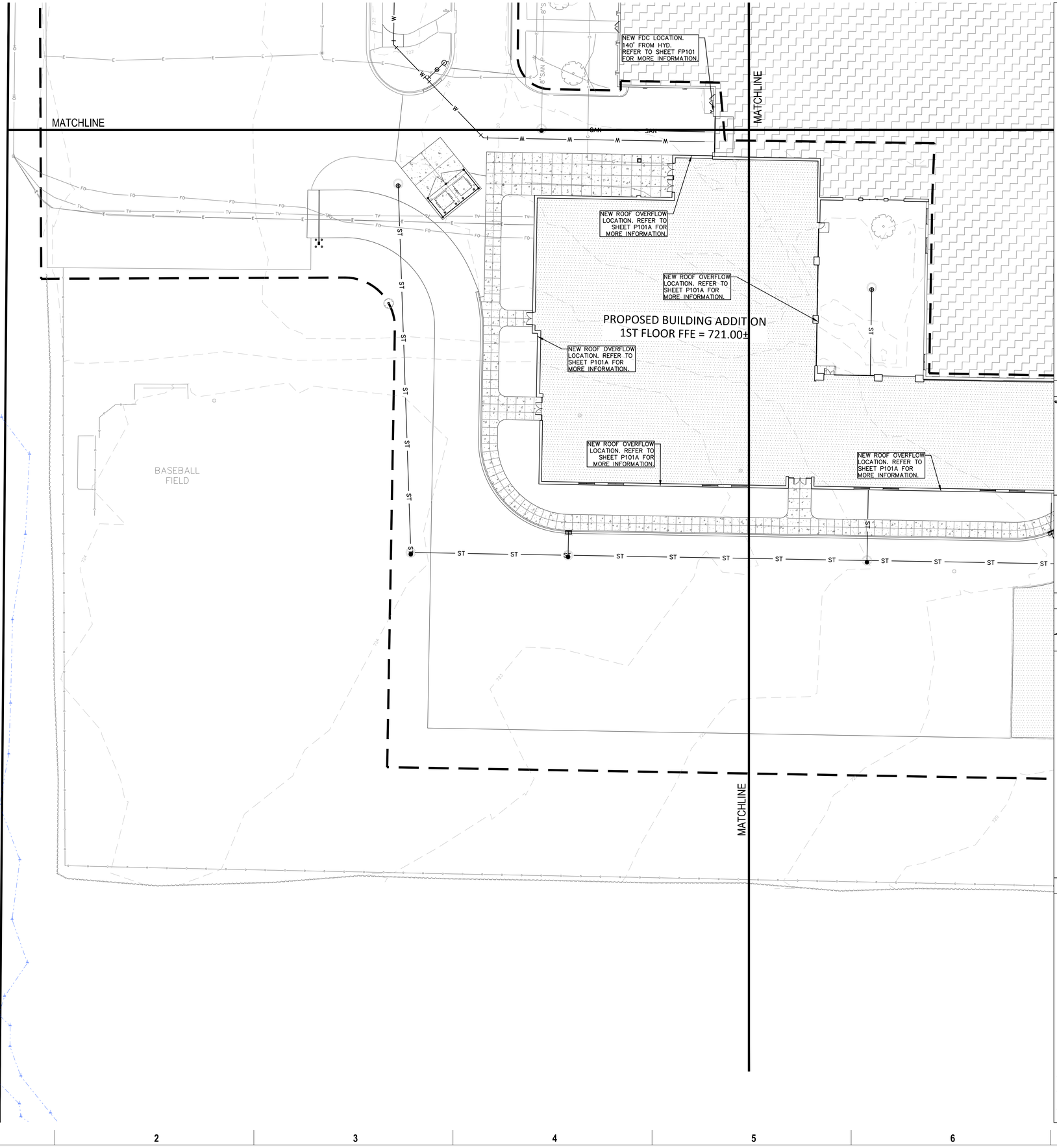

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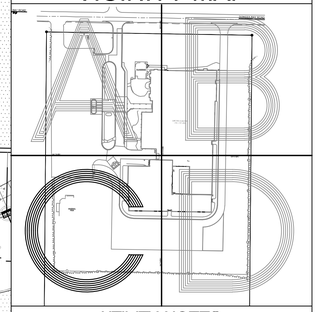

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SITE UTILITY PLAN

C105C

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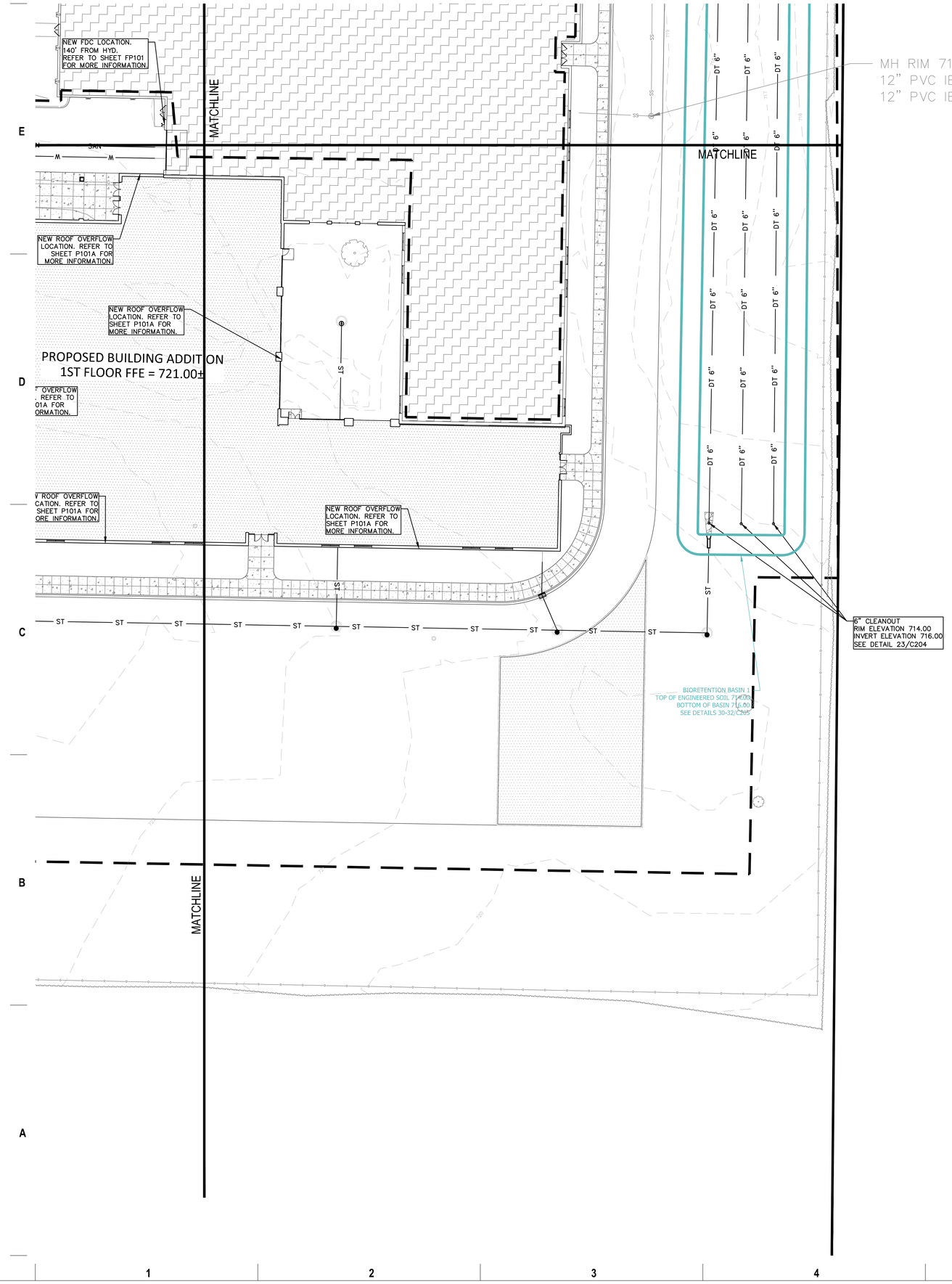

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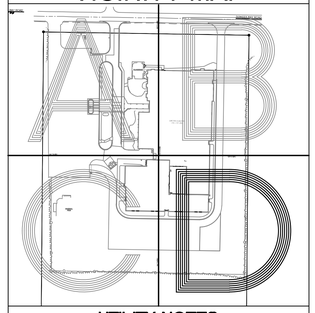

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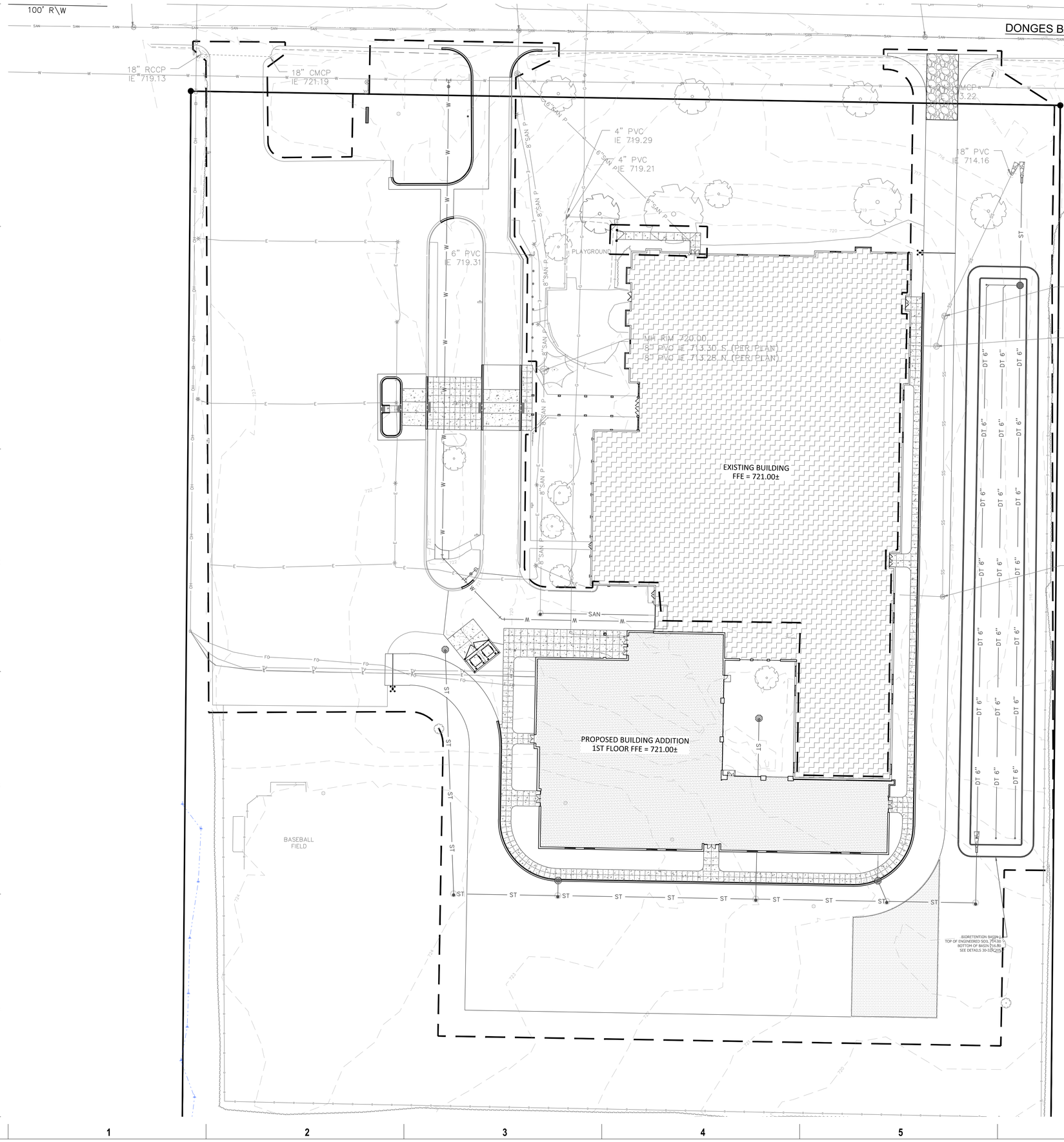

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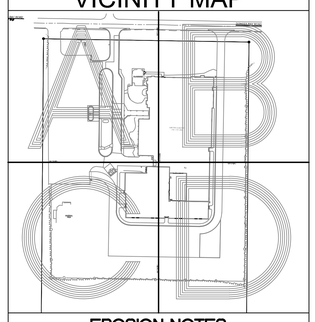

EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND NPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:

KYLE THOMPSON – DIRECTOR OF MAINTENANCE
MEQUON–THIENSVILLE SCHOOL DISTRICT
5000 W. MEQUON ROAD
MEQUON, WI 53092
PHONE: (262) 238–5850

PROJECT ENGINEER:

RYAN BIRSCHBACH, P.E.
KAPUR & ASSOCIATES, INC
7711 NORTH PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
PHONE: (262) 758–6035

CONSTRUCTION MANAGER:

SCOTT WENDT – PROJECT MANAGER
HUNZINGER CONSTRUCTION COMPANY
21100 ENTERPRISE AVENUE
BROOKFIELD, WI 53045
PHONE: (262) 432–9160

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12/21/2020	PLAN COMMISSION

KEY PLAN

kapur
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kapurinc.com

SHEET INFORMATION

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PROJECT MANAGER	RS
PROJECT NUMBER	18480-01

OVERALL SITE EROSION CONTROL PLAN

C106

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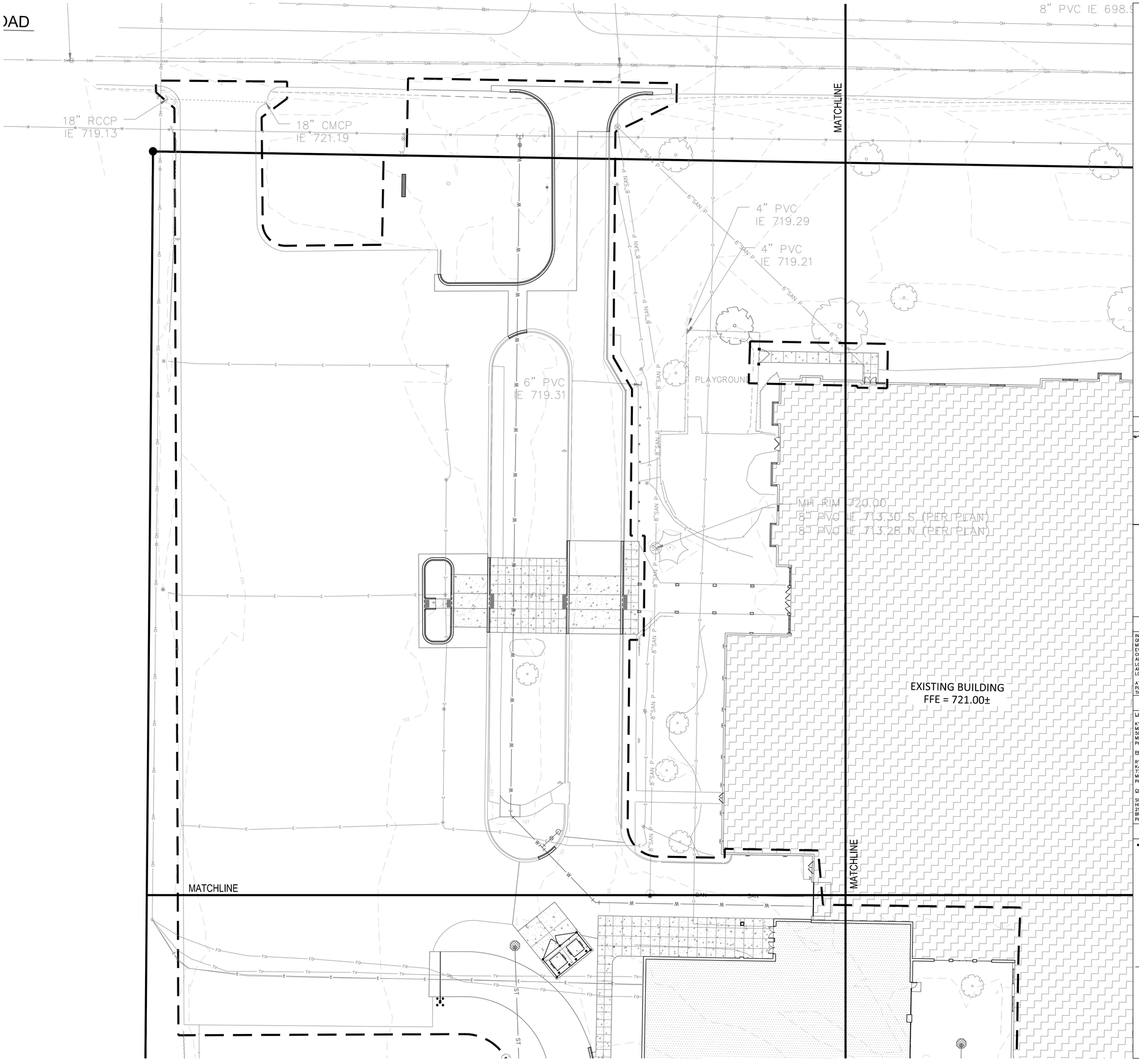
Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)



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PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

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Scale: 0 10 20 40
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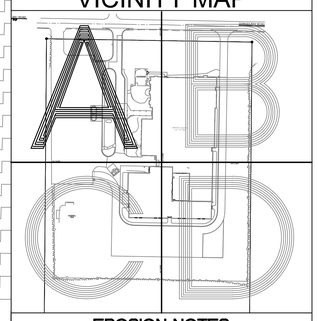

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POINTS OF CONTACT

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CONSTRUCTION MANAGER:

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PROJECT NUMBER	18480-01

SITE EROSION CONTROL PLAN

C106A

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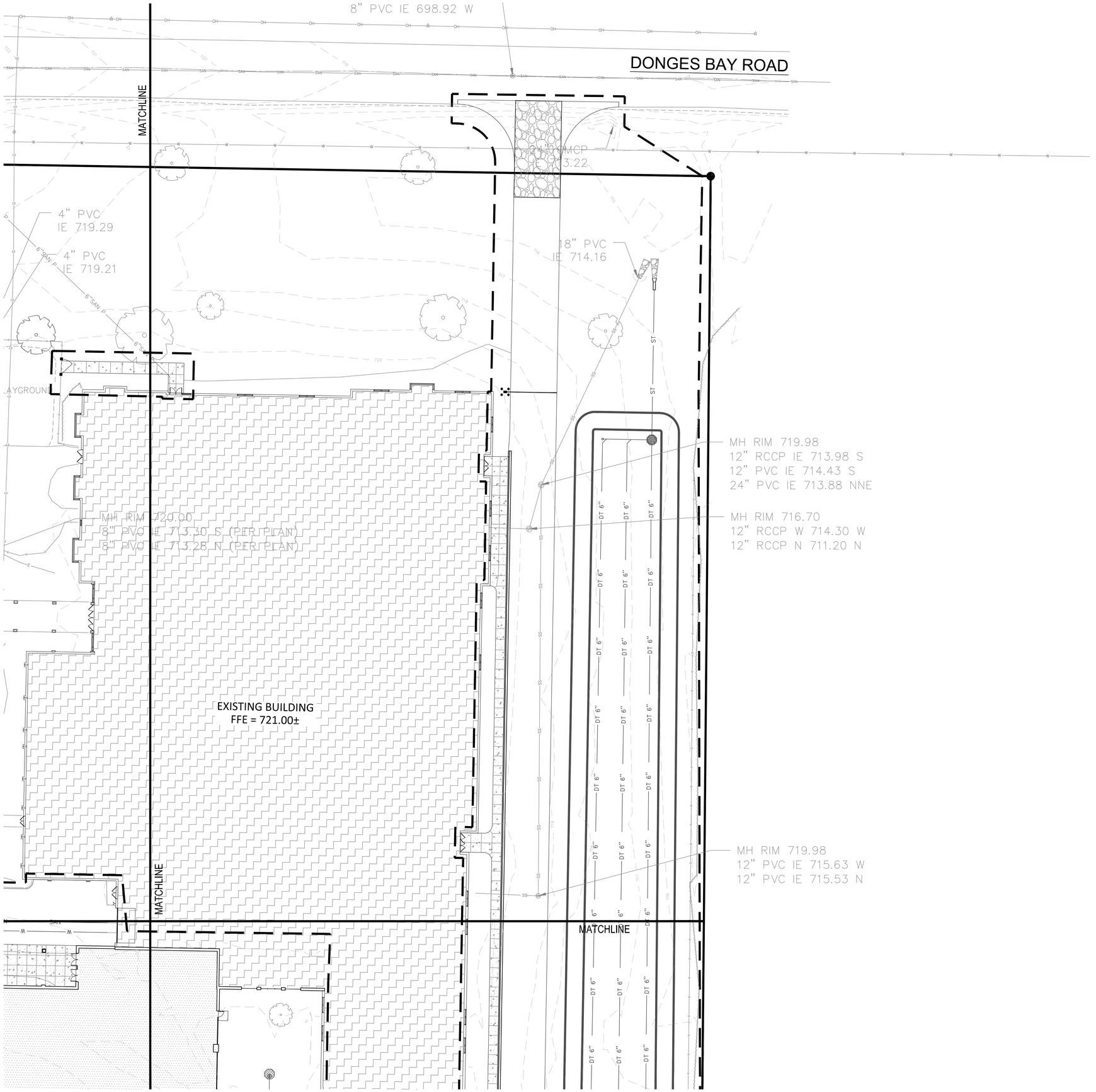

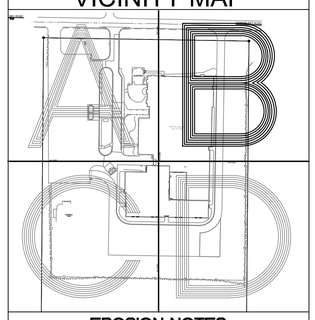

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VICINITY MAP

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PROJECT INFORMATION

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SITE EROSION CONTROL PLAN

C106B

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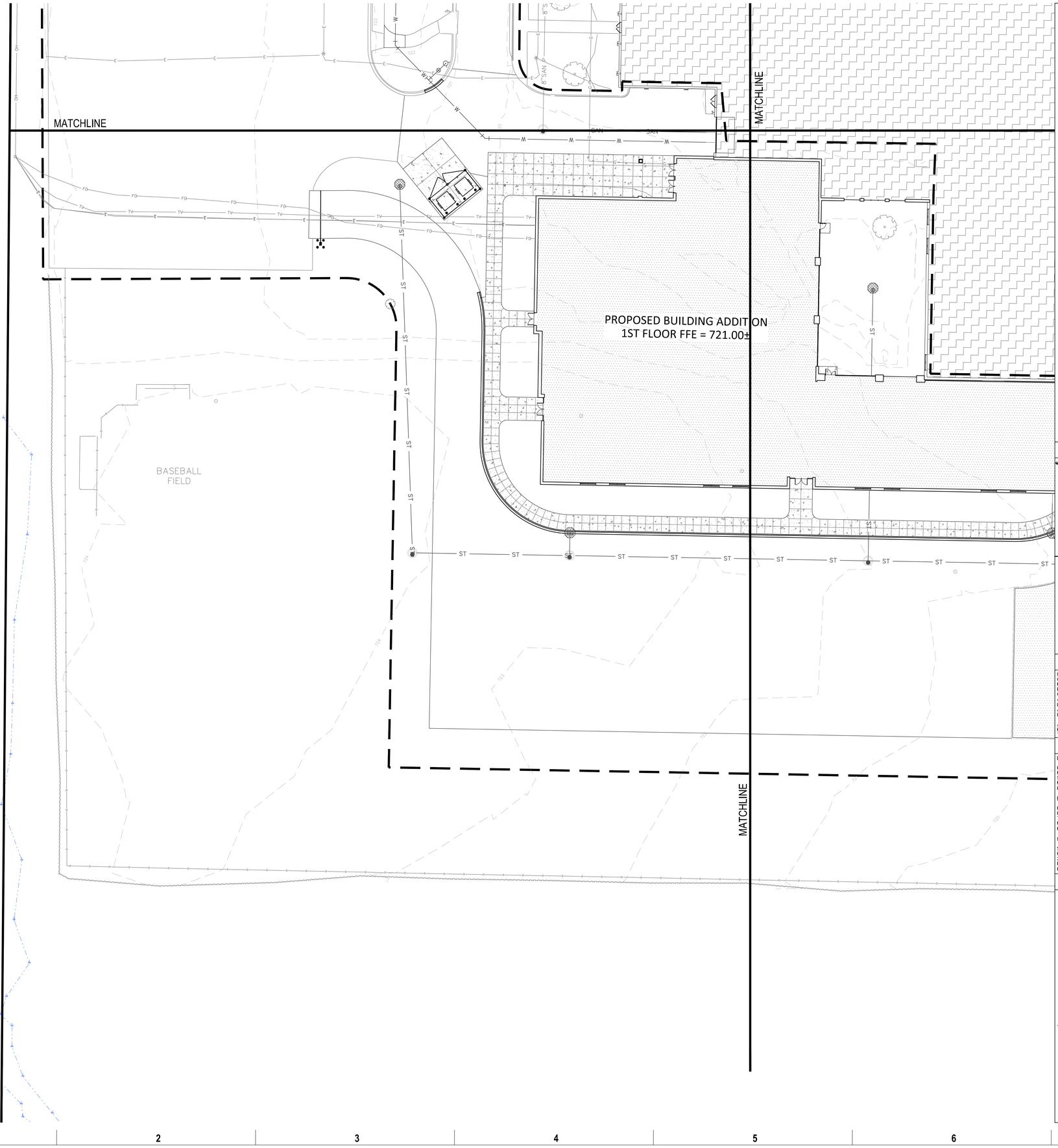

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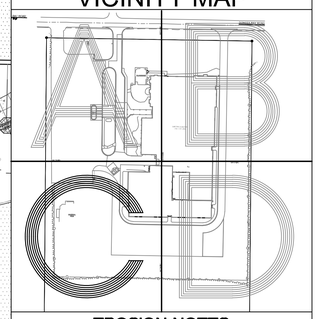

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PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
Mequon, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/04/2020	SCHEMATIC DESIGN
12/11/2020	DESIGN DEVELOPMENT
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KEY PLAN

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SITE EROSION CONTROL PLAN

C106C

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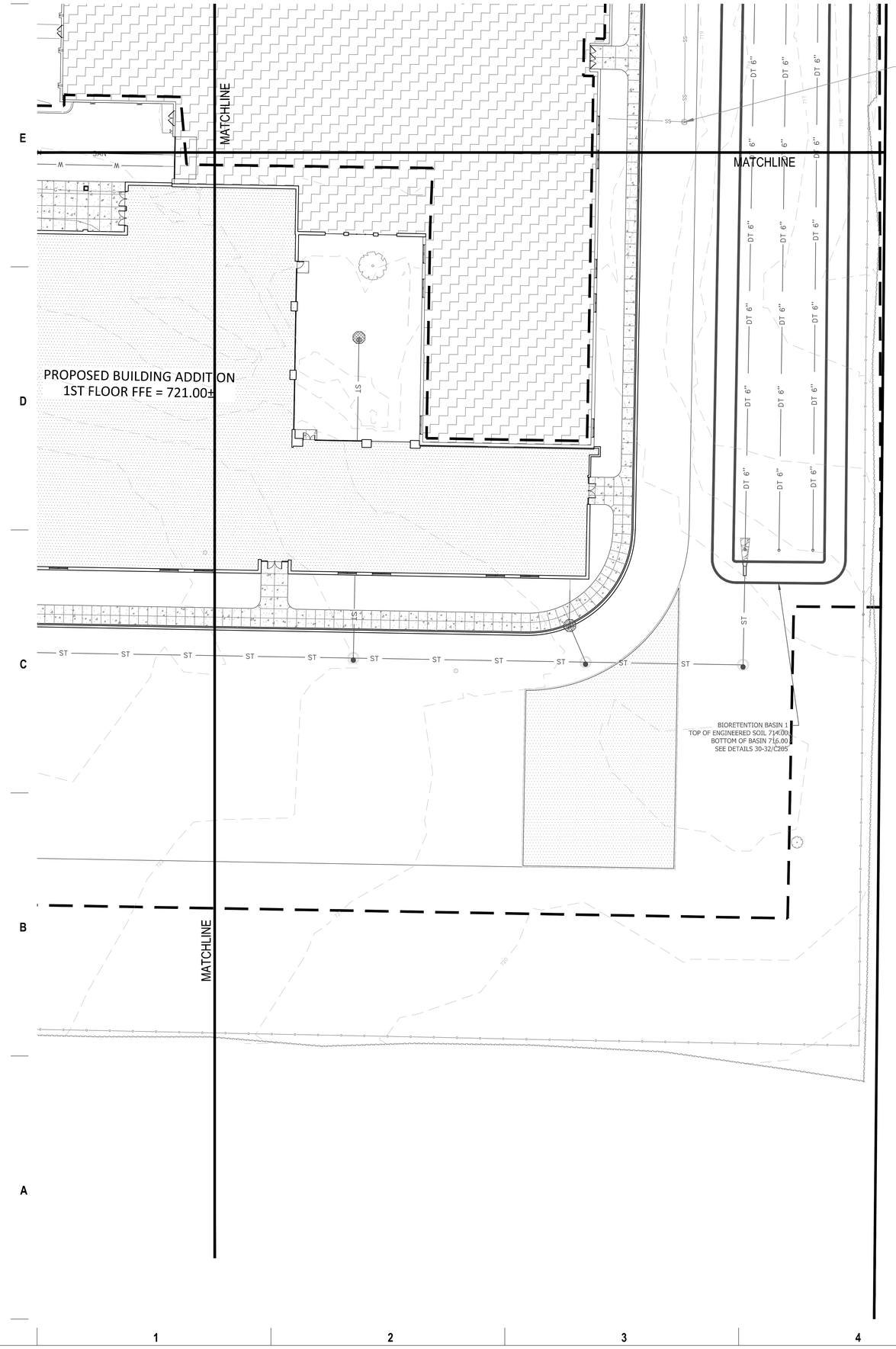

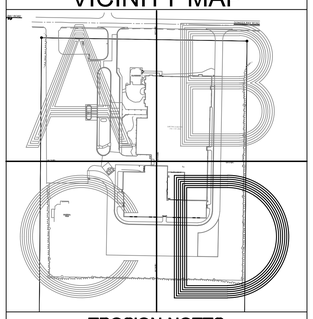

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PROJECT NUMBER 18480-01

SITE EROSION CONTROL PLAN

C106D

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Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)

EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html

2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS:

   ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WiscDOT PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: http://wisconsindot.gov/Documents/doing-bus/eng-consultants/cnslt-rsrces/tools/pal/pal-7-14.pdf

   A. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER DURING A 24-HOUR PERIOD.

   B. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.

   C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO ½ THE DESIGN DEPTH OF THE DEVICE FOR TYPES A-C, WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

   D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE.

   E. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNR.

3. A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER WDNR TECHNICAL STANDARD 1057 AS FOLLOWS:

   A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.

   B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PADS WILL BE UNDERLAIN WITH WisDOT TYPE R GEOTEXTILE FABRIC.

   C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.

   D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.

   E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.

   F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.

   G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

4. THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNR TECHNICAL STANDARD 1056 AS FOLLOWS:

   A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.

   B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.

   C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.

   D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.

   E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.

   F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.

   G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.

   H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.

   I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.

   J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.

   K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.

   L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN A RADIUS OF 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.

   M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.

   N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.

   O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.

   P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ½ THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

   A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.

   B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.

   C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.

   D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.

   E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.

   F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT OR CEREAL RYE APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNR.

   G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.

   H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.

   I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.

   J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.

   K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.

   L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.

   M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.

   N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.

   O. WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.

   P. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.

6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.

7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.

8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

1. OBTAIN PLAN APPROVAL FROM THE THE CITY OF MEQUON, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.

2. CONSTRUCTION IS SCHEDULED TO BEGIN IN SPRING OF 2021, DEPENDING ON WEATHER & GROUND CONDITIONS.

3. A GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC, ALONG WITH A TEMPORARY CULVERT IF NECESSARY, SHALL BE INSTALLED AS SHOWN ON THE PLANS. RE-GRADE EXISTING ROADWAY DITCH AS NECESSARY. IF INSTALLED, THE TEMPORARY CULVERT SHALL BE REMOVED AT END OF CONSTRUCTION ACTIVITIES. IF INDICATED ON PLANS, INSTALL CONSTRUCTION FENCE AND ANY TEMPORARY TRAFFIC CONTROLS.

4. SILT FENCE, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.

5. FOLLOWING INSTALLATION OF THE EROSION CONTROL MEASURES, CONSTRUCT THE BIO-RETENTION BASIN TO FINISH GRADES. CONTRACTOR SHALL CONSTRUCT BASIN INLETS AND OUTLET STRUCTURE FOR USE DURING CONSTRUCTION (REFER TO DETAIL 30 ON SHEET C204 FOR ADDITIONAL INFORMATION). CONTRACTOR SHALL IMMEDIATELY STABILIZE THE BASIN BANKS, INLETS, AND OUTLET STRUCTURE.

6. BIO-RETENTION BASIN SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD. SEDIMENT SHALL BE REMOVED TO MAINTAIN THE 3 FOOT DEPTH OF THE TREATMENT SURFACE AREA AS MEASURED FROM THE INVERT OF THE PRINCIPAL OUTLET. IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY. SEDIMENT TO BE REMOVED AFTER CONSTRUCTION & SITE STABILIZATION IS COMPLETE.

7. SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.

8. CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.

9. TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.

10. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.

11. AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.

12. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER WDNR TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO WDNR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.

13. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.

14. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE REMOVED, AND ACCUMULATED SEDIMENT IN THE SEDIMENT BASIN/BIO-RETENTION BASIN SHALL BE DREDGED AND PROPERLY DISPOSED OF. IN ADDITION, THE CONTRACTOR MUST ENSURE THAT THE BIO-RETENTION BASIN IS RETURNED TO THE SLOPES AND GRADES SHOWN ON THE PROJECT PLANS AND DETAILS.

15. IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.

16. BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 12 ABOVE.

17. WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WDNR.

TABLE 1 - MAXIMUM PERIOD OF BARE SOIL FOR SLOPES GREATER THAN 20%

SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS

TABLE FROM WI DNR GUIDANCE DOC # 3800-2015-06

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 14 OF THE EROSION CONTROL OPERATION SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WDNR.

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WNDR TECHNICAL STANDARD NUMBER 1061.

2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.

3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.

4. POLYMER APPROVED BY THE WDNR MEETING WDNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNR BEFORE USE ON-SITE FOR WDNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WDNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNR'S APPLICATION RATES FOR THE POLYMER, WITH THE WDNR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE; THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.

5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.

6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.

7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.

8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:

   A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.

   B. OBSERVED WATER TABLE AT TIME OF DEWATERING.

   C. MAINTENANCE ACTIVITIES

   D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE.
      APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER.
      DATE AND TIME APPLIED.
      WEATHER CONDITIONS DURING APPLICATION.
      METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

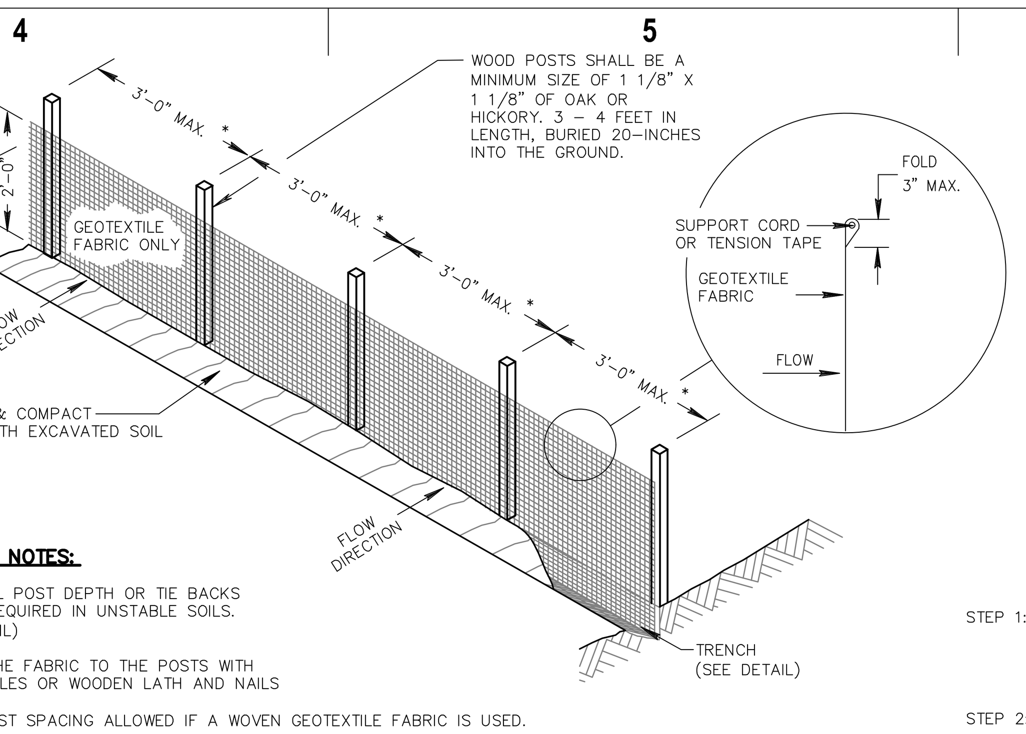
REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNR TECHNICAL STANDARD 1061 FOR DEWATERING – http://dnr.wi.gov/topic/stormWater/documents/Dewatering_1061.pdf

WDNR TECHNICAL STANDARD 1051 FOR POLYMER – http://dnr.wi.gov/topic/stormWater/documents/dnr1051.pdf

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/USACOE.



GENERAL NOTES:

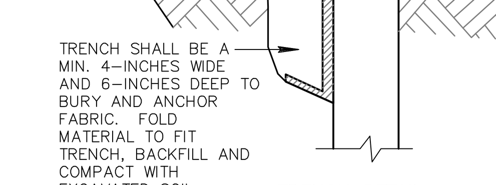
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. (SEE DETAIL)

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

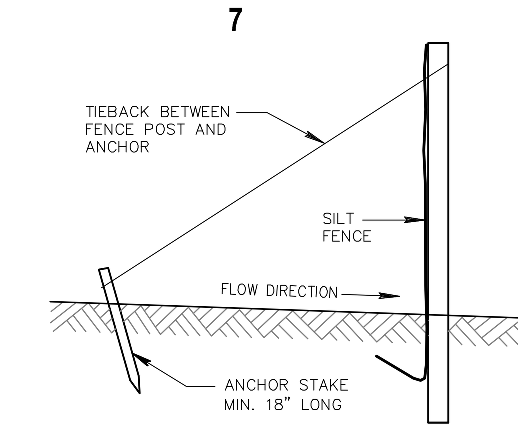
*8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

IF POSSIBLE, CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING METHODS:
(1)TWIST METHOD: OVERLAP END POSTS & TWIST AT LEAST 180 DEGREES.
(2)HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

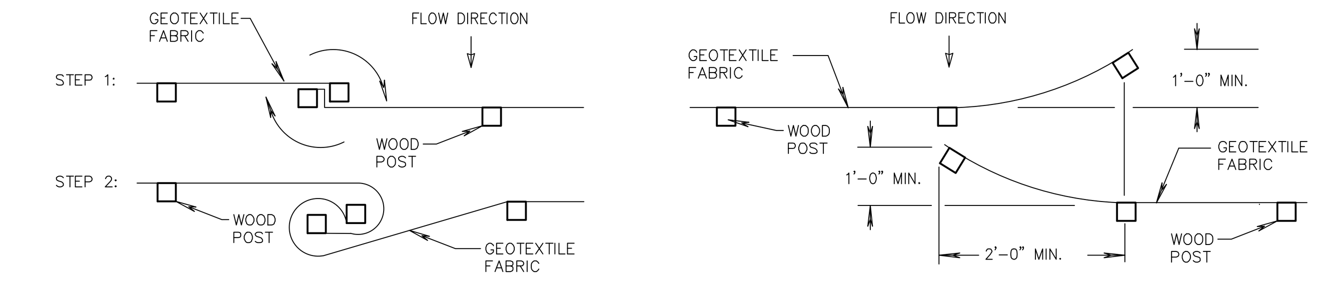
AXONIMETRIC VIEW



TRENCH DETAIL

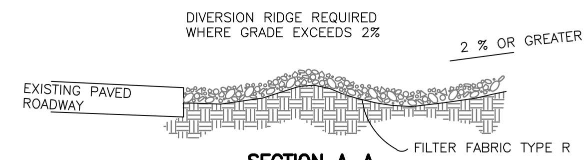


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

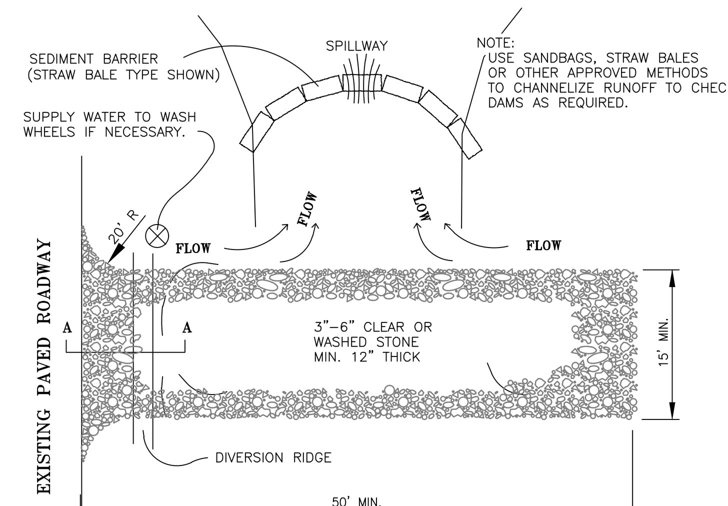


TWIST METHOD **JOINING TWO LENGTHS OF SILT FENCE** **HOOK METHOD**

1 FILTER FABRIC SILT FENCE DETAIL
N.T.S.



SECTION A-A



PLAN VIEW

GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3- TO 6-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

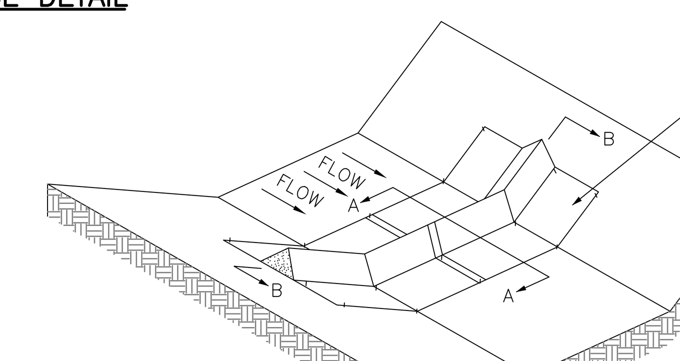
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED BY THE END OF THE WORK DAY.

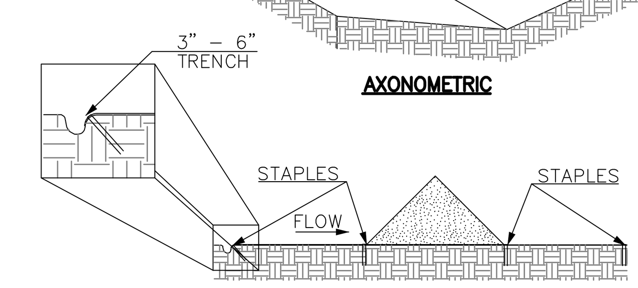
PROVIDE DRAINAGE FOR A 2 YEAR – 24 HOUR EVENT TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

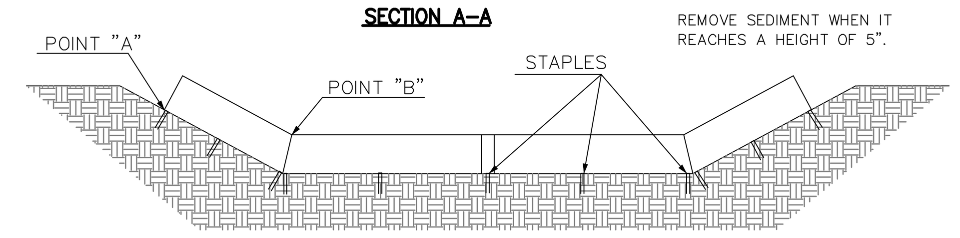
2 STONE TRACKING CONSTRUCTION ENTRANCE
N.T.S.



AXONOMETRIC



SECTION A-A



SECTION B-B

GENERAL NOTES:

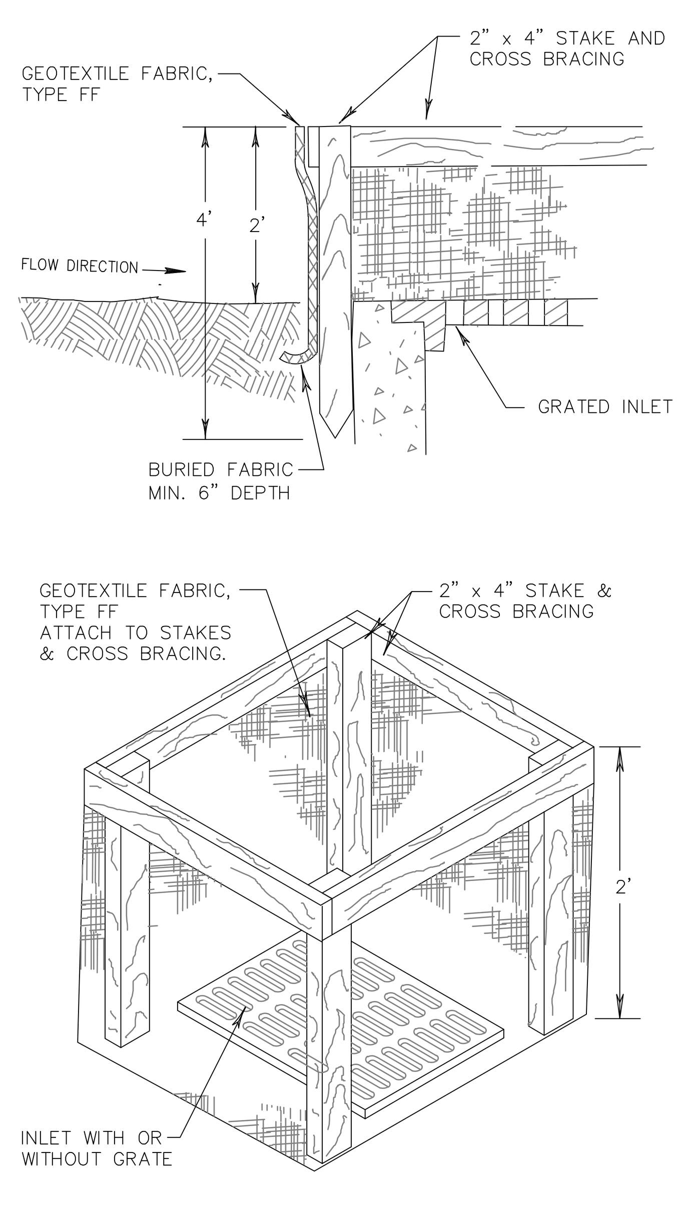
POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE & NOT AROUND THE ENDS.

STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP & IN THE CENTER OF THE 7' UNIT AS SHOWN ON THE DIAGRAMS.

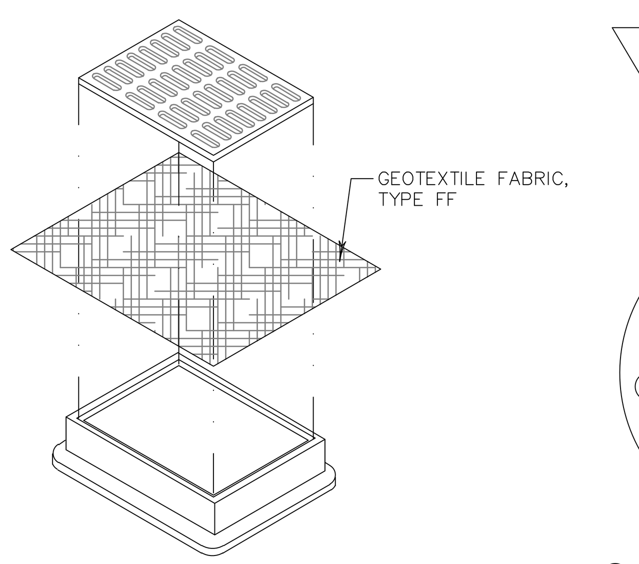
USE 10" HIGH SILT DIKE AS PER WDNR TECHNICAL STANDARD 1062.

REMOVE SEDIMENT WHEN IT REACHES A HEIGHT OF 5".

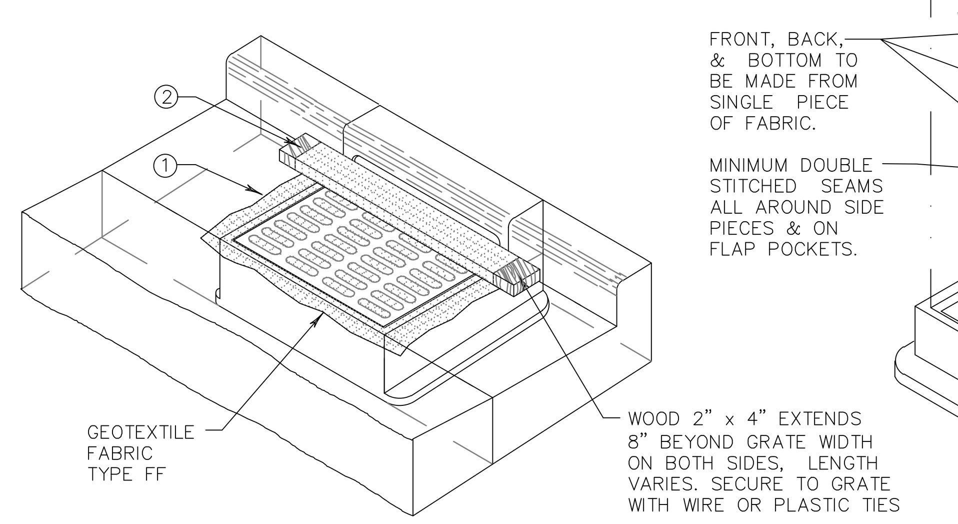
3 TRIANGULAR SILT DIKE
N.T.S.



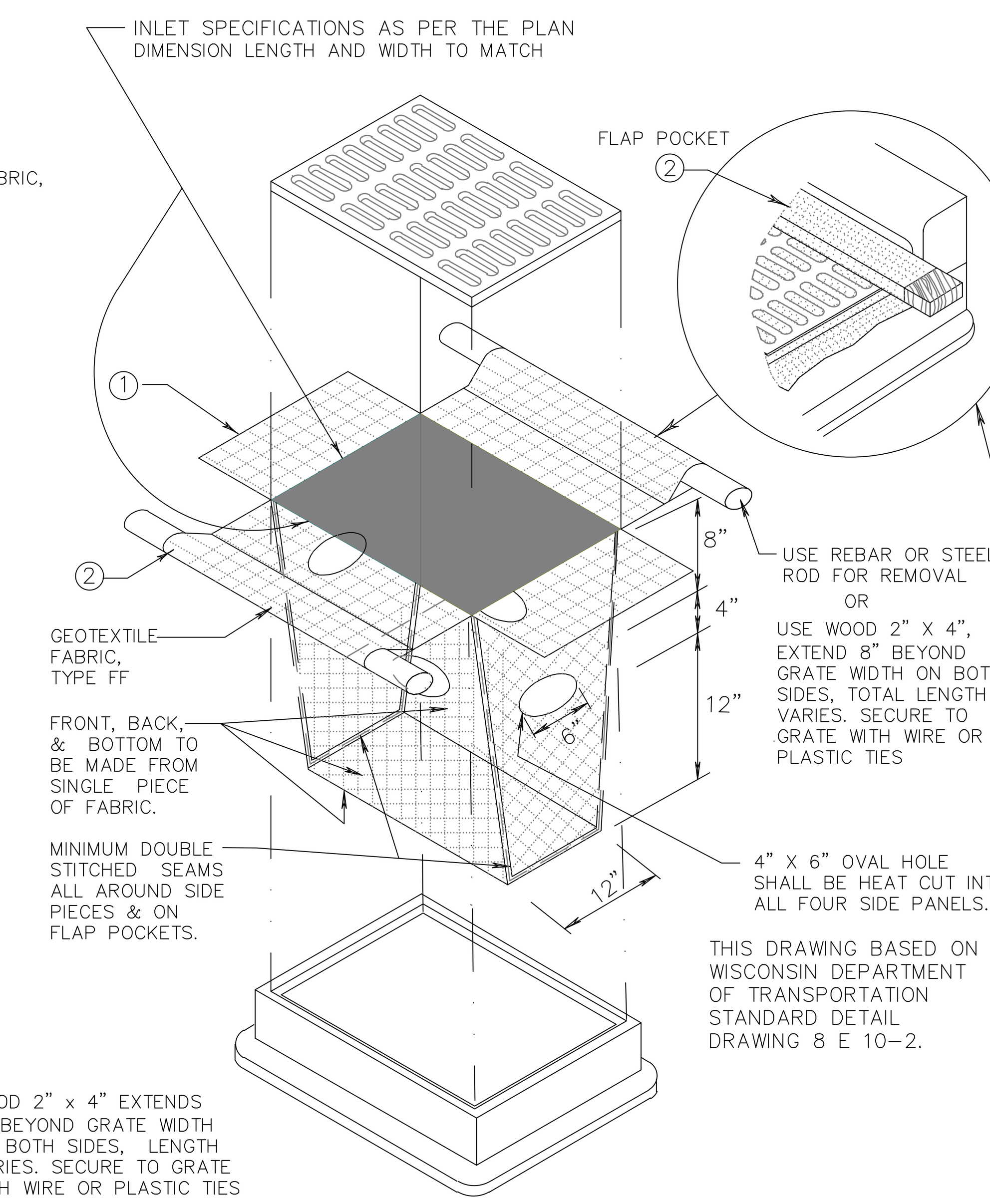
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B, WITHOUT CURB BOX
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C, WITH CURB BOX



INLET PROTECTION, TYPE D.
(CAN BE INSTALLED IN ANY INLET TYPE, WITH OR WITHOUT A CURB BOX)

GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL. SIDE FLAPS, WHERE REQUIRED SHALL BE A MIN. OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

(2) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE FLAP AND NOT BLOCK THE TOP HALF OF THE CURB BOX OPENING.

INSTALLATION NOTES

TYPE B & C
TRIM EXCESS FABRIC A MINIMUM OF 10" AROUND GRATE FOR MAINTENANCE OR REMOVAL. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
UTILIZE INLET PROTECTION TYPE D IN INLETS DEEPER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3".
WHERE NECESSARY THE CONTRACTOR MAY CINCH THE BAG, USING PLASTIC ZIP TIES, TO FIT INLETS LESS THAN 30" DEPTH. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

4 INLET PROTECTION DETAIL
N.T.S.

eua

milwaukee 333 East Chicago Street, Milwaukee, Wisconsin 53202, 414.271.5350
madison 309 West Johnson Street, Suite 202, Madison, Wisconsin 53703, 608.442.5350
des moines 699 Walnut Street, Suite 400, Des Moines, Iowa 50309, 515.724.5840
denver 1899 Wynkoop Street, Suite 300, Denver, Colorado 80202, 303.595.4500

PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
Mequon, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/04/2020	SCHEMATIC DESIGN
12/11/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

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PROJECT MANAGER RS
PROJECT NUMBER 18480-01

SITE EROSION CONTROL DETAILS

C201

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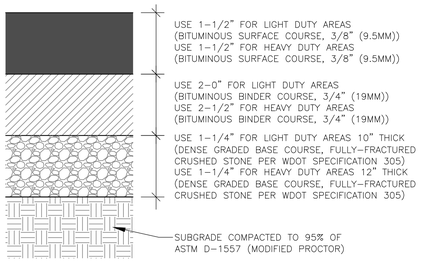
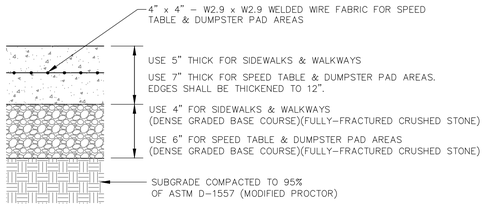
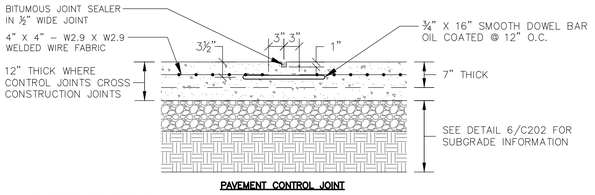
Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)



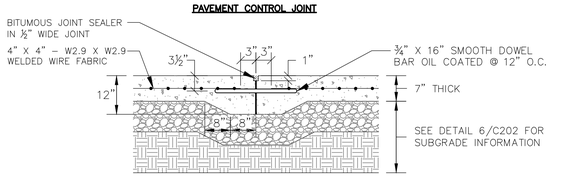
5 ASPHALTIC CONCRETE PAVEMENT
N.T.S.



6 CONCRETE SIDEWALK/SLAB
N.T.S.

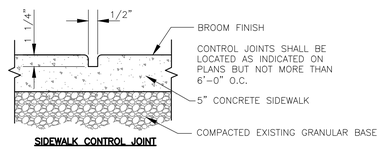


PAVEMENT CONTROL JOINT



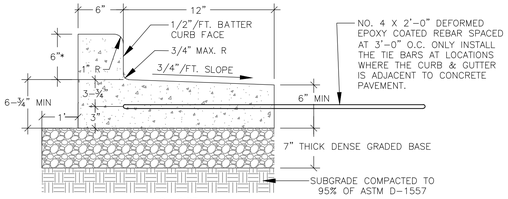
NOTE: ON SITE ONLY - NOT IN R.O.W.

PAVEMENT CONSTRUCTION JOINT

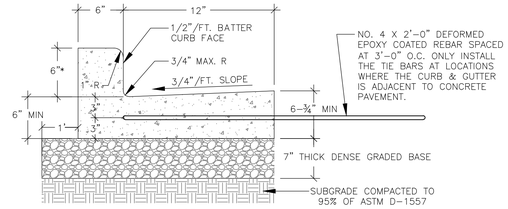


SIDEWALK CONTROL JOINT

7 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)
N.T.S.



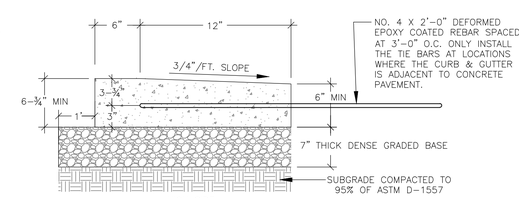
HIGH SIDE



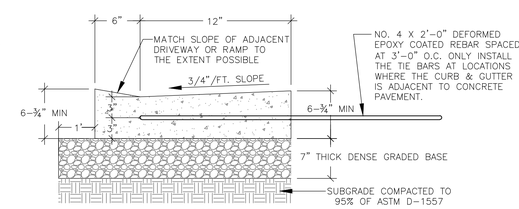
LOW SIDE

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

8 18-INCH BARRIER CONCRETE CURB & GUTTER
N.T.S.

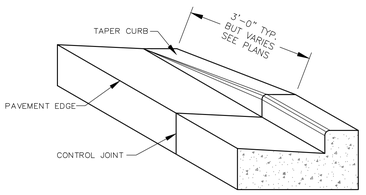


HIGH SIDE

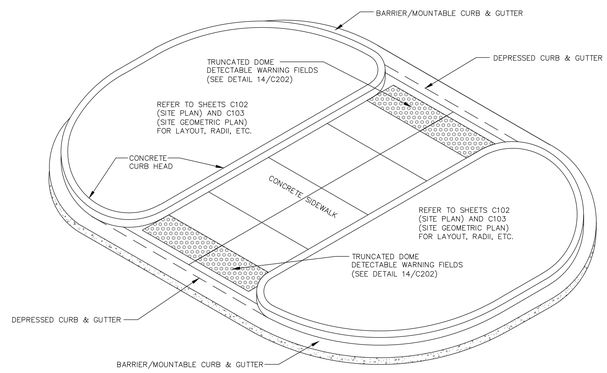


LOW SIDE

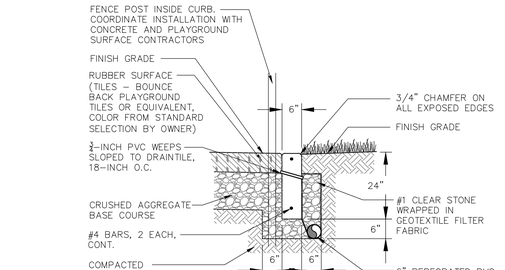
9 18-INCH DEPRESSED CONCRETE CURB & GUTTER
N.T.S.



10 CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB
N.T.S.

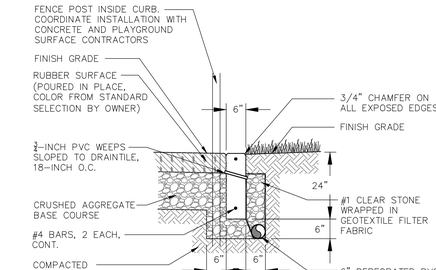


11 ACCESSIBLE PATH DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



CONTRACTOR TO PROVIDE SHOP DRAWINGS FROM PLAYGROUND SURFACE MANUFACTURER/INSTALLER FOR PROPER DEPTH OF RUBBERIZED MATERIAL AND AGGREGATE. SLOPE AGREGATE BASE TO WEEP HOLES. WEEP HOLES ONLY ALONG SOUTH CURB.

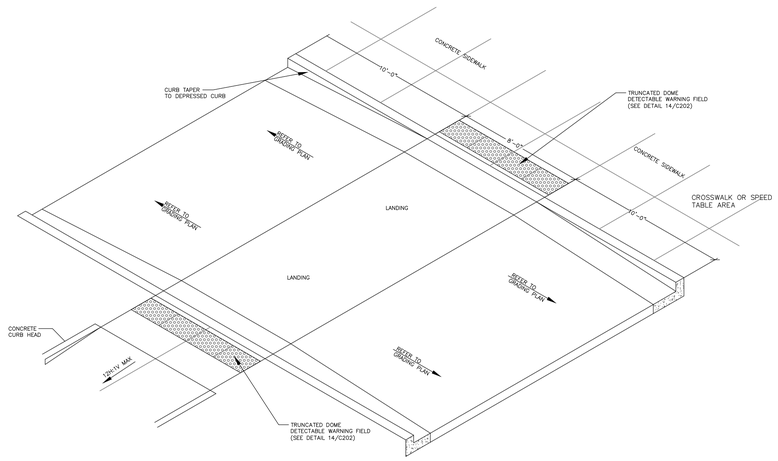
TILED RUBBER SURFACE PLAYGROUND
(BASE BID)



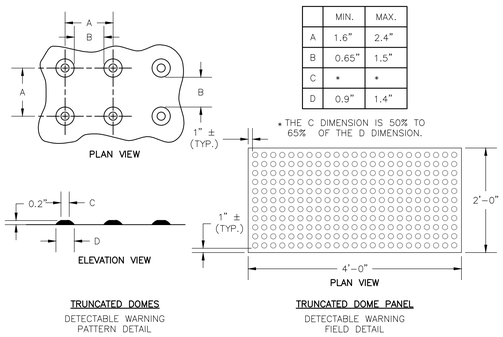
CONTRACTOR TO PROVIDE SHOP DRAWINGS FROM PLAYGROUND SURFACE MANUFACTURER/INSTALLER FOR PROPER DEPTH OF RUBBERIZED MATERIAL, CONCRETE PAVEMENT, AND AGGREGATE. SLOPE CONCRETE BASE TO WEEP HOLES. WEEP HOLES ONLY ALONG SOUTH CURB.

POURED IN PLACE RUBBER SURFACE PLAYGROUND
(ALTERNATE BID S2)

12 RUBBER SURFACE PLAYGROUND DETAILS WITH CURB AND DRAINTILE
N.T.S.



13 CONCRETE SPEED TABLE
N.T.S.



	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

TRUNCATED DOMES
DETECTABLE WARNING
PATTERN DETAIL

TRUNCATED DOME PANEL
DETECTABLE WARNING
FIELD DETAIL

GENERAL NOTES

TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH NO COLOR, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. PLATES SHOULD WEATHER TO A RUST COLOR OVER TIME. IF 24"x48" PLATES ARE NOT AVAILABLE, TWO 24"x24" PLATES SHALL BE USED. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT IT IS CENTERED IN THE CURB RAMP WITH THE EDGE NEAREST THE BACK OF CURB A MINIMUM OF 6" AND A MAXIMUM OF 8" AWAY FROM THE BACK OF CURB. IN LOCATIONS WHERE THE RAMP IS SKEWED TO THE CURB, THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

14 TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.

eua

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des moines 699 Walnut Street, Suite 400
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515.724.5840

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

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MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
Mequon, WI 53092

ISSUANCE AND REVISIONS

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12/21/2020	PLAN COMMISSION

KEY PLAN

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
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PROJECT MANAGER RS

PROJECT NUMBER 18480-01

SITE DETAILS

C202

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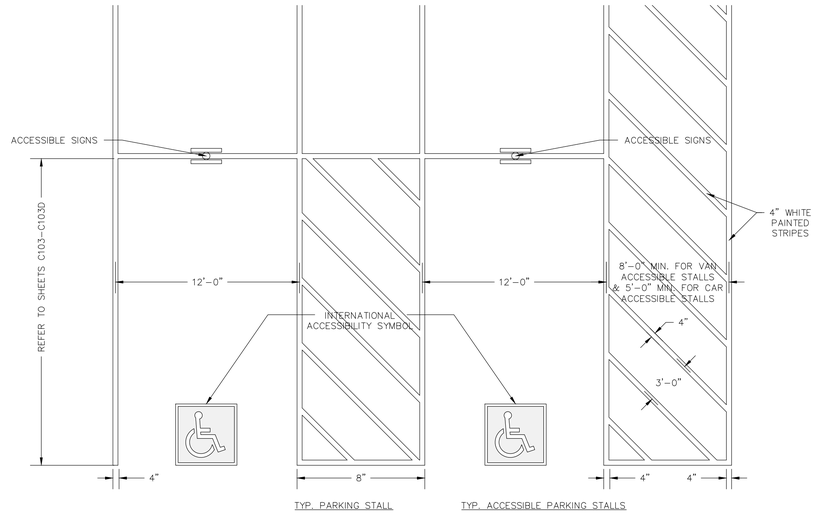
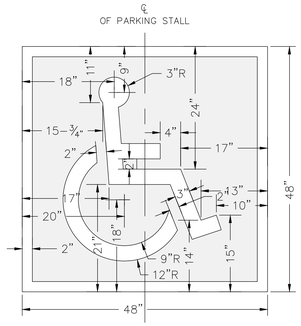
Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)

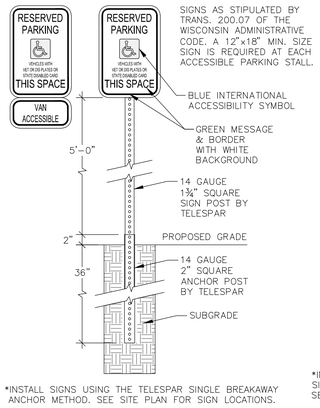


15 ACCESSIBLE PARKING STALL MARKING
N.T.S.



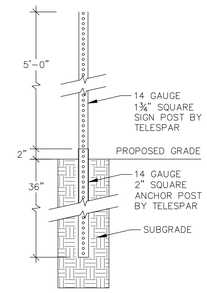
NOTE: SYMBOL AND BORDER SHALL BE PAINTED WHITE. BACKGROUND SHALL BE PAINTED BLUE.

16 ACCESSIBLE PARKING STALL SYMBOL
N.T.S.



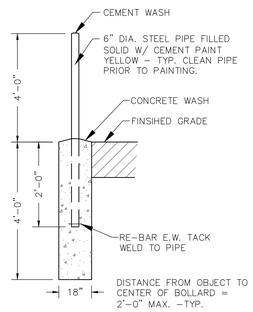
*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

17 ACCESSIBLE PARKING STALL SIGN
N.T.S.

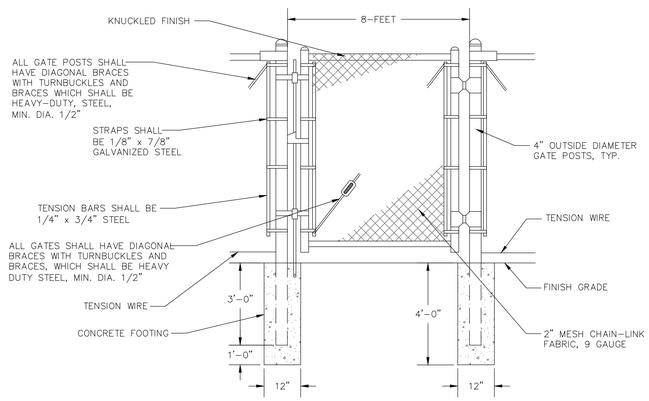


*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

18 SIGN POST DETAIL
N.T.S.



19 STANDARD STEEL BOLLARD
N.T.S.



GATES SHALL BE FRAMED ON FOUR SIDES WITH 2 INCH DIA. STANDARD WEIGHT STEEL PIPE. THE GATE FRAMES SHALL BE OF ALL SHOP WELDED CONSTRUCTION WITH COMPLETE FULL WELDS GROUND SMOOTH. THEY SHALL BE THOROUGHLY CLEANED AND HOT DIPPED GALVANIZED IN ACCORD WITH A.S.T.M. SPECIFICATION A-123 AFTER FABRICATION.

GATE HINGES SHALL BE HEAVY DUTY MALLEABLE IRON FULL BACK TYPE, ALLOWING FOR 270 DEGREE SWING. GATE LOCKING DEVICE SHALL BE HEAVY DUTY EXTERNAL TYPE WITH LATCH, KEEPER AND ALL APPURTENANCES.

ALL GATES OVER 6 FEET HIGH SHALL HAVE AN INTERMEDIATE RAIL. WHEREVER A DIAGONAL BRACE CROSSES AN INTERMEDIATE RAIL THE BRACE SHALL PASS BETWEEN THE RAIL AND THE MESH.

*ALL FENCE MATERIALS SHALL BE BLACK VINYL COATED.

20 4-FOOT HIGH BLACK VINYL SINGLE GATE CHAIN-LINK FENCE
N.T.S.

eua

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PROJECT MANAGER	RS
PROJECT NUMBER	18480-01

SITE DETAILS

C203

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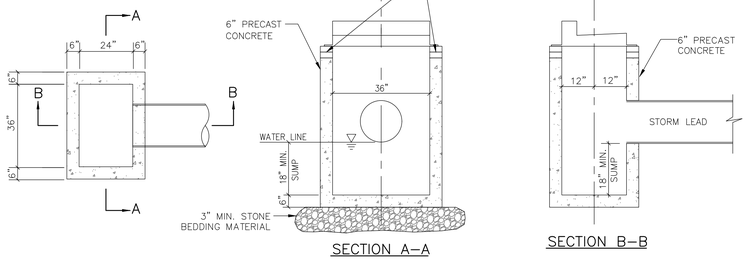
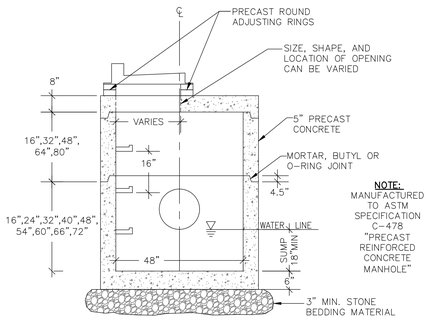


MANUFACTURED TO WISCONSIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS

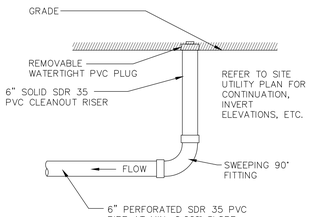
NOTE:
REFER TO SITE UTILITY PLAN FOR FRAME & GRATE.

21 24" X 36" STORM CATCH BASIN WITH GUTTER INLET/CURB BOX FRAME & GRATE
N.T.S.

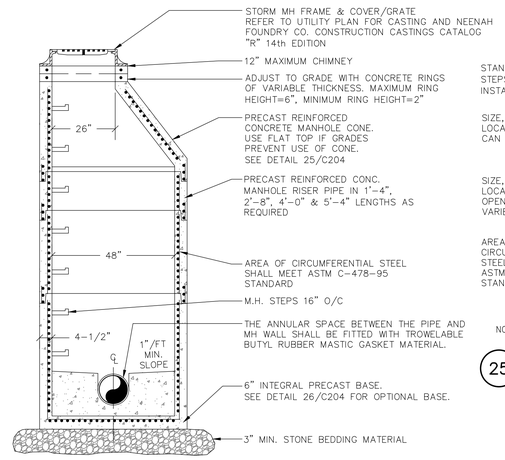


NOTE:
REFER TO SITE UTILITY PLAN FOR FRAME & GRATE & RIM ELEVATION.

22 48-INCH DIAMETER STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
N.T.S.



23 STORM SEWER END RUN 6" CLEANOUT
N.T.S.



STORM MANHOLE NOTES:

1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

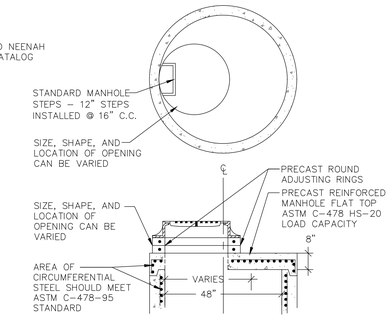
2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

4.) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.

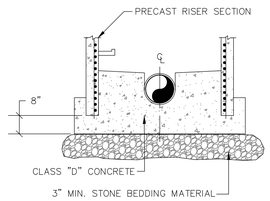
5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

24 STORM MANHOLE DETAIL
N.T.S.

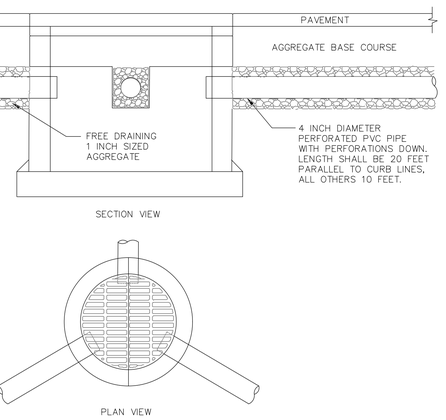


NOTE: USE ONLY WHEN LACK OF COVER PREVENTS USE OF CONE MANHOLE

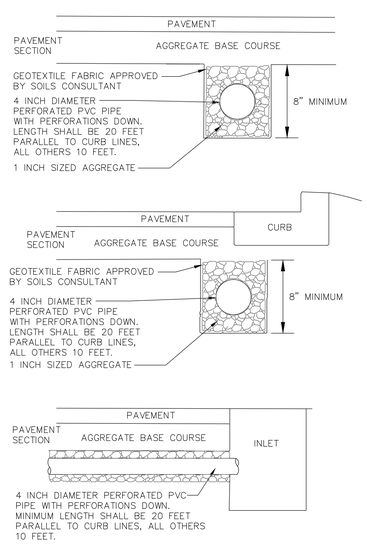
25 OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER
N.T.S.



26 OPTIONAL POURED MANHOLE BASE FOR MANHOLES
N.T.S.

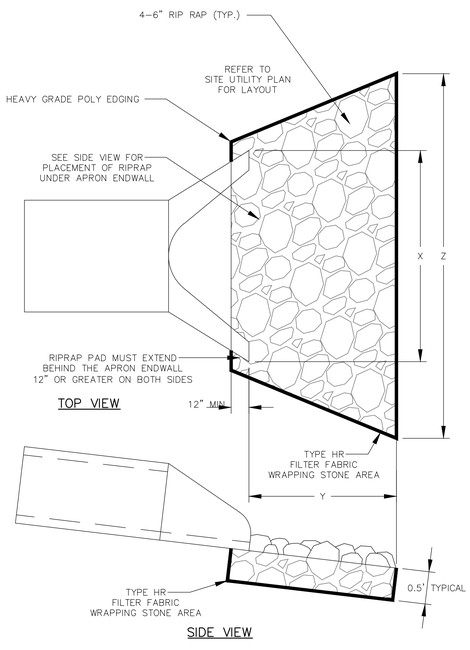


NOTE: A MINIMUM OF TWO STUB DRAINS SHOULD BE PLACED AT EACH CATCH BASIN. THE STUB DRAINS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF VEHICLE TRAVEL TO MINIMIZE THE POTENTIAL FOR "FROST BUMPS" WHICH MAY OCCUR BECAUSE OF DIFFERING DEPTHS OF FILL MATERIAL. IN ADDITION, PLEASE NOTE THAT THIS DETAIL IS INTENDED AS A TYPICAL DETAIL ONLY AND CERTAIN CONSTRUCTION CONSIDERATIONS MAY LIMIT ITS DUPLICATION IN THE FIELD. HOWEVER, AN APPROXIMATION OF THESE CONDITIONS SHOULD MINIMIZE EXCESSIVE BUILD-UP OF WATER IN THE AGGREGATE BASE COURSE IN THE AREA OF THE CATCH BASINS.



REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION ON PAVEMENT SUBDRAINAGE.

27 PAVEMENT DRAINTILE SUBDRAINAGE SYSTEM
N.T.S.



DIA (INCH)	X (INCH)	Y (INCH)	Z (INCH)
12	24	120	48
15	30	120	60
18	36	120	60
21	42	120	72
24	48	120	72
27	54	120	81
30	60	120	90
36	72	120	108
42	78	120	120
48	84	120	120
54	90	120	150
60	96	120	162
66	102	120	174
72	108	120	186

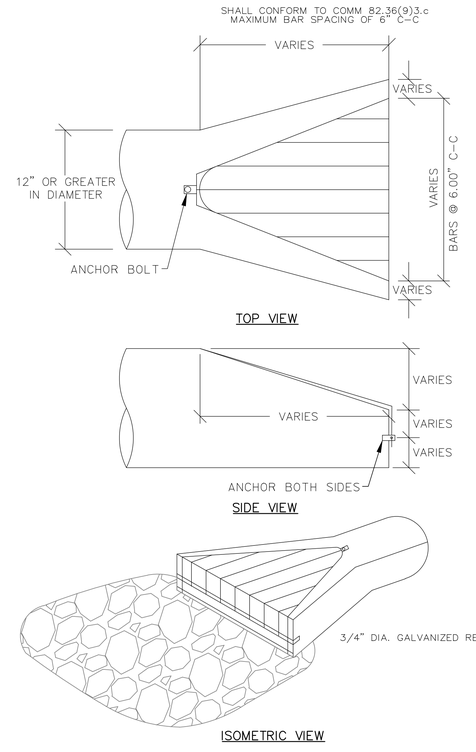
NOTES:
1.) STANDARD SPECIFICATION SHALL APPLY TO ALL INSTALLATIONS.

2.) PIPES 36" AND GREATER SHALL HAVE JOINT TIES.

3.) PIPES 36" OR GREATER SHALL HAVE 50% OF THE RIPRAP PAD PLACED WITH A SLURRY GROUT MIX ON AN UNEVEN RIPRAP SURFACE.

4.) TWIN APRON INSTALLATIONS SHALL BE GOVERNED BY THE OUTSIDE DIMENSIONS OF A SINGLE PIPE.

28 TYPICAL PLACEMENT OF RIPRAP AT APRON ENDWALLS
N.T.S.



29 TRASH GUARD AT RCP APRON ENDWALLS
N.T.S.

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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
Mequon, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/04/2020	SCHEMATIC DESIGN
12/11/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN
kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

SHEET INFORMATION

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PROJECT MANAGER RS
PROJECT NUMBER 18480-01

SITE DETAILS

C204

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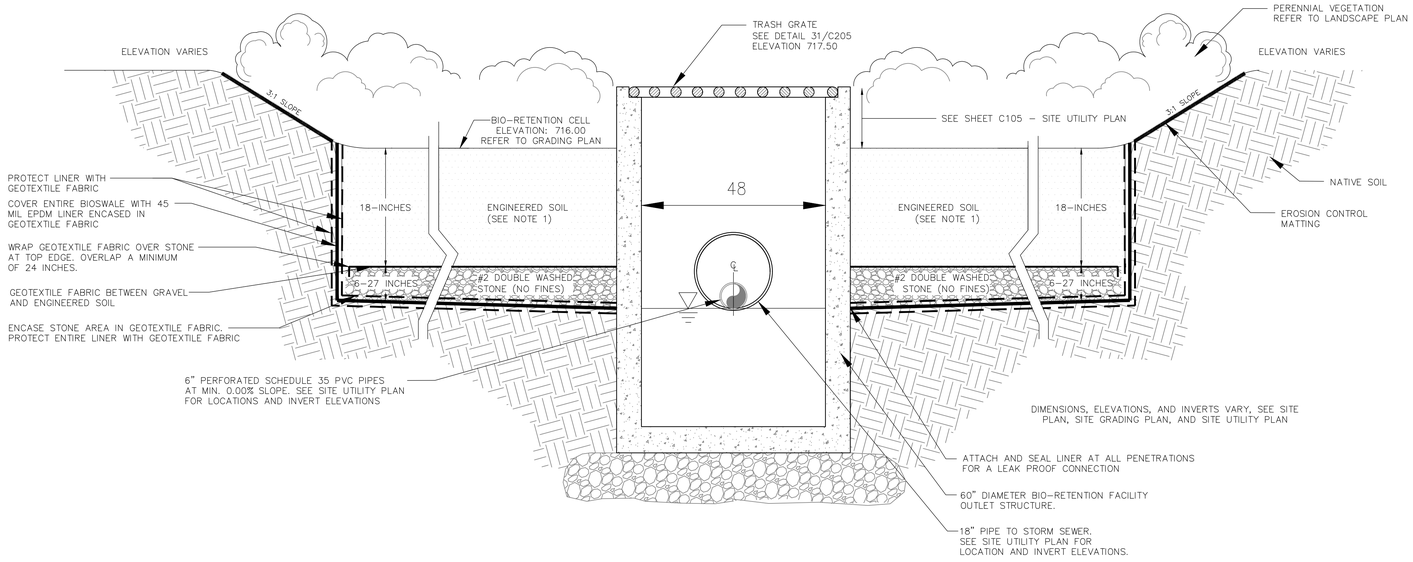


NOTE 1: THE BIO-RETENTION BASIN WILL FUNCTION AS A TEMPORARY SEDIMENT BASIN DURING LAND DISTURBING CONSTRUCTION ACTIVITIES. THE SEDIMENT BASIN SHALL BE CONSTRUCTED WITHIN THE FOOTPRINT OF THE FUTURE BIO-RETENTION BASIN AND EXCAVATED TO A DEPTH OF 3 FEET BELOW THE TOP ELEVATION OF THE ENGINEERED SOIL TO ALLOW FOR 3 FEET OF PONDING. ALL HEAVY EQUIPMENT AND CONSTRUCTION TRAFFIC IS PROHIBITED WITHIN THE FOOTPRINT OF THE BIO-RETENTION BASIN/SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE CONSTRUCTED IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1064 UNLESS SHOWN OTHERWISE IN PLANS OR SPECIFICATIONS. IF SEDIMENT BASIN NEEDS TO BE DEWATERED IT SHALL BE DONE IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1061.

NOTE 2: FOLLOWING SITE STABILIZATION, THE SEDIMENT BASIN SHALL BE DEWATERED AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED. FOLLOWING SEDIMENT REMOVAL, THE BASIN WILL NO LONGER ACT AS A TEMPORARY SEDIMENT BASIN AND THEREFORE NO SEDIMENT LADEN WATER FROM CONSTRUCTION ACTIVITIES SHALL BE ALLOWED TO DISCHARGE INTO THE BASIN.

NOTE 3: CONSTRUCTION OF THE BIO-RETENTION BASIN SHALL BEGIN ONLY AFTER THE SITE HAS BEEN FULLY DEVELOPED AND STABILIZED FROM EROSION AND ANY ACCUMULATED SEDIMENT WITHIN THE BASIN HAS BEEN DISPOSED.

NOTE 4: ONCE CONSTRUCTION OF THE BIO-RETENTION BASIN BEGINS, ALL HEAVY EQUIPMENT AND CONSTRUCTION TRAFFIC IS STILL PROHIBITED WITHIN THE FOOTPRINT OF THE BIO-RETENTION BASIN, INSTALL CONSTRUCTION FENCING TO PREVENT TRAFFIC AS NEEDED. PLACEMENT OF THE ENGINEERED SOIL LAYERS SHALL BE COMPLETED WITH A BACKHOE FROM THE SIDE SLOPES OF THE BASIN. EVERY EFFORT SHALL BE MADE TO AVOID THE COMPACTION OF THE ENGINEERED SOIL WITHIN THE BASIN DURING AND AFTER CONSTRUCTION. IF COMPACTION OCCURS, REFER TO DNR TECHNICAL STANDARD 1004 FOR COMPACTION REMEDIATION.

NOTE 5: BASIN CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING, OR OTHER FORMS OF COMPACTION.

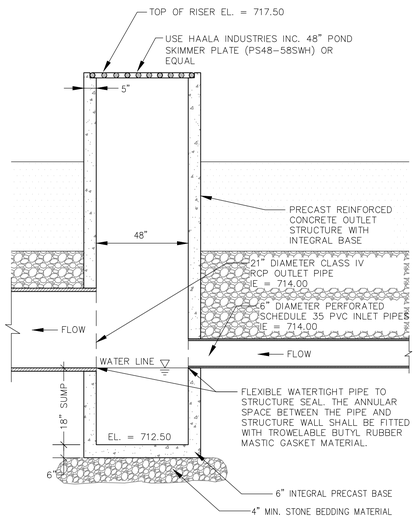
NOTE 6: ENGINEERED SOIL CONSIST OF: 70% PRE-WASHED, COARSE DOLOMITIC SAND AND 30% COMPOST (SHALL MEET DNR SPECIFICATION 100; AVAILABLE AT S & R COMPOST, WAUKESHA, WI OR PURPLE COW ORGANICS, OCONOMOWOC, WI)

NOTE 7: CONSTRUCT PER WISCONSIN DNR TECHNICAL STANDARD 1004 BIORETENTION FOR INFILTRATION UNLESS INDICATED IN SPECIFICATIONS AND DETAILS.

NOTE 8: REFER TO SPECIFICATION 32 92 00 PLANTS FOR ADDITIONAL INFORMATION.

NOTE 9: DIMENSIONS, ELEVATIONS, AND INVERTS VARY, SEE SITE PLAN, SITE GRADING PLAN, AND SITE UTILITY PLAN

30 BIO-RETENTION FACILITY DETAIL
N.T.S.



OUTLET STRUCTURE NOTES:

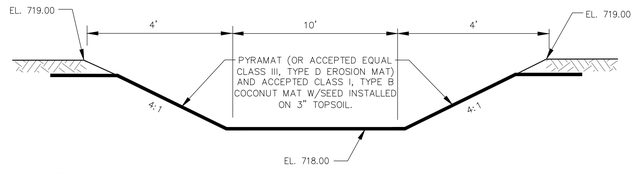
1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

3. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE. BACKFILL STRUCTURE WITH GRANULAR BACKFILL MATERIAL.

31 48-INCH DIAMETER BIO-RETENTION OUTLET STRUCTURE
N.T.S.



32 BIO-RETNETION EMERGENCY SPILLWAY CROSS SECTION
N.T.S.

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PROJECT INFORMATION

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ISSUANCE AND REVISIONS

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12/21/2020	PLAN COMMISSION

KEY PLAN

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PROJECT MANAGER	RS
PROJECT NUMBER	18480-01

SITE DETAILS

C205

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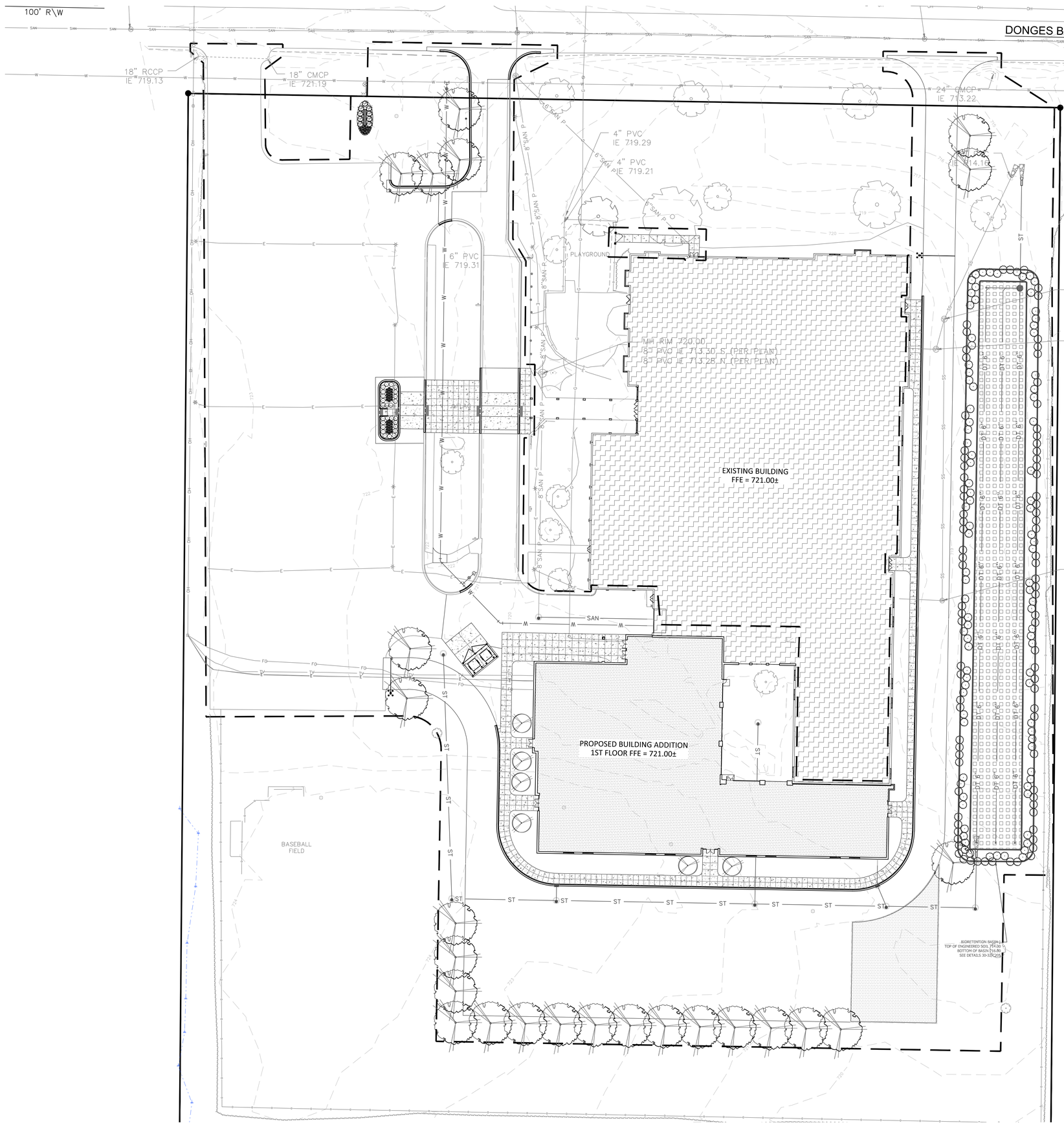

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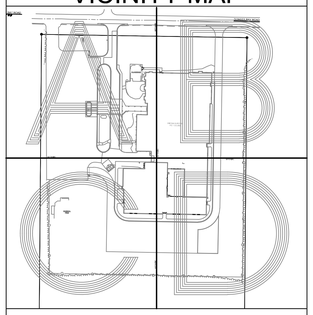
VICINITY MAP



HATCH LEGEND

AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.

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PROJECT MANAGER	RS
PROJECT NUMBER	18480-01

OVERALL SITE LANDSCAPE PLAN

L101

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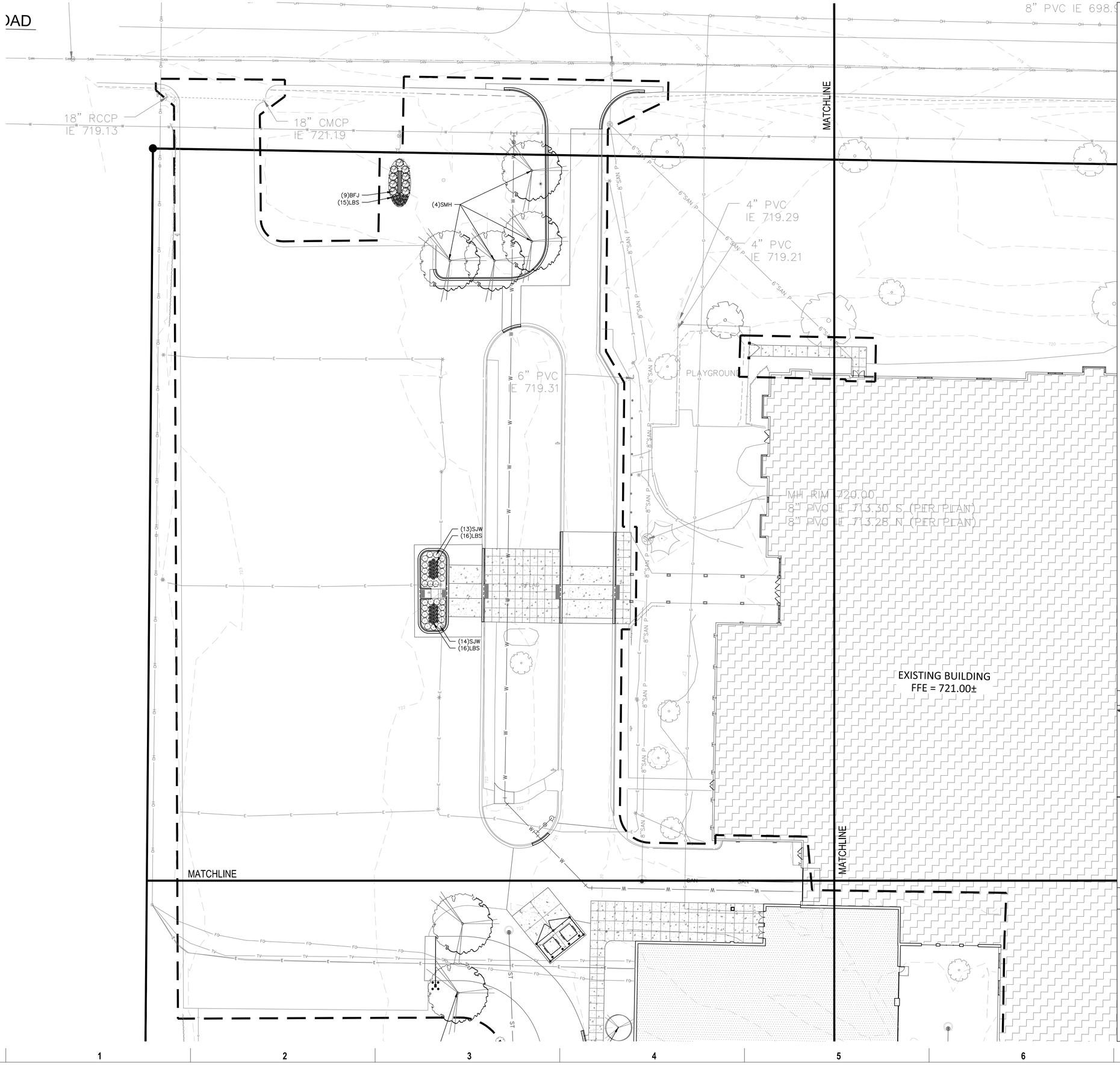

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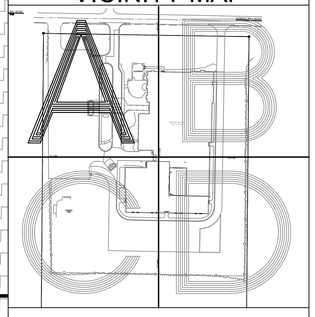

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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.566.4500

PROJECT INFORMATION

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PROJECT MANAGER RS

PROJECT NUMBER 18480-01

SITE LANDSCAPE PLAN

L101A

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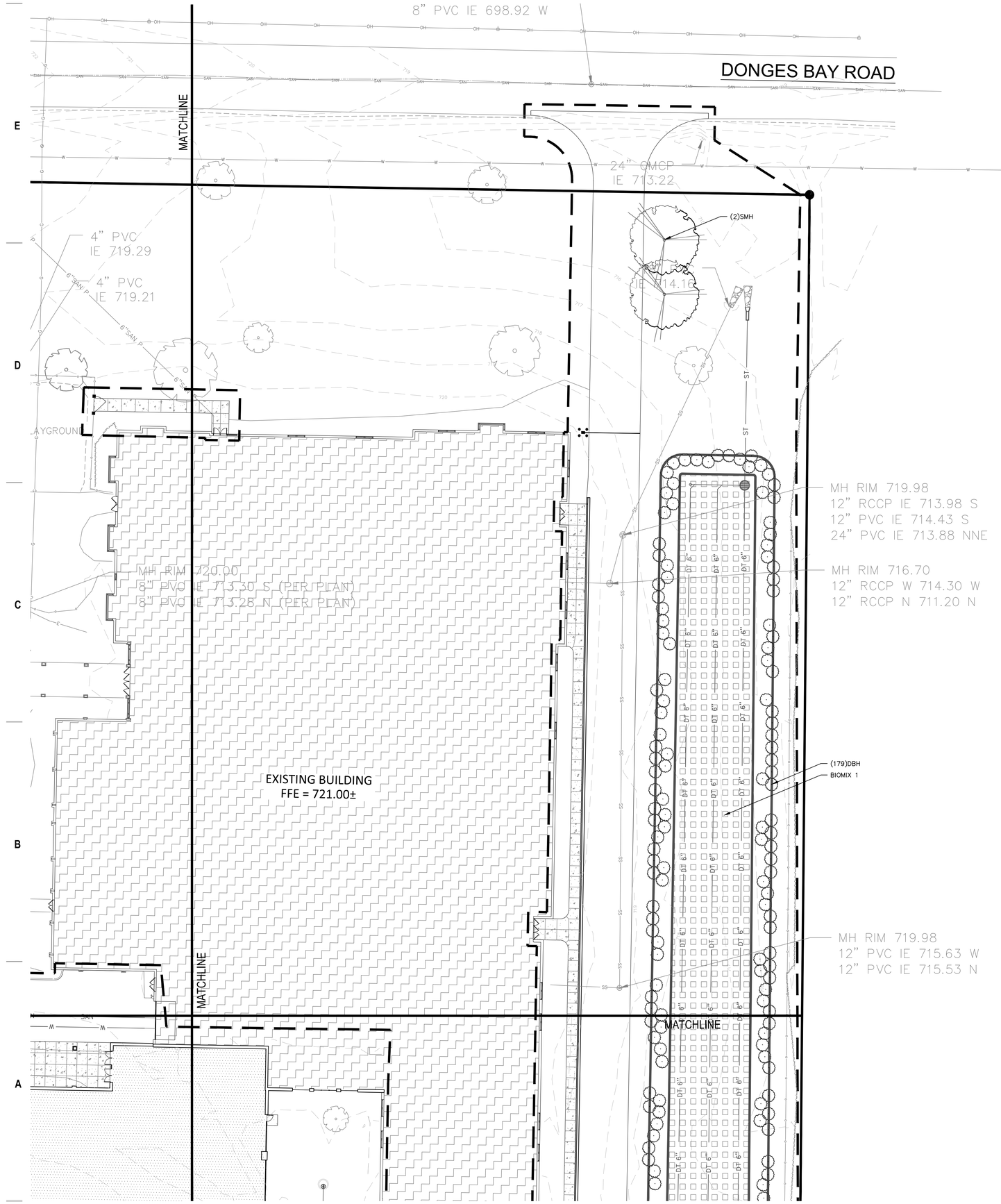

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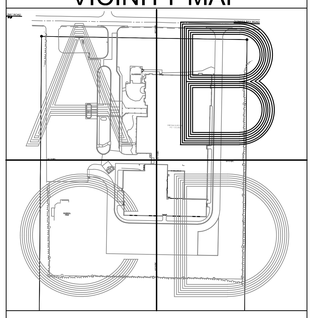

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PROJECT MANAGER RS

PROJECT NUMBER 18480-01

SITE LANDSCAPE PLAN

L101B

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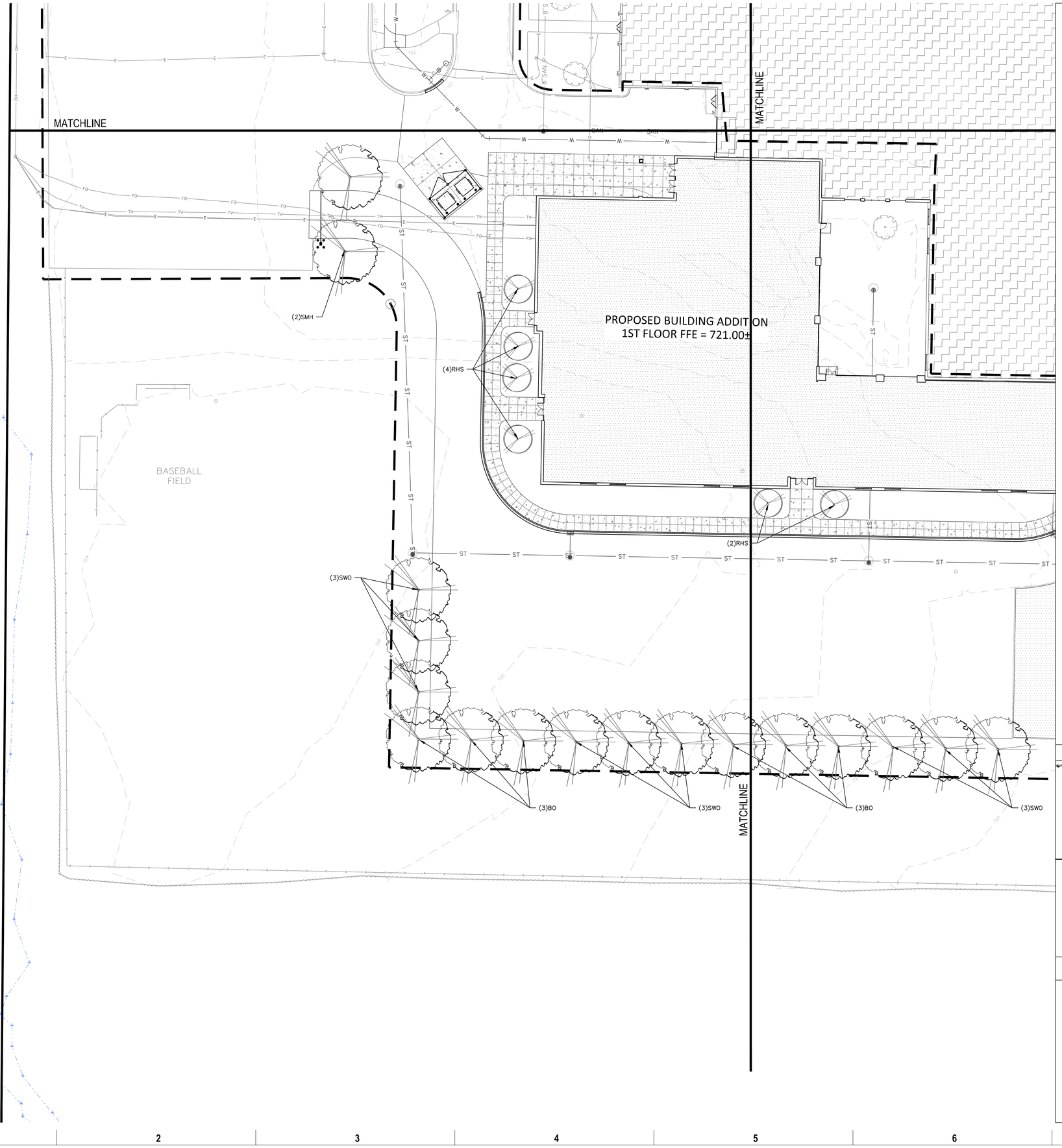

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PROJECT INFORMATION

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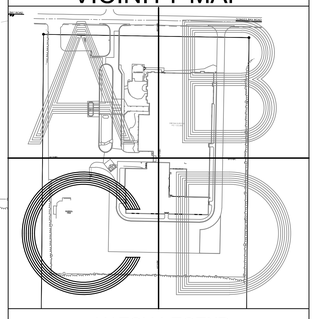

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PROJECT MANAGER RS

PROJECT NUMBER 18480-01

SITE LANDSCAPE PLAN

L101C

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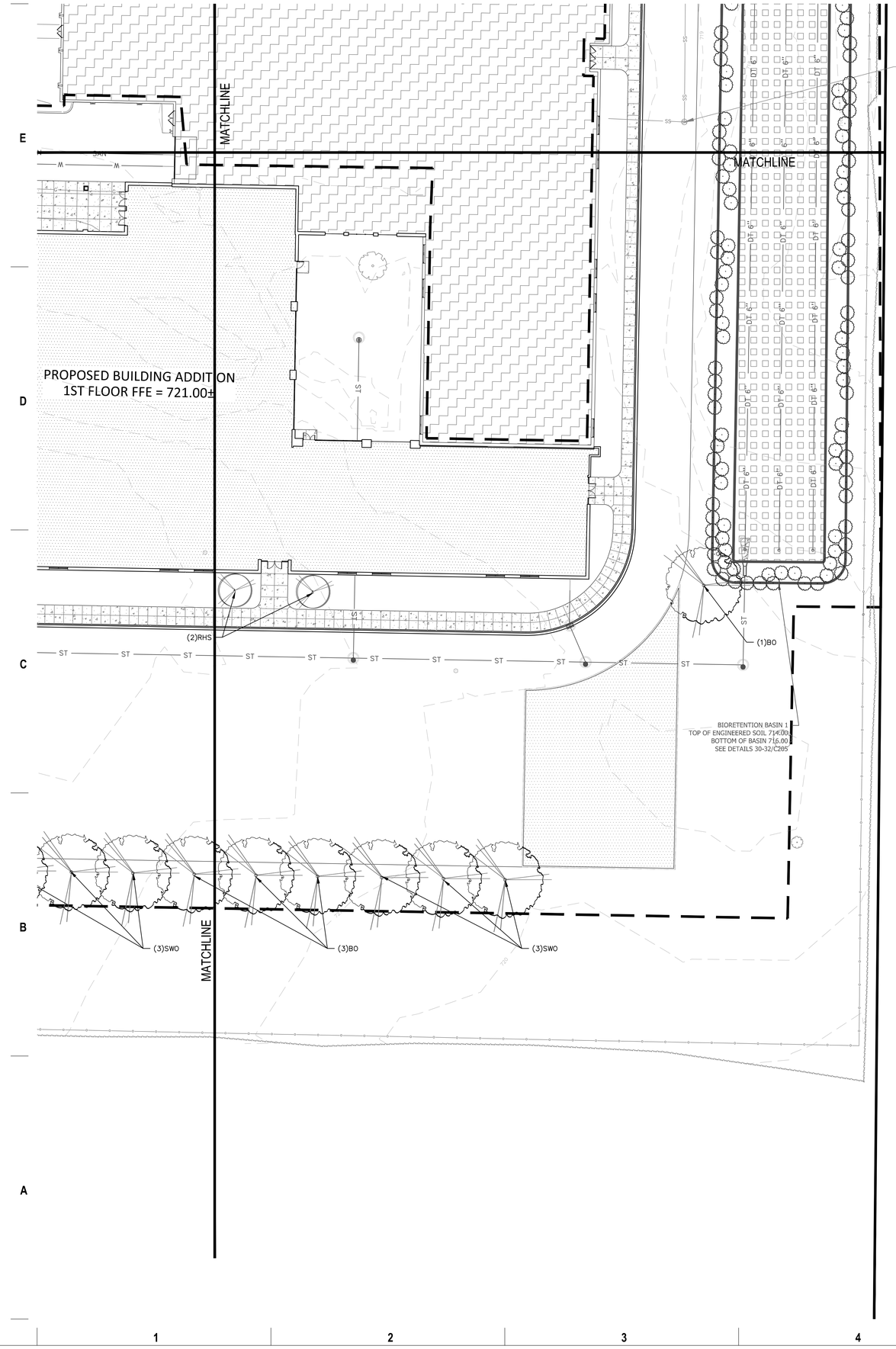

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PROJECT INFORMATION

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12/21/2020	PLAN COMMISSION

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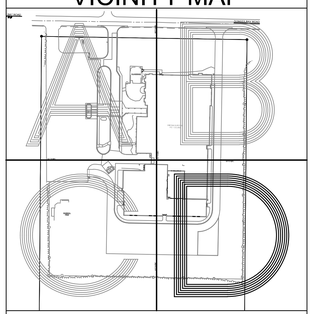

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PROJECT NUMBER 18480-01

SITE LANDSCAPE PLAN

L101D

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Streetyard Plant Schedule

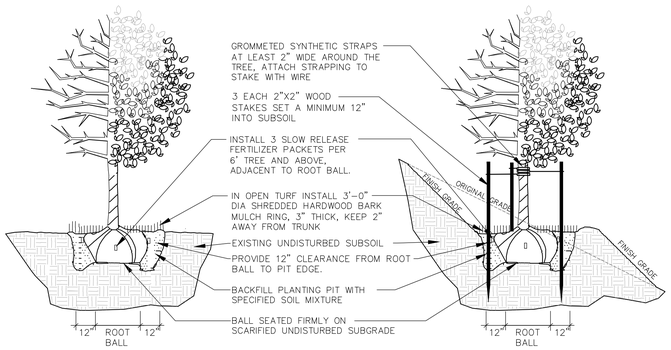
	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size
						Maturity in ft. (Height/Spread)
Deciduous Trees:						
BO	Quercus macrocarpa	Bur Oak	7	Per Plan	3" caliper B&B	60-80'/60-80'
RHS	Amelanchier x graniflora 'Robin Hill'	Robin Hill Serviceberry	6	Per Plan	2.5" caliper B&B	20-25'/12-15'
SMH	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	8	Per Plan	3" caliper B&B	60'/35'
SWO	Quercus bicolor	Swamp White Oak	9	Per Plan	3" caliper B&B	75'/65'
Evergreen Shrubs:						
BFJ	Juniperus sabina 'Buffalo'	Buffalo Juniper	9	Per Plan	#5 cont.	12"/4-6'
Deciduous Shrubs:						
DBH	Diervilla lonicera	Dwarf Bush Honeysuckle	179	Per Plan	#5 cont.	3-4'/4-5'
SJW	Hypericum kalmianum	St. John's Wort	27	Per Plan	#3 cont.	2-4'/2-4'
Perennials						
LBS	Schizachyrium scoparium	Little Bluestem Grass	47	Per Plan	1 gal.	24-48"/12-18"
BIOMIX 1	Aster ericoides	Heath Aster	850	12" o.c.	3" plug	
BIOMIX 1	Aster novae-angliae	New England Aster	850	12" o.c.	3" plug	
BIOMIX 1	Baptisia leucantha	Wild White Indigo	850	12" o.c.	3" plug	
BIOMIX 1	Eupatorium maculatum	Spotted Joe Pye Weed	850	12" o.c.	3" plug	
BIOMIX 1	Liatris spicata	Marsh Blazing Star	850	12" o.c.	3" plug	
BIOMIX 1	Monarda fistulosa	Wild Bergamot	850	12" o.c.	3" plug	
BIOMIX 1	Ratibida hirta	Black-eyed Susan	850	12" o.c.	3" plug	
BIOMIX 1	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	850	12" o.c.	3" plug	
BIOMIX 1	Tradescanta ohiensis	Spiderwort	850	12" o.c.	3" plug	
BIOMIX 1	Ratibida pinnata	Yellow Coneflower	850	12" o.c.	3" plug	
BIOMIX 1	Carex bebbi	Bebb's Sedge	2100	12" o.c.	3" plug	
BIOMIX 1	Bromus ciliatus	Fringed Brome Grass	850	12" o.c.	3" plug	
BIOMIX 1	Panicum virgatum	Switch Grass	850	12" o.c.	3" plug	
BIOMIX 1	Elymus canadensis	Canada Wild Rye	850	12" o.c.	3" plug	
BIOMIX 1	Elymus virginius	Virginia Wild Rye	850	12" o.c.	3" plug	
BIOMIX 1	Carex stipata	Common Fox Sedge	2000	12" o.c.	3" plug	

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.

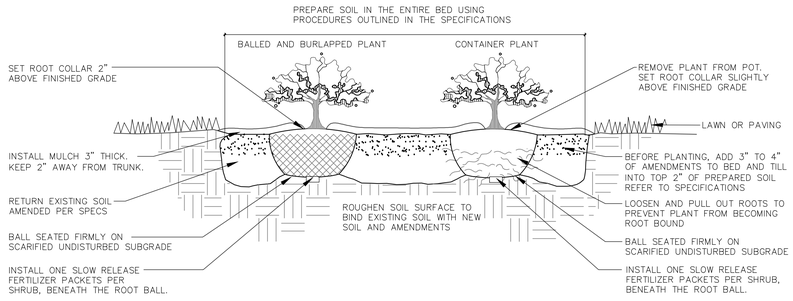
1 LANDSCAPE SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS TO RECEIVE A 3–INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI–STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'–0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'–0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING – ONLY STAKE EVERGREEN TREES 5'–0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES – UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. STONE CHIP MAINTENANCE STRIP TO BE 3–INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 2–FEET WIDE ALONG BUILDING EDGE, WHERE INDICATED ON L101 SITE LANDSCAPE PLAN.
20. STONE CHIP TO BE ⅜–INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246–9000 EMAIL: INFO@HALQUISTSTONE.COM.
21. NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY, INC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, WI 53964. TELEPHONE: 1–800–476–9453 FAX: 608–296–2741.
22. NATIVE SEED MIX TO BE SHORT GRASS PRAIRIE FOR MESIC SOILS SEED MIX WITH ANNUAL RYE NURSE CROP FROM AGRECOL, LLC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGRECOL, LLC ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, WI 53536. TELEPHONE: 608–223–3571 FAX: 608–884–4640 EMAIL: ECOSOLUTIONS@AGRECOL.COM.
23. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

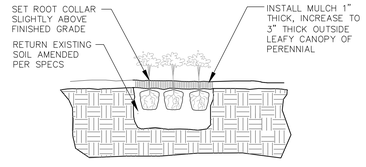
2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



4 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



5 PERENNIAL PLANTING
N.T.S.

eua

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MTSD DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
Mequon, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/04/2020	SCHEMATIC DESIGN
12/11/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	18480-01

SITE LANDSCAPE DETAILS

L201

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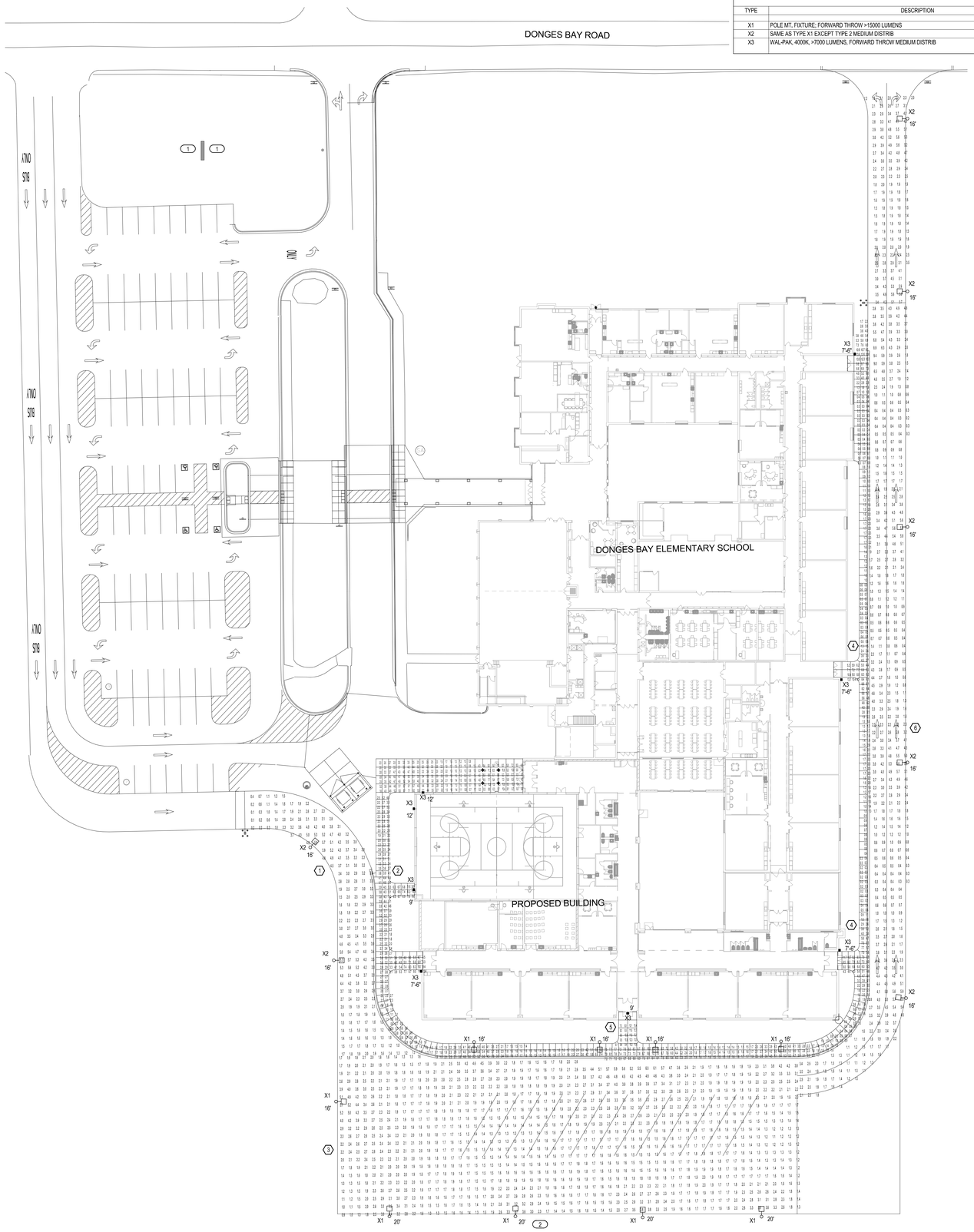
Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMP	WATTS	CCT	VOLTS	MANUFACTURER	MODEL	NOTES
X1	POLE MT. FIXTURE: FORWARD THROW >15000 LUMENS	LED	138W	4000 K	MVOLT	LITHONIA	DSX1	
X2	SAME AS TYPE X1 EXCEPT TYPE 2 MEDIUM DISTRIB	LED	138W	4000 K	MVOLT	LITHONIA		
X3	WAL-PAK, 4000K, >7000 LUMENS, FORWARD THROW MEDIUM DISTRIB	LED	73 W	4000 K	MVOLT	LITHONIA	DSX1 LED 20C 1000 TFTM	



1 SITE PLAN

1" = 30'-0"

KEYED NOTES

1. GROUND MOUNTED SPOT LIGHT TO ILLUMINATE SIGN - ONE SPOTLIGHT EACH SIDE.
2. TYPICAL OF POLE MOUNTED FIXTURES: 23' ABOVE FINISHED GRADE (20' POLE & BASE EXTENDS 3' ABOVE FINISHED GRADE).

LIGHTING LEVELS

1	ROADWAY	AVERAGE 2.7 fc MAXIMUM 5.9 fc MINIMUM 0.2 fc MAX / MIN 29.5:1	4	SIDEWALK	AVERAGE 2.8 fc MAXIMUM 13.1 fc MINIMUM 0.2 fc MAX / MIN 65.5:1
2	SIDEWALK	AVERAGE 4.3 fc MAXIMUM 11.3 fc MINIMUM 0.5 fc MAX / MIN 22.6:1	5	SIDEWALK	AVERAGE 4.0 fc MAXIMUM 15.4 fc MINIMUM 0.4 fc MAX / MIN 38.5:1
3	PARKING	AVERAGE 2.1 fc MAXIMUM 6.1 fc MINIMUM 0.9 fc MAX / MIN 6.8:1	6	ROADWAY	AVERAGE 2.3 fc MAXIMUM 9.4 fc MINIMUM 0.2 fc MAX / MIN 47.0:1

eua

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des moines 699 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

DONGES BAY ELEMENTARY SCHOOL RENOVATION

2401 Donges Bay Rd
Mequon, WI 53092

MEP
A SALASOBRIEN COMPANY
EXPECT A DIFFERENCE
1111 Deming Way, Suite 202 | Madison, WI 53717
P: 608.848.9556 | mepassociates.com | salasobrien.com

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/10/2020	DESIGN DEVELOPMENT

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	PCC
PROJECT NUMBER	318480-01

SITE PLAN

E101

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Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)

D-Series Size 1
LED Area Luminaire

Catalog Number

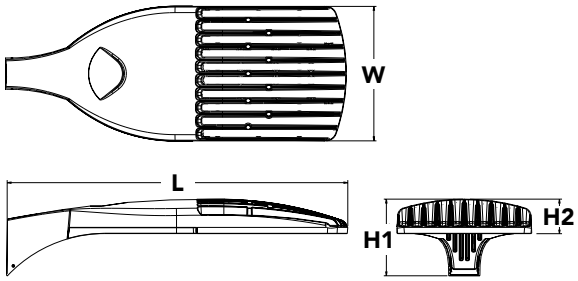
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1 P4[1] P7[1]
P2 P5[1] P8
P3 P6[1] P9[1]

Rotated optics

P10[2] P12[2]
P11[2] P13[1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[3]
T5S	Type V short[3]
T5M	Type V medium[3]
T5W	Type V wide[3]
BLC	Backlight control[4]
LCCO	Left corner cutoff[4]
RCCO	Right corner cutoff[4]

Voltage

MVOLT[5]
XVOLT (277V-480V)[6,7,8]
120[9]
208[9]
240[9]
277[9]
347[9]
480[9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting[10]
WBA	Wall bracket[3]
SPUMBA	Square pole universal mounting adaptor[11]
RPUMBA	Round pole universal mounting adaptor[9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[13]
PIRHN	Network, high/low motion/ambient sensor[14]
PER	NEMA twist-lock receptacle only (controls ordered separate)[15]
PER5	Five-pin receptacle only (controls ordered separate)[15,16]
PER7	Seven-pin receptacle only (controls ordered separate)[15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]
FAO	Field adjustable output[20,21]

Other options

Shipped installed

HS	House-side shield[23]
SF	Single fuse (120, 277, 347V)[9]
DF	Double fuse (208, 240, 480V)[9]
L90	Left rotated optics[2]
R90	Right rotated optics[2]
HA	50°C ambient operations[1]

Shipped separately

BS	Bird spikes[24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

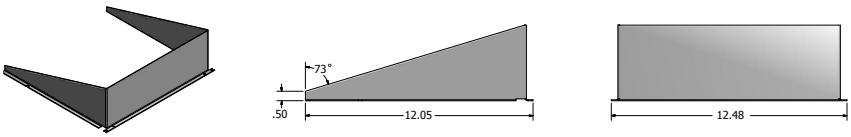
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

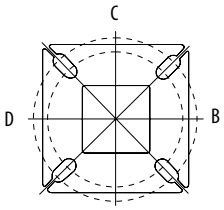
Options

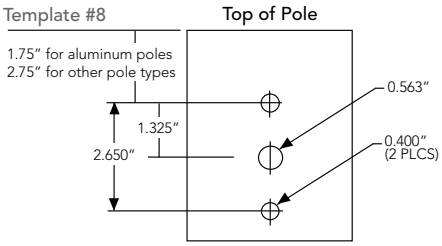
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)

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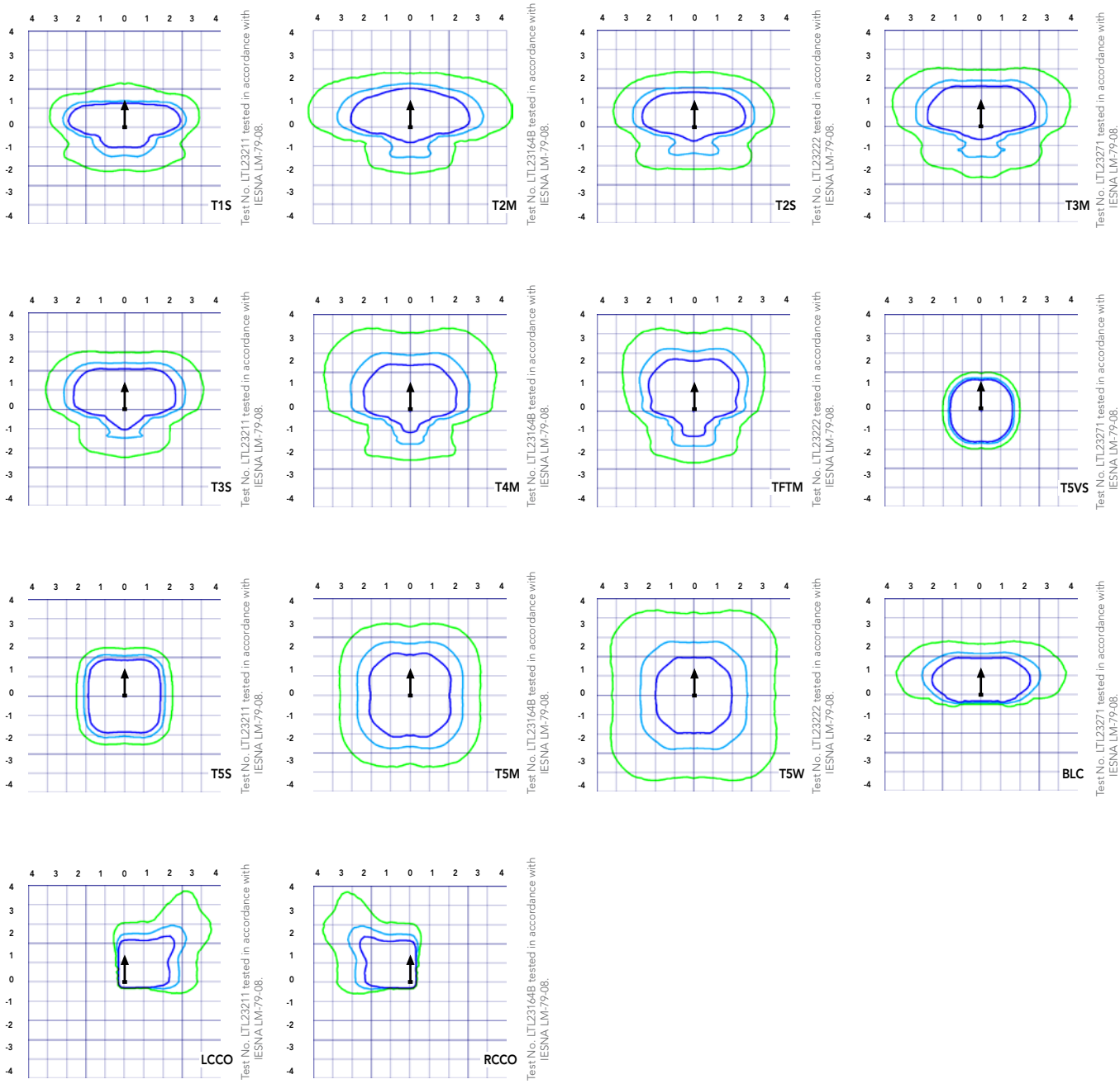
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissione from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

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Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basi motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling patter (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40ºC minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

d-series

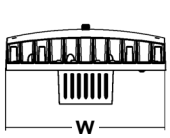
Specifications

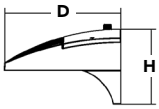
Luminaire

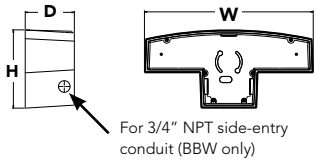
Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		







Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXI

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant [8,9]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [3,10]
DF	Double fuse (208, 240 or 480V) [3,10]
HS	House-side shield [11]
SPD	Separate surge protection [12]

Shipped separately [11]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 48(voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with ELCW.
11 Also available as a separate accessory; see Accessories information.
12 Not available with ELCW.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

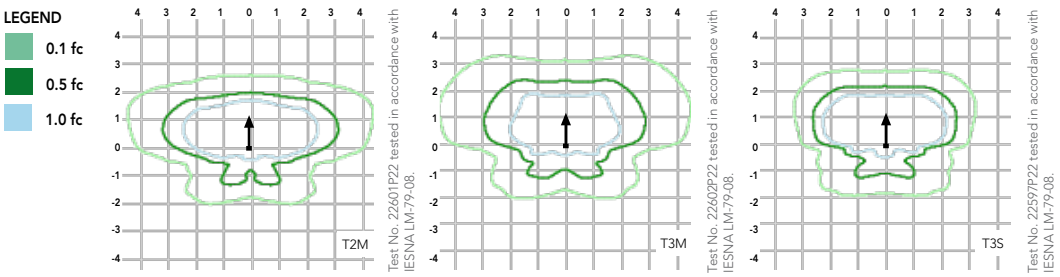
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with site wide Dusk to Dawn control

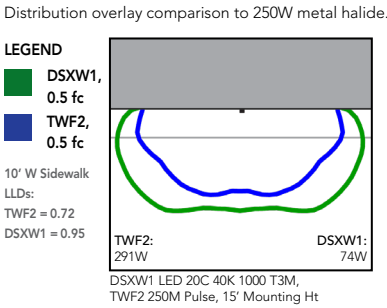
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories

T3M (left)

HS - House-side shields

BSW - Bird-deterrent spikes

VG - Vandal guard

DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Attachment: Packet Docs Donges Bay (5857 : (DB) Kapur and Associates for Mequon Thiensville School District)

FC LIGHTING

FCF1105

FCF1105 Shown with visor optical accessory.

Date:	**Approved:**
Type:	
Fixture:	
Project:	

FCF1105 in the FC 1100 Flood Light Series is a round, high-powered luminaire that provides the widest range of mounting options in the industry. The FCF1105 is available with 5 CCT options and an integral universal voltage driver which allows for easy installation. Our wide range of optical accessories provides the tools to design every project with an ideal lighting solution.

PHYSICAL

beam spread	10° | 15° | 25° | 40° | 60° | 120°
lengths/dimensions [LxDxH]	5.15"W x 4.9"D x 8.5"H
weight	4.9 lbs
housing	marine grade, corrosion resistant, low copper, solid die-cast aluminum; captive stainless steel fasteners
lens	anti-reflective-clear, tempered glass w/silicone gasketing - IK07 Impact Rating
mounting	standard mounting is ½" - 14 NPS and includes adjustments for 145° vertical rotation and 360° horizontal rotation
ingress protection	dry, damp or wet locations IP66 rated
vibration resistance	compliant with 3G ANSI C136.31
finish	Six stage cleaning and saline pre-treatment. Super TGIC polyester powder coat finish, 18µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida/ AAMA 2604 specificationdurable polyester powder coat

PERFORMANCE

color temperature	2700K	3000K	3500K	4000K	5000K
lumen output	1815 lm	1910 lm	2000 lm	2110 lm	2205 lm
lifetime	> 70,000 hours / L90 or better				
color consistency	2 SDCM / 90CRI				
operating temperature	-13°F to 104°F (-25°C to 40°C)				
junction temperature	73°C @ T^A 25°C				
warranty	5-Year limited warranty (refer to website for details)				

ELECTRICAL

input voltage	Universal 120–277V AC
power supply	integral Class II, electronic high-power factor > 94% @120V
certification	CEC Title 24 - JA8 Compliant
standards	ETL / cETL or CE, tested to UL 1598 and UL 8750 standards / UL-Class I / IES LM-79 / LM-80
power consumption	20W @ 120V
interface	**optional:** 0-10V Dimming

Intertek RoHS COMPLIANT FC CE TITLE 24

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FCF1105

ORDERING INFORMATION

FCF1105					
MODEL	**VOLTAGE**	**CCT**	**FINISH**	**OPTICS**	**OPTIONS**
FCF1105 5" Flood Light	UNV 120V - 277V	27K 2700K	BK Black	NS Narrow Spot 10º	LD LED Dimming (0-10V) *max 10" leadwire*
		3K 3000K	BZ Bronze	SP Spot - 15°	PE Photo Eye
		35K 3500K	WH White	MS Medium Spot - 25°	**optical accessories** *(choose only one below per fixture)*
		4K 4000K	SL Silver	MF Medium Flood - 40°	CV5 Cut-Off Visor
		5K 5000K	CC Custom Color	FL Flood - 60°	CV5-RG5 Cut-Off Visor w/Rock Guard
		STATIC COLORS		WFL Wide Flood - 120°	LSN5 Long Snoot
		R Red			LSN5-SF5 Long Snoot w/Screen Frame
		G Green			RG5 Rock Guard
		B Blue			SN5 Snoot

Mounting Accessories *(choose only one mounting option per fixture below for each fixture ordered)*

_____ AS Architectural Surface Mount
_____ FEA6 Flood Extension Arm - 6"
_____ FEA12 Flood Extension Arm - 12"
_____ FEA18 Flood Extension Arm - 18"
_____ HGS Heavy Duty Ground Stake
_____ JB Junction Box (Outdoor Rated)
_____ MP Mounting Plate
_____ PC Pole Clamp
_____ PF Post Top Fitter
_____ SB Surface Base Mount
_____ SF238 Slip Fitter
_____ TA Tenon Adaptor
_____ TM Tree Mount
_____ Y5 Yoke Arm *(removes knuckle)*

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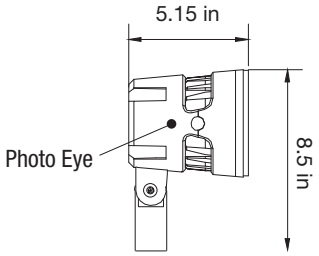
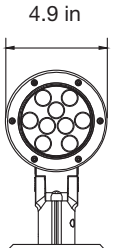
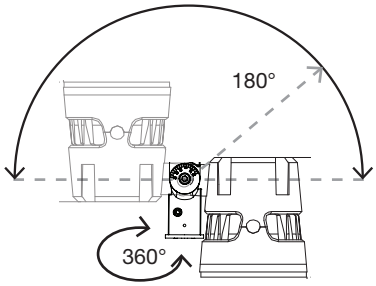
FCF1105

PRODUCT DIMENSIONS - STANDARD PRODUCT

L = 5.15”
W = 4.9”
H = 8.5”

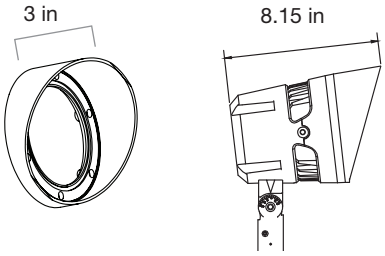




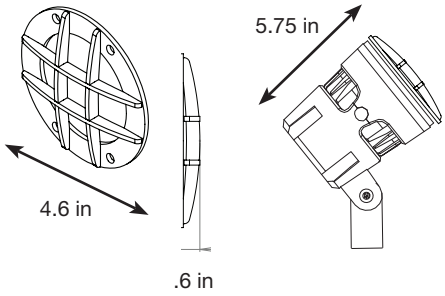


PRODUCT WITH FACTORY INSTALLED ACCESSORIES

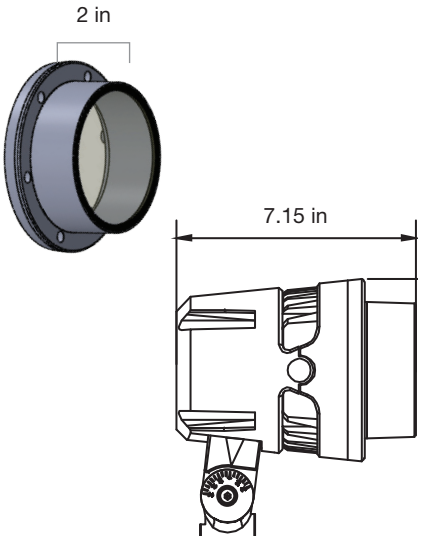
CV5 - cut-off visor



RG5 - rock guard

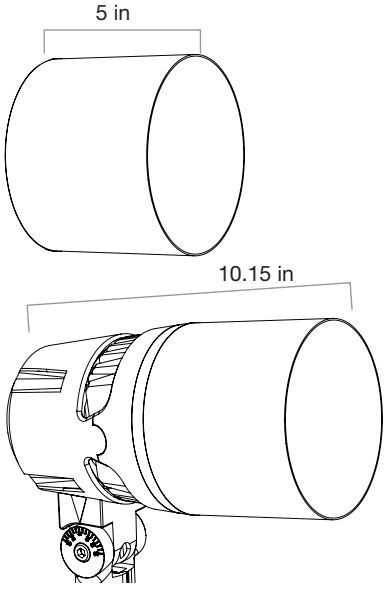


SN5 - snoot



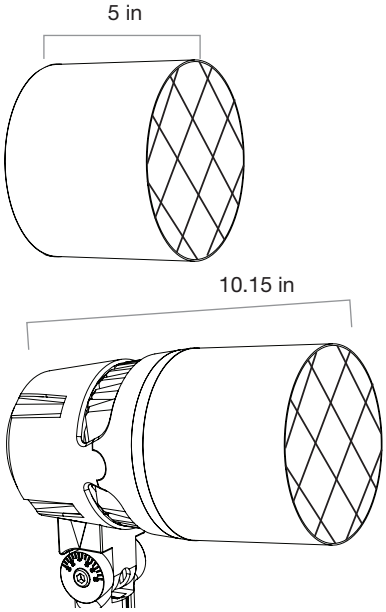
Used in any orientation. Will not collect water or debris in uplight orientation.

LSN5 - long snoot



For down to horizontal orientation only. Not intended for uplight use.

LSN5-SF5 - screen frame



Used to prevent bird nesting and debris collection. Not intended for uplight orientation.

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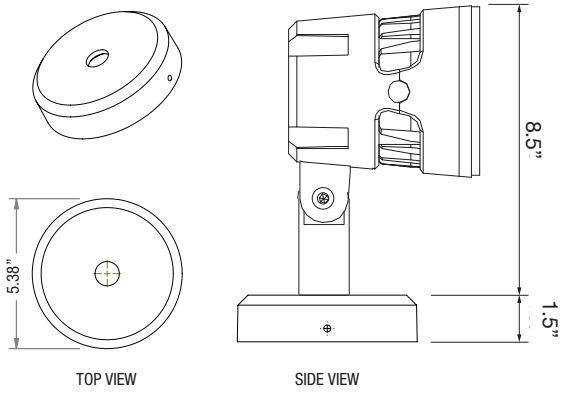
PRODUCT DIMENSIONS CONTINUED

PRODUCT WITH MOUNTING OPTIONS

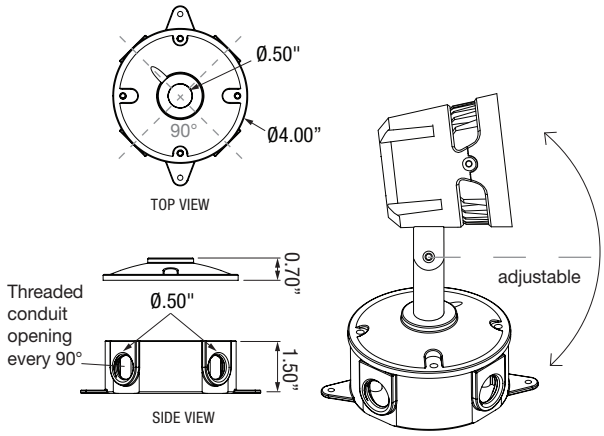
AS - architectural surface mount

For wall, ceiling, and uplight application



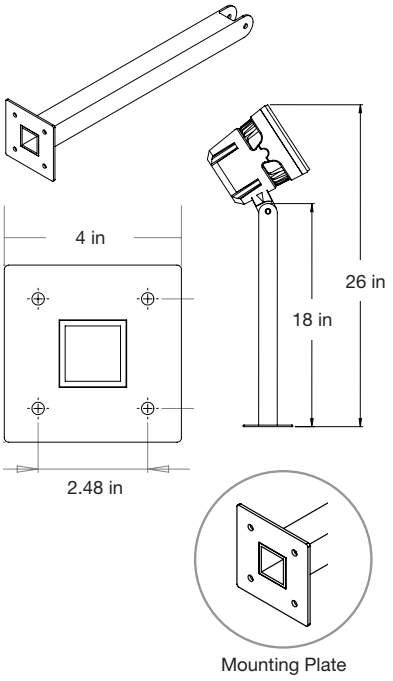
JB - junction box

For wall or ceiling installation.
Not for use in uplight orientation.

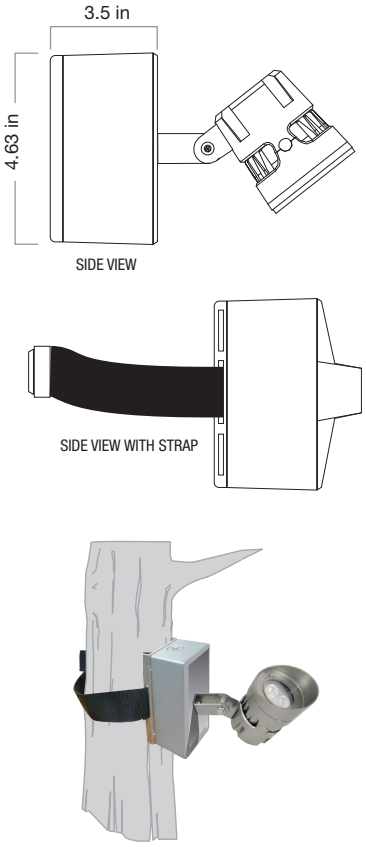


FEAX - flood extension arm

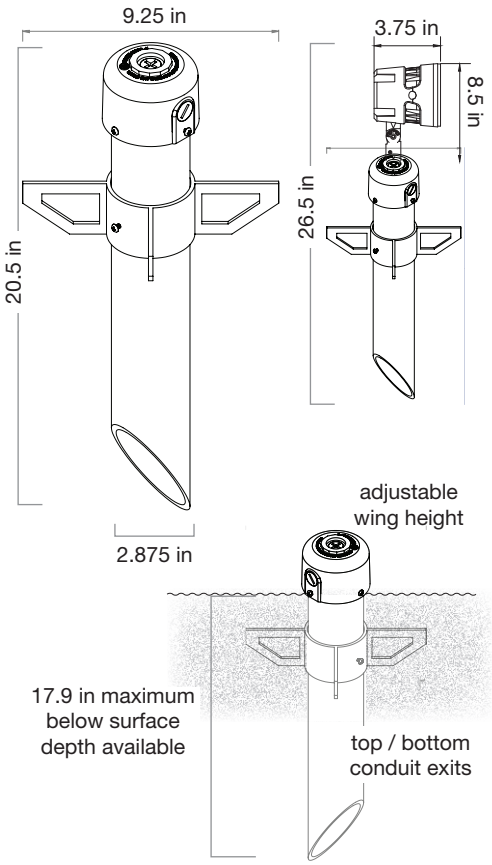
lengths	overall length
6" L	12.9" L
12" L	18.9" L
18" L	24.9" L



TM - tree mount



HGS - heavy duty ground stake



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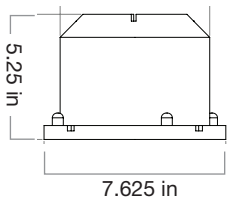
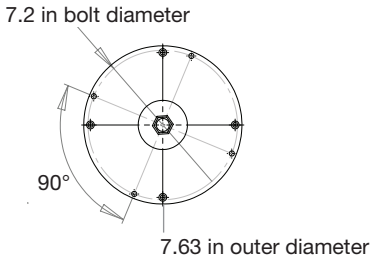
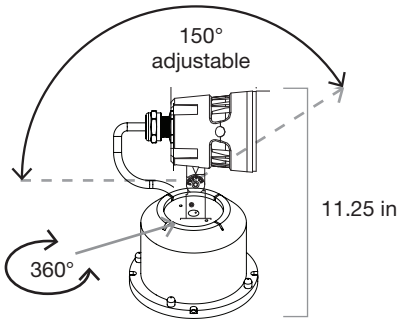
PRODUCT DIMENSIONS CONTINUED

PRODUCT WITH MOUNTING OPTIONS

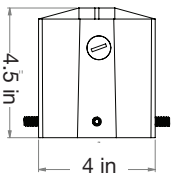
SB - surface base



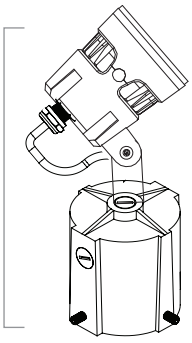




PF - post top fitter

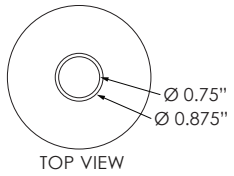


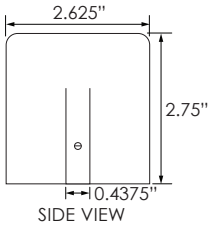
for use with 3.5 in pole or tenon adapter (supplied by others)

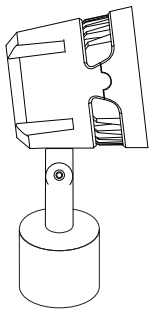


SF238 - slip fitter

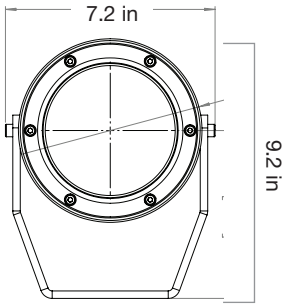
slip-fit tenon adapter for 2-3/8" tenon *(supplied by others)*



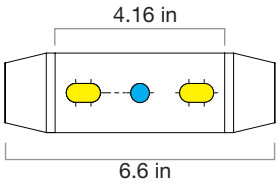


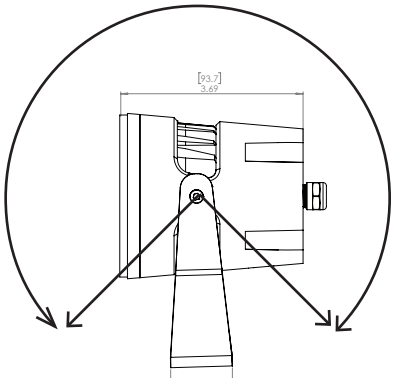


Y5 - yoke arm



2.08"X 1.2"	center
+ 1.2"	holes from center





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City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **January 25, 2021**

SUBJECT: **Kapur and Associates for Mequon Thiensville School District. The applicant is seeking building and site plan amendment, electronic sign and fill permit approval to allow for 13,000 C.Y. of fill for a 29,300 sq. ft. single-story addition for the property located at 12850 Oriole Lane (Oriole Lane School).**

Applicant:	Kapur and Associates
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment Electronic Message Sign
Existing Zoning:	IPS (Institutional)
Lot size:	37 acres
Location:	12850 N. Oriole Lane
Tax Key:	#15-007-15-000.00
District:	#5

Background: The applicant is requesting building and site plan amendment approval for an addition to Oriole Lane School at 12850 N Oriole Lane. There are three separate additions that total 29,300 square feet. The 2,400 square foot addition on the south side of the building is to expand the cafeteria. On the northeast side of the building there is a 13,300 square foot addition for classroom space and on the northwest side of the building the addition includes a gymnasium and music space. Changes are also being made to the pickup/drop-off configuration. The parcel is zoned IPS (Institutional).

Site Plan:
The proposed plan shows that with the three additions to the building, the overall FAR for the site is 5.6% percent and the green space ratio is 84.9%. The proposed plan shows the reconfiguration of the pickup/drop off at the entrance to school, a reconstruction of the parking lot with an additional turn around for buses at the west end of the site and a widening of the entrance way from Highland Road. As with the other school projects, a Traffic Impact Analysis was completed by TADi as part of this project (to view the report; expand the PDF bookmark in the PDF packet, select the attachment bookmark, and the attachment will open in a separate tab/window). See Engineering comments regarding the study below. The new parking lot and turn around on the west end of the site does not provide the required 10% parking lot landscape islands. Staff believes the requirement can be met by incorporating two islands in the parking area and/or adding a landscape island to the proposed turn around.

Building Plan:
All three additions are using the same materials including brick and aluminum store front windows. The material is consistent with the design of the existing building. The plan also shows

a metal wall panels screening the mechanical equipment on the south and west elevations and the use of matching paint on the north and east. Staff has no issues with the proposed building design. There is a proposed dumpster enclosure on the west elevation of the building that is proposed to be constructed of vinyl coated chain link. Staff will recommend as a condition of approval, that the walls of the enclosure shall be constructed of the same brick material of the addition.

Landscaping Plan:
The proposed landscaping plan shows trees being added in scattered locations around the site. The plan also shows three small retention ponds at different locations on the property each a with landscaping treatment. In addition to the lack of interior islands, the new parking area does not comply with the 30% shading requirement. Additional trees within the proposed islands and along the west end of the parking will help achieve compliance with this requirement.

Lighting Plan:
The proposed lighting plan shows new parking lot lights that range from 16 to 20 feet in height. The proposed lighting is shown to illuminate the newly reconfigured parking lot and the pick/up drop off drive aisles. In accordance with the lighting code, the illumination average shall not exceed to 2 foot-candles in the parking lot. The fixtures are classified as full cutoff which meets the requirements of the lighting code. There is an existing pole light that currently illuminates the southwest parking area. The fixture is not classified as full cutoff in its current condition. As a condition of approval staff will recommend that the fixture be brought into compliance with the lighting code or be removed.

Signage:
The applicant is requesting to replace the existing freestanding sign with an electronic message board. The sign code allows certain uses including schools the ability to have an electronic message sign. The location of the proposed sign appears to meet the size and dimension requirements of the code. The sign design is shown with a brick base that matches the existing building. Staff is supportive of the proposed sign.

Engineering Report:
Kristen Lundeen, Director of Public Works/City Engineer reviewed the plan and has the following comments:

Staff is encouraged to see the proposal for connection to public water. The building is currently connected to the sanitary sewer system, as will the proposed addition.

The proposed plan maintains the two existing access points, one on Oriole Lane and one on Highland Road. Staff is generally supportive of the reconfiguration to provide additional safety to all users of the site. In review of the Traffic Impact Analysis (TIA), staff is supportive of the majority of the recommendations. In addition to the modifications shown and incorporated into the plan, staff recommends that the access on Highland Road be modified to include a boulevard entrance with an island between the ingress lanes and the egress lanes. The width of the driveway at that location is 48 feet, which is double the width of most local roads. Staff is concerned that from Highland Road, it will be difficult to discern the pavement markings to ensure turning movements into the proper lane and avoid conflicts that could lead to accidents. Installing and island that separates the ingress from the egress minimizes the potential for a head on collision at that location.

The TIA does not include a recommendation for a bypass lanes. Staff recommends that a bypass lane be installed on Highland Road, to allow for through traffic to continue if there is a queue at

the entrance and as required by the Standard Specifications for Land Development. The bypass lane should be sized at a minimum to meet the Standard Specifications for Land Development, unless the TIA makes additional recommendations. The bus only access on Oriole Lane will likely fall below the threshold for a bypass lane, but documentation is required to support that the access conforms to the Standard Specifications for Land Development.

Each of the access points shall also be designed with acceleration and deceleration lanes in conformance with the Standard Specifications for Land Development.

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be greater than 1,000 cubic yards and requires Planning Commission review. The application proposes the placement of approximately 13,000 cubic yards of fill. The typical dump truck used to haul fill material carries 10 – 15 cubic yards, depending on weight. At an average of 12 cubic yards per truck, the project would result in approximately1,085 truckloads of fill placed on the site. Haul route approval and a haul route bond are required as a condition of the issuance of a fill permit and are intended to protect City streets from the increase in the amount of hauled material. Trucks will generally be required to use Port Washington Road to Highland Road.

The site proposes land disturbance, but it is difficult to discern if it is in excess of one acre. A City erosion control permit appears to be required. Evidence of the WDNR required WRAPP permit, if applicable, shall also be provided for the site.

The increase in impervious surface was not provided. If in excess of one half acre and/or site disturbance of greater than an acre therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

Staff Recommendation:
Staff recommends **approval** of the building and site plan amendment subject to the following conditions:

1. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. The proposed sign shall comply with all requirements of the sign code related to electronic message signs.
3. The proposed dumpster shall be constructed with the same materials as the building.
4. Light poles shall not exceed 20 feet in height.
5. The light fixture in the southwest parking lot shall be brought into compliance with the lighting code or be removed.
6. The parking lot shall comply with the 10% interior lot landscape islands and 30% shading requirement.
7. The parking lot shall not exceed a 2 foot-candle average.
8. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
9. Submittal of a right-of-way permit for the review of the drainage and road modifications within the public right-of-way.

10. Install a boulevard entrance on Highland Road with an island separating the ingress and egress lanes.
11. Design the access points to meet the Standard Specifications for Land Development for acceleration, deceleration and bypass lanes.
12. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
13. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
14. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Staff recommends **approval** of the fill approval subject to the following conditions:

1. Application for and approval of a City Filling and Excavation Permit. The application shall include a proposed haul route, which will be used to determine whether a road bond is required and the associated amount. The haul route is generally restricted to Highland Road and Port Washington Road.

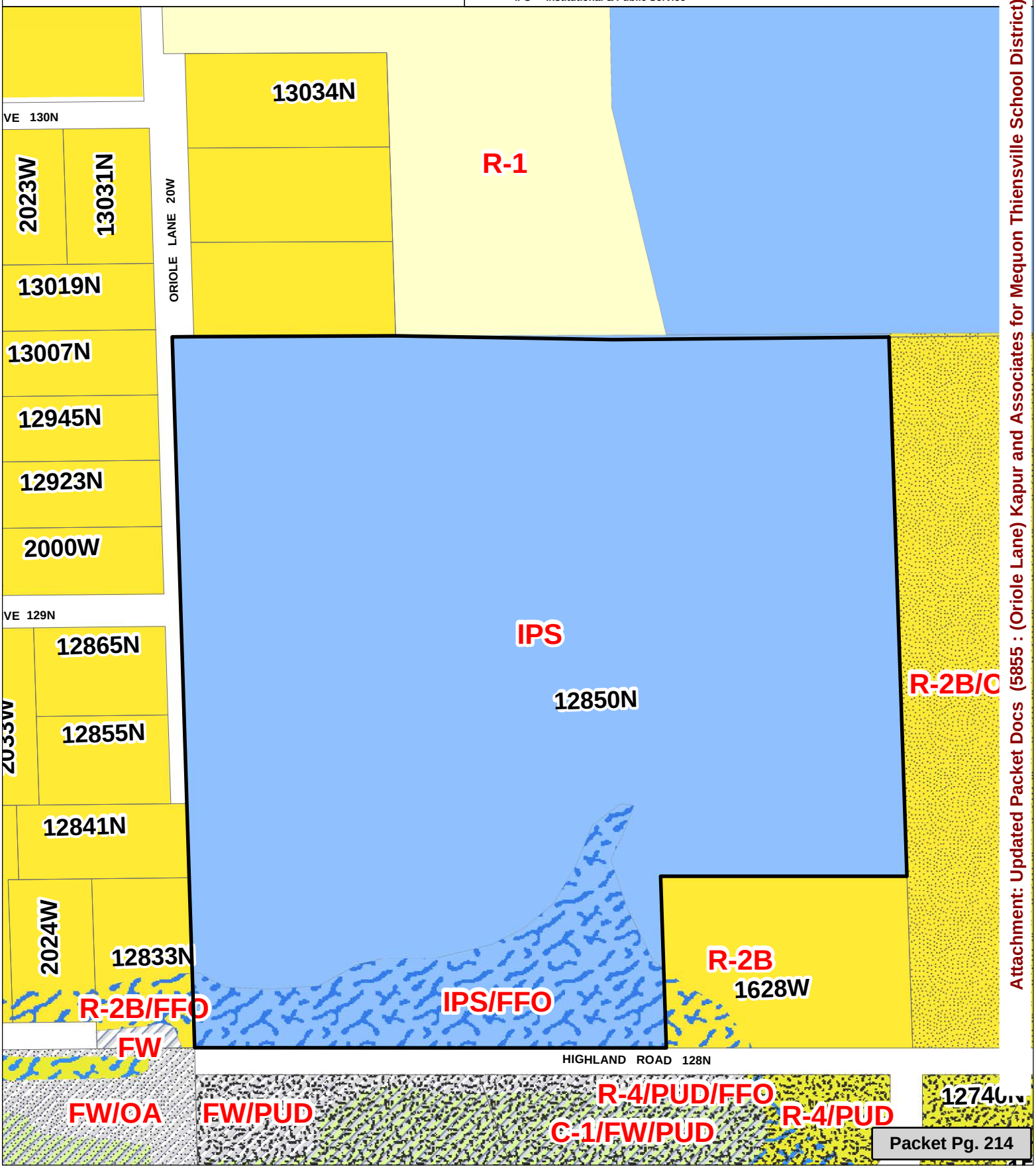
Staff recommends **approval** of the sign plan subject to the following conditions:

1. The proposed sign shall comply with all requirements of the sign code related to electronic message signs.

Attachments:
Updated Packet Docs (PDF)
TIA - Oriole Lane Elementary School - 2020-12-14 (PDF)

Oriole Lane School

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		



Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

7711 N. Port Washington Road
Milwaukee, WI 53217
T: 414.751.7200 • F: 414.351.4117

December 21st, 2020

Jac Zader
Assistant Director of Community Development
11333 North Cedarburg Road
Mequon, WI 53092

Re: Oriole Lane Elementary School Site/Architectural Plan Commission Review

Dear Mr. Zader,

I am writing this letter to serve as a summary for the proposed project named MTSD – Oriole Lane Elementary School.

Approximately 29,300 square feet of additional single story space is added to the building. This is made up of three separate additions. An approximately 2,400 square foot addition on the south side of the building to increase the size and capacity of the existing cafeteria. An approximately 13,300 square foot addition addition on the northeast side of the building includes classroom and OT/PT space. On the northwest side of the building a proposed addition of a music classroom and a gymnasium with a stage would be approximately 13,600 square feet. There is also 10,000 square feet of interior improvements to the existing school. The interior improvements include toilet room, and special education spaces.

The exterior improvements include updates to the pickup and drop off area to the west of Oriole Lane Elementary School. Two pickup and drop lanes are proposed to improve the efficiency during peak times to reduce backups onto Highland Road. The drive access off Highland Road is proposed to be widened to allow for more queuing space as well as additional turn lanes to reduce traffic conflicts at this intersection. The parking lot west of Oriole Lane Elementary School is intended to remain with the addition of landscape islands, speed tables, and other minor improvements. The parking lot/bus pickup and drop off northwest of the school is being modified and replaced to account for the new building addition. The playground and asphalt space north of the school is also being modified and replaced for the new building addition. The overall parking stall count onsite is 123 where code requires 77 per staff and classrooms. We are exceeding code by 46 parking stalls. A new monument sign is being proposed with the locations shown on the site plan. Figures of the signs are included with this submittal. Please note, all improvements shown on the site plan were directed by the recommendations of the Traffic Impact Analysis provided by TADI which is included with this submittal.

Storm water management is being proposed in the form of three bio-retention basins shown on the plans. Storm water management is being designed to meet City of Mequon and MMSD code. A storm water management plan will be submitted to City for final review upon completion of the plans. A proposed water lateral for both domestic and fire protection is shown to connect to the existing water main located on site. A new sanitary lateral for the building additions is proposed to connect on site as well as the sanitary main located in Oriole Lane.

Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

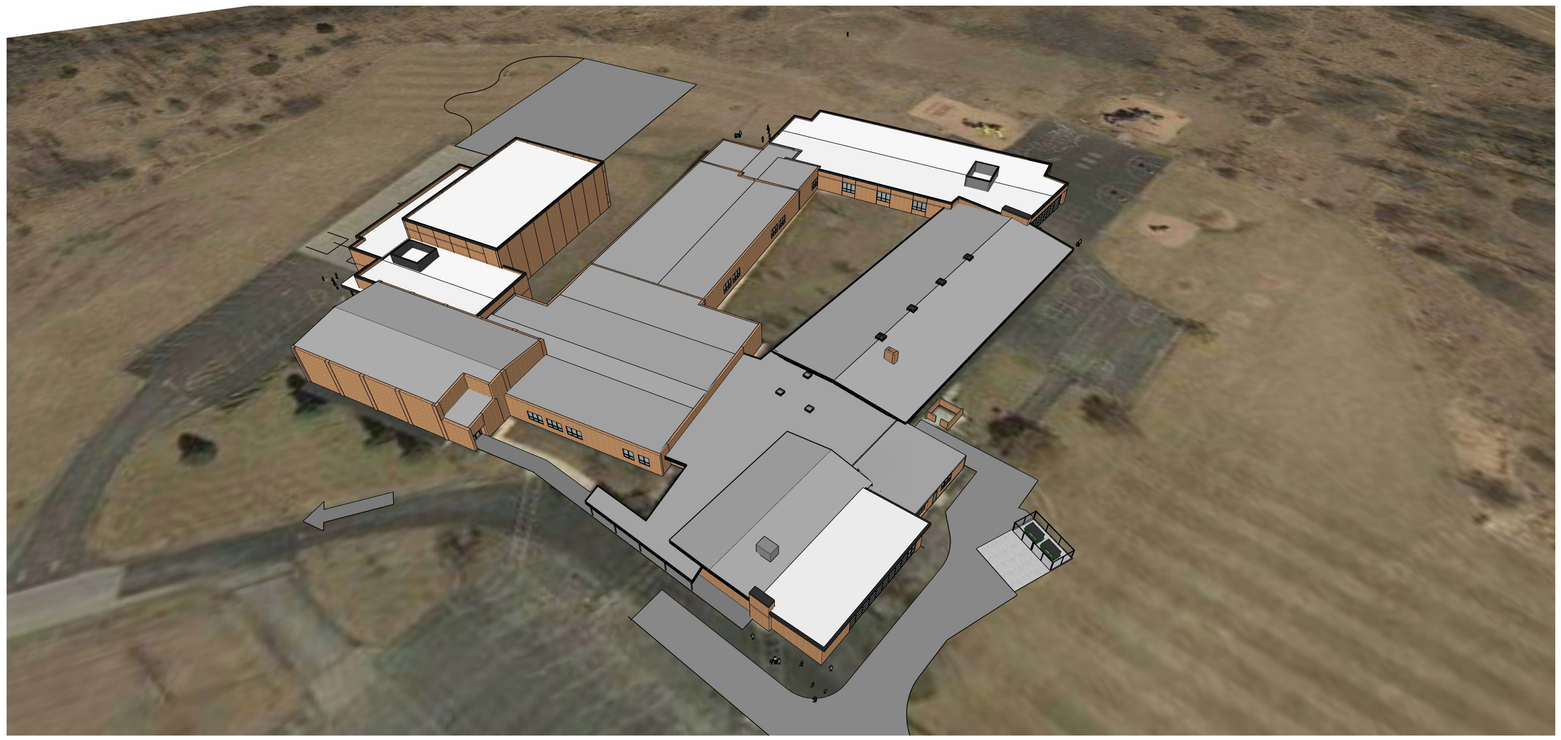
We are respectfully requesting a waiver on the parking lot shading requirement of 30%. Based on the current landscape plan and using the new paving as required to be shaded, our overall parking lot shading totals 11.3%. We feel as if we are providing dense landscaping with various species of trees to try and shade the new paving as best as possible. No other waivers are being requested.

Please let me know if there are any questions or if additional information is needed.

Thanks,

Ryan Birschbach
Kapur

Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)



MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

PLAN COMMISSION SUBMITTAL

12/21/20 **PROJECT NUMBER: 318480-01**

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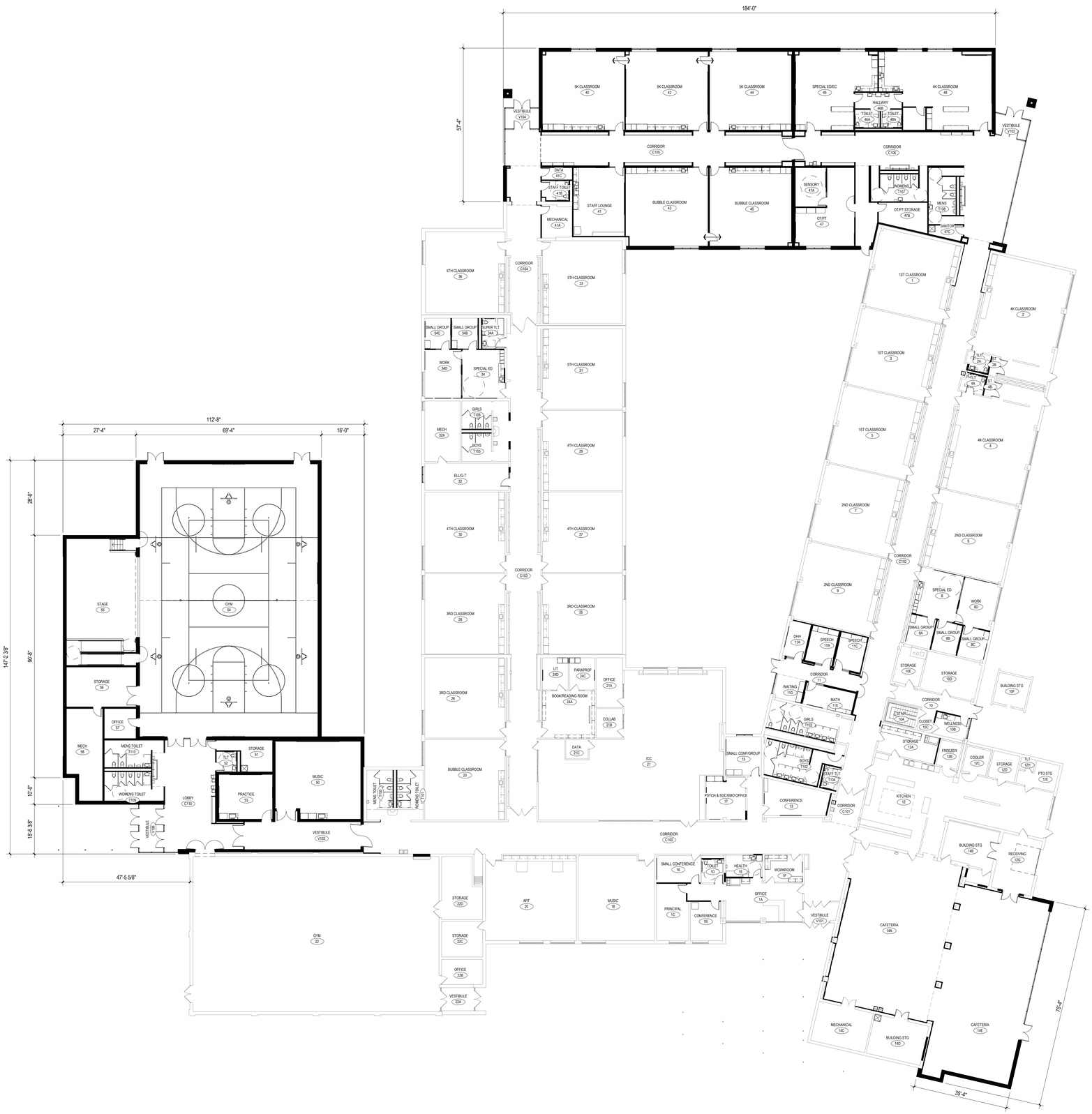
Attachment: Updated Packet Docs [5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District]



OVERALL FIRST FLOOR PLAN

1/16" = 1'-0"

eua

milwaukee 333 East Chicago Street, Milwaukee, Wisconsin 53202, 414.271.5350

madison 309 West Johnson Street, Suite 202, Madison, Wisconsin 53703, 608.442.5350

des moines 699 Walnut Street, Suite 400, Des Moines, Iowa 50309, 515.724.5840

denver 1899 Wynkoop Street, Suite 300, Denver, Colorado 80202, 303.595.4500

PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/21/2020	PLAN COMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER	RS
PROJECT NUMBER	318480-01

FIRST FLOOR PLAN

PC-01

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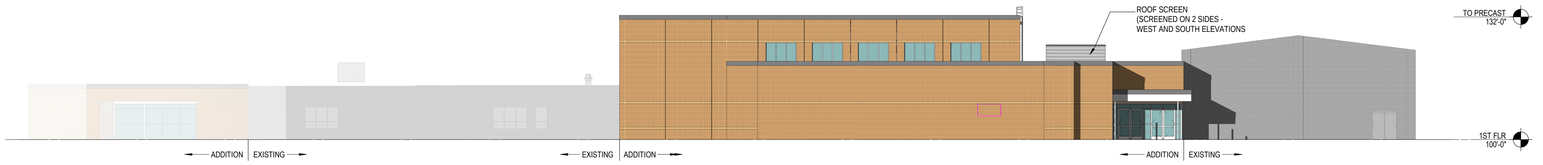
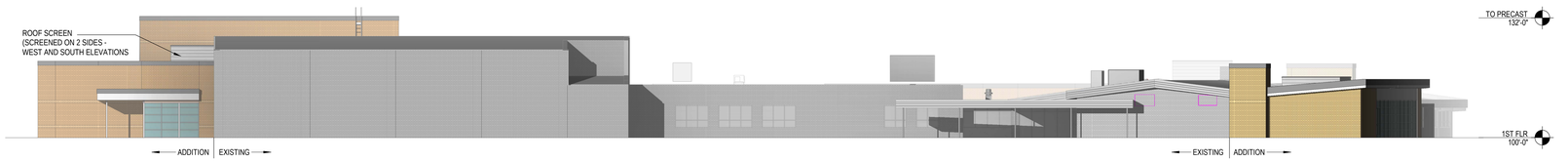
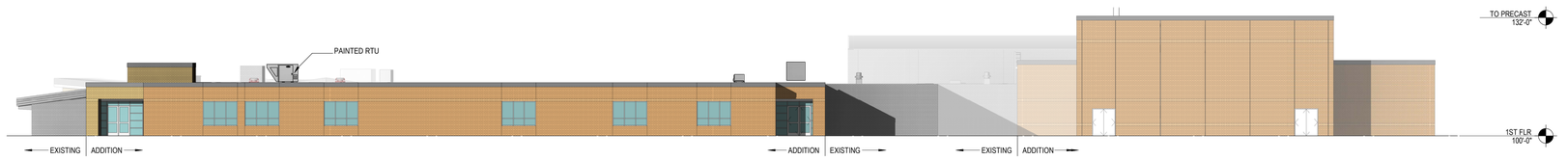


WEST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"

EAST ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"

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PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

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PROJECT MANAGER	RS
PROJECT NUMBER	318480-01

EXTERIOR ELEVATIONS - OVERALL

PC-02

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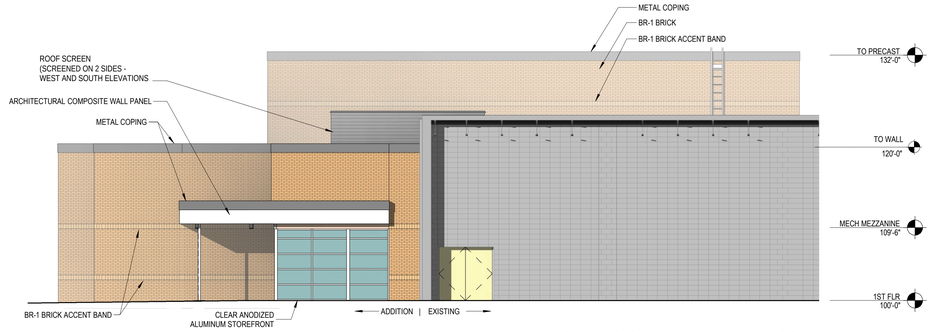

GYM ADDITION - SOUTH ELEVATION

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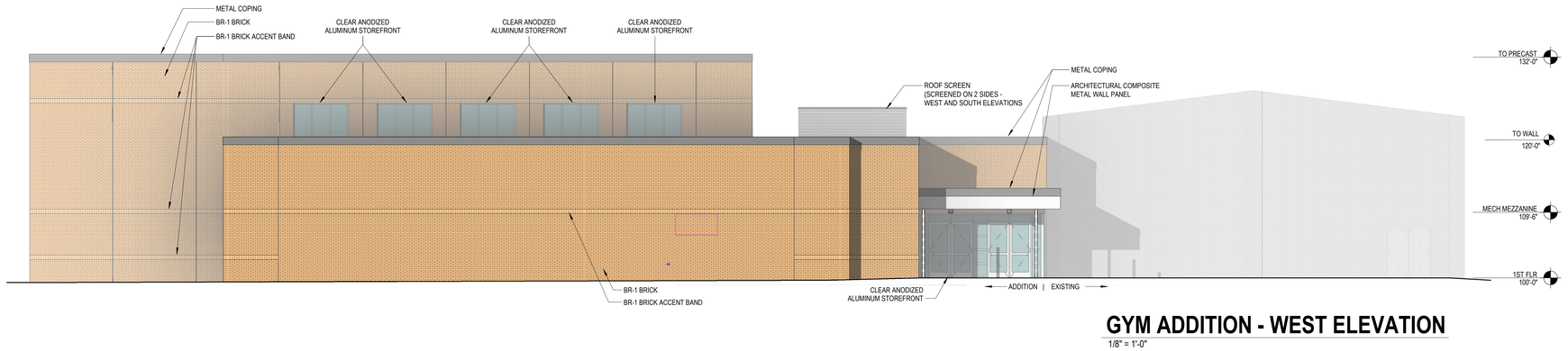

GYM ADDITION - WEST ELEVATION

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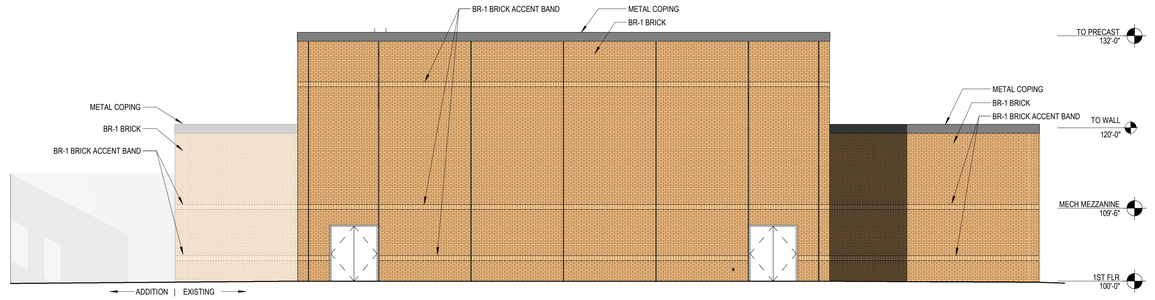

GYM ADDITION - NORTH ELEVATION

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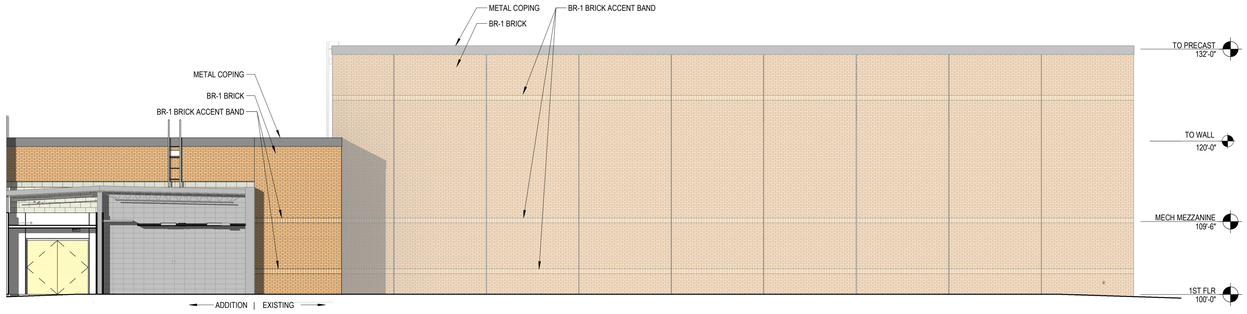

GYM ADDITION - EAST ELEVATION

1/8" = 1'-0"

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515.724.5840

denver 1899 Wynkoop Street, Suite 300
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303.595.4500

PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/21/2020	PLAN COMISSION SUBMITTAL

KEY PLAN

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PROJECT NUMBER	318480-01

EXTERIOR ELEVATIONS

PC-03

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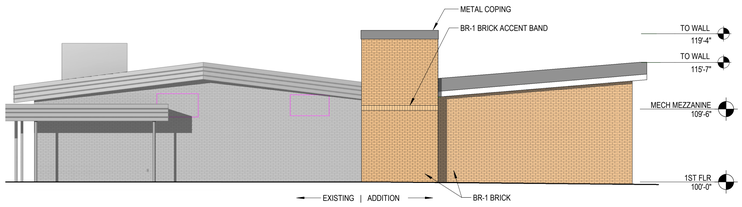
Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)



CAFETERIA ADDITION - SOUTH PC
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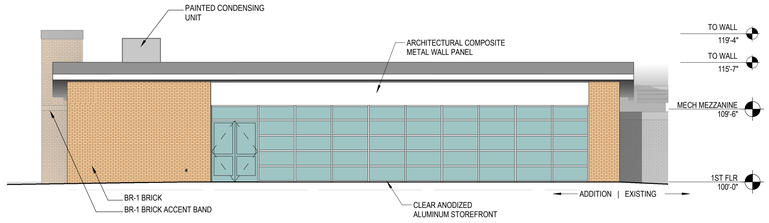

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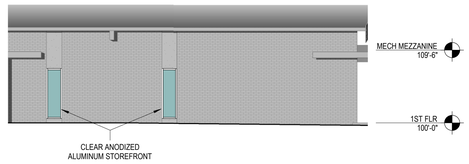

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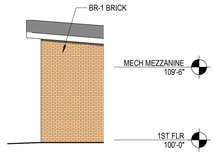

CAFETERIA ADDITION - NORTH ELEVATION
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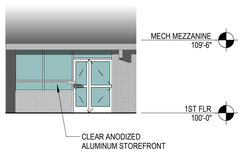

CLASSROOM WING - EAST ELEVATION
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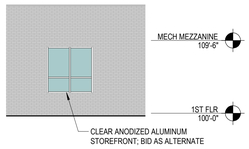
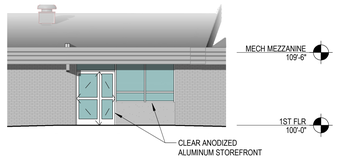
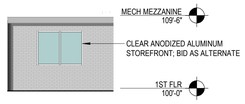


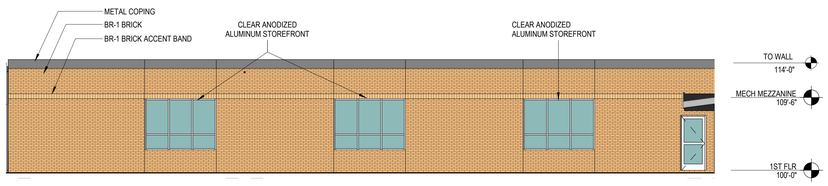
CLASSROOM WING - WEST ELEVATION
1/8" = 1'-0"



COURTYARD - EAST ELEVATION
1/8" = 1'-0"



COURTYARD - SOUTH ELEVATION
1/8" = 1'-0"



CLASSROOM ADDITION - SOUTH ELEVATION
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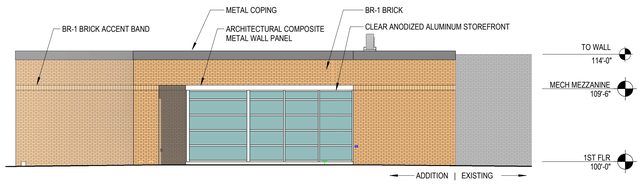
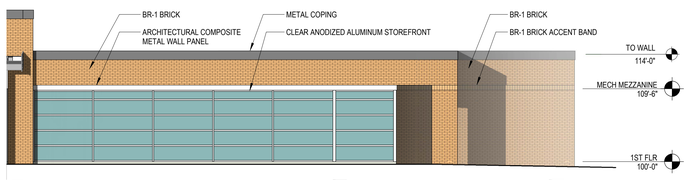


CLASSROOM ADDITION - WEST ELEVATION
1/8" = 1'-0"



CLASSROOM ADDITION - EAST ELEVATION
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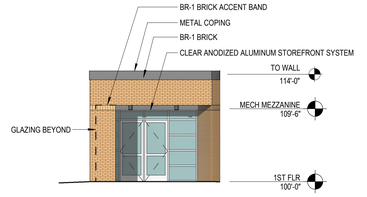

CLASSROOM ADDITION - EAST VESTIBULE ELEVATION
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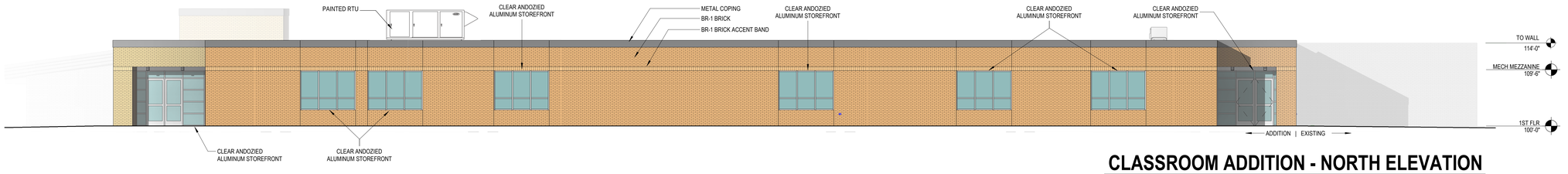

CLASSROOM ADDITION - NORTH ELEVATION
1/8" = 1'-0"

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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/21/2020	PLAN COMISSION SUBMITTAL

KEY PLAN

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PROJECT MANAGER	RS
PROJECT NUMBER	318480-01

EXTERIOR ELEVATIONS

PC-04

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Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

VIEW FROM SOUTHEAST LOOKING TOWARD CAFETERIA ADDITION

VIEW FROM NORTHEAST LOOKING AT CLASSROOM ADDITION

eua

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

des moines 699 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/21/2020	PLAN COMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RS
PROJECT NUMBER	318480-01

EXTERIOR RENDERINGS

PC-05

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Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

VIEW FROM NORTHWEST LOOKING TOWARD CLASSROOM AND GYM ADDITION

VIEW FROM SOUTHWEST LOOKING AT GYM ADDITION

eua

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

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PROJECT INFORMATION

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12850 Oriole Lane
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PROJECT MANAGER RS

PROJECT NUMBER 318480-01

EXTERIOR RENDERINGS

PC-06

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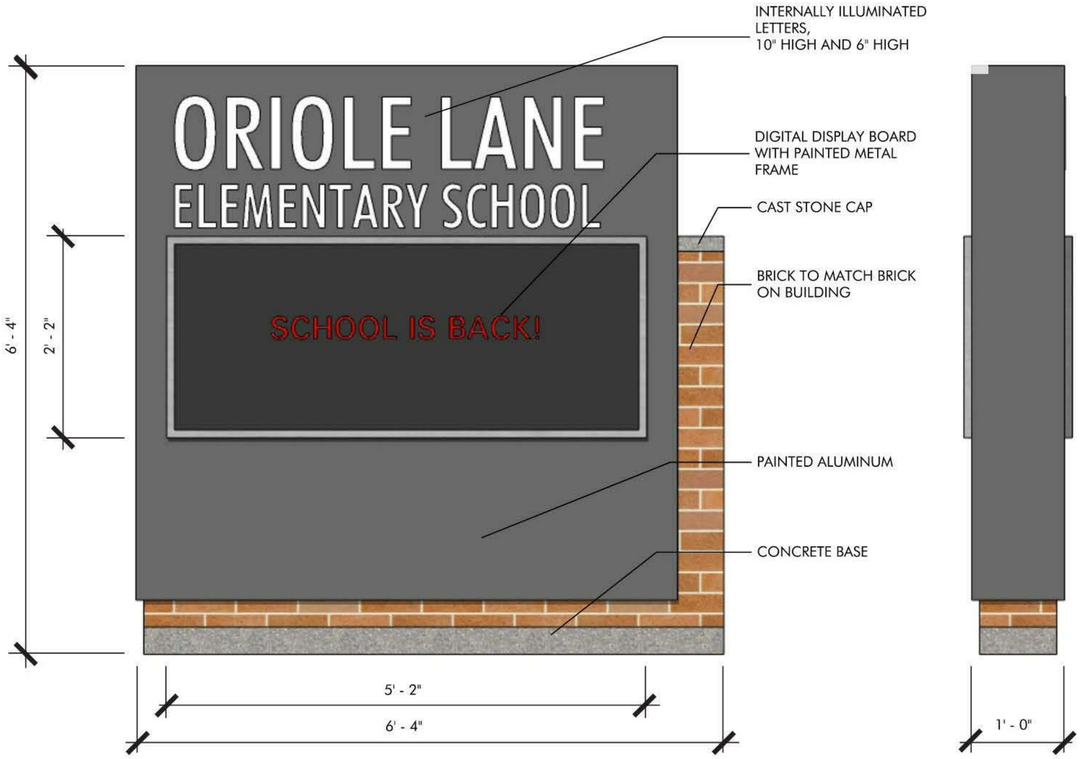

MONUMENT SIGN - NOT TO SCALE

eua

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

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Mequon, WI 53097

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/21/2020	PLAN COMISSION SUBMITTAL

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PROJECT MANAGER	RS
PROJECT NUMBER	318480-01

EXTERIOR RENDERINGS - MONUMENT SIGN

PC-07

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Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

PLAT OF SURVEY WITH TOPOGRAPHY

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 7, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE
CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO WisCRS
OZAUKEE COUNTY (2012)
VERTICAL DATUM IS NAVD 88

LEGAL DESCRIPTION

That part of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded as described as follows:

Commencing at the Southwest corner of said 1/4 Section; thence East along the South line of said 1/4 Section 874.44 feet to a point, which is 456.00 feet West of the Southeast corner of the Southwest 1/4 of said 1/4 Section; thence N. 1 degree 54'15"W. on a line parallel to the East line of the Southwest 1/4 of said 1/4 Section, 318.00 feet to a point; thence East on a line parallel to the South line of said 1/4 Section 456.00 feet to a point in the East line of the Southwest 1/4 of said 1/4 Section; thence N. 1 degree 54'15"W. along the East line of the Southwest 1/4 of said 1/4 Section 1006.42 feet to the Northeast corner of the Southwest 1/4 of said 1/4 Section; thence S. 89 degrees 44'22"W. along the North line of the Southwest 1/4 of said 1/4 Section 1327.85 feet to the Northwest corner of the Southwest 1/4 of said 1/4 Section; thence S. 1 degree 48'E. along the West line of said 1/4 Section 1318.30 feet to the point of beginning.

FOR INFORMATIONAL PURPOSES ONLY

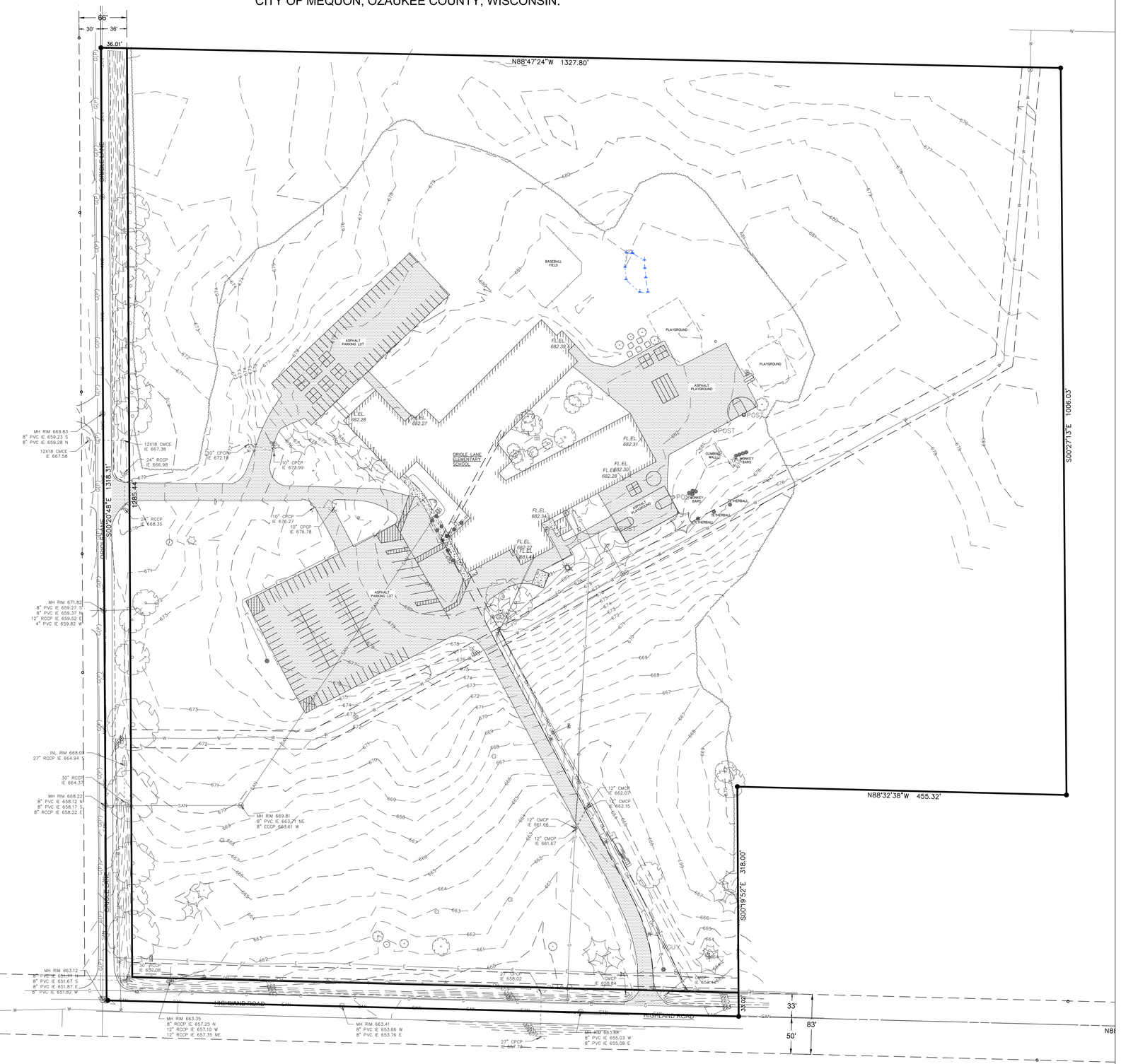
PROPERTY ADDRESS: 12850 N. Oriole Lane, Mequon, WI 53092
TAX KEY NO.: 15-007-15-000.00

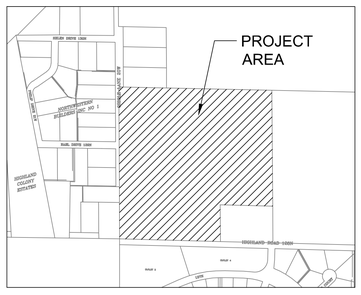
CONTROL TABLE

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION	
200	376820.744	600196.144	663.367	CP SET	MAG NAIL
201	376828.736	599905.59	663.035	CP SET	MAG NAIL
202	376836.897	599631.567	663.26	CP SET	MAG NAIL
203	377047.786	599440.729	665.87	CP SET	MAG NAIL
204	377287.189	599439.915	671.75	CP SET	MAG NAIL
205	377152.511	600094.459	665.34	CP SET	MAG NAIL
206	377529.22	600240.735	680.58	CP SET	MAG NAIL
207	377678.334	600351.324	680.51	CP SET	MAG NAIL
208	377254.26	599726.368	674.57	CP SET	MAG NAIL
209	377708.897	599681.233	678.06	CP SET	MAG NAIL
210	377887.74	599870.744	678.82	CP SET	MAG NAIL
211	376897.708	600221.313	671.14	TGT	1ST LPOL N OF HIGHLAND ON E. SIDE OF E. ENT ORIOLE LN SCHOOL
212	377324.707	599673.156	683.069	TGT	LPOL W. SIDE FRONT PARK LOT ORIOLE LN SCHOOL
213	377464.089	599930.697	689.462	TGT	SOUTHERN MOST CANOPY POST AT FRONT OF ORIOLE LN SCHOOL
214	377665.259	600332.46	688.352	TGT	EASTERN MOST BB HOOP E. SIDE BLDG
300	377341.704	599955.265	678.852	BM SET	NW FLG BOT HYD AT N. END OF E. DRIVE NEAR PARKLOT ENT.
301	377484.113	600143.346	682.576	BM SET	SW TAGGED FLG BOLT HYD NEAR BB COURT SOUTH SIDE OF SCHOOL

LEGEND

- = BENCH MARK
- = CONTROL POINT
- = 1 1/4" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D.x 18"LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.)= RECORDED AS
- O.D. = OUTSIDE DIAMETER
- = WATER VALVE
- = FIRE HYDRANT
- 970.90 = SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- = MANHOLE TYPE NOTED
- = SANITARY SEWER MANHOLE
- = STORM SEWER MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = WATER MANHOLE
- = UTILITY METER
- = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- = CLEANOUT
- FLAG = FLAG POLE
- = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- VLV = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- 3 = MINOR CONTOUR
- 5 = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- FO = UNDERGROUND FIBER OPTIC
- TV = UNDERGROUND CABLE TV
- C = COMMUNICATION CONDUIT
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = CRUSHED AGGREGATE





VICINITY MAP
NOT TO SCALE

DIGGERS HOTLINE

Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.Diggershotline.com
REGISTER'S HOTLINE TICKETS:
20201714533, 20201714538, 20201715102, 20201715108

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that that under My direction and control the the above described property was surveyed on 3/24/2020 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Brian E. Sandberg S-2500
NOVEMBER 12, 2020

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:
MTSD - ORIOLE LANE ELEMENTARY SCHOOL

LOCATION:
12850 N. ORIOLE LANE
MEQUON, WI 53092

CLIENT:
MEQUON - THIENSVILLE SCHOOL DISTRICT

RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 60'
0' 30' 60' 120'

SEAL:
WISCONSIN
BRIAN SANDBERG
S-2500
PORT WASHINGTON
Wisconsin
LAND SURVEYOR

all in

SHEET:
PLAT OF SURVEY

PROJECT MANAGER:	BES
PROJECT NUMBER:	200519.01
DATE:	11/12/2020

SHEET NUMBER:
1 of 1

Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

Scale: 0 25 50 100
Scale: 1" = 50'

DIGGERS HOTLINE
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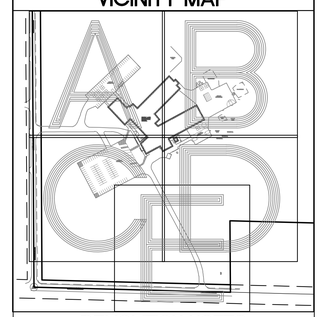
VICINITY MAP



DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO MDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- GRAVEL MATERIAL TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKPILED. UNUSED GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- XXXXXXXXXXX SAWCUT FULL DEPTH
- X TREES & STUMPS TO BE REMOVED
- OH / SAN DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- SAN AB SAN DENOTES UTILITIES TO BE ABANDONED IN PLACE.
- UTILITY STRUCTURE REMOVAL/ABANDONMENT

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PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
08/21/2020	SCHEMATIC DESIGN
12/11/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

SHEET INFORMATION

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PROJECT MANAGER RS
PROJECT NUMBER 318480-01

OVERALL SITE DEMOLITION PLAN

C101

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Scale: 0 10 20 40

Scale: 1" = 20'

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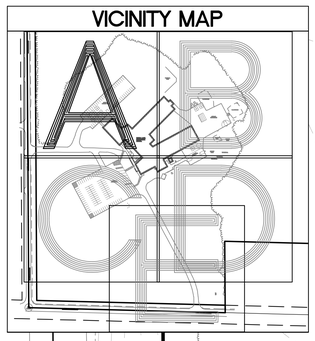
VICINITY MAP



ASPHALT PARKING LOT

ORIOLE LANE ELEMENTARY SCHOOL

12X18 CMCE
IE 667.38

24" RCCP
IE 666.98

10" CPCP
IE 672.19

10" CPCP
IE 673.99

10" CPCP

24" RCCP

MATCHLINE

MATCHLINE

DEMOLITION NOTES

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- XXXXXXXXXXX SAWCUT FULL DEPTH
- X TREES & STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- DENOTES UTILITIES TO BE ABANDONED IN PLACE.
- UTILITY STRUCTURE REMOVAL/ABANDONMENT
- (1) SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
- (2) REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING.
- (3) SIGN TO BE REMOVED AND STOCKPILED. CONTRACTOR TO COORDINATE WITH SCHOOL DISTRICT FOR NEW SIGN LOCATION.
- (4) EXISTING SIGN INCLUDING POST & FOOTING TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (5) REMOVE & DISPOSE OF EXISTING MONUMENT SIGN.
- (6) EXISTING TREE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (7) REMOVE & DISPOSE OF EXISTING CULVERT.
- (8) EXISTING CULVERT TO REMAIN CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (9) EXISTING WELL TO BE ABANDONED PER STATE AND LOCAL CODE. WELL TO REMAIN IN SERVICE TILL NEW WATERLINE IS INSTALLED AND OPERATIONAL.
- (10) EXISTING ELECTRIC LINE TO BE ABANDONED. ELECTRIC LINE TO REMAIN IN SERVICE TILL NEW WATERLINE IS INSTALLED AND OPERATIONAL.
- (11) EXISTING WATER LINE TO BE ABANDONED. WATER LINE TO REMAIN IN SERVICE TILL NEW WATERLINE IS INSTALLED AND OPERATIONAL.
- (12) EXISTING LIGHT AND POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (13) EXISTING INLET TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (14) REMOVE & DISPOSE OF EXISTING CHAIN-LINK FENCE.
- (15) REMOVE & RELOCATE EXISTING GREEN ELECTRIC BOX. CONTRACTOR TO COORDINATE NEW LOCATION WITH EXISTING UTILITY OWNER.
- (16) REMOVE & DISPOSE OF EXISTING HYDRANT AND VALVE.
- (17) EXISTING FIBER OPTIC BOX TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (18) EXISTING TRANSFORMER TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (19) REMOVE & STOCKPILE EXISTING EXISTING TABLES. REFER TO SITE PLAN FOR NEW LOCATION.
- (20) EXISTING PLAYGROUND AND EQUIPMENT TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (21) REMOVE & DISPOSE OF EXISTING BENCH.

eua

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

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12850 Oriole Lane
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Milwaukee, Wisconsin 53217
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PROJECT MANAGER RS

PROJECT NUMBER 318480-01

SITE DEMOLITION PLAN

C101A

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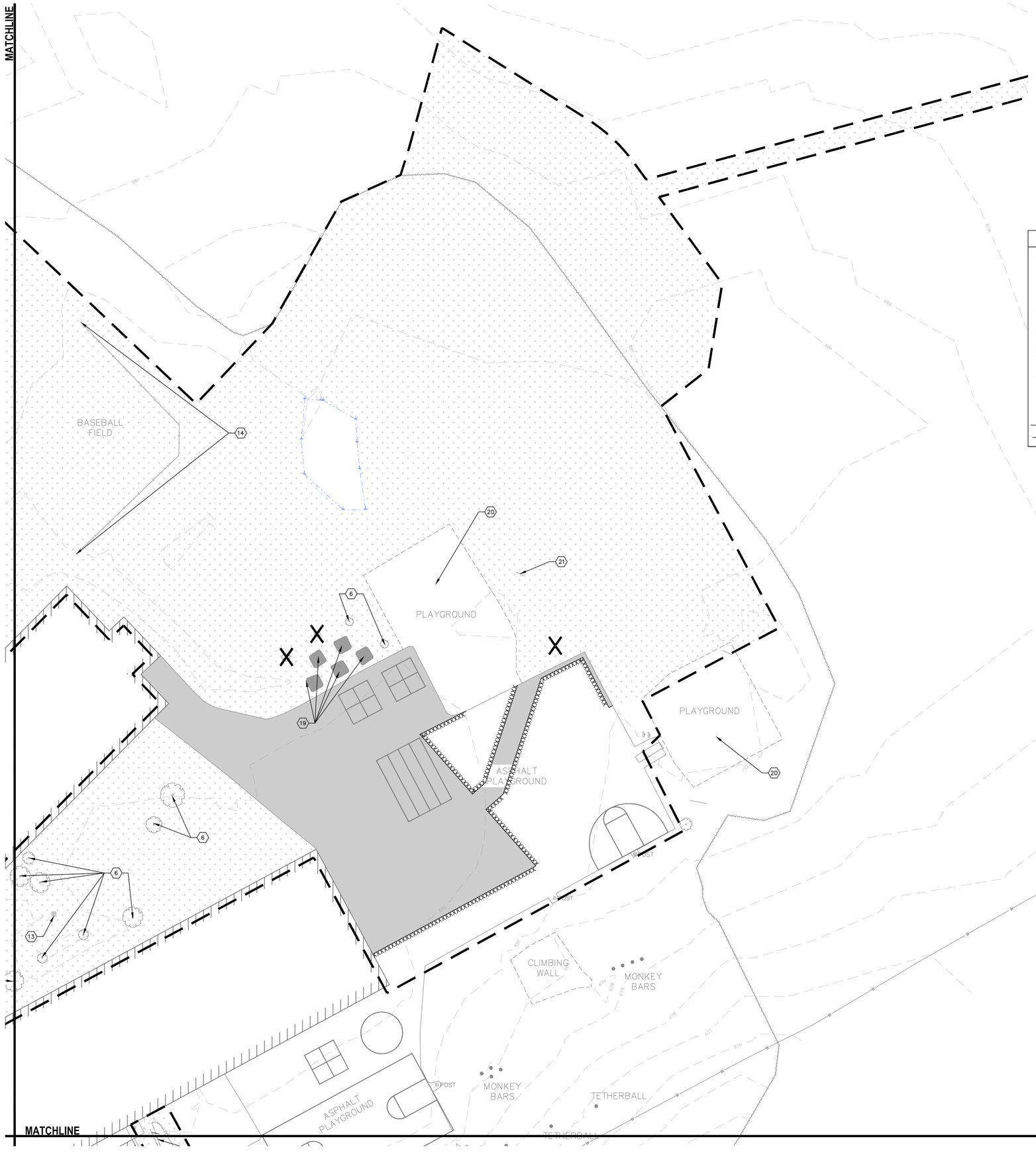

Scale: 0 10 20 40

Scale: 1" = 20'

DIGGERS HOTLINE

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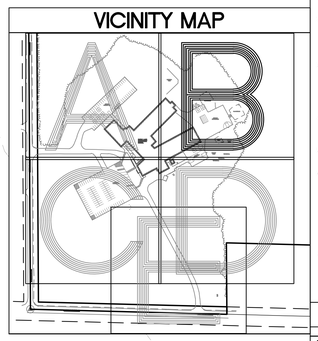
VICINITY MAP



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C101B

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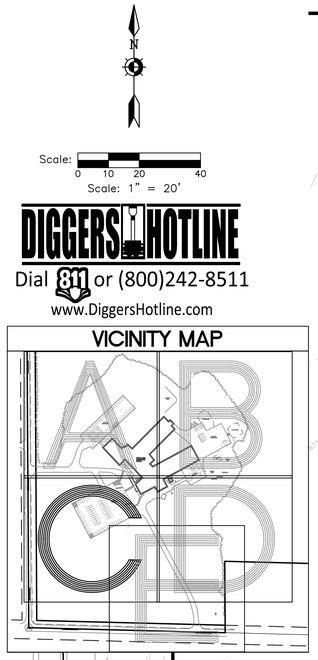

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MATCHLINE

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ASPHALT PARKING LOT

MH RIM 669.81
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ORIOLE LANE

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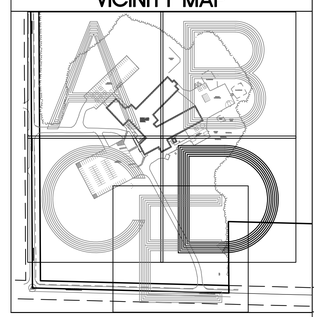

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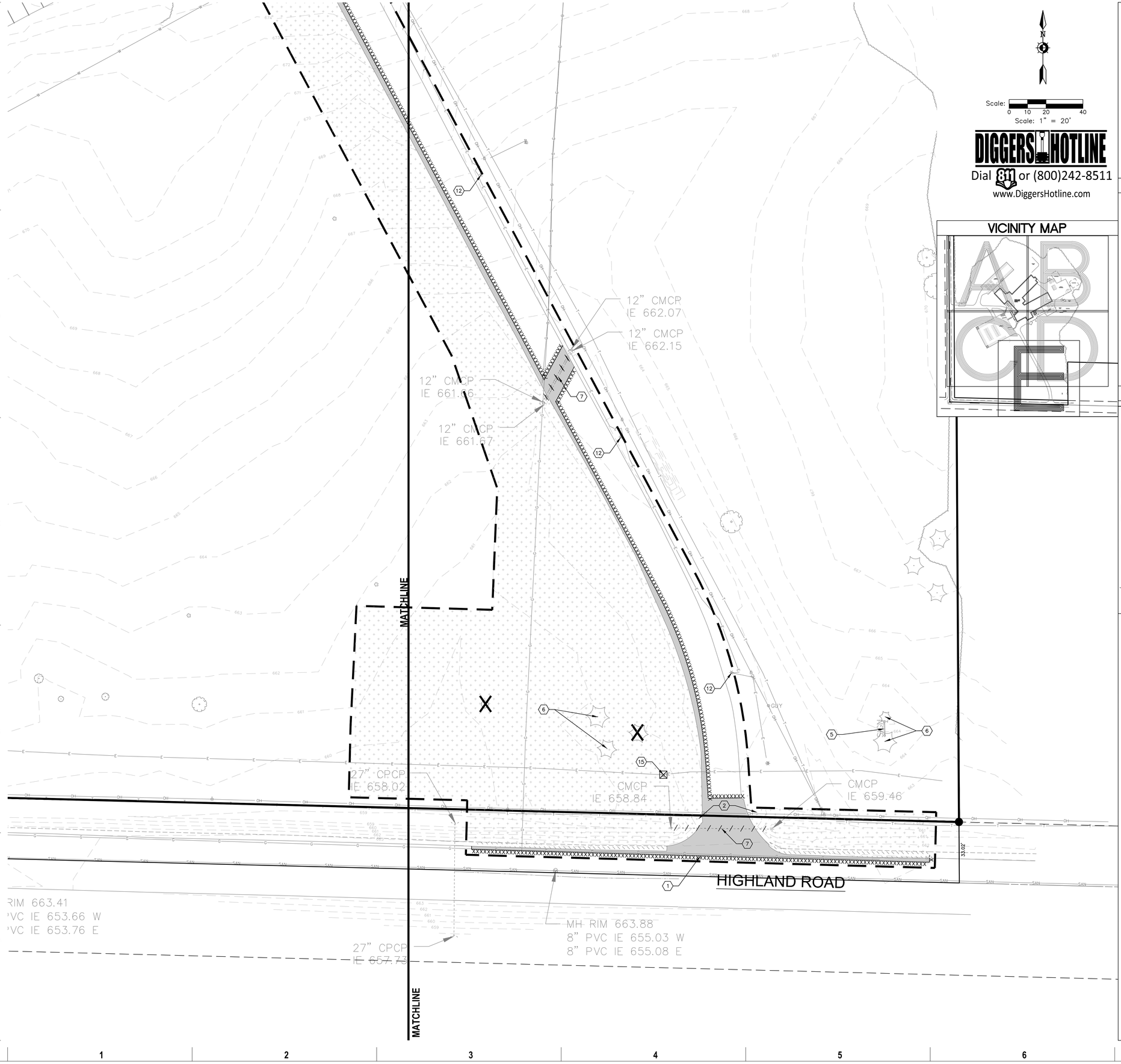

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- UTILITY STRUCTURE REMOVAL/ABANDONMENT
- (1) SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
- (2) REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING.
- (3) SIGN TO BE REMOVED AND STOCKPILED. CONTRACTOR TO COORDINATE WITH SCHOOL DISTRICT FOR NEW SIGN LOCATION.
- (4) EXISTING SIGN INCLUDING POST & FOOTING TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (5) REMOVE & DISPOSE OF EXISTING MONUMENT SIGN.
- (6) EXISTING TREE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (7) REMOVE & DISPOSE OF EXISTING CULVERT.
- (8) EXISTING CULVERT TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (9) EXISTING WELL TO BE ABANDONED PER STATE AND LOCAL CODE. WELL TO REMAIN IN SERVICE TILL NEW WATERLINE IS INSTALLED AND OPERATIONAL.
- (10) EXISTING ELECTRIC LINE TO BE ABANDONED. ELECTRIC LINE TO REMAIN IN SERVICE TILL NEW WATERLINE IS INSTALLED AND OPERATIONAL.
- (11) EXISTING WATER LINE TO BE ABANDONED. WATER LINE TO REMAIN IN SERVICE TILL NEW WATERLINE IS INSTALLED AND OPERATIONAL.
- (12) EXISTING LIGHT AND POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (13) EXISTING INLET TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (14) REMOVE & DISPOSE OF EXISTING CHAIN-LINK FENCE.
- (15) REMOVE & RELOCATE EXISTING GREEN ELECTRIC BOX. CONTRACTOR TO COORDINATE NEW LOCATION WITH EXISTING UTILITY OWNER.
- (16) REMOVE & DISPOSE OF EXISTING HYDRANT AND VALVE.
- (17) EXISTING FIBER OPTIC BOX TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (18) EXISTING TRANSFORMER TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (19) REMOVE & STOCKPILE EXISTING EXISTING TABLES. REFER TO SITE PLAN FOR NEW LOCATION.
- (20) EXISTING PLAYGROUND AND EQUIPMENT TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- (21) REMOVE & DISPOSE OF EXISTING BENCH.

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PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
08/21/2020	SCHEMATIC DESIGN
12/11/2020	DESIGN DEVELOPMENT
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KEY PLAN

kapur
7711 N. Port Washington Road
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PROJECT MANAGER RS
PROJECT NUMBER 318480-01

SITE DEMOLITION PLAN

C101E

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Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

GENERAL SITE NOTES

TOTAL LOT AREA	1,535,468 SF (35.25 ACRES)
TOTAL FLOOR AREA RATIO	5.6% (85,488 SF)
TOTAL IMPERVIOUS AREA	232,615 SF (5.34 ACRES)
TOTAL PERVIOUS AREA	1,302,853 SF (29.91 ACRES)
OPEN SPACE RATIO	84.9%

Scale: 0 25 50 100
Scale: 1" = 50'

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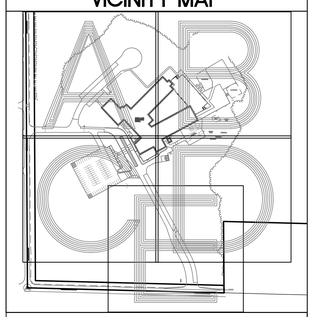
VICINITY MAP



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PROJECT MANAGER RS
PROJECT NUMBER 318480-01

OVERALL SITE LAYOUT PLAN

C102

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Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

ORIOLE LANE

MATCHLINE

BIORETENTION BASIN 1
TOP OF ENGINEERED SOIL 668.00
BOTTOM OF BASIN 670.00
SEE DETAILS 26-28/C204

PROPOSED BUILDING ADDITION
1ST FLOOR FFE = 682.25±

ORIOLE LANE ELEMENTARY SCHOOL

MATCHLINE

Scale: 0 10 20 40
Scale: 1" = 20'

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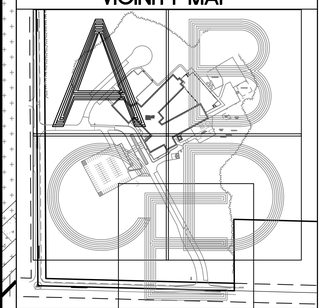

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PROJECT MANAGER	RS
PROJECT NUMBER	318480-01

SITE LAYOUT PLAN

C102A

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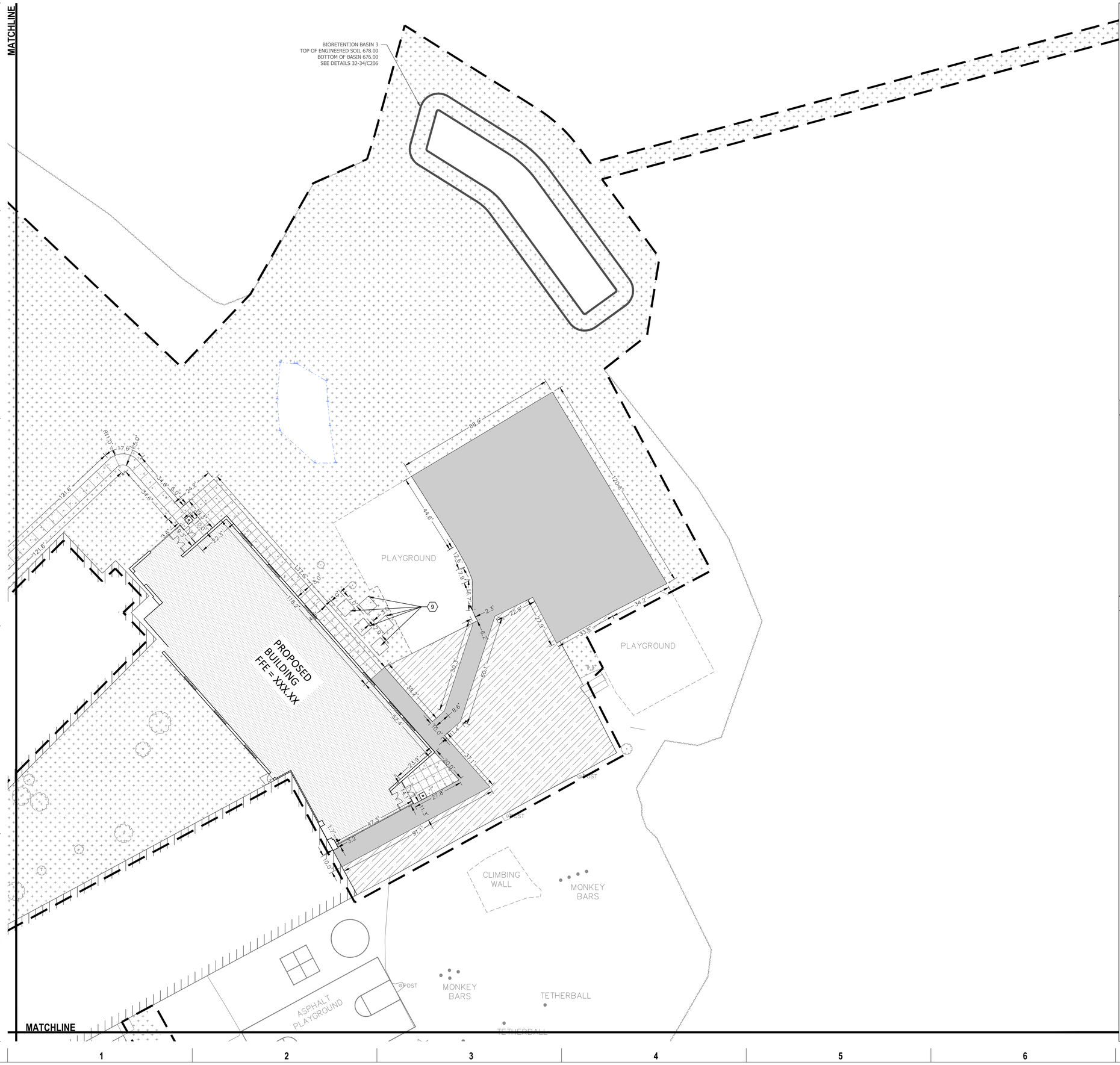

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PROJECT INFORMATION

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Scale: 0 10 20 40
Scale: 1" = 20'

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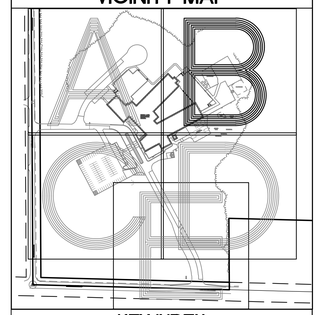

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SITE LAYOUT PLAN

C102B

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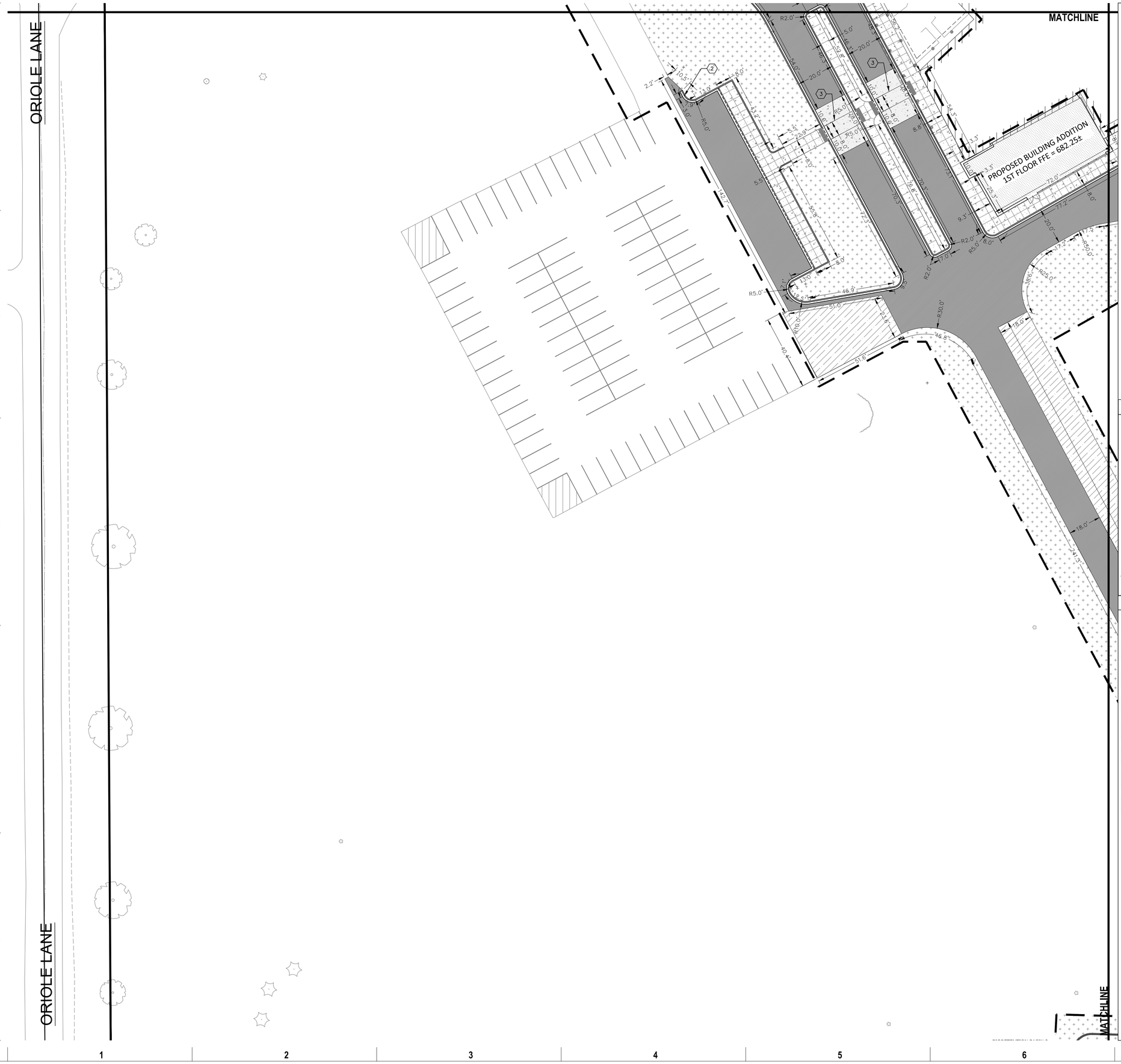

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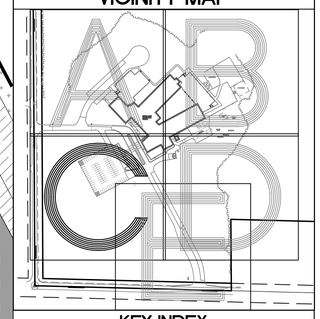

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PROJECT MANAGER RS

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SITE LAYOUT PLAN

C102C

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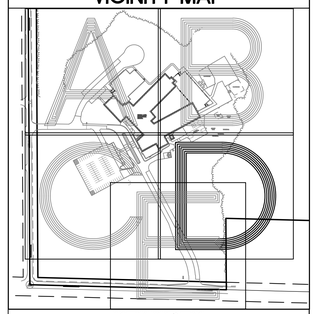

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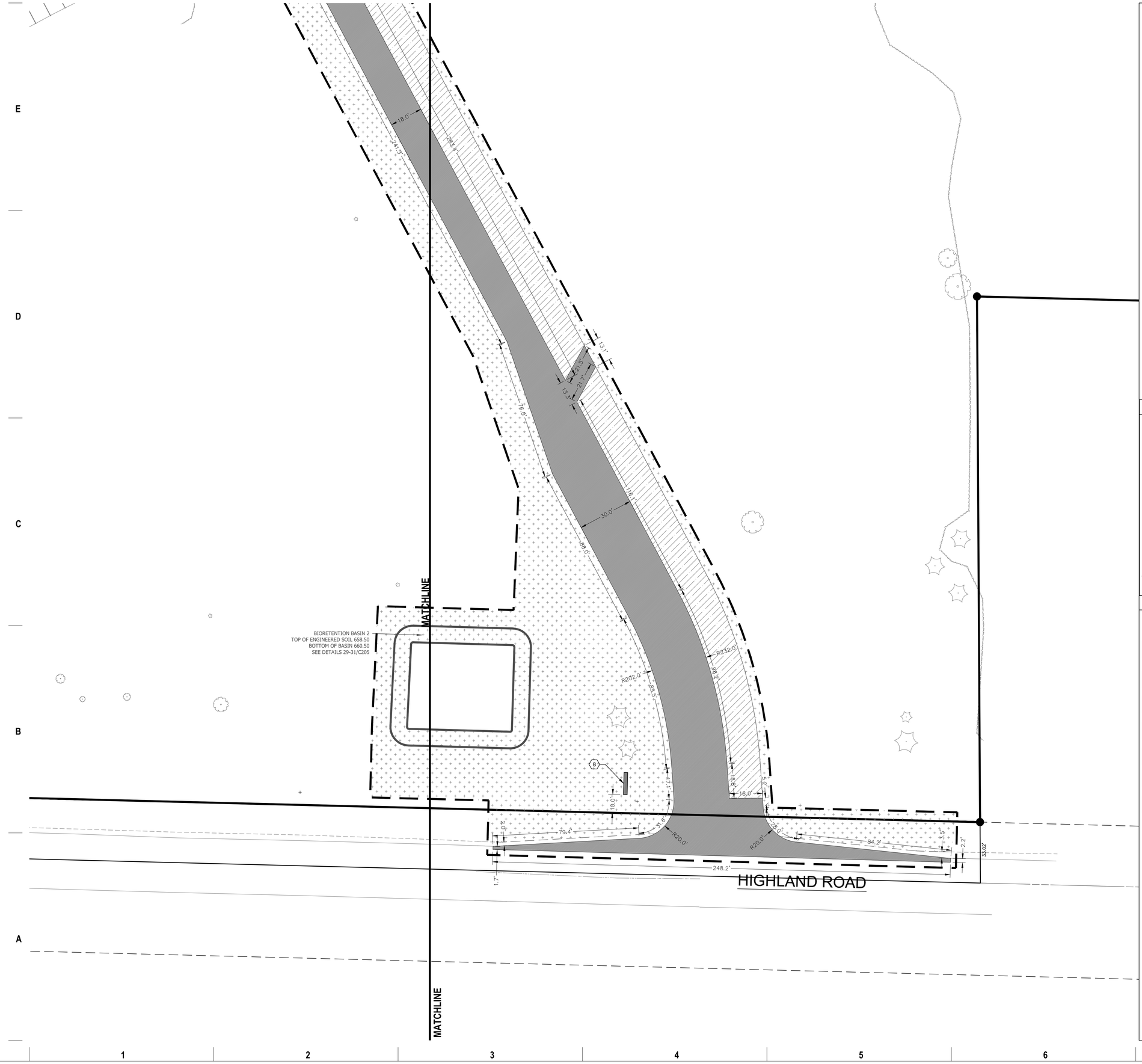

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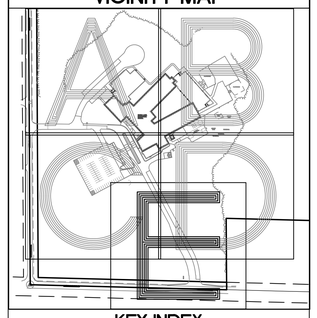

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MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
08/21/2020	SCHEMATIC DESIGN
12/11/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER RS

PROJECT NUMBER 318480-01

SITE LAYOUT PLAN

C102E

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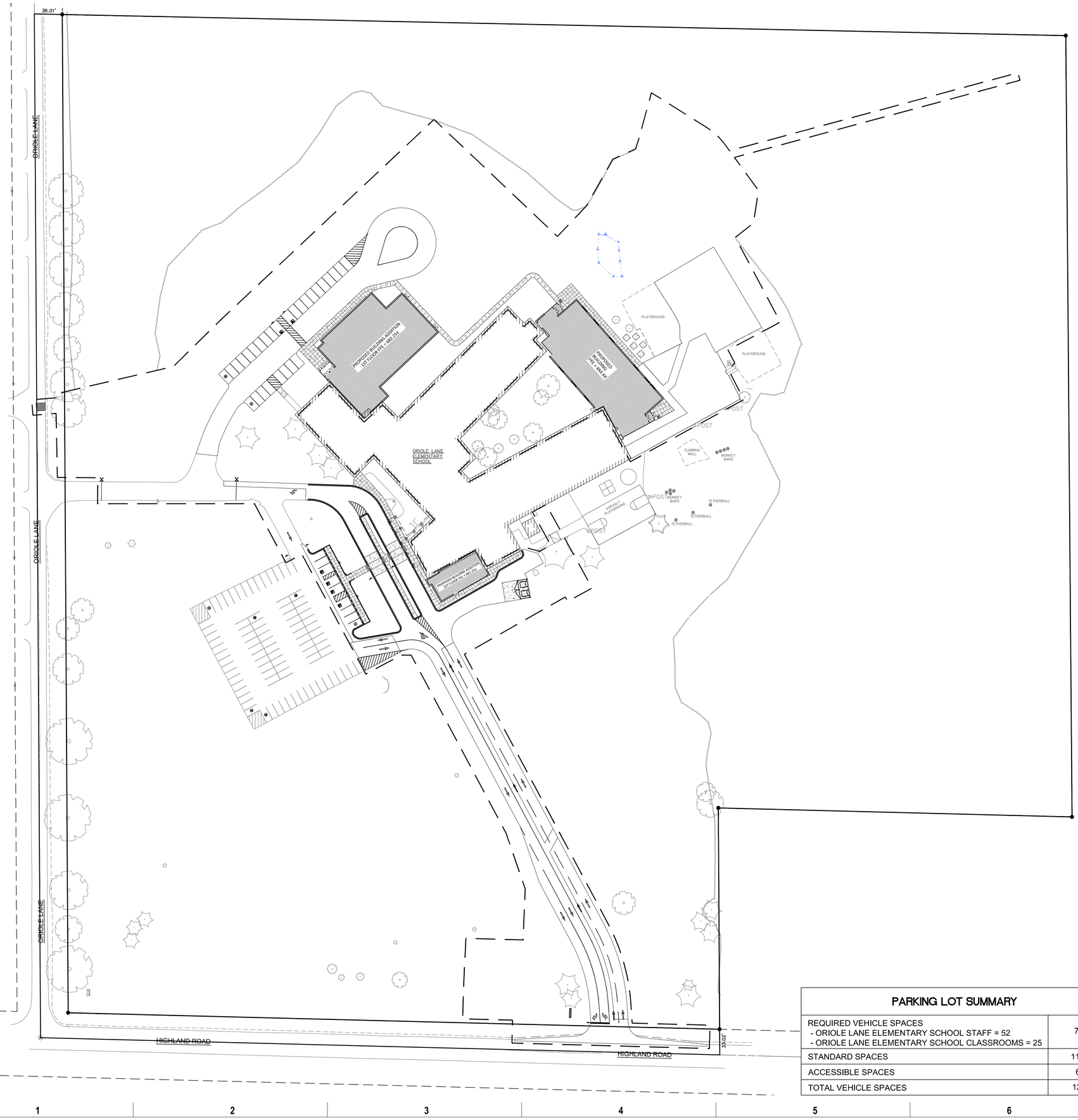
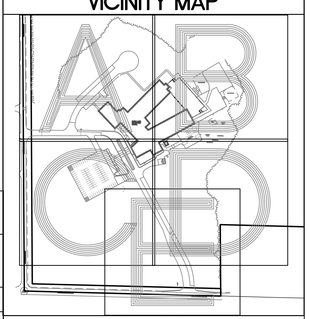
Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)



PARKING LOT SUMMARY

REQUIRED VEHICLE SPACES - ORIOLE LANE ELEMENTARY SCHOOL STAFF = 52 - ORIOLE LANE ELEMENTARY SCHOOL CLASSROOMS = 25	77
STANDARD SPACES	117
ACCESSIBLE SPACES	6
TOTAL VEHICLE SPACES	123

VICINITY MAP



KEY INDEX

PROJECT LIMITS

eua

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

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Scale: 0 25 50 100
Scale: 1" = 50'

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PROJECT MANAGER	RS
PROJECT NUMBER	318480-01

OVERALL SITE GEOMETRIC & TRAFFIC CONTROL PLAN

C103

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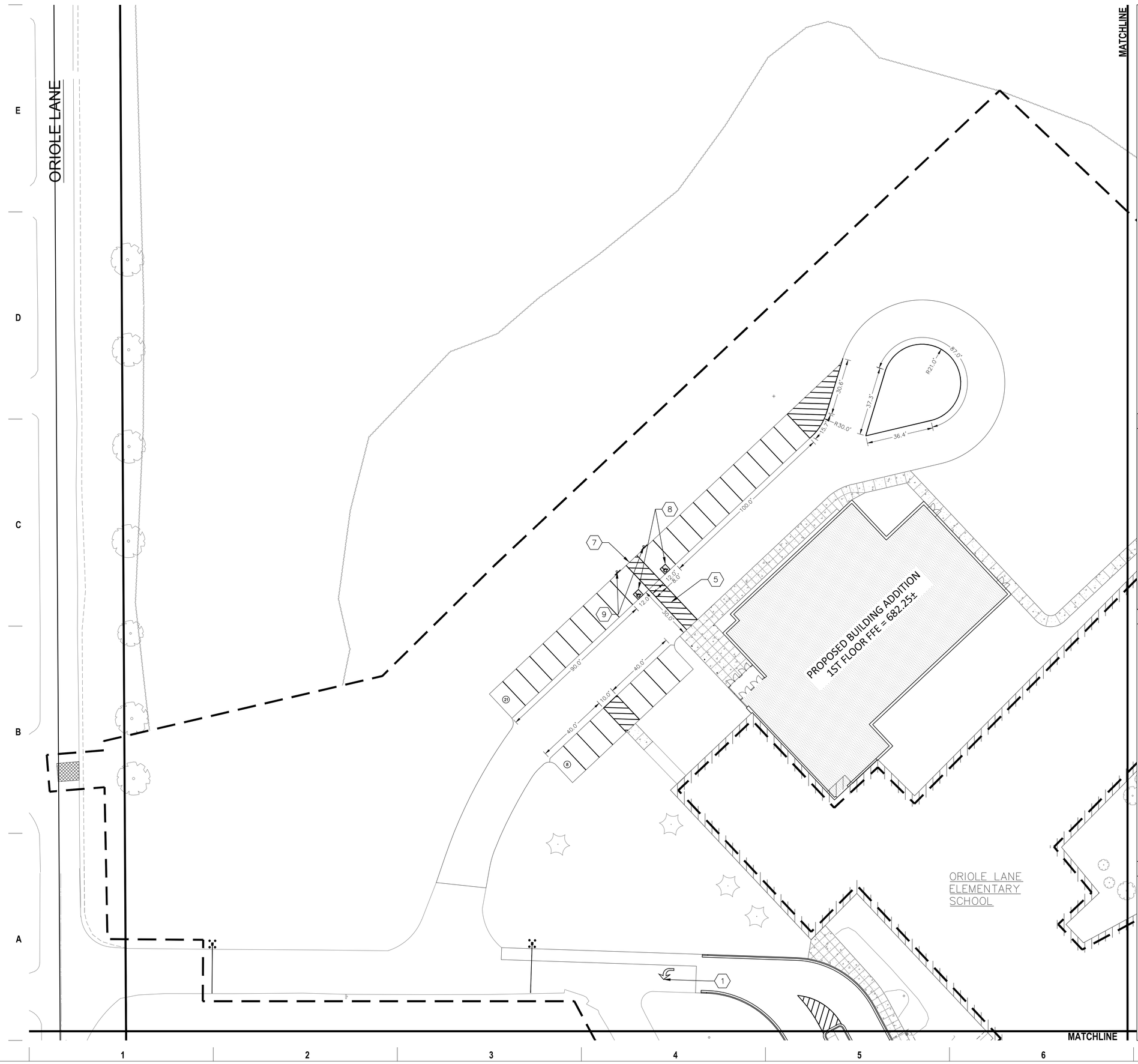

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Scale: 1" = 20'

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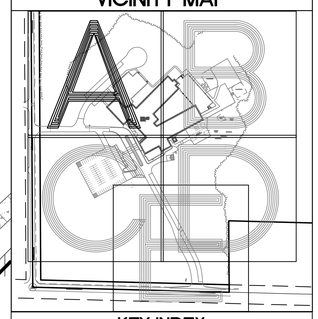

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9. NEW ACCESSIBLE SIGNS — 17 C203

SIGN INDEX

10. STOP — R1-1 30" X 30"
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eua

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PROJECT MANAGER RS
PROJECT NUMBER 318480-01

SITE GEOMETRIC & TRAFFIC CONTROL PLAN

C103A

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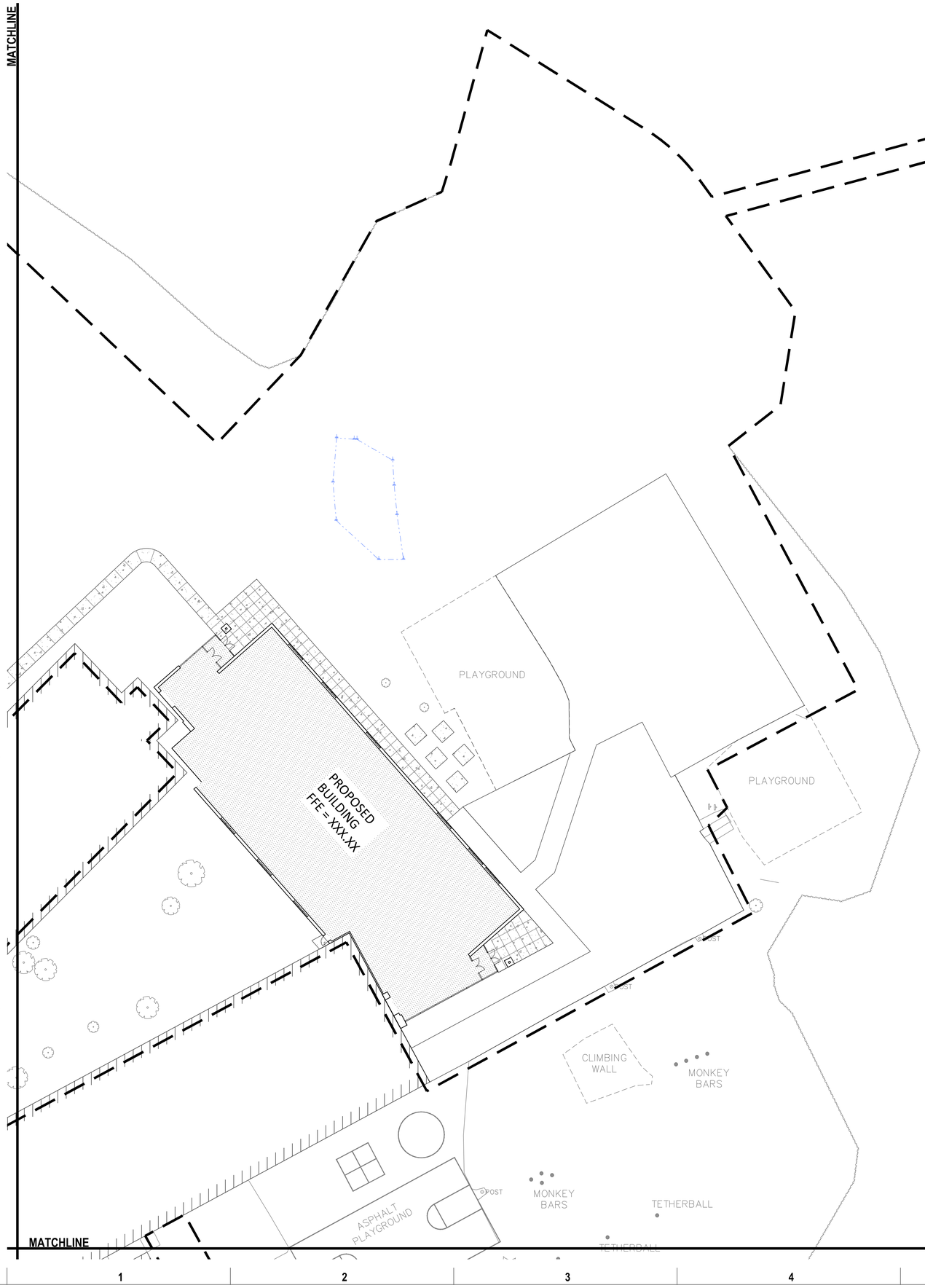

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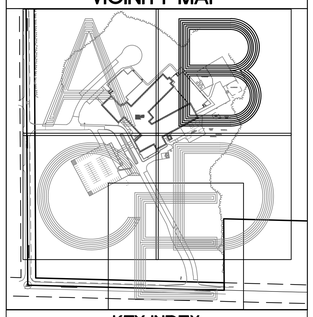

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PROJECT NUMBER 318480-01

SITE GEOMETRIC & TRAFFIC CONTROL PLAN

C103B

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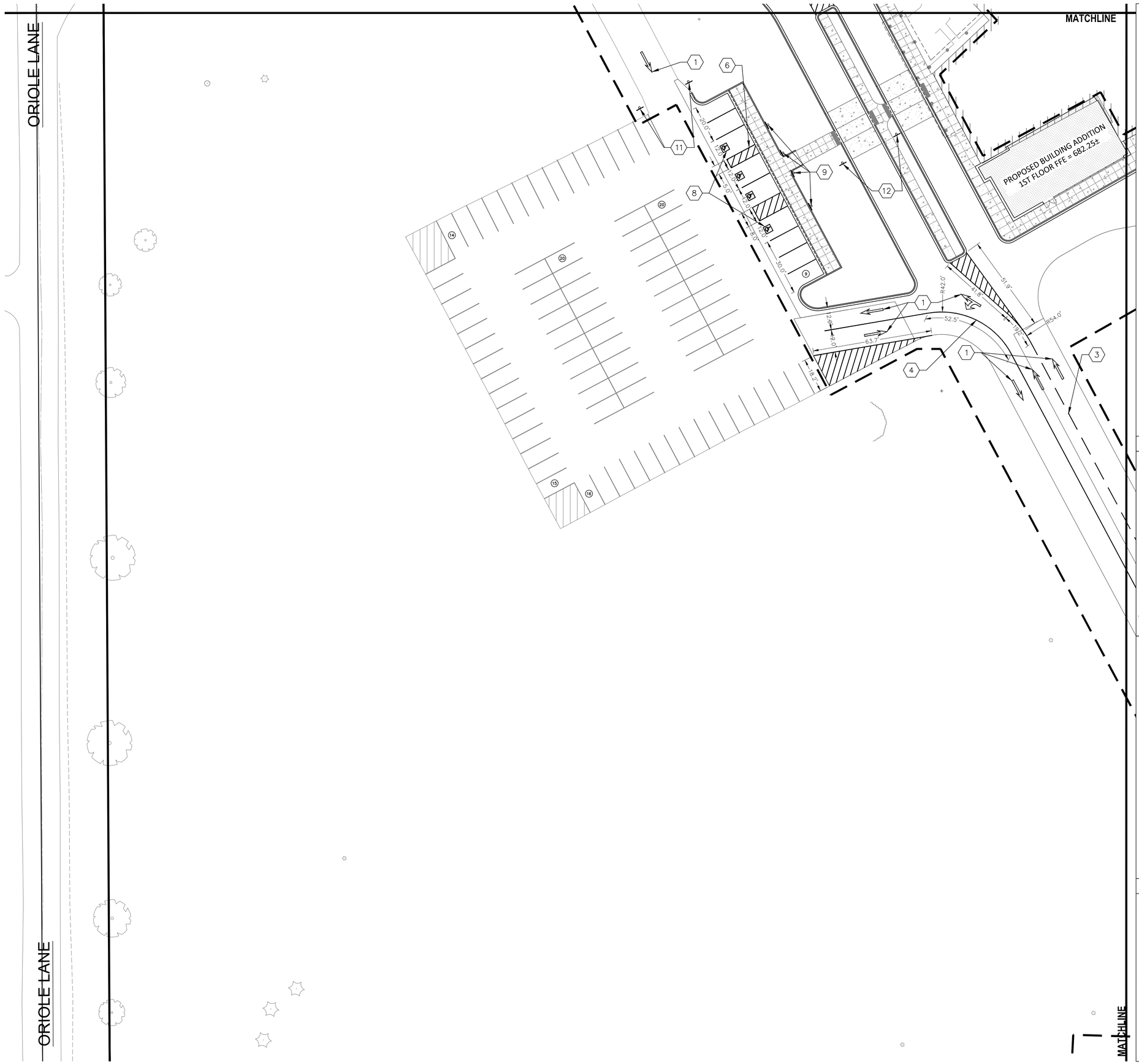

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Scale: 0 10 20 40
Scale: 1" = 20'

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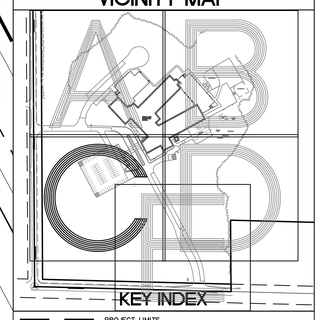

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PROJECT MANAGER RS
PROJECT NUMBER 318480-01

SITE GEOMETRIC & TRAFFIC CONTROL PLAN

C103C

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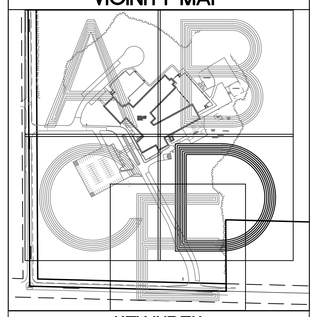
Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

VICINITY MAP



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Scale: 0 10 20 40
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des moines 699 Walnut Street, Suite 400, Des Moines, Iowa 50309, 515.724.5840
denver 1899 Wynkoop Street, Suite 300, Denver, Colorado 80202, 303.595.4500

PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

ISSUANCE AND REVISIONS

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KEY PLAN

kapur
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PROJECT NUMBER 318480-01

SITE GEOMETRIC & TRAFFIC CONTROL PLAN

C103D

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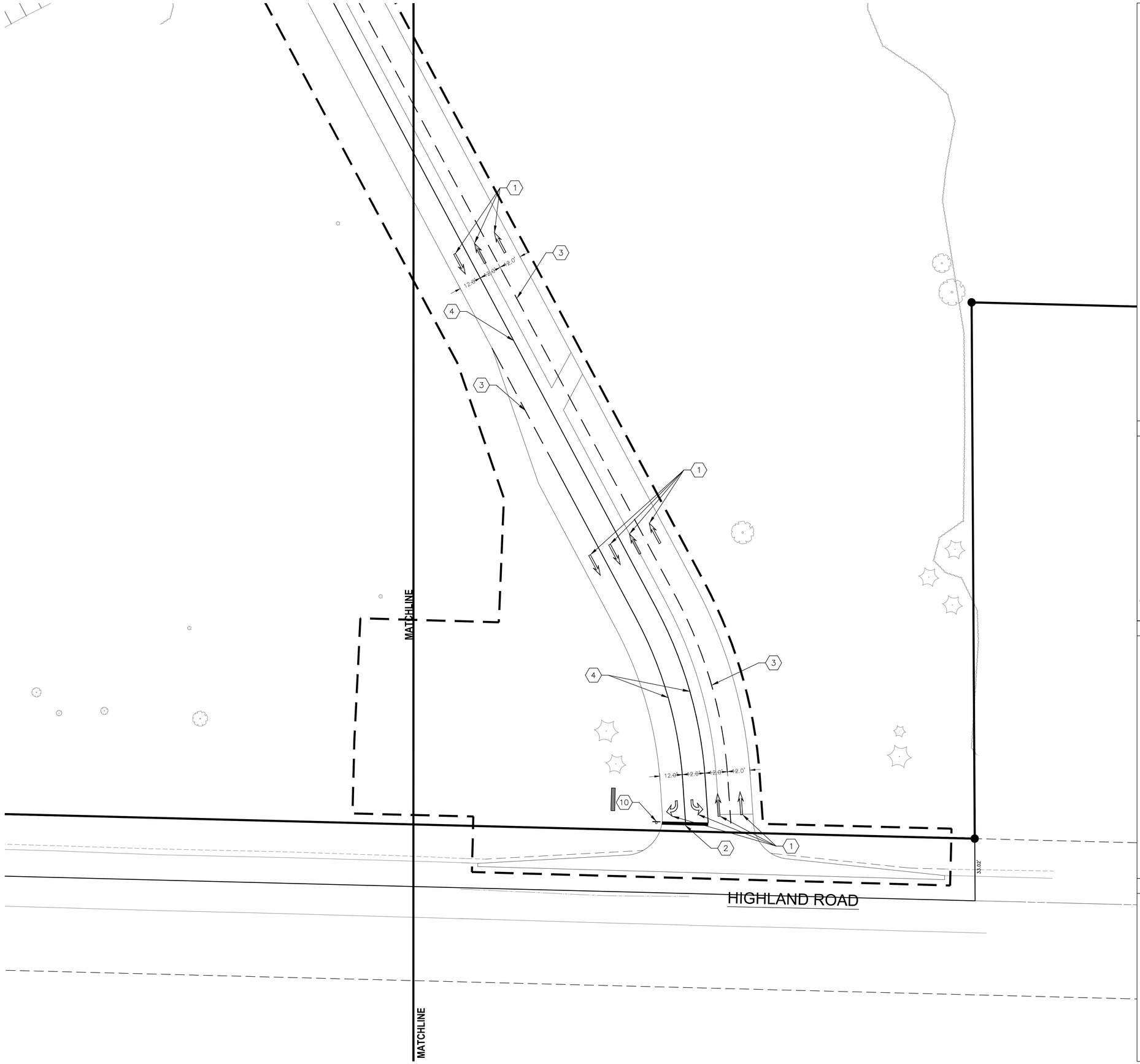

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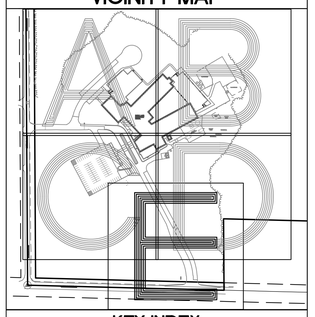

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PROJECT INFORMATION

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SITE GEOMETRIC & TRAFFIC CONTROL PLAN

C103E

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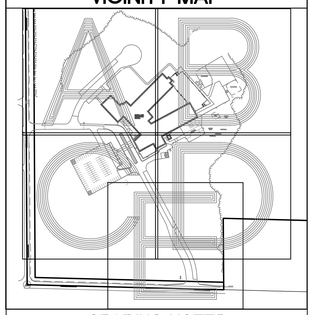

GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
- 999 EXISTING CONTOUR MINOR
- 999 EXISTING CONTOUR MAJOR
- 999 PROPOSED CONTOUR MINOR
- 999 PROPOSED CONTOUR MAJOR

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OVERALL SITE GRADING PLAN

C104

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Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

ORIOLE LANE

MATCHLINE

PROPOSED BUILDING ADDITION
1ST FLOOR FFE = 682.25±

ORIOLE LANE ELEMENTARY SCHOOL

BIORETENTION BASIN 1
TOP OF ENGINEERED SOIL 668.00
BOTTOM OF BASIN 670.00
SEE DETAILS 26-28/C204

12X18 CMCE
IE 667.38

24" RCCP
IE 666.98

24" RCCP

10" CPCP

MATCHLINE

Scale:
0 10 20 40
Scale: 1" = 20'

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VICINITY MAP

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- 999 — PROPOSED CONTOUR MINOR
- 999 — PROPOSED CONTOUR MAJOR
- 970.00 — PROPOSED SPOT GRADE
- 970.0± — MATCH EXISTING GRADE
- T970.00 G965.50 — PROPOSED TOP OF CURB PROPOSED BOTTOM OF CURB
- T970.0± G965.5± — MATCH EXISTING TOP OF CURB MATCH EXISTING BOTTOM OF CURB
- TW970.00 BW965.00 — PROPOSED TOP OF WALL PROPOSED BOTTOM OF WALL
- TW970.0± BW965.0± — MATCH EXISTING TOP OF WALL MATCH EXISTING BOTTOM OF WALL
- DRAINAGE SWALE

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SITE GRADING PLAN

C104A

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Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

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Scale: 0 10 20 40
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DIGGERS HOTLINE
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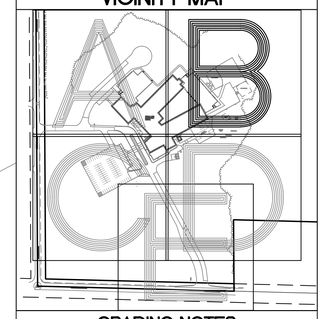
VICINITY MAP



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- PROJECT LIMITS
- 999 — EXISTING CONTOUR MINOR
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des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
08/21/2020	SCHEMATIC DESIGN
12/11/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

SHEET INFORMATION

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PROJECT MANAGER RS
PROJECT NUMBER 318480-01

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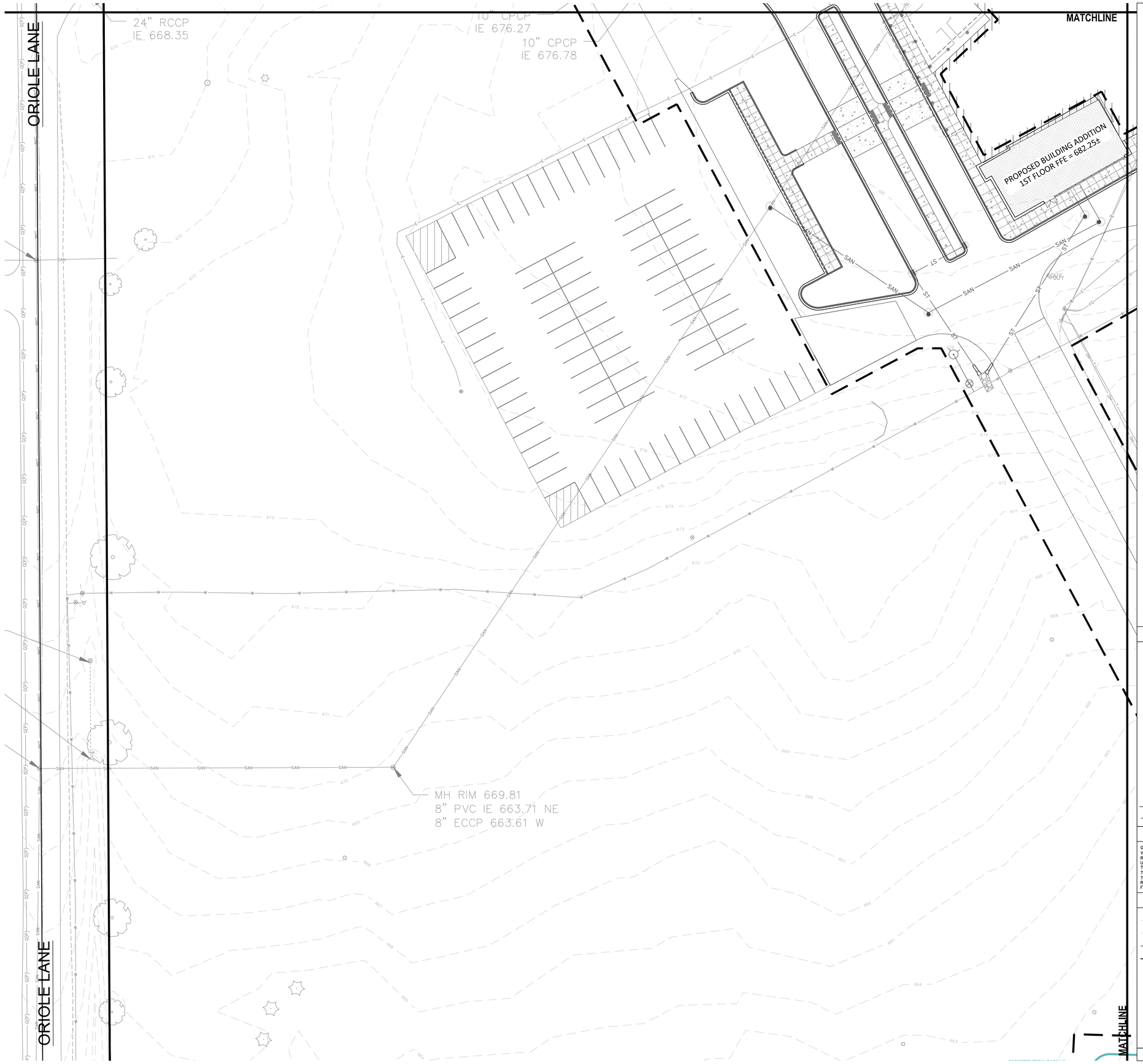

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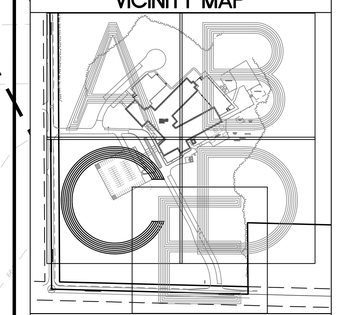

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SITE GRADING PLAN

C104C

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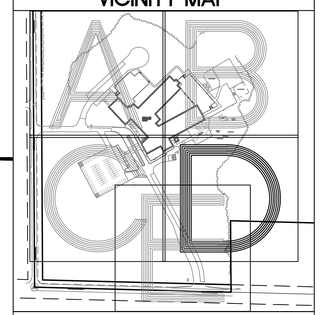

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PROJECT NUMBER 318480-01

SITE GRADING PLAN

C104D

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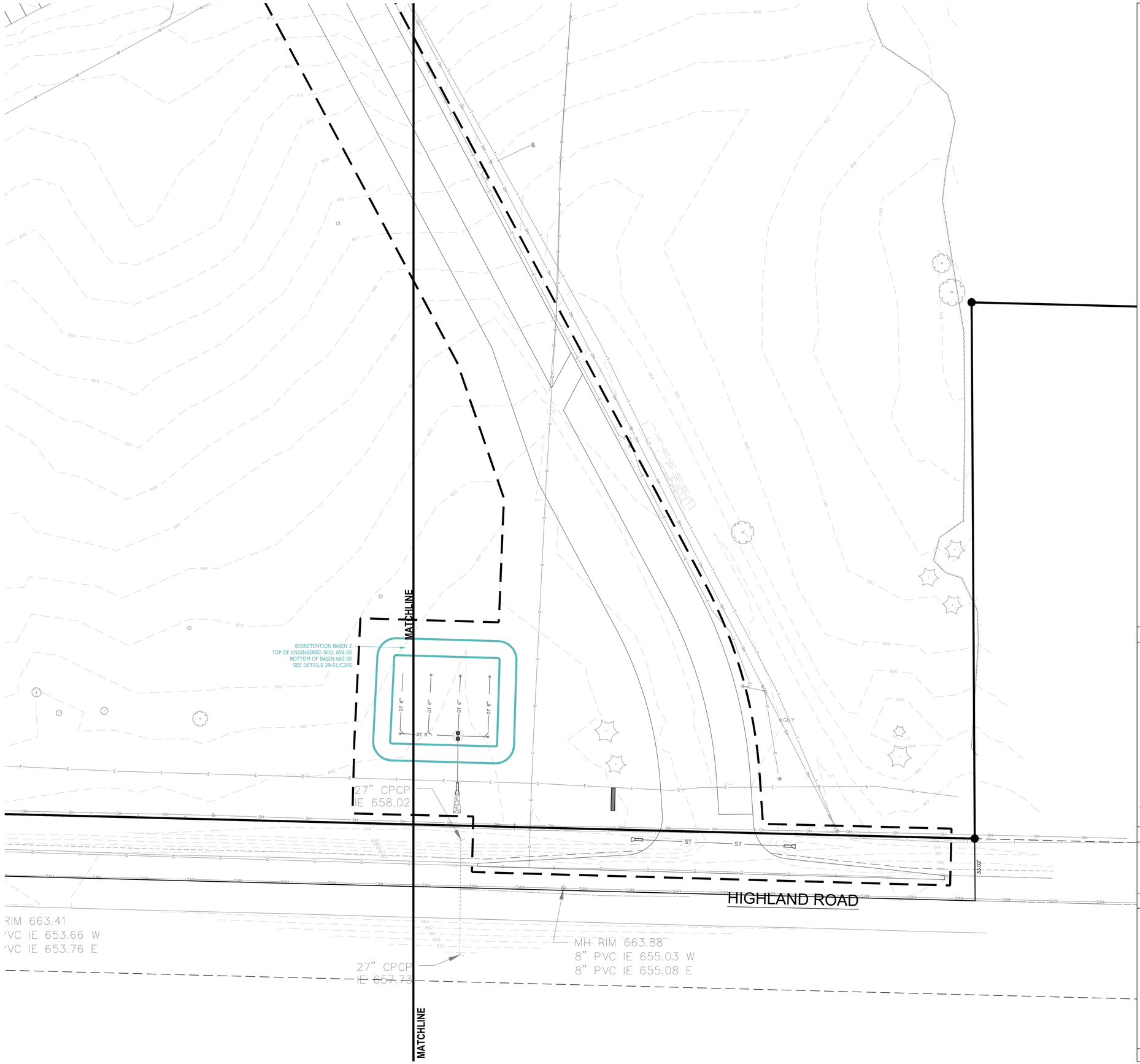

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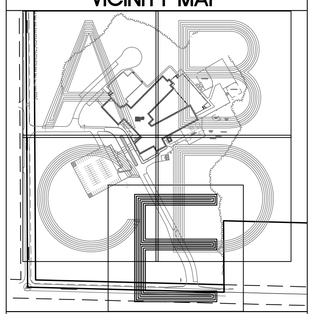

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PROJECT NUMBER	318480-01

SITE GRADING PLAN

C104E

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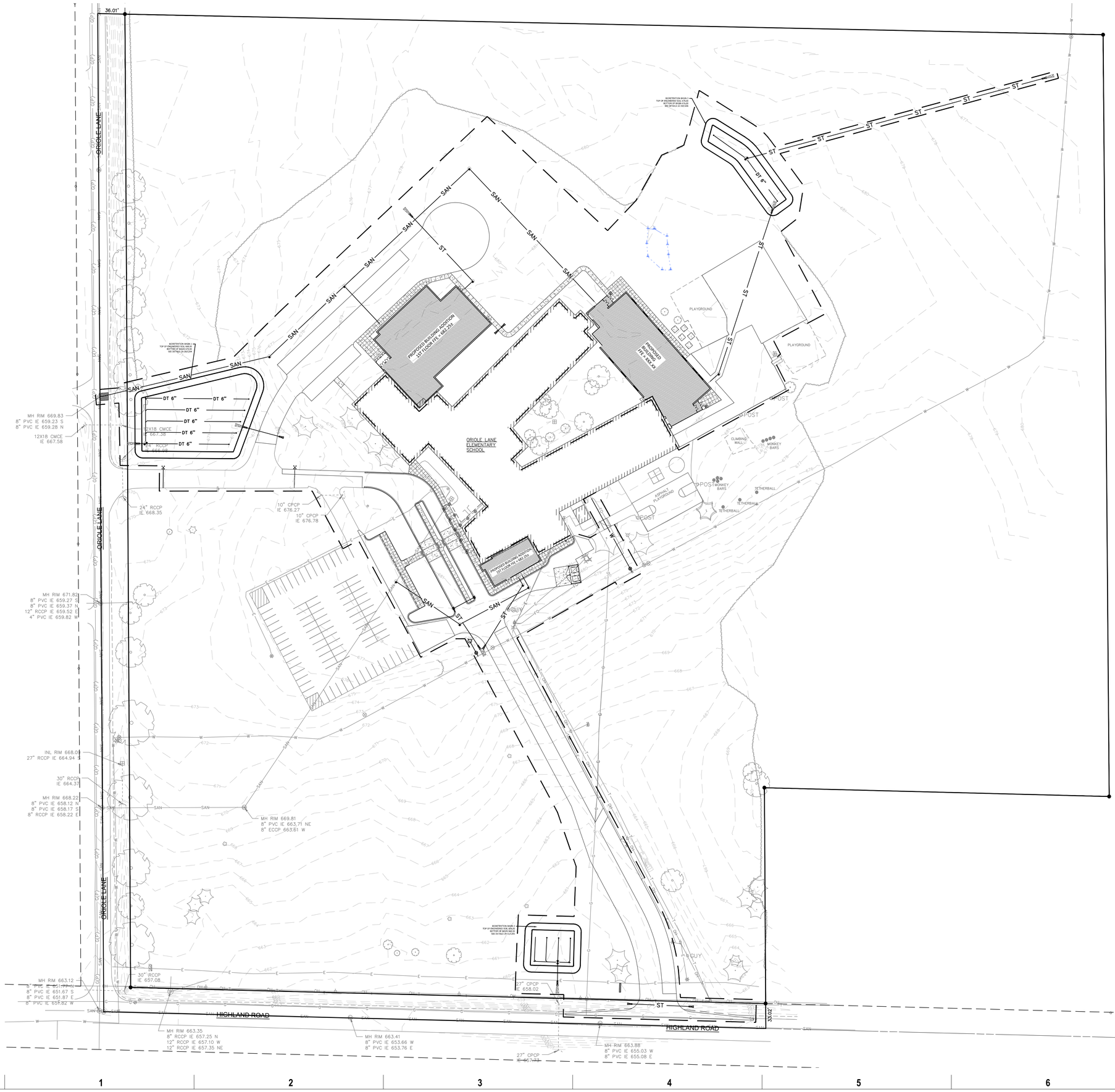

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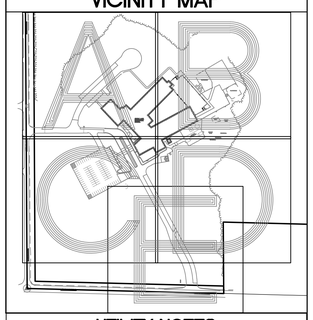

UTILITY NOTES

CAUTION

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PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
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PROJECT MANAGER	RS
PROJECT NUMBER	318480-01

OVERALL SITE UTILITY PLAN

C105

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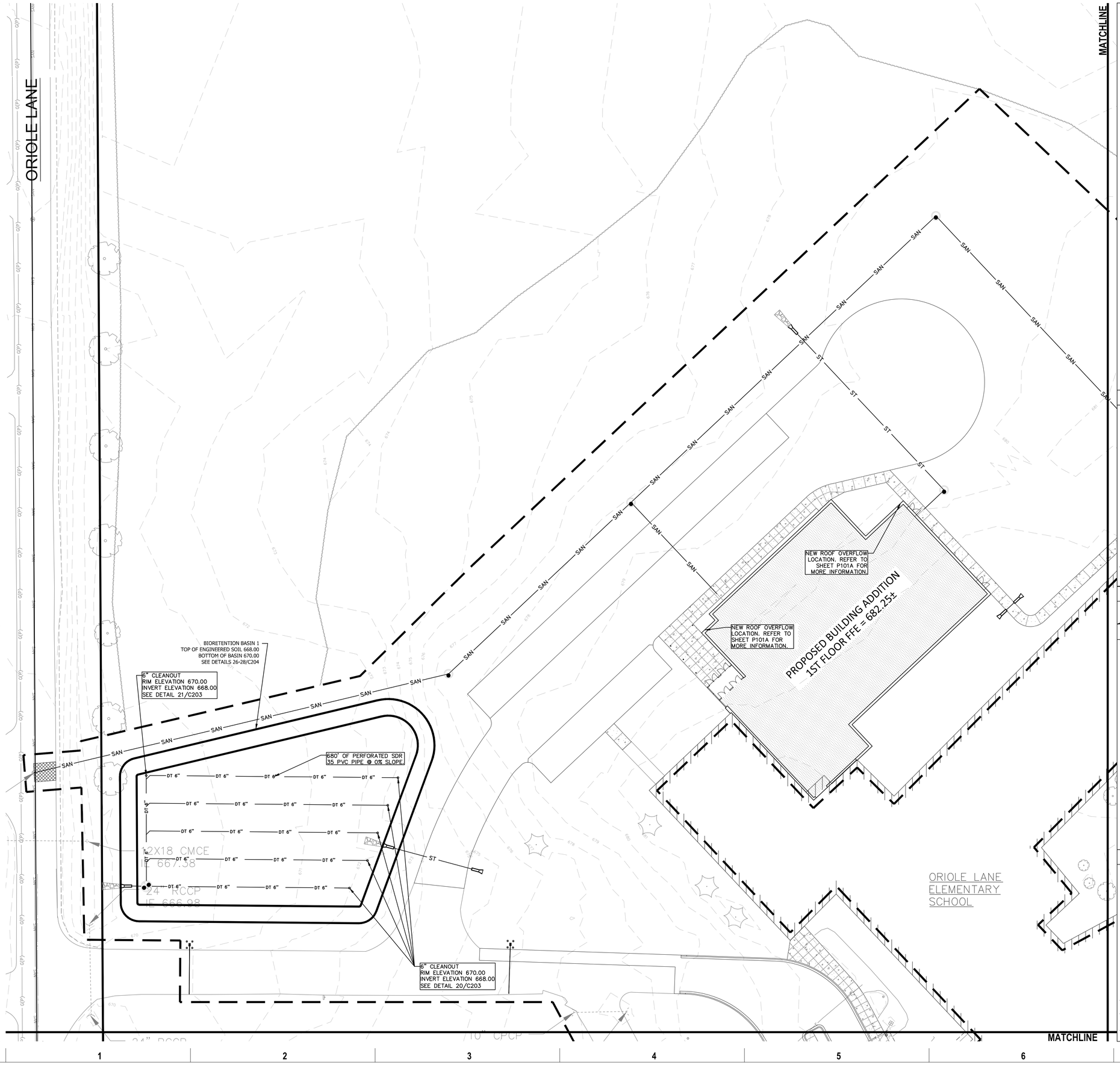

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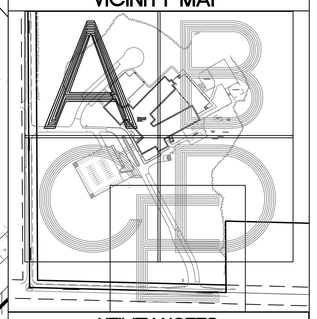

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C105A

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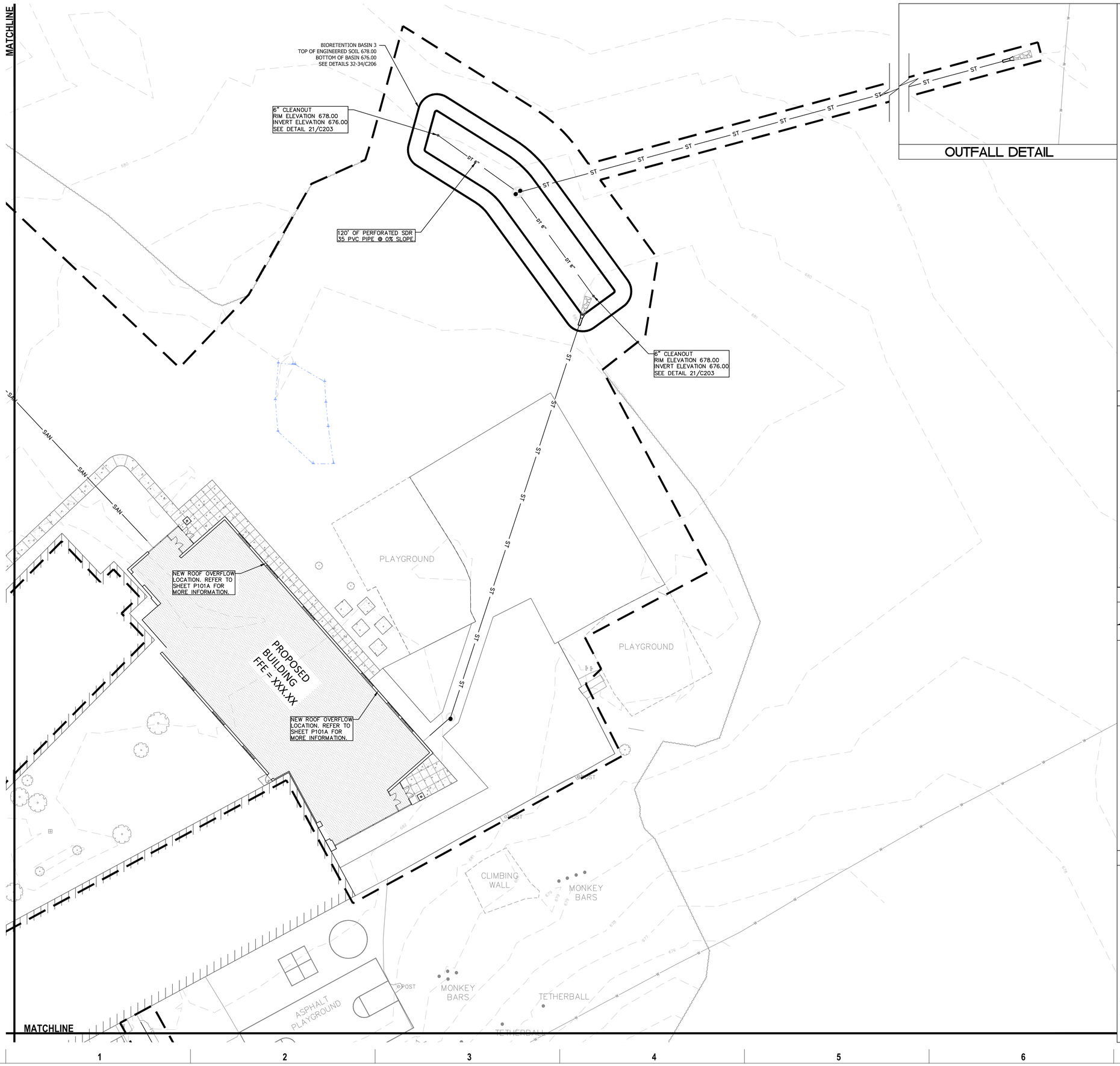

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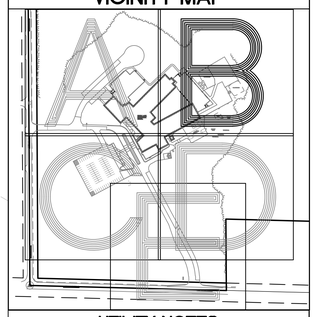

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PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

ISSUANCE AND REVISIONS

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12/11/2020	DESIGN DEVELOPMENT
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KEY PLAN

kapur

7711 N. Port Washington Road
Milwaukee, Wisconsin 53217

kapurinc.com

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PROJECT MANAGER RS

PROJECT NUMBER 318480-01

SITE UTILITY PLAN

C105B

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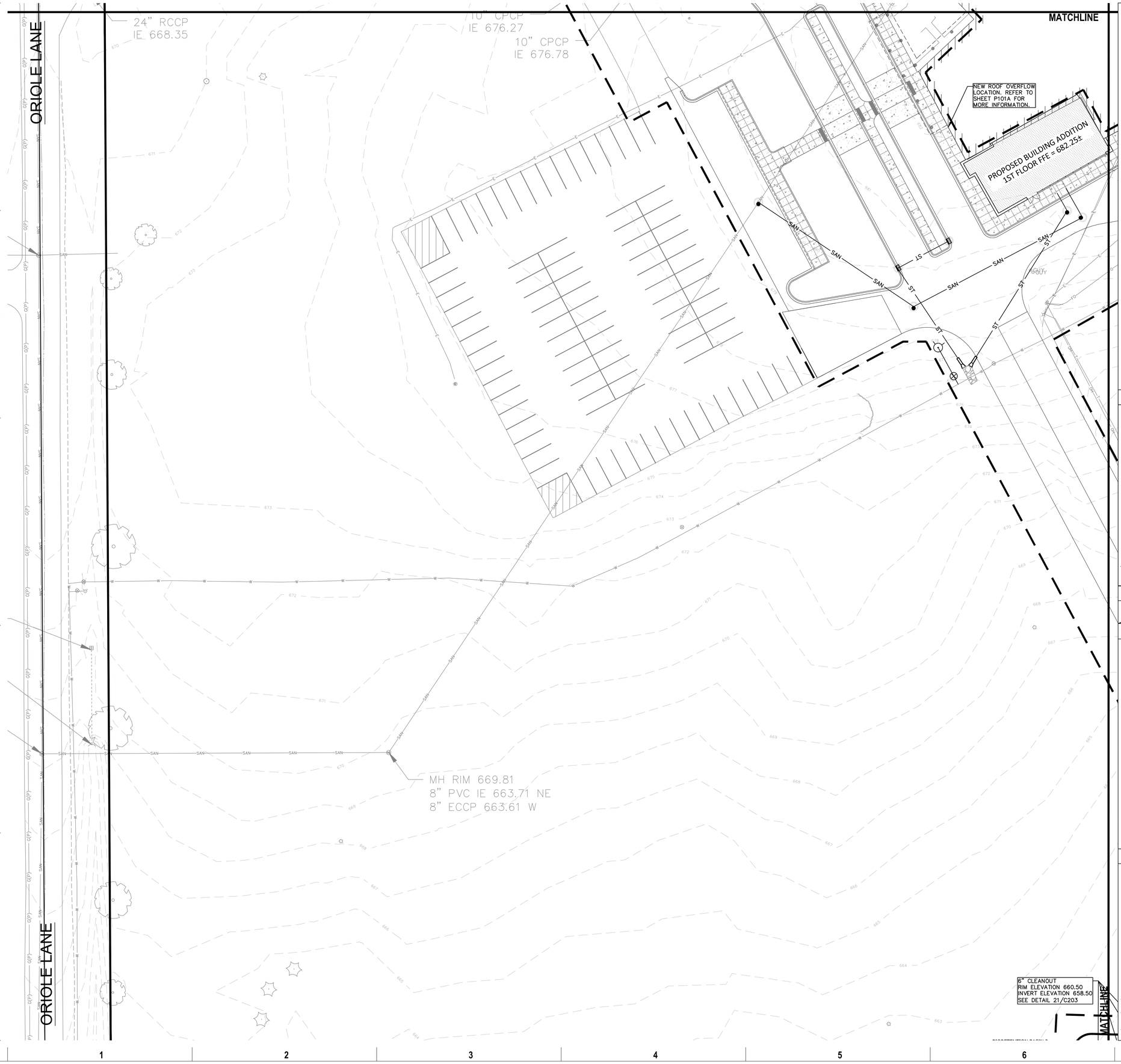

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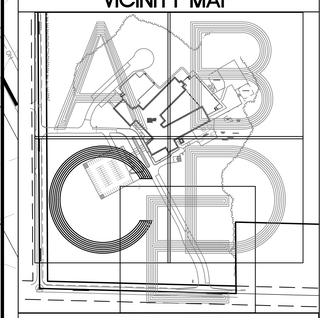

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C105C

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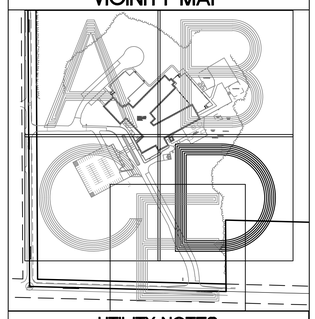

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C105D

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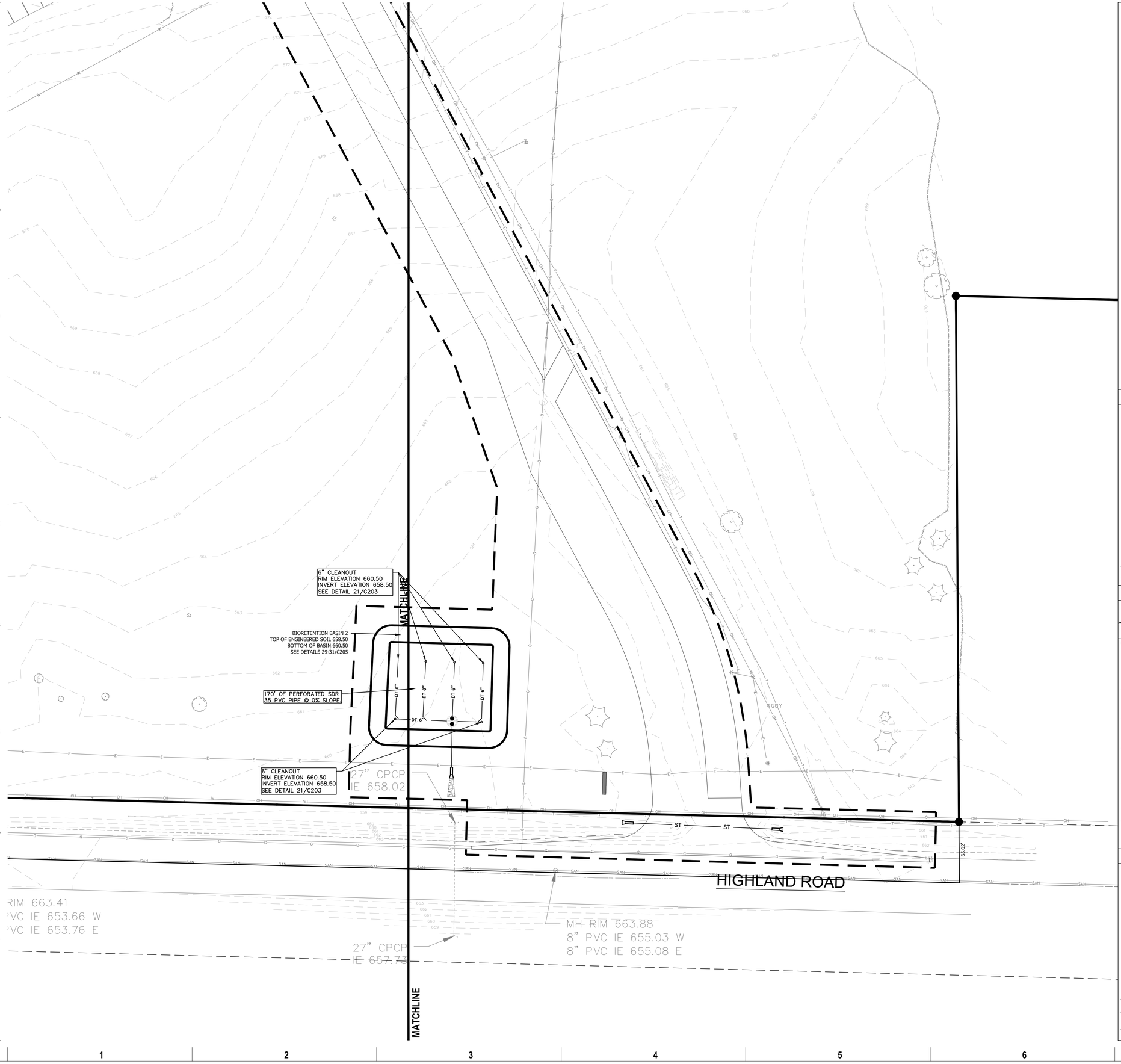

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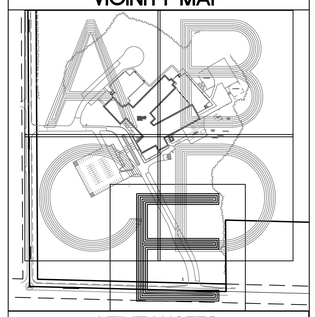

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SITE UTILITY PLAN

C105E

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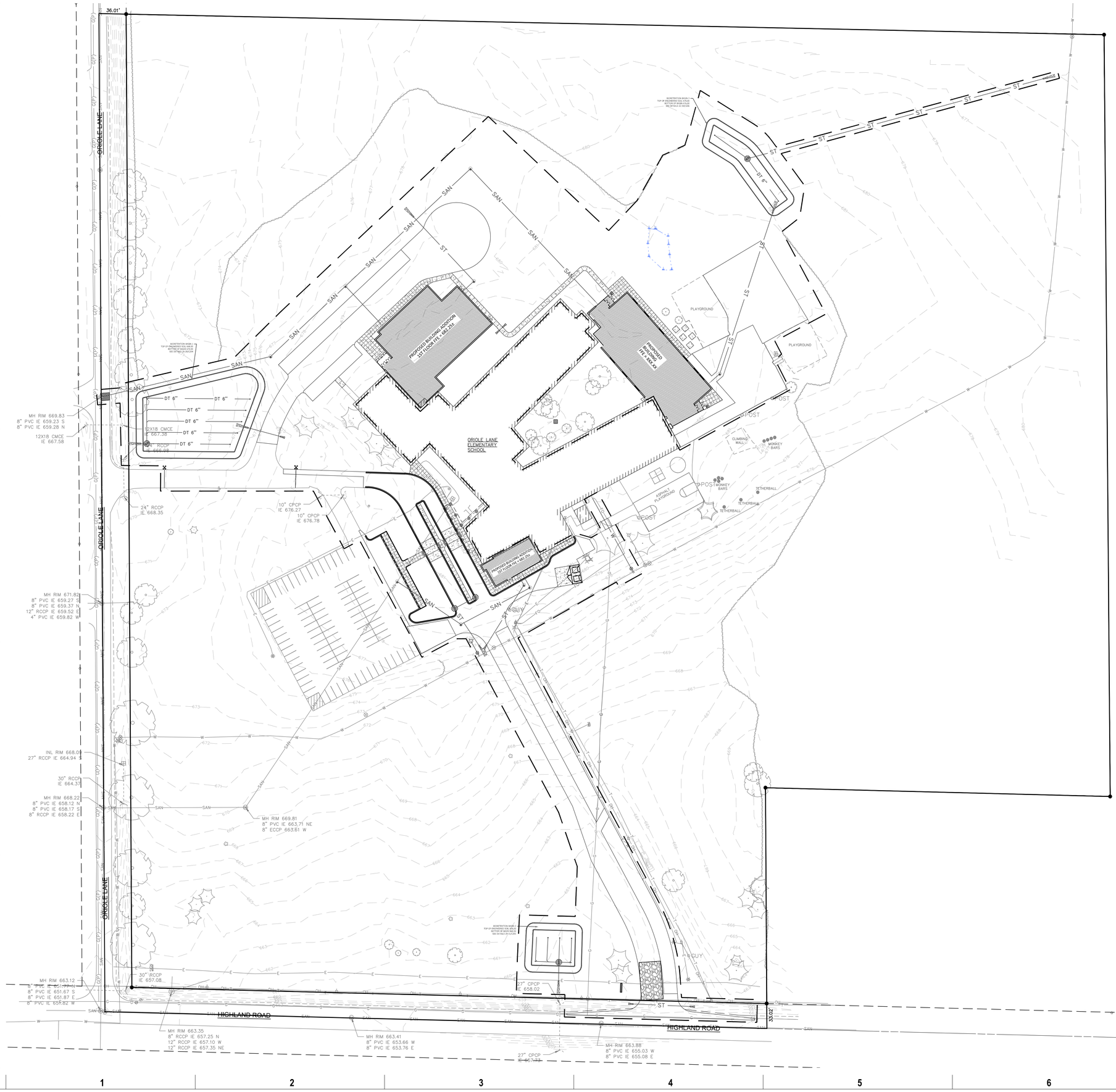

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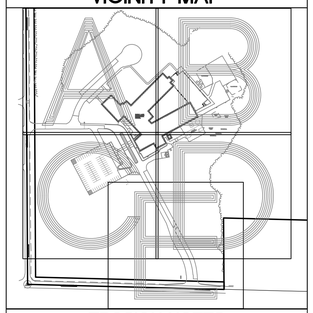

EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:

KYLE THOMPSON – DIRECTOR OF MAINTENANCE
MEQUON-THIENSVILLE SCHOOL DISTRICT
5000 W. MEQUON ROAD
MEQUON, WI 53092
PHONE: (262) 238-5850

PROJECT ENGINEER:

RYAN BIRSCHBACH, P.E.
KAPUR & ASSOCIATES, INC
7711 NORTH PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
PHONE: (262) 758-6035

CONSTRUCTION MANAGER:

SCOTT WENDT – PROJECT MANAGER
HUNZINGER CONSTRUCTION COMPANY
21100 ENTERPRISE AVENUE
BROOKFIELD, WI 53045
PHONE: (262) 432-9160

KEY INDEX

- PROJECT LIMITS
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  USE CLASS I, TYPE A FROM WISDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
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- FILTER FABRIC FENCE — 1/C202
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN. — 2/C201
- TRIANGULAR SILT DIKES — 3/C202
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. — 4/C202
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED — 4/C202

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OVERALL SITE EROSION CONTROL PLAN

C106

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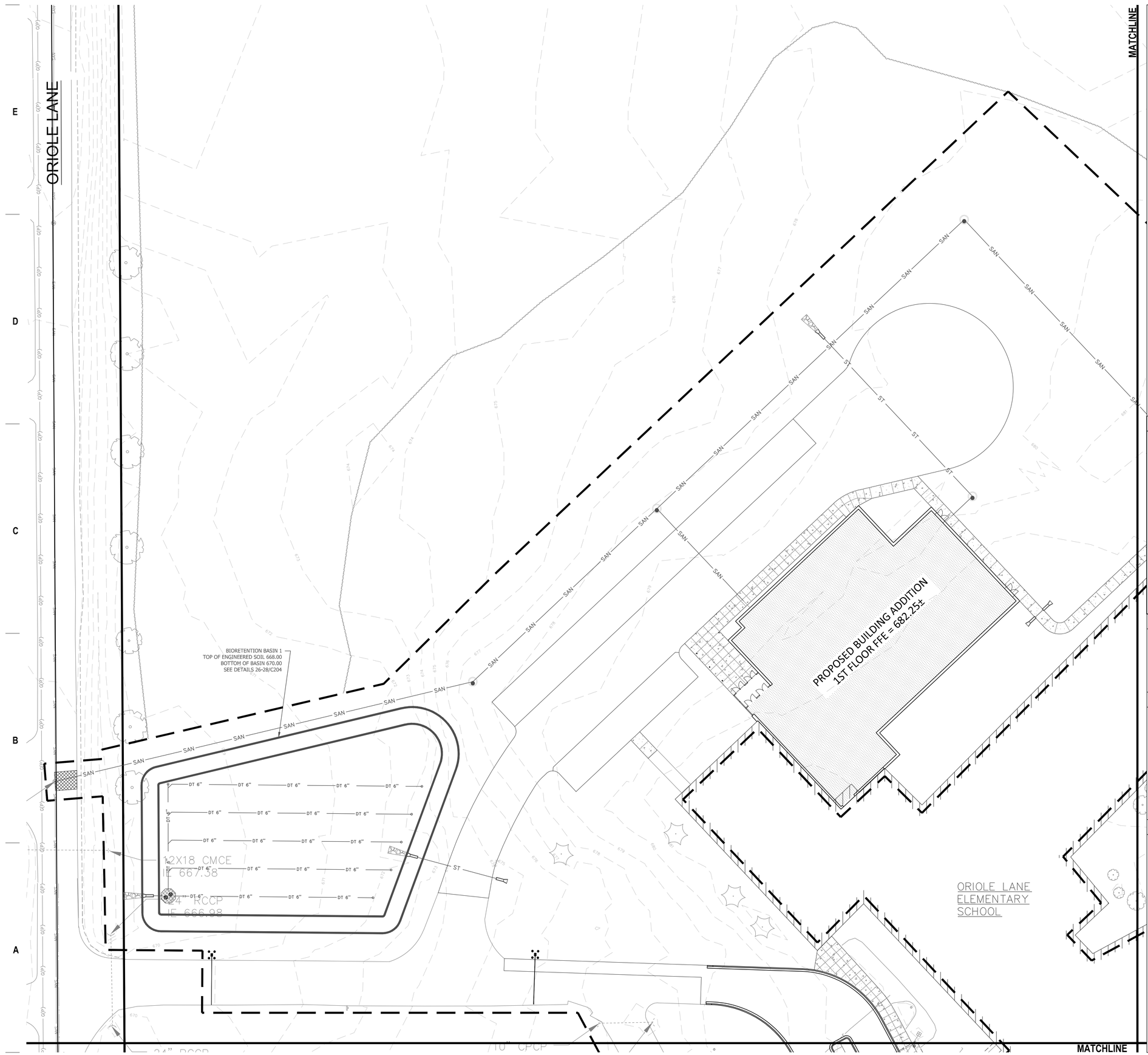

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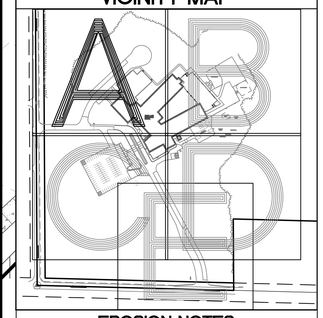

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PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

ISSUANCE AND REVISIONS

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12/11/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

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PROJECT NUMBER 318480-01

SITE EROSION CONTROL PLAN

C106A

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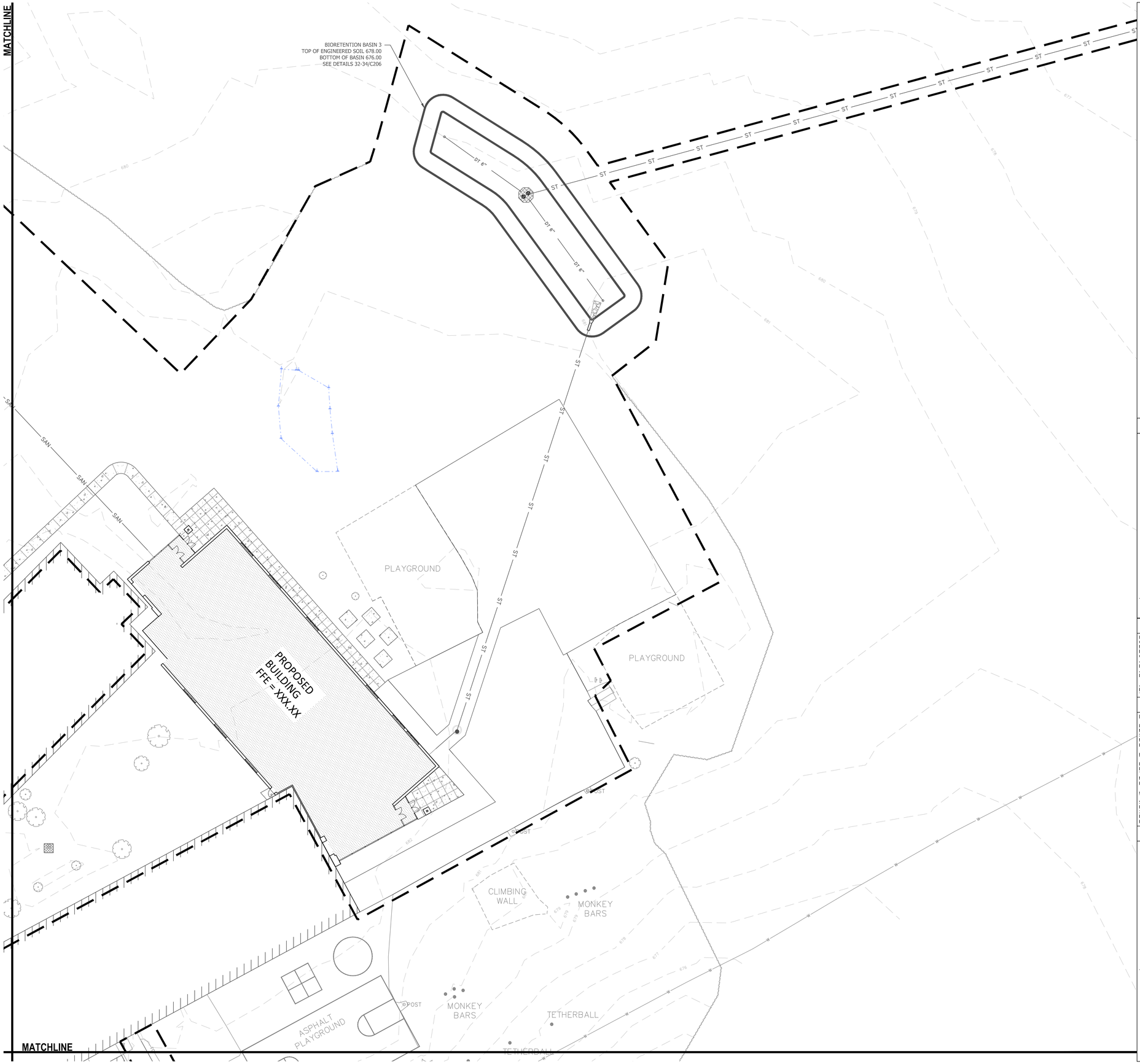

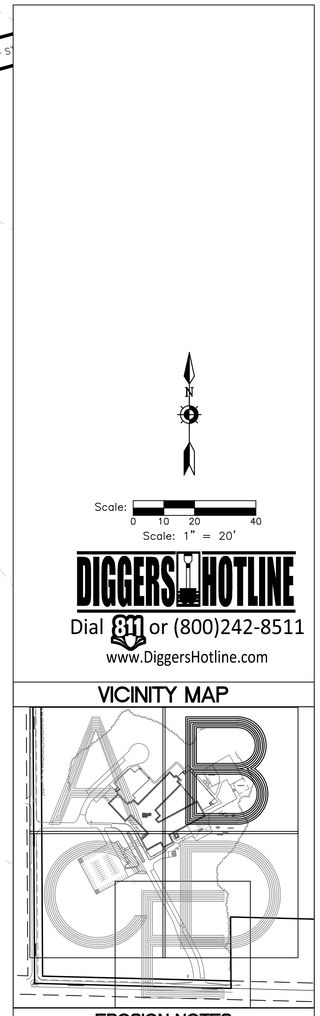

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PROJECT NUMBER 318480-01

SITE EROSION CONTROL PLAN

C106B

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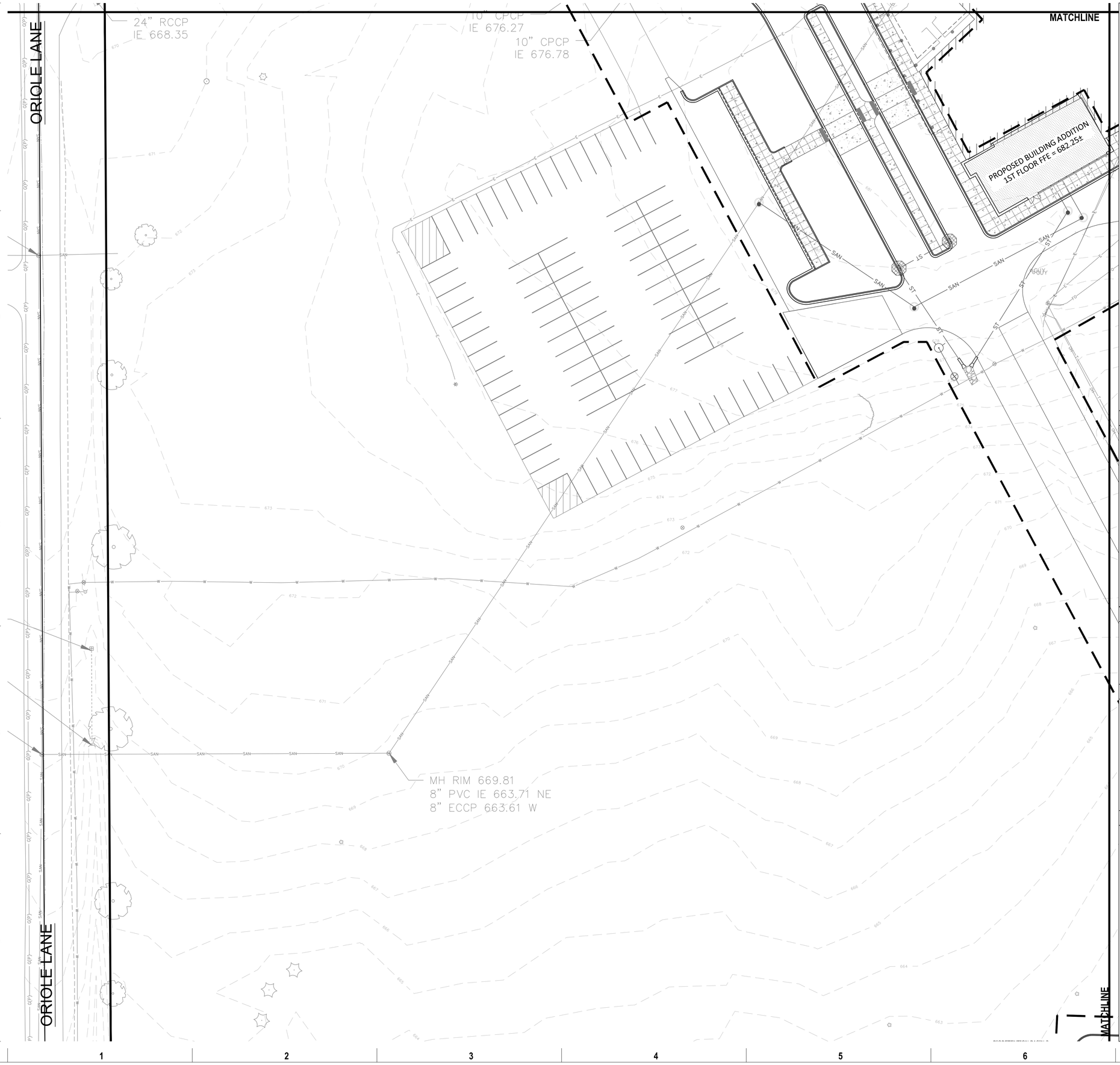

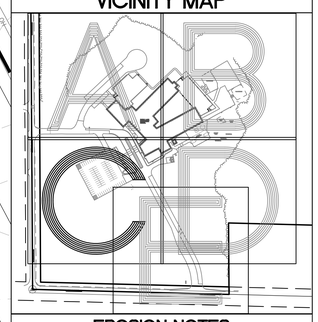

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C106C

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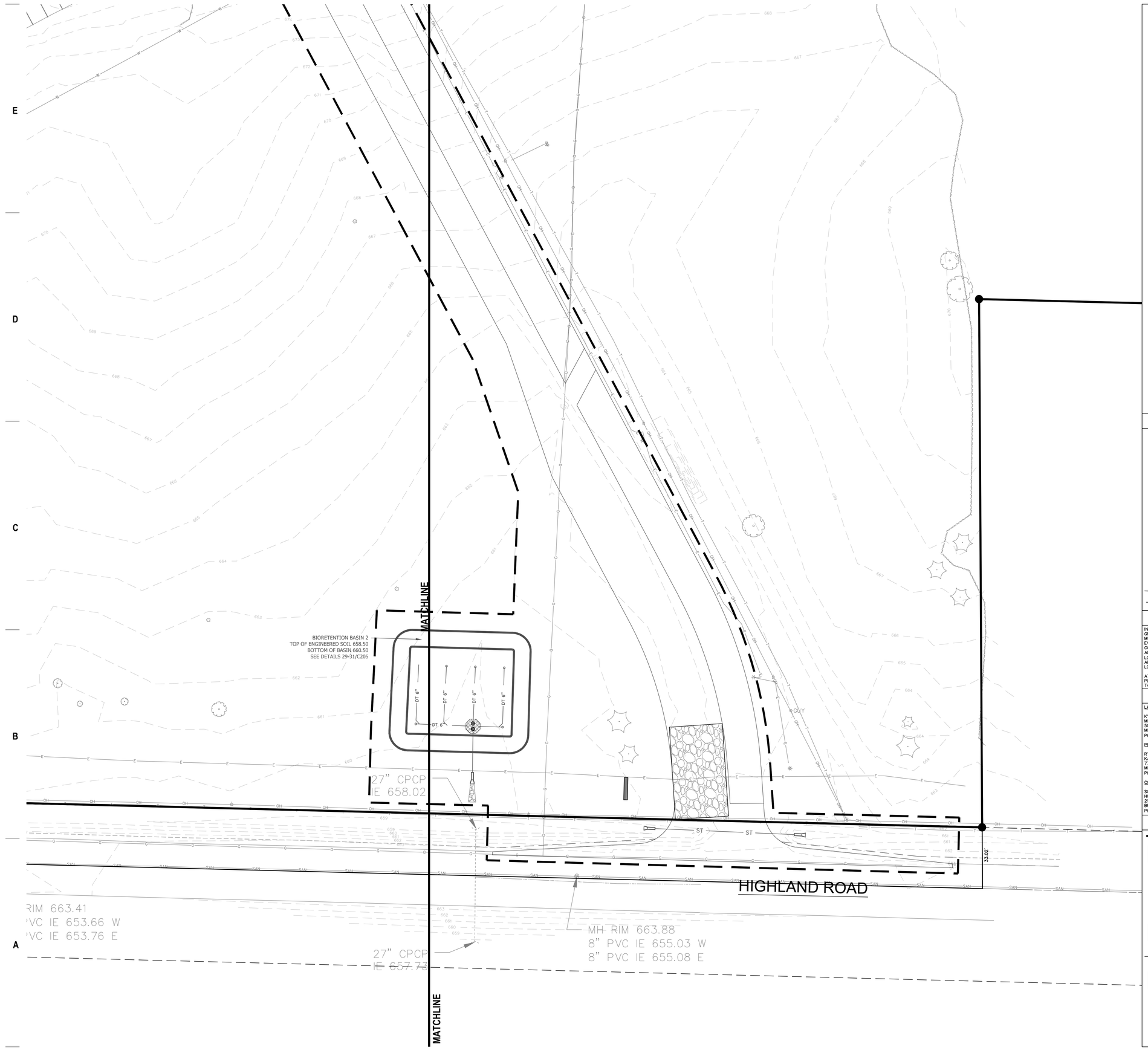

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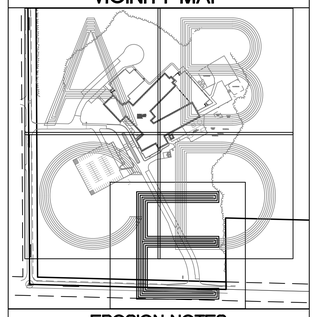

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PROJECT NUMBER 318480-01

SITE EROSION CONTROL PLAN

C106E

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Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

1 2 3 4 5 6 7

EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS:

   ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WiscDOT PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: http://wisconsindot.gov/Documents/doing-bus/eng-consultants/cnslt-rsrces/tools/pal/pal-7-14.pdf

   A. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER DURING A 24-HOUR PERIOD.
   B. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.
   C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO ½ THE DESIGN DEPTH OF THE DEVICE FOR TYPES A-C, WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
   D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE.
   E. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNR.
3. A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER WDNR TECHNICAL STANDARD 1057 AS FOLLOWS:
   A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.
   B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PADS WILL BE UNDERLAIN WITH WisDOT TYPE R GEOTEXTILE FABRIC.
   C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.
   D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.
   E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.
   F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.
   G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNR TECHNICAL STANDARD 1056 AS FOLLOWS:
   A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.
   B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
   C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.
   D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.
   E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.
   F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.
   G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
   H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
   I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
   J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.
   K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.
   L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN A RADIUS OF 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.
   M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.
   N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.
   O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
   P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ½ THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:
   A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.
   B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.
   C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.
   D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.
   E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.
   F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT OR CEREAL RYE APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNR.
   G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.
   H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.
   I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.
   J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.
   K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.
   L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.
   M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
   N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.
   O. WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.
   P. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.
6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.
7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.
8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

1. OBTAIN PLAN APPROVAL FROM THE THE CITY OF MEQUON, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
2. CONSTRUCTION IS SCHEDULED TO BEGIN IN SPRING OF 2021, DEPENDING ON WEATHER & GROUND CONDITIONS.
3. A GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC, ALONG WITH A TEMPORARY CULVERT IF NECESSARY, SHALL BE INSTALLED AS SHOWN ON THE PLANS. RE-GRADE EXISTING ROADWAY DITCH AS NECESSARY. IF INSTALLED, THE TEMPORARY CULVERT SHALL BE REMOVED AT END OF CONSTRUCTION ACTIVITIES. IF INDICATED ON PLANS, INSTALL CONSTRUCTION FENCE AND ANY TEMPORARY TRAFFIC CONTROLS.
4. SILT FENCE, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.
5. FOLLOWING INSTALLATION OF THE EROSION CONTROL MEASURES, CONSTRUCT THE BIO-RETENTION BASIN TO FINISH GRADES. CONTRACTOR SHALL CONSTRUCT BASIN INLETS AND OUTLET STRUCTURE FOR USE DURING CONSTRUCTION (REFER TO DETAIL 30 ON SHEET C204 FOR ADDITIONAL INFORMATION). CONTRACTOR SHALL IMMEDIATELY STABILIZE THE BASIN BANKS, INLETS, AND OUTLET STRUCTURE.
6. BIO-RETENTION BASIN SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD. SEDIMENT SHALL BE REMOVED TO MAINTAIN THE 3 FOOT DEPTH OF THE TREATMENT SURFACE AREA AS MEASURED FROM THE INVERT OF THE PRINCIPAL OUTLET. IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY. SEDIMENT TO BE REMOVED AFTER CONSTRUCTION & SITE STABILIZATION IS COMPLETE.
7. SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
8. CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
9. TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
10. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
11. AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
12. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER WDNR TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO WDNR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.
13. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
14. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE REMOVED, AND ACCUMULATED SEDIMENT IN THE SEDIMENT BASIN/BIO-RETENTION BASIN SHALL BE DREDGED AND PROPERLY DISPOSED OF. IN ADDITION, THE CONTRACTOR MUST ENSURE THAT THE BIO-RETENTION BASIN IS RETURNED TO THE SLOPES AND GRADES SHOWN ON THE PROJECT PLANS AND DETAILS.
15. IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
16. BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 12 ABOVE.
17. WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WDNR.

TABLE 1 - MAXIMUM PERIOD OF BARE SOIL FOR SLOPES GREATER THAN 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS
TABLE FROM WI DNR GUIDANCE DOC # 3800-2015-06		

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 14 OF THE EROSION CONTROL OPERATION SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WDNR.

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WNDR TECHNICAL STANDARD NUMBER 1061.
2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
4. POLYMER APPROVED BY THE WDNR MEETING WDNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNR BEFORE USE ON-SITE FOR WDNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WDNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNR'S APPLICATION RATES FOR THE POLYMER, WITH THE WDNR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE; THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
   A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
   B. OBSERVED WATER TABLE AT TIME OF DEWATERING.
   C. MAINTENANCE ACTIVITIES
   D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE. APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER. DATE AND TIME APPLIED. WEATHER CONDITIONS DURING APPLICATION. METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

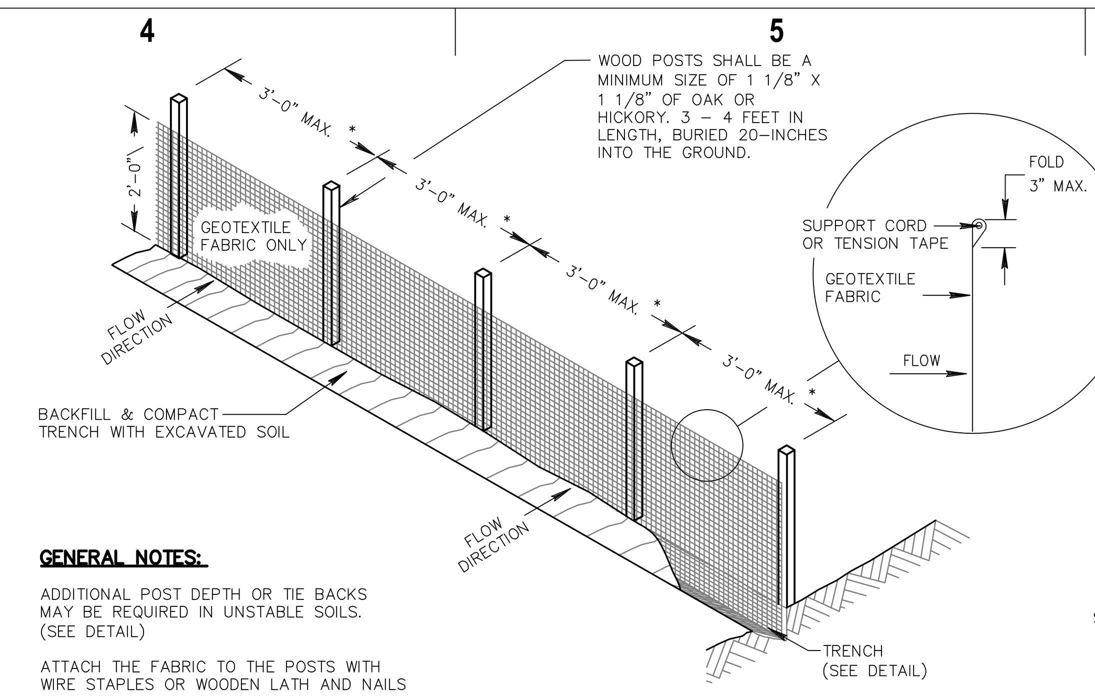
REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNR TECHNICAL STANDARD 1061 FOR DEWATERING – http://dnr.wi.gov/topic/stormWater/documents/Dewatering_1061.pdf

WDNR TECHNICAL STANDARD 1051 FOR POLYMER – http://dnr.wi.gov/topic/stormWater/documents/dnr1051.pdf

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/ USACOE.



GENERAL NOTES:

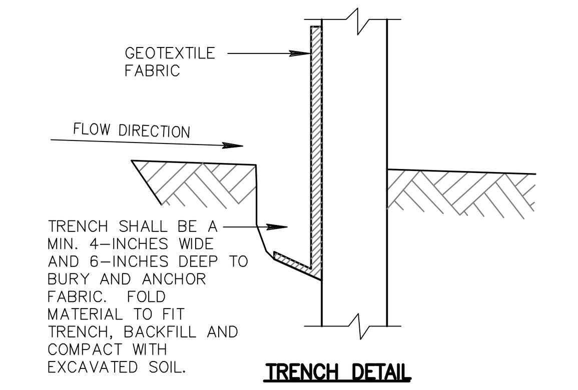
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. (SEE DETAIL)

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

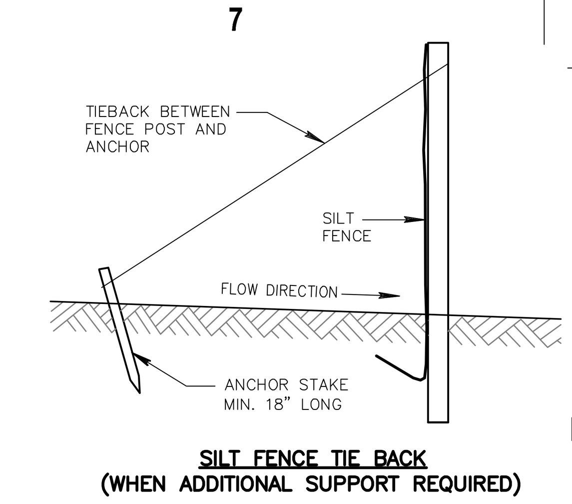
*8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

IF POSSIBLE, CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING METHODS: (1)TWIST METHOD: OVERLAP END POSTS & TWIST AT LEAST 180 DEGREES. (2)HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

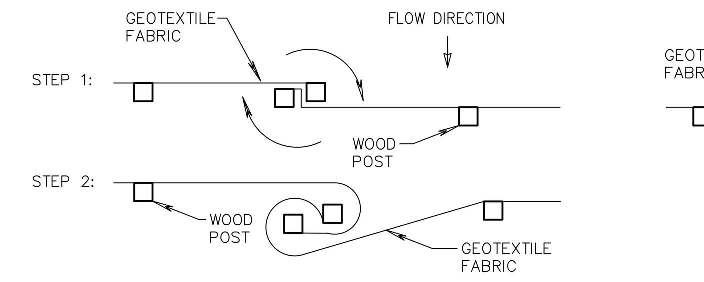
AXONIMETRIC VIEW



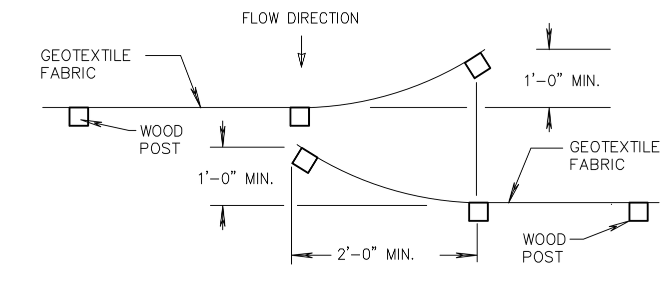
TRENCH DETAIL



SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)



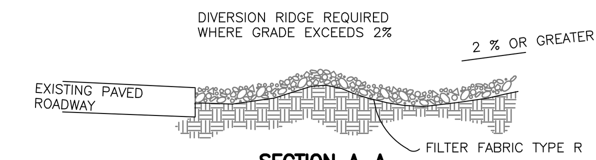
TWIST METHOD



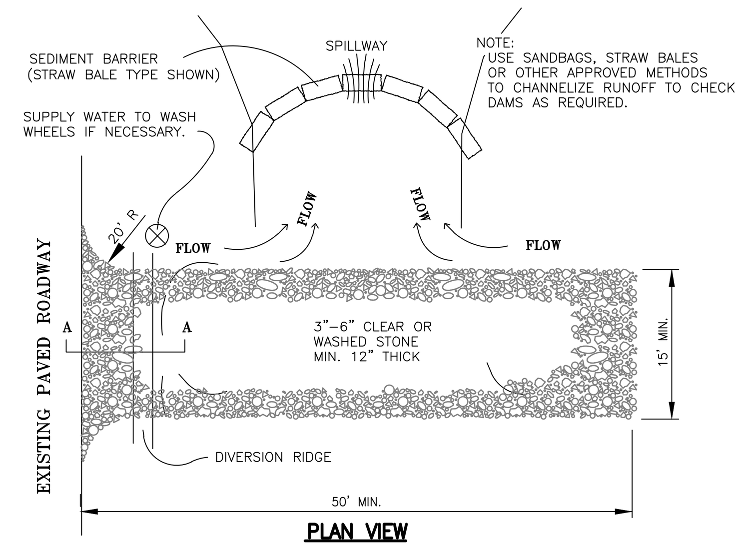
HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

1 FILTER FABRIC SILT FENCE DETAIL
N.T.S.



SECTION A-A



PLAN VIEW

GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3- TO 6-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

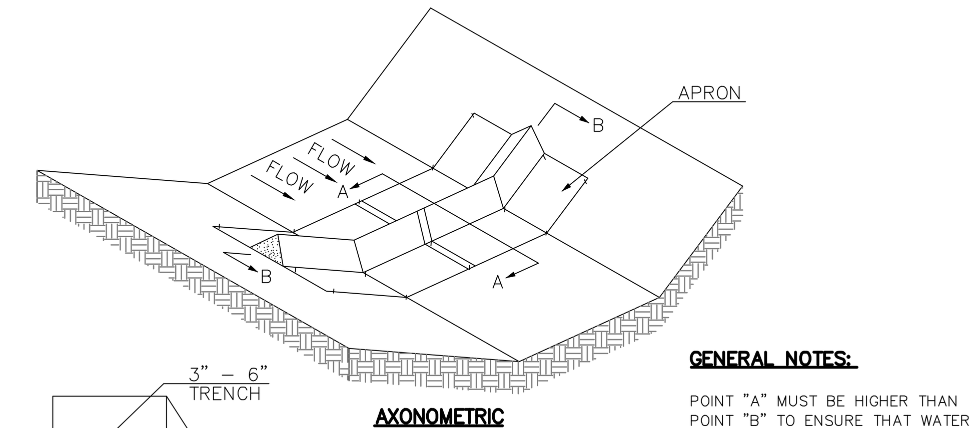
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED BY THE END OF THE WORK DAY.

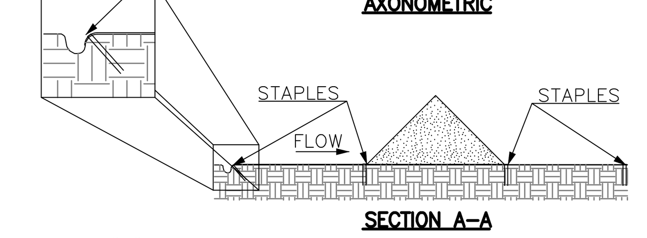
PROVIDE DRAINAGE FOR A 2 YEAR – 24 HOUR EVENT TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

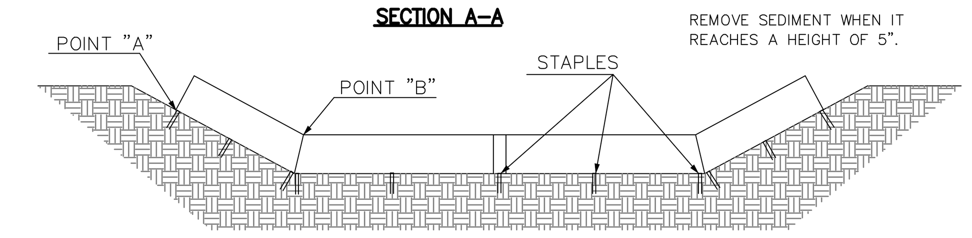
2 STONE TRACKING CONSTRUCTION ENTRANCE
N.T.S.



AXONOMETRIC



SECTION A-A



SECTION B-B

GENERAL NOTES:

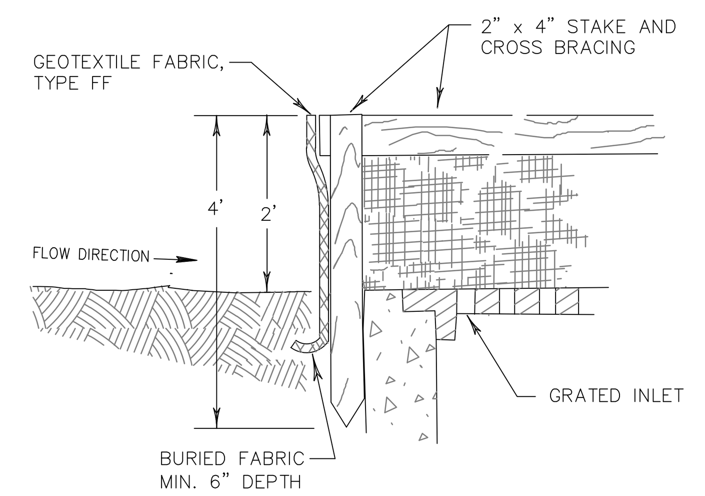
POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE & NOT AROUND THE ENDS.

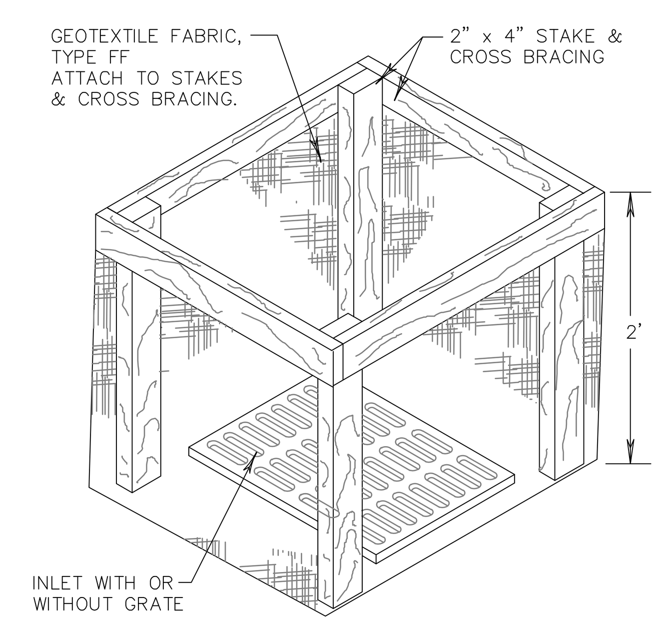
STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP & IN THE CENTER OF THE 7' UNIT AS SHOWN ON THE DIAGRAMS.

USE 10" HIGH SILT DIKE AS PER WDNR TECHNICAL STANDARD 1062.

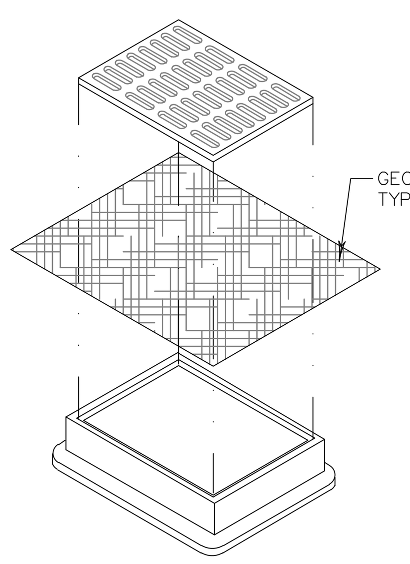
REMOVE SEDIMENT WHEN IT REACHES A HEIGHT OF 5".

3 TRIANGULAR SILT DIKE
N.T.S.

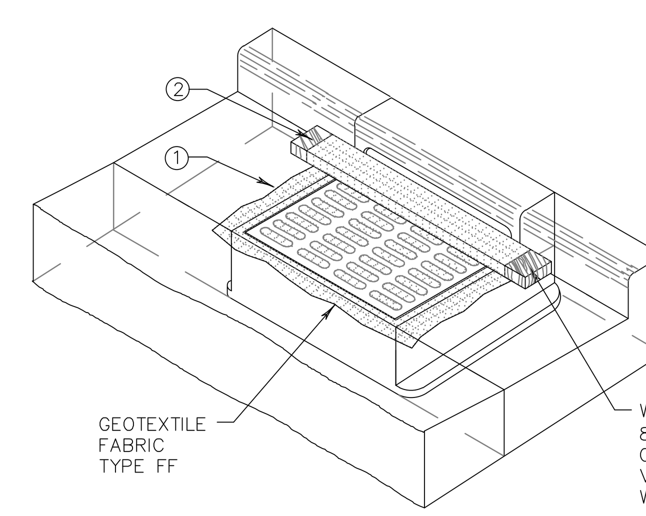




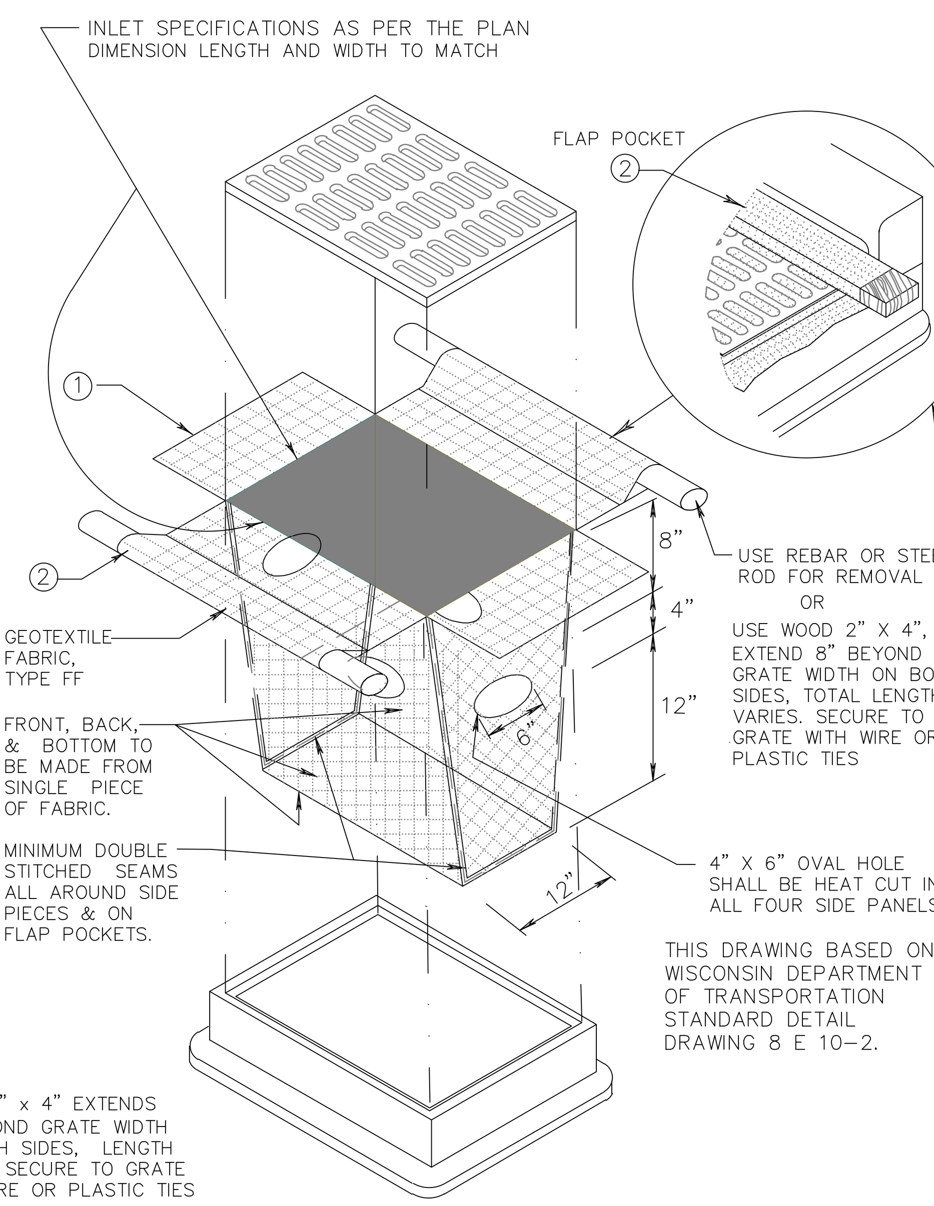
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B, WITHOUT CURB BOX (CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C, WITH CURB BOX



INLET PROTECTION, TYPE D. (CAN BE INSTALLED IN ANY INLET TYPE, WITH OR WITHOUT A CURB BOX)

GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL. SIDE FLAPS, WHERE REQUIRED SHALL BE A MIN. OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

(2) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE FLAP AND NOT BLOCK THE TOP HALF OF THE CURB BOX OPENING.

INSTALLATION NOTES

TYPE B & C
TRIM EXCESS FABRIC A MINIMUM OF 10" AROUND GRATE FOR MAINTENANCE OR REMOVAL. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
UTILIZE INLET PROTECTION TYPE D IN INLETS DEEPER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3".
WHERE NECESSARY THE CONTRACTOR MAY CINCH THE BAG, USING PLASTIC ZIP TIES, TO FIT INLETS LESS THAN 30" DEPTH. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

4 INLET PROTECTION DETAIL
N.T.S.

eua

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
08/21/2020	SCHEMATIC DESIGN
12/11/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
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PROJECT MANAGER RS
PROJECT NUMBER 318480-01

SITE EROSION CONTROL DETAILS

C201

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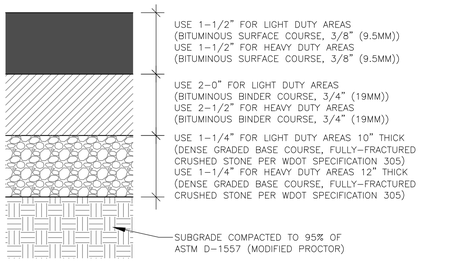
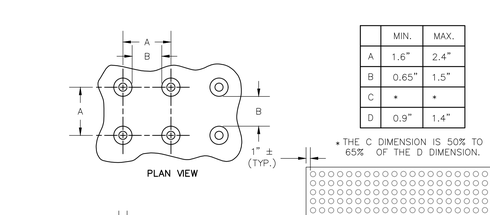
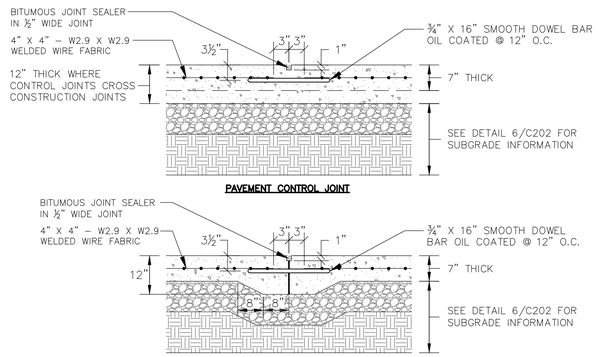


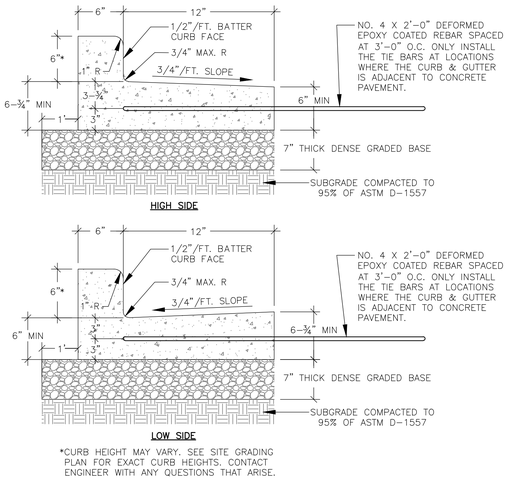
5 ASPHALTIC CONCRETE PAVEMENT
N.T.S.



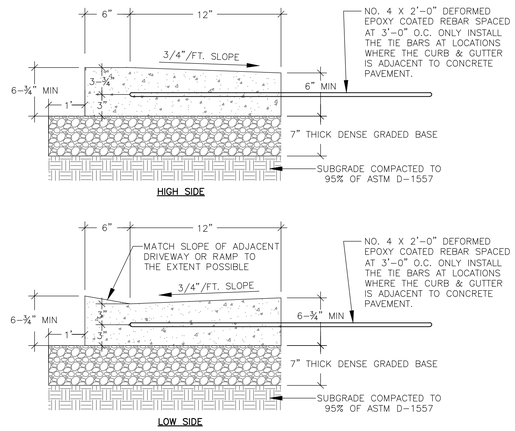
6 CONCRETE SIDEWALK/SLAB
N.T.S.



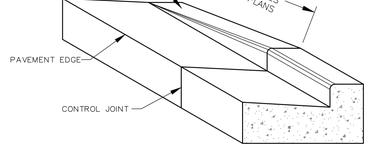
7 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)
N.T.S.



8 18-INCH BARRIER CONCRETE CURB & GUTTER
N.T.S.



9 18-INCH DEPRESSED CONCRETE CURB & GUTTER
N.T.S.



11 CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB
N.T.S.

12 CONCRETE SPEED TABLE
N.T.S.

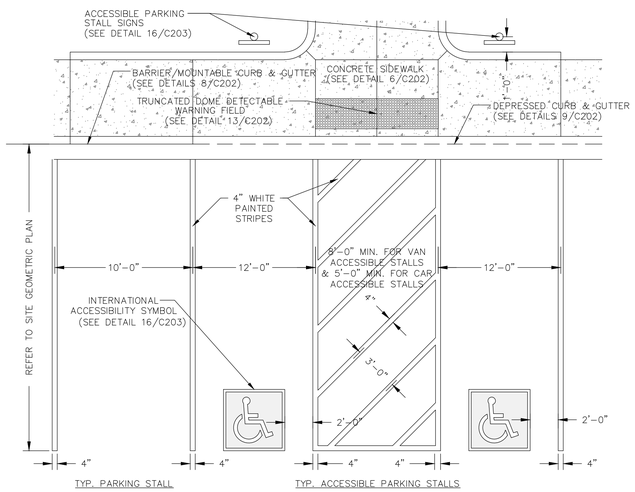
10 CONCRETE SIDEWALK WITH DEPRESSED INTEGRAL CURB
N.T.S.

	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

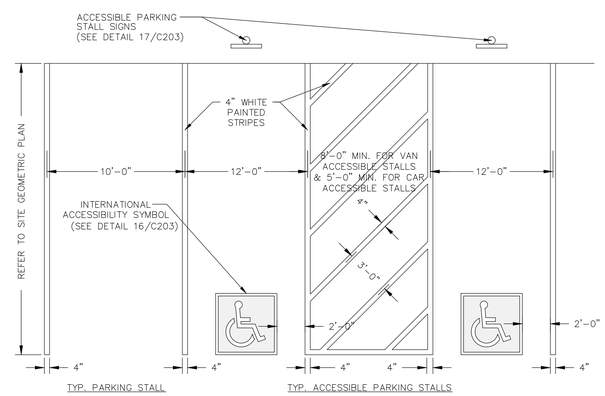
GENERAL NOTES

TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH NO COLOR, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. PLATES SHOULD WEATHER TO A RUST COLOR OVER TIME. IF 24"x48" PLATES ARE NOT AVAILABLE, TWO 24"x24" PLATES SHALL BE USED. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT IT IS CENTERED IN THE CURB RAMP WITH THE EDGE NEAREST THE BACK OF CURB A MINIMUM OF 6" AND A MAXIMUM OF 8" AWAY FROM THE BACK OF CURB. IN LOCATIONS WHERE THE RAMP IS SKEWED TO THE CURB, THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

13 TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



14 ACCESSIBLE PARKING STALL MARKING
N.T.S.



15 ACCESSIBLE PARKING STALL MARKING
N.T.S.

eua

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denver 1899 Wynkoop Street, Suite 300
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PROJECT NUMBER 318480-01

SITE DETAILS

C202

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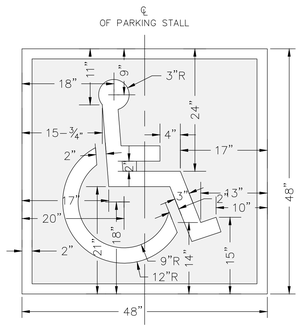
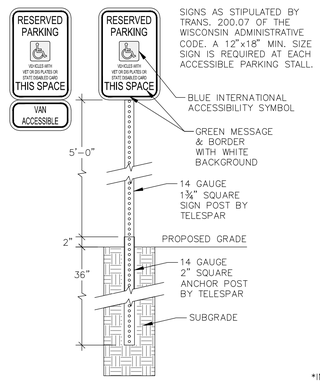


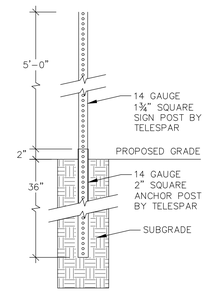
NOTE: SYMBOL AND BORDER SHALL BE PAINTED WHITE. BACKGROUND SHALL BE PAINTED BLUE.

16 ACCESSIBLE PARKING STALL SYMBOL
N.T.S.



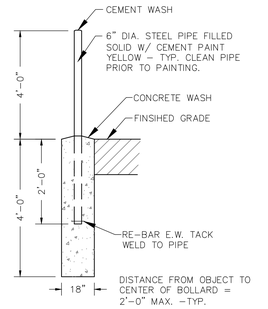
*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

17 ACCESSIBLE PARKING STALL SIGN
N.T.S.

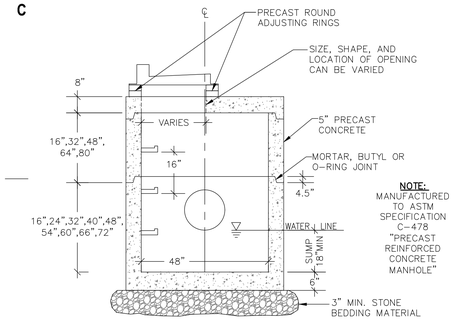


*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

18 SIGN POST DETAIL
N.T.S.

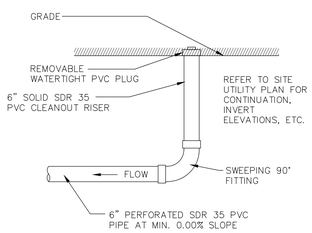


19 STANDARD STEEL BOLLARD
N.T.S.

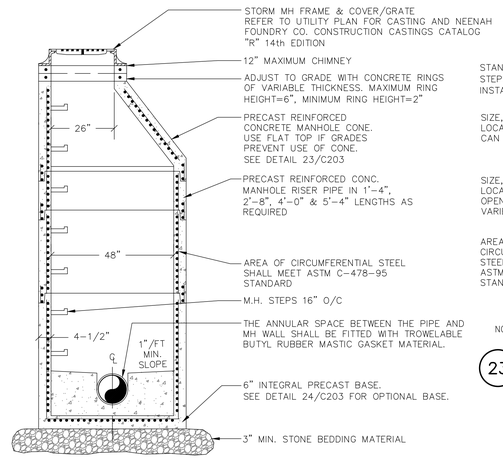


NOTE:
REFER TO SITE UTILITY PLAN FOR FRAME & GRATE & RIM ELEVATION.

20 48-INCH DIAMETER STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
N.T.S.



21 STORM SEWER END RUN 6" CLEANOUT
N.T.S.



STORM MANHOLE NOTES:

1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

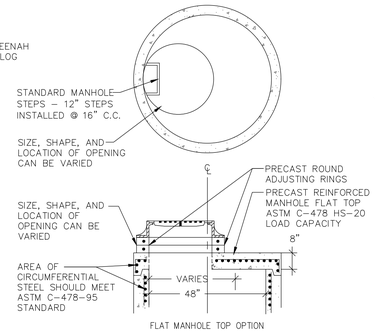
2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

4.) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.

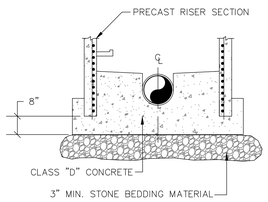
5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

22 STORM MANHOLE DETAIL
N.T.S.

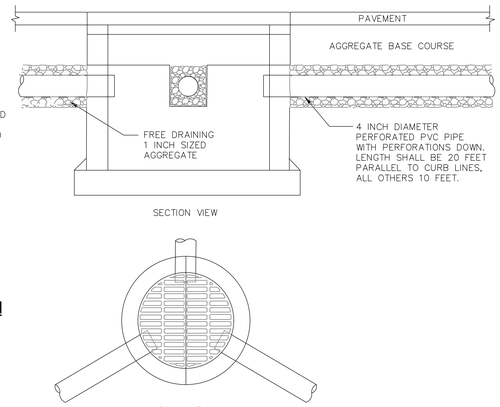


NOTE: USE ONLY WHEN LACK OF COVER PREVENTS USE OF CONE MANHOLE

23 OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER
N.T.S.



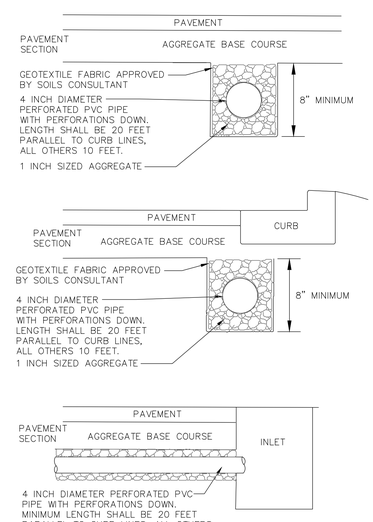
24 OPTIONAL POURED MANHOLE BASE FOR MANHOLES
N.T.S.



NOTE: A MINIMUM OF TWO STUB DRAINS SHOULD BE PLACED AT EACH CATCH BASIN. THE STUB DRAINS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF VEHICLE TRAVEL TO MINIMIZE THE POTENTIAL FOR "FROST BUMPS" WHICH MAY OCCUR BECAUSE OF DIFFERING DEPTHS OF FILL MATERIAL. IN ADDITION, PLEASE NOTE THAT THIS DETAIL IS INTENDED AS A TYPICAL DETAIL ONLY AND CERTAIN CONSTRUCTION CONSIDERATIONS MAY LIMIT ITS DUPLICATION IN THE FIELD. HOWEVER, AN APPROXIMATION OF THESE CONDITIONS SHOULD MINIMIZE EXCESSIVE BUILD-UP OF WATER IN THE AGGREGATE BASE COURSE IN THE AREA OF THE CATCH BASINS.

REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION ON PAVEMENT SUBDRAINAGE.

25 PAVEMENT DRAINTILE SUBDRAINAGE SYSTEM
N.T.S.



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SITE DETAILS

C203

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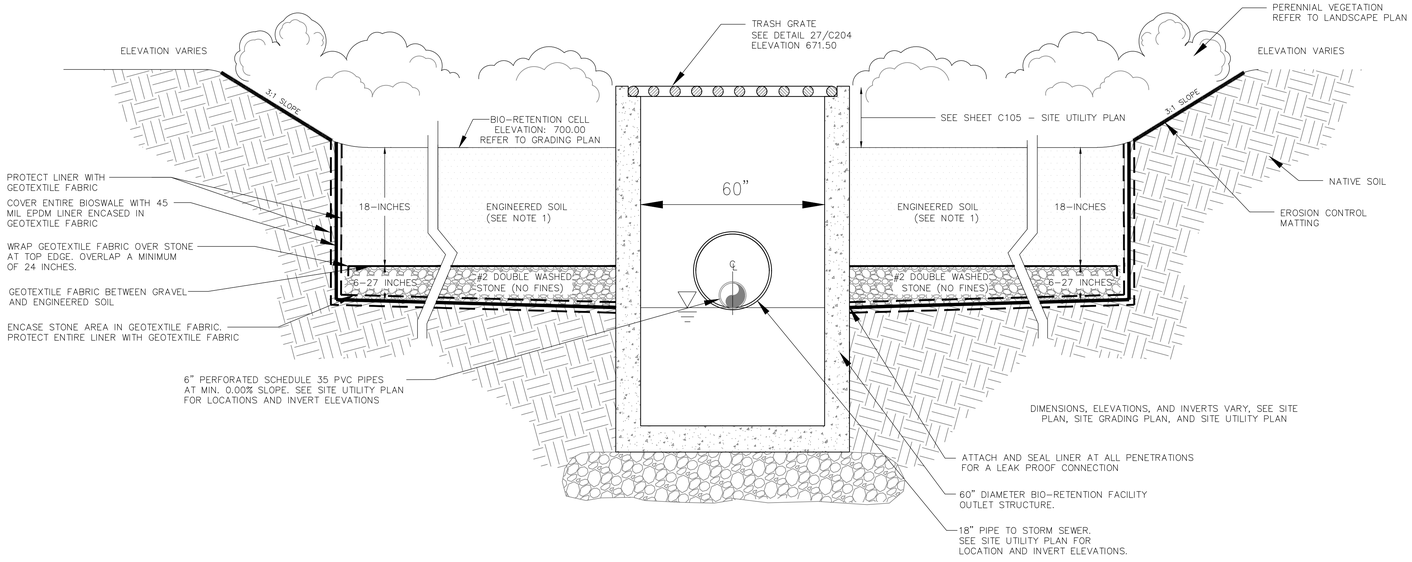


NOTE 1: THE BIO-RETENTION BASIN WILL FUNCTION AS A TEMPORARY SEDIMENT BASIN DURING LAND DISTURBING CONSTRUCTION ACTIVITIES. THE SEDIMENT BASIN SHALL BE CONSTRUCTED WITHIN THE FOOTPRINT OF THE FUTURE BIO-RETENTION BASIN AND EXCAVATED TO A DEPTH OF 3 FEET BELOW THE TOP ELEVATION OF THE ENGINEERED SOIL TO ALLOW FOR 3 FEET OF PONDING. ALL HEAVY EQUIPMENT AND CONSTRUCTION TRAFFIC IS PROHIBITED WITHIN THE FOOTPRINT OF THE BIO-RETENTION BASIN/SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE CONSTRUCTED IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1064 UNLESS SHOWN OTHERWISE IN PLANS OR SPECIFICATIONS. IF SEDIMENT BASIN NEEDS TO BE DEWATERED IT SHALL BE DONE IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1061.

NOTE 2: FOLLOWING SITE STABILIZATION, THE SEDIMENT BASIN SHALL BE DEWATERED AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED. FOLLOWING SEDIMENT REMOVAL, THE BASIN WILL NO LONGER ACT AS A TEMPORARY SEDIMENT BASIN AND THEREFORE NO SEDIMENT LADEN WATER FROM CONSTRUCTION ACTIVITIES SHALL BE ALLOWED TO DISCHARGE INTO THE BASIN.

NOTE 3: CONSTRUCTION OF THE BIO-RETENTION BASIN SHALL BEGIN ONLY AFTER THE SITE HAS BEEN FULLY DEVELOPED AND STABILIZED FROM EROSION AND ANY ACCUMULATED SEDIMENT WITHIN THE BASIN HAS BEEN DISPOSED.

NOTE 4: ONCE CONSTRUCTION OF THE BIO-RETENTION BASIN BEGINS, ALL HEAVY EQUIPMENT AND CONSTRUCTION TRAFFIC IS STILL PROHIBITED WITHIN THE FOOTPRINT OF THE BIO-RETENTION BASIN, INSTALL CONSTRUCTION FENCING TO PREVENT TRAFFIC AS NEEDED. PLACEMENT OF THE ENGINEERED SOIL LAYERS SHALL BE COMPLETED WITH A BACKHOE FROM THE SIDE SLOPES OF THE BASIN. EVERY EFFORT SHALL BE MADE TO AVOID THE COMPACTION OF THE ENGINEERED SOIL WITHIN THE BASIN DURING AND AFTER CONSTRUCTION. IF COMPACTION OCCURS, REFER TO DNR TECHNICAL STANDARD 1004 FOR COMPACTION REMEDIATION.

NOTE 5: BASIN CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING, OR OTHER FORMS OF COMPACTION.

NOTE 6: ENGINEERED SOIL CONSIST OF: 70% PRE-WASHED, COARSE DOLOMITIC SAND AND 30% COMPOST (SHALL MEET DNR SPECIFICATION 100; AVAILABLE AT S & R COMPOST, WAUKESHA, WI OR PURPLE COW ORGANICS, OCONOMOWOC, WI)

NOTE 7: CONSTRUCT PER WISCONSIN DNR TECHNICAL STANDARD 1004 BIORETENTION FOR INFILTRATION UNLESS INDICATED IN SPECIFICATIONS AND DETAILS.

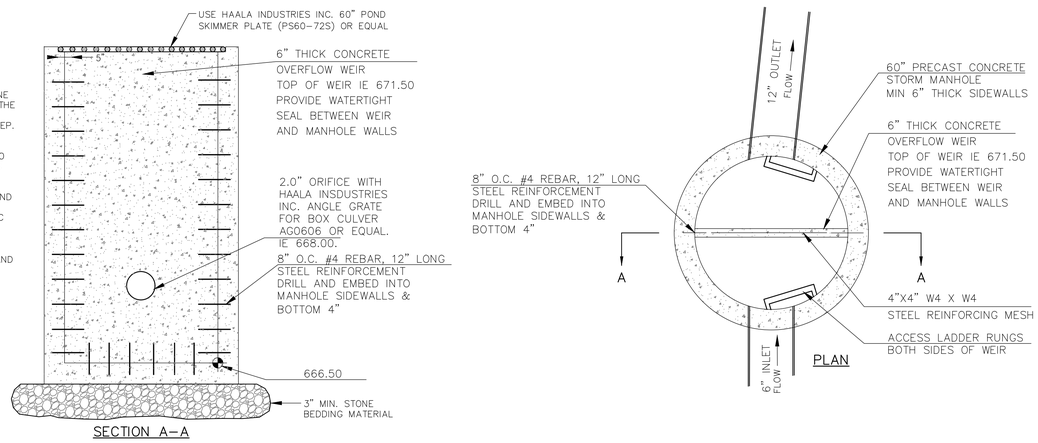
NOTE 8: REFER TO SPECIFICATION 32 92 00 PLANTS FOR ADDITIONAL INFORMATION.

NOTE 9: DIMENSIONS, ELEVATIONS, AND INVERTS VARY, SEE SITE PLAN, SITE GRADING PLAN, AND SITE UTILITY PLAN

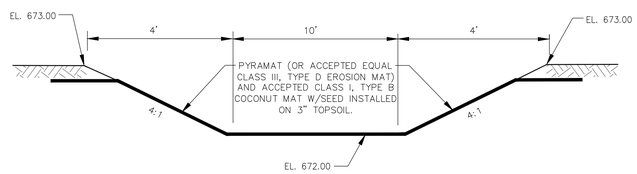
26 BIO-RETENTION – 1
N.T.S.

STORM MANHOLE NOTES:

1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
3. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.



27 60-INCH STORM OUTFALL STRUCTURE
N.T.S. BIO-RETENTION – 1



28 BIO-RETNETION – 1 EMERGENCY SPILLWAY CROSS SECTION
N.T.S.

eua
milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
08/21/2020	SCHEMATIC DESIGN
12/11/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER RS
PROJECT NUMBER 318480-01

SITE DETAILS

C204

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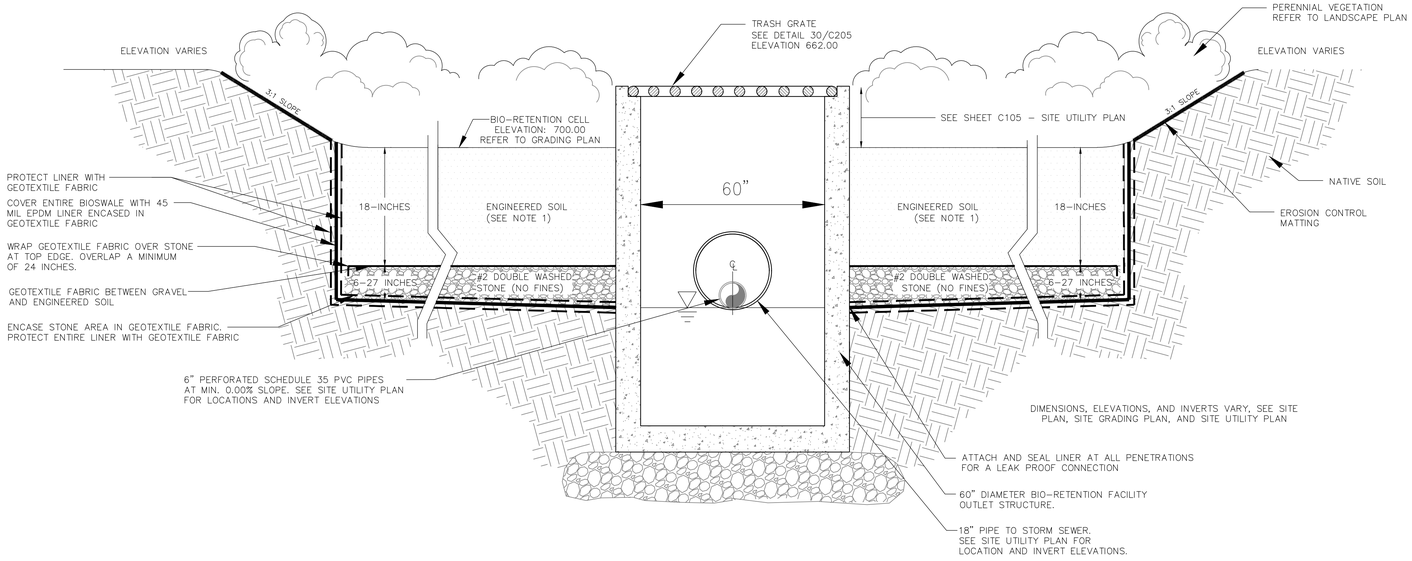
Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)



NOTE 1: THE BIO-RETENTION BASIN WILL FUNCTION AS A TEMPORARY SEDIMENT BASIN DURING LAND DISTURBING CONSTRUCTION ACTIVITIES. THE SEDIMENT BASIN SHALL BE CONSTRUCTED WITHIN THE FOOTPRINT OF THE FUTURE BIO-RETENTION BASIN AND EXCAVATED TO A DEPTH OF 3 FEET BELOW THE TOP ELEVATION OF THE ENGINEERED SOIL TO ALLOW FOR 3 FEET OF PONDING. ALL HEAVY EQUIPMENT AND CONSTRUCTION TRAFFIC IS PROHIBITED WITHIN THE FOOTPRINT OF THE BIO-RETENTION BASIN/SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE CONSTRUCTED IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1064 UNLESS SHOWN OTHERWISE IN PLANS OR SPECIFICATIONS. IF SEDIMENT BASIN NEEDS TO BE DEWATERED IT SHALL BE DONE IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1061.

NOTE 2: FOLLOWING SITE STABILIZATION, THE SEDIMENT BASIN SHALL BE DEWATERED AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED. FOLLOWING SEDIMENT REMOVAL, THE BASIN WILL NO LONGER ACT AS A TEMPORARY SEDIMENT BASIN AND THEREFORE NO SEDIMENT LADEN WATER FROM CONSTRUCTION ACTIVITIES SHALL BE ALLOWED TO DISCHARGE INTO THE BASIN.

NOTE 3: CONSTRUCTION OF THE BIO-RETENTION BASIN SHALL BEGIN ONLY AFTER THE SITE HAS BEEN FULLY DEVELOPED AND STABILIZED FROM EROSION AND ANY ACCUMULATED SEDIMENT WITHIN THE BASIN HAS BEEN DISPOSED.

NOTE 4: ONCE CONSTRUCTION OF THE BIO-RETENTION BASIN BEGINS, ALL HEAVY EQUIPMENT AND CONSTRUCTION TRAFFIC IS STILL PROHIBITED WITHIN THE FOOTPRINT OF THE BIO-RETENTION BASIN, INSTALL CONSTRUCTION FENCING TO PREVENT TRAFFIC AS NEEDED. PLACEMENT OF THE ENGINEERED SOIL LAYERS SHALL BE COMPLETED WITH A BACKHOE FROM THE SIDE SLOPES OF THE BASIN. EVERY EFFORT SHALL BE MADE TO AVOID THE COMPACTION OF THE ENGINEERED SOIL WITHIN THE BASIN DURING AND AFTER CONSTRUCTION. IF COMPACTION OCCURS, REFER TO DNR TECHNICAL STANDARD 1004 FOR COMPACTION REMEDIATION.

NOTE 5: BASIN CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING, OR OTHER FORMS OF COMPACTION.

NOTE 6: ENGINEERED SOIL CONSIST OF: 70% PRE-WASHED, COARSE DOLOMITIC SAND AND 30% COMPOST (SHALL MEET DNR SPECIFICATION 100; AVAILABLE AT S & R COMPOST, WAUKESHA, WI OR PURPLE COW ORGANICS, OCONOMOWOC, WI)

NOTE 7: CONSTRUCT PER WISCONSIN DNR TECHNICAL STANDARD 1004 BIORETENTION FOR INFILTRATION UNLESS INDICATED IN SPECIFICATIONS AND DETAILS.

NOTE 8: REFER TO SPECIFICATION 32 92 00 PLANTS FOR ADDITIONAL INFORMATION.

NOTE 9: DIMENSIONS, ELEVATIONS, AND INVERTS VARY, SEE SITE PLAN, SITE GRADING PLAN, AND SITE UTILITY PLAN

29 BIO-RETENTION - 2
N.T.S.

STORM MANHOLE NOTES:

1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

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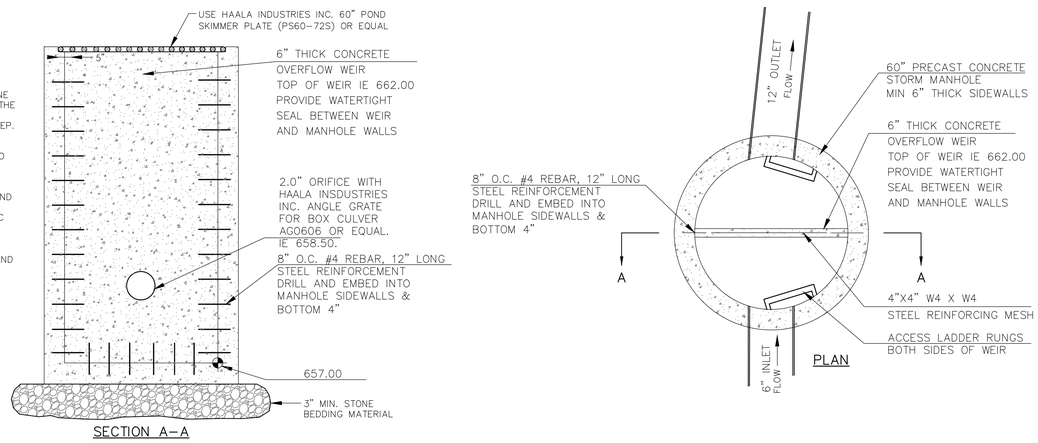
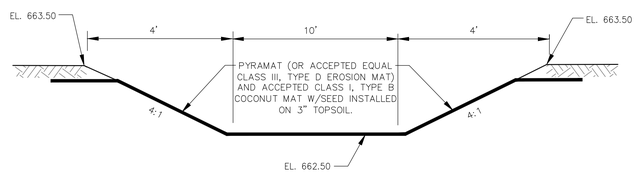


30 60-INCH STORM OUTFALL STRUCTURE
N.T.S. BIO-RETENTION - 2



31 BIO-RETNETION - 2 EMERGENCY SPILLWAY CROSS SECTION
N.T.S.

eua
milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
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PROJECT INFORMATION

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12850 Oriole Lane
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12/11/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

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PROJECT MANAGER RS
PROJECT NUMBER 318480-01

SITE DETAILS

C205

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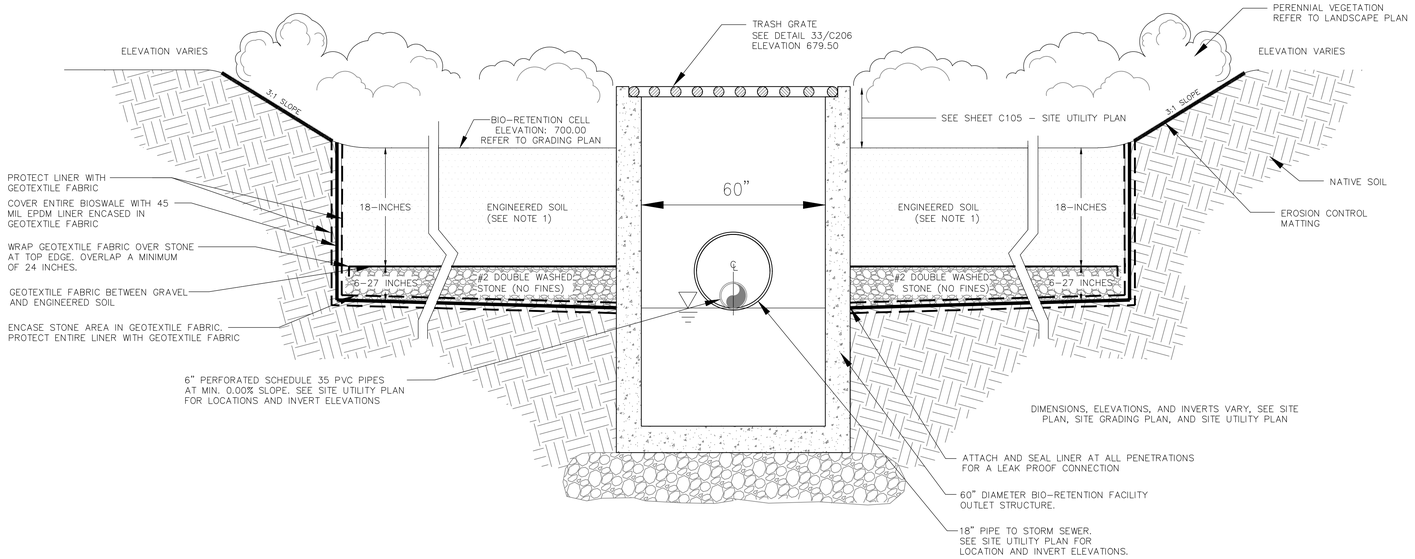

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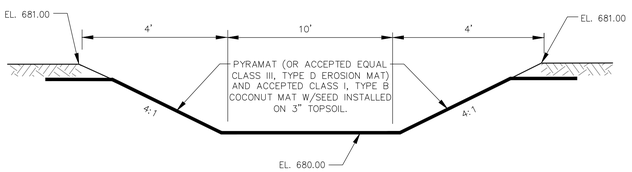
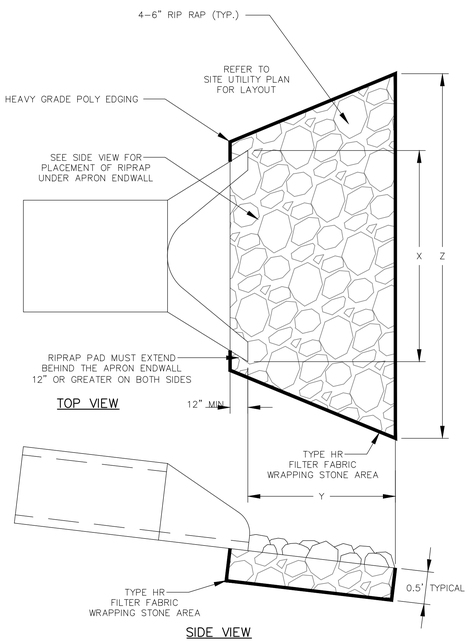
NOTE 9: DIMENSIONS, ELEVATIONS, AND INVERTS VARY, SEE SITE PLAN, SITE GRADING PLAN, AND SITE UTILITY PLAN

32 BIO–RETENTION – 3
N.T.S.



34 BIO–RETNETION – 3 EMERGENCY SPILLWAY CROSS SECTION
N.T.S.

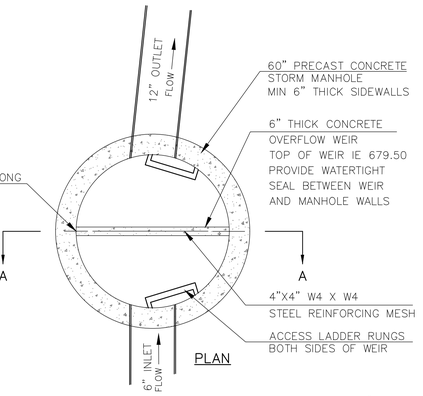


SIDE VIEW

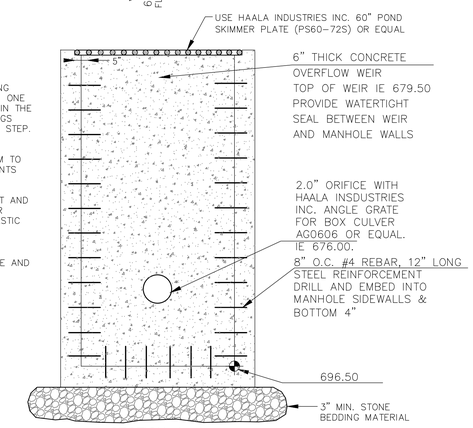
DIA (INCH)	X (INCH)	Y (INCH)	Z (INCH)
12	24	120	48
15	30	120	60
18	36	120	60
21	42	120	72
24	48	120	72
27	54	120	81
30	60	120	90
36	72	120	108
42	78	120	120
48	84	120	120
54	90	120	150
60	96	120	162
66	102	120	174
72	108	120	186

NOTES:
1.) STANDARD SPECIFICATION SHALL APPLY TO ALL INSTALLATIONS.
2.) PIPES 36" AND GREATER SHALL HAVE JOINT TIES.
3.) PIPES 36" OR GREATER SHALL HAVE 50% OF THE RIPRAP PAD PLACED WITH A SLURRY GROUT MIX ON AN UNEVEN RIPRAP SURFACE.
4.) TWIN APRON INSTALLATIONS SHALL BE GOVERNED BY THE OUTSIDE DIMENSIONS OF A SINGLE PIPE.

35 TYPICAL PLACEMENT OF RIPRAP AT APRON ENDWALLS
N.T.S.



PLAN



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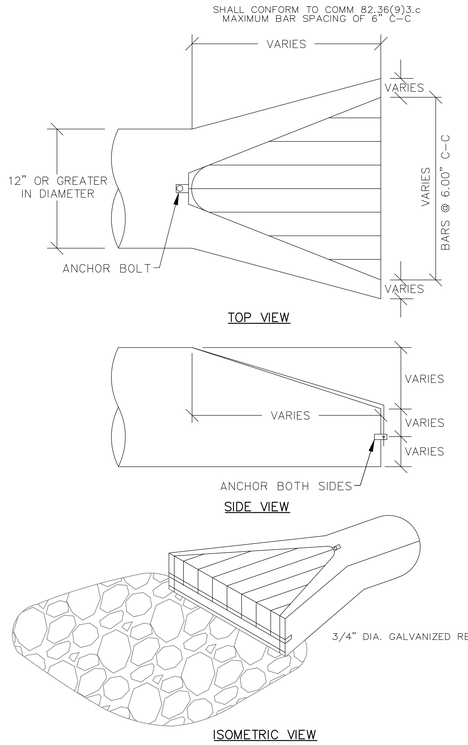
SECTION A–A

33 60–INCH STORM OUTFALL STRUCTURE
N.T.S.
BIO–RETENTION – 3



36 TRASH GUARD AT RCP APRON ENDWALLS
N.T.S.

eua
milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

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Mequon, WI 53097

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12/21/2020	PLAN COMMISSION

KEY PLAN

kapur
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Milwaukee, Wisconsin 53217
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PROJECT MANAGER	RS
PROJECT NUMBER	318480-01

SITE DETAILS

C206

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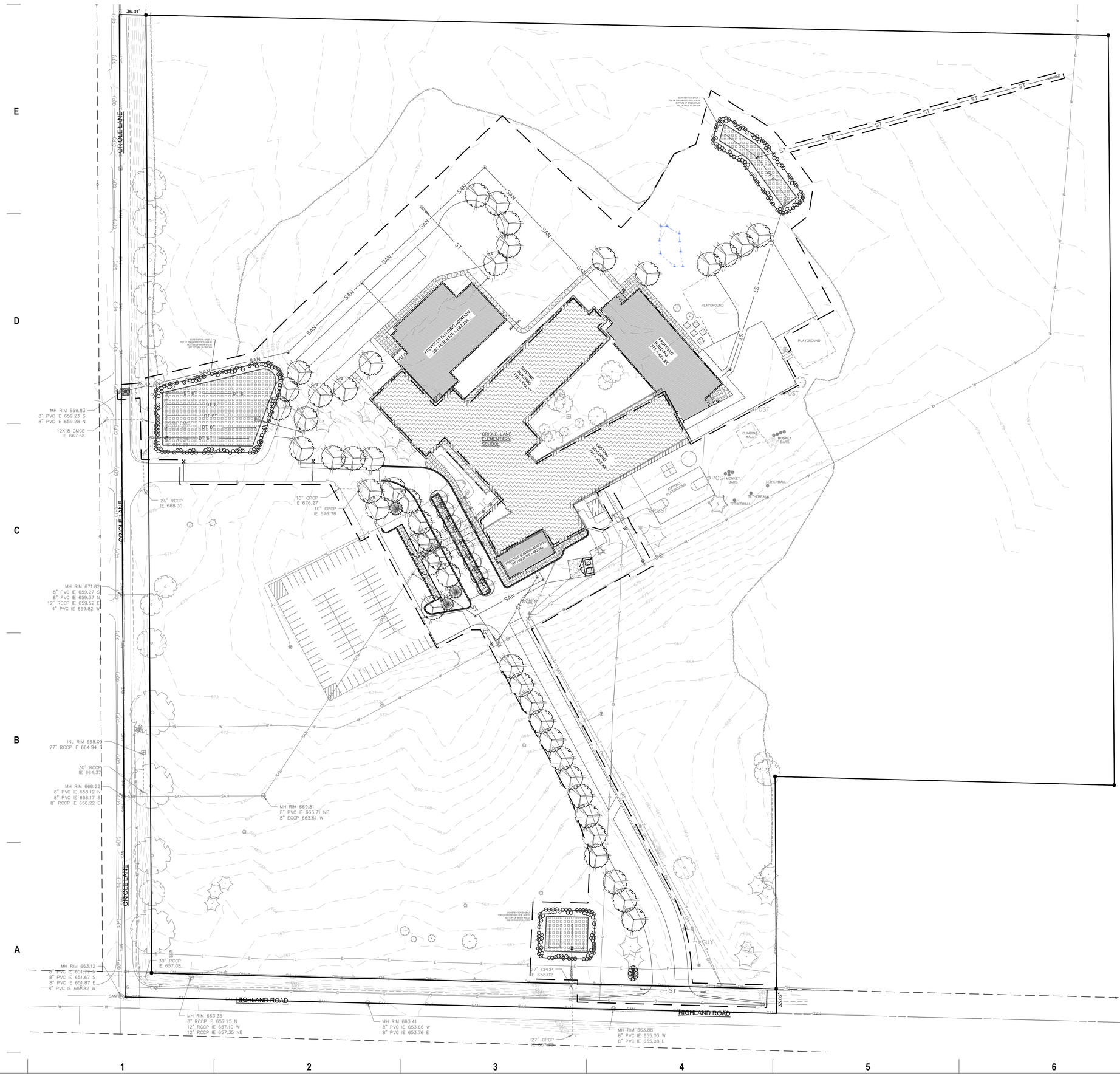

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PROJECT INFORMATION

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Mequon, WI 53097

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12/21/2020	PLAN COMMISSION

Scale: 0 25 50 100
Scale: 1" = 50'

DIGGERS HOTLINE
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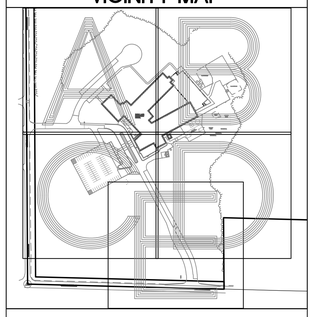
VICINITY MAP



HATCH LEGEND

AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.

AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, NO MOW FESCUE WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.

MIX 1: 3" PLUG PLANTINGS IN BIORETENTION AREA. REFER TO CIVIL AND LANDSCAPE DETAILS. PLUGS TO BE PLANTED 12–INCHES O.C.

KEY PLAN

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
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SHEET INFORMATION

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PROJECT MANAGER RS

PROJECT NUMBER 318480-01

OVERALL SITE LANDSCAPE PLAN

L101

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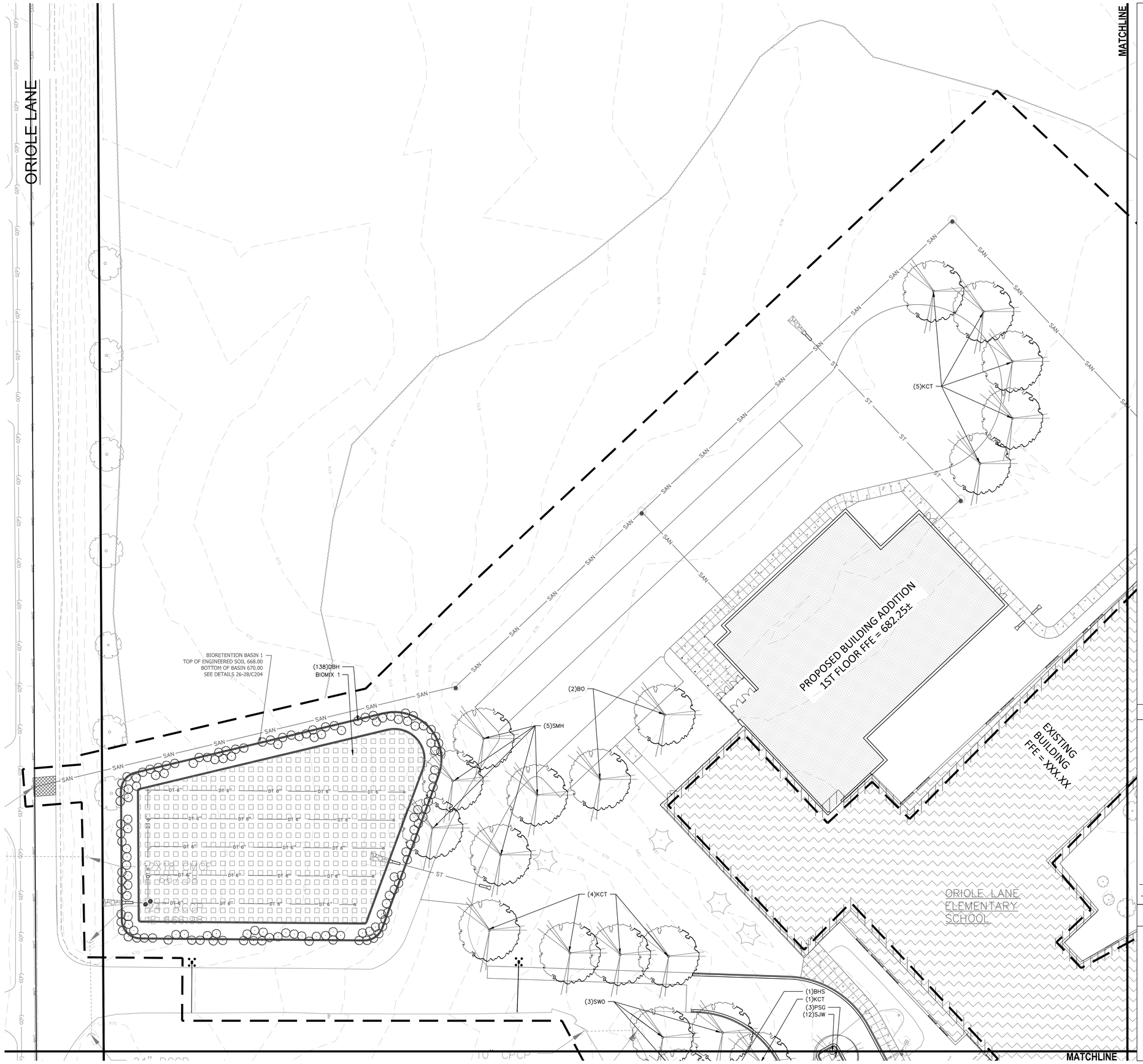

Scale: 0 10 20 40
Scale: 1" = 20'

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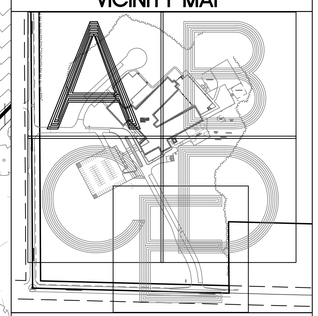
VICINITY MAP



HATCH LEGEND

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PROJECT MANAGER RS

PROJECT NUMBER 318480-01

SITE LANDSCAPE PLAN

L101A

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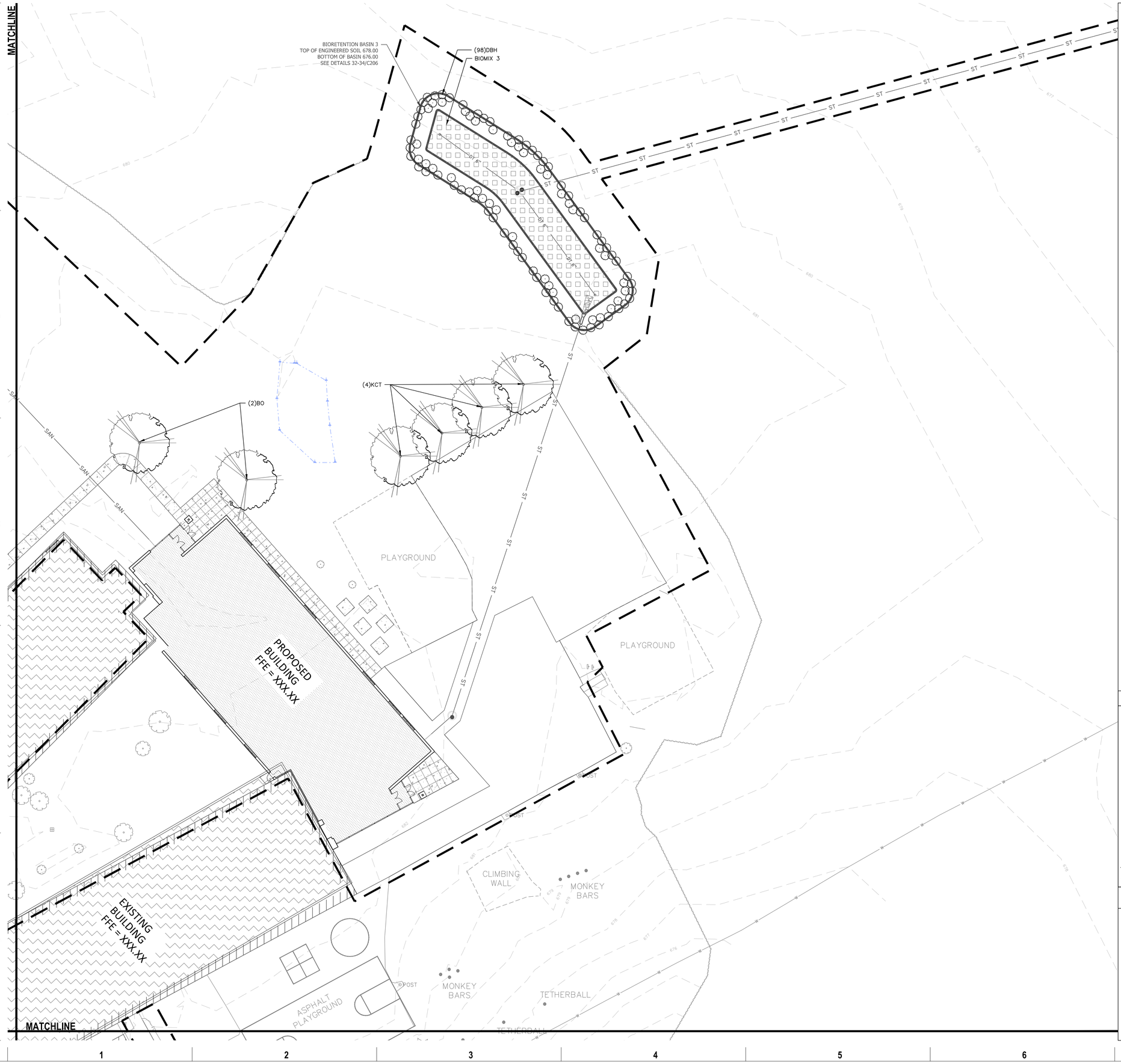

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Scale: 0 10 20 40
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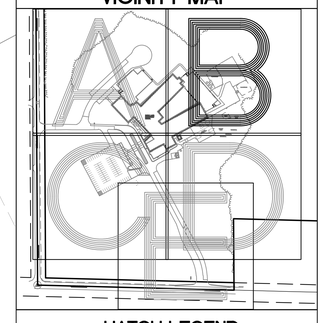

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MIX 1: 3" PLUG PLANTINGS IN BIORETENTION AREA. REFER TO CIVIL AND LANDSCAPE DETAILS. PLUGS TO BE PLANTED 12-INCHES O.C.

KEY PLAN

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER RS

PROJECT NUMBER 318480-01

SITE LANDSCAPE PLAN

L101B

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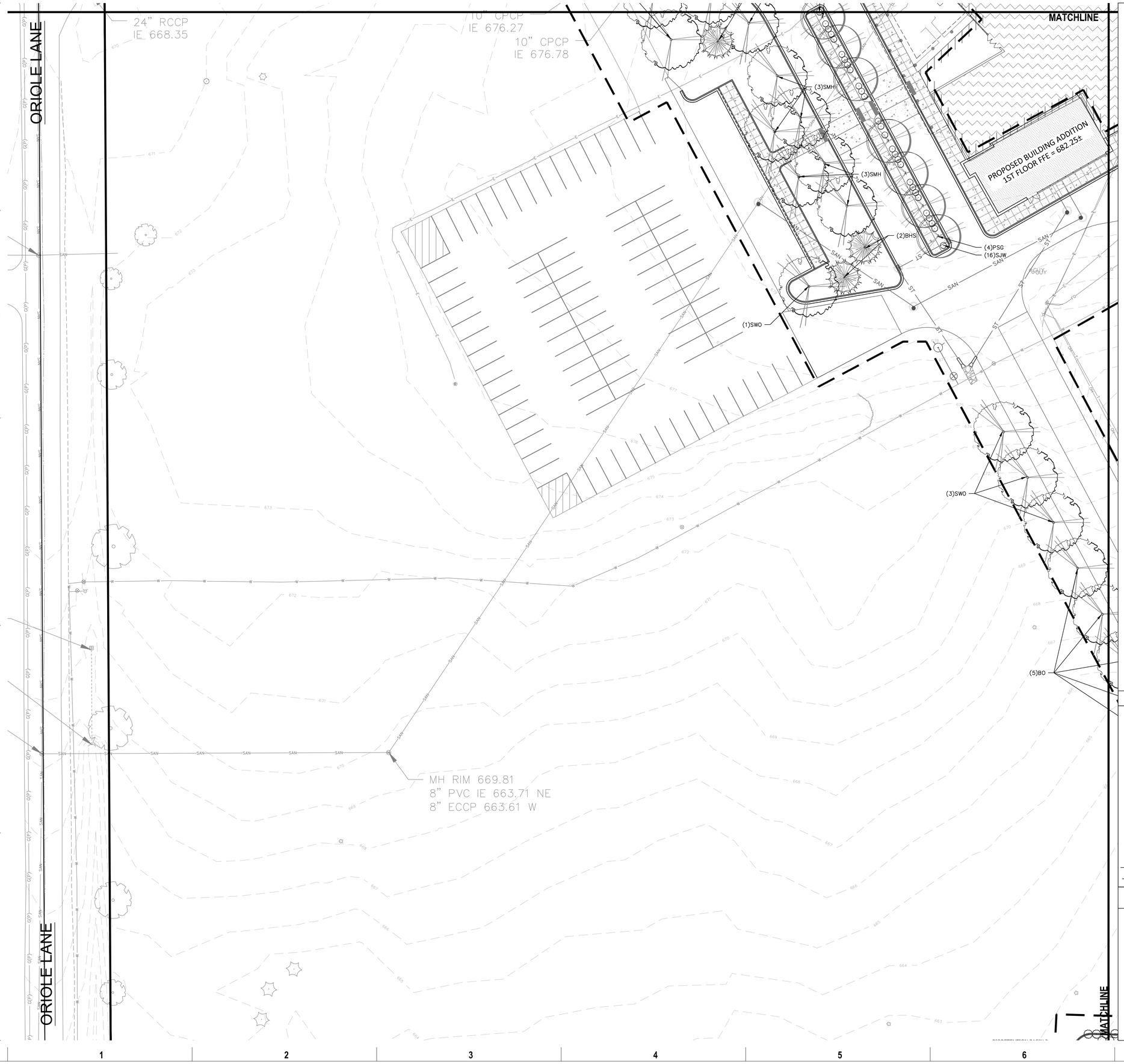
Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)



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Scale: 1" = 20'

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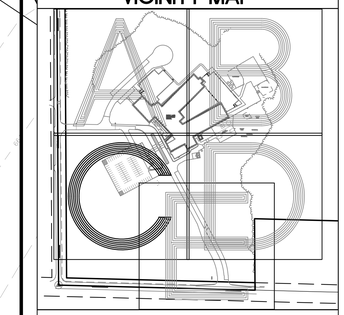
VICINITY MAP



HATCH LEGEND

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eua

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madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
08/21/2020	SCHEMATIC DESIGN
12/11/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

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PROJECT NUMBER	318480-01

SITE LANDSCAPE PLAN

L101C

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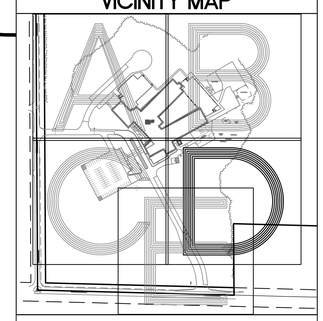
VICINITY MAP



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PROJECT MANAGER RS
PROJECT NUMBER 318480-01

SITE LANDSCAPE PLAN

L101D

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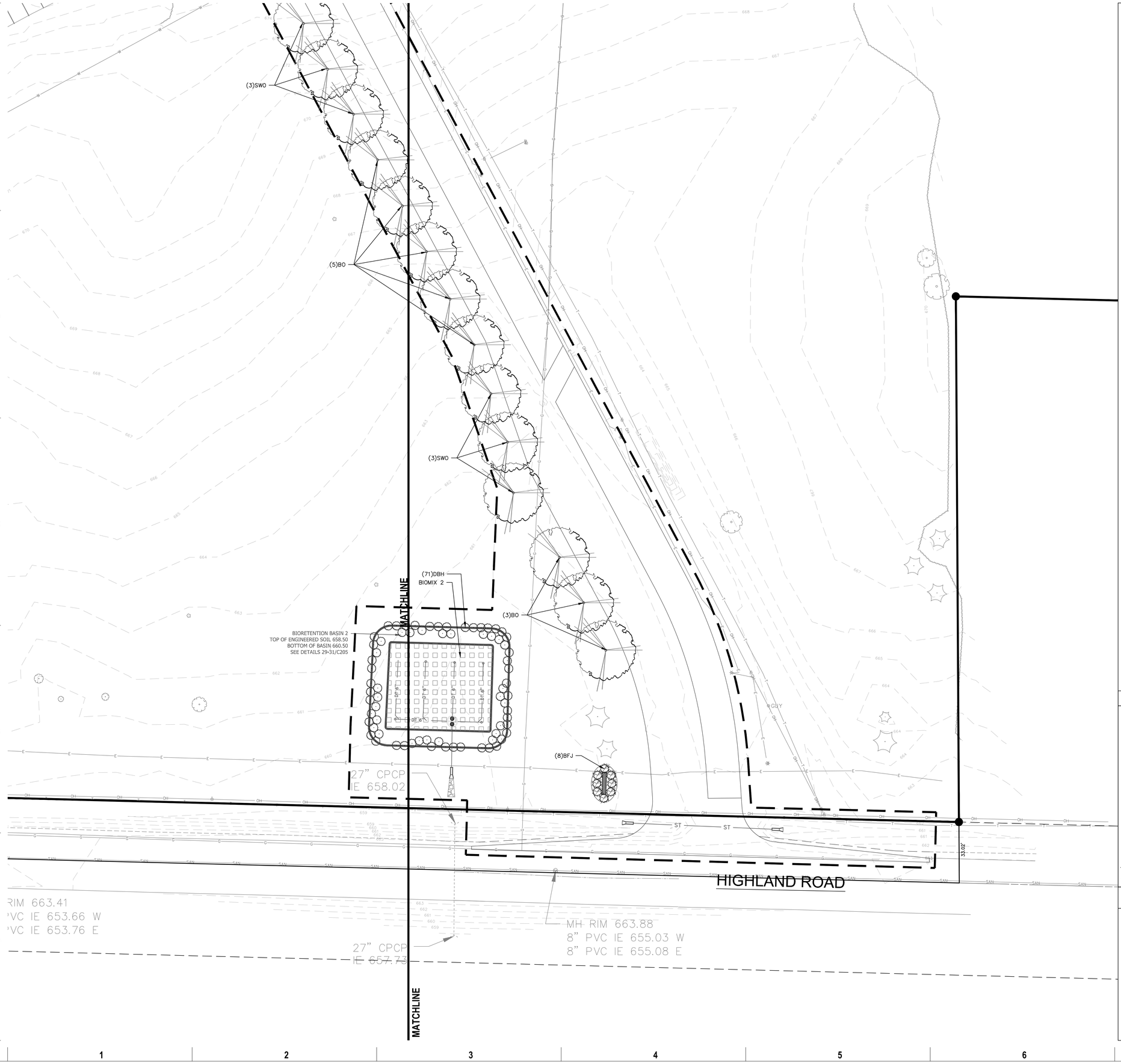

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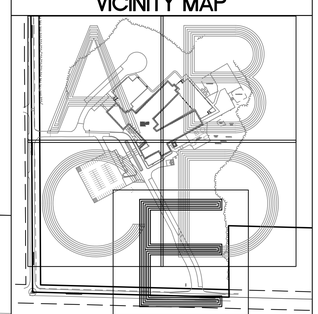

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SITE LANDSCAPE PLAN

L101E

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Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

Plant Schedule

	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size
						Maturity in ft. (Height/Spread)
Deciduous Trees:						
BO	Quercus macrocarpa	Bur Oak	12	Per Plan	3" caliper B&B	60-80'/60-80'
KCT	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	14	Per Plan	3" caliper B&B	50'/35'
PSG	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	7	Per Plan	2.5" caliper B&B	40'/15'
SMH	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	11	Per Plan	3" caliper B&B	60'/35'
SWO	Quercus bicolor	Swamp White Oak	10	Per Plan	3" caliper B&B	75'/65'
Evergreen Trees:						
BHS	Picea glauca var. densata	Black Hills Spruce	3	Per Plan	6' B&B	20-40'/15-25'
Evergreen Shrubs:						
BFJ	Juniperus sabina 'Buffalo'	Buffalo Juniper	8	Per Plan	#5 cont.	12"/4-6'
Deciduous Shrubs:						
DBH	Diervilla lonicera	Dwarf Bush Honeysuckle	307	Per Plan	#3 cont.	3-4'/4-5'
SJW	Hypericum kalmianum	St. John's Wort	28	Per Plan	#3 cont.	2-4'/2-4'
Perennials						
BIOMIX 1	Aster ericoides	Heath Aster	440	12" o.c.	3" plug	
BIOMIX 1	Aster novae-angliae	New England Aster	440	12" o.c.	3" plug	
BIOMIX 1	Baptisia leucantha	Wild White Indigo	440	12" o.c.	3" plug	
BIOMIX 1	Eupatorium maculatum	Spotted Joe Pye Weed	440	12" o.c.	3" plug	
BIOMIX 1	Liatris spicata	Marsh Blazing Star	440	12" o.c.	3" plug	
BIOMIX 1	Monarda fistulosa	Wild Bergamot	440	12" o.c.	3" plug	
BIOMIX 1	Ratibida hirta	Black-eyed Susan	440	12" o.c.	3" plug	
BIOMIX 1	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	440	12" o.c.	3" plug	
BIOMIX 1	Tradescanta ohiensis	Spiderwort	440	12" o.c.	3" plug	
BIOMIX 1	Ratibida pinnata	Yellow Coneflower	440	12" o.c.	3" plug	
BIOMIX 1	Carex bebbi	Bebb's Sedge	840	12" o.c.	3" plug	
BIOMIX 1	Bromus ciliatus	Fringed Brome Grass	440	12" o.c.	3" plug	
BIOMIX 1	Panicum virgatum	Switch Grass	440	12" o.c.	3" plug	
BIOMIX 1	Elymus canadensis	Canada Wild Rye	440	12" o.c.	3" plug	
BIOMIX 1	Elymus virginius	Virginia Wild Rye	440	12" o.c.	3" plug	
BIOMIX 1	Carex stipata	Common Fox Sedge	840	12" o.c.	3" plug	
BIOMIX 2	Aster ericoides	Heath Aster	150	12" o.c.	3" plug	
BIOMIX 2	Aster novae-angliae	New England Aster	150	12" o.c.	3" plug	
BIOMIX 2	Baptisia leucantha	Wild White Indigo	150	12" o.c.	3" plug	
BIOMIX 2	Eupatorium maculatum	Spotted Joe Pye Weed	150	12" o.c.	3" plug	
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BIOMIX 2	Carex bebbi	Bebb's Sedge	280	12" o.c.	3" plug	
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BIOMIX 2	Carex stipata	Common Fox Sedge	280	12" o.c.	3" plug	
BIOMIX 3	Aster ericoides	Heath Aster	160	12" o.c.	3" plug	
BIOMIX 3	Aster novae-angliae	New England Aster	160	12" o.c.	3" plug	
BIOMIX 3	Baptisia leucantha	Wild White Indigo	160	12" o.c.	3" plug	
BIOMIX 3	Eupatorium maculatum	Spotted Joe Pye Weed	160	12" o.c.	3" plug	
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BIOMIX 3	Carex bebbi	Bebb's Sedge	350	12" o.c.	3" plug	
BIOMIX 3	Bromus ciliatus	Fringed Brome Grass	160	12" o.c.	3" plug	
BIOMIX 3	Panicum virgatum	Switch Grass	160	12" o.c.	3" plug	
BIOMIX 3	Elymus canadensis	Canada Wild Rye	160	12" o.c.	3" plug	
BIOMIX 3	Elymus virginius	Virginia Wild Rye	160	12" o.c.	3" plug	
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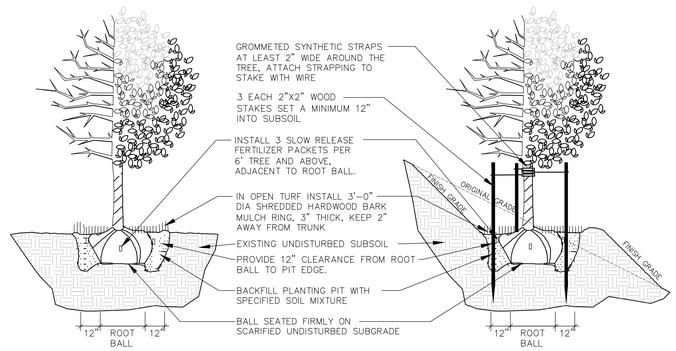
NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.

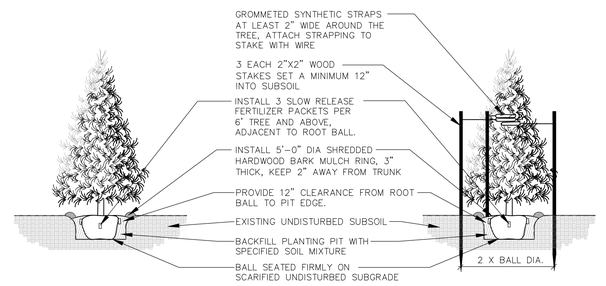
1 LANDSCAPE SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING – ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES – UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. STONE CHIP MAINTENANCE STRIP TO BE 3-INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 2-FEET WIDE ALONG BUILDING EDGE, WHERE INDICATED ON L101 SITE LANDSCAPE PLAN.
20. STONE CHIP TO BE ⅜-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFO@HALQUISTSTONE.COM.
21. NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY, INC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, WI 53964. TELEPHONE: 1-800-476-9453 FAX: 608-296-2741.
22. NATIVE SEED MIX TO BE SHORT GRASS PRAIRIE FOR MESIC SOILS SEED MIX WITH ANNUAL RYE NURSE CROP FROM AGRECOL, LLC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGRECOL, LLC ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, WI 53536. TELEPHONE: 608-223-3571 FAX: 608-884-4640 EMAIL: ECOSOLUTIONS@AGRECOL.COM.
23. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

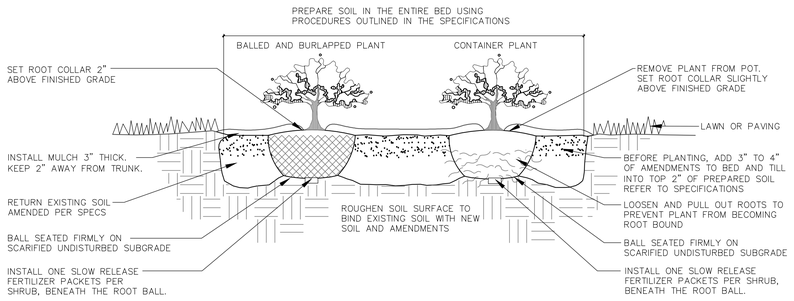
2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



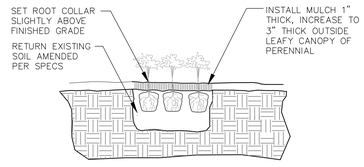
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



4 EVERGREEN TREE PLANTING & STAKING
N.T.S.



5 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



6 PERENNIAL PLANTING
N.T.S.

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PROJECT MANAGER	RS
PROJECT NUMBER	318480-01

SITE LANDSCAPE DETAILS

L201

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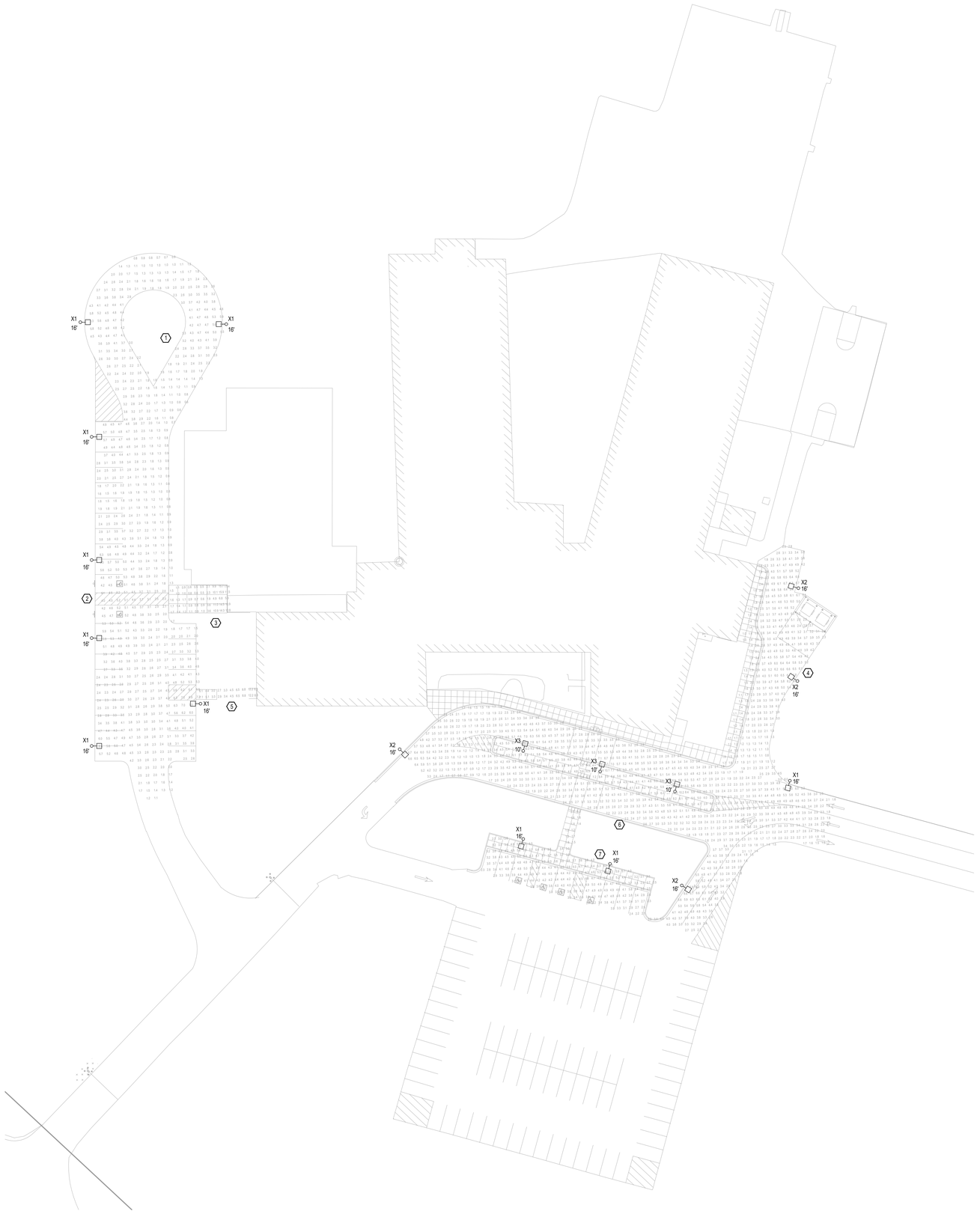


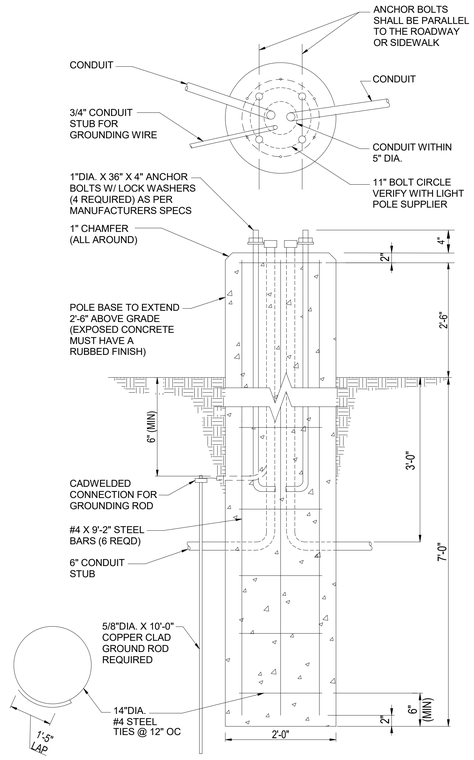
1 SITE PLAN
1" = 30'-0"

LIGHTING LEVELS

1	ROADWAY	AVERAGE 2.7 fc MAXIMUM 8.2 fc MINIMUM 0.6 fc MAX / MIN 10.3:1	5	SIDEWALK	AVERAGE 6.0 fc MAXIMUM 12.3 fc MINIMUM 2.6 fc MAX / MIN 4.7:1
2	ROADWAY	AVERAGE 3.2 fc MAXIMUM 7.1 fc MINIMUM 0.7 fc MAX / MIN 10.1:1	6	ROADWAY	AVERAGE 3.6 fc MAXIMUM 11.3 fc MINIMUM 0.6 fc MAX / MIN 18.8:1
3	SIDEWALK	AVERAGE 4.3 fc MAXIMUM 16.3 fc MINIMUM 0.5 fc MAX / MIN 32.6:1	7	ROADWAY	AVERAGE 3.9 fc MAXIMUM 6.9 fc MINIMUM 1.1 fc MAX / MIN 6.3:1
4	ROADWAY	AVERAGE 3.3 fc MAXIMUM 6.8 fc MINIMUM 0.8 fc MAX / MIN 8.5:1			

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMP	WATTS	VOLT	CCT	MANUFACTURER	SERIES
X1	EXTERIOR LED POLE MOUNTED LIGHT FIXTURE, P5 FORWARD OPTICS, TYPE TFTM DISTRIBUTION.	LED	138 W	MVOLT	4000 K	LITHONIA	DSX1
X2	EXTERIOR LED POLE MOUNTED LIGHT FIXTURE, P5 FORWARD OPTICS, TYPE T2M DISTRIBUTION.	LED	138 W	MVOLT	4000 K	LITHONIA	DSX1
X3	EXTERIOR LED POLE MOUNTED LIGHT FIXTURE, P5 FORWARD OPTICS, TYPE T5W DISTRIBUTION.	LED	138 W	MVOLT	4000 K	LITHONIA	DSX1
L	5" FLOOD LIGHT, 4000 K, BLACK FINISH, FLOOD DISTRIBUTION.	LED	17 W	MVOLT	4000 K	FC LIGHTING	FCF1105



2 EXTENDED POLE BASE DETAIL
NOT TO SCALE

eua

milwaukee 333 East Chicago Street, Milwaukee, Wisconsin 53202, 414.271.5350

madison 309 West Johnson Street, Suite 202, Madison, Wisconsin 53703, 608.442.5350

des moines 699 Walnut Street, Suite 400, Des Moines, Iowa 50309, 515.724.5840

denver 1899 Wynkoop Street, Suite 300, Denver, Colorado 80202, 303.595.4500

PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

MEP
SALSAORIEN CONSULTING
EXPECT A DIFFERENCE
1111 Deming Way, Suite 202 | Madison, WI 53717
P: 608.848.9556 | mepassociates.com | salsaorien.com

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/10/2020	DESIGN DEVELOPMENT

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	PCC
PROJECT NUMBER	318480-01

ELECTRICAL SITE PLAN

E101

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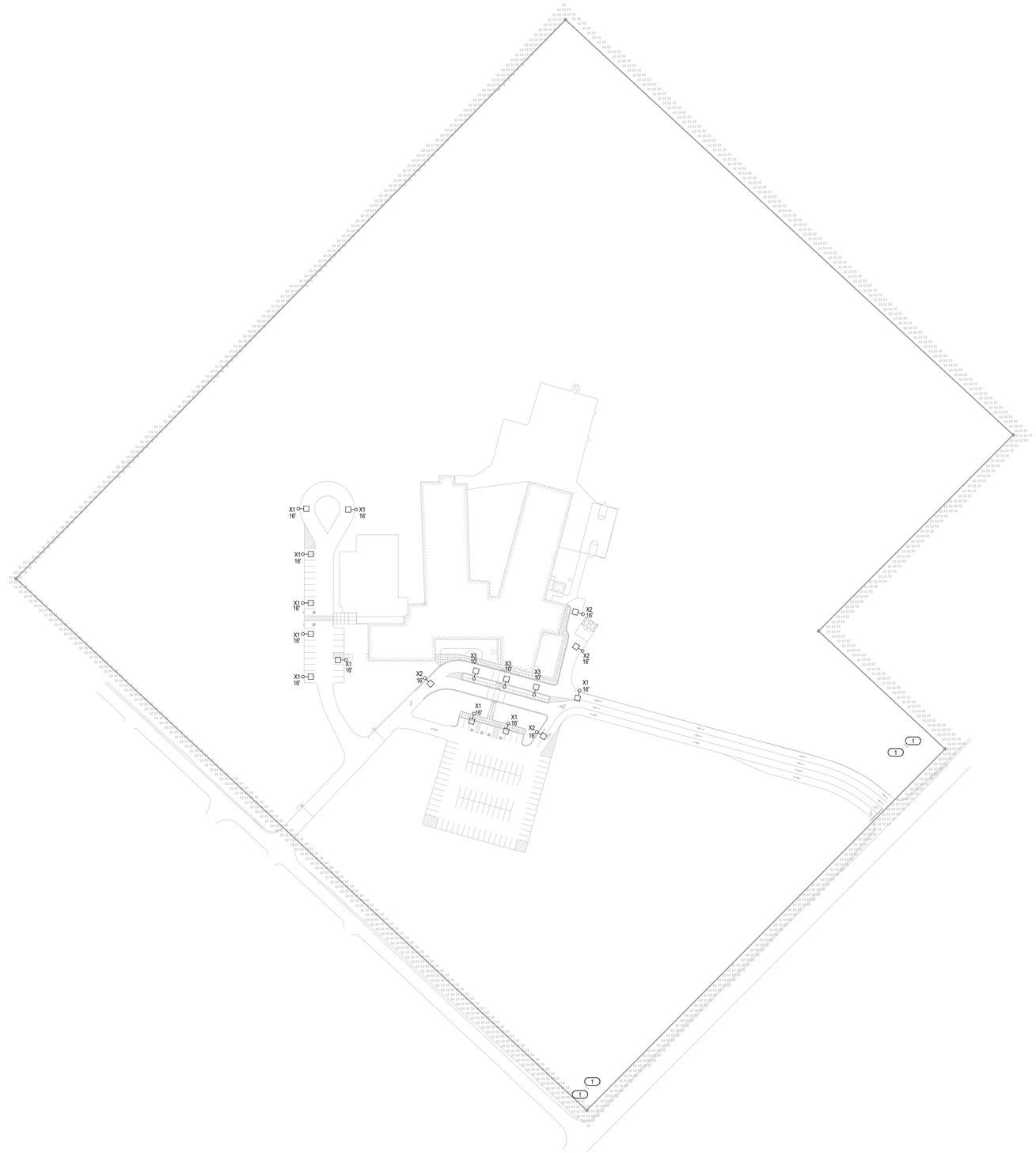
KEYED NOTES

1. TYPE L. GROUND MOUNTED SPOT LIGHT TO ILLUMINATE SIGN - ONE SPOTLIGHT EACH SIDE.



1 **SITE-PROPERTY LINE PLAN**
1" = 80'-0"

eua

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madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MTSD - ORIOLE LANE ELEMENTARY SCHOOL RENOVATION

12850 Oriole Lane
Mequon, WI 53097

MEP
SALAS O'BRIEN COMPANY
EXPECT A DIFFERENCE
1111 Deming Way, Suite 202 | Madison, WI 53717
P: 608.848.9556 | mepassociates.com | salasobrien.com

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	PCC
PROJECT NUMBER	318480-01

ELECTRICAL SITE PLAN

E102

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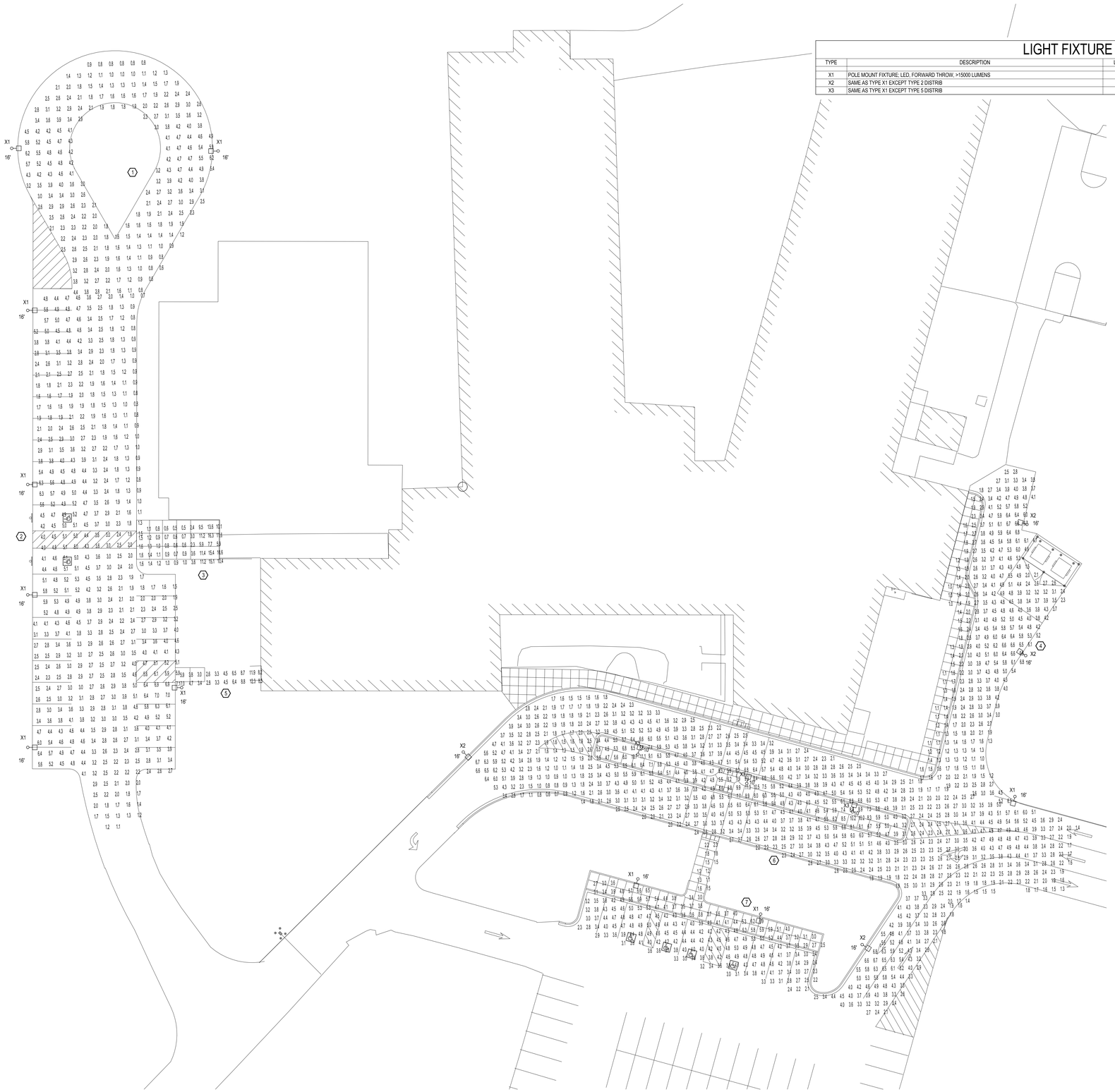

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMP	WATTS	VOLTS	MANUFACTURER	SERIES	NOTES
X1	POLE MOUNT FIXTURE; LED, FORWARD THROW, >15000 LUMENS	LED	138 W	MVOLT	LITHONIA	DSX1	
X2	SAME AS TYPE X1 EXCEPT TYPE 2 DISTRIB						
X3	SAME AS TYPE X1 EXCEPT TYPE 5 DISTRIB						

LIGHTING LEVELS

1	ROADWAY	AVERAGE 2.7 fc MAXIMUM 6.2 fc MINIMUM 0.6 fc MAX / MIN 10.3:1	5	SIDEWALK	AVERAGE 6.0 fc MAXIMUM 12.3 fc MINIMUM 2.6 fc MAX / MIN 4.7:1
2	ROADWAY	AVERAGE 3.2 fc MAXIMUM 7.1 fc MINIMUM 0.7 fc MAX / MIN 10.1:1	6	ROADWAY	AVERAGE 3.6 fc MAXIMUM 11.3 fc MINIMUM 0.6 fc MAX / MIN 18.8:1
3	SIDEWALK	AVERAGE 4.3 fc MAXIMUM 16.3 fc MINIMUM 0.5 fc MAX / MIN 32.6:1	7	ROADWAY	AVERAGE 3.9 fc MAXIMUM 6.9 fc MINIMUM 1.1 fc MAX / MIN 6.3:1
4	ROADWAY	AVERAGE 3.3 fc MAXIMUM 6.8 fc MINIMUM 0.8 fc MAX / MIN 8.5:1			

1 SITE PLAN

1" = 20'-0"

eua

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

des moines 699 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

MTSD - Oriole Lane Elementary School Renovation

12850 Oriole Lane
Mequon, WI 53097

MEP
A SALASOBRIEN COMPANY
EXPECT A DIFFERENCE
1111 Deming Way, Suite 202 | Madison, WI 53717
P: 608.848.9556 | mepassociates.com | salasobrien.com

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/10/2020	DESIGN DEVELOPMENT

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	PCC
PROJECT NUMBER	318480-01

ELECTRICAL SITE

E101

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Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

D-Series Size 1
LED Area Luminaire

Catalog Number

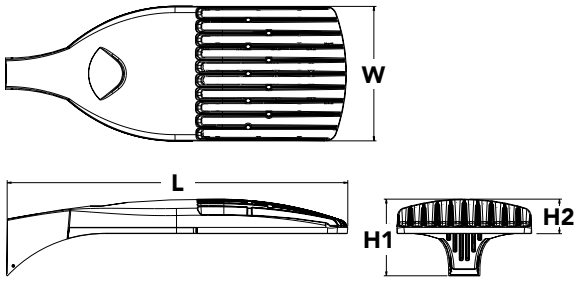
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1 P4[1] P7[1]
P2 P5[1] P8
P3 P6[1] P9[1]

Rotated optics

P10[2] P12[2]
P11[2] P13[1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[3]
T5S	Type V short[3]
T5M	Type V medium[3]
T5W	Type V wide[3]
BLC	Backlight control[4]
LCCO	Left corner cutoff[4]
RCCO	Right corner cutoff[4]

Voltage

MVOLT[5]
XVOLT (277V-480V)[6,7,8]
120[9]
208[9]
240[9]
277[9]
347[9]
480[9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting[10]
WBA	Wall bracket[3]
SPUMBA	Square pole universal mounting adaptor[11]
RPUMBA	Round pole universal mounting adaptor[9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[13]
PIRHN	Network, high/low motion/ambient sensor[14]
PER	NEMA twist-lock receptacle only (controls ordered separate)[15]
PER5	Five-pin receptacle only (controls ordered separate)[15,16]
PER7	Seven-pin receptacle only (controls ordered separate)[15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]
FAO	Field adjustable output[20,21]

Other options

Shipped installed

HS	House-side shield[23]
SF	Single fuse (120, 277, 347V)[9]
DF	Double fuse (208, 240, 480V)[9]
L90	Left rotated optics[2]
R90	Right rotated optics[2]
HA	50°C ambient operations[1]

Shipped separately

BS	Bird spikes[24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

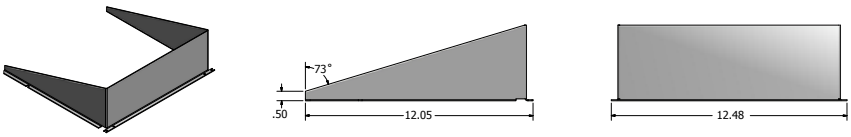
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

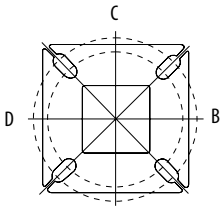
Options

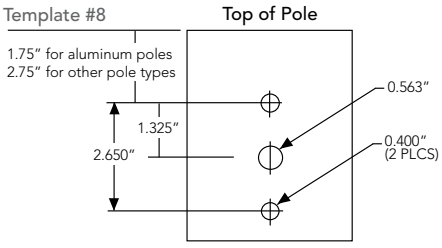
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

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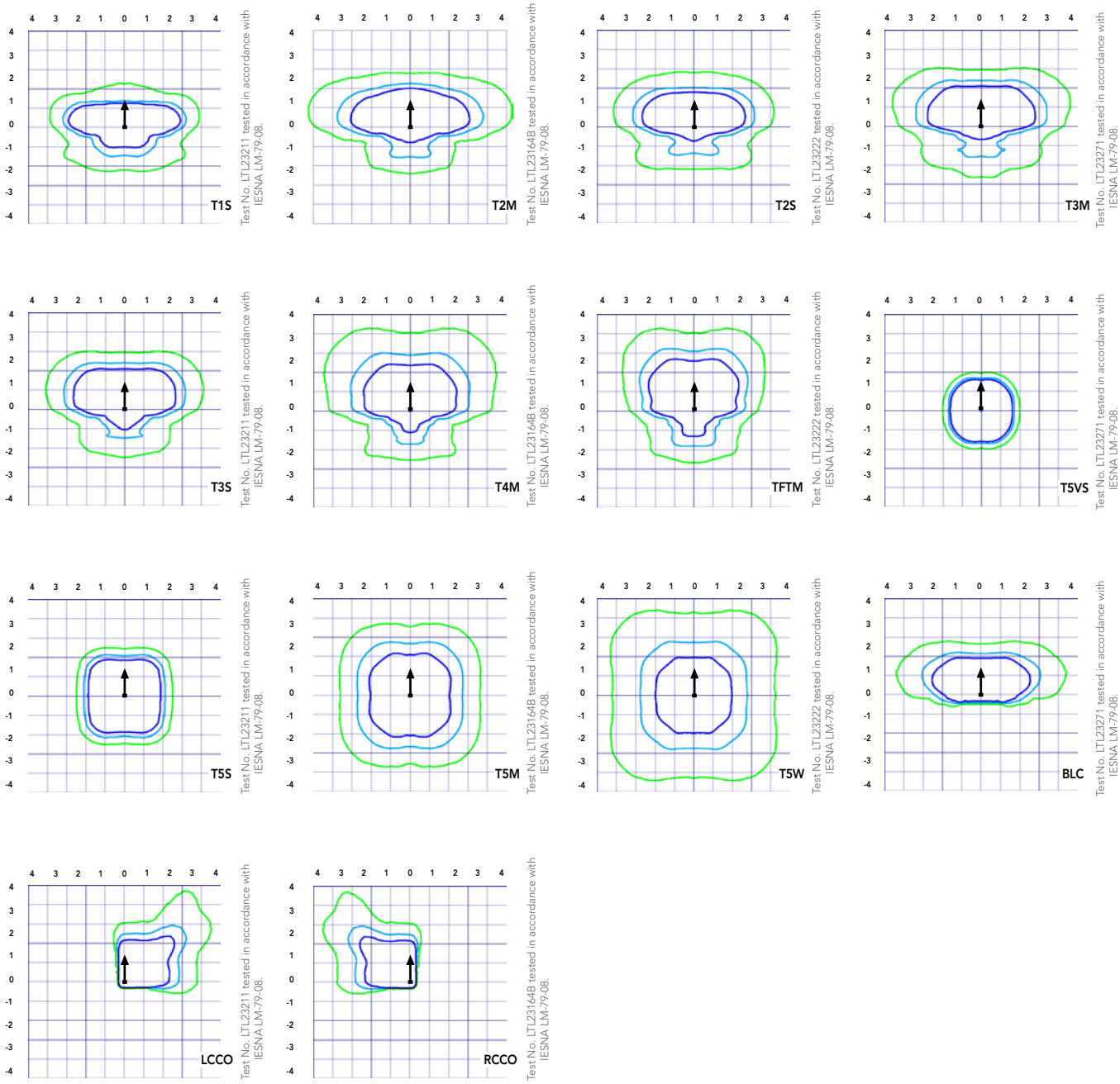
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissione from the ground using the CIAIRity Pro app.

Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

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Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

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Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basi motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling patter (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40ºC minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

d-series

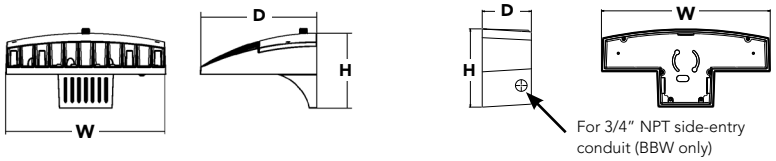
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXI

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant [8,9]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [3,10]
DF	Double fuse (208, 240 or 480V) [3,10]
HS	House-side shield [11]
SPD	Separate surge protection [12]

Shipped separately [11]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish (required)

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 48(voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with ELCW.
11 Also available as a separate accessory; see Accessories information.
12 Not available with ELCW.

Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

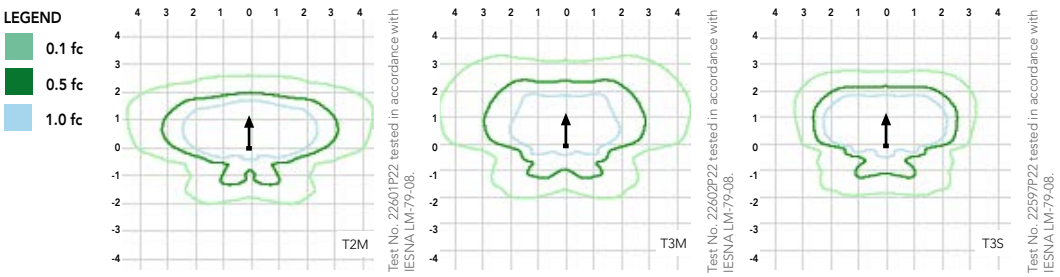
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with site wide Dusk to Dawn control

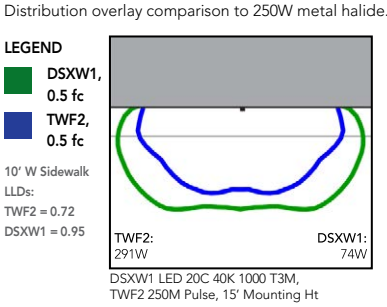
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories

T3M (left)

HS - House-side shields

BSW - Bird-deterrent spikes

VG - Vandal guard

DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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FC LIGHTING

FCF1105

FCF1105 Shown with visor optical accessory.

Date:	**Approved:**
Type:	
Fixture:	
Project:	

FCF1105 in the FC 1100 Flood Light Series is a round, high-powered luminaire that provides the widest range of mounting options in the industry. The FCF1105 is available with 5 CCT options and an integral universal voltage driver which allows for easy installation. Our wide range of optical accessories provides the tools to design every project with an ideal lighting solution.

PHYSICAL

beam spread	10° | 15° | 25° | 40° | 60° | 120°
lengths/dimensions [LxDxH]	5.15"W x 4.9"D x 8.5"H
weight	4.9 lbs
housing	marine grade, corrosion resistant, low copper, solid die-cast aluminum; captive stainless steel fasteners
lens	anti-reflective-clear, tempered glass w/silicone gasketing - IK07 Impact Rating
mounting	standard mounting is ½" - 14 NPS and includes adjustments for 145° vertical rotation and 360° horizontal rotation
ingress protection	dry, damp or wet locations IP66 rated
vibration resistance	compliant with 3G ANSI C136.31
finish	Six stage cleaning and saline pre-treatment. Super TGIC polyester powder coat finish, 18µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida/ AAMA 2604 specificationdurable polyester powder coat

PERFORMANCE

color temperature	2700K	3000K	3500K	4000K	5000K
lumen output	1815 lm	1910 lm	2000 lm	2110 lm	2205 lm
lifetime	> 70,000 hours / L90 or better				
color consistency	2 SDCM / 90CRI				
operating temperature	-13°F to 104°F (-25°C to 40°C)				
junction temperature	73°C @ T^A 25°C				
warranty	5-Year limited warranty (refer to website for details)				

ELECTRICAL

input voltage	Universal 120–277V AC
power supply	integral Class II, electronic high-power factor > 94% @120V
certification	CEC Title 24 - JA8 Compliant
standards	ETL / cETL or CE, tested to UL 1598 and UL 8750 standards / UL-Class I / IES LM-79 / LM-80
power consumption	20W @ 120V
interface	**optional:** 0-10V Dimming

Intertek RoHS COMPLIANT FC CE TITLE 24

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Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

FCF1105

ORDERING INFORMATION

FCF1105					
MODEL	**VOLTAGE**	**CCT**	**FINISH**	**OPTICS**	**OPTIONS**
FCF1105 5" Flood Light	UNV 120V - 277V	27K 2700K	BK Black	NS Narrow Spot 10º	LD LED Dimming (0-10V) *max 10" leadwire*
		3K 3000K	BZ Bronze	SP Spot - 15°	PE Photo Eye
		35K 3500K	WH White	MS Medium Spot - 25°	**optical accessories** *(choose only one below per fixture)*
		4K 4000K	SL Silver	MF Medium Flood - 40°	CV5 Cut-Off Visor
		5K 5000K	CC Custom Color	FL Flood - 60°	CV5-RG5 Cut-Off Visor w/Rock Guard
		STATIC COLORS		WFL Wide Flood - 120°	LSN5 Long Snoot
		R Red			LSN5-SF5 Long Snoot w/Screen Frame
		G Green			RG5 Rock Guard
		B Blue			SN5 Snoot

Mounting Accessories *(choose only one mounting option per fixture below for each fixture ordered)*

_____ AS Architectural Surface Mount
_____ FEA6 Flood Extension Arm - 6"
_____ FEA12 Flood Extension Arm - 12"
_____ FEA18 Flood Extension Arm - 18"
_____ HGS Heavy Duty Ground Stake
_____ JB Junction Box (Outdoor Rated)
_____ MP Mounting Plate
_____ PC Pole Clamp
_____ PF Post Top Fitter
_____ SB Surface Base Mount
_____ SF238 Slip Fitter
_____ TA Tenon Adaptor
_____ TM Tree Mount
_____ Y5 Yoke Arm *(removes knuckle)*

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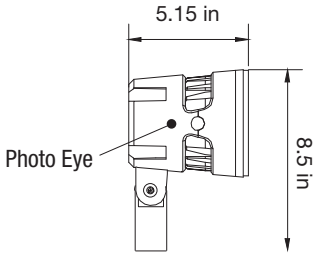
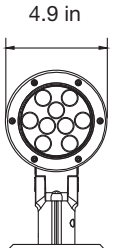
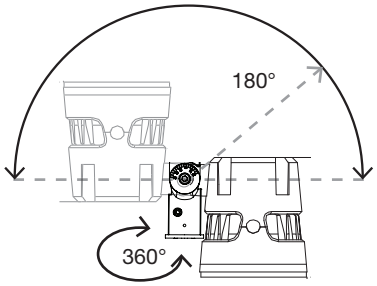
FCF1105

PRODUCT DIMENSIONS - STANDARD PRODUCT

L = 5.15”
W = 4.9”
H = 8.5”

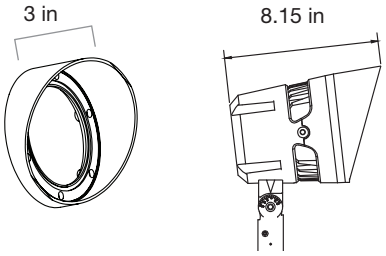




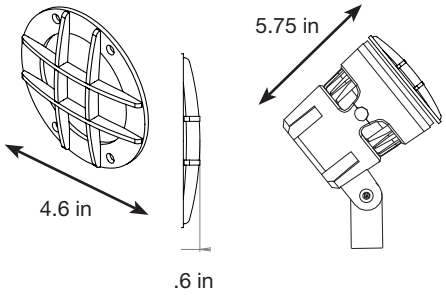


PRODUCT WITH FACTORY INSTALLED ACCESSORIES

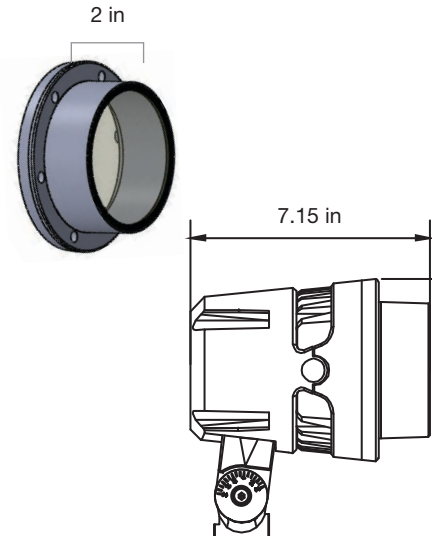
CV5 - cut-off visor



RG5 - rock guard

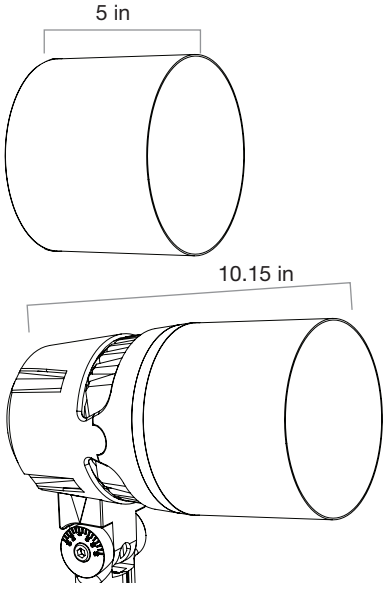


SN5 - snoot



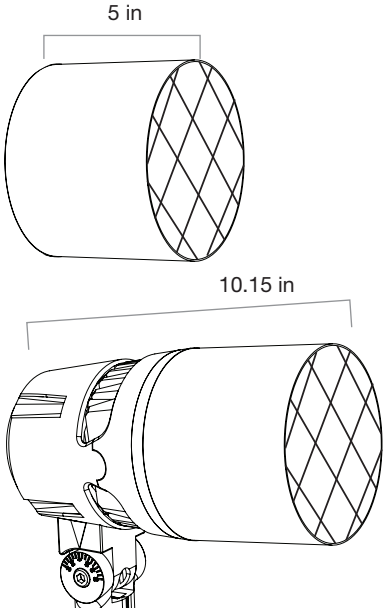
Used in any orientation. Will not collect water or debris in uplight orientation.

LSN5 - long snoot



For down to horizontal orientation only. Not intended for uplight use.

LSN5-SF5 - screen frame



Used to prevent bird nesting and debris collection. Not intended for uplight orientation.

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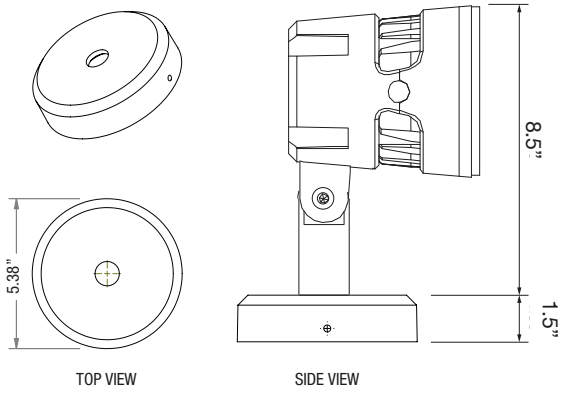
Attachment: Updated Packet Docs (5855 : (Oriole Lane) Kapur and Associates for Mequon Thiensville School District)

PRODUCT DIMENSIONS CONTINUED

PRODUCT WITH MOUNTING OPTIONS

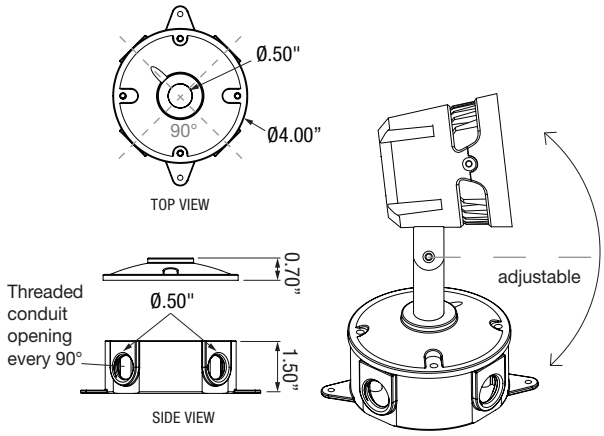
AS - architectural surface mount

For wall, ceiling, and uplight application



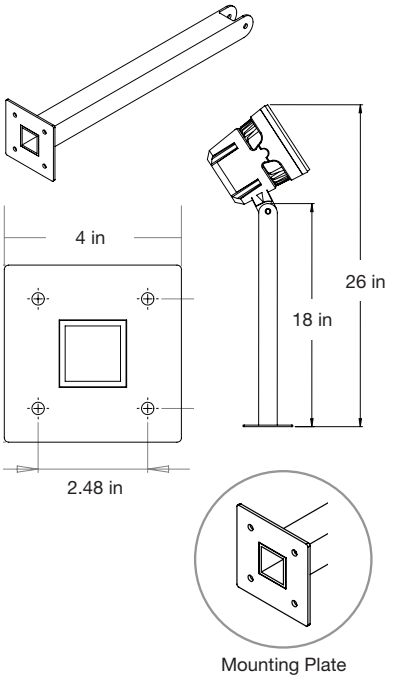
JB - junction box

For wall or ceiling installation.
Not for use in uplight orientation.

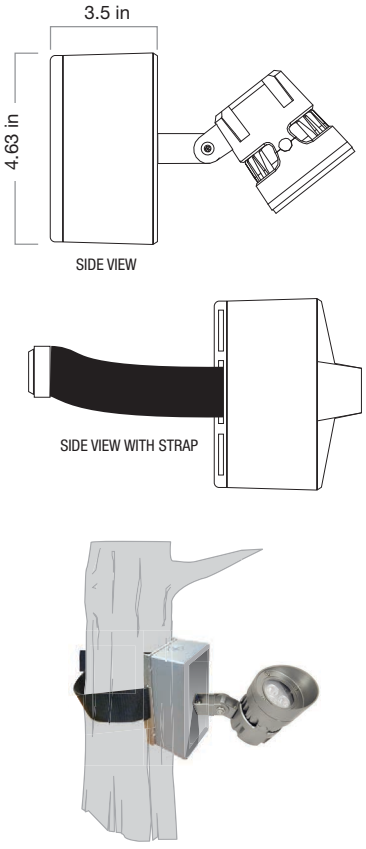


FEAX - flood extension arm

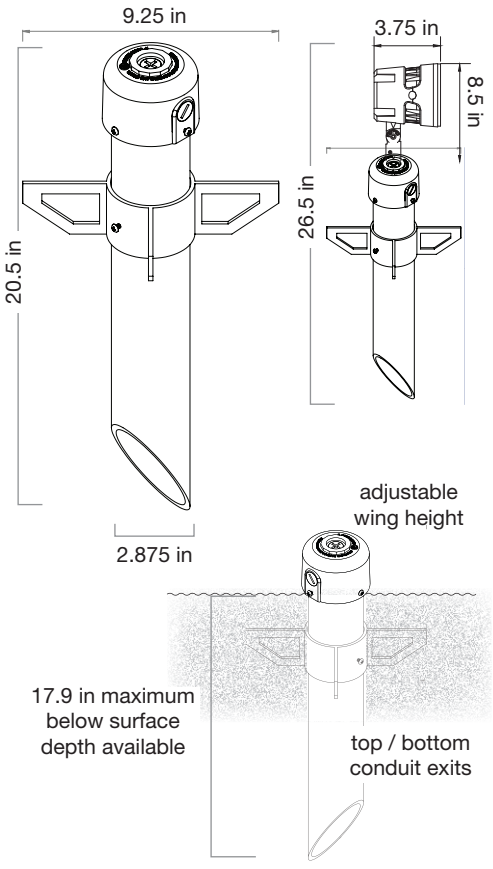
lengths	overall length
6" L	12.9" L
12" L	18.9" L
18" L	24.9" L



TM - tree mount



HGS - heavy duty ground stake



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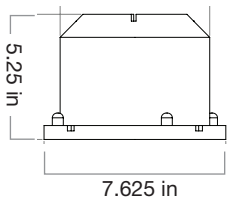
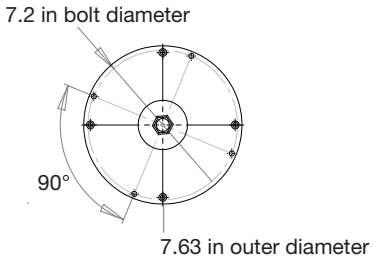
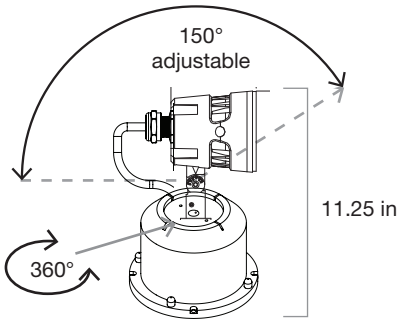
PRODUCT DIMENSIONS CONTINUED

PRODUCT WITH MOUNTING OPTIONS

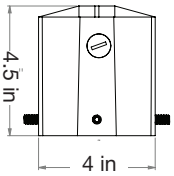
SB - surface base



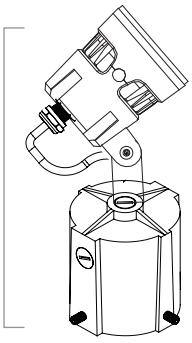




PF - post top fitter

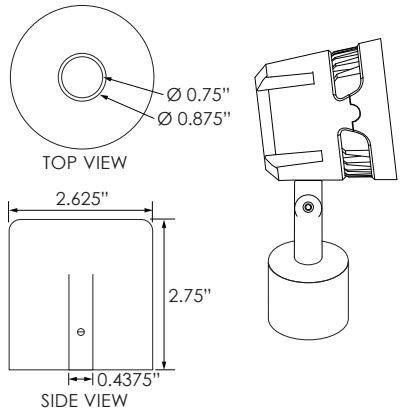


for use with 3.5 in pole or tenon adapter (supplied by others)

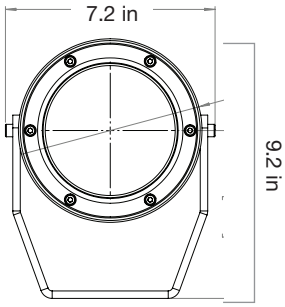


SF238 - slip fitter

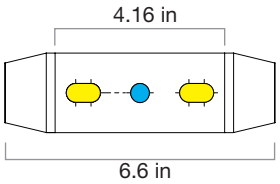
slip-fit tenon adapter for 2-3/8" tenon *(supplied by others)*

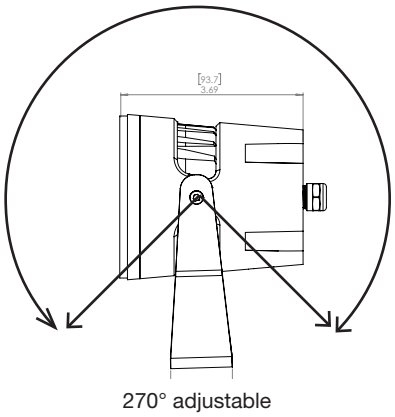


Y5 - yoke arm



2.08"X 1.2"	center
+ 1.2"	holes from center





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City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **January 25, 2021**

SUBJECT: **Kapur and Associates for Mequon Thiensville School District. The applicant is seeking building and site plan amendment, electronic sign and fill permit approval to allow for 7,000 C.Y. of fill for a 22,300 sq. ft. single-story addition for the property located at 11001 N. Buntrock Avenue (Wilson School).**

Applicant:	Kapur and Associates
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment Electronic Message Sign
Existing Zoning:	IPS (Institutional)
Lot size:	23 acres
Location:	11001 N. Buntrock Avenue
Tax Key:	#14-027-03-001.00

Background: The applicant is requesting building and site plan amendment and sign approval for an addition to Wilson Grade School at 11001 N Buntrock Ave. The addition will include a gymnasium, classroom space and a larger cafeteria. The addition is approximately 22,300 square feet in area. As part of the site plan amendment, the applicant is looking to reconfigure the parent drop off/pick up configuration. The parcel is zoned IPS (Institutional).

Site Plan:
The proposed addition is located on west end of the existing building approximately 160 feet from the closest property line. With the addition, the overall FAR for the site is 16.8 percent and the green space ratio is 58%. The parking area and parent drop off location has been reconfigured to allow for a larger queuing of vehicles during peak times. Currently, during peak times traffic backs up on to Steffen Drive and Buntrock Avenue. A Traffic Impact Analysis was completed by TADi as part of this project (to view the report; expand the PDF bookmark in the PDF packet, select the attachment bookmark, and the attachment will open in a separate tab/window). See Engineering comments regarding the study below.

Building Plan:
The addition is shown to be clad with a brick, metal wall panels, precast panels, and aluminum store front windows and that is consistent with the design of the existing building. There is a small portion of the addition that is entirely comprised of metal wall panels. This treatment does not exist anywhere else on the existing building. Staff will recommend that this section of building consist primarily of brick with the metal panel as an accent material. This will be similar to the north elevation of the proposed gymnasium. The plan also shows painted mechanical equipment in lieu of screening. Based on the plans, none of the mechanical

equipment will be visible from the public right of way. There is a proposed dumpster enclosure on the west elevation of the building that is proposed to be constructed of vinyl coated chain link. Staff will recommend as a condition of approval, that the walls of the enclosure shall be constructed of the same brick material of the addition.

Landscaping Plan:
The landscaping plan shows new trees on each side of the drive aisle and in the new boulevard separating the drop off lanes. The plan also shows plantings in the areas surrounding bioretention ponds. Staff believes the proposed landscaping will be an improvement to the existing conditions on site.

Lighting Plan:
The proposed lighting plan shows new parking lot lights that range from 16 to 20 feet in height. The proposed lighting is shown to illuminate the two existing parking lots and drive aisles. In accordance with the lighting code, the illumination average shall not exceed to 2 foot-candles in the parking lots. The fixtures are classified as full cutoff which meets the requirements of the lighting code.

Signage Plan:
The applicant is requesting to replace the existing freestanding sign with an electronic message board. The sign code allows certain uses including schools the ability to have an electronic message sign. The location of the proposed sign appears to meet the size and dimension requirements of the code. The sign design is shown with a brick base that matches the existing building. Staff is supportive of the proposed sign.

Engineering Report:
Kristen Lundeen, Director of Public Works/City Engineer reviewed the plan and has the following comments:

Staff is encouraged to see the proposal for connection to public water. As the project moves forward, the utility plans will be reviewed to determine if any portion of the proposed water service requires an easement or a Water Services Agreement. The building is currently connected to the sanitary sewer system, as will the proposed addition.

The proposed plan maintains the three of the existing access points, one on Steffen Drive and two on Buntrock Avenue. Staff is generally supportive of the reconfiguration to provide additional safety to all users of the site. In review of the Traffic Impact Analysis (TIA), staff is supportive of the majority of the recommendations. Specifically, staff is in support of all improvements that would eliminate the on street stopping/parking, as the roads in the area do not accommodate on street parking and on street parking is prohibited. Staff is also supportive of the consolidation, or elimination of access points, especially those within proximity of the Steffen Drive and Buntrock Avenue intersection. Those access points did not meet the City's minimum separation requirements.

Based upon the current condition of the roads along and adjacent to Steffen and Wilson schools, staff anticipates reviewing the functionality of the adjacent roads and intersections after the school implements all of the improvements. If there are further modifications to the intersections or roads that would benefit the flow of traffic in the area, they can be incorporated into the future final road design. That will include a review of the demand and feasibility of bicycle and pedestrian facilities.

The TIA does not include a recommendation for a bypass lanes. Due to the proximity of the private road access points on Steffen Drive and the access points on the curve of Buntrock Avenue, Staff recommends that the applicant update the TIA to address the requirement for bypass lanes. If the updated TIA indicates that the turning movements meet the requirements for installation of bypass lanes as defined in the Standard Specifications for Land Development but cannot be safely constructed, the requirement should be waived. Each of the access points shall also be designed with acceleration and deceleration lanes in conformance with the Standard Specifications for Land Development.

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be greater than 1,000 cubic yards and requires Planning Commission review. The application proposes the placement of approximately 7,000 cubic yards of fill. The typical dump truck used to haul fill material carries 10 – 15 cubic yards, depending on weight. At an average of 12 cubic yards per truck, the project would result in approximately 585 truckloads of fill placed on the site. Haul route approval and a haul route bond are required as a condition of the issuance of a fill permit and are intended to protect City streets from the increase in the amount of hauled material. As this location is generally surrounded by residential uses, the haul route should generally be Buntrock Avenue to Mequon Road.

The site proposes land disturbance, but it is difficult to discern if it is in excess of one acre. A City erosion control permit appears to be required. Evidence of the WDNR required WRAPP permit, if applicable, shall also be provided for the site.

The increase in impervious surface was not provided. If in excess of one half acre and/or site disturbance of greater than an acre therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

Planning Staff Recommendation:
Planning Staff recommends **approval** of the building and site plan amendment subject to the following conditions:

1. Light poles shall not exceed 20 feet in height.
2. The parking lots shall not exceed a 2 foot-candle average.
3. The building design shall incorporate brick on the north west portion of the building.
4. The proposed dumpster shall be constructed with the same materials as the building.
5. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
6. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
7. Submittal of a right-of-way permit for the review of the drainage and road modifications within the public right-of-way.
8. Install a boulevard entrance on Highland Road with an island separating the ingress and egress lanes.
9. Update the analysis in the TIA with respect to the City's Standard Specifications for Land Development requirements for bypass lanes. If the updated TIA indicates that the turning movements meet the requirements for installation of bypass lanes as defined in the

Standard Specifications for Land Development but cannot be safely constructed, the requirement should be waived.

10. Design the access points to meet the Standard Specifications for Land Development for acceleration, deceleration and bypass lanes.
11. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
12. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
13. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Staff recommends **approval** of the sign plan subject to the following conditions:

1. The proposed sign shall comply with all requirements of the sign code related to electronic message signs.

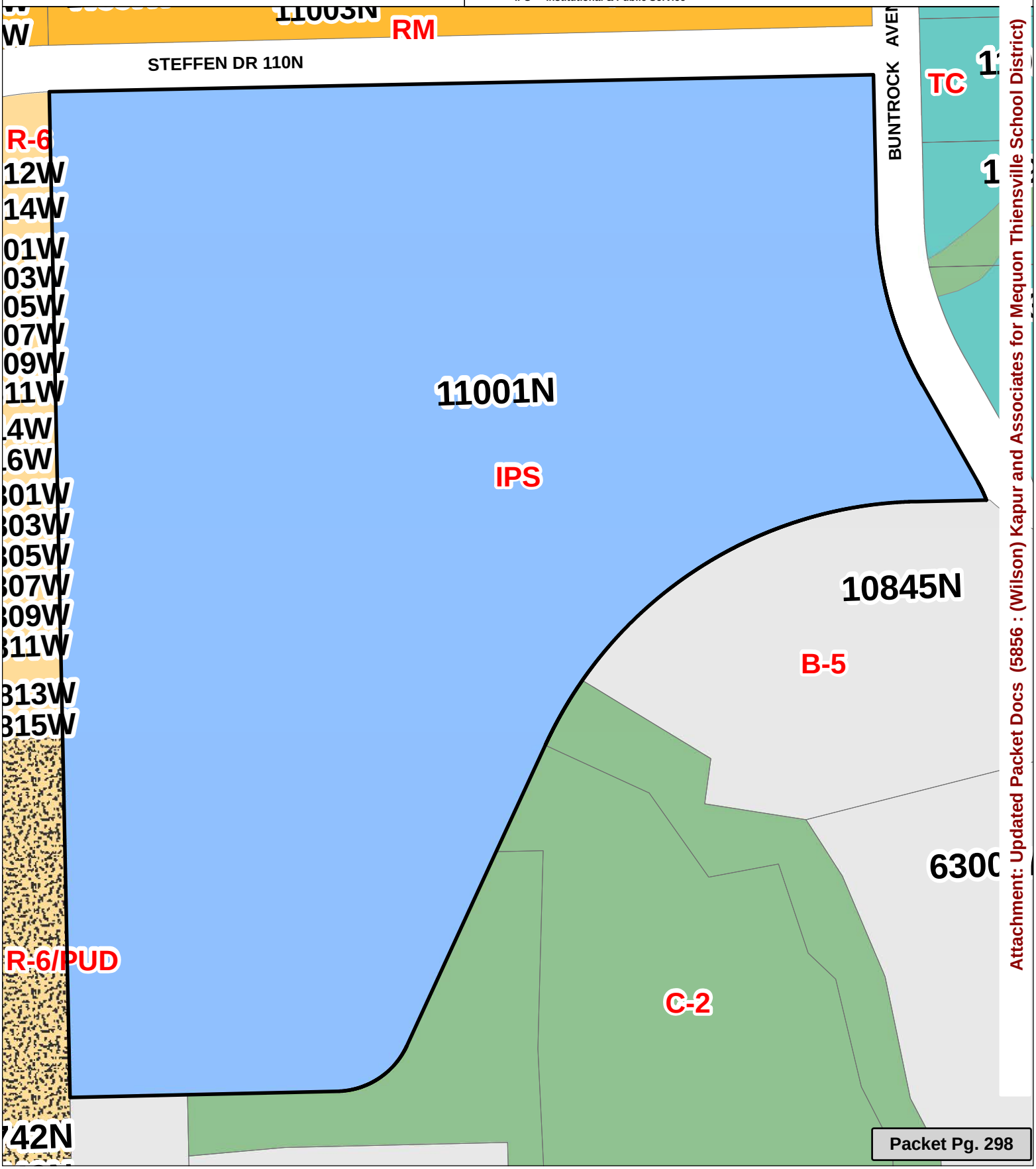
Staff recommends **approval** of the fill approval subject to the following conditions:

1. Application for and approval of a City Filling and Excavation Permit. The application shall include a proposed haul route, which will be used to determine whether a road bond is required and the associated amount. The haul route is generally restricted to Buntrock Avenue to Mequon Road.

Attachments:
Updated Packet Docs (PDF)
TIA - Wilson Elementary School - 2020-12-14 (PDF)

Wilson School

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		



Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School District)

7711 N. Port Washington Road
Milwaukee, WI 53217
T: 414.751.7200 • F: 414.351.4117

December 21st, 2020

Jac Zader
Assistant Director of Community Development
11333 North Cedarburg Road
Mequon, WI 53092

Re: Wilson Elementary School Site/Architectural Plan Commission Review

Dear Mr. Zader,

I am writing this letter to serve as a summary for the proposed project named MTSD – Wilson Elementary School.

Approximately 22,300 square foot single story addition and is being provided on the northwest corner of the building to address the current and future capacity needs. The addition includes classrooms and gymnasium space as well as a cafeteria expansion. There is also 22,400 square feet of interior improvements to the existing school. The interior improvements include toilet room, accessible ramp at stage area, special education spaces, and kindergarten classrooms.

The exterior improvements include updates to the pickup and drop off area to the east of Wilson Elementary School. Two pickup and drop lanes are proposed to improve the efficiency during peak times to reduce backups onto Steffen Drive. The parking lot east of Wilson Elementary School is intended to remain with the addition of landscape islands, speed tables, and other minor improvements while being restriped per the submitted plans. The current pickup and drop off area north of Wilson Elementary School is intended to be removed, eliminating the two western most drive connections to Steffen Drive. The bus pickup and drop off area is intended to be modified to account for the new building addition. Buses will enter and exit off the Wilson West and Steffen East driveway. The overall parking stall count onsite is 99 where code requires 99 per staff and classrooms. A new monument sign is being proposed with the locations shown on the site plan. Figures of the signs are included with this submittal. Please note, all improvements shown on the site plan were directed by the recommendations of the Traffic Impact Analysis provided by TADI which is included with this submittal.

Storm water management is being proposed in the form of one bio-retention basin shown on the plans. The bio-retention basin shown southwest of Wilson Elementary School is shared with the Steffen Middle School project and is shown on that plan set. The storm water management is being calculated for both Steffen and Wilson combined since both projects are on the same parcel. Storm water management is being designed to meet City of Mequon and MMSD code. A storm water management plan will be submitted to City for final review upon completion of the plans. A proposed water lateral for both domestic and fire protection is shown to connect to the existing water main located in Donges Bay Road.

We are respectfully requesting a waiver on the parking lot shading requirement of 30%. Based on the current landscape plan and using the new paving as required to be shaded, our overall parking lot

Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School District)

shading totals 14.5%. We feel as if we are providing dense landscaping with various species of trees to try and shade the new paving as best as possible. No other waivers are being requested.

Please let me know if there are any questions or if additional information is needed.

Thanks,

Ryan Birschbach
Kapur

Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School District)

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTROCK AVENUE #4340
MEQUON, WI 53092

Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School District)

eu:a

PLAN COMMISSION SUBMITTAL

12/21/20

PROJECT NUMBER: 318480-00

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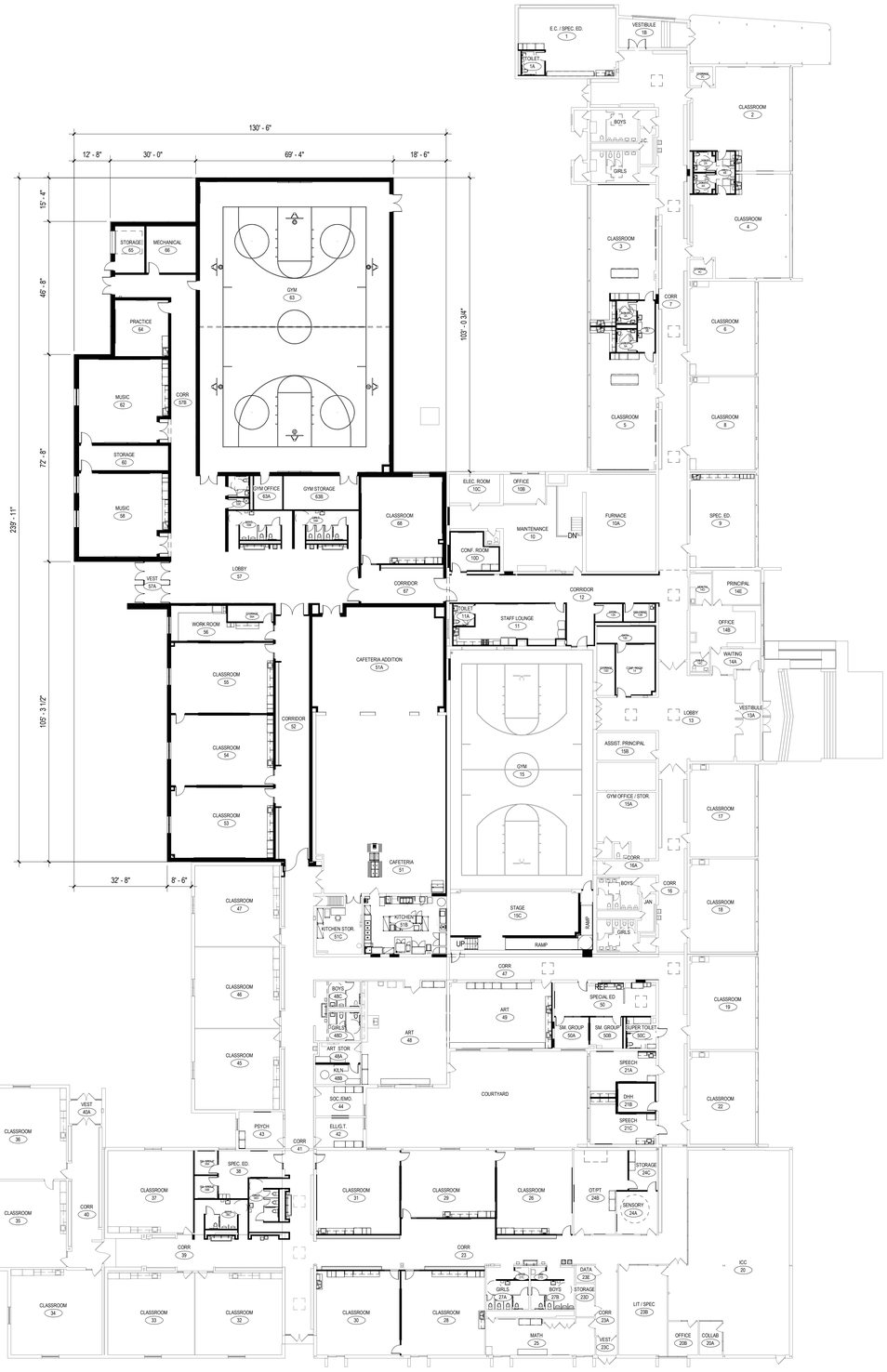

OVERALL FIRST FLOOR PLAN
1" = 20'-0"

eua

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTROCK AVENUE #4340
MEQUON, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/21/2020	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER	RS
PROJECT NUMBER	318480-00

FIRST FLOOR PLAN

PC-01

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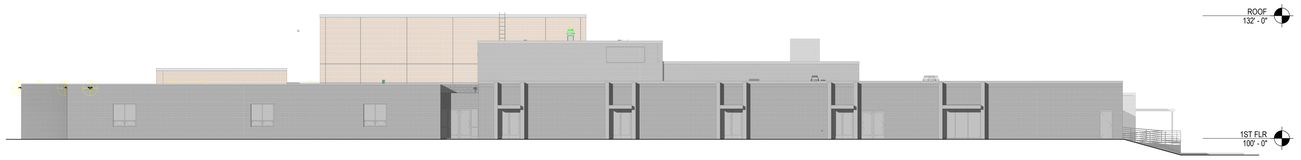
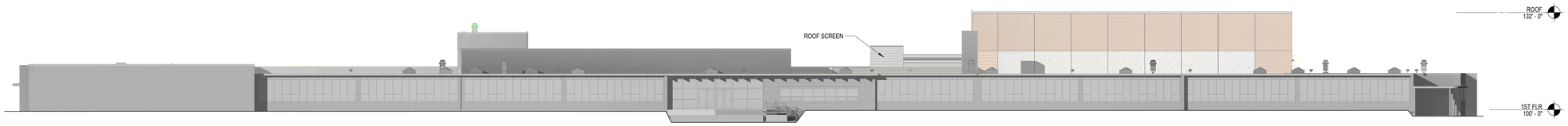
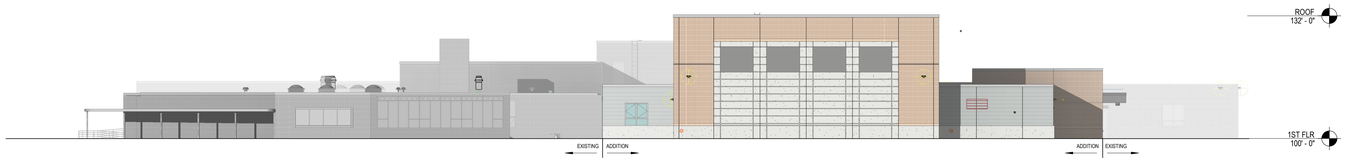
Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School District)



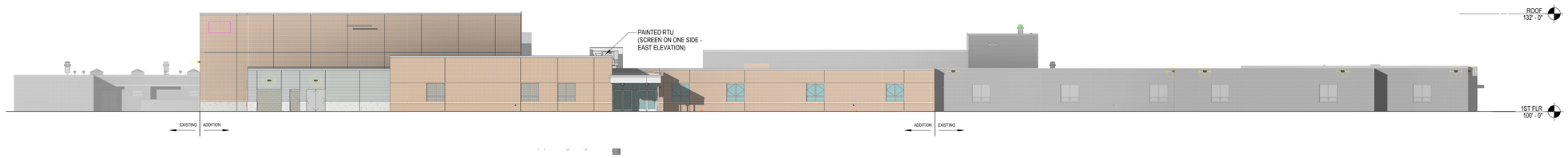
SOUTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"

eua

milwaukee 333 East Chicago Street
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Madison, Wisconsin 53703
608.442.5350

des moines 699 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTROCK AVENUE #4340
MEQUON, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/21/2020	PLAN COMMISSION SUBMITTAL

KEY PLAN

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PROJECT MANAGER	RS
PROJECT NUMBER	318480-00

EXTERIOR ELEVATIONS OVERALL

PC-02

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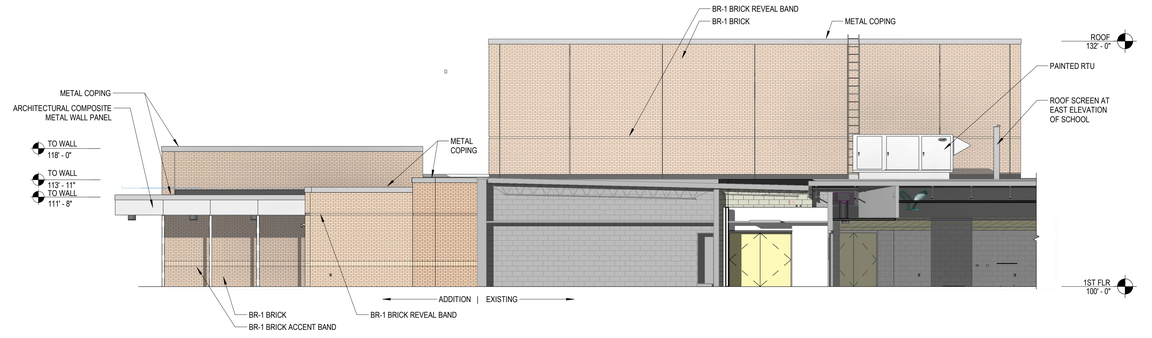
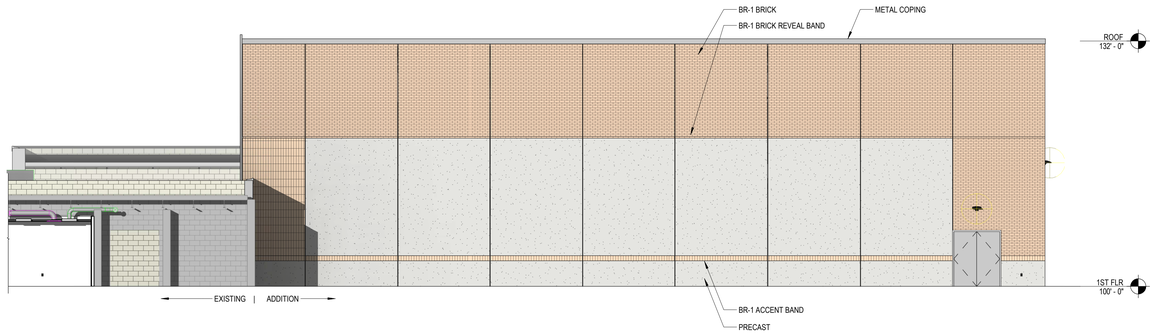
Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School District)



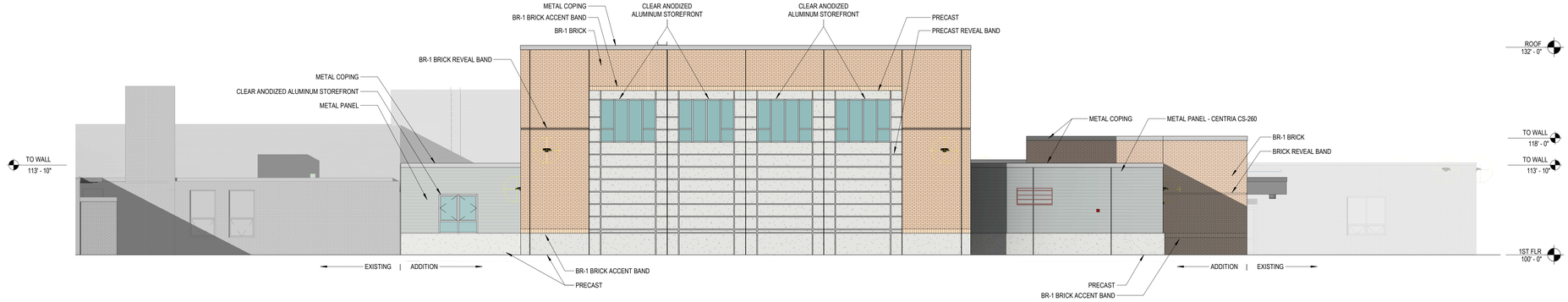
ADDITION - SOUTH ELEVATION

1/8" = 1'-0"



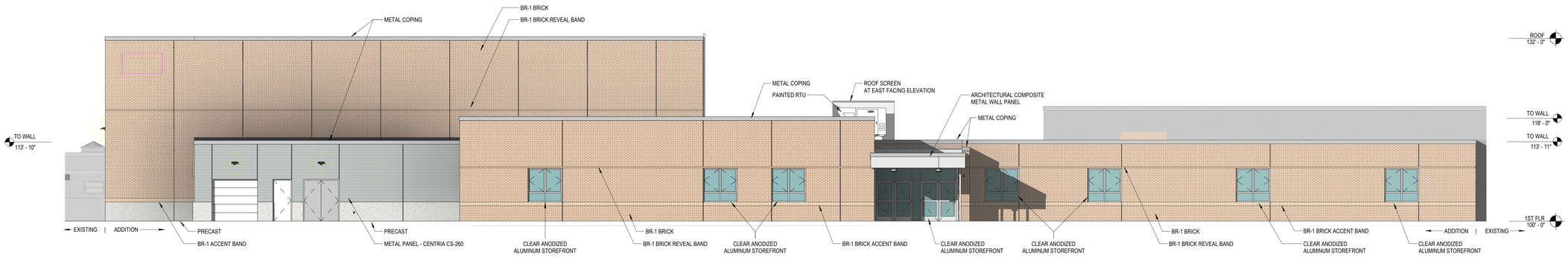
ADDITION - EAST ELEVATION

1/8" = 1'-0"



ADDITION - NORTH ELEVATION

1/8" = 1'-0"



ADDITION - WEST ELEVATION

1/8" = 1'-0"

eua

milwaukee 333 East Chicago Street
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des moines 699 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTROCK AVENUE #4340
MEQUON, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/21/2020	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER	RS
PROJECT NUMBER	318480-00

EXTERIOR ELEVATIONS

PC-03

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Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School District)

VIEW FROM NORTHWEST LOOKING TOWARD GYM ADDITION

VIEW FROM SOUTH LOOKING AT GYM AND CLASSROOM ADDITION

eua

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PROJECT INFORMATION

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PROJECT MANAGER	RS
PROJECT NUMBER	318480-00

EXTERIOR RENDERINGS

PC-04

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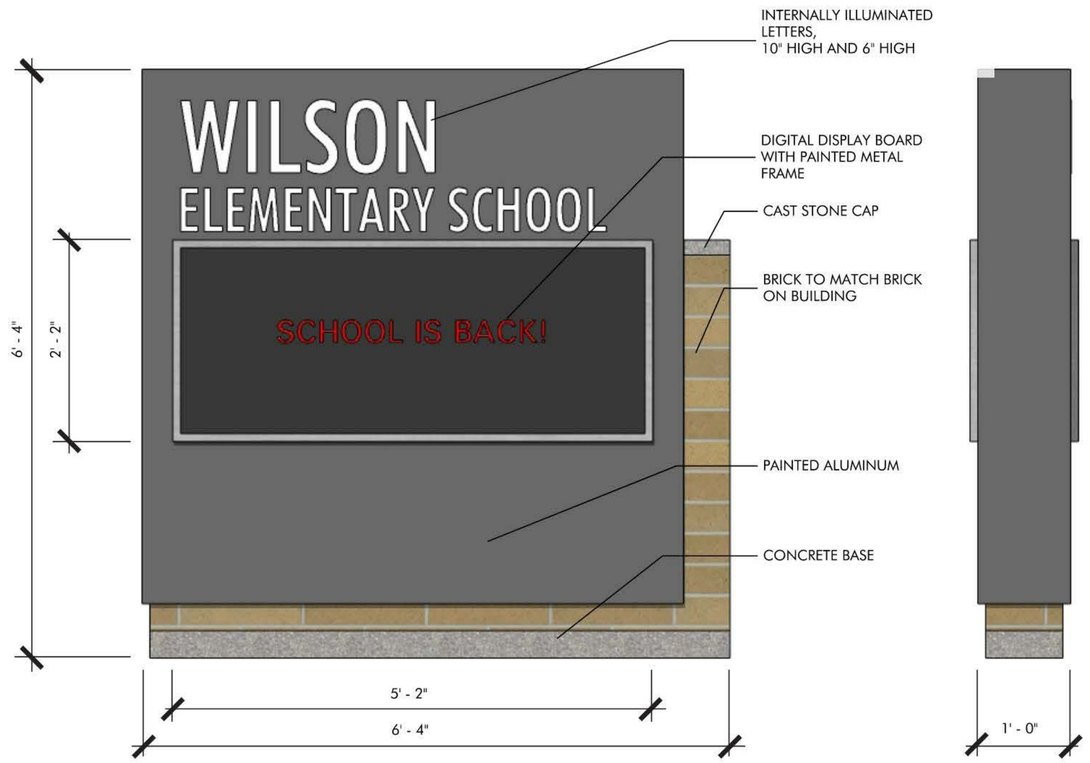
Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School District)

VIEW FROM EAST LOOKING TOWARD THE SCHOOL



MONUMENT SIGN - NOT TO SCALE

eua

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

des moines 699 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTROCK AVENUE #4340
MEQUON, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/21/2020	PLAN COMMISSION SUBMITTAL

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PROJECT MANAGER	RS
PROJECT NUMBER	318480-00

EXTERIOR RENDERINGS

PC-05

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Attachment: Updated Packet Docs (5956 : (Wilson) Kapur and Associates for Mequon Thiensville School District)

PLAT OF SURVEY WITH TOPOGRAPHY

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

LEGAL DESCRIPTION

A parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the North 1/4 stone of said Section 27; thence S. 0 degrees 09' W. 1320 feet along the West line of the NE 1/4 to the place of beginning of the land to be described; thence due East 1053.83 feet to a point in the West line of Wilson Avenue; thence along the West line of Wilson Avenue S.0 degrees 04' E. 102 feet to a point of curve; thence Southeasterly on a curved line with a radius of 451.37 feet and whose center is to the East (Long Chord S. 14 degrees 24' E. 225.48 feet) 225.84 feet to a point of tangent; thence S. 28 degrees 44' N. 141.25 feet to a point of curve; thence Southerly on a curved line with a radius of 173.82 feet and whose center is to the West (Long Chord S. 24 degrees 26'15" E. 26.04 feet) 26.06 feet to a point of tangent; thence due West 88.32 feet to a point of curve; thence Southwesterly on a curved line with a radius of 540.88 feet and whose center is to the South (Long Chord S. 58 degrees 02'30" W. 572.59 feet) 603.38 feet to a point of tangent; thence S. 26 degrees 05' W. 422.83 feet to a point of curve; thence Southwesterly on a curved line with a radius of 100.29 feet and whose center is to the North (Long Chord S. 58 degrees 02'30" W. 106.17 feet) 111.88 feet to a point of tangent; thence due West 341.67 feet tp a point in the Wst line of the NE 1/4; thence N. 0 degrees 09' E. 1265.25 feet along the West line of the NE 1/4 to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY

PROPERTY ADDRESS: 11001 N. BUNTROCK AVENUE, 6633 W. STEFFEN DRIVE, MEQUON, WI 53092
TAX KEY NO.: 14-027-03-001.00

CONTROL TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	365051.392	584438.28	693.41	IDP MAG NAIL SET
101	365029.457	584256.905	709.763	IDP MAG NAIL SET
102	365021.934	584038.653	708.07	IDP MAG NAIL SET
103	364951.687	583865.38	706.79	IDP MAG NAIL SET
104	364908.964	583595.669	713.22	IDP MAG NAIL SET
105	364779.923	583574.413	709.24	IDP MAG NAIL SET
106	364672.129	583691.279	709.81	IDP MAG NAIL SET
107	364533.696	583532.45	707.82	IDP MAG NAIL SET
108	364590.878	584180.962	697.96	IDP MAG NAIL SET
109	364918.511	583948.196	707.66	IDP MAG NAIL SET
110	364801.103	584173.438	693.91	IDP MAG NAIL SET
111	364669.352	584584.473	694.89	IDP MAG NAIL SET
100	365043.082	584396.577	708.877	MM NW FLG POST MYD
101	365014.699	584577.994	698.308	MM CMK SF CON. CONC PAD FOR STORM STRUCTURE
102	365026.783	584432.466	692.326	MM CMK NW COR HI ASPHALT OF CULVERT
103	364962.359	584086.049	711.576	MM SF COR. TOP STEP SOUTHERN MOST STAIRWAY BETWEEN STEFFEN AND WILSON SCHOOLS

LEGEND

- ⊕ = BENCH MARK
- ▲ = CONTROL POINT
- ○ = 1 1/4" IRON PIPE O.D. FOUND OR AS NOTED
- ● = 1=1/4" O.D. x 18"LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- ■ = SECTION CORNER MON.
- (R.A.) = RECORDED AS
- O.D. = OUTSIDE DIAMETER
- ⊗ = WATER VALVE
- ⊛ = FIRE HYDRANT
- #748.96 = SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- (MH) = MANHOLE TYPE NOTED
- (SA) = SANITARY SEWER MANHOLE
- (ST) = STORM SEWER MANHOLE
- (E) = ELECTRIC MANHOLE
- (T) = TELEPHONE MANHOLE
- (W) = WATER MANHOLE
- Σ = UTILITY METER
- (GW) = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- (T) = TREE (DECIDUOUS) DRIP LINE SCALABLE
- (CO) = CLEANOUT
- = FLAG POLE
- (MMP) = UTILITY MARKER POST
- (SP) = SIGN ON POST
- = UTILITY CONTROL BOX
- (UVV) = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- 3 = MINOR CONTOUR
- 5 = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/BRUSH EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = OVERHEAD UTILITY LINES
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND CABLE TV
- = COMMUNICATION CONDUIT
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = CRUSHED AGGREGATE

PROJECT AREA

VICINITY MAP
NOT TO SCALE

STEFFEN DRIVE
N. BUNTROCK AVE.
STEFFEN MIDDLE SCHOOL
WILSON ELEMENTARY SCHOOL

BEARINGS ARE BASED ON THE WisCORS OZAUKEE COUNTY ZONE, (2012) VERTICAL DATUM NGVD 29

DIGGERS HOTLINE

SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that under my direction and control the the above described property was surveyed on 3/24/2020 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Brian E. Sandberg S-2500
NOVEMBER 5, 2020

kapur
7711 N. Port Washington Rd
Milwaukee, Wisconsin 532
kapurinc.com

PROJECT: MTSD - STEFFEN MIDDLE SCHOOL

LOCATION: 11001 N. BUNTROC AVENUE, 6633 W. STEFFEN DRIVE, MEQUON, WI 5309

CLIENT: MEQUON - THIENSVILLE SCHOOL DISTRICT

RELEASE: FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1"

SEAL:

all in

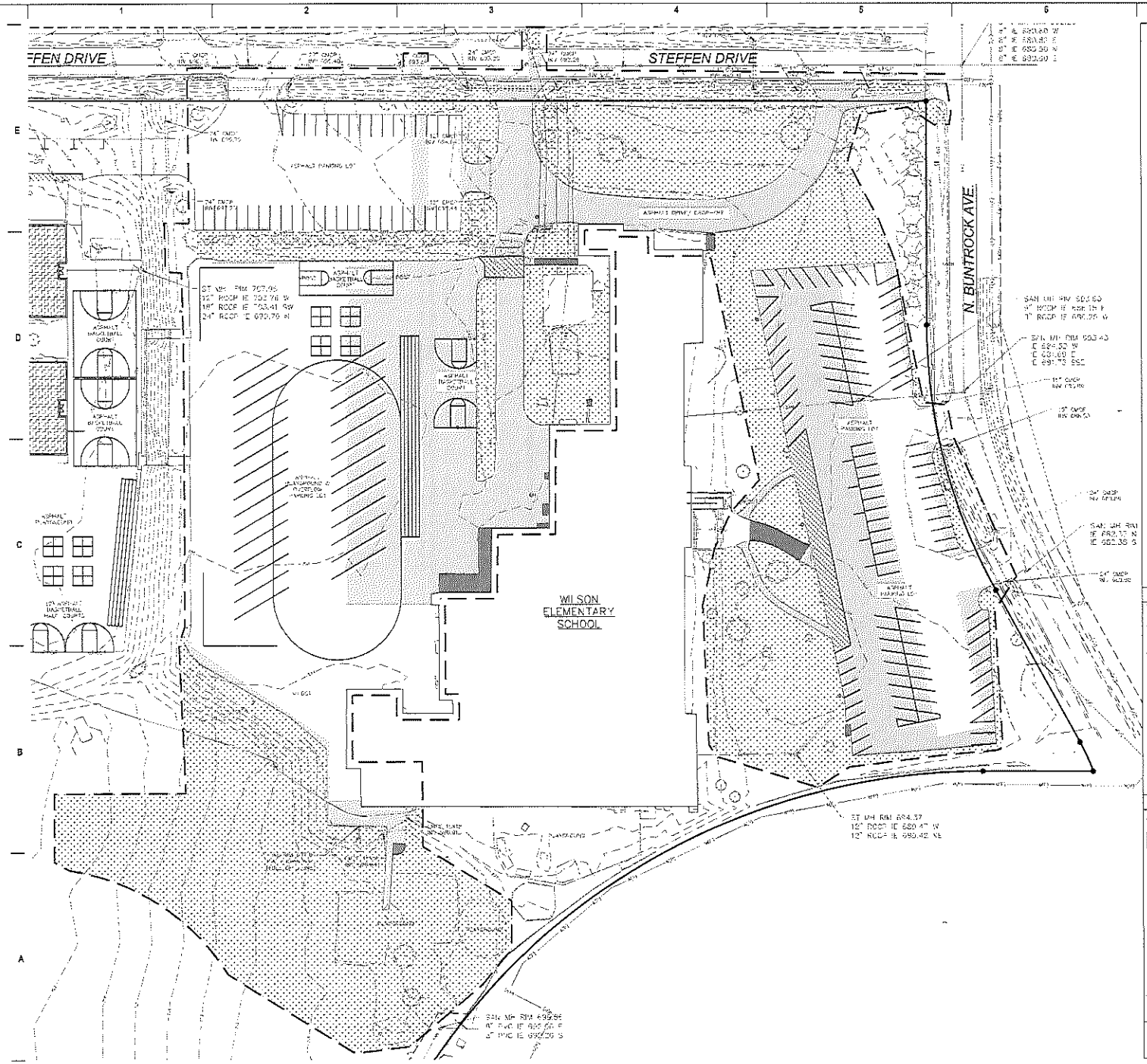
SHEET: PLAT OF SURVEY

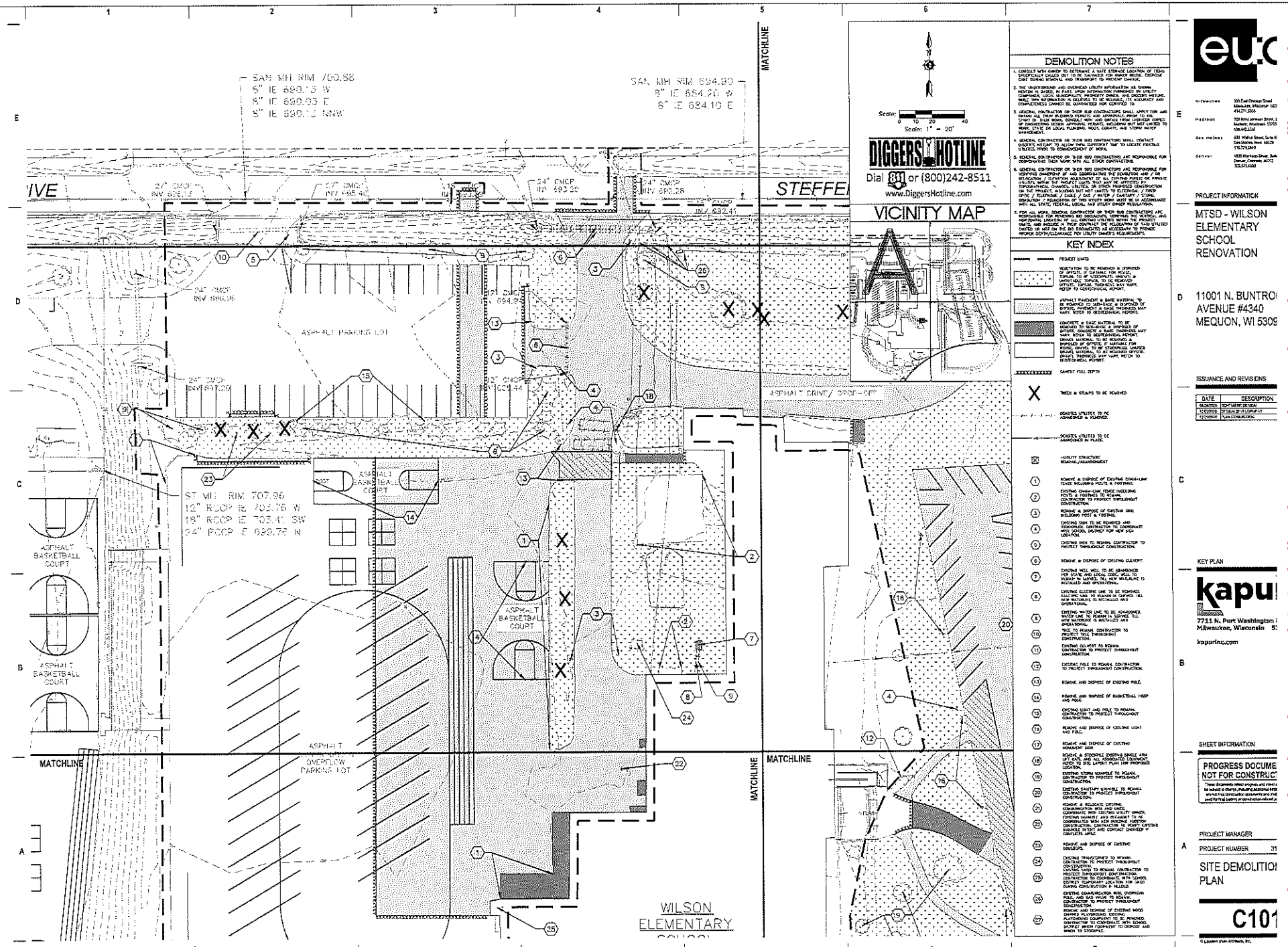
PROJECT MANAGER:
PROJECT NUMBER: 2005
DATE: 11/5/

SHEET NUMBER: 1 of 1

FILENAME: S:_SiteSign\Epstein\200519 Mequon Thiensville SD\200524 Steffen Middle School\Survey\DWG\200524_PLAT.dwg
LAST SAVED DATE: 11/5/2020
PLOT DATE/TIME: 11/5/2020 9:23 AM
PLOTTED BY: TONY CHA

Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School


STEFFEN DRIVE
N. BUNTROCK AVE
WILSON ELEMENTARY SCHOOL
ASPHALT PARKING LOT
ASPHALT BASKETBALL COURT
ASPHALT PLAYGROUND
ASPHALT PARKING LOT
ASPHALT BASKETBALL HALF COURT
ASPHALT PLAYGROUND
ASPHALT PARKING LOT
ASPHALT PLAYGROUND
ASPHALT BASKETBALL HALF COURT
ASPHALT PLAYGROUND
ASPHALT PARKING LOT
ASPHALT PARKING LOT
ASPHALT PARKING LOT



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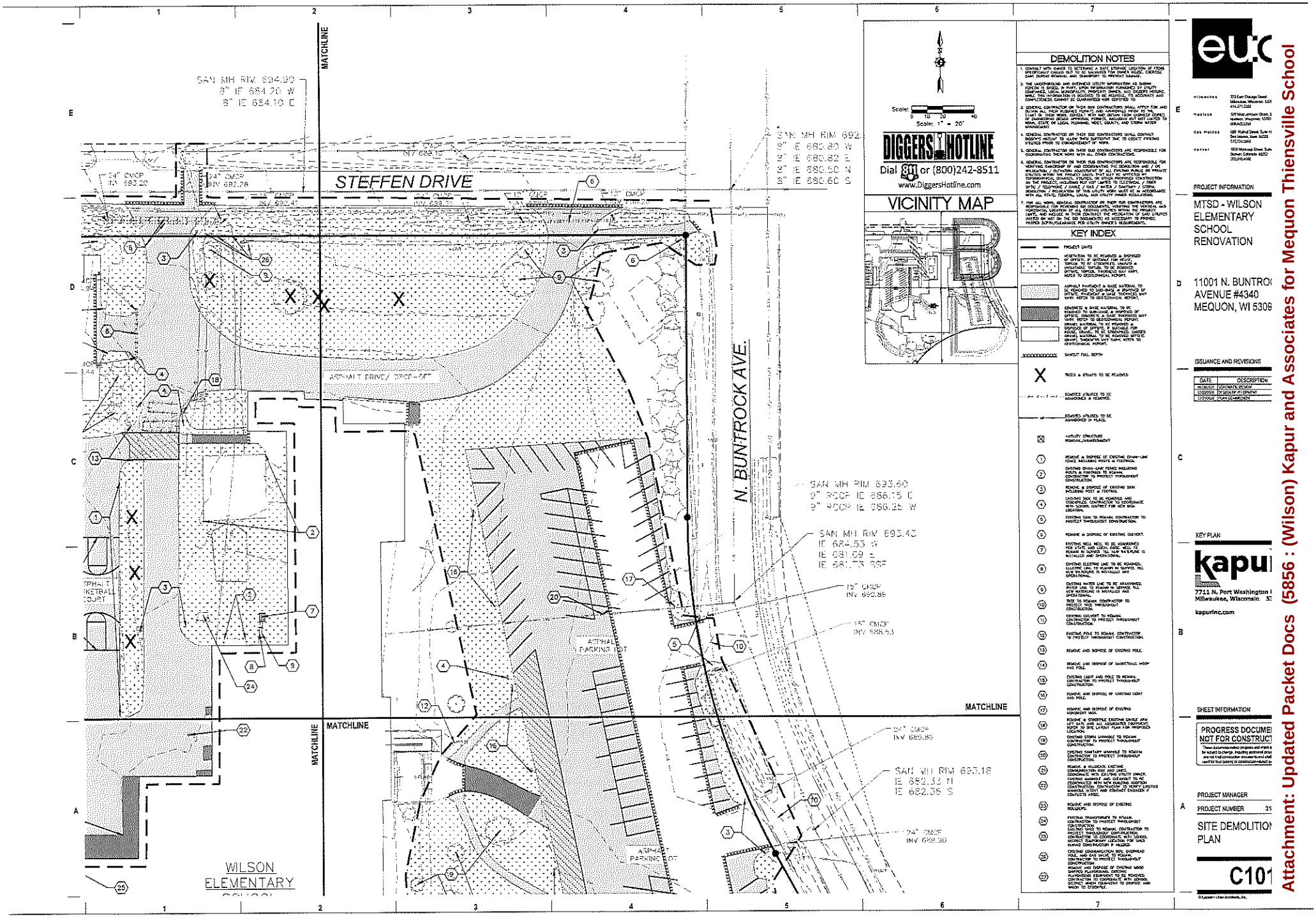

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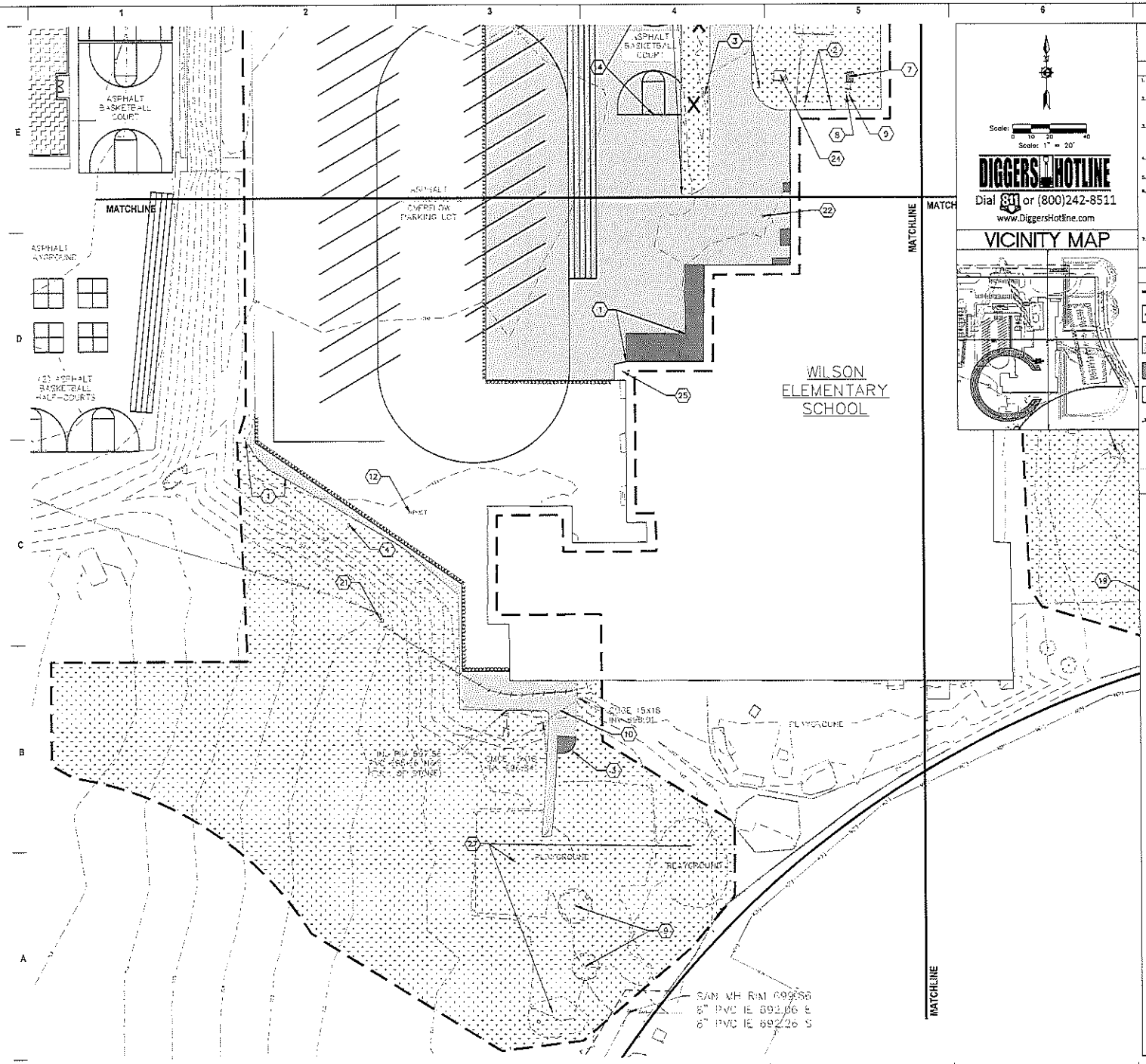

Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

VICINITY MAP

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN ON THE PLANS IS BASED ON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITIES, PROPERTY OWNER, AND SURVEYS. HOWEVER, WHILE THIS INFORMATION IS DEEMED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONTRACTOR SHALL PAY ALL FEES AND POST ALL BONDS REQUIRED BY GOVERNING AUTHORITIES FOR THE PERFORMANCE OF THEIR WORK, INCLUDING BUT NOT LIMITED TO: ROAD, STATE OR LOCAL MUNICIPAL, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / STAKING ADJACENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO: ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. COORDINATION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ANY DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES NOTED OR NOT ON THE BID DOCUMENTS AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

PROJECT LIMITS

VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE, IF SUITABLE FOR TOPSOIL, TO BE STOCKPILED, LEVELED & DISTRIBUTE TOPSOIL TO BE REMOVED OFFSITE, DEPTHS MAY VARY, REFER TO GEOTECHNICAL REPORT.

ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-GRADE & DISPOSED OF OFFSITE, IF SUITABLE FOR RECYCLING, TO BE CRUSHED MAY VARY, REFER TO GEOTECHNICAL REPORT.

CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-GRADE & DISPOSED OF OFFSITE, IF SUITABLE FOR RECYCLING, TO BE CRUSHED MAY VARY, REFER TO GEOTECHNICAL REPORT.

GRAVEL MATERIAL TO BE REMOVED & DISPOSED OF OFFSITE, IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKPILED, SHRED GRAVEL MATERIAL TO BE REMOVED OFFSITE, GRAVEL THICKNESS MAY VARY, REFER TO GEOTECHNICAL REPORT.

SAWCUT FULL DEPTH

X — TREES & STUMPS TO BE REMOVED

BOXED UTILITIES TO BE ABANDONED & REMOVED.

BOXED UTILITIES TO BE ABANDONED IN PLACE.

⊠ — UTILITY STRUCTURE REMOVAL/ABANDONMENT

1. REMOVE & DISPOSE OF EXISTING CHAIN-LINK FENCE INCLUDING POSTS & FOOTINGS.
2. EXISTING CHAIN-LINK FENCE INCLUDING POSTS & FOOTINGS TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
3. REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING.
4. EXISTING SIGN TO BE REMOVED AND STOCKPILED, CONTRACTOR TO COORDINATE WITH SCHOOL DISTRICT FOR NEW SIGN LOCATION.
5. EXISTING SIGN TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
6. REMOVE & DISPOSE OF EXISTING CULVERT.
7. EXISTING WELL HEAD TO BE ABANDONED PER STATE AND LOCAL CODE, WELL TO REMAIN IN SERVICE, TEL, NEW WATERLINE IS INSTALLED AND OPERATIONAL.
8. EXISTING ELECTRIC LINE TO BE REMOVED, ELECTRIC LINE TO REMAIN IN SERVICE, TEL, NEW WATERLINE IS INSTALLED AND OPERATIONAL.
9. EXISTING WATER LINE TO BE ABANDONED, WATER LINE TO REMAIN IN SERVICE, TEL, NEW WATERLINE IS INSTALLED AND OPERATIONAL.
10. TREE TO REMAIN, CONTRACTOR TO PROTECT TREE THROUGHOUT CONSTRUCTION.
11. EXISTING CULVERT TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
12. EXISTING POLE TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
13. REMOVE AND DISPOSE OF EXISTING POLE.
14. REMOVE AND DISPOSE OF BASKETBALL HOOP AND POLE.
15. EXISTING LIGHT AND POLE TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
16. REMOVE AND DISPOSE OF EXISTING LIGHT AND POLE.
17. REMOVE AND DISPOSE OF EXISTING MANHOLE/ CB.
18. REMOVE & STOCKPILE EXISTING EAGLE APX LIFT GATE AND ALL ASSOCIATED EQUIPMENT, REFER TO SITE LAYOUT PLAN FOR PROPOSED LOCATION.
19. EXISTING SIDING MANHOLE TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
20. EXISTING SANITARY MANHOLE TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
21. REMOVE & RELOCATE EXISTING COMMUNICATION BOX AND LINES, COORDINATE WITH EXISTING UTILITY OWNER.
22. EXISTING MANHOLE AND CLEANOUT TO BE COORDINATED WITH NEW BUILDING ADDITION CONSTRUCTION, CONTRACTOR TO VERIFY EXISTING MANHOLE INTENT AND CONTACT ENGINEER IF CONFLICTS ARISE.
23. REMOVE AND DISPOSE OF EXISTING BUILDING.
24. EXISTING TRANSFORMER TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
25. EXISTING GAS VALVE TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION, CONTRACTOR TO COORDINATE WITH SCHOOL DISTRICT TEMPORARY LOCATION FOR SHED DURING CONSTRUCTION IF NEEDED.
26. EXISTING COMMUNICATION BOX, OVERHEAD POLE, AND GAS VALVE TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
27. REMOVE AND DISPOSE OF EXISTING WOOD CHIPPED PLAYGROUND, EXISTING PLAYGROUND EQUIPMENT TO BE REMOVED, CONTRACTOR TO COORDINATE WITH SCHOOL DISTRICT WHICH EQUIPMENT TO DISPOSE AND WHICH TO STOCKPILE.

eu:c
milwaukee 333 East Chicago Street Milwaukee, Wisconsin 5320 414.271.0200
madison 550 West Johnson Street, S Madison, Wisconsin 53703 608.442.5200
twin cities 100 Washington Avenue, Suite 20 Minneapolis, Minnesota 55401 612.758.5840
denver 1800 Wazee Street, Suite Denver, Colorado 80202 303.825.6100

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTROCK AVENUE #4340 MEQUON, WI 5309

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.28.2022	ADDENDUM #2 SUBMITTAL
12.22.2022	95% SUBMITTAL
1.27.2023	PLAN SUBMISSION

KEY PLAN

kapur
7711 N. Port Washington R
Milwaukee, Wisconsin 53
kapurinc.com

SHEET INFORMATION

PROGRESS DOCUMEN
NOT FOR CONSTRUCT
These documents reflect progress and intent a be subject to change, including additional detai and shall not be used for final bidding or construction purposes.

PROJECT MANAGER

PROJECT NUMBER 21

SITE DEMOLITION PLAN

C101

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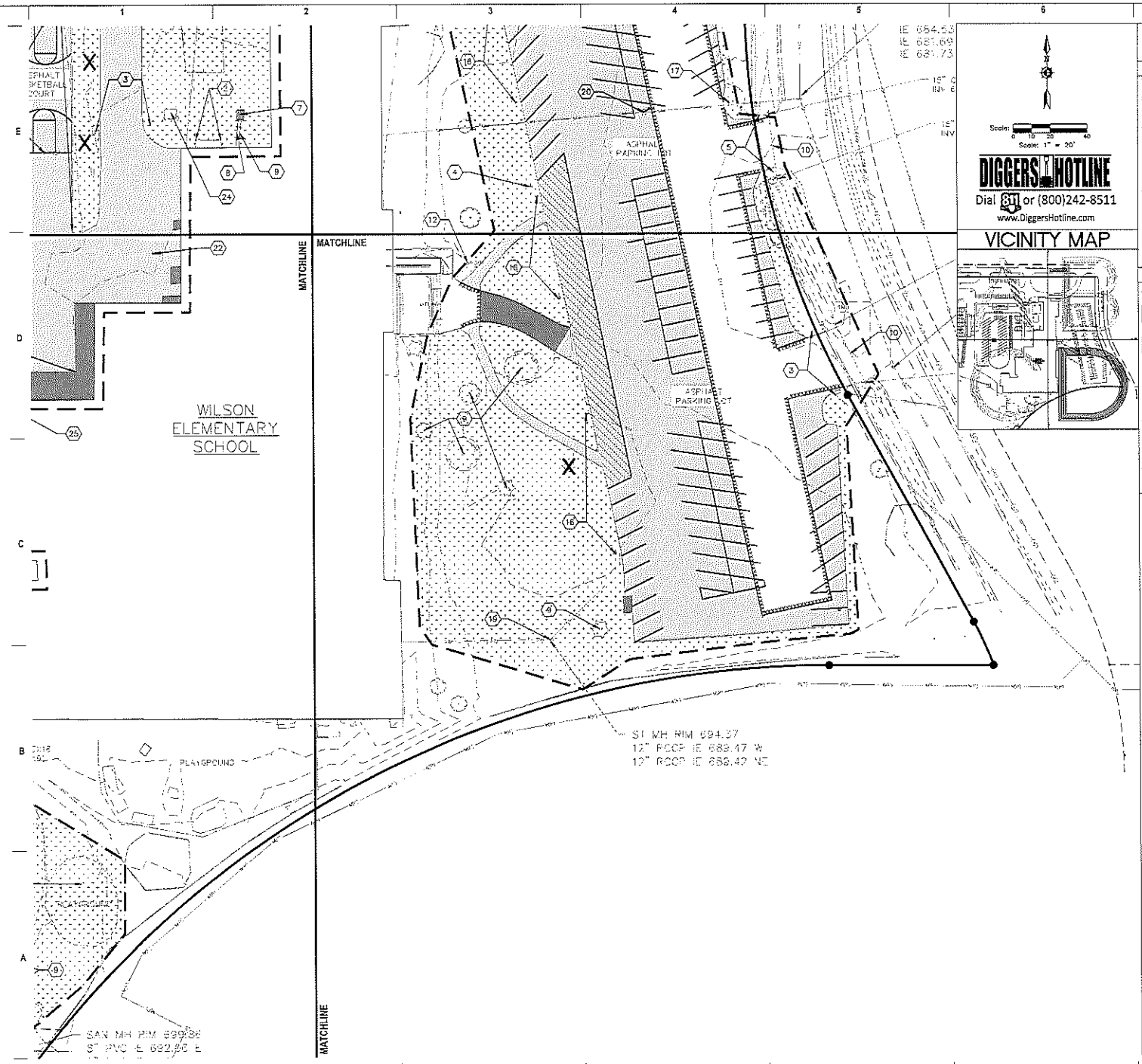
Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School



DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

VICINITY MAP

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFIED TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE TICKET NUMBER 20243000000. THIS INFORMATION IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. CONTRACTOR IS CAUTIONED TO DETERMINE THE ACCURACY AND COMPLETENESS HIMSELF.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM LICENSED CORPS OF ENGINEERING (COE) APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WORK IN WATER OR LOCAL FLOODING, MUST, EROSION, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE IMPACTED BY CONSTRUCTION ACTIVITIES, WHETHER OR NOT SHOWN ON THESE PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO, ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL GEOTECHNICAL REPORTS TO DETERMINE THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE REMOVAL OF ANY UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SALVAGE FOR REUSE, TOPSOIL TO BE STOCKPILED. SHRUBS & VEGETABLE TYPES TO BE REMOVED OFFSITE. DEPTH/THICKNESS MAY VARY, REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SAW-CUT & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY, REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SAW-CUT & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY, REFER TO GEOTECHNICAL REPORT.
- GRAVEL MATERIAL TO BE REMOVED & DISPOSED OF OFFSITE. IF SALVAGE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED GRAVEL MATERIAL TO BE REMOVED OFFSITE. DEPTH/THICKNESS MAY VARY, REFER TO GEOTECHNICAL REPORT.
- SAWCUT FULL DEPTH
- X — TREES & STUMPS TO BE REMOVED
- BOREHOLES UTILITIES TO BE ABANDONED & REMOVED.
- BOREHOLES UTILITIES TO BE ABANDONED IN PLACE.
- UTILITY STRUCTURE REMOVAL/ABANDONMENT
- 1 REMOVE & DISPOSE OF EXISTING CHAIN-LINK FENCE INCLUDING POSTS & FOOTINGS.
- 2 EXISTING CHAIN-LINK FENCE INCLUDING POSTS & FOOTINGS TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 3 REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING.
- 4 EXISTING SIGN TO BE REMOVED AND STOCKPILED. CONTRACTOR TO COORDINATE WITH OWNER. SIGN TO BE RE-USED IN NEW LOCATION.
- 5 EXISTING SIGN TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 6 REMOVE & DISPOSE OF EXISTING CULVERT.
- 7 EXISTING WELL WILL TO BE ABANDONED PER STATE AND LOCAL CODE. WELL TO REMAIN IN SERVICE TILL NEW WATERLINE IS INSTALLED AND OPERATIONAL.
- 8 EXISTING ELECTRIC LINE TO BE REMOVED. ELECTRIC LINE TO REMAIN IN SERVICE TILL NEW WATERLINE IS INSTALLED AND OPERATIONAL.
- 9 EXISTING WATER LINE TO BE ABANDONED. WATER LINE TO REMAIN IN SERVICE TILL NEW WATERLINE IS INSTALLED AND OPERATIONAL.
- 10 TREE TO REMAIN. CONTRACTOR TO PROTECT TREE THROUGHOUT CONSTRUCTION.
- 11 EXISTING CULVERT TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 12 EXISTING POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 13 REMOVE AND DISPOSE OF EXISTING POLE.
- 14 REMOVE AND DISPOSE OF BASKETBALL HOOP AND POLE.
- 15 EXISTING LIGHT AND POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 16 REMOVE AND DISPOSE OF EXISTING LIGHT AND POLE.
- 17 REMOVE AND DISPOSE OF EXISTING VEGETATION SIGN.
- 18 REMOVE & STOCKPILE EXISTING SINGLE ARM LIFT GATE AND ALL ASSOCIATED EQUIPMENT. REFER TO SITE LAYOUT PLAN FOR PROPOSED LOCATION.
- 19 EXISTING STORM MANHOLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 20 EXISTING SANITARY MANHOLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 21 REMOVE & RELOCATE EXISTING COMMUNICATION BOX AND LINES. CONTRACT IS WITH EXISTING UTILITY OWNER.
- 22 EXISTING SIDEWALK AND CLEARANCE TO BE REMOVED AS NECESSARY FOR NEW CONSTRUCTION. CONTRACTOR TO VERIFY LIMITING SIDEWALK INTENT AND CONTACT ENGINEER IF CONFLICTS ARISE.
- 23 REMOVE AND DISPOSE OF EXISTING BUILDING.
- 24 EXISTING TRANSFORMER TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 25 EXISTING SHED TO REMAIN. CONTRACTOR TO RELOCATE AS NECESSARY FOR CONSTRUCTION ACTIVITIES. COORDINATE WITH SCHOOL DISTRICT TEMPORARY LOCATION FOR SHED DURING CONSTRUCTION IF NEEDED.
- 26 EXISTING COMMUNICATION BOX, PEDESTAL AND LINES TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 27 REMOVE AND DISPOSE OF EXISTING WOOD CHIPPED PLAYGROUND. EXISTING PLAYGROUND EQUIPMENT TO BE REMOVED. CONTRACTOR TO COORDINATE WITH SCHOOL DISTRICT WHICH EQUIPMENT TO DISPOSE AND WHICH TO STOCKPILE.

eu:c

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 532 414.271.2200
madison 200 West Johnson Street Madison, Wisconsin 5370 608.422.3200
des moines 106 Walnut Street, Suite Des Moines, Iowa 50309 515.770.4600
denver 1670 York Street, Suite Denver, Colorado 80206 303.733.4600

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRO AVENUE #4340 MEQUON, WI 5309

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
04/04/2024	SCHEMATIC DESIGN
11/04/2024	DESIGN DEVELOPMENT
12/27/2024	PLAN COMMISSION

KEY PLAN

kapur

7711 N. Port Washington Milwaukee, Wisconsin 5

kapurinc.com

SHEET INFORMATION

PROGRESS DOCUME
NOT FOR CONSTRUC

PROJECT MANAGER

PROJECT NUMBER

SITE DEMOLITION PLAN

C101

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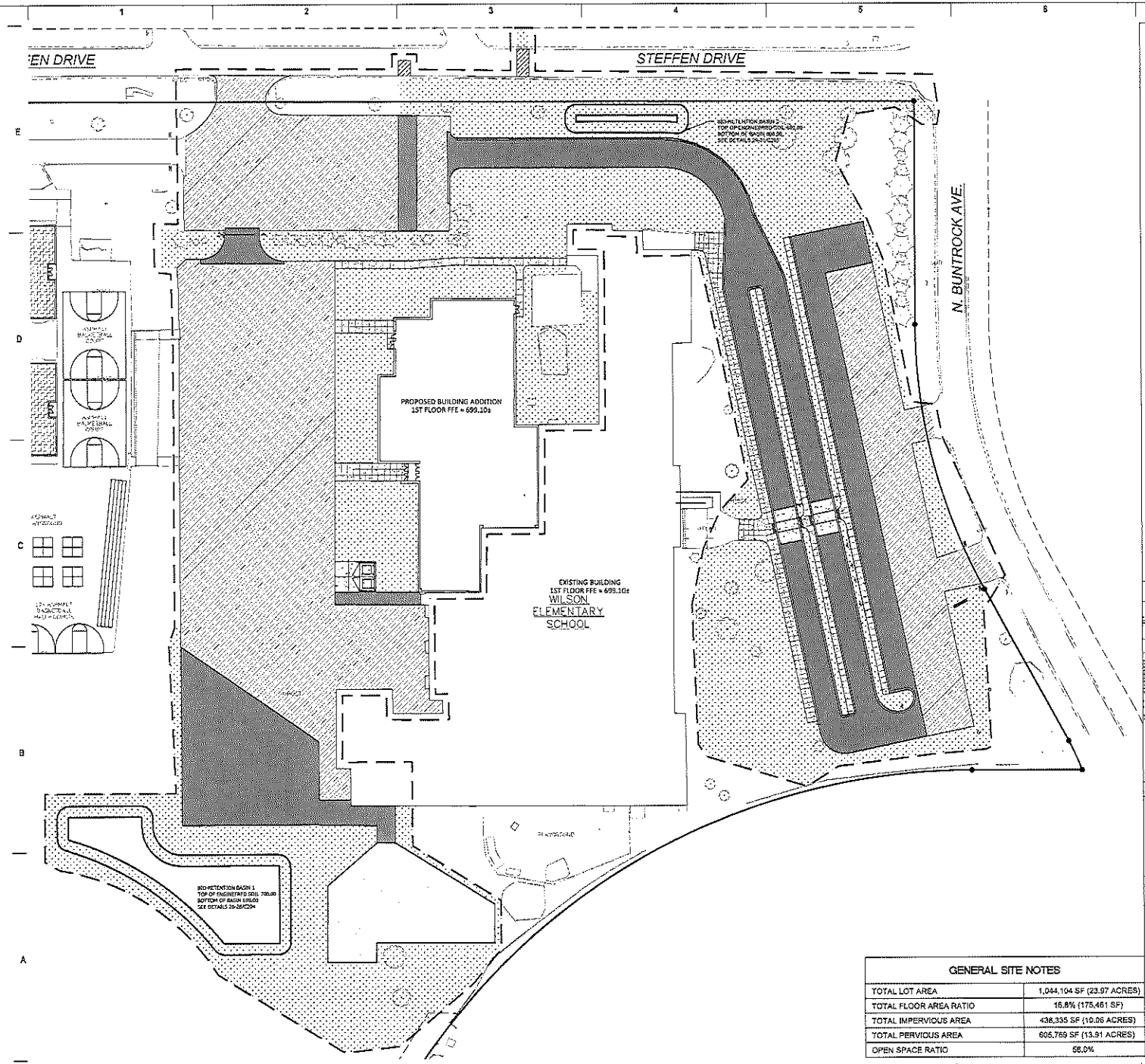
Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School



GENERAL SITE NOTES	
TOTAL LOT AREA	1,044,104 SF (23.97 ACRES)
TOTAL FLOOR AREA RATIO	16.8% (175,461 SF)
TOTAL IMPERVIOUS AREA	438,335 SF (10.06 ACRES)
TOTAL PERVIOUS AREA	605,769 SF (13.91 ACRES)
OPEN SPACE RATIO	58.0%

Scale: 0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

VICINITY MAP

KEY INDEX

PROJECT LIMITS

AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SOLID, FORTILIZER, AND MULCH (TYP), UNLESS SALVAGED TOPSOIL OR BARRY TOPSOIL IS REQUIRED.

NEW ASPHALTIC CONCRETE (LIGHT DUTY)

NEW ASPHALTIC CONCRETE (HEAVY DUTY)

MATCH EXISTING ROADWAY PAVEMENT

BASE BID: BLACK OUT EXISTING STRIPING ONLY ALTERNATE BID: RESEAL/RESTRIPE EXISTING ASPHALTIC CONCRETE

NEW CONCRETE SLAB

NEW HEAVY DUTY CONCRETE SLAB

HIGH-SIDE CONCRETE CURB & GUTTER 18" RAINBOW UNLESS OTHERWISE NOTED

LOW-SIDE CONCRETE CURB & GUTTER 18" RAINBOW UNLESS OTHERWISE NOTED

DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED

eu:c

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 533 414.271.5200

madison 309 West Johnson Street, S Madison, Wisconsin 53703 608.442.5200

des moines 650 Walnut Street, Suite 4 Des Moines, Iowa 50320 515.224.5840

denver 1800 Wentworth Street, Sun Denver, Colorado 80202 303.839.4400

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRO AVENUE #4340 MEQUON, WI 5309

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06/28/2023	SCHEMATIC DESIGN
11/03/2023	DESIGN DEVELOPMENT
12/21/2023	PLAN COMMISSION

KEY PLAN

kapu

7711 N. Port Washington Milwaukee, Wisconsin 5

kapurinc.com

SHEET INFORMATION

PROGRESS DOCUME NOT FOR CONSTRUCT

These documents reflect progress and thesis be subject to change, including additional ... are not fast construction documents and shall ... used for bidding or construction purposes.

PROJECT MANAGER

PROJECT NUMBER 31

OVERALL SITE LAYOUT PLAN

C1

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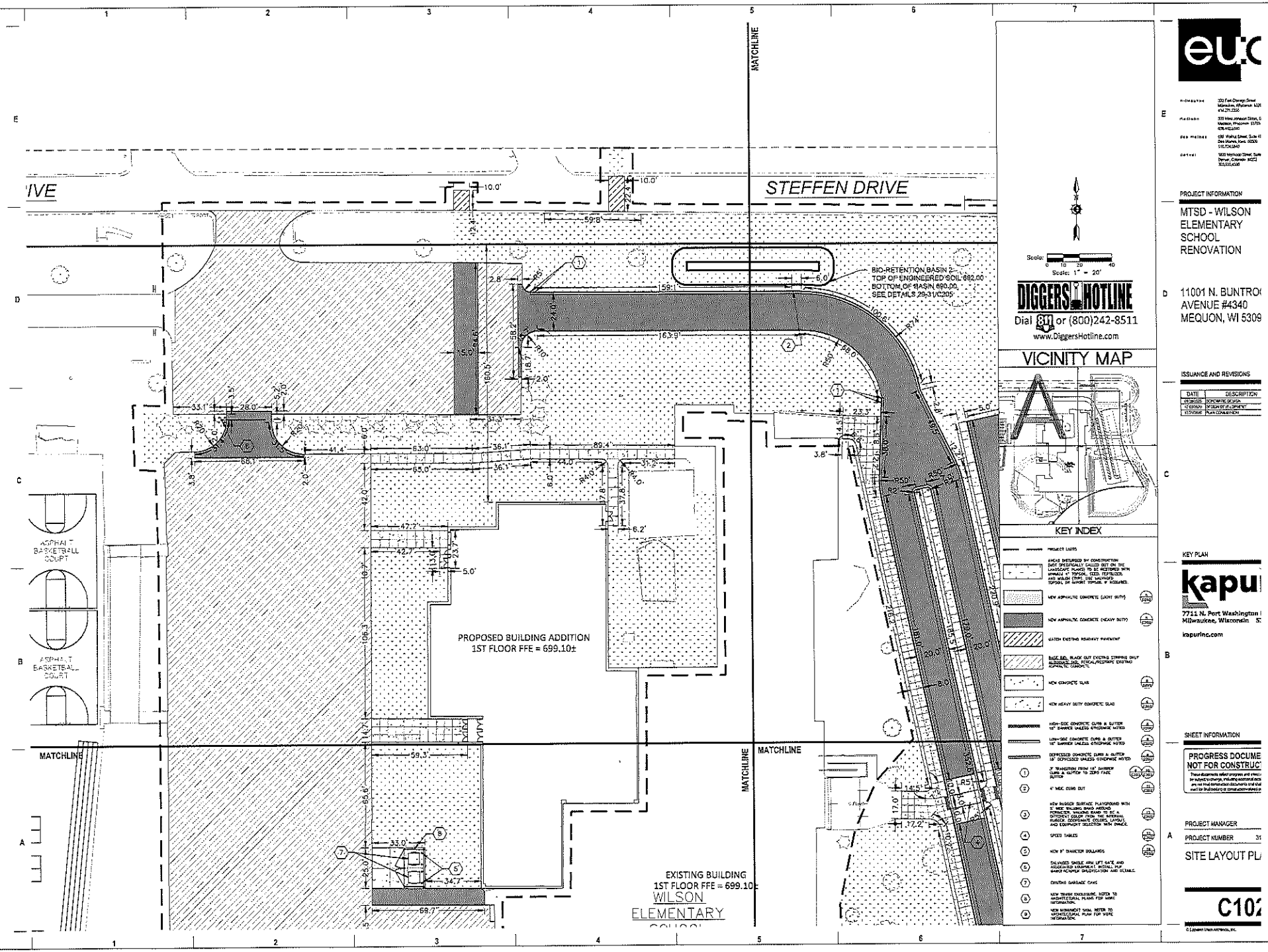
Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School



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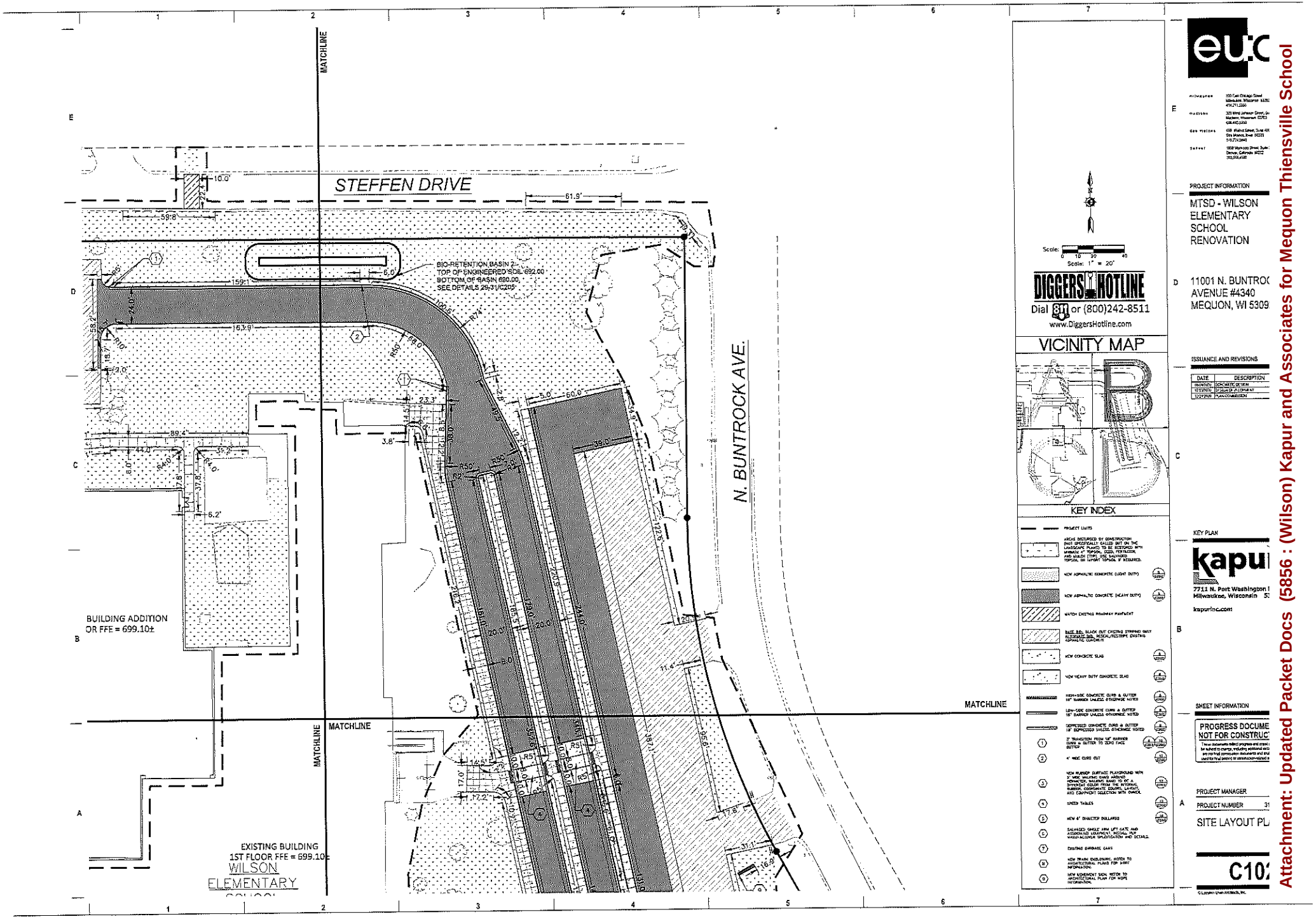

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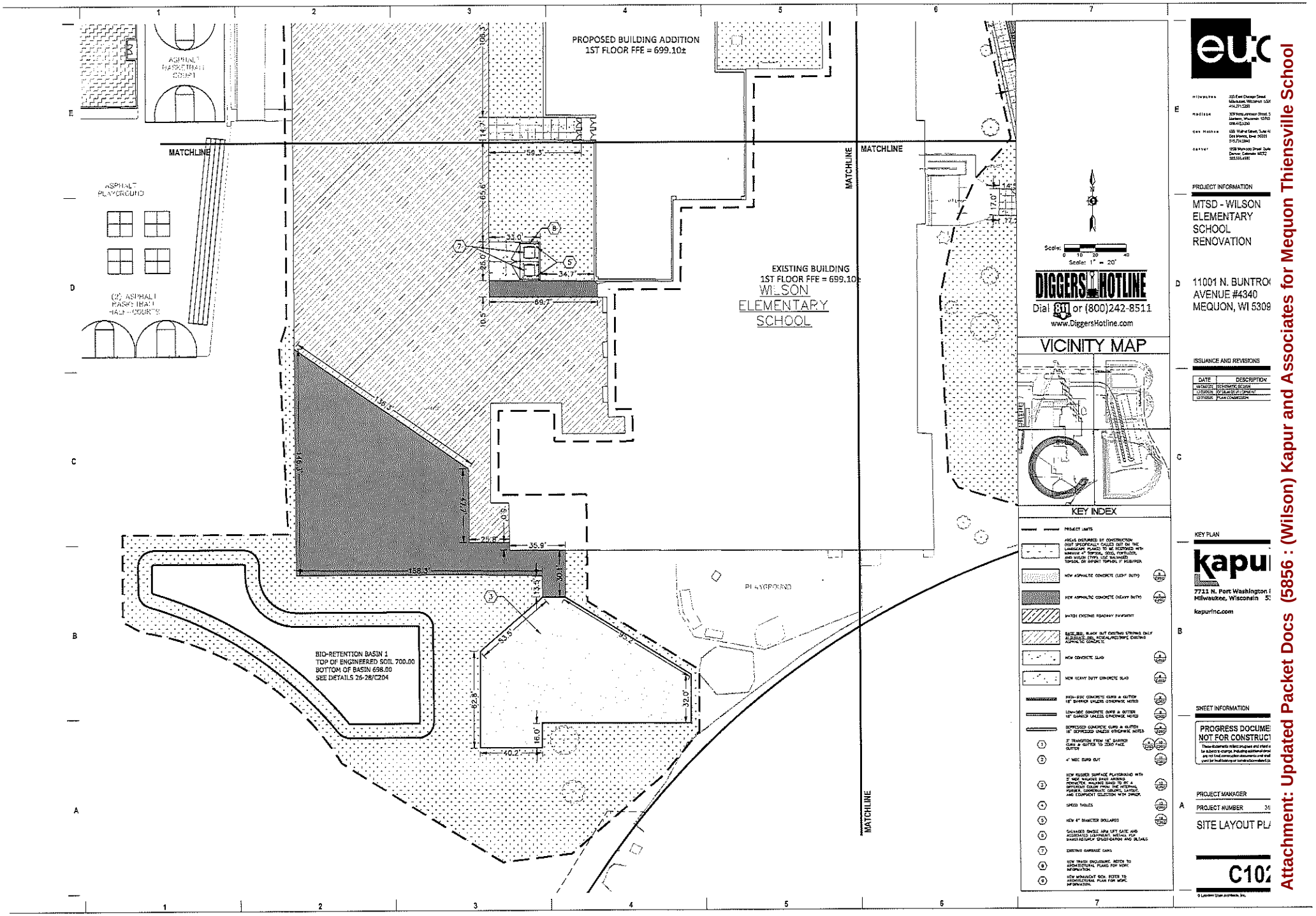

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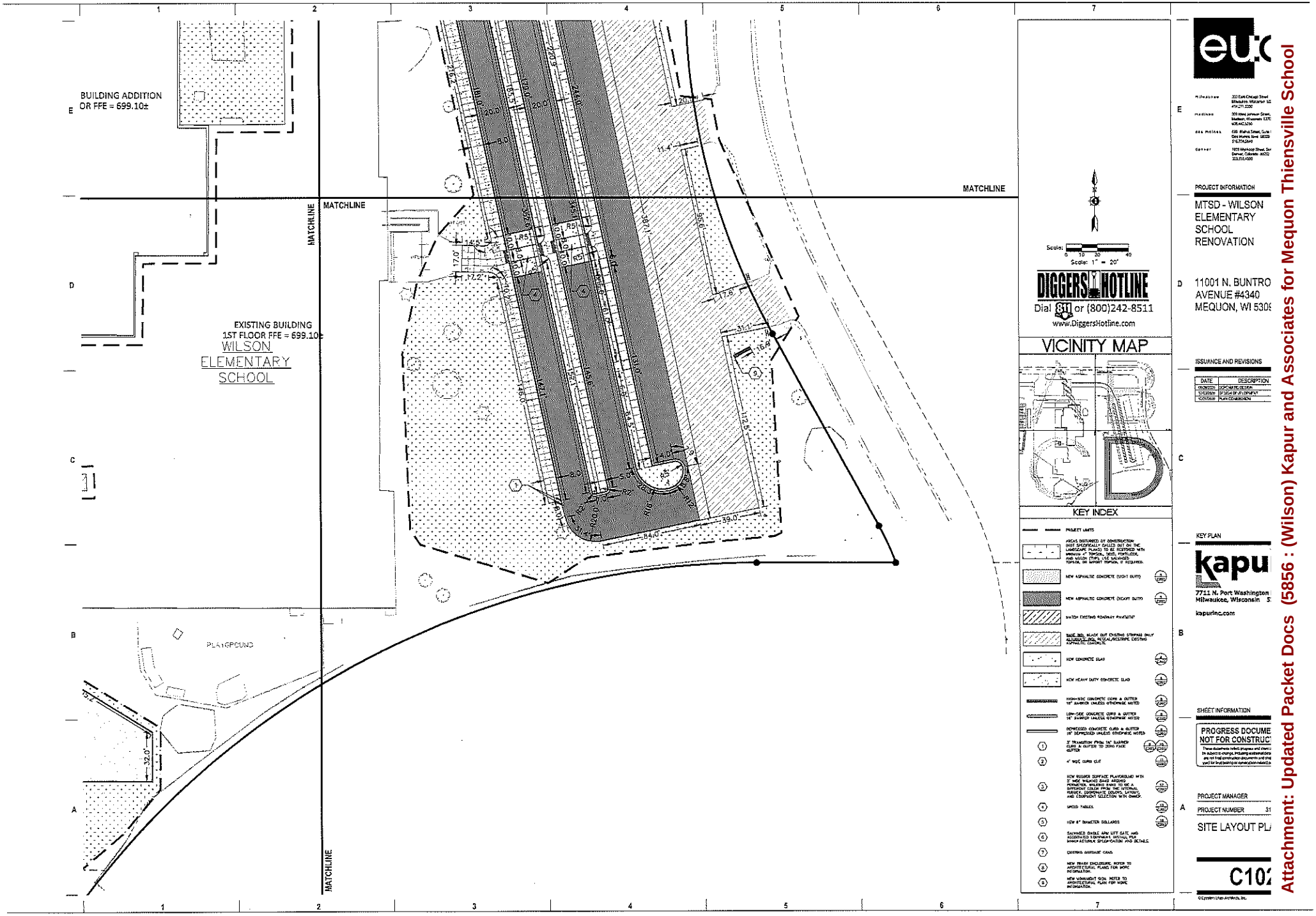

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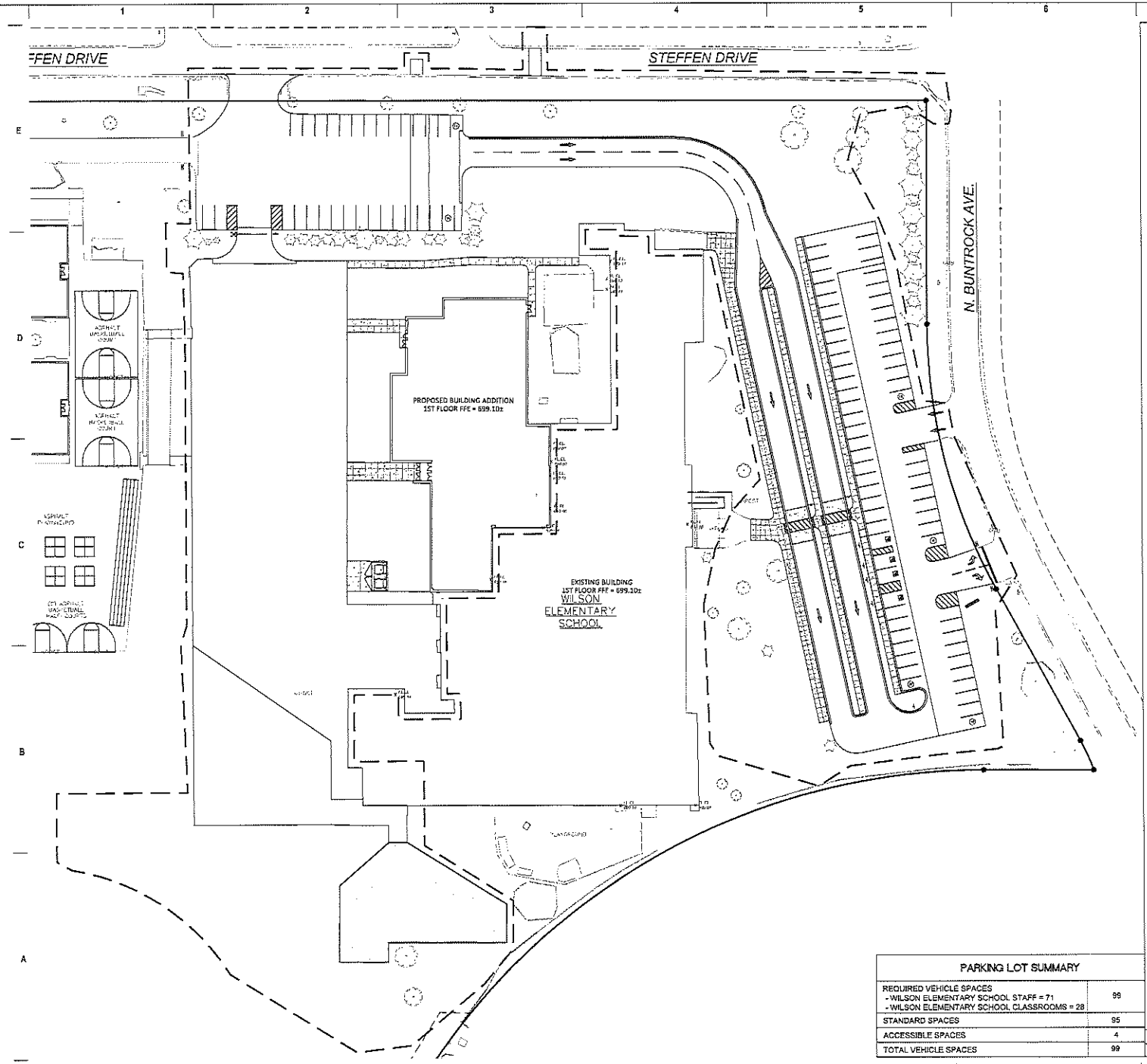


PARKING LOT SUMMARY	
REQUIRED VEHICLE SPACES - WILSON ELEMENTARY SCHOOL STAFF = 71 - WILSON ELEMENTARY SCHOOL CLASSROOMS = 28	99
STANDARD SPACES	95
ACCESSIBLE SPACES	4
TOTAL VEHICLE SPACES	99

Scale: 0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

KEY INDEX

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTROCK AVENUE #4340
MEQUON, WI 5309

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/29/2024	SCHEMATIC DESIGN
12/20/2024	DESIGN DEVELOPMENT
12/27/2024	PLAN COMMISSION

KEY PLAN

kapur

7711 N. Port Washington
Milwaukee, Wisconsin

kapurinc.com

SHEET INFORMATION

PROGRESS DOCUME
NOT FOR CONSTRUC

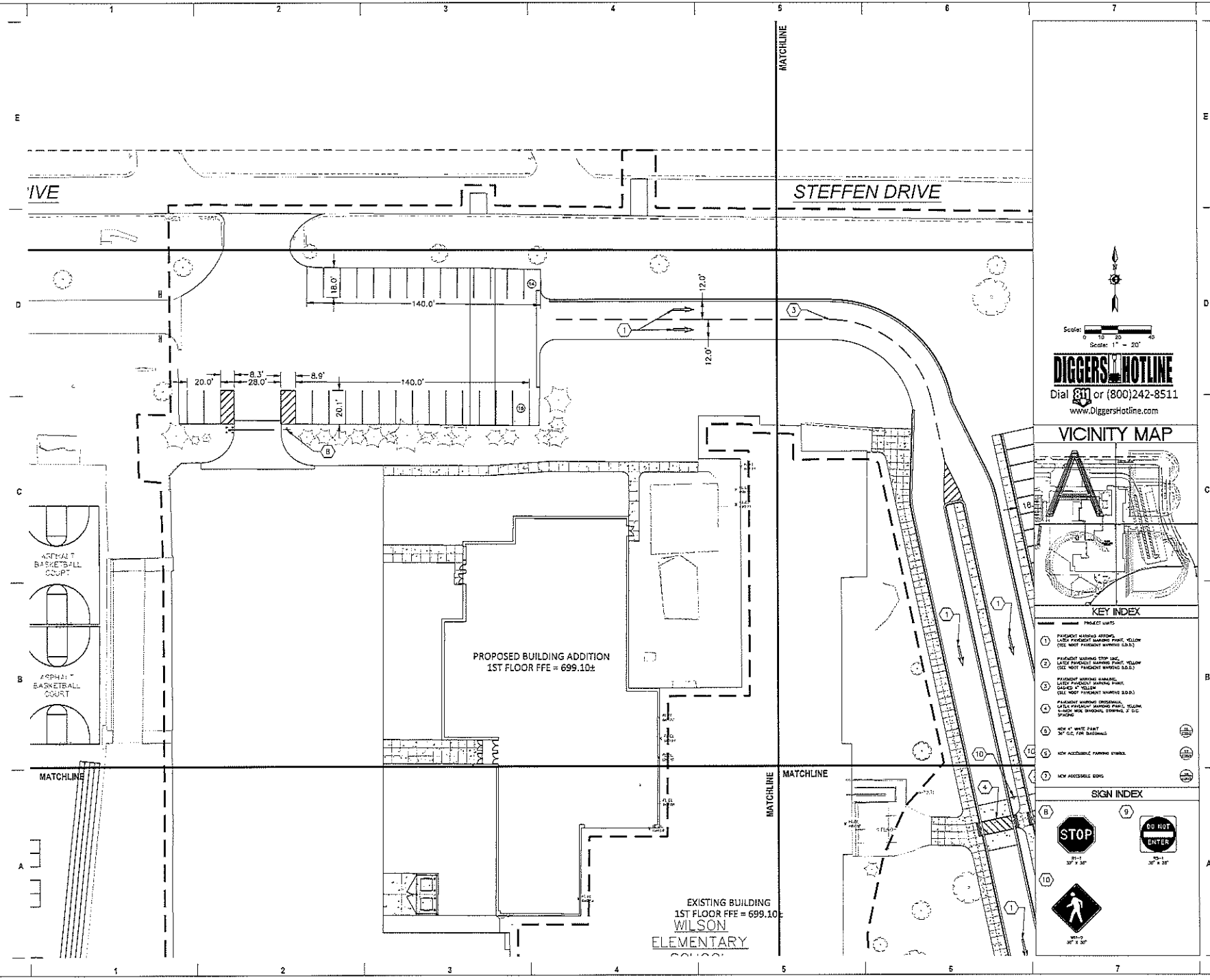
PROJECT MANAGER

PROJECT NUMBER 31

OVERALL SITE GEOMETRIC & TRA CONTROL PLAN

C1

Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School



PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRC AVENUE #4340 MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
04/30/2021	SCHEMATIC DESIGN
07/29/2021	DESIGN DEVELOPMENT
10/21/2021	PLAN COMMISSION

KEY PLAN

kapur

7711 N. Port Washington
Milwaukee, Wisconsin

kapurinc.com

SHEET INFORMATION

PROGRESS DOCUME
NOT FOR CONSTRUC

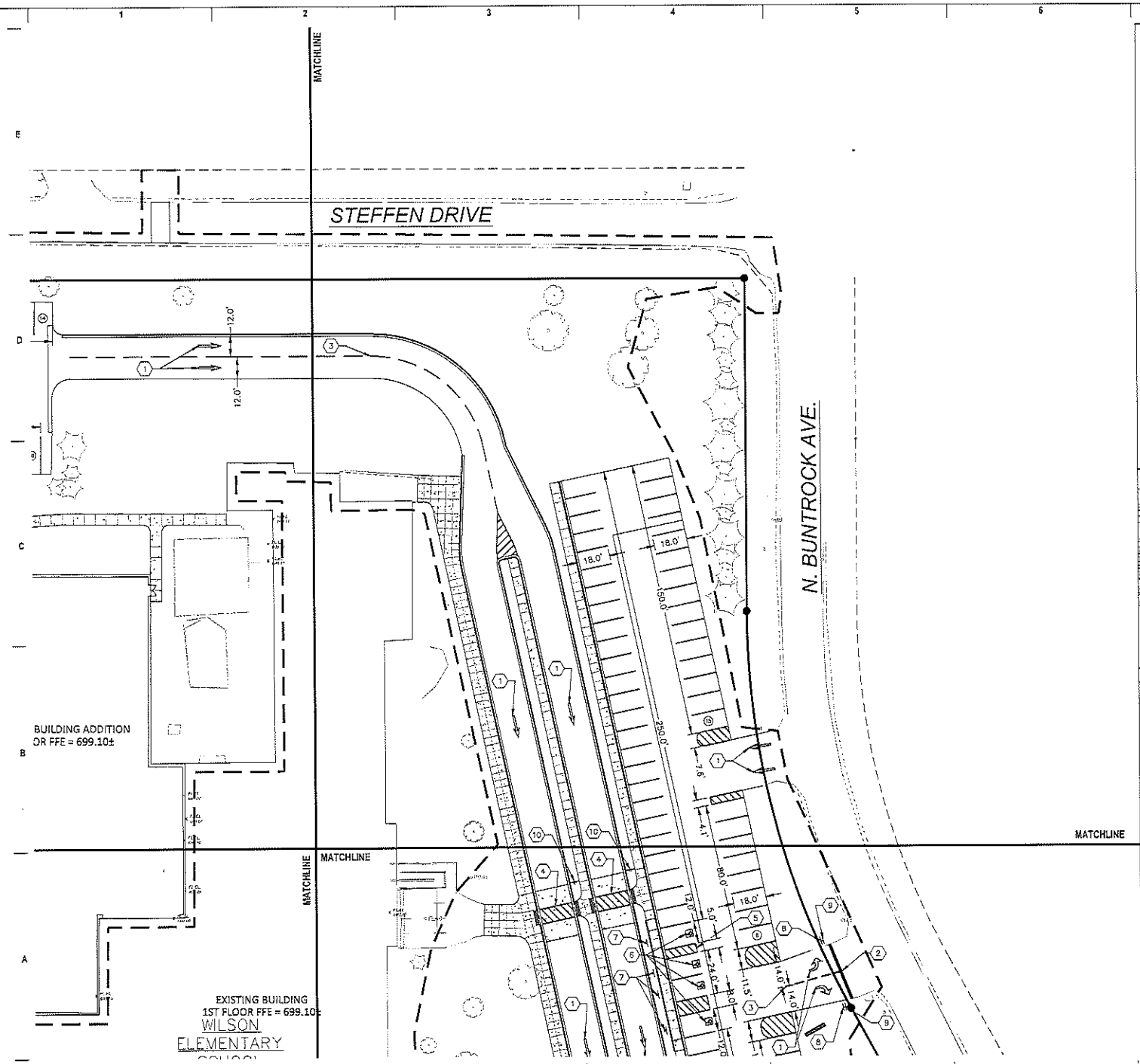
PROJECT MANAGER

PROJECT NUMBER

SITE GEOMETRI
TRAFFIC CONTR
PLAN

C10

Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School



Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
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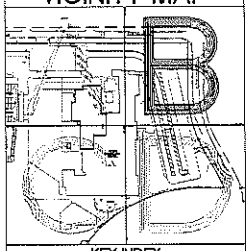
VICINITY MAP



KEY INDEX

PROJECT LIMITS

1. PAVEMENT MARKING, ARROW, LATEX PAVEMENT MARKING PAINT, YELLOW (SEE WDOT PAVEMENT MARKING S.D.D.)
2. PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, YELLOW (SEE WDOT PAVEMENT MARKING S.D.D.)
3. PAVEMENT MARKING MARKING, LATEX PAVEMENT MARKING PAINT, PAINTED 3" YELLOW (SEE WDOT PAVEMENT MARKING S.D.D.)
4. PAVEMENT MARKING CHEVRONS, LATEX PAVEMENT MARKING PAINT, YELLOW, 4'MIN. MIN. DIAGONAL STRIPES, 3' O.C. SPACING
5. NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS
6. NEW ACCESSIBLE PARKING SYMBOL
7. NEW ACCESSIBLE SIGN

SIGN INDEX

8. STOP — R1-1, 30" x 30"
9. DO NOT ENTER — R5-1, 30" x 30"
10. R1-2, 30" x 30"

eu:c

mid-prairie — 333 East Chicago Street, Milwaukee, Wisconsin 532
414.271.2338

madison — 320 West Johnson Street, Madison, Wisconsin 53703
608.442.5240

des moines — 420 Walnut Street, Suite 4
Des Moines, Iowa 50309
515.724.2640

denver — 1670 Wynkoop Street, Suite
Denver, Colorado 80202
303.376.4200

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRO AVENUE #4340 MEQUON, WI 5309

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
05/29/2020	SCHEMATIC DESIGN
12/10/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

kapu

7711 N. Port Washington
Milwaukee, Wisconsin 5

kapurinc.com

SHEET INFORMATION

PROGRESS DOCUME
NOT FOR CONSTRUC

PROJECT MANAGER

PROJECT NUMBER 3

SITE GEOMETRI
TRAFFIC CONTR
PLAN

C10

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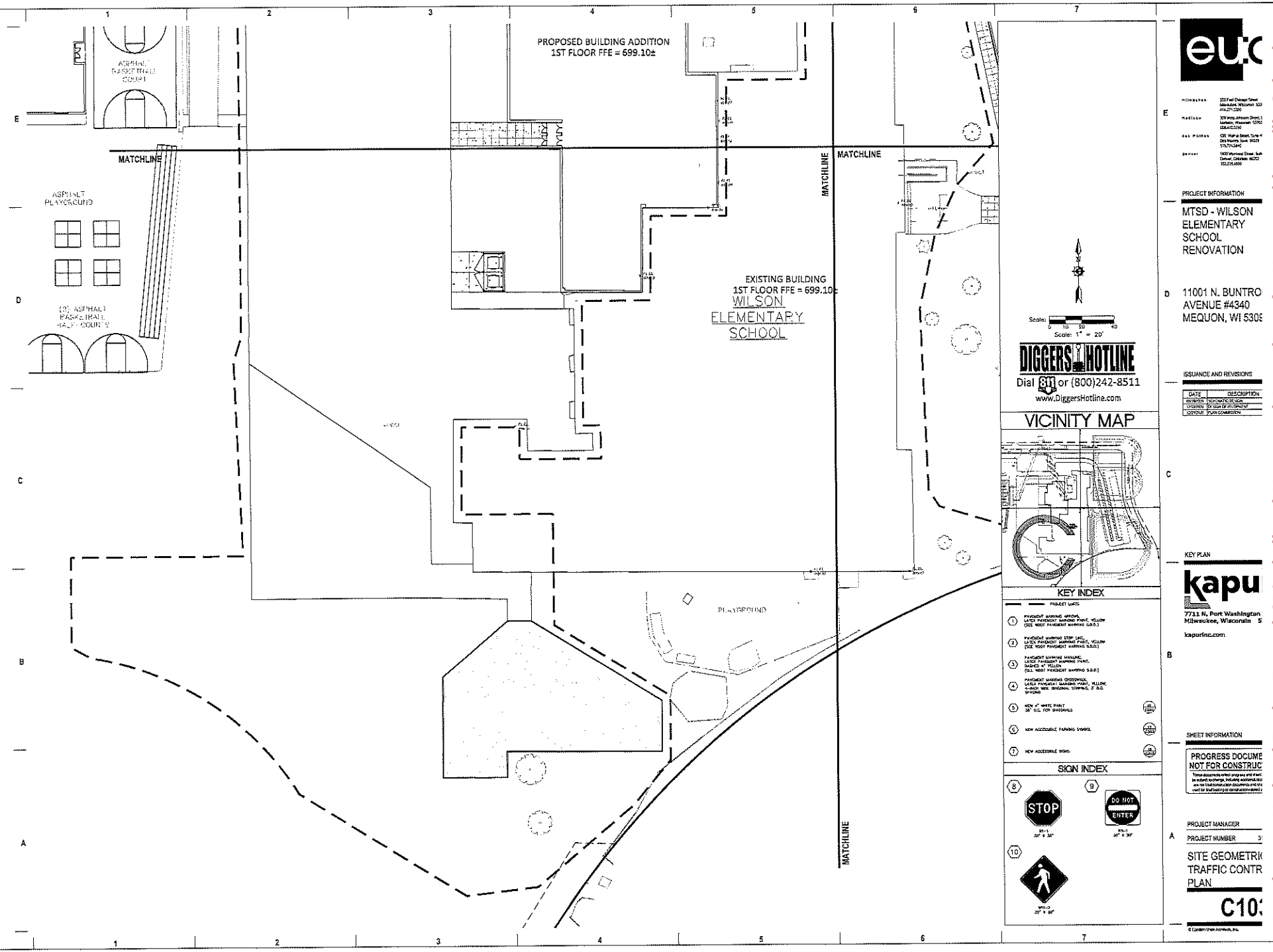
Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School



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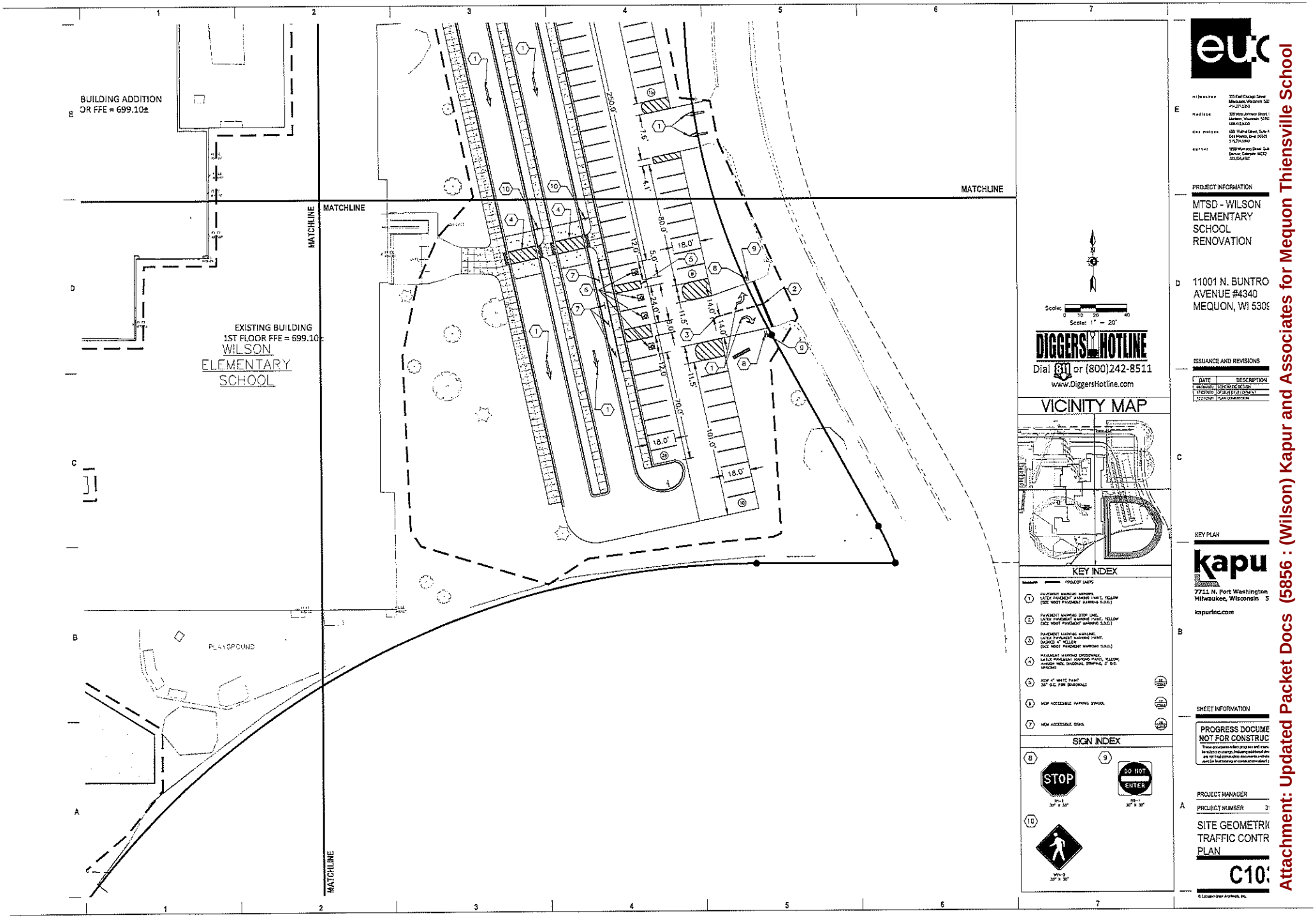

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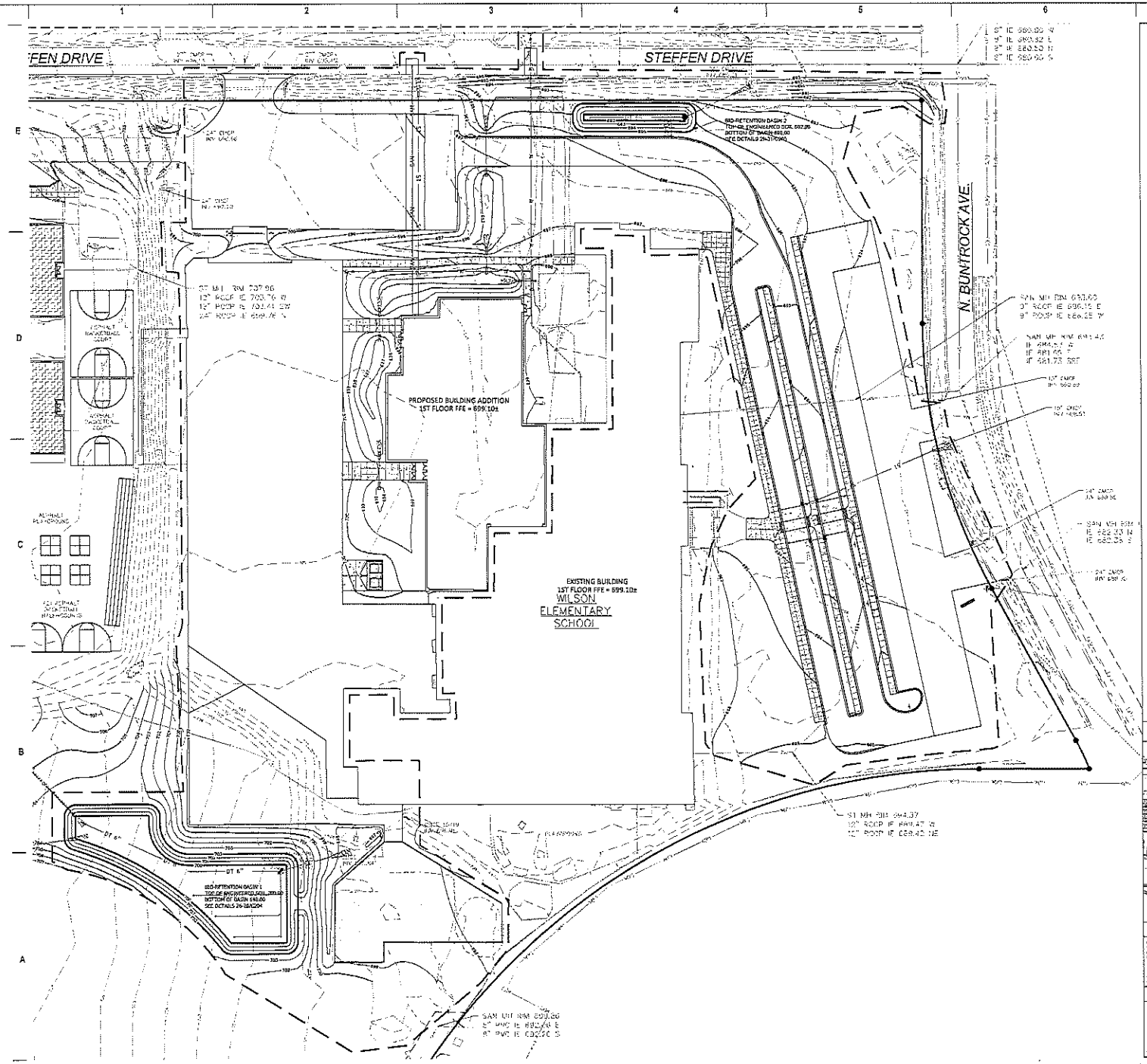

Scale: 0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
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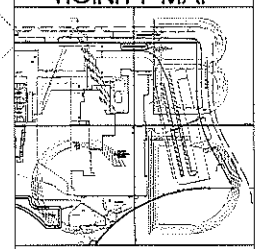
www.DiggersHotline.com

VICINITY MAP



GRADING NOTES

GENERAL CONTRACTOR OF THOSE SUB CONTRACTORS ARE RESPONSIBLE FOR NOTIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL AND UTILITY OWNER REGULATIONS.

KEY INDEX

PROJECT LIMITS
EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR
PROPOSED CONTOUR MINOR
PROPOSED CONTOUR MAJOR

eu

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTROCK AVENUE #4340 MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/28/2020	SCHEMATIC DESIGN
11/13/2020	1ST SUBMITTAL FOR CITY COMMENTS
12/21/2020	PLAN COMMISSION

KEY PLAN

kapu
7711 N. Port Washington
Milwaukee, Wisconsin 5
kapurinc.com

SHEET INFORMATION

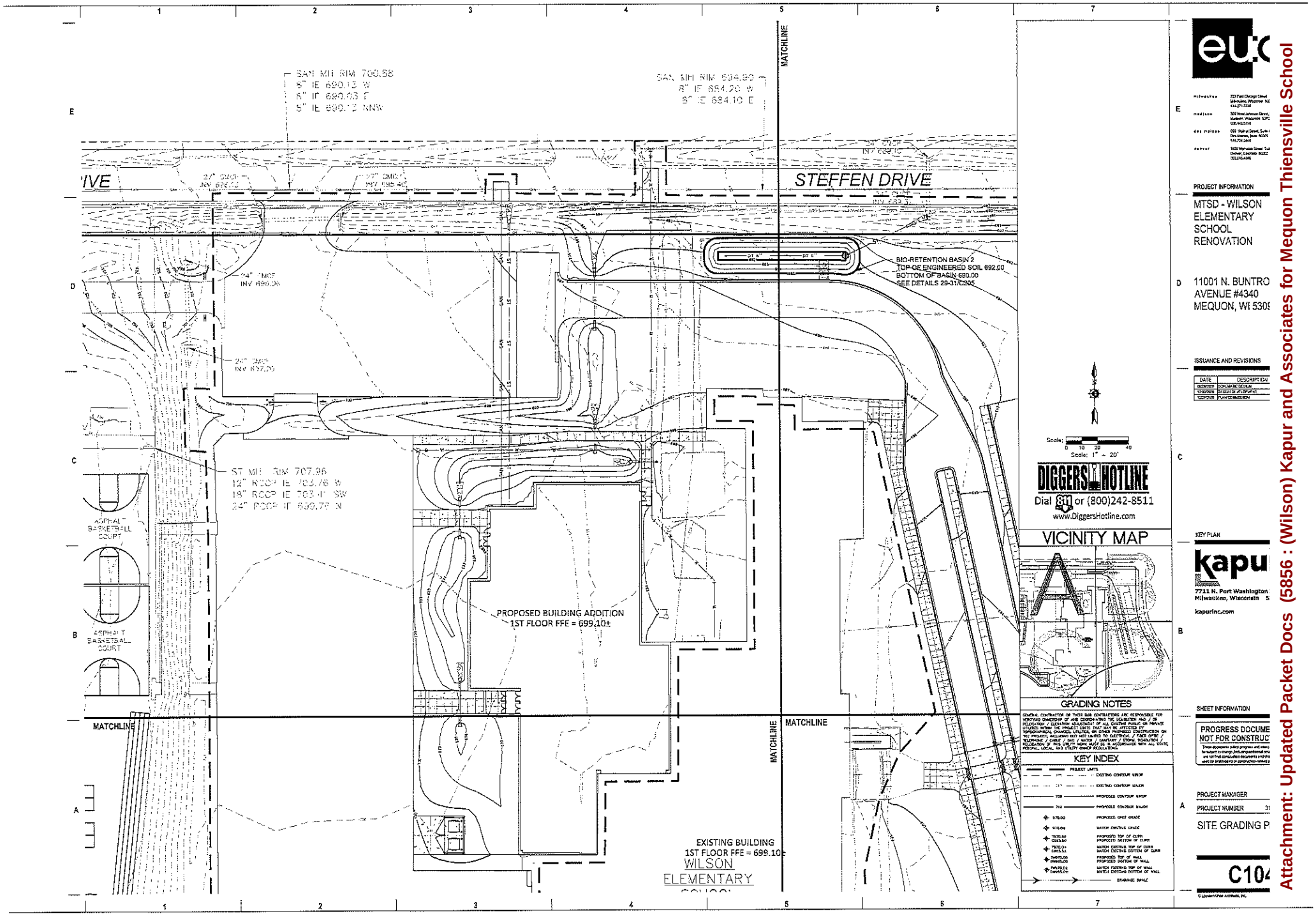
PROGRESS DOCUME
NOT FOR CONSTRUC

PROJECT MANAGER
PROJECT NUMBER 3

OVERALL SITE GRADING PLAN

C1

Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School



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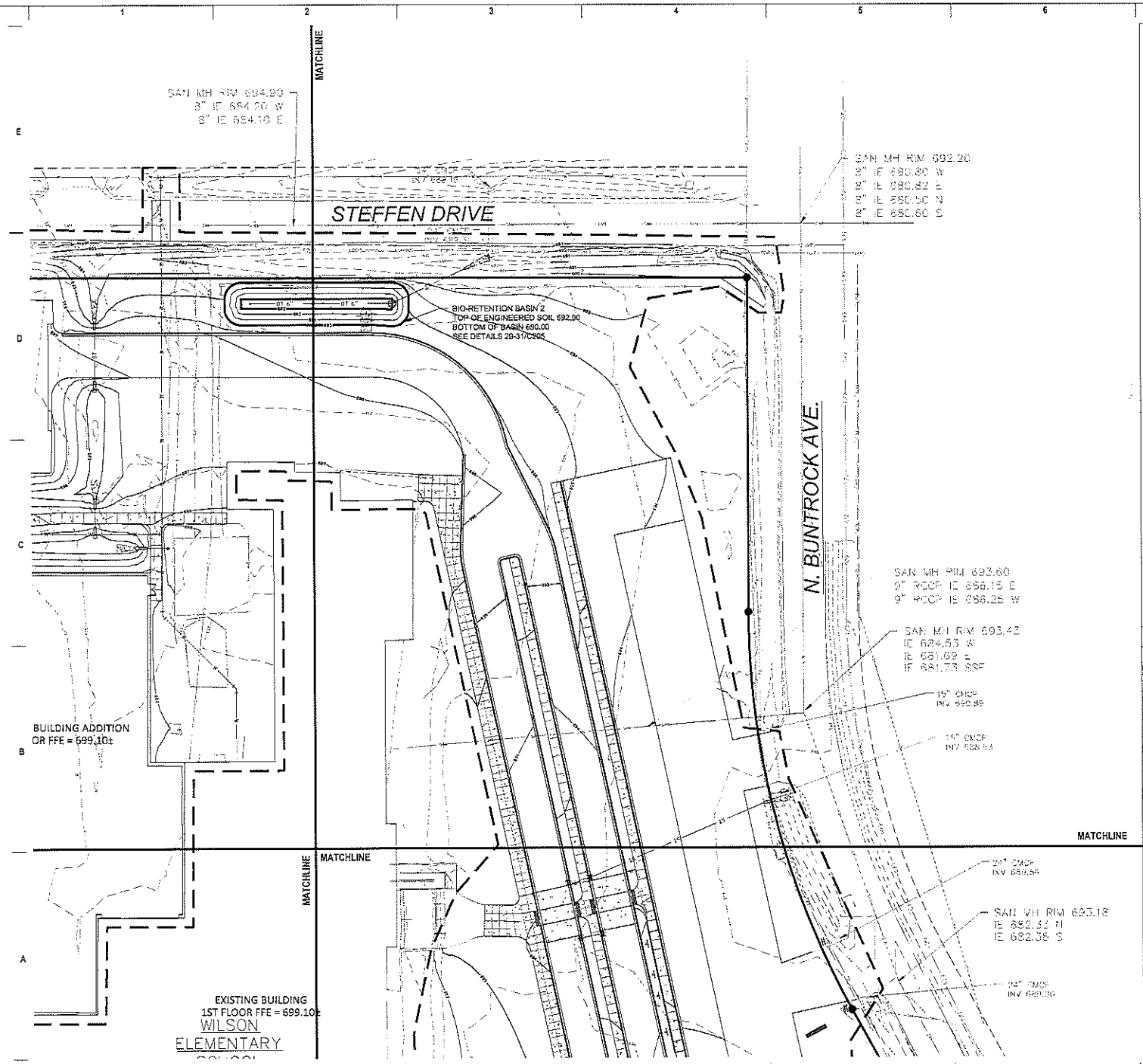

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Scale: 1" = 20'

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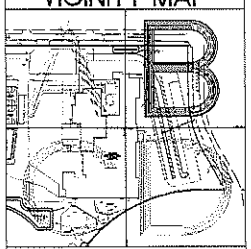
VICINITY MAP



GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR LOCATING, CONSTRUCTING AND CONNECTING THE SERVICES AND / OR RELOCATIONS AS SHOWN OR CONSTRUCTED BY THE UTILITY COMPANIES OR PRIVATE CONTRACTORS WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM, DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

PROJECT LIMITS
EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR
PROPOSED CONTOUR MINOR
PROPOSED CONTOUR MAJOR
PROPOSED SPOT GRADE
MATCH EXISTING GRADE
PROPOSED TOP OF CURB
PROPOSED BOTTOM OF CURB
MATCH EXISTING TOP OF CURB
MATCH EXISTING BOTTOM OF CURB
PROPOSED TOP OF WALL
PROPOSED BOTTOM OF WALL
MATCH EXISTING TOP OF WALL
MATCH EXISTING BOTTOM OF WALL
DRAINAGE SWALE

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRO AVENUE #4340 MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
04/30/20	SCHematic Design
10/30/20	30 Design Development
12/21/2020	Plan Commission

KEY PLAN

kapur
7711 N. Port Washington
Milwaukee, Wisconsin
kapurinc.com

SHEET INFORMATION

PROGRESS DOCUME
NOT FOR CONSTRUC

PROJECT MANAGER

PROJECT NUMBER

SITE GRADING P

C10

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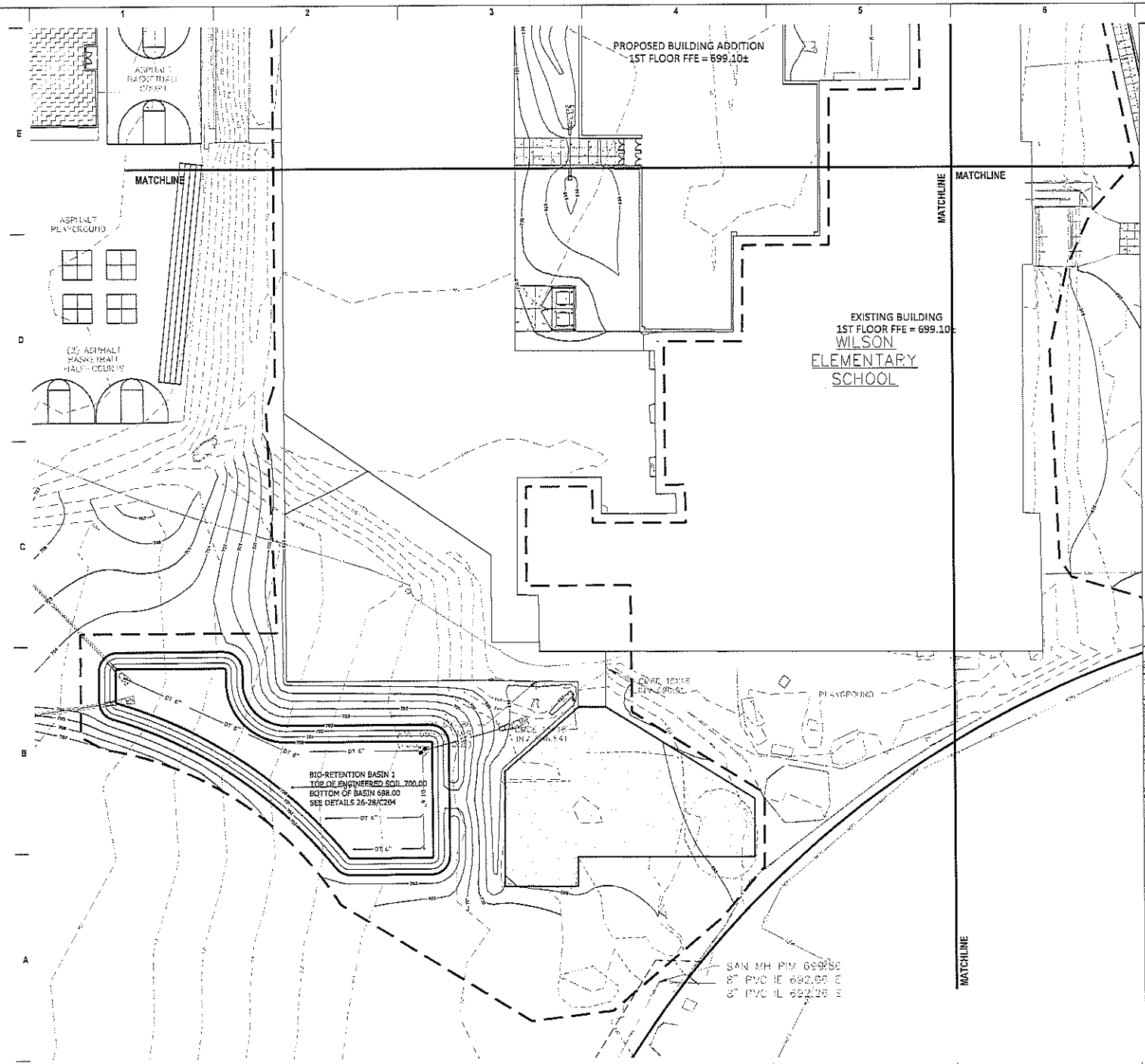

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VICINITY MAP

GRADING NOTES

KEY INDEX

PROJECT INFORMATION
MTSD - WILSON ELEMENTARY SCHOOL RENOVATION
11001 N. BUNTRO AVENUE #4340 MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/28/2020	SCHEMATIC DESIGN
10/23/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN SUBMISSION

KEY PLAN

kapur
7711 N. Port Washington
Milwaukee, Wisconsin
kapurinc.com

SHEET INFORMATION
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PROJECT MANAGER
PROJECT NUMBER
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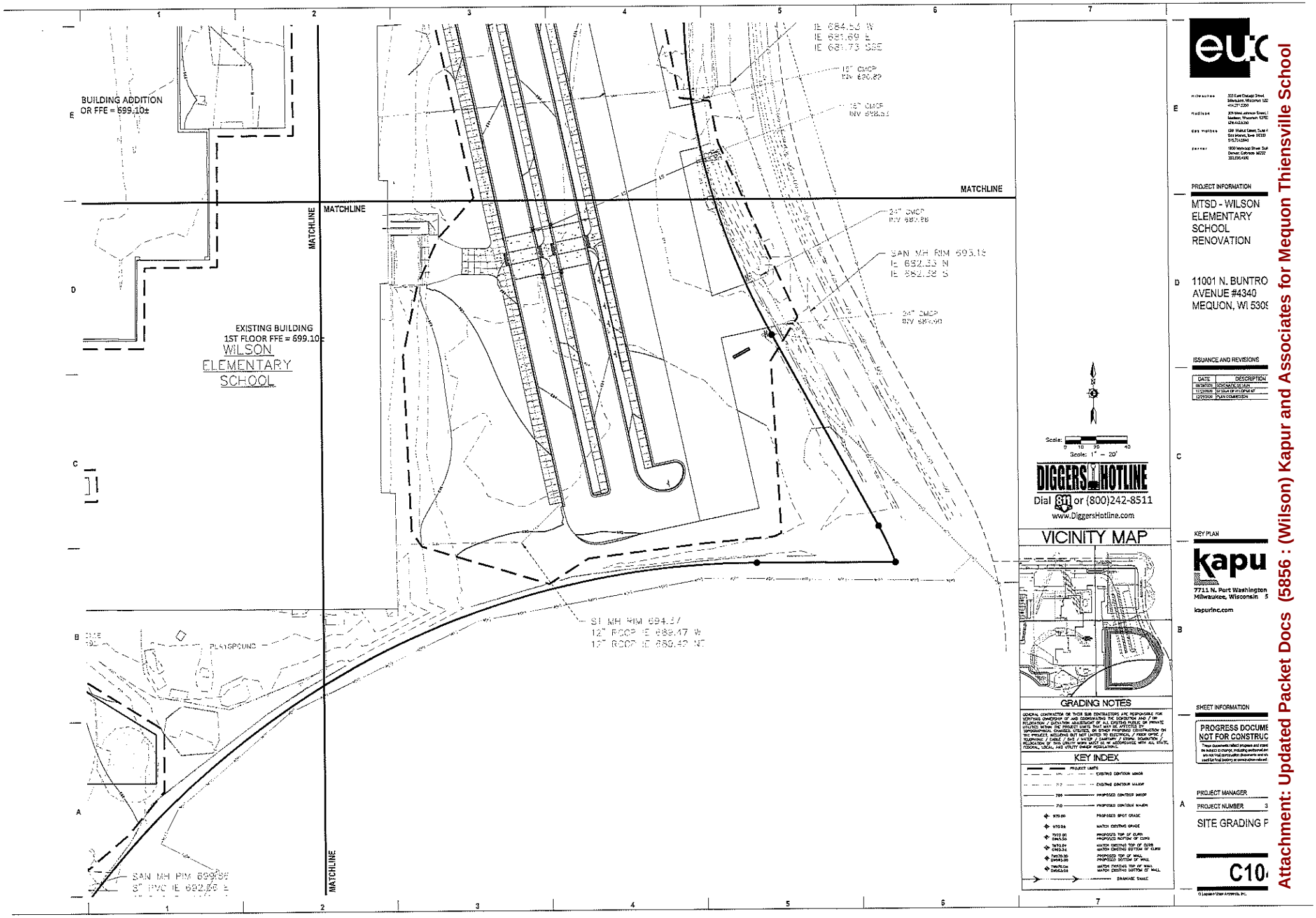

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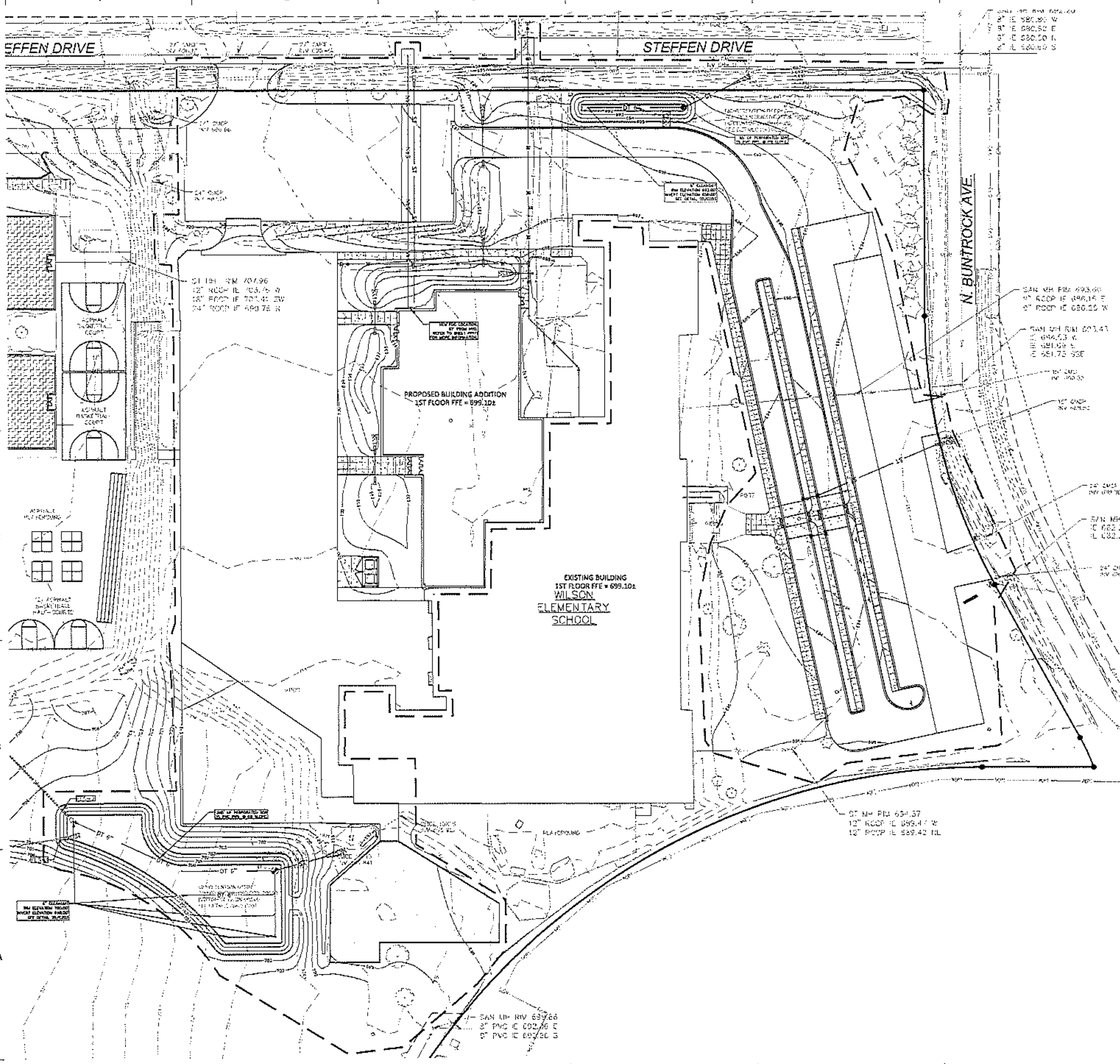

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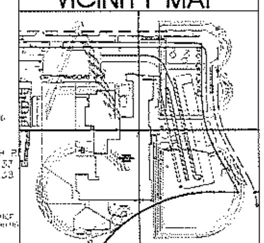
VICINITY MAP



UTILITY NOTES

CAUTION: KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO DNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

PROJECT LIMITS	
24" x 36" STORM CATCH BASIN WITH GUTTER INLET/CURB BOX FRAME & GRATE	
STORM MANHOLE	
HDP APRON ENDWALL	
RIP RAP	
WATER MAIN TEE	
WATER MAIN VALVE	
HYDRANT	
SAN — SANITARY SEWER	
STORM SEWER	
WATER MAIN	

eu
milwaukee: 333 East Chicago Street, Milwaukee, Wisconsin ... 414.271.5350
madison: 303 West Johnson Street, Madison, Wisconsin 537... 608.442.5350
des moines: 620 Walnut Street, Suite ..., Des Moines, Iowa 5030... 515.724.5840
denver: 1800 Wazee Street, S..., Denver, Colorado 8020... 303.820.4500

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRO[C]
AVENUE #4340
MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
05/26/2020	SCHEMATIC DESIGN
12/13/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

kapu[r]
7711 N. Port Washington
Milwaukee, Wisconsin 5
kapurinc.com

SHEET INFORMATION

PROGRESS DOCUME[NT]
NOT FOR CONSTRUC[TION]
These documents reflect progress and are subject to change, including additional detail, and are not final construction documents and should not be used for final bidding or construction-related ...

PROJECT MANAGER

PROJECT NUMBER 3

OVERALL SITE UTILITY PLAN

C1

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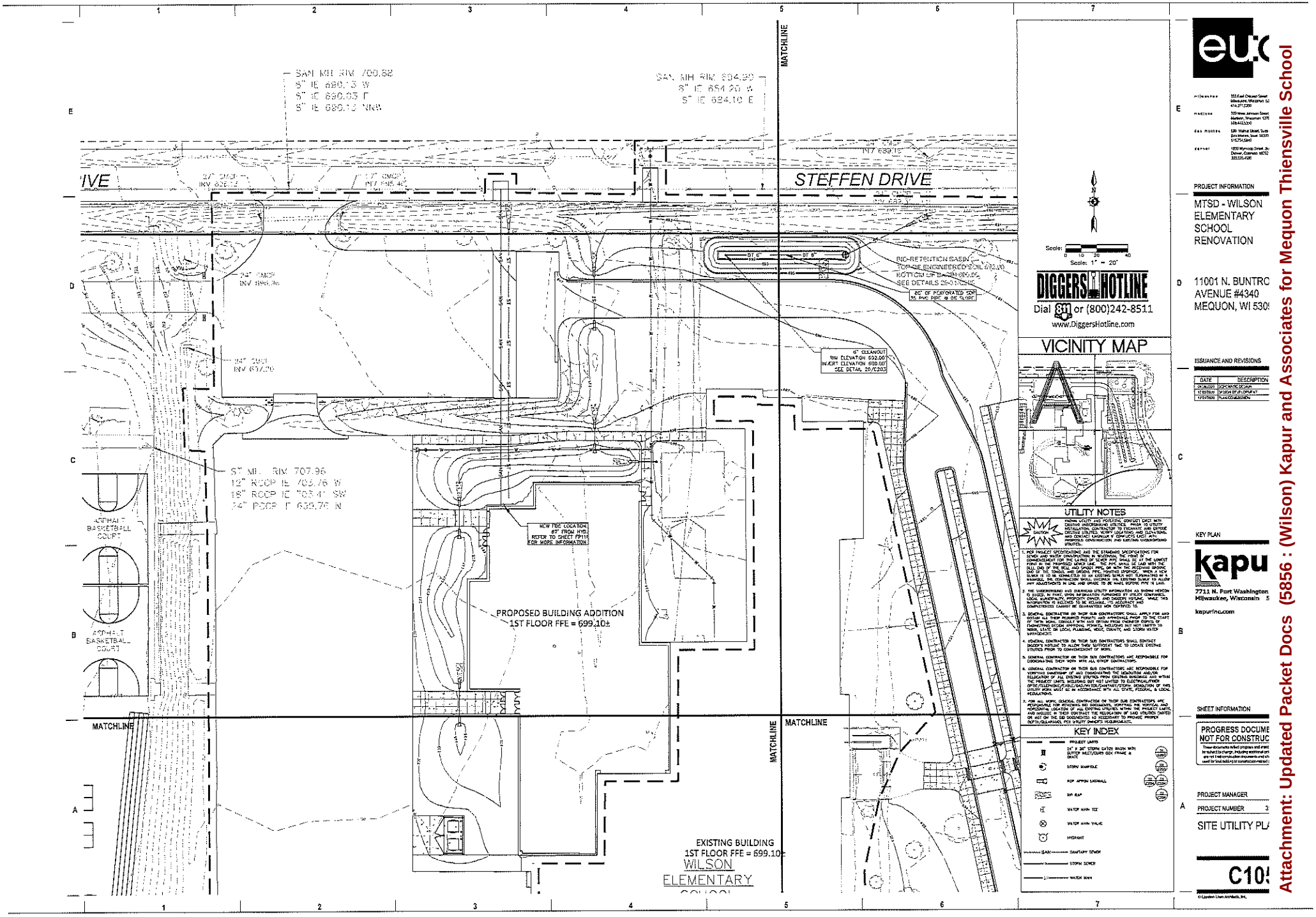

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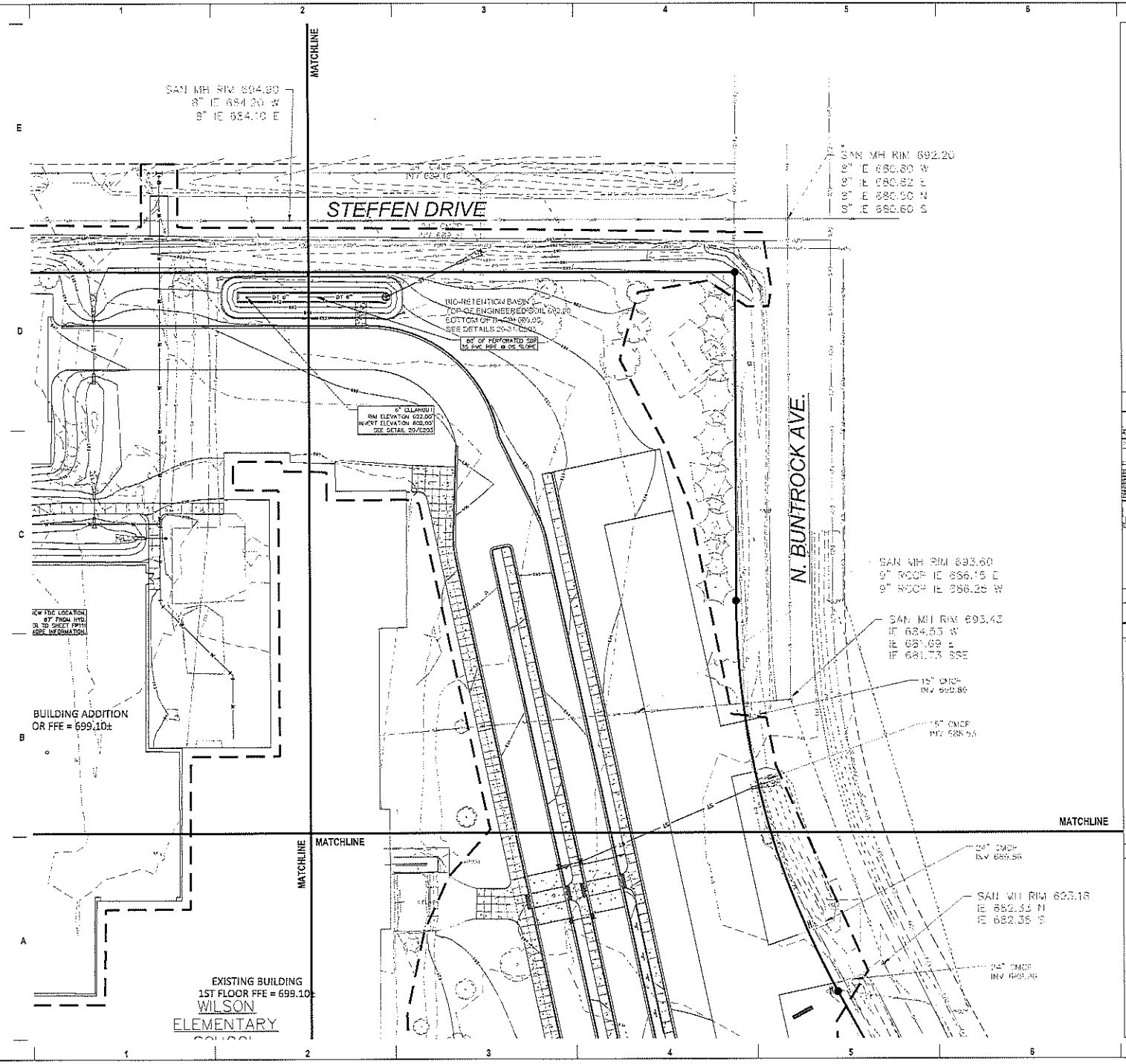

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VICINITY MAP

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KEY INDEX

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24" X 36" STORM GATCH BASIN WITH GUTTER INLET/CURB BOX FRAME & GRATE
STORM MANHOLE
PCP APRON ENDWALL
RIP RAP
WATER MAIN TEE
WATER MAIN VALVE
HYDRANT
SANITARY SEWER
STORM SEWER
WATER MAIN

eu

Milwaukee
Madison
des Moines
Denver

PROJECT INFORMATION
MTSD - WILSON ELEMENTARY SCHOOL RENOVATION
11001 N. BUNTRC
AVENUE #4340
MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/28/2020	SCHEMATIC DESIGN
12/07/2020	DESIGN DEVELOPMENT
12/07/2020	PLAN COMMISSION

KEY PLAN
kapu
7711 N. Port Washington
Milwaukee, Wisconsin
kapurinc.com

SHEET INFORMATION
PROGRESS DOCUM
NOT FOR CONSTRUC

PROJECT MANAGER
PROJECT NUMBER
SITE UTILITY PL

C10

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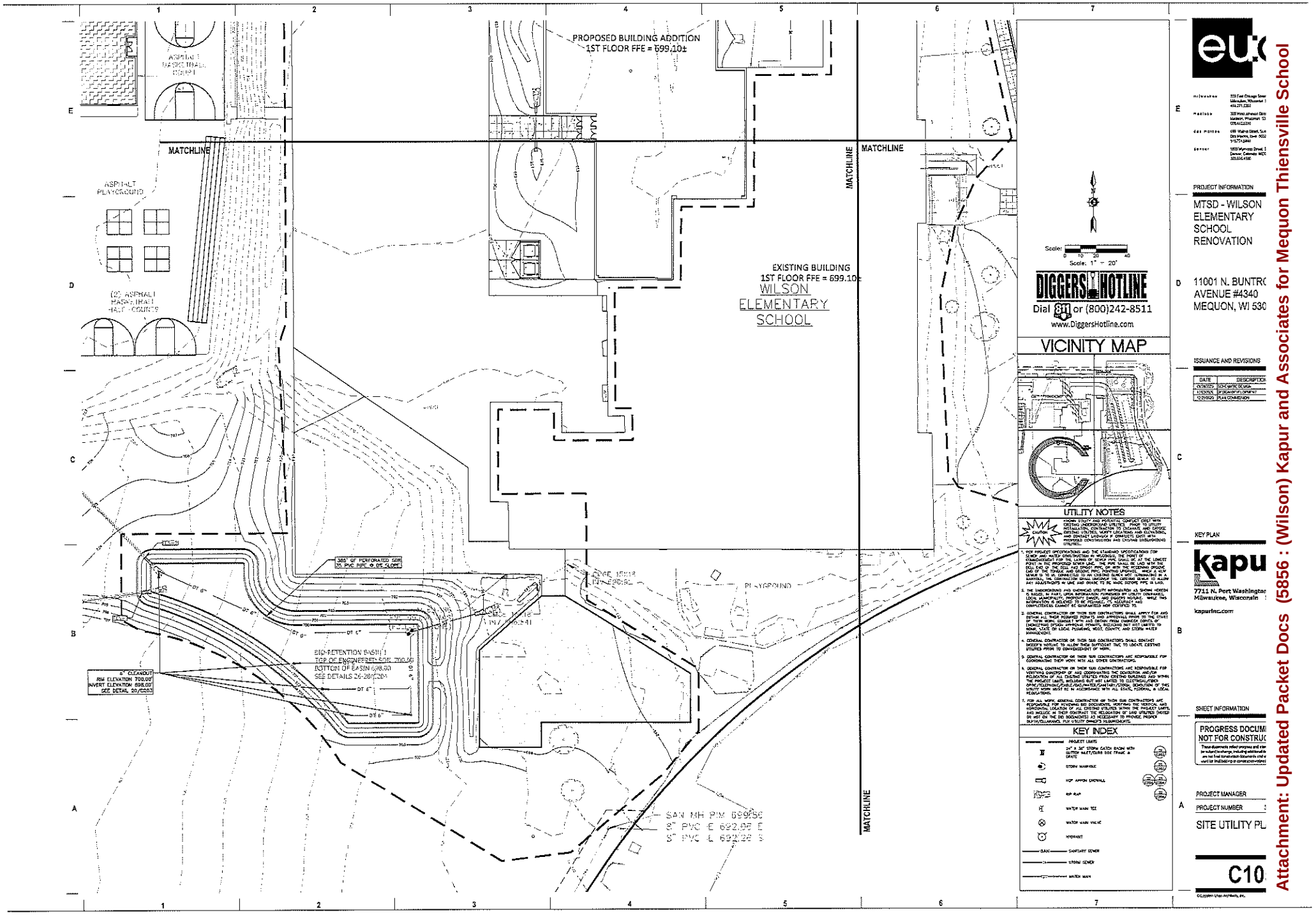
Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School



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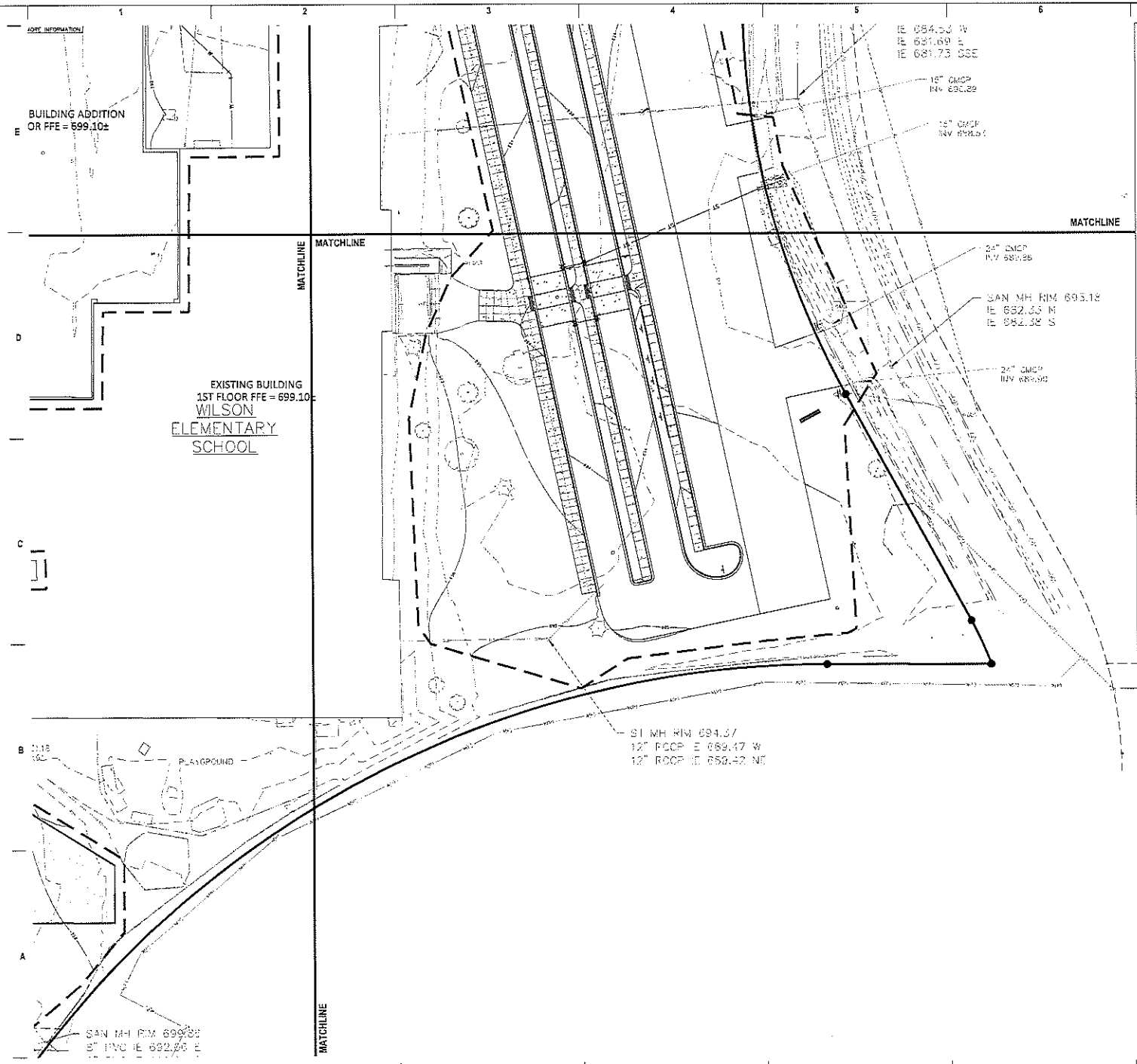

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRO AVENUE #4340 MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/28/2020	SCHEMATIC DESIGN
10/23/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

kapur

7711 N. Port Washington
Milwaukee, Wisconsin 5

kapurinc.com

SHEET INFORMATION

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PROJECT MANAGER

PROJECT NUMBER

SITE UTILITY PL

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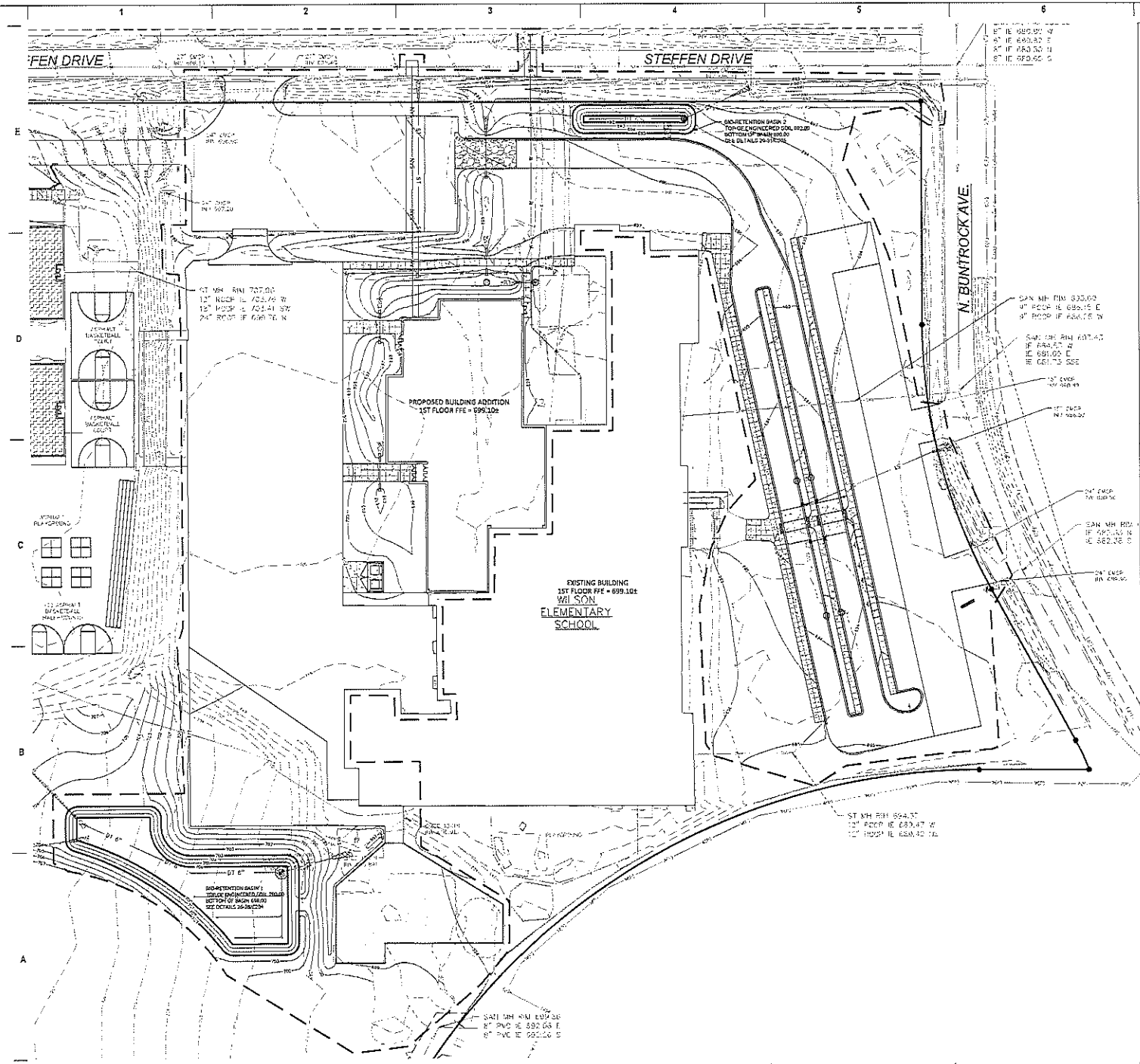

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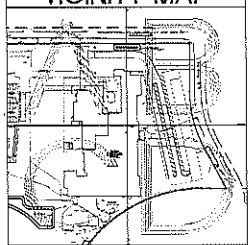
VICINITY MAP



EROSION NOTES

PERFECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING. GRADING OR EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER AS ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND RAINFALL CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY & 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND NPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A WAGON, WITHIN THE STAGING AREA.

AT ADDITION TO ANY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS SHOWN IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:
KYLE THOMPSON – DIRECTOR OF MAINTENANCE
MTSD/WILSON ELEMENTARY SCHOOL DISTRICT
5301 W. LEXINGTON
MEQUON, WI 53092
PHONE: (262) 238-6850

PROJECT ENGINEER:
RYAN BRESNAHAN, P.E.
KAPUR & ASSOCIATES, INC.
7711 NORTH PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
PHONE: (262) 756-6935

CONSTRUCTION MANAGER:
SCOTT WENDT – PROJECT MANAGER
JORGENSEN CONSTRUCTION COMPANY
2940 DESTINATION AVENUE
MADISON, WI 53713
PHONE: (608) 439-9160

KEY INDEX

eu:

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53 414.271.2520
madison 325 West Johnson Street Madison, Wisconsin 537 608.442.5262
san mateo 626 Walnut Street, Suite One Hundred San Mateo, CA 94401 415.274.5440
denver 1600 Stoutwood Street, Su Denver, Colorado 80202 303.218.4650

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRO AVENUE #4340 MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/24/2022	SCHEMATIC DESIGN
07/20/2022	DP SUBMISSION COMMENT
12/21/2022	PLAN COMMISSION

KEY PLAN

kapur

7711 N. Port Washington
Milwaukee, Wisconsin 5

kapurinc.com

SHEET INFORMATION

PROGRESS DOCUME
NOT FOR CONSTRUC

These documents reflect progress and are to be subject to change, including additional or are not final construction documents and are not for bidding or construction issued.

PROJECT MANAGER

PROJECT NUMBER

OVERALL SITE EROSION CONTI PLAN

C1

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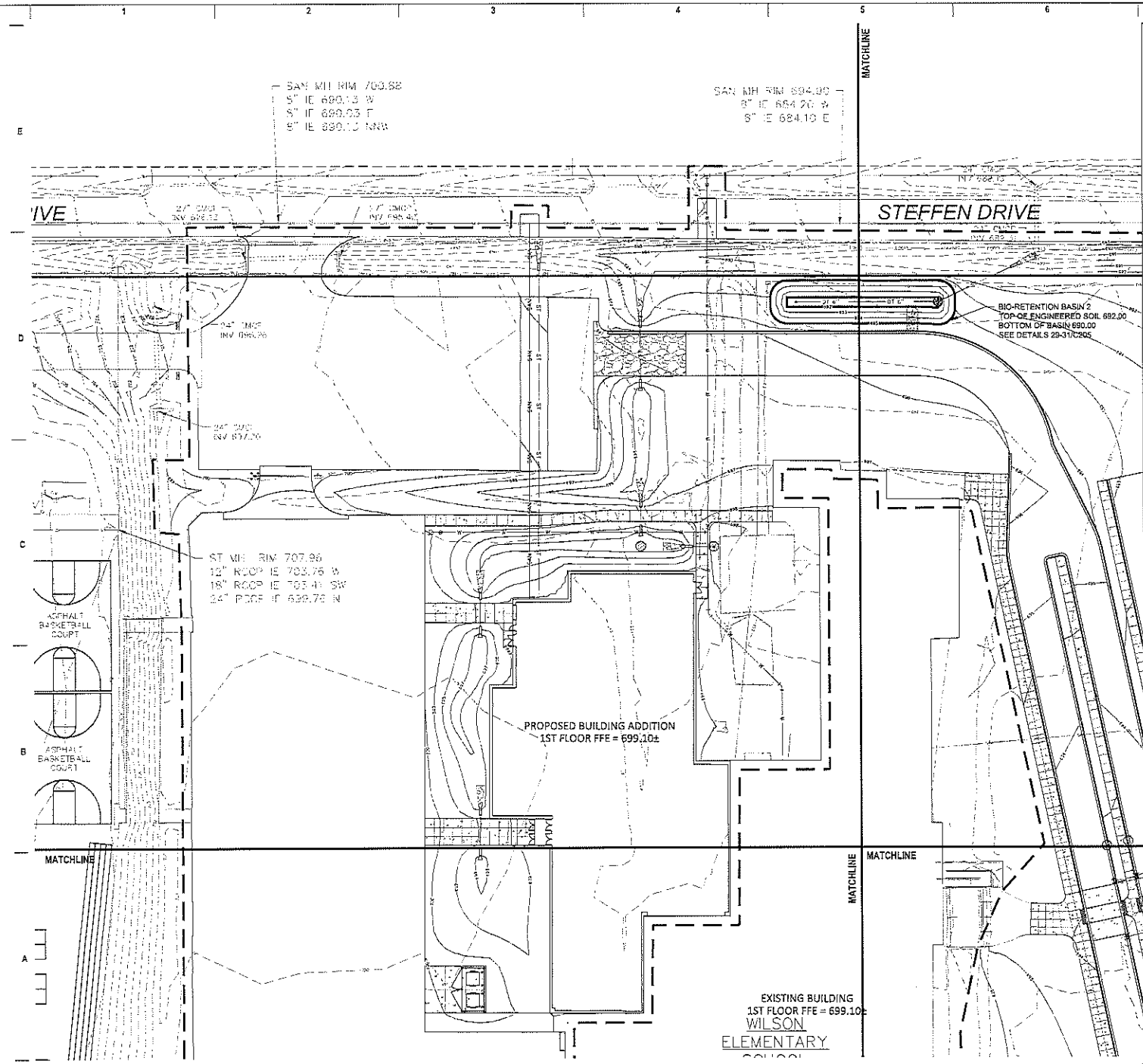

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VICINITY MAP

EROSION NOTES

POINTS OF CONTACT

KEY INDEX

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRC
AVENUE #4340
MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
04/08/2021	SCHEMATIC DESIGN
12/07/2021	DESIGN DEVELOPMENT
12/21/2021	PLAN COMMISSION

KEY PLAN

kapu

7711 N. Port Washington
Milwaukee, Wisconsin

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SHEET INFORMATION

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PROJECT MANAGER

PROJECT NUMBER 3

SITE EROSION CONTROL PLAN

C10

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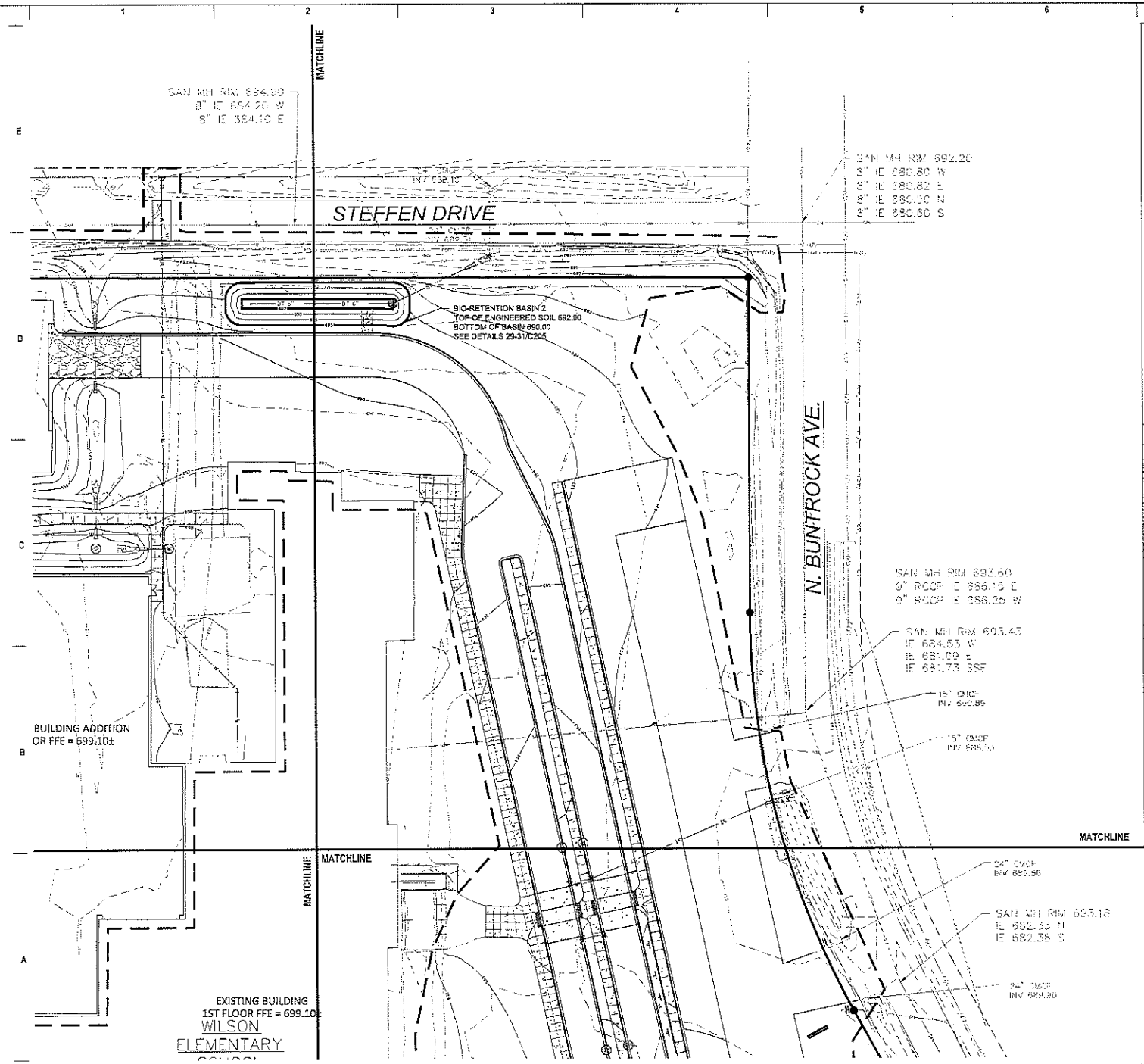

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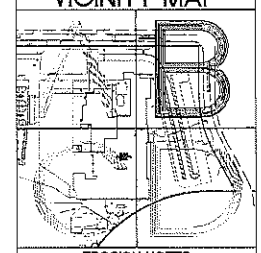
VICINITY MAP



EROSION NOTES

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PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRC
AVENUE #4340
MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/08/2020	SCHEMATIC DESIGN
12/02/2020	DESIGN DEVELOPMENT
12/21/2020	PLAN COMMISSION

KEY PLAN

kapu

7711 N. Port Washington
Milwaukee, Wisconsin

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PROJECT MANAGER

PROJECT NUMBER

SITE EROSION CONTROL PLAN

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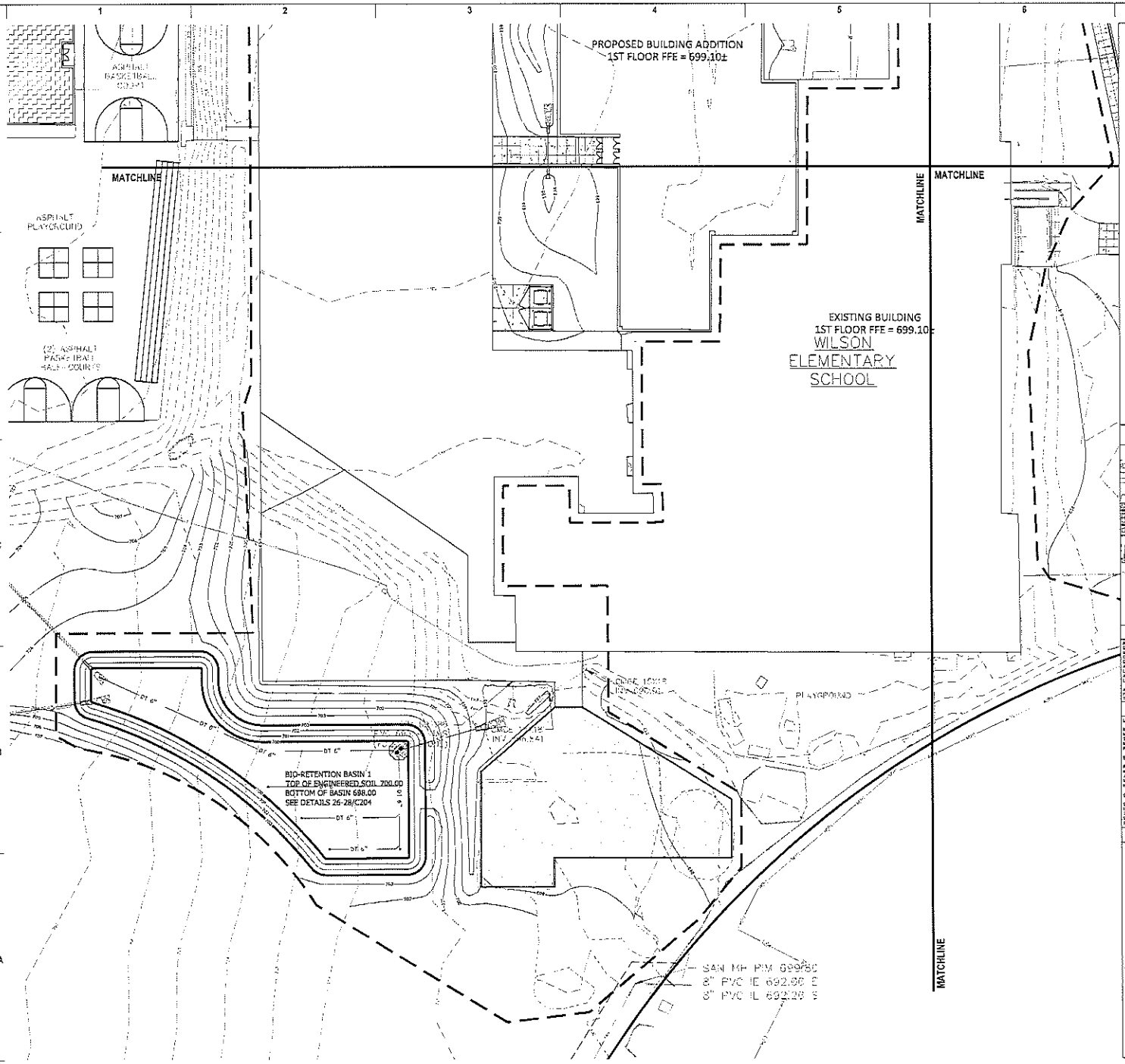

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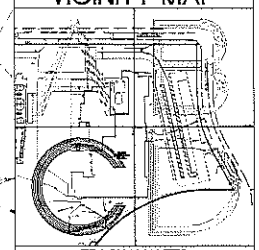

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PROJECT INFORMATION

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ISSUANCE AND REVISIONS

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03/28/2022	SCHEMATIC DESIGN
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12/29/2022	PLAN COMMISSION

KEY PLAN

kapu

7711 N. Port Washington
Milwaukee, Wisconsin

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PROGRESS DOCUME
NOT FOR CONSTRUC

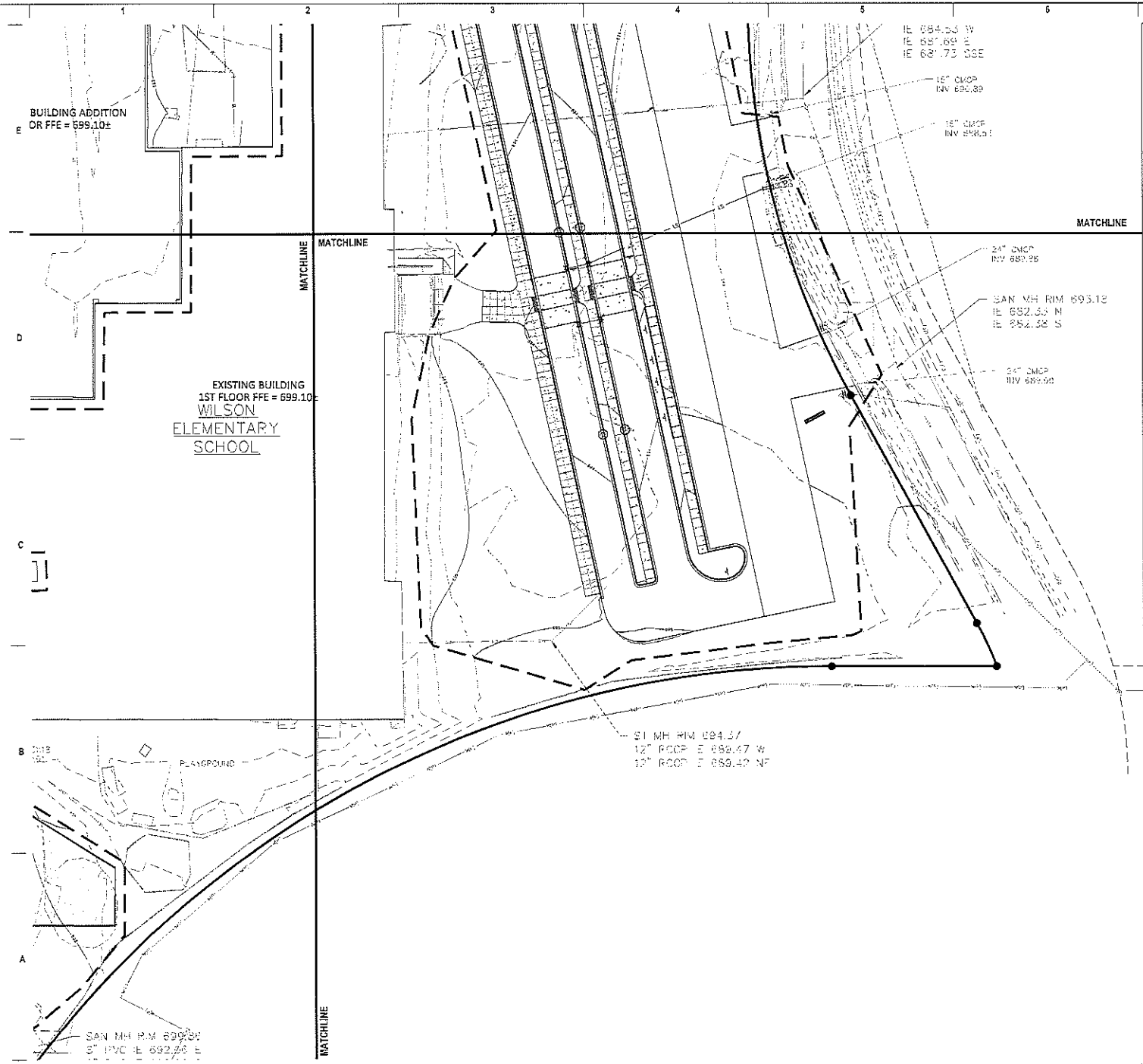
PROJECT MANAGER

PROJECT NUMBER 3

SITE EROSION CONTROL PLAN

C10

Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School



Scale: 0 10 20 40
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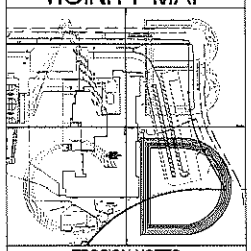

EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING. DISTURBED OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION, THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND NPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME ANY CONSTRUCTION DEBRIS, DIRT, SOIL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS EXISTING IN THE PLANS.

POINTS OF CONTACT

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KEY INDEX

PROJECT LIMITS

INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES

USE CLASS I, TYPE A FROM WISDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES

USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE ALTERNATE OF ALL SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY

INSTALL CLASS III TRM, TYPE B FROM WISDOT PRODUCT APPROVED LIST CLASS I, TYPE A MUST ALSO BE INSTALLED IN THIS AREA PER NRCS TECHNICAL BULLETIN 1033

FILTER FABRIC FENCE

STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.

TRIANGULAR SILT DIKES

DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.

DESIGNATED EXISTING INLETS THAT MUST BE PROTECTED

eu:

Milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53 414.271.2560
Madison 525 West Johnson Street Madison, Wisconsin 537 608.442.5360
Des Moines 400 Walnut Street, Suite Des Moines, Iowa 50309 515.974.2840
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PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRO AVENUE #4340 MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/09/2020	SCHEMATIC DESIGN
11/09/2020	DESIGN DEVELOPMENT
12/11/2020	PLAN SUBMISSION

KEY PLAN

kapur

7711 N. Port Washington
Milwaukee, Wisconsin 5

kapurinc.com

SHEET INFORMATION

PROGRESS DOCUME
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SITE EROSION CONTROL PLAN

C10

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Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School

EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT:
http://dnr.wi.gov/topic/stormwater/standards/const_standards.html

2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE MARKED IN WITH CONSTRUCTION TO REMOVE SEDIMENT FROM ENTERING WATER AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS:

ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION. GEOTEXTILE FABRIC TYPE FF IN THE CURRENT EDITION OF THE MANUFACTURER PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE:
http://wisconsindot.gov/Documents/doing-bus/eso-consultants/cnst-resources/standards/1-10-1.pdf

A. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER WITHIN A 24-HOUR PERIOD.

B. PLACEMENT OF SPOIL MATERIAL DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.

C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO ½ THE SLUMP DEPTH OF THE DEVICE FOR TYPES A-C, WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

D. SILT SACK SHALL BE TAKEN TO DISPOSE SEDIMENT DOES NOT FALL INTO THE INLET/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE.

E. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, MAILING OF SIGNOFF OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND SAND HAS BEEN ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNR.

3. A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER WDNR TECHNICAL STANDARD 1057 AS FOLLOWS:

A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 8 INCH CLEAN OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 1 INCH SIEVE.

B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 10 INCHES THICK, ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PADS WILL BE UNDERLAIN WITH WHOOP TYPE R GEOTEXTILE FABRIC.

C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EXPESS POINT (MIN 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.

D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.

E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING DOWN THE END OF EACH WORKING DAY.

F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.

G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 1ST BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

4. THE CONTRACTOR SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNR TECHNICAL STANDARD 1056 AS FOLLOWS:

A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE, AS SHOWN ON THE PLAN SHEET.

B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 24 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.

C. SILT FENCE SHALL BE SUPPORTED BY EITHER WOOD OR METAL SUPPORT POSTS.

D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 YEET OR LESS WHEN WOVEN FABRIC IS USED.

E. SILT FENCE SHALL MAKE A DIPPORT DOWD AT THE TOP OF THE FENCE.

F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE TWO ENDS SHALL BE OVERLAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT. THE JOINT SHALL BE ENCLOSED THE ENTIRE DISTANCE BETWEEN TWO POSTS.

G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.

H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 6 INCHES OF THE FABRIC IN A 4 INCH WIDE (BY 6 INCH DEEP TRENCH, ON A NON-STEEP SLOPE IN THE DIRECTION FLOW OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.

I. ON THE TERMINAL ENDS OF THE FENCE, STAKE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE FABRIC ARE NOT MOVED.

J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.

K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.

L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN 4 RADIUS OF 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.

M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.

N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OR MORE OF RAIN ON MORE DURING A 24 HOUR PERIOD.

O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.

P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ½ THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS. REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.

B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.

C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.

D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN CIAT. STATUTES AND OR DAL ADMINISTRATIVE CODE, CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.

E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.

F. IN THE SUMMER-MIXING CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT OR CEREAL RYE APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER AVAILABLE). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A TYPE, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNR.

G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.

H. CONTRACTOR MAY HYDROSEED MATTINGS TO HELP ESTABLISH THE SEED. WHERE APPLICATIONS RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.

I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON (MAR. - OCTOBER). VEGETATION IS CONSIDERED ESTABLISHED ON THE SOD IS LIVE, HEALTHY AND RESISTS AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.

J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RE-SEED BROKEN OVER AREAS AS NEEDED.

K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.

L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVE WIND WHEN THEY WOULD BE INEFFECTIVE PROPER PLACEMENT OF MULCH

M. MULCHING THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE AFTER DISCOVERY OR NOTIFICATION BY INSPECTORS.

N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1060 SHALL BE FOLLOWED.

O. WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.

P. DEPENDING ON PHASING OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO REMOVE AND RE-ESTABLISH THE TOPSOIL STOCKPILE AS NECESSARY TO ENCOURAGE SEDIMENT AND EROSION.

6. A COPY OF THE EROSION CONTROL REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.

7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.

8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED AND A BASIC GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, DRESSING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER. IN ADDITION, THE CONTRACTOR SHALL KEEP A LOG OF ALL DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

1. OBTAIN PLAN APPROVAL FROM THE THE CITY OF MEQUON, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
2. CONSTRUCTION IS SCHEDULED TO BEGIN IN SPRING OF 2021, DEPENDING ON WEATHER & GROUND CONDITIONS.
3. A GRAVEL TRACKING PAD UNDERLAIN WITH WHOOP TYPE R GEOTEXTILE FABRIC, ALONG WITH A TEMPORARY CULVERT IF NECESSARY, SHALL BE INSTALLED AS SHOWN ON THE PLANS, RE-GRADING EXISTING ROADWAY DITCH AS NECESSARY IF INSTALLED. THE TEMPORARY CULVERT SHALL BE REMOVED AT END OF CONSTRUCTION ACTIVITIES OR INDICATED ON DRAWINGS. CONTRACTOR SHALL ASSUME ALL DAILY INSPECTIONS AND TRAFFIC CONTROLS.
4. SILT FENCE, INLET FILTER PROTECTION, AND SHANGRI-LA SILT DIKES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES FOR PROJECT PLANS AND DETAILS. VEGETATIVE DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.
5. FOLLOWING INSTALLATION OF THE EROSION CONTROL MEASURES, CONSTRUCT THE BIO-RETENTION BASIN TO FINISH GRADE. CONTRACTOR SHALL USE DISTINCT EQUIPMENT FOR THIS ACTIVITY TO AVOID COMPACTION FOR THE BIORETENTION SOILS AS PER DETAIL ON SHEET C20N FOR ADDITIONAL INFORMATION). CONSTRUCTOR SHALL IMMEDIATELY STABILIZE THE BASIN, INLETS, AND OUTLET STRUCTURE.
6. BIO-RETENTION BASIN SHALL AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD. SEDIMENT SHALL BE REMOVED TO MAINTAIN THE 2.7 FOOT DEPTH OF THE BASIN AS MEASURED FROM THE INVERT OF THE PRINCIPAL OUTLET. IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.
7. SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
8. CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING AND AREAS.
9. TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITH MULCH IF UNTIL SO LONG AS STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
10. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
11. AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF STONE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS, WILL BE APPLIED FOR STABILIZATION. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REPLACED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE FINAL SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
12. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER WDNR TECHNICAL STANDARD 1056. IF SITE STABILIZATION CANNOT BE EXPECTED TO OCCUR BY THE END OF THE YEAR, THE USE OF ANCHORED POLYACRYLAMIDE (PAM) PER WDNR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.
13. AFTER ALL TOPSOIL HAS BEEN PLACED IN LANDSCAPED AREAS, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
14. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL ALL SILT FENCES, INLET FILTER PROTECTION, AND SHANGRI-LA SILT DIKES WILL BE REMOVED, AND ACCUMULATED SEDIMENT IN THE SEDIMENT TRAP/BIO-RETENTION BASIN SHALL BE EMPTIED AND PROPERLY DISPOSED OF. IN ADDITION, THE CONTRACTOR MUST ENSURE THAT THE BIO-RETENTION BASIN IS RETURNED TO THE SLOPES AND GRADES SHOWN ON THE PROJECT PLANS AND DETAILS.
15. IF REQUIRED, FINAL AS-BUILT SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
16. BARE SOIL NOT SUBSTRUCTED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 12 ABOVE.
17. WE DO NOT ANTICIPATE THE NEED FOR DEWATERING THE CONSTRUCTION SCHEDULE HOWEVER IF AN ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PERIOD, THE SITE SHALL BE TRACKED IN AND APPLIED ONCE PER WEEK.

IF CONSTRUCTION SCHEDULED SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WDNR.

TABLE 1 - MAXIMUM PERIOD OF BARE SOIL FOR SLOPES GREATER THAN 20%

SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	50 DAYS	30 DAYS

TABLE FROM WISCONSIN GUIDANCE, DOC # 3065-2015-04

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE, BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 14 OF THE EROSION CONTROL SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR A WET LAND ON WELL ON TO WATERS OF THE STATE. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WDNR.

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WDNR TECHNICAL STANDARD NUMBER 1061.
2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OIL, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET, HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm, HAS A GRAB TENSILE STRENGTH OF 200 LBS, MULLEN BURST OF 300 PSI, PERMEABILITY OF 0.5 GAL/SEC, FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA SHALL BE SIZED BASED ON THE VOLUME OF DEWATERING NECESSARY AND SUBSOIL CONDITIONS.
4. POLYMERS APPROVED BY THE WDNR MEETING WDNR TECHNICAL STANDARD 1051 MAY BE USED IN CONJUNCTION WITH THIS DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY MANUFACTURER DATA TO THE WDNR BEFORE USE ON-SITE FOR WDNR APPROVAL. POLYMER SHALL NOT BE DISCHARGED DIRECTLY TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WDNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051 FOR MORE INFORMATION). CONTRACTOR SHALL ADHERE TO THE MANUFACTURERS AND WDNR'S APPLICATION RATES FOR THE POLYMER, WITH THE WDNR'S RATE BEING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE, THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE AND GRAB ROTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE FILTER. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD ENGINEERING JUDGMENT. THE GEOTEXTILE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A TIMELY MANNER ONCE IT NO LONGER USED.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
   A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
   B. OBSERVED WATER TABLE AT TIME OF DEWATERING.
   C. MAINTENANCE ACTIVITIES
   D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE.
      APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER.
      DATE AND TIME APPLIED.
      WEATHER CONDITIONS DURING APPLICATION.
      METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

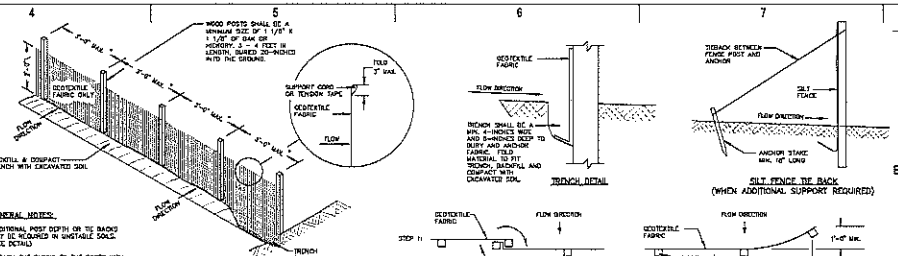
REVIEW THE FOLLOWING FOR MORE INFORMATION

WDNR TECHNICAL STANDARD 1061 FOR DEWATERING –
https://dnr.wi.gov/topic/stormwater/standards/const_1061.pdf

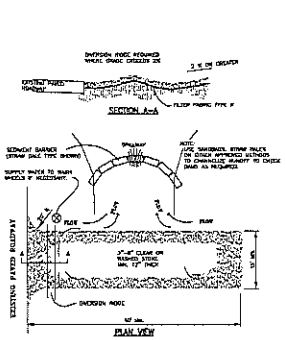
WDNR TECHNICAL STANDARD 1051 FOR POLYMER –
http://dnr.wi.gov/topic/stormwater/standards/const1051.html

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS, WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WHERE THE STAKING AREA.

AT ACCESSIBILITY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS EXEMPTED IN THE PLANS & APPROVED BY DNR/ USACE.

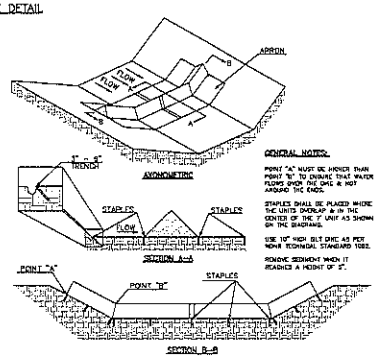


1 FILTER FABRIC SILT FENCE DETAIL
N.T.S.



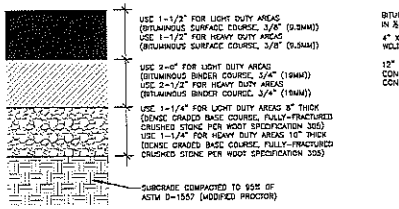
2 STONE TRACKING CONSTRUCTION ENTRANCE
N.T.S.

GENERAL NOTES:
THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3- TO 8-INCH STONE. PLACE THE GRAVEL TO THE DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.
THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 10 INCHES. USE GEOTEXTILE FABRIC, IF NECESSARY, TO IMPROVE STABILITY OF FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.
THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 10 FEET WIDE.
THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.
LOCATE CONSTRUCTION ENTRANCES TO LIMIT SEDIMENT LEAVING THE SITE, & TO PROVIDE FOR MAXIMUM UTILIZATION BY ALL CONSTRUCTION VEHICLES. AVOID DRAINAGES WHICH HAVE STEEP GRADES & CURVES AS AT OR NEAR ROADS.
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
ALL SEDIMENT SPILLED, DROPPED, WASHED OR BLOWN ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED BY THE END OF THE WORK DAY.
PROVIDE DRAINAGE FOR A 2 YEAR – 24 HOUR EVENT TO ENSURE WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.
WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT DRAIN.

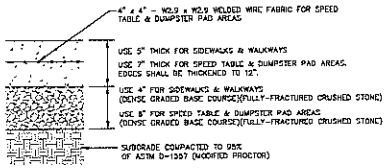


3 TRIANGULAR SILT DIKE
N.T.S.

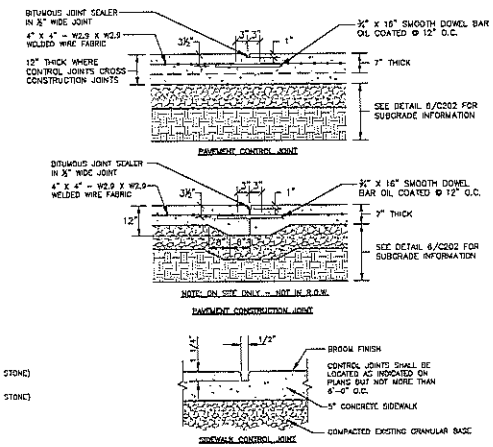
GENERAL NOTES:
POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE & NOT AROUND THE ENDS.
STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP & IN THE CENTER OF THE UNIT AS SHOWN ON THE DRAWING.
USE 10" HIGH BILT DIKE AS PER WDNR TECHNICAL STANDARD 1063.
REMOVE SEDIMENT WHEN IT REACHES A HEIGHT OF 5".



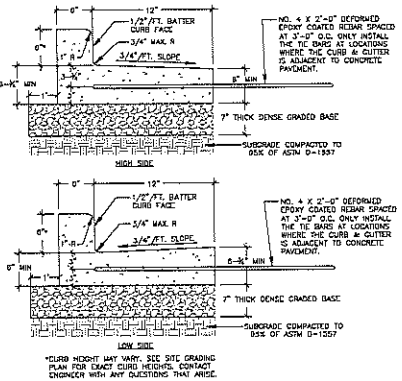
5 ASPHALTIC CONCRETE PAVEMENT
N.T.S.



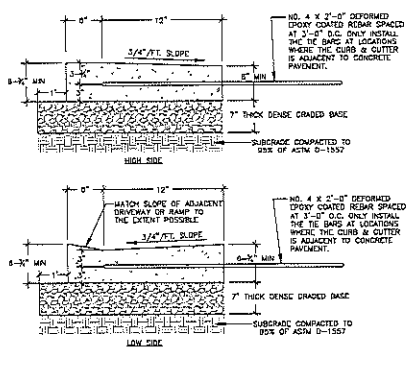
6 CONCRETE SIDEWALK/SLAB
N.T.S.



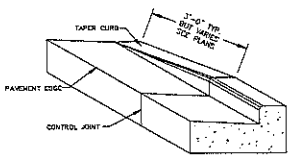
7 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)
N.T.S.



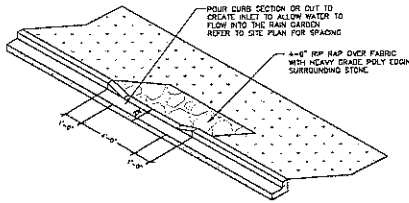
8 18-INCH BARRIER CONCRETE CURB & GUTTER
N.T.S.



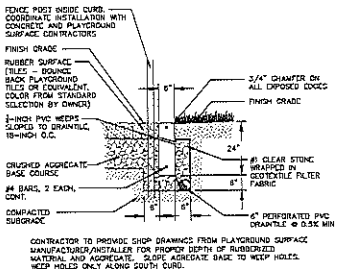
9 18-INCH DEPRESSED CONCRETE CURB & GUTTER
N.T.S.



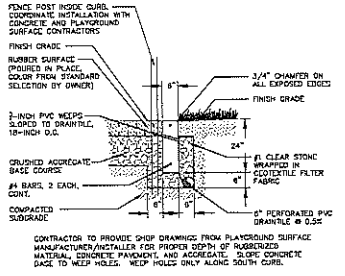
10 CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB
N.T.S.



11 CURB CUT DETAIL WITH RIPRAP
N.T.S.

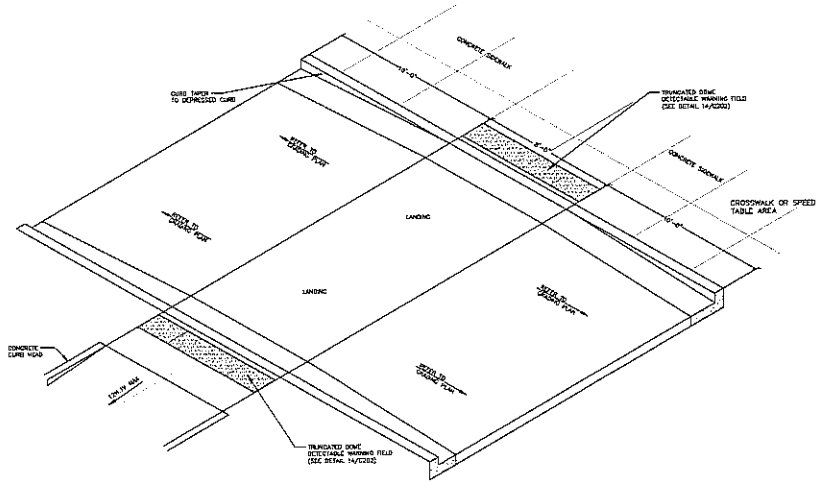


TILED RUBBER SURFACE PLAYGROUND
(BASE BID)

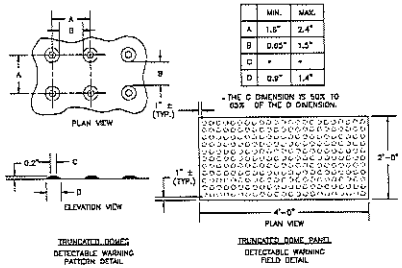


POURED IN PLACE RUBBER SURFACE PLAYGROUND
(ALTERNATE BID S2)

12 RUBBER SURFACE PLAYGROUND DETAILS WITH CURB AND DRAINTILE
N.T.S.



13 CONCRETE SPEED TABLE
N.T.S.



	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

GENERAL NOTES

TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH NO COLOR, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. PLATES SHOULD WEATHER TO A RUST COLOR OVER TIME. 4' 24"x48" PLATES ARE NOT AVAILABLE. TWO 24"x24" PLATES SHALL BE USED. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT IT IS CENTERED IN THE CURB RAMP WITH THE EDGE NEAREST THE BACK OF CURB A MINIMUM OF 6" AND A MAXIMUM OF 8" AWAY FROM THE BACK OF CURB. IN LOCATIONS WHERE THE RAMP IS SKEWED TO THE CURB, THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

14 TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.

eu:c
Milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.2200
Madison 370 West Johnson Street, Madison, Wisconsin 53703 608.442.2200
Des Moines 666 Walnut Street, Suite 6 Des Moines, Iowa 50309 515.974.5440
Denver 1550 Wynkoop Street, 5th Floor Denver, Colorado 80202 303.815.6480

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRO AVENUE #4340
MEQUON, WI 5309

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/28/2020	BIDDING SET
10/23/2020	ADDENDUM #1
10/29/2020	PLAN CORRECTION

KEY PLAN

kapu
7711 N. Port Washington
Milwaukee, Wisconsin 5
kapurinc.com

SHEET INFORMATION

PROGRESS DOCUME
NOT FOR CONSTRUC

PROJECT MANAGER

PROJECT NUMBER

SITE DETAILS

C2(

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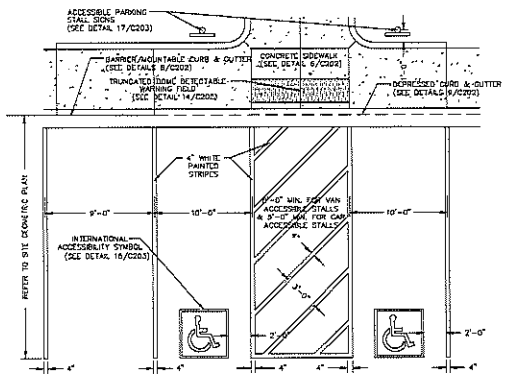
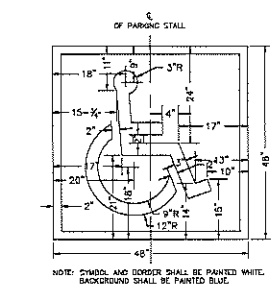
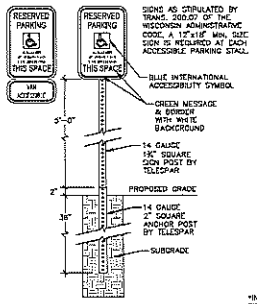
Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School



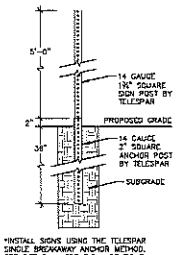
15 ACCESSIBLE PARKING STALL MARKING
N.T.S.



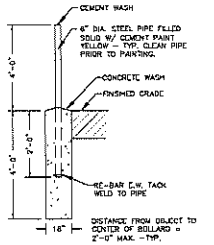
16 ACCESSIBLE PARKING STALL SYMBOL
N.T.S.



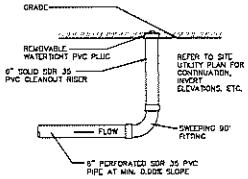
17 ACCESSIBLE PARKING STALL SIGN
N.T.S.



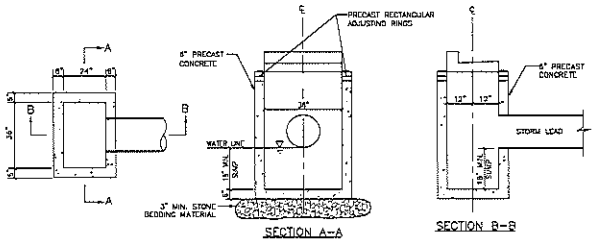
18 SIGN POST DETAIL
N.T.S.



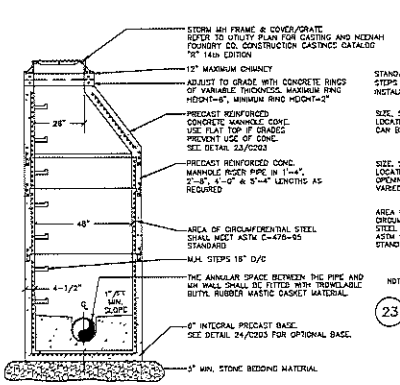
19 STANDARD STEEL BOLLARD
N.T.S.



20 STORM SEWER END RUN 6" CLEANOUT
N.T.S.



21 24" X 36" STORM CATCH BASIN WITH GUTTER INLET/CURB BOX FRAME & GRATE
N.T.S.



STORM MANHOLE NOTES:

1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

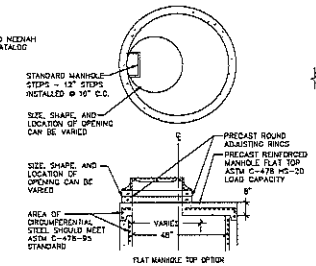
2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

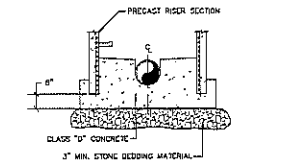
4.) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.

5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

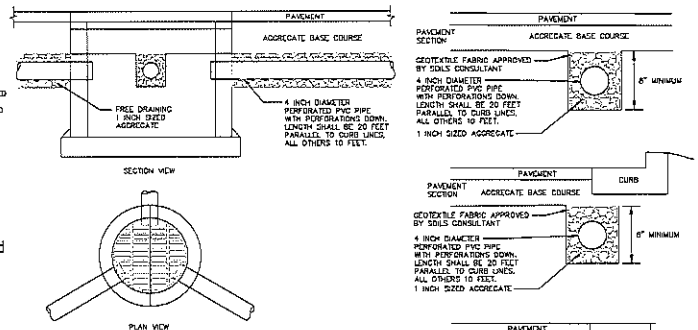
22 STORM MANHOLE DETAIL
N.T.S.



23 OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER
N.T.S.



24 OPTIONAL POURED MANHOLE BASE FOR MANHOLES
N.T.S.



NOTE: A MINIMUM OF TWO STUB DRAINS SHOULD BE PLACED AT EACH CATCH BASIN. THE STUB DRAINS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF VEHICLE TRAVEL TO MINIMIZE THE POTENTIAL FOR "FROST BUMPS" WHICH MAY OCCUR BECAUSE OF DIFFERING DEPTHS OF FILL MATERIAL IN ADDITION, PLEASE NOTE THAT THIS DETAIL IS INTENDED AS A TYPICAL DETAIL ONLY AND CERTAIN CONSTRUCTION CONSIDERATIONS MAY LIMIT ITS DUPLICATION IN THE FIELD. HOWEVER, AN APPROXIMATION OF THESE CONDITIONS SHOULD MINIMIZE EXCESSIVE BUILD-UP OF WATER IN THE AGGREGATE BASE COURSE IN THE AREA OF THE CATCH BASINS.

REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION ON PAVEMENT SUBDRAINAGE.

25 PAVEMENT DRAINTILE SUBDRAINAGE SYSTEM
N.T.S.

eu

milwaukee 220 East Chicago Street Milwaukee, Wisconsin 53 414.271.3300

madison 120 West Johnson Drive Madison, Wisconsin 537 608.442.5370

fox metro 1319 Waldo Street, Suite Two Rivers, Iowa 5007 920.793.1660

denver 1600 Wynkoop Street, S Denver, Colorado 8020 303.813.4180

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRO AVENUE #4340 MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/09/2020	SCHEMATIC DESIGN
12/23/2020	DESIGN DEVELOPMENT
02/26/2021	PLAN COMMISSION

KEY PLAN

kapu

7711 N. Port Washington Milwaukee, Wisconsin

kapurinc.com

SHEET INFORMATION

PROGRESS DOCUMI NOT FOR CONSTRUC

These documents reflect progress, and may be subject to change, including additional re and not final construction documents and s used for final bids or construction purposes

PROJECT MANAGER

PROJECT NUMBER

SITE DETAILS

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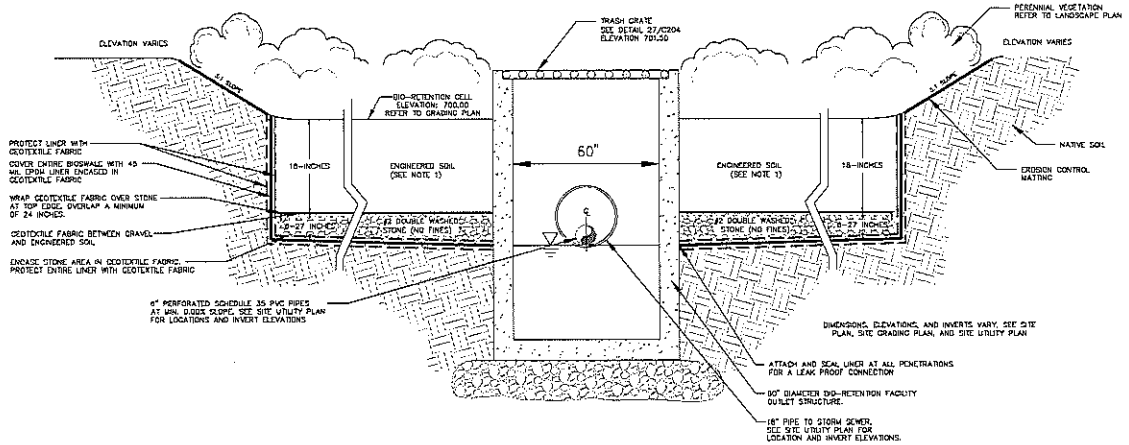
Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School



NOTE 1: THE BIO-RETENTION BASIN WILL FUNCTION AS A TEMPORARY SEDIMENT BASIN DURING LAND DISTURBING CONSTRUCTION ACTIVITIES. THE SEDIMENT BASIN SHALL BE CONSTRUCTED WITHIN THE FOOTPRINT OF THE FUTURE BIO-RETENTION BASIN AND EXCAVATED TO A DEPTH OF 3 FEET BELOW THE TOP ELEVATION OF THE ENGINEERED SOIL TO ALLOW FOR 3 FEET OF PONDING. ALL HEAVY EQUIPMENT AND CONSTRUCTION TRAFFIC IS PROHIBITED WITHIN THE FOOTPRINT OF THE BIO-RETENTION BASIN/SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE CONSTRUCTED IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1064 UNLESS SHOWN OTHERWISE IN PLANS OR SPECIFICATIONS. IF SEDIMENT BASIN NEEDS TO BE DEWATERED IT SHALL BE DONE IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1061.

NOTE 2: FOLLOWING SITE STABILIZATION, THE SEDIMENT BASIN SHALL BE DEWATERED AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED. FOLLOWING SEDIMENT REMOVAL, THE BASIN WILL NO LONGER ACT AS A TEMPORARY SEDIMENT BASIN AND THEREFORE NO SEDIMENT LADEN WATER FROM CONSTRUCTION ACTIVITIES SHALL BE ALLOWED TO DISCHARGE INTO THE BASIN.

NOTE 3: CONSTRUCTION OF THE BIO-RETENTION BASIN SHALL BEGIN ONLY AFTER THE SITE HAS BEEN FULLY DEVELOPED AND STABILIZED FROM EROSION AND ANY ACCUMULATED SEDIMENT WITHIN THE BASIN HAS BEEN DISPOSED.

NOTE 4: ONCE CONSTRUCTION OF THE BIO-RETENTION BASIN BEGINS, ALL HEAVY EQUIPMENT AND CONSTRUCTION TRAFFIC IS STILL PROHIBITED WITHIN THE FOOTPRINT OF THE BIO-RETENTION BASIN. INSTALL CONSTRUCTION FENCING TO PREVENT TRAFFIC AS NEEDED. PLACEMENT OF THE ENGINEERED SOIL LAYERS SHALL BE COMPLETED WITH A BACKHOE FROM THE SIDE SLOPES OF THE BASIN. EVERY EFFORT SHALL BE MADE TO AVOID THE COMPACTION OF THE ENGINEERED SOIL WITHIN THE BASIN DURING AND AFTER CONSTRUCTION. IF COMPACTION OCCURS, REFER TO DNR TECHNICAL STANDARD 1004 FOR COMPACTION REMEDIATION.

NOTE 5: BASIN CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING, OR OTHER FORMS OF COMPACTION.

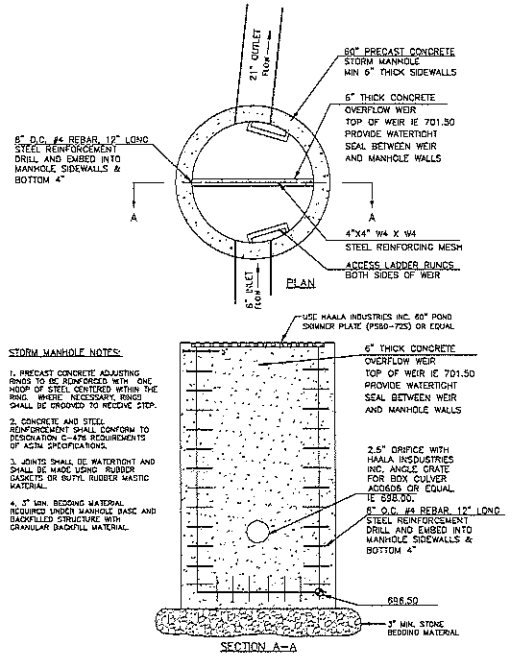
NOTE 6: ENGINEERED SOIL CONSIST OF: 70% PRE-WASHED, COARSE DOLOMITIC SAND AND 30% COMPOST (SHALL MEET DNR SPECIFICATION 1009; AVAILABLE AT S & R COMPOST, WAUKESHA, WI OR PURPLE COW ORGANICS, OCONOMOWOC, WI)

NOTE 7: CONSTRUCT PER WISCONSIN DNR TECHNICAL STANDARD 1004 BIORETENTION FOR INFILTRATION UNLESS INDICATED IN SPECIFICATIONS AND DETAILS.

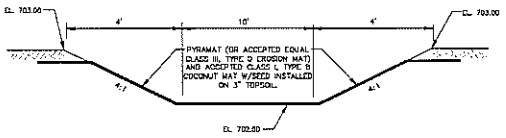
NOTE 8: REFER TO SPECIFICATION 32 92 00 PLANTS FOR ADDITIONAL INFORMATION.

NOTE 9: DIMENSIONS, ELEVATIONS, AND INVERTS VARY, SEE SITE PLAN, SITE GRADING PLAN, AND SITE UTILITY PLAN

26 BIO-RETENTION 1 FACILITY DETAIL
N.T.S.



27 60-INCH BIO-RETENTION 1 OUTFALL STRUCTURE
N.T.S.



28 BIO-RETNETION 1 EMERGENCY SPILLWAY CROSS SECTION
N.T.S.

milwaukee 222 East Chicago Street Milwaukee, Wisconsin 53202 414.271.2702
madison 500 West Johnson Street Madison, Wisconsin 53703 608.442.3240
des moines 100 Walnut Street, Suite 200 Des Moines, Iowa 50309 515.270.5540
denver 1600 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.616.4190

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTROCK AVENUE #4340 MEQUON, WI 53092

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/09/22	SCHEMATIC DESIGN
11/07/22	50% CONSTRUCTION DRAWINGS
12/21/22	PLAN CORRECTION

KEY PLAN

kapur
7711 N. Port Washington Rd.
Milwaukee, Wisconsin 53217
kapurinc.com

SHEET INFORMATION

PROGRESS DOCUMENT
NOT FOR CONSTRUCTION

PROJECT MANAGER

PROJECT NUMBER

SITE DETAILS

C20

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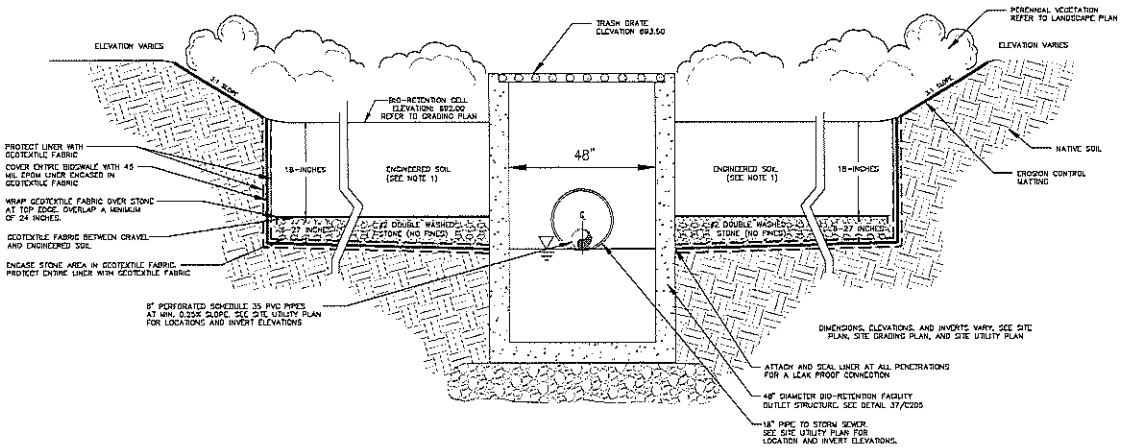
Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School



NOTE 1: THE BIO-RETENTION BASIN WILL FUNCTION AS A TEMPORARY SEDIMENT BASIN DURING LAND DISTURBING CONSTRUCTION ACTIVITIES. THE SEDIMENT BASIN SHALL BE CONSTRUCTED WITHIN THE FOOTPRINT OF THE FUTURE BIO-RETENTION BASIN AND EXCAVATED TO A DEPTH OF 3 FEET BELOW THE TOP ELEVATION OF THE ENGINEERED SOIL TO ALLOW FOR 3 FEET OF PONDING. ALL HEAVY EQUIPMENT AND CONSTRUCTION TRAFFIC IS PROHIBITED WITHIN THE FOOTPRINT OF THE BIO-RETENTION BASIN/SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE CONSTRUCTED IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1064 UNLESS SHOWN OTHERWISE IN PLANS OR SPECIFICATIONS. IF SEDIMENT BASIN NEEDS TO BE DEWATERED IT SHALL BE DONE IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1061.

NOTE 2: FOLLOWING SITE STABILIZATION, THE SEDIMENT BASIN SHALL BE DEWATERED AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED. FOLLOWING SEDIMENT REMOVAL, THE BASIN WILL NO LONGER ACT AS A TEMPORARY SEDIMENT BASIN AND THEREFORE NO SEDIMENT LADEN WATER FROM CONSTRUCTION ACTIVITIES SHALL BE ALLOWED TO DISCHARGE INTO THE BASIN.

NOTE 3: CONSTRUCTION OF THE BIO-RETENTION BASIN SHALL BEGIN ONLY AFTER THE SITE HAS BEEN FULLY DEVELOPED AND STABILIZED FROM EROSION AND ANY ACCUMULATED SEDIMENT WITHIN THE BASIN HAS BEEN DISPOSED.

NOTE 4: ONCE CONSTRUCTION OF THE BIO-RETENTION BASIN BEGINS, ALL HEAVY EQUIPMENT AND CONSTRUCTION TRAFFIC IS STILL PROHIBITED WITHIN THE FOOTPRINT OF THE BIO-RETENTION BASIN. INSTALL CONSTRUCTION FENCING TO PREVENT TRAFFIC AS NEEDED. PLACEMENT OF THE ENGINEERED SOIL LAYERS SHALL BE COMPLETED WITH A BACKHOE FROM THE SIDE SLOPES OF THE BASIN. EVERY EFFORT SHALL BE MADE TO AVOID THE COMPACTION OF THE ENGINEERED SOIL WITHIN THE BASIN DURING AND AFTER CONSTRUCTION. IF COMPACTION OCCURS, REFER TO DNR TECHNICAL STANDARD 1004 FOR COMPACTION REMEDIATION.

NOTE 5: BASIN CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING, OR OTHER FORMS OF COMPACTION.

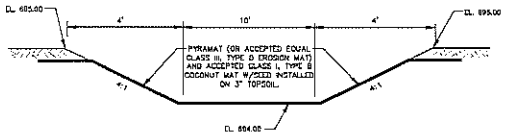
NOTE 6: ENGINEERED SOIL CONSIST OF: 70% PRE-WASHED, COARSE DOLOMITIC SAND AND 30% COMPOST (SHALL MEET DNR SPECIFICATION 100; AVAILABLE AT S & R COMPOST, WAUKESHA, WI OR PURPLE COW ORGANICS, OCONOMOWOC, WI)

NOTE 7: CONSTRUCT PER WISCONSIN DNR TECHNICAL STANDARD 1004 BIORETENTION FOR INFILTRATION UNLESS INDICATED IN SPECIFICATIONS AND DETAILS.

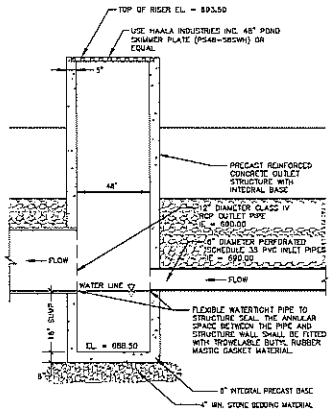
NOTE 8: REFER TO SPECIFICATION 32 92 00 PLANTS FOR ADDITIONAL INFORMATION.

NOTE 9: DIMENSIONS, ELEVATIONS, AND INVERTS VARY, SEE SITE PLAN, SITE GRADING PLAN, AND SITE UTILITY PLAN

29 BIO-RETENTION 2
N.T.S.



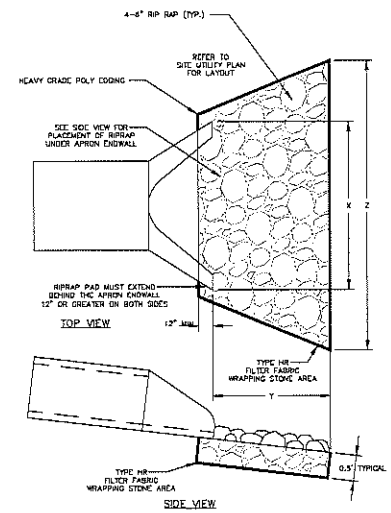
30 BIO-RETNETION 2 EMERGENCY SPILLWAY CROSS SECTION
N.T.S.



OUTLET STRUCTURE NOTES:

1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
3. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE. BACKFILL STRUCTURE WITH GRANULAR BACKFILL MATERIAL.

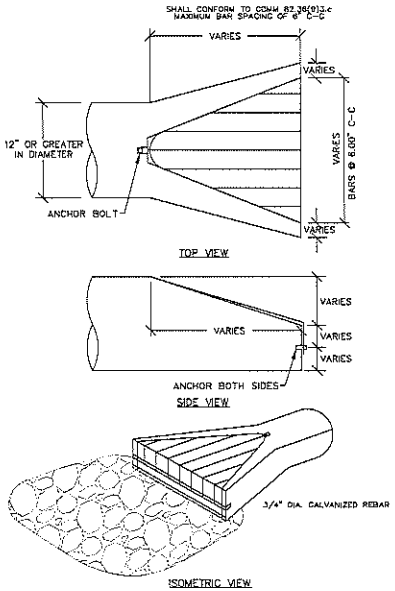
31 48-INCH DIAMETER BIO-RETENTION 2 OUTLET STRUCTURE
N.T.S.



DIA (INCH)	X (INCH)	Y (INCH)	Z (INCH)
12	24	120	48
15	30	120	60
18	36	120	66
21	42	120	72
24	48	120	72
27	54	120	81
30	60	120	90
36	72	120	108
42	78	120	120
48	84	120	120
54	90	120	150
60	96	120	162
66	102	120	174
72	108	120	186

NOTES:
1.) STANDARD SPECIFICATION SHALL APPLY TO ALL INSTALLATIONS.
2.) PIPES 36" AND GREATER SHALL HAVE JOINT TIES.
3.) PIPES 36" OR GREATER SHALL HAVE SIDE OF THE RIPRAP PAD PLACED WITH A SLURRY GROUT MIX ON AN UNEVEN RIPRAP SURFACE.
4.) TWIN APRON INSTALLATIONS SHALL BE COVERED BY THE OUTSIDE DIMENSIONS OF A SINGLE PIPE.

32 TYPICAL PLACEMENT OF RIPRAP AT APRON ENDWALLS
N.T.S.



33 TRASH GUARD AT RCP APRON ENDWALLS
N.T.S.

eu:
milwaukee 332 East Chicago Street Milwaukee, Wisconsin 53 414.271.2200
madison 309 West Johnson Street Madison, Wisconsin 537 608.443.3260
des moines 666 Walnut Street, Suite 2000 Des Moines, Iowa 5030 515.724.0660
denver 1225 Seventeenth Street, S Denver, Colorado 8020 720.351.4490

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRO AVENUE #4340 MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/29/2021	SCHEMATIC DESIGN
11/29/2021	DETAILED DEVELOPMENT
12/20/2021	PLAN COMMISSION

KEY PLAN

kapu
7711 N. Port Washington
Milwaukee, Wisconsin 5
kapurinc.com

SHEET INFORMATION

PROGRESS DOCUME
NOT FOR CONSTRUC

PROJECT MANAGER

PROJECT NUMBER 3

SITE DETAILS

C20

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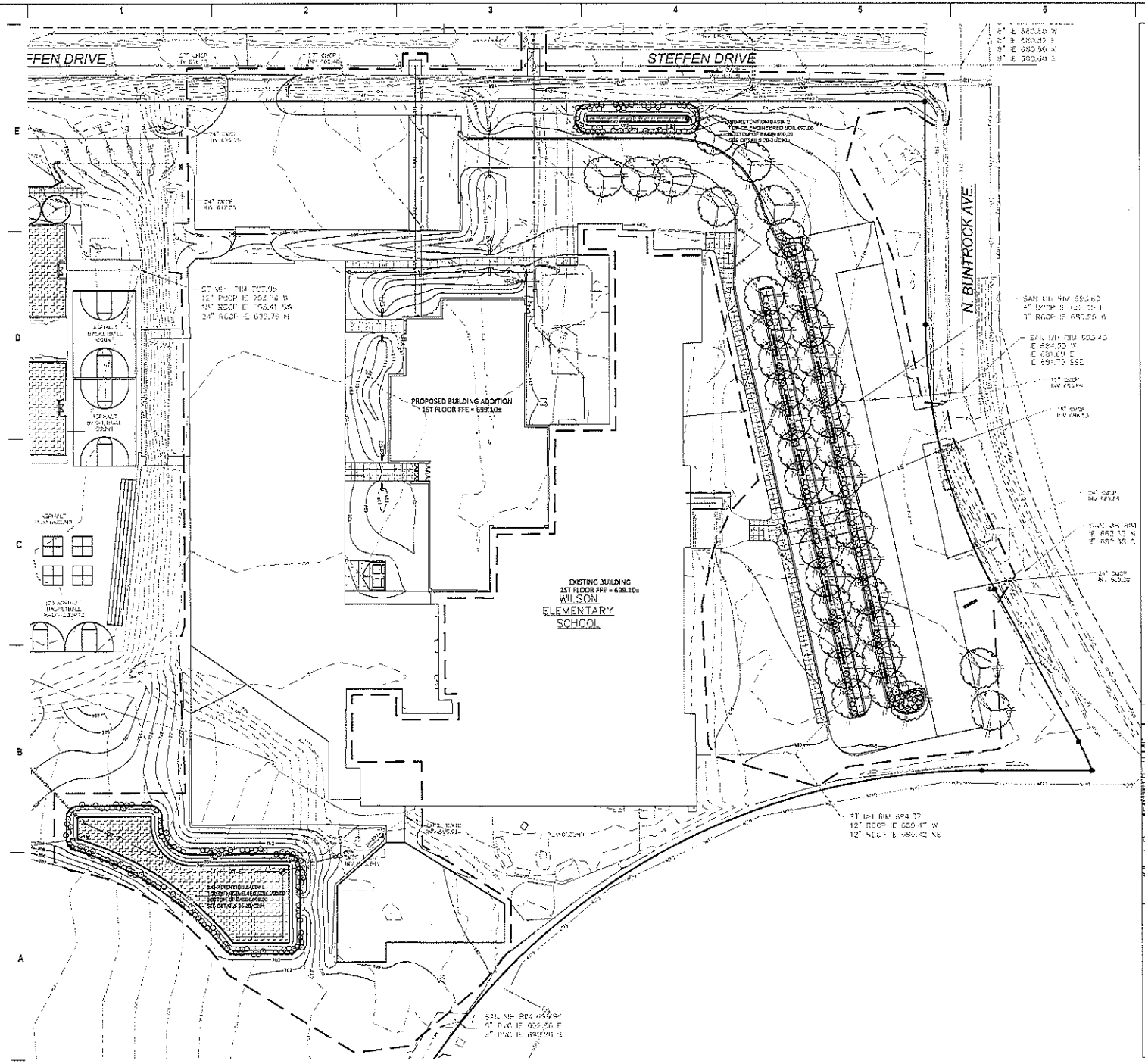
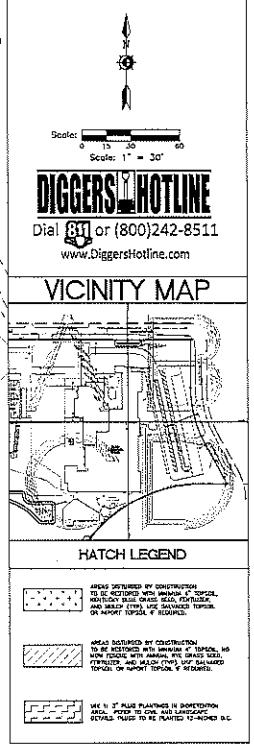
Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School





PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRO AVENUE #4340 MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
08/28/2023	SCHEMATIC DESIGN
12/22/2023	DESIGN DEVELOPMENT
12/29/2023	PLAN COMMISSION

KEY PLAN

kapur

7711 N. Port Washington
Milwaukee, Wisconsin

kapurinc.com

SHEET INFORMATION

PROGRESS DOCUME
NOT FOR CONSTRUC

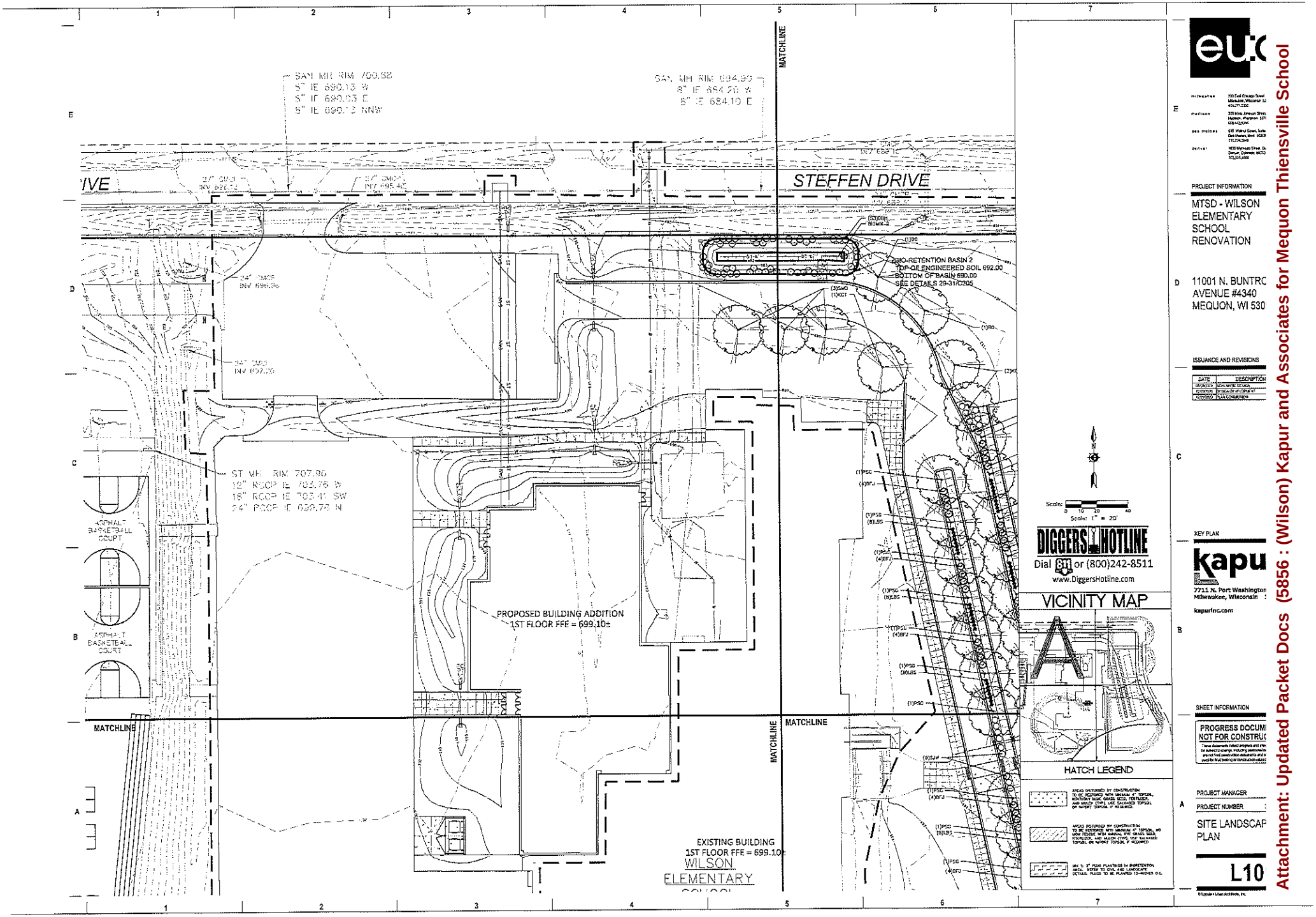
PROJECT MANAGER

PROJECT NUMBER

OVERALL SITE LANDSCAPE PLA

L1

Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School



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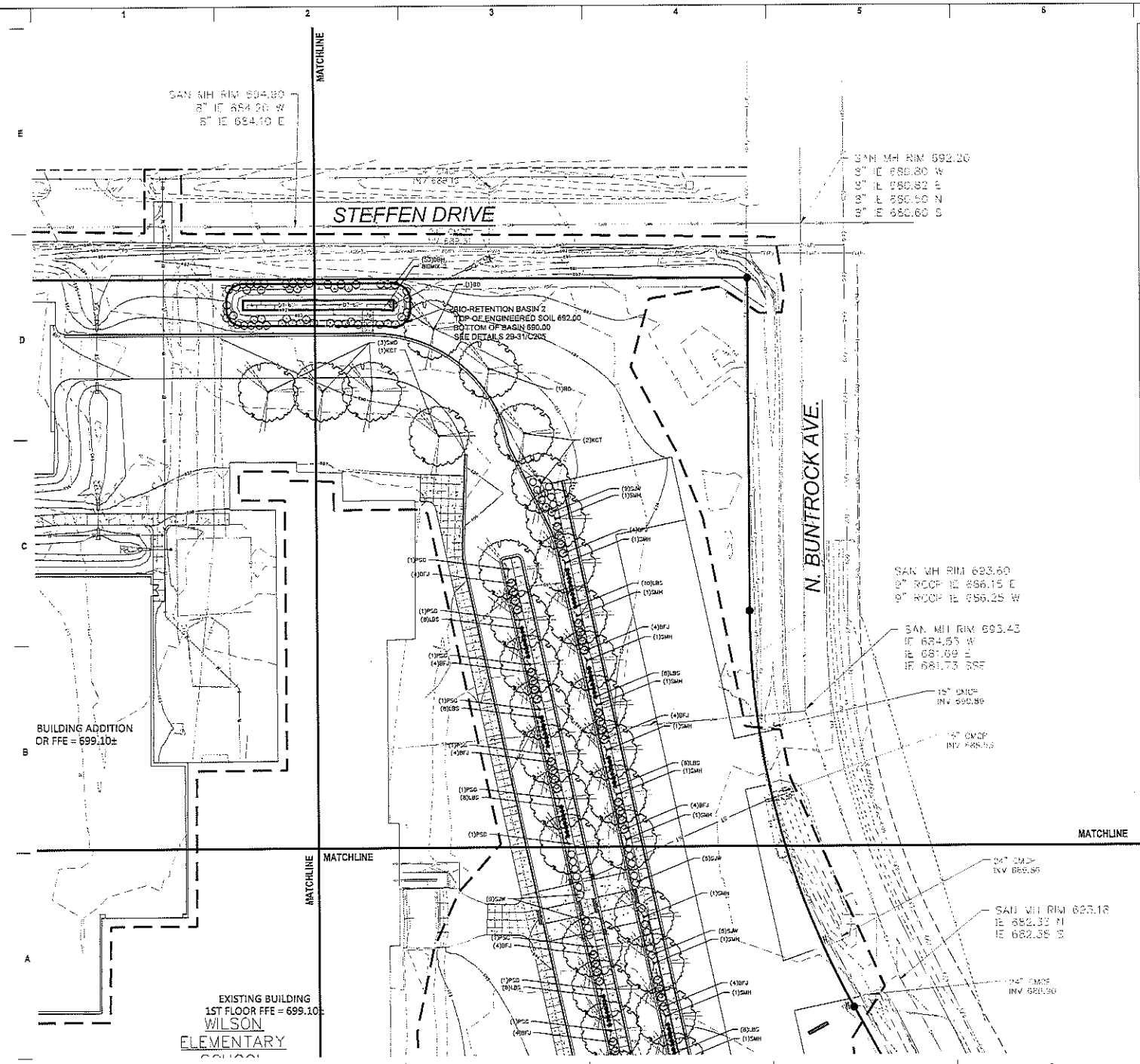

Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

VICINITY MAP

HATCH LEGEND

AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP.). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.

AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, NO MORE PERVIOUS WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP.). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.

MIX 3" PINE PLANTINGS IN BIORETENTION AREA. REFER TO CIVIL AND LANDSCAPE DETAILS. PLUGS TO BE PLANTED 12-INCHES o.c.

eu:

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53 414.271.3200
madison 320 West Mifflin Street, Madison, Wisconsin 537 608.442.3200
des moines 699 Walnut Street, Suite Des Moines, Iowa 50309 515.274.0240
denver 1600 Wynkoop Street, Su Denver, Colorado 80202 303.893.1600

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRC AVENUE #4340 MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
05/26/2020	SCHEMATIC DESIGN
7/15/2020	DFI SIGN OFF/ OPINAT
12/7/2020	PLAN COMMISSION

KEY PLAN

kapu
7711 N. Port Washington
Milwaukee, Wisconsin
kapurinc.com

SHEET INFORMATION

PROGRESS DOCUMI
NOT FOR CONSTRUC

PROJECT MANAGER
PROJECT NUMBER

SITE LANDSCAP
PLAN

L10

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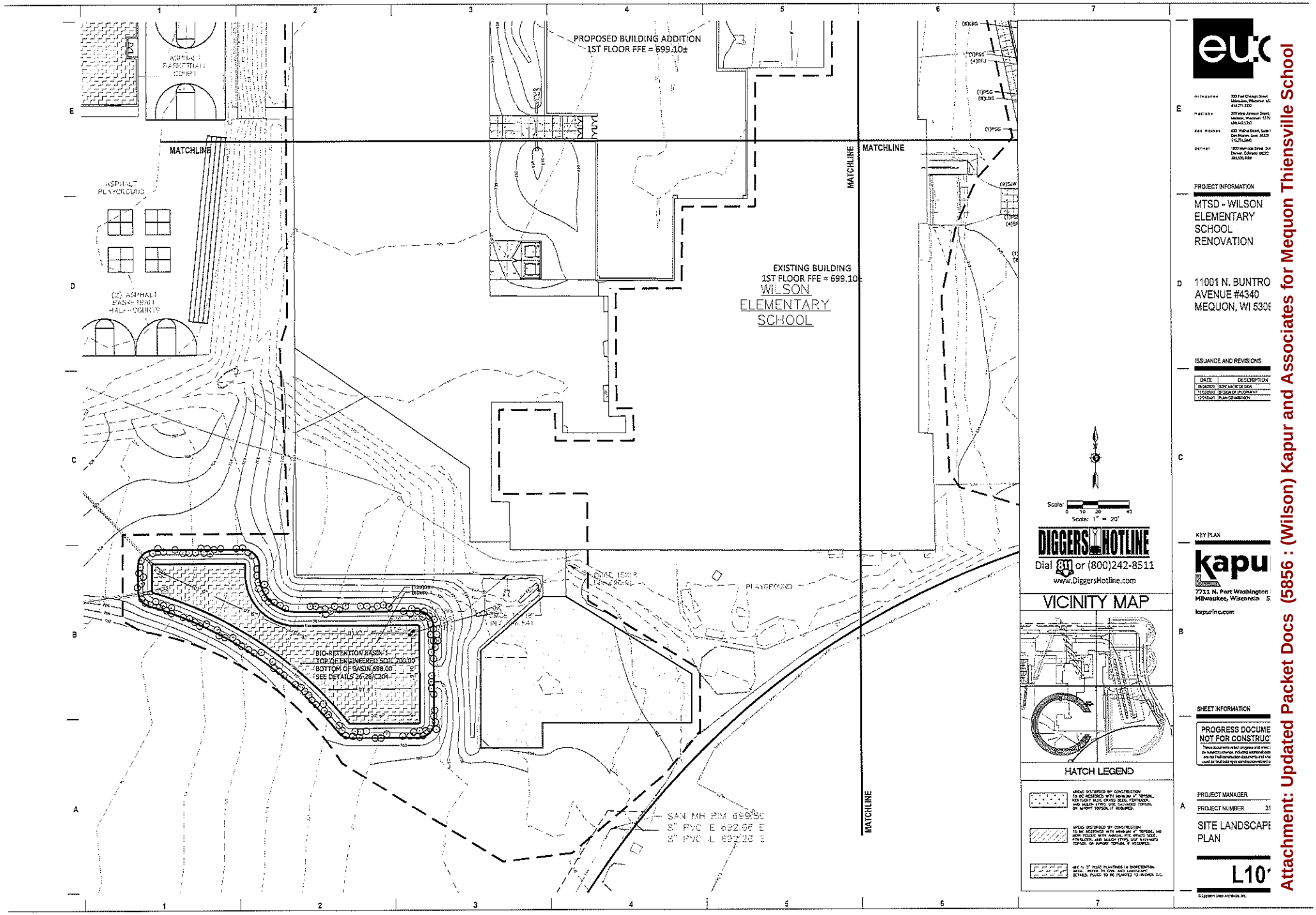

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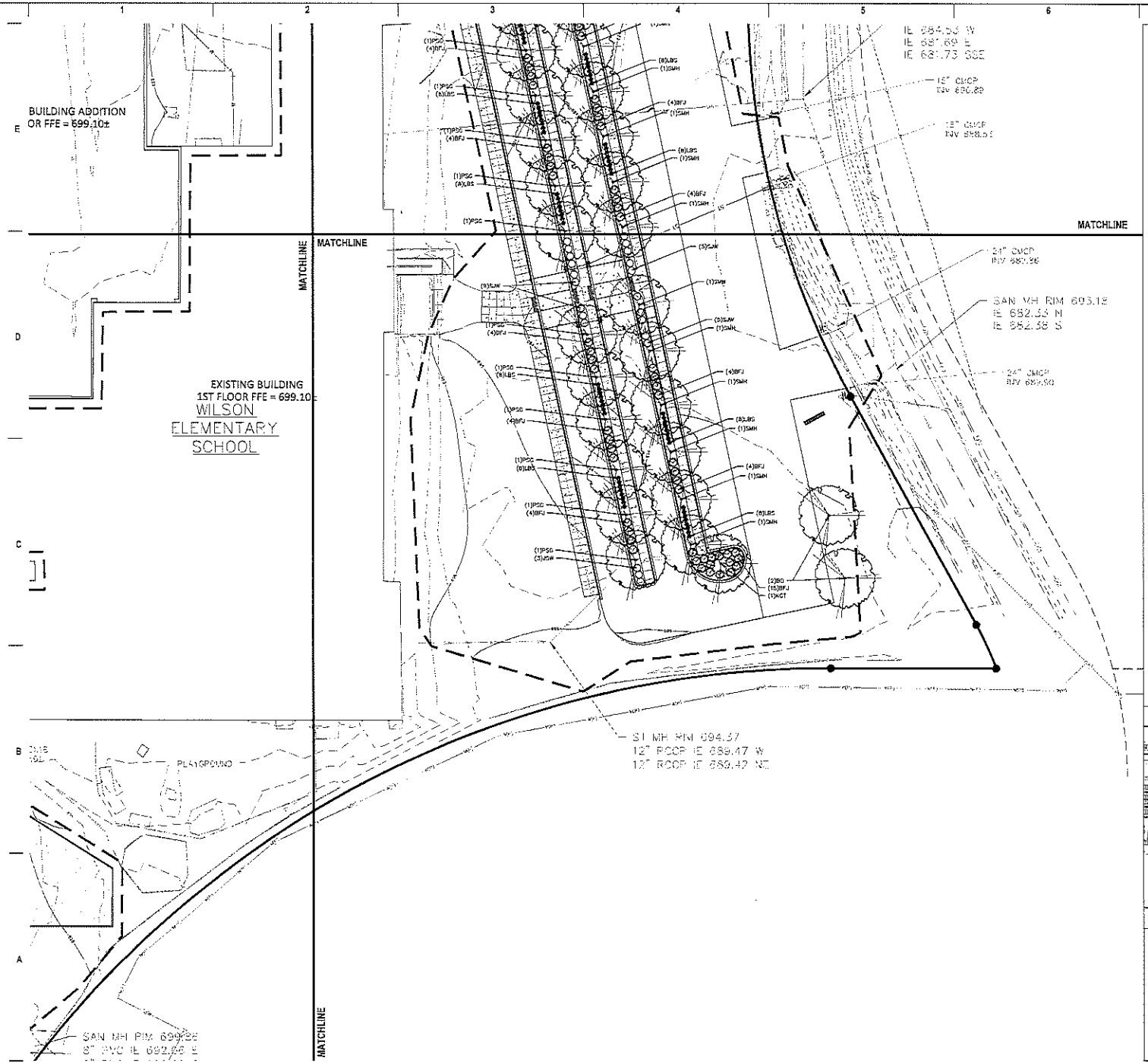
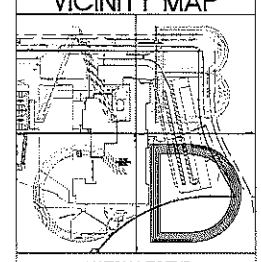


Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

VICINITY MAP



HATCH LEGEND

AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.

AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, NO MOW FESCUE WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.

MIV 0.3" PLUG PLANTINGS IN DIRECTORIAL AREA. REFER TO DIVE AND LANDSCAPE DETAILS. PLUGS TO BE PLANTED 12-INCHES O.C.

eu

milwaukee 300 East Chicago Drive Milwaukee, Wisconsin 5 414.271.5300
madison 200 West Johnson Drive Madison, Wisconsin 53 608.442.5330
des moines 500 Walnut Street, Suite Des Moines, Iowa 50032 515.751.5640
denver 1800 Wynkoop Street, S Denver, Colorado 80202 303.556.4100

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRC AVENUE #4340 MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/08/2020	SCHEMATIC DESIGN
12/03/2020	DESIGN DEVELOPMENT
12/17/2020	PLAN CONDENSATION

KEY PLAN

kapu

7711 N. Port Washington
Milwaukee, Wisconsin 5

kapurinc.com

SHEET INFORMATION

PROGRESS DOCUME
NOT FOR CONSTRUC

PROJECT MANAGER

PROJECT NUMBER 31

SITE LANDSCAPI
PLAN

L10

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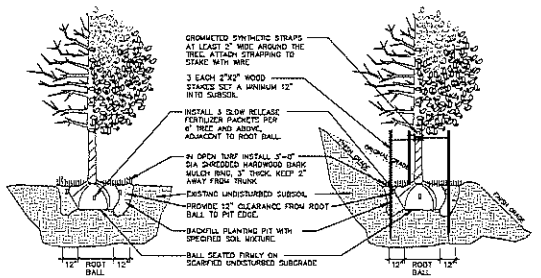
Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School

	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size Maturity in ft. (Height/Spread)
Deciduous Trees:						
BO	Quercus macrocarpa	Bur Oak	4	Per Plan	3" caliper B&B	60-80'/60-80'
KCT	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	4	Per Plan	3" caliper B&B	50'/35'
PSG	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	13	Per Plan	2.5" caliper B&B	40'/15'
SMH	Gleditsia triacanthos 'Shademaster' PP1,515	Shademaster Honeylocust	14	Per Plan	3" caliper B&B	60'/35'
SWO	Quercus bicolor	Swamp White Oak	3	Per Plan	3" caliper B&B	75'/65'
Evergreen Shrubs:						
BFJ	Juniperus sabina 'Buffalo'	Buffalo Juniper	63	Per Plan	#5 cont.	12"/4-0"
Deciduous Shrubs:						
DBH	Diervilla lonicera	Dwarf Bush Honeysuckle	182	Per Plan	#3 cont.	3-4/4-5'
SJW	Hypericum kalmianum	St. John's Wort	31	Per Plan	#3 cont.	2-4/2-4'
Perennials						
LBS	Schizachyrium scoparium	Little Bluestem Grass	82	Per Plan	1 gal.	24-48"/12-18"
BIOMIX 1	Aster ericoides	Heath Aster	20	12" o.c.	3" plug	
BIOMIX 1	Aster novae-angliae	New England Aster	20	12" o.c.	3" plug	
BIOMIX 1	Baptisia leucantha	Wild White Indigo	20	12" o.c.	3" plug	
BIOMIX 1	Eupatorium maculatum	Spotted Joe Pye Weed	20	12" o.c.	3" plug	
BIOMIX 1	Liatris spicata	Marsh Blazing Star	20	12" o.c.	3" plug	
BIOMIX 1	Monarda fistulosa	Wild Bergamot	20	12" o.c.	3" plug	
BIOMIX 1	Rattibida hirta	Black-eyed Susan	20	12" o.c.	3" plug	
BIOMIX 1	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	20	12" o.c.	3" plug	
BIOMIX 1	Tradescantia ohiensis	Spiderwort	20	12" o.c.	3" plug	
BIOMIX 1	Rattibida pinnata	Yellow Coneflower	20	12" o.c.	3" plug	
BIOMIX 1	Carex bebbii	Bebb's Sedge	70	12" o.c.	3" plug	
BIOMIX 1	Bromus ciliatus	Fringed Brome Grass	20	12" o.c.	3" plug	
BIOMIX 1	Panicum virgatum	Switch Grass	20	12" o.c.	3" plug	
BIOMIX 1	Elymus canadensis	Canada Wild Rye	20	12" o.c.	3" plug	
BIOMIX 1	Elymus virginius	Virginia Wild Rye	20	12" o.c.	3" plug	
BIOMIX 1	Carex stipata	Common Fox Sedge	70	12" o.c.	3" plug	
BIOMIX 2	Aster ericoides	Heath Aster	390	12" o.c.	3" plug	
BIOMIX 2	Aster novae-angliae	New England Aster	390	12" o.c.	3" plug	
BIOMIX 2	Baptisia leucantha	Wild White Indigo	390	12" o.c.	3" plug	
BIOMIX 2	Eupatorium maculatum	Spotted Joe Pye Weed	390	12" o.c.	3" plug	
BIOMIX 2	Liatris spicata	Marsh Blazing Star	390	12" o.c.	3" plug	
BIOMIX 2	Monarda fistulosa	Wild Bergamot	390	12" o.c.	3" plug	
BIOMIX 2	Rattibida hirta	Black-eyed Susan	390	12" o.c.	3" plug	
BIOMIX 2	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	390	12" o.c.	3" plug	
BIOMIX 2	Tradescantia ohiensis	Spiderwort	390	12" o.c.	3" plug	
BIOMIX 2	Rattibida pinnata	Yellow Coneflower	390	12" o.c.	3" plug	
BIOMIX 2	Carex bebbii	Bebb's Sedge	750	12" o.c.	3" plug	
BIOMIX 2	Bromus ciliatus	Fringed Brome Grass	390	12" o.c.	3" plug	
BIOMIX 2	Panicum virgatum	Switch Grass	390	12" o.c.	3" plug	
BIOMIX 2	Elymus canadensis	Canada Wild Rye	390	12" o.c.	3" plug	
BIOMIX 2	Elymus virginius	Virginia Wild Rye	390	12" o.c.	3" plug	
BIOMIX 2	Carex stipata	Common Fox Sedge	750	12" o.c.	3" plug	

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.

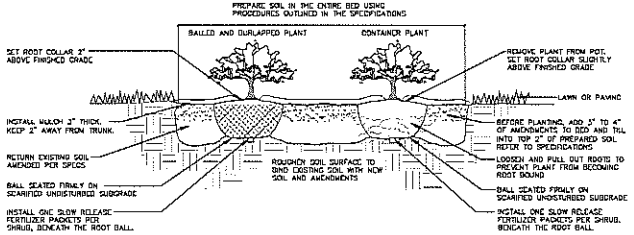
1 LANDSCAPE SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



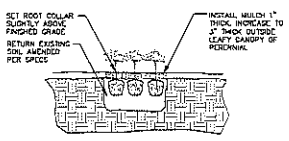
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST ASSTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3' SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING – ONLY STAKE EVERGREEN TREES 8'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES – UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. STONE CHIP MAINTENANCE STRIP TO BE 3-INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 2-FEET WIDE ALONG BUILDING EDGE, WHERE INDICATED ON L101 SITE LANDSCAPE PLAN.
20. STONE CHIP TO BE ¾-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFO@HALQUISTSTONE.COM.
21. NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY, INC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, WI 53964, TELEPHONE: 1-800-476-9453 FAX: 608-296-2741.
22. NATIVE SEED MIX TO BE SHORT GRASS PRAIRIE FOR MESIC SOILS SEED MIX WITH ANNUAL RYE NURSE CROP FROM AGRECOL, LLC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGRECOL, LLC ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, WI 53536. TELEPHONE: 608-223-3371 FAX: 608-884-4040 EMAIL: ECOSOLUTIONS@AGRECOL.COM.
23. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



4 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



5 PERENNIAL PLANTING
N.T.S.

eu
milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53 414.271.0202
madison 328 West Johnson Street Madison, Wisconsin 537 608.442.0200
des moines 400 Walnut Street, Suite Des Moines, Iowa 50309 515.710.0160
denver 1675 Wynkoop Street, S Denver, Colorado 8020 303.534.6200

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. BUNTRC AVENUE #4340 MEQUON, WI 530

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
05/17/2022	SCHEMATIC DESIGN
12/23/2022	DESIGN DEVELOPMENT
12/27/2022	PLAN SUBMISSION

KEY PLAN

kapu
7711 N. Port Washington
Milwaukee, Wisconsin 5
kapurinc.com

SHEET INFORMATION

PROGRESS DOCUME
NOT FOR CONSTRUC
These documents reflect progress and shall be subject to change, including additional dev on-site field investigation documents and du used for final bidding or construction purposes

PROJECT MANAGER

PROJECT NUMBER 3

SITE LANDSCAPI DETAILS

L2

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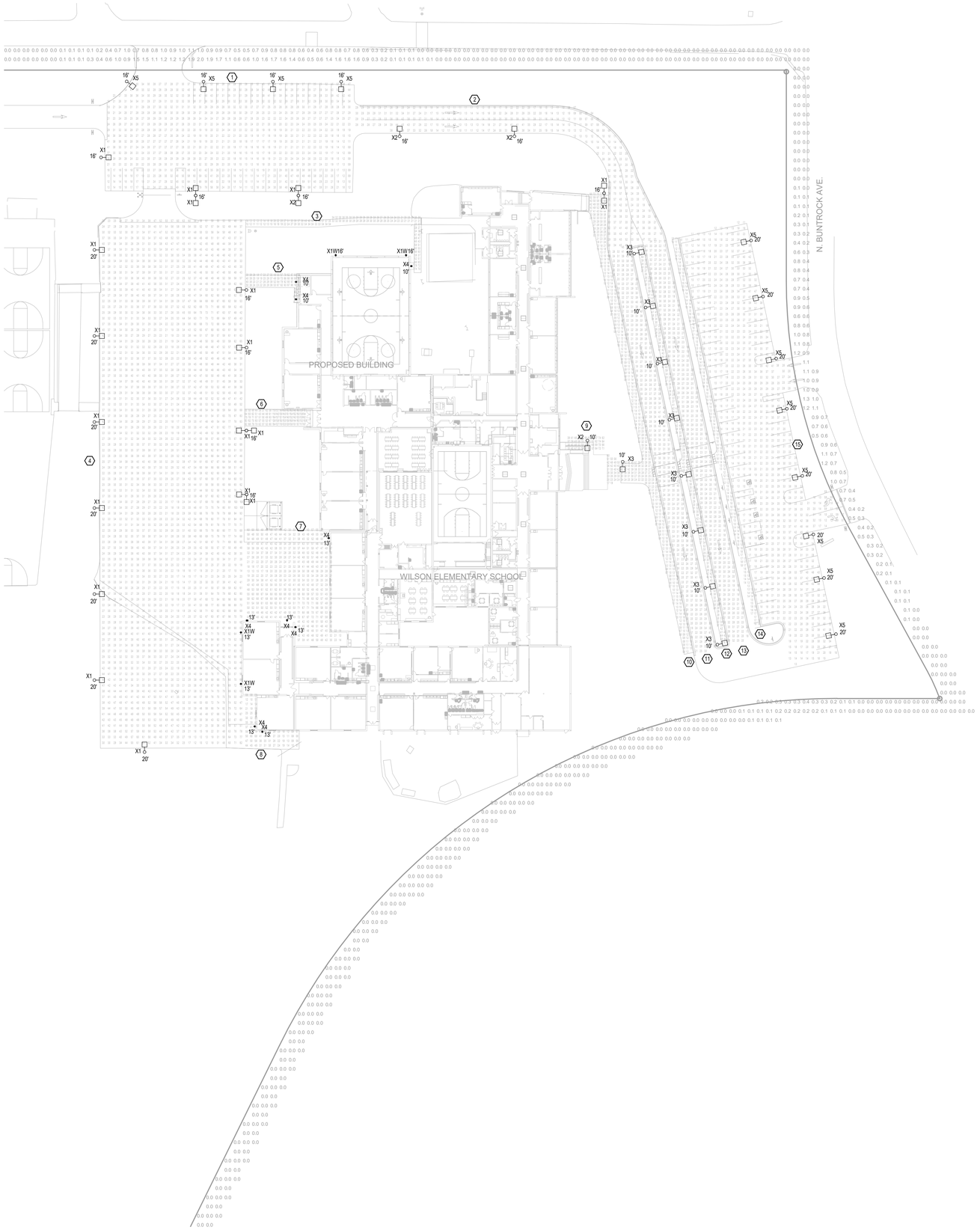
Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School



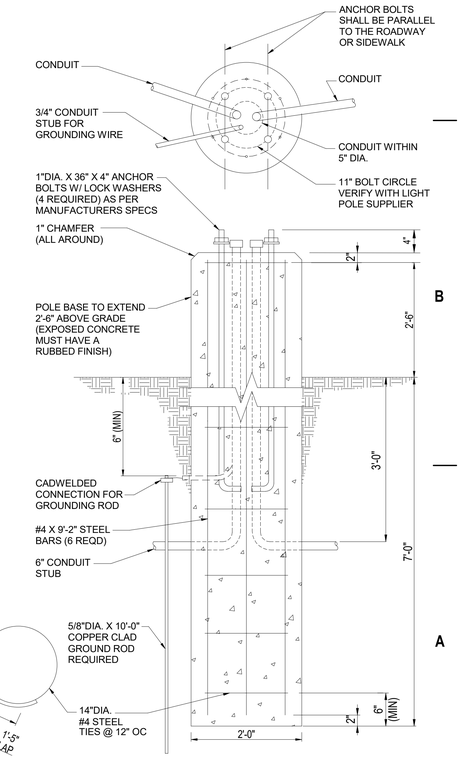
1 ELECTRICAL SITE PLAN
1" = 40'-0"

LIGHTING LEVELS

1	PARKING	AVERAGE	2.7 fc	2	ROADWAY	AVERAGE	2.3 fc
		MAXIMUM	8.3 fc			MAXIMUM	6.4 fc
		MINIMUM	0.9 fc			MINIMUM	0.4 fc
		MAX / MIN	9.2:1			MAX / MIN	16.0:1
3	SIDEWALK	AVERAGE	3.2 fc	4	PARKING	AVERAGE	4.0 fc
		MAXIMUM	7.8 fc			MAXIMUM	10.8 fc
		MINIMUM	1.1 fc			MINIMUM	1.0 fc
		MAX / MIN	7.1:1			MAX / MIN	10.8:1 fc
5	SIDEWALK	AVERAGE	6.0 fc	6	SIDEWALK	AVERAGE	10.0 fc
		MAXIMUM	11.1 fc			MAXIMUM	16.8 fc
		MINIMUM	1.7 fc			MINIMUM	3.6 fc
		MAX / MIN	3.5:1			MAX / MIN	4.7:1
7	PARKING	AVERAGE	4.3 fc	8	SIDEWALK	AVERAGE	2.8 fc
		MAXIMUM	7.4 fc			MAXIMUM	7.9 fc
		MINIMUM	0.4 fc			MINIMUM	0.6 fc
		MAX / MIN	18.5:1			MAX / MIN	13.2:1
9	SIDEWALK	AVERAGE	6.1 fc	10	PARKING	AVERAGE	2.0 fc
		MAXIMUM	9.4 fc			MAXIMUM	6.0 fc
		MINIMUM	3.4 fc			MINIMUM	0.7 fc
		MAX / MIN	2.8:1			MAX / MIN	8.7:1
11	ROADWAY	AVERAGE	2.9 fc	12	SIDEWALK	AVERAGE	3.6 fc
		MAXIMUM	4.8 fc			MAXIMUM	4.9 fc
		MINIMUM	1.5 fc			MINIMUM	2.5 fc
		MAX / MIN	3.2:1			MAX / MIN	2.0:1
15	ROADWAY	AVERAGE	2.6 fc	14	SIDEWALK	AVERAGE	1.5 fc
		MAXIMUM	4.3 fc			MAXIMUM	1.8 fc
		MINIMUM	1.5 fc			MINIMUM	1.1 fc
		MAX / MIN	2.9:1			MAX / MIN	1.6:1
10	PARKING	AVERAGE	2.4 fc				
		MAXIMUM	4.7 fc				
		MINIMUM	1.0 fc				
		MAX / MIN	4.7:1				

LIGHT FIXTURE SCHEDULE

TYPE	DISCRIPTION	LAMP	WATTS	VOLT	CCT	MANUFACTURER	SERIES
X1	EXTERIOR LED POLE MOUNTED LIGHT FIXTURE, P5 FORWARD OPTICS, TYPE TFTM DISTRIBUTION.	LED	138 W	MVOLT	4000 K	LITHONIA	DSX1
X1W	EXTERIOR LED WALL MOUNTED LIGHT FIXTURE, P5 FORWARD OPTICS, TYPE TFTM DISTRIBUTION.	LED	138 W	MVOLT	4000 K	LITHONIA	DSXW1
X2	EXTERIOR LED POLE MOUNTED LIGHT FIXTURE, P5 FORWARD OPTICS, TYPE T2M DISTRIBUTION.	LED	138 W	MVOLT	4000 K	LITHONIA	DSX1
X3	EXTERIOR LED POLE MOUNTED LIGHT FIXTURE, P5 FORWARD OPTICS, TYPE T5W DISTRIBUTION.	LED	89 W	MVOLT	4000 K	LITHONIA	DSX1
X4	EXTERIOR LED WALL MOUNTED LIGHT FIXTURE, P2 FORWARD OPTICS, TYPE TFTM DISTRIBUTION.	LED	70 W	MVOLT	4000 K	LITHONIA	DSXW1
X5	SAME AS TYPE X1 BUT WITH A HOUSE SIDE SHIELD.	LED	138 W	MVOLT	4000 K	LITHONIA	DSX1



2 EXTENDED POLE BASE DETAIL
NOT TO SCALE

eua

milwaukee 333 East Chicago Street, Milwaukee, Wisconsin 53202, 414.271.5350

madison 309 West Johnson Street, Suite 202, Madison, Wisconsin 53703, 608.442.5350

des moines 699 Walnut Street, Suite 400, Des Moines, Iowa 50309, 515.724.5840

denver 1899 Wynkoop Street, Suite 300, Denver, Colorado 80202, 303.595.4500

PROJECT INFORMATION

MTSD - WILSON ELEMENTARY SCHOOL RENOVATION

11001 N. Buntrock Avenue #4340, Mequon, WI 53092

MEP
EXPECT A DIFFERENCE
1111 Deming Way, Suite 202 | Madison, WI 53717
P: 608.848.9556 | mepassociates.com | salasobrien.com

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
01/12/2021	CONSTRUCTION DOCUMENTS QC

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	PCC
PROJECT NUMBER	318480-01

ELECTRICAL SITE PLAN

E101

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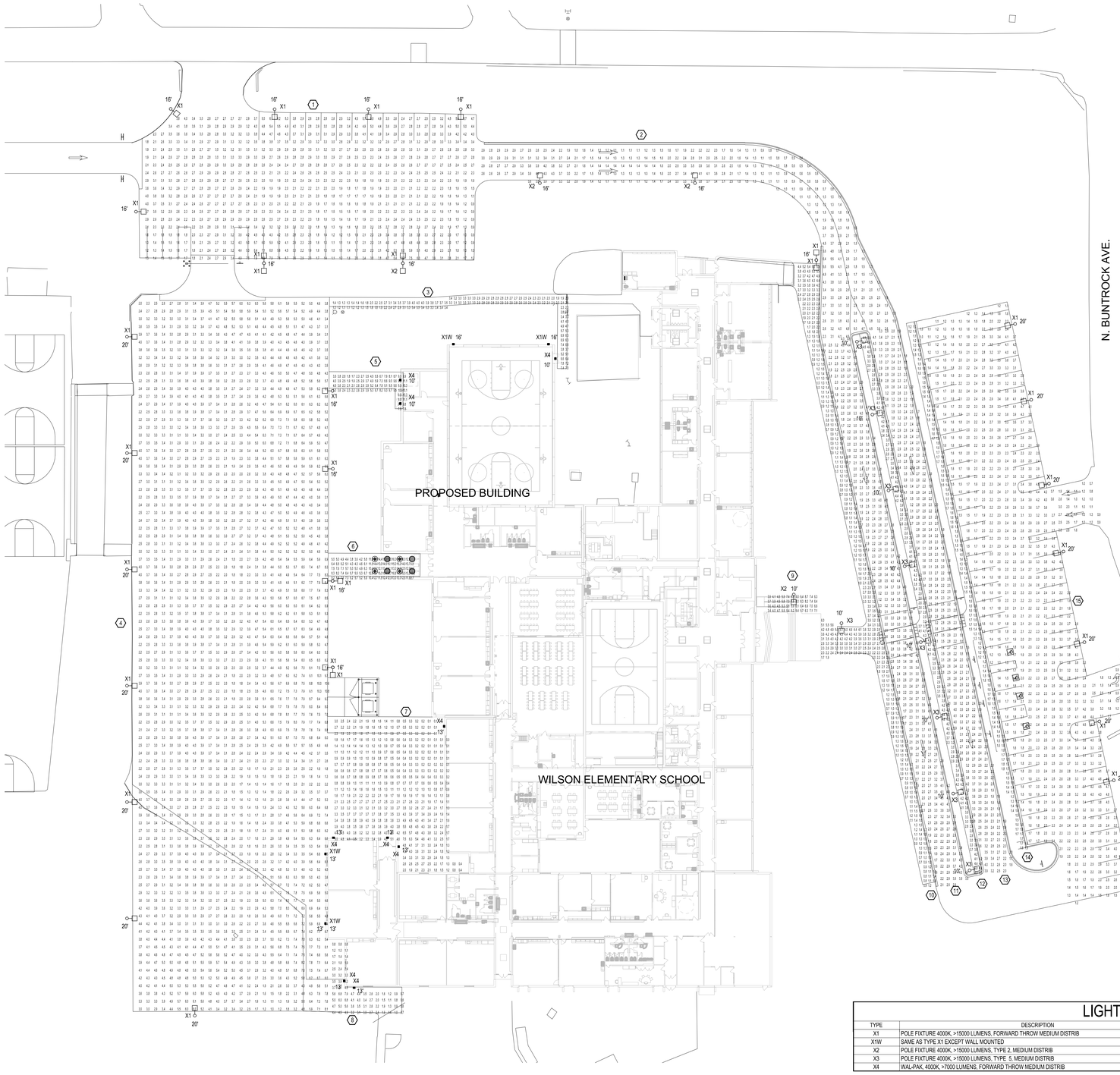
Attachment: Updated Packet Docs (5956 : (Wilson) Kapur and Associates for Mequon Thiensville School District)



1 SITE PLAN
1" = 30'-0"

LIGHTING LEVELS

1	PARKING	AVERAGE	2.7 fc	2	ROADWAY	AVERAGE	2.3 fc
		MAXIMUM	8.3 fc			MAXIMUM	6.4 fc
		MINIMUM	0.9 fc			MINIMUM	0.4 fc
		MAX / MIN	9.2:1			MAX / MIN	16.0:1
3	SIDEWALK	AVERAGE	3.2 fc	4	PARKING	AVERAGE	4.0 fc
		MAXIMUM	7.8 fc			MAXIMUM	10.8 fc
		MINIMUM	1.1 fc			MINIMUM	1.0 fc
		MAX / MIN	7.1:1			MAX / MIN	10.8:1 fc
5	SIDEWALK	AVERAGE	6.0 fc	6	SIDEWALK	AVERAGE	10.0 fc
		MAXIMUM	11.1 fc			MAXIMUM	16.8 fc
		MINIMUM	1.7 fc			MINIMUM	3.6 fc
		MAX / MIN	3.5:1			MAX / MIN	4.7:1
7	PARKING	AVERAGE	4.3 fc	8	SIDEWALK	AVERAGE	2.8 fc
		MAXIMUM	7.4 fc			MAXIMUM	7.9 fc
		MINIMUM	0.4 fc			MINIMUM	0.6 fc
		MAX / MIN	18.5:1			MAX / MIN	13.2:1
9	SIDEWALK	AVERAGE	6.1 fc	10	PARKING	AVERAGE	2.0 fc
		MAXIMUM	9.4 fc			MAXIMUM	6.0 fc
		MINIMUM	3.4 fc			MINIMUM	0.7 fc
		MAX / MIN	2.8:1			MAX / MIN	8.7:1
11	ROADWAY	AVERAGE	2.9 fc	12	SIDEWALK	AVERAGE	3.8 fc
		MAXIMUM	4.8 fc			MAXIMUM	4.9 fc
		MINIMUM	1.5 fc			MINIMUM	2.5 fc
		MAX / MIN	3.2:1			MAX / MIN	2.0:1
13	ROADWAY	AVERAGE	2.6 fc	14	SIDEWALK	AVERAGE	1.5 fc
		MAXIMUM	4.3 fc			MAXIMUM	1.8 fc
		MINIMUM	1.5 fc			MINIMUM	1.1 fc
		MAX / MIN	2.9:1			MAX / MIN	1.6:1
15	PARKING	AVERAGE	2.4 fc				
		MAXIMUM	4.7 fc				
		MINIMUM	1.0 fc				
		MAX / MIN	4.7:1				

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMP	WATTS	CCT	VOLTS	MANUFACTURER	SERIES	NOTES
X1	POLE FIXTURE 4000K, >15000 LUMENS, FORWARD THROW MEDIUM DISTRIB	LED	138W	4000 K	MVOLT	LITHONIA	DSX1 LED P5 40K	
X1W	SAME AS TYPE X1 EXCEPT WALL MOUNTED	LED	138W	4000 K	MVOLT	LITHONIA		
X2	POLE FIXTURE 4000K, >15000 LUMENS, TYPE 2, MEDIUM DISTRIB	LED	138W	4000 K	MVOLT	LITHONIA	DSX1 LED P5 40K	
X3	POLE FIXTURE 4000K, >15000 LUMENS, TYPE 5, MEDIUM DISTRIB	LED	138W	4000 K	MVOLT	LITHONIA	DSX1 LED P5 40K	
X4	WAL-PAK, 4200K, >7000 LUMENS, FORWARD THROW MEDIUM DISTRIB	LED	73	4000 K	MVOLT	LITHONIA	DSX1 LED 20C 1000 TFTM	

eua

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MTSD WILSON ELEMENTARY SCHOOL RENOVATION

11001 N Butrock Ave #4340, Mequon, WI 53092

MEP
MAIMONIDEAN EMPIRICON
EXPECT A DIFFERENCE
1111 Deming Way, Suite 202 | Madison, WI 53717
P: 608.848.9556 | mepassociates.com | salasobrien.com

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/02/2020	DESIGN DEVELOPMENT

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER PCC

PROJECT NUMBER 318480-01

ELECTRICAL SITE PLAN

E101

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Attachment: Updated Packet Docs (5858 : (Wilson) Kapur and Associates for Mequon Thiensville School District)

D-Series Size 1
LED Area Luminaire

Catalog Number

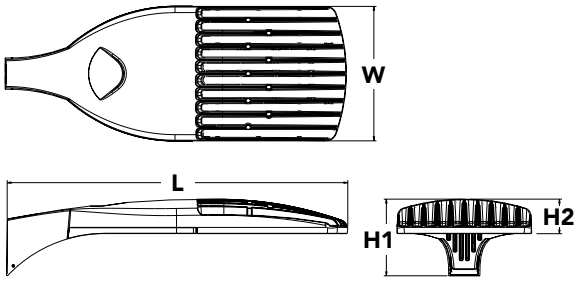
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1 P4[1] P7[1]
P2 P5[1] P8
P3 P6[1] P9[1]

Rotated optics

P10[2] P12[2]
P11[2] P13[1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[3]
T5S	Type V short[3]
T5M	Type V medium[3]
T5W	Type V wide[3]
BLC	Backlight control[4]
LCCO	Left corner cutoff[4]
RCCO	Right corner cutoff[4]

Voltage

MVOLT[5]
XVOLT (277V-480V)[6,7,8]
120[9]
208[9]
240[9]
277[9]
347[9]
480[9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting[10]
WBA	Wall bracket[3]
SPUMBA	Square pole universal mounting adaptor[11]
RPUMBA	Round pole universal mounting adaptor[9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[13]
PIRHN	Network, high/low motion/ambient sensor[14]
PER	NEMA twist-lock receptacle only (controls ordered separate)[15]
PER5	Five-pin receptacle only (controls ordered separate)[15,16]
PER7	Seven-pin receptacle only (controls ordered separate)[15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]
FAO	Field adjustable output[20,21]

Other options

Shipped installed

HS	House-side shield[23]
SF	Single fuse (120, 277, 347V)[9]
DF	Double fuse (208, 240, 480V)[9]
L90	Left rotated optics[2]
R90	Right rotated optics[2]
HA	50°C ambient operations[1]

Shipped separately

BS	Bird spikes[24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School District)

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

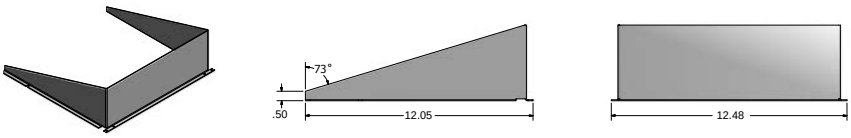
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

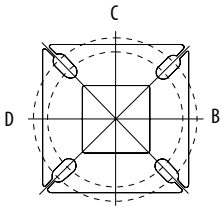
Options

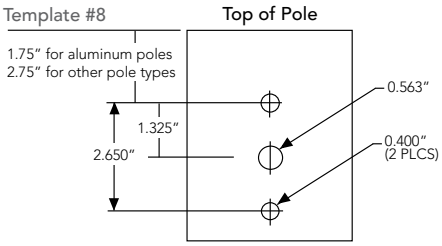
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School District)

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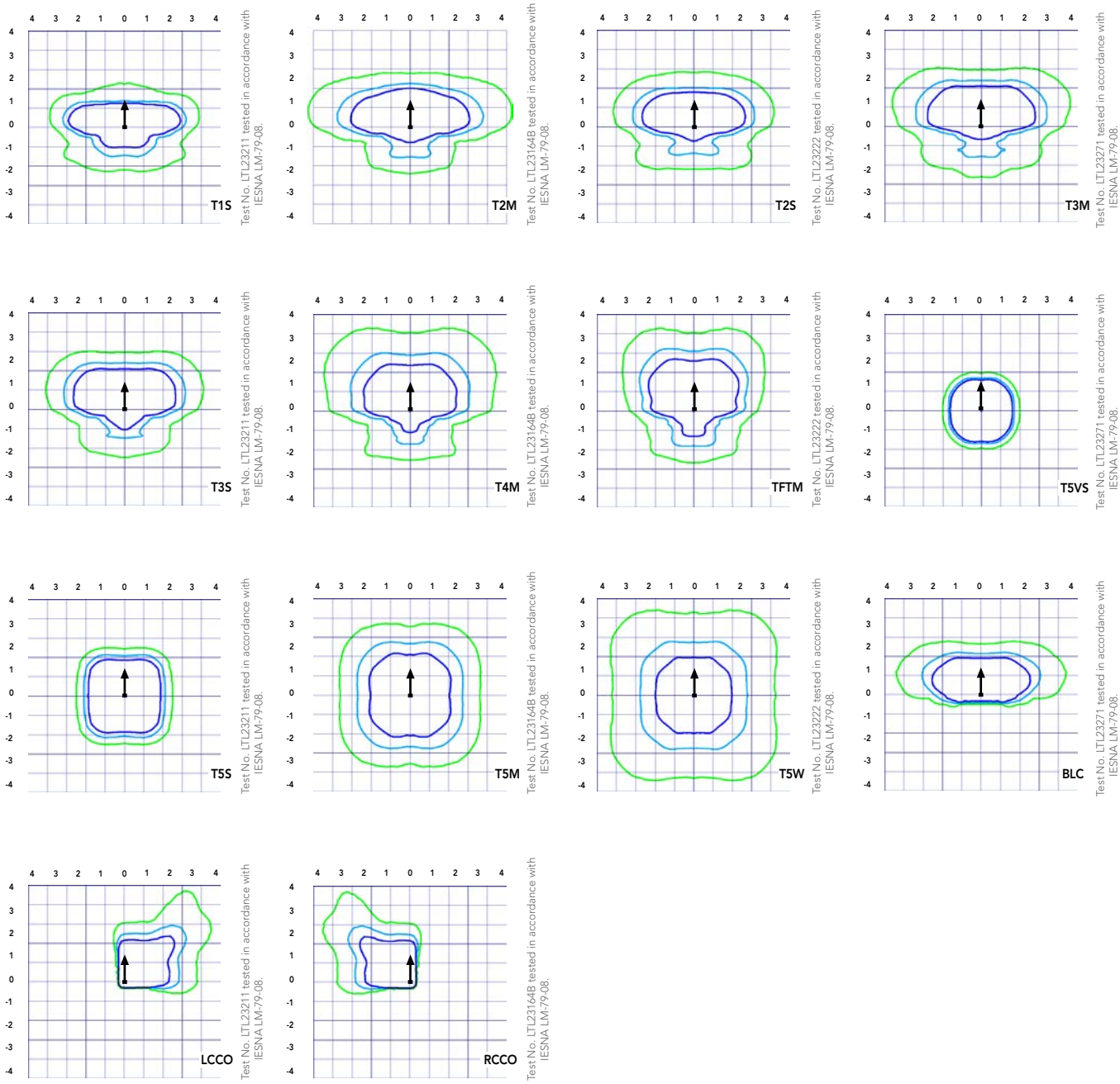
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Phototcell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissione from the ground using the CIAIRity Pro app.

Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School District)

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School District)

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School District)

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basi motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling patter (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40ºC minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

d-series

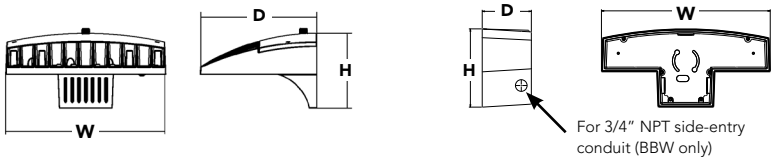
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXI

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant [8]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [3,10]
DF	Double fuse (208, 240 or 480V) [3,10]
HS	House-side shield [11]
SPD	Separate surge protection [12]

Shipped separately [11]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 48(voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with ELCW.
11 Also available as a separate accessory; see Accessories information.
12 Not available with ELCW.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School District)

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

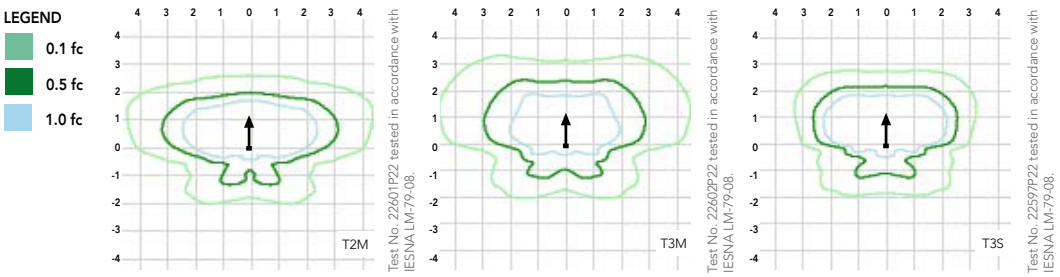
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with site wide Dusk to Dawn control

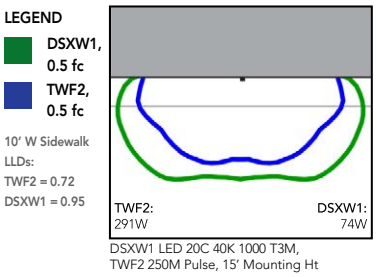
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories

T3M (left)

HS - House-side shields

BSW - Bird-deterrent spikes

VG - Vandal guard

DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Attachment: Updated Packet Docs (5856 : (Wilson) Kapur and Associates for Mequon Thiensville School District)

FC LIGHTING

FCF1105

FCF1105 Shown with visor optical accessory.

Date:	**Approved:**
Type:	
Fixture:	
Project:	

FCF1105 in the FC 1100 Flood Light Series is a round, high-powered luminaire that provides the widest range of mounting options in the industry. The FCF1105 is available with 5 CCT options and an integral universal voltage driver which allows for easy installation. Our wide range of optical accessories provides the tools to design every project with an ideal lighting solution.

PHYSICAL

beam spread	10° | 15° | 25° | 40° | 60° | 120°
lengths/dimensions [LxDxH]	5.15"W x 4.9"D x 8.5"H
weight	4.9 lbs
housing	marine grade, corrosion resistant, low copper, solid die-cast aluminum; captive stainless steel fasteners
lens	anti-reflective-clear, tempered glass w/silicone gasketing - IK07 Impact Rating
mounting	standard mounting is ½" - 14 NPS and includes adjustments for 145° vertical rotation and 360° horizontal rotation
ingress protection	dry, damp or wet locations IP66 rated
vibration resistance	compliant with 3G ANSI C136.31
finish	Six stage cleaning and saline pre-treatment. Super TGIC polyester powder coat finish, 18µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida/ AAMA 2604 specificationdurable polyester powder coat

PERFORMANCE

color temperature	2700K	3000K	3500K	4000K	5000K
lumen output	1815 lm	1910 lm	2000 lm	2110 lm	2205 lm
lifetime	> 70,000 hours / L90 or better				
color consistency	2 SDCM / 90CRI				
operating temperature	-13°F to 104°F (-25°C to 40°C)				
junction temperature	73°C @ T^A 25°C				
warranty	5-Year limited warranty (refer to website for details)				

ELECTRICAL

input voltage	Universal 120–277V AC
power supply	integral Class II, electronic high-power factor > 94% @120V
certification	CEC Title 24 - JA8 Compliant
standards	ETL / cETL or CE, tested to UL 1598 and UL 8750 standards / UL-Class I / IES LM-79 / LM-80
power consumption	20W @ 120V
interface	**optional:** 0-10V Dimming

Intertek RoHS COMPLIANT FC CE TITLE 24

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FCF1105

ORDERING INFORMATION

FCF1105					
MODEL	**VOLTAGE**	**CCT**	**FINISH**	**OPTICS**	**OPTIONS**
FCF1105 5" Flood Light	UNV 120V - 277V	27K 2700K	BK Black	NS Narrow Spot 10º	LD LED Dimming (0-10V) *max 10" leadwire*
		3K 3000K	BZ Bronze	SP Spot - 15°	PE Photo Eye
		35K 3500K	WH White	MS Medium Spot - 25°	**optical accessories** *(choose only one below per fixture)*
		4K 4000K	SL Silver	MF Medium Flood - 40°	CV5 Cut-Off Visor
		5K 5000K	CC Custom Color	FL Flood - 60°	CV5-RG5 Cut-Off Visor w/Rock Guard
		STATIC COLORS		WFL Wide Flood - 120°	LSN5 Long Snoot
		R Red			LSN5-SF5 Long Snoot w/Screen Frame
		G Green			RG5 Rock Guard
		B Blue			SN5 Snoot

Mounting Accessories *(choose only one mounting option per fixture below for each fixture ordered)*

_____ AS Architectural Surface Mount
_____ FEA6 Flood Extension Arm - 6"
_____ FEA12 Flood Extension Arm - 12"
_____ FEA18 Flood Extension Arm - 18"
_____ HGS Heavy Duty Ground Stake
_____ JB Junction Box (Outdoor Rated)
_____ MP Mounting Plate
_____ PC Pole Clamp
_____ PF Post Top Fitter
_____ SB Surface Base Mount
_____ SF238 Slip Fitter
_____ TA Tenon Adaptor
_____ TM Tree Mount
_____ Y5 Yoke Arm *(removes knuckle)*

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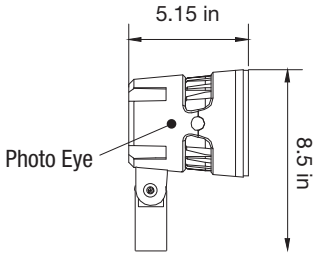
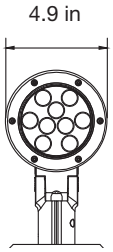
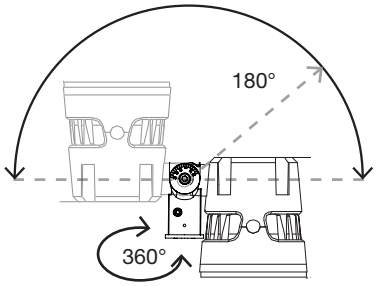
FCF1105

PRODUCT DIMENSIONS - STANDARD PRODUCT

L = 5.15”
W = 4.9”
H = 8.5”

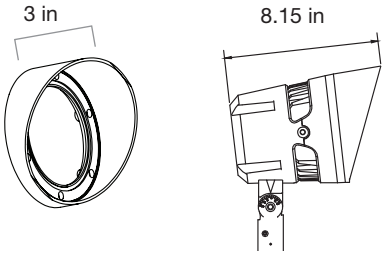




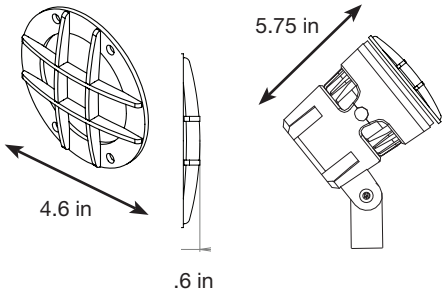


PRODUCT WITH FACTORY INSTALLED ACCESSORIES

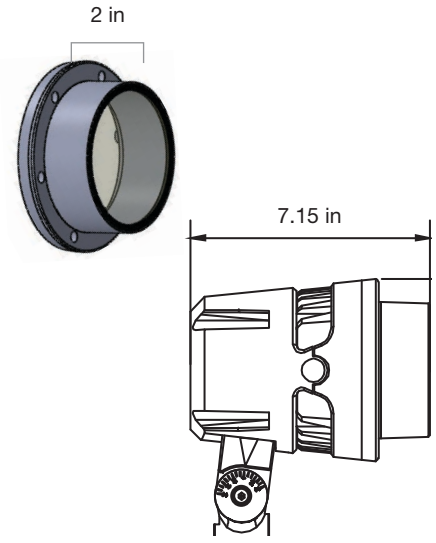
CV5 - cut-off visor



RG5 - rock guard

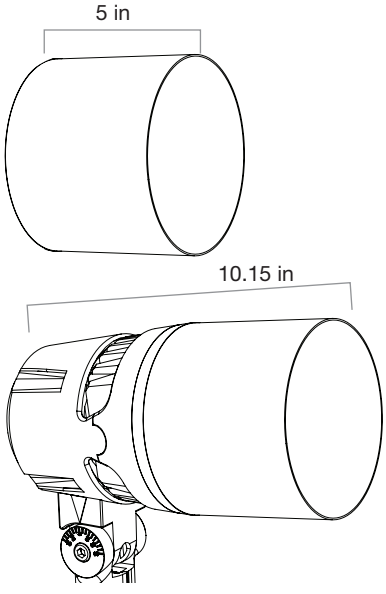


SN5 - snoot



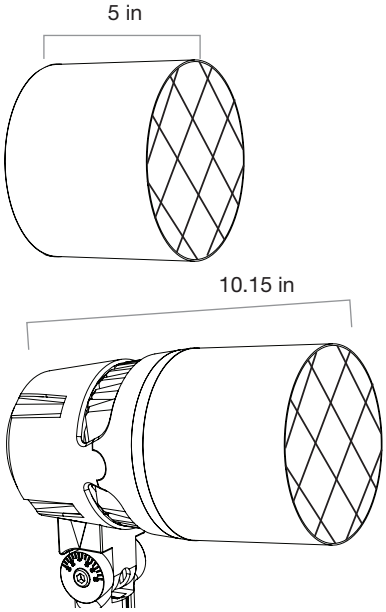
Used in any orientation. Will not collect water or debris in uplight orientation.

LSN5 - long snoot



For down to horizontal orientation only. Not intended for uplight use.

LSN5-SF5 - screen frame



Used to prevent bird nesting and debris collection. Not intended for uplight orientation.

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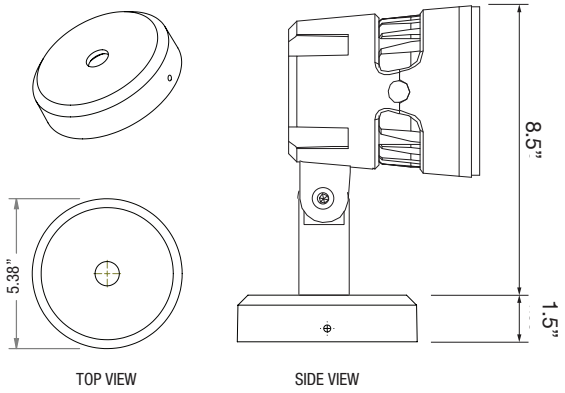
PRODUCT DIMENSIONS CONTINUED

PRODUCT WITH MOUNTING OPTIONS

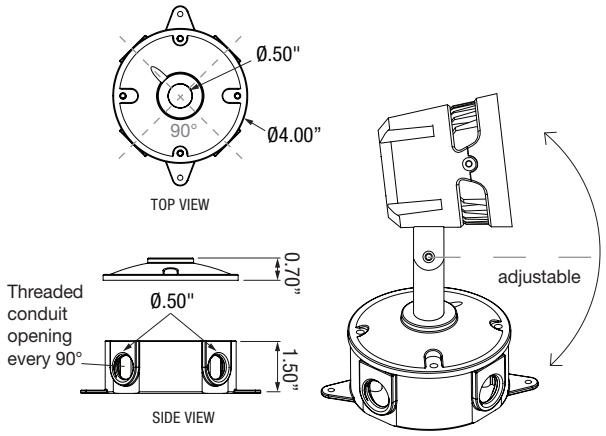
AS - architectural surface mount

For wall, ceiling, and uplight application



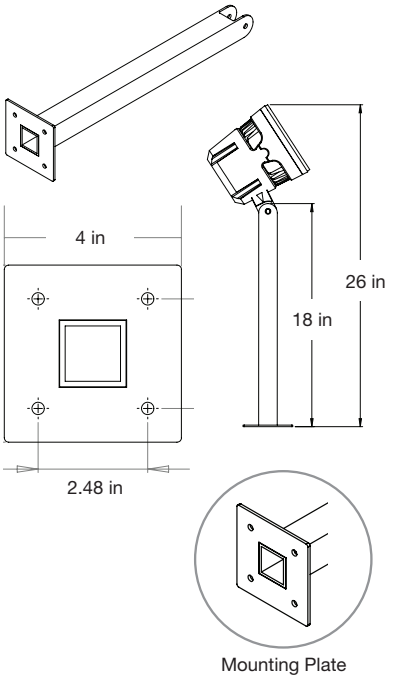
JB - junction box

For wall or ceiling installation.
Not for use in uplight orientation.

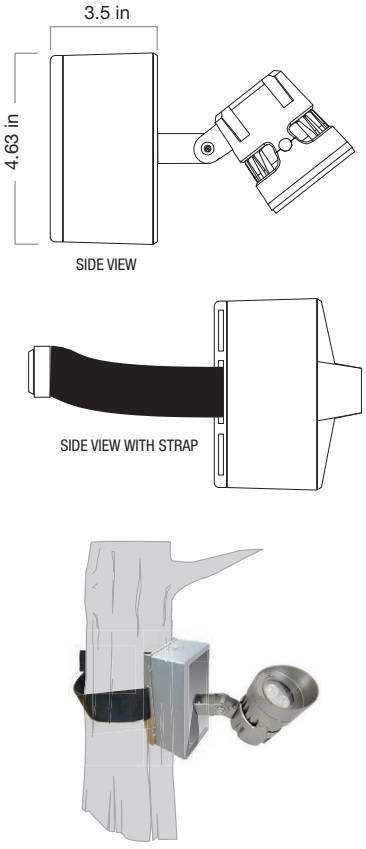


FEAX - flood extension arm

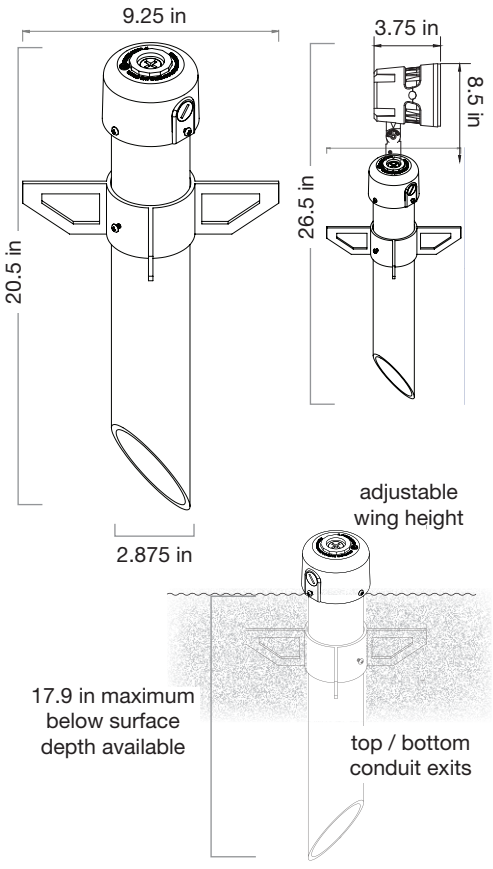
lengths	overall length
6" L	12.9" L
12" L	18.9" L
18" L	24.9" L



TM - tree mount



HGS - heavy duty ground stake



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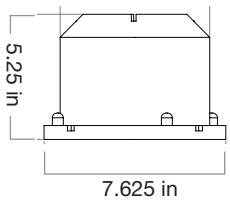
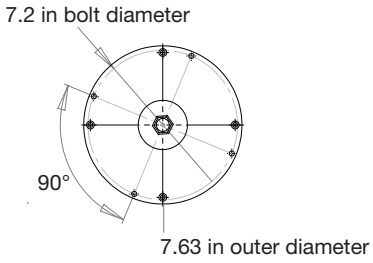
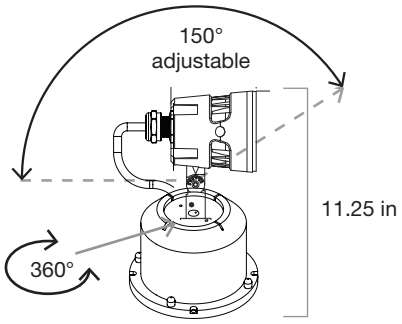
PRODUCT DIMENSIONS CONTINUED

PRODUCT WITH MOUNTING OPTIONS

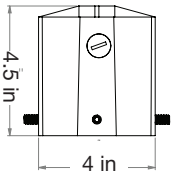
SB - surface base



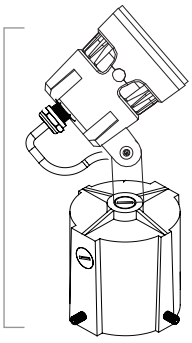




PF - post top fitter

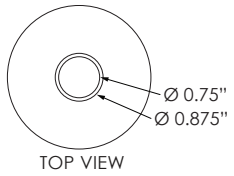


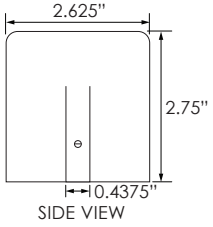
for use with 3.5 in pole or tenon adapter (supplied by others)

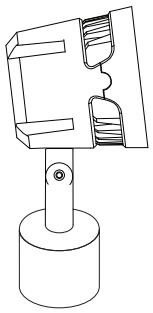


SF238 - slip fitter

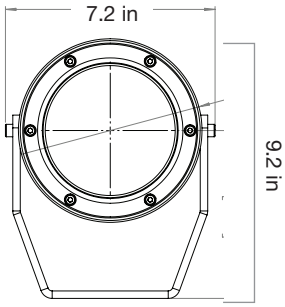
slip-fit tenon adapter for 2-3/8" tenon *(supplied by others)*



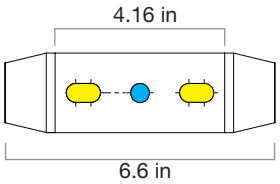


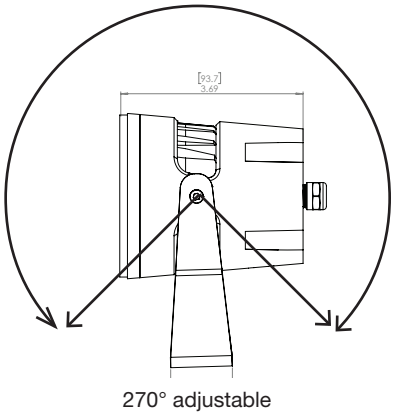


Y5 - yoke arm



2.08"X 1.2"	center
+ 1.2"	holes from center





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City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **January 25, 2021**

SUBJECT: **Foxtown Brewery. The applicant is seeking building and site plan amendment and sign waiver approval to allow for a patio expansion for the property located east of 6411 W. Mequon Road.**

Applicant:	Thomas Project Management LLC
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment
Existing Zoning:	Town Center
Existing Land Use Plan:	Town Center
Lot size:	2.48 acres
Location:	6411 W. Mequon Road
Tax Key:	#14-027-01-023.00
District:	#4

Background:
The applicant requests building and site plan approval and sign waiver for the Foxtown Brewery and Restaurant located at 6411 W Mequon Road. The Common Council approved the mixed-use PUD on January 9, 2017 and the conditional use grant for brewery was approved on March 18, 2018.

At the time of the approval for the brewery, a final plan for the corner was not decided upon so it was left as green space. The applicant had expressed interest in signage that would identify the Foxtown development on this corner as well as signage on the east end adjacent to Building D. Staff was not supportive of this approach over the concern that the Foxtown name would become representative of the entire Town Center area. In the summer of 2020, the applicant approached the city with a plan for the corner that included outdoor seating with a surrounding seat wall that included a Foxtown Sign. While staff was supportive of the outdoor seating, without certain modifications, the plan would require Planning Commission approval. The current plan is similar to the plan submitted in the summer.

Site Plan:
The proposed site plan shows a new outdoor seating area on the northwest corner of the development. The seating area includes a small outdoor bar area with seating up to 50 people enclosed on three sides with a brick seat wall. The site has limited outdoor seating on the south end of the building and has seen an increased demand due to the current pandemic. The plan also shows string lighting and landscaping at the base of the seat wall. The plan does a nice job incorporating

elements of the Foxtown buildings into the design and will transform the space into an active area in the warm weather months. The additional seating area increases the overall parking demand by 25 spaces. The parking analysis done at the time of the PUD for the site, shows that the shared parking agreement among all of the Foxtown sites show there is enough capacity at peak times to handle increased parking demand up to 89 spaces. The seat wall surrounding the patio qualifies as a permitted projection and is not required to meet setback.

As stated to the applicant, in the summer, staff recommends that the seat wall surrounding the patio incorporate approved Town Center design features in addition to the cohesiveness established for the site. This modification could include one or more of the following elements:

1. Wood elements consistent with Brewery features and elements elsewhere in the neighborhood including the Gateway feature.
2. Features that represent the character of the river as done with other features in the public realm.
3. Black metal elements used throughout the public and private Town Center projects including along Buntrock Avenue for Foxtown Brewery's parking lot.

Because the structure is located at such a prominent location, staff recommends that the wall incorporate features consistent with other Town Center elements including the new gateway feature and the entryway features at Division Street.

Lighting Plan:
The plan includes festoon lighting, pendant lights and up lights. The festoon lighting requires a waiver to the lighting code. As with Spur 16, Café Hollander and the Foxtown Annex, staff supports the lighting with the condition that the bulbs do not exceed 70 lumens per bulb and the lights shall remain static. The festoon lights and poles shall match what was installed on the north side of Foxtown Annex.

Landscape Plan:
The plan shows landscaping on the north and west side of the building wall. A majority of the proposed plantings are consistent with the Town Center approved plant list. Staff does recommend that the proposed Cranesbill and Hosta's are replaced with something compatible to the approved list.

Sign Waiver:
The plan shows the 50 square foot wall sign located on the wall at the northwest corner of the property. The sign is considered a freestanding sign which is permitted by code. The sign lacks the 10-foot setback from the Buntrock Avenue right of way. Since the sign is not parallel to the property line, the setback varies from 4 to 8 feet. Staff does not support the sign waiver for the following reasons:

1. The site was approved for a sign waiver for three wall signs, including one that is located on the west elevation, which makes the proposed sign redundant.
2. The scale of the sign is out of proportion with the scale of the other intersection and site features.
3. The location of the sign signifies a sense of arrival to the neighborhood, not

just the site.

Staff may be supportive of some minor signage within an overall design that signals arrival to the brewery and the Town Center neighborhood.

Engineering Report:
Kristen Lundeen, Director of Public Works/City Engineer reviewed the application and has the following comments:

There is an existing stormwater management plan for the site. The application includes a technical memo indicating that the increase of impervious surface meets the original design requirements.

The proposed plan includes multiple scuppers, or small drain pipes, which discharge from the patio a short distance from the sidewalk. Staff is concerned that if the terrace area is not sufficient to absorb the water, it could flow to or across the sidewalk. In winter, this poses a concern of a public safety issue due to ice on the sidewalk. The plan should be revised to eliminate the potential flow over the sidewalk. This can be accomplished by installing a collection system which discharges directly into the storm sewer, by discharging on the road side of the sidewalk or by a different design proposed by the applicant and approved by the City Engineer.

Staff Recommendation: Planning staff recommends **approval** of the building and site plan subject to the following conditions:

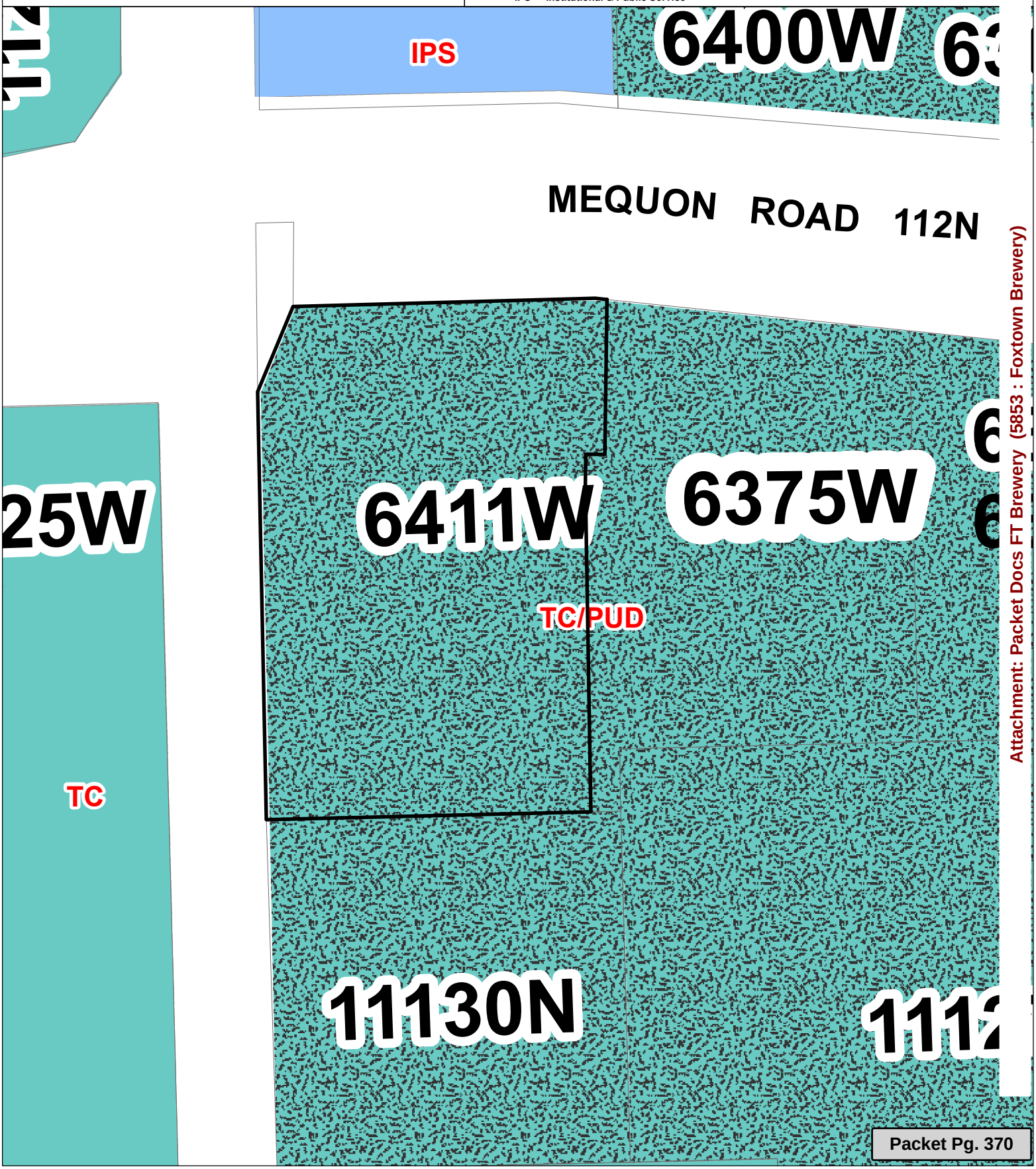
1. The seat wall shall incorporate features consistent with other Town Center elements
2. Final staff review and approval of site, landscaping, elevations, floor plans, dumpster screening and lighting plans prior to the issuance of permits.
3. The festoon lighting shall not exceed 70 lumens per bulb and the lights shall remain static.
4. The proposed Cranesbill and Hosta's shall be replaced with species from the approved TC plant list.
5. The discharge from the scupper shall be redesigned so that it does not flow over the sidewalk.

Planning staff recommends **tabling** the sign waiver.

Attachments:
Packet Docs FT Brewery (PDF)

Foxtown Brewery

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		



Attachment: Packet Docs FT Brewery (5853 : Foxtown Brewery)

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

December 4, 2020

City of Mequon
Attn: Kristen Lundeen
11333 N. Cedarburg Road
Mequon, WI 53092

Re: Foxtown Site A Proposed Patio
Stormwater Management Memo

This memo was prepared to show that the patio improvements for Building A are in conformance with the previously approved Stormwater Management Report dated April 30th 2018. The proposed patio grading plan is enclosed which details the proposed drainage and scope of work. The runoff from the patio will drain to the same location as the existing lawn area, which drains to the existing inlet on Mequon road.

The City of Mequon and MMSD require that peak discharge is reduced at each drainage point and the overall peak discharge is reduced by 80 percent of the predevelopment peak discharge. As shown in the table below, the area and curve number for the proposed revision are still lower than the predevelopment conditions. This will reduce the post-development peak discharge to less than the predevelopment. The proposed drainage area is less than 80% of the pre-development drainage area, therefore the proposed discharge is reduced by 80% of the pre-development discharge.

Table 1: Curve Number Calculations

To Mequon Road Inlet	Area(acres)	CN
Pre-development (Per Approved Stormwater Management Report)	0.18	96
Post-development (Per Approved Stormwater Management Report)	0.08	80
Proposed Revision	0.08	92

Based on the information provided in the memo the proposed patio for Site A is in conformance with the approved Stormwater Management Report.

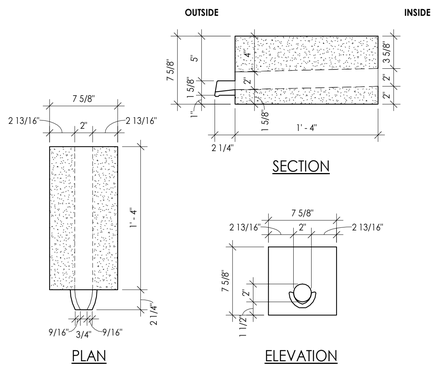
Respectfully submitted,

Kevin J. Parish, P.E.

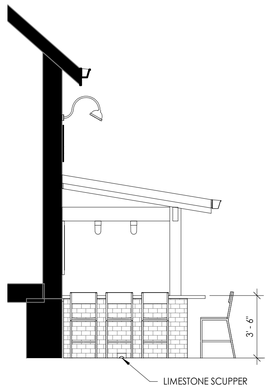
FN: PD-04-16 (A)

122 Wisconsin Street ♦ West Bend, Wisconsin 53095 ♦ www.quamengineering.com
Phone (262) 346-7800 ♦ E-mail kparish@quamengineering.com

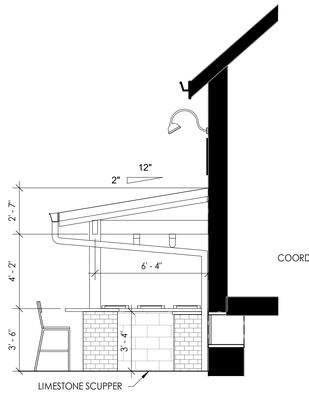
Attachment: Packet Docs FT Brewery (5853 : Foxtown Brewery)



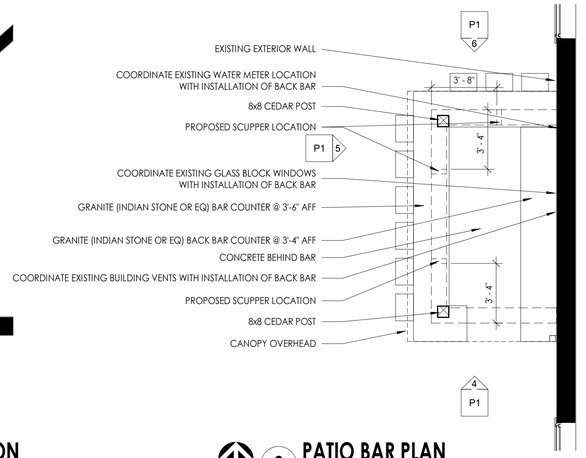
7 LIMESTONE SCUPPER DETAIL @ PATIO WALL
SCALE 1 1/2" = 1'-0"



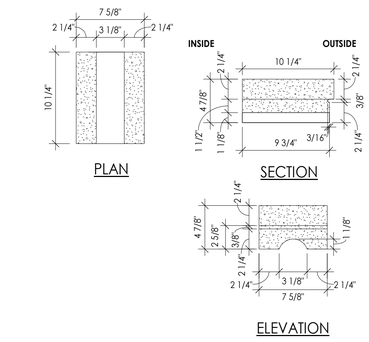
6 NORTH PATIO BAR ELEVATION
SCALE 1/4" = 1'-0"



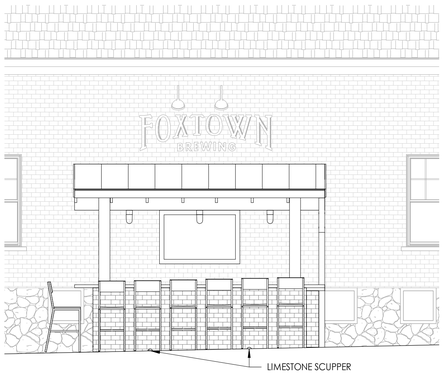
4 SOUTH PATIO BAR ELEVATION
SCALE 1/4" = 1'-0"



3 PATIO BAR PLAN
SCALE 1/4" = 1'-0"

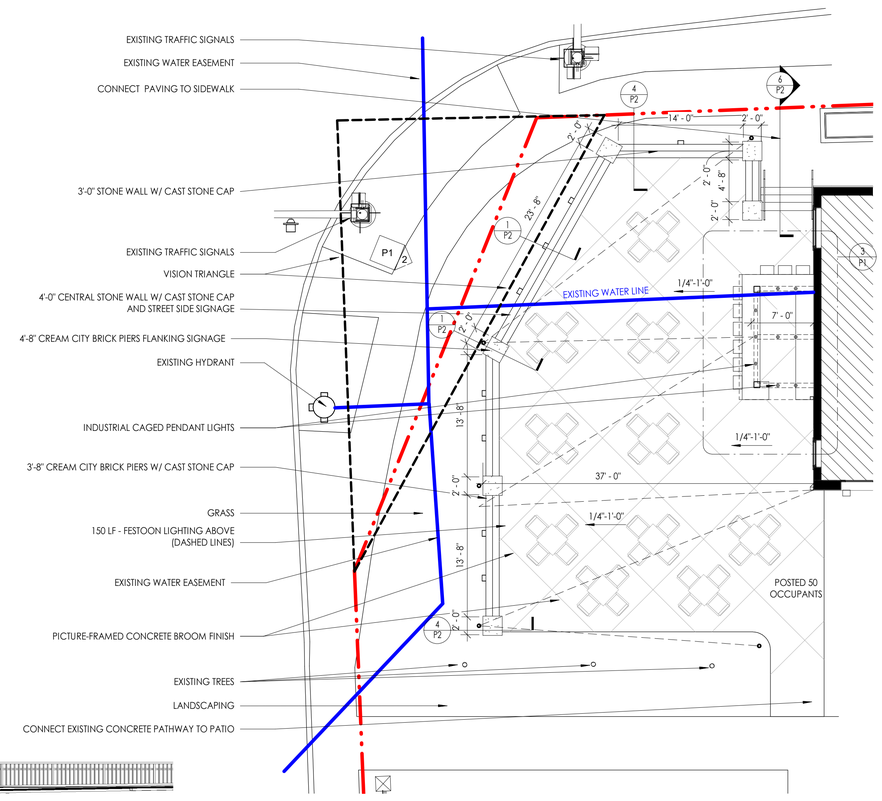


8 LIMESTONE SCUPPER DETAIL @ BAR WALL
SCALE 1 1/2" = 1'-0"



5 WEST PATIO BAR ELEVATION
SCALE 1/4" = 1'-0"

2 SCHEMATIC PATIO ELEVATION
SCALE 3/16" = 1'-0"



1 SCHEMATIC PATIO PLAN
SCALE 1/8" = 1'-0"

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT
PROPOSED RENOVATION FOR:
FOXTOWN HISTORIC BREWERY

6411 W MEQUON RD.
MEQUON, WI 53092

OWNER

REVISIONS

NO.	DESCRIPTION	DATE

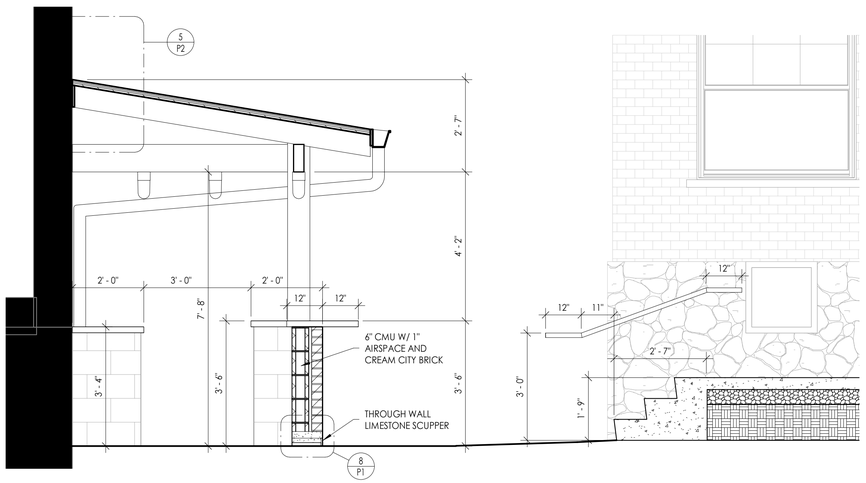
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	NIE-20-892.01
ISSUED FOR	PERMIT & CONSTRUCTION
DATE	12/04/20

SHEET
SCHEMATIC PATIO

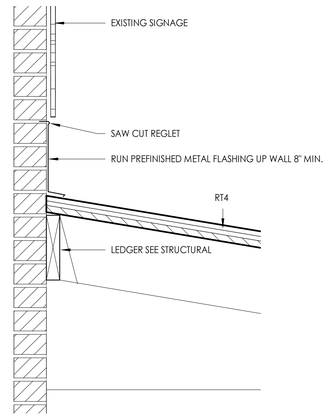
P1

Attachment: Packet Docs FT Brewery (5853 : Foxtown Brewery)

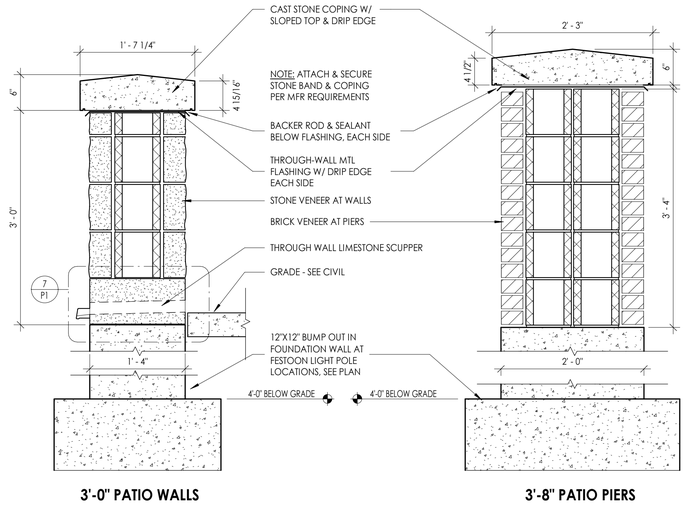


7 BAR SECTION @ NEW PATIO
SCALE 1/2" = 1'-0"

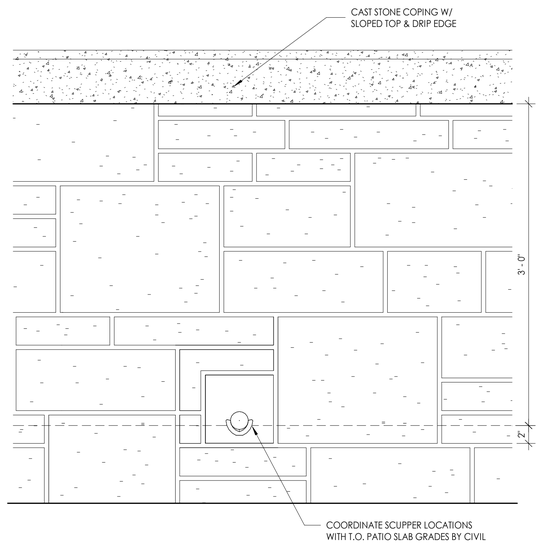
6 WEST PATIO STAIR SECTION
SCALE 1/2" = 1'-0"



5 ROOF TERMINATION @ WEST PATIO
SCALE 1 1/2" = 1'-0"

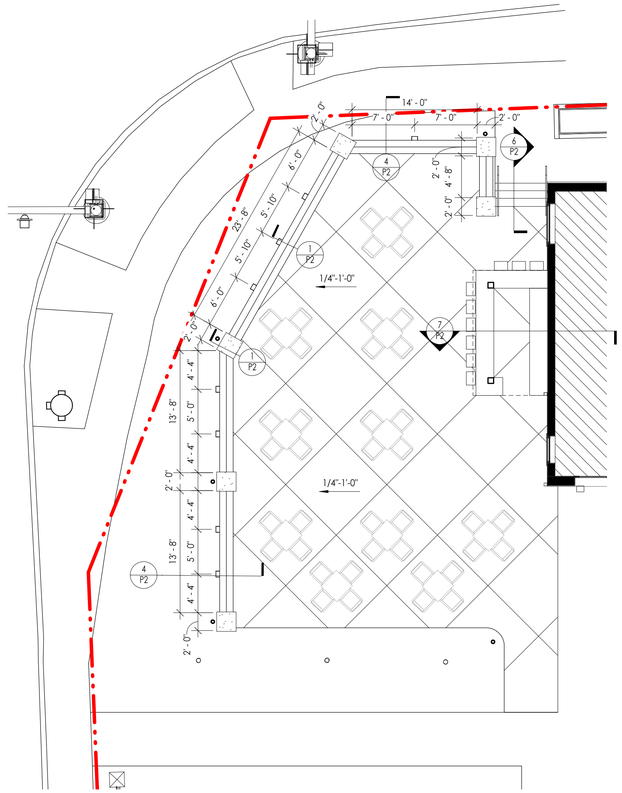


4 SHORTER PATIO PIERS/WALLS
SCALE 1" = 1'-0"

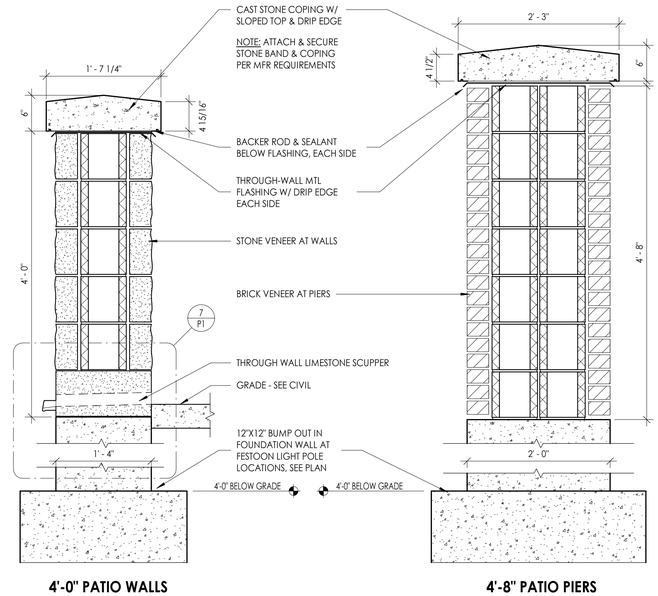


COORDINATE SCUPPER LOCATIONS WITH T.O. PATIO SLAB GRADES BY CIVIL

3 LIMESTONE SCUPPER ELEVATION
SCALE 1 1/2" = 1'-0"



2 SCHEMATIC PATIO PLAN CJ LAYOUT 45 & SCUPPER LOCATIONS
SCALE 1/8" = 1'-0"



1 EXTERIOR PATIO PIERS/WALLS
SCALE 1" = 1'-0"

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
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PROJECT NUMBER	NIE-20-892.01
ISSUED FOR	PERMIT & CONSTRUCTION
DATE	12/04/20

SHEET
SCHEMATIC PATIO CJ LAYOUT

P2

Attachment: Packet Docs FT Brewery (5853 : Foxtown Brewery)

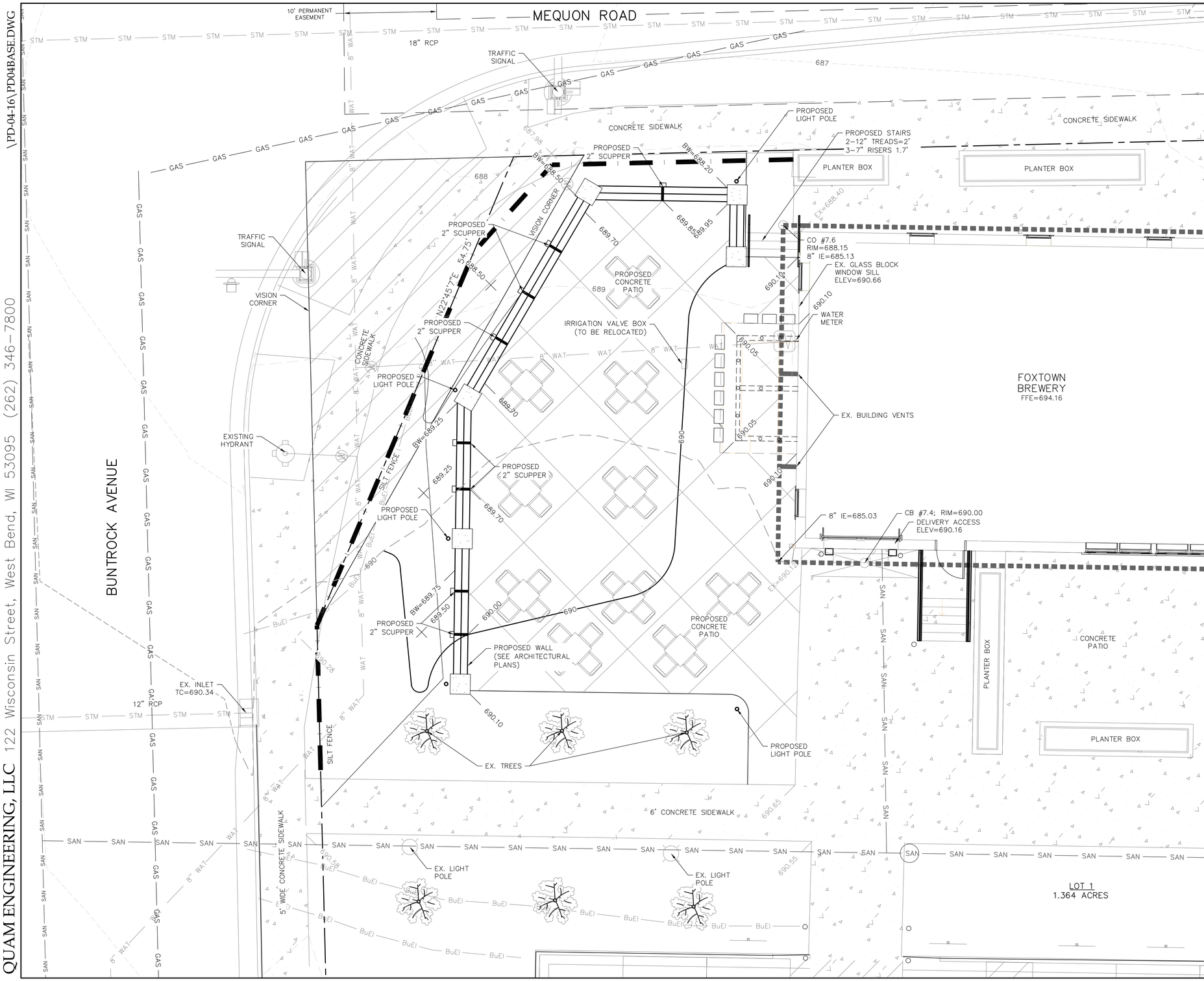

Table 1: Curve Number Calculations

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Post-development (Per Approved Stormwater Management Report)	0.08	80
Proposed Revision	0.08	92

LEGEND:

- 689 – EXISTING MINOR CONTOUR.
- 690 – EXISTING MAJOR CONTOUR.
- 689 – PROPOSED MINOR CONTOUR.
- 690 – PROPOSED MAJOR CONTOUR.
- 689.00 – INITIAL DESIGN ELEVATION
- 689.00 – PROPOSED SPOT ELEVATION
- EX=689.00 – 10/14/20 MEASURED ELEVATION

FOXTOWN BREWERY
GRADING AND EROSION CONTROL PLAN
DATED: DECEMBER 4, 2020

C-103

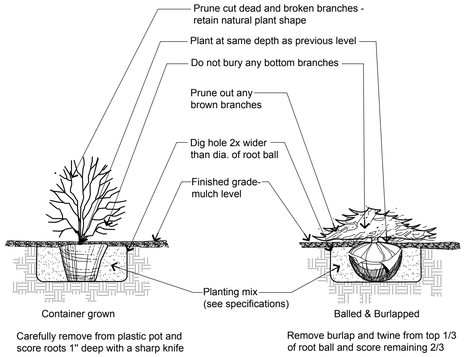
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 346-7800

\PD-04-16\PD04BASE.DWG

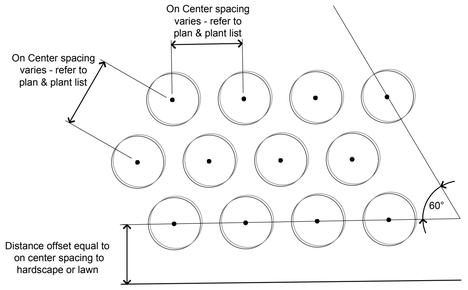
Attachment: Packet Docs FT Brewery (5853 : Foxtown Brewery)

GENERAL LANDSCAPE DETAILS



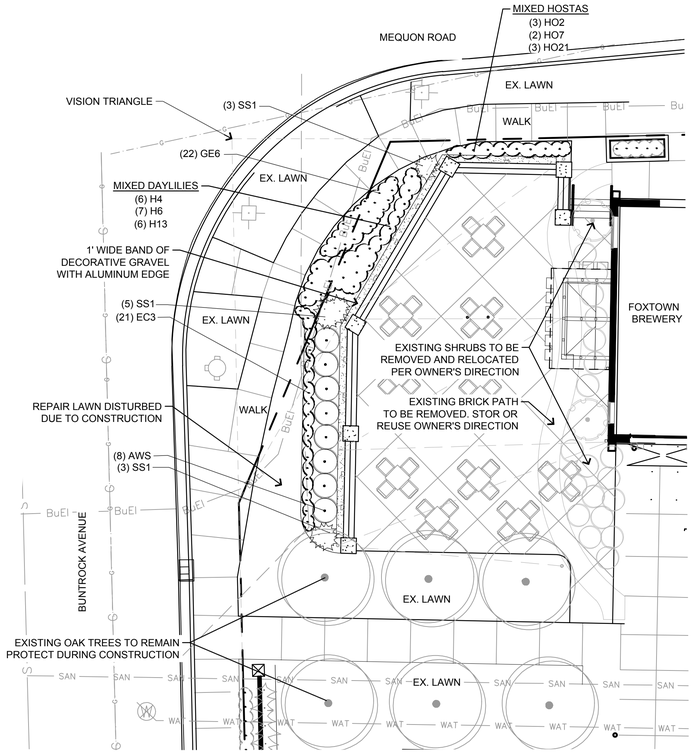
1 SHRUB PLANTING DETAIL

NOT TO SCALE



2 PLANTING LAYOUT

NOT TO SCALE P-PL-PLO-04



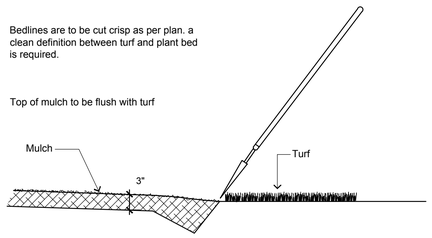
NORTH

0 5 10 20

GRAPHIC SCALE

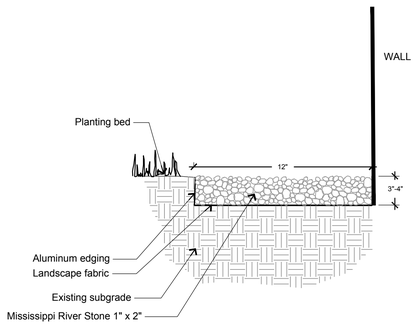
PLANT SCHEDULE - PATIO

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AWS	8	Anthony Waterer Spiraea	Spiraea x bumalda `Anthony Waterer`	24" HT	CONT.	
ORNAMENTAL GRASSES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
SS1	11	Little Bluestem Grass	Schizachyrium scoparium	1 GAL	POT	18" Spacing
PERENNIALS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
EC3	21	Wild Berry Coneflower	Echinacea purpurea `PowWow Wild Berry`	4 1/2"	POT	18" Spacing
GE6	22	Vision Blood-red Cranesbill	Geranium sanguineum `Vision`	4 1/2"	POT	18" Spacing
H4	6	Happy Returns Daylily	Hemerocallis x `Happy Returns`	4 1/2"	POT	24" Spacing
H6	7	Little Business Daylily	Hemerocallis x `Little Business`	4 1/2"	POT	24" Spacing
H13	6	Mini Pearl Daylily	Hemerocallis x `Mini Pearl`	4 1/2"	POT	24" Spacing
HO21	3	Blue Umbrellas Hosta	Hosta x `Blue Umbrellas`	4 1/2"	POT	24" Spacing



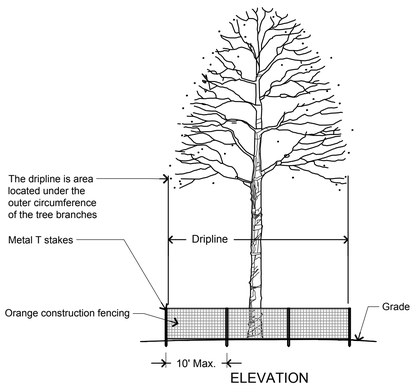
3 SHOVEL CUT PLANT BED EDGING DETAIL

NOT TO SCALE P-PL-BDEG-01

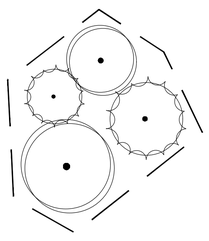


4 DECORATIVE STONE MAINTENANCE STRIP DETAIL

NOT TO SCALE ras-2020-3190118-32



ELEVATION



TREE PROTECTION FENCING FOR MULTIPLE TREES

PLAN VIEW

Notes
1. Install 4' high orange vinyl snow / construction fencing or similar fencing at or beyond the dripline of all trees to save.
2. Erect fence with 5' metal t-stakes at least every 10'.
3. The fencing shall be in place before construction activity begins and remain until all exterior work has been completed.
4. No construction activity shall take place nor shall any equipment be stored inside of the fencing.
5. To the greatest extent possible, contractors shall be responsible for exercising great care to retain and protect all existing trees.

5 MULTIPLE TREE PROTECTION FENCING DETAIL

NOT TO SCALE ras-2020-3190118-03

GENERAL LANDSCAPE NOTES

1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
2. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
4. Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
5. All seeded areas and planting beds require topsoil to be placed within 3" of finish grade during rough grading operations . These requirements should be coordinated between the general contractor, grading contractor and landscape contractor.
6. The landscape contractor to be responsible for placing a minimum depth of 3" of blended, prepared and non-compacted topsoil in all seeded areas. The fine grading of planting beds islands may require additional topsoil to bring to finish grade. Finished landscaped areas to be smooth, uniform and provide positive drainage away from all structures and pavement.
7. Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
8. Mulching: all shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not allow mulch to contact plant stems and tree trunks.
9. Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
10. Plant bed preparation: all perennial and ornamental grass are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8" -

    Per every 100 square feet of bed area add:

    2 cu. ft. bale of peat moss
    2 lbs. of 5-10-5 slow release fertilizer
    1/4 cu. yard of composted manure
11. Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.

    An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas
12. Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.
13. See architectural plans for hardscape design including patio, wall, columns, bar, etc.
14. Warranty and replacements: Shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials, and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
15. The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all shrubs, perennials, ornamental grasses and turf grass. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
16. Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor .

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH, ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

FOXTOWN BREWERY
6411 W. MEQUON ROAD, MEQUON, WI

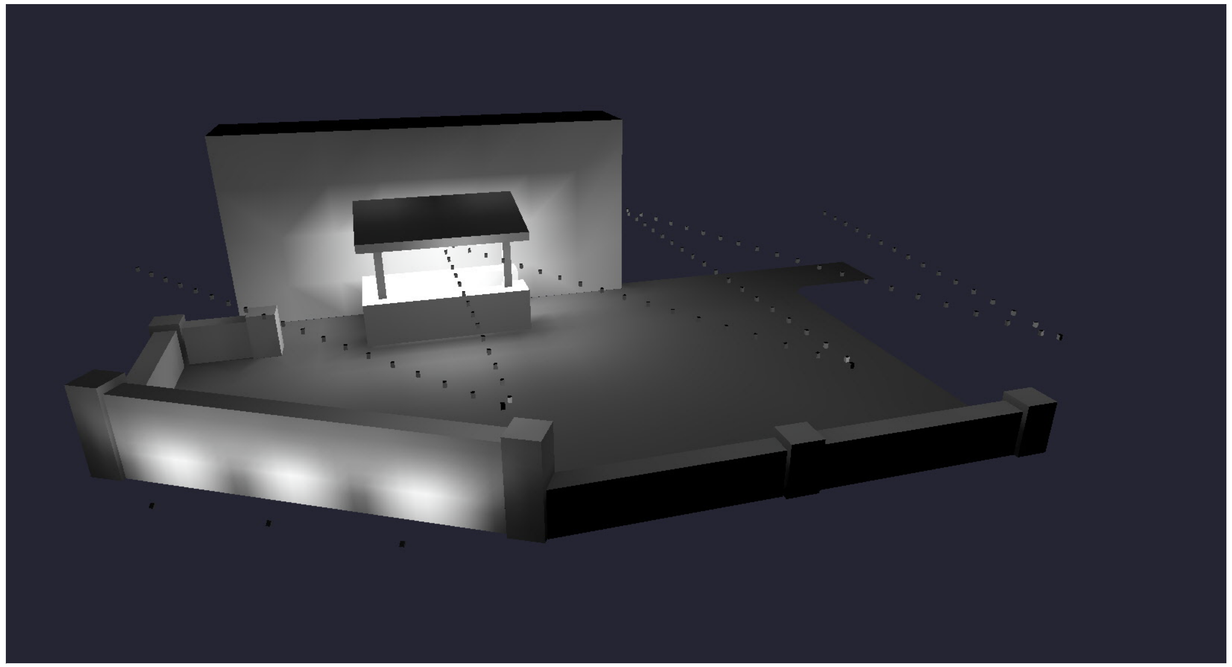
LANDSCAPE PLAN
PATIO

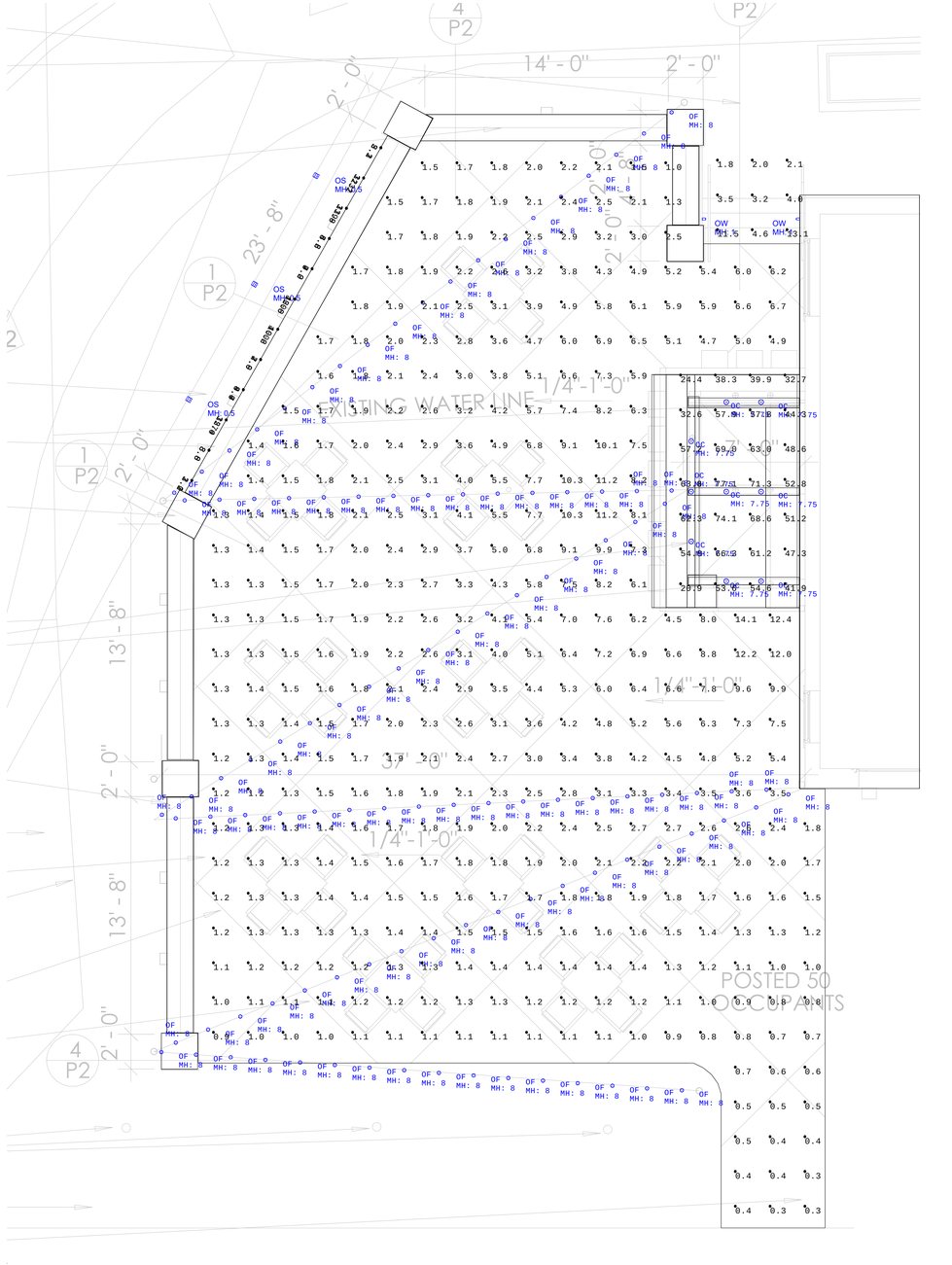
© COPYRIGHT 2020
R.A. Smith, Inc.

DATE: 12/04/2020
SCALE: 1" = 10'
JOB NO. 3170118
PROJECT MANAGER: TOM MORTENSEN PLA, ALSA
DESIGNED BY: NJW/LJH
CHECKED BY: LJH

SHEET NUMBER
L100

Attachment: Packet Docs FT Brewery (5853 : Foxtown Brewery)





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BAR_42in Workplane	Illuminance	Fc	53.13	77.1	20.9	2.54	3.69
PATIO_Floor	Illuminance	Fc	2.96	14.1	0.3	9.87	47.00
STEPS	Illuminance	Fc	5.09	13.1	1.8	2.83	7.28
STONE WALL SIGNAGE_Face	Illuminance	Fc	7.10	15.0	1.1	6.45	13.64

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	9	OC	BARN LIGHT	BLE-F-CGG-600-WGG-CLR-LED16.8-XX	SINGLE	1366	16	0.900
	106	OF		HYA-STL-GF-24	SINGLE	393	2	0.160
	3	OS	B-K LIGHTING	SA-LED-x53-WW-XX	SINGLE	536	10.4487	0.900
	2	OW	WAC LIGHTING	WL-LED120-AM-BZ	SINGLE	23	3.22163	1.000

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

MLAZGAR ASSOCIATES
16350 W. GLENDALE DR.
NEW BERLIN, WI 53151
(p) 414-943-1915
(f) 952-943-8088
www.mlazgar.com

M L A Z G A R
ASSOCIATES

Revisions			
	#	Date	Comments

RLMA Project #: 100208
Drawn By: DMA
Date:12/4/2020
Scale: 1/4" = 1'-0"

PHOTOMETRIC PLAN

FOXTOWN HISTORIC BREWERY BLDG A PATIO
MEQUON, WI

Packet Docs FT Brewery (5853 : Foxtown Brewery)
Attachment: Packet Docs

SPS-0007 REV 05.31.19

FLUSH MOUNT GUARD SCONCE

JOB NAME: _____ FIXTURE TYPE: _____

BLE - F - CGG - _____ - _____ - _____ - _____ - _____

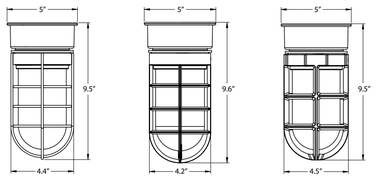
A B C D E

Order Example: BLE - F - CGG - 400 - TGG - RIB - E26 - NA

A – FINISHES		B – CAST GUARD OPTION		C – GLASS OPTIONS		D – LIGHT SOURCE	
POWDER COAT FINISHES:		**WGG**	Wire Guard	**CLR**	Clear Glass[1]	**E26**	100 Watt Max
100	Black	**CGG**	Standard Cast Guard	**FST**	Frosted Glass	**GU24**	18 Watt Max
105	Textured Black	**TGG**	Heavy Duty Cast Guard	**RIB**	Ribbed Glass	**LED16.8**	16W LED, 1600 Lumen
200	White			**BLU**	Blue Glass		
300	Dark Green			**RED**	Red Glass	**E – COLOR TEMPERATURE[2]**	
307	Emerald Green			**AMB**	Amber Glass	**NA**	Not Applicable
311	Jadite			**GRN**	Green Glass	**2700K**	2700K, Warm White
370	Mint			**CCR**	Clear Crackle Glass	**3000K**	3000K, Neutral White
380	Chartreuse			**SMK**	Smoke Crackle Glass	**3500K**	3500K, Bright White
390	Teal			**HCR**	Honey Crackle Glass	**4000K**	4000K, Cool White
400	Barn Red						
420	Orange						
470	Watermelon						
480	Blush Pink						
490	Magenta						
495	Sherbet Orange						
500	Buttery Yellow						
570	Sunflower						
600	Bronze						
601	Chocolate						
605	Rust						
615	Oil-Rubbed Bronze						
700	Royal Blue						
705	Navy						
710	Cobalt Blue						
715	Delphite Blue						
790	Lavender						
800	Industrial Grey						
805	Charcoal Granite						
810	Graphite						
975	Galvanized						

IMPORTANT: (1) Clear Glass not recommended if LED16.8 Light Source selected in Section D (2) Only applicable if LED16.8 Light Source is selected in Section D, select NA if non-LED source selected

DIMENSIONAL DRAWING



WGG CGG TGG

BARN LIGHT ELECTRIC CO. FLUSH MOUNT GUARD SCONCE SPS-0007 REV 05.31.19

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

OPTION	WATTAGE	LUMENS *Avg. value, actual value dependent on bulb used	CRI	VOLTAGE	DIMMING
INCANDESCENT (MED E26)					
E26	100W Max	1600*	100*	120 VAC	Bulb Dependant
COMPACT FLOURESCENT (GU24 CFL)					
GU24	18W Max	1600*	75*	120 VAC	Bulb Dependant
LED					
LED16.8	16.8W	1600	>90	120 VAC	TRIAC

SPECIFICATIONS

LED SPECIFICATIONS

LUMEN MAINTENANCE
LED16.8 Source is L90(11K) > 61,000 Hours.

COLOR TEMPERATURES
Standard Color Temperatures Available Include 2700K, 3000K, 3500K and 4000K. Custom Temperatures Available upon Request.

CRI
Minimum 90 CRI, Consult Factory for Other CRI Options

EFFICACY
Delivers over 95 Lumens per Watt

DRIVER & DIMMING OPTION
Reliant on Triac Dimming 16.8W / 120V, Dimmable down to 1% Depending on Dimmer. Requires Compatible Dimming Switch.

SHADE & FINISHES

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

CERTIFICATIONS, LISTINGS & WARRANTY

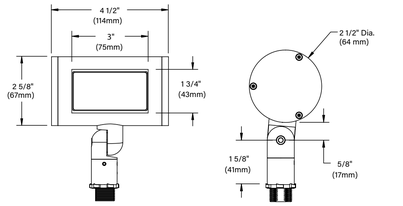
MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

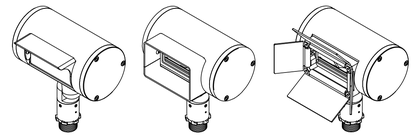
CSA LISTED FOR WET LOCATIONS
Only When Sconce Mounted Vertically

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

SARATOGA LED (REMOTE DRIVER) IP66 RATED

DATE: PROJECT: TYPE:





Cutoff Visor Cutoff Snoot Adjustable Barn Doors

STANDARD FINISHES

Satin Black (BLP) | Satin Bronze (BZP) | Satin White (WHP) | Satin Aluminum (SAP)

Black Wrinkle (BLW) | Bronze Wrinkle (BZW) | White Wrinkle (WHW) | Verde (VER)

Click Here to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES

Cascade Mtn. Granite (CMG) | Rocky Mtn. Granite (RMG) | Sierra Mtn Granite (SMG) | Aleutian Mtn Granite (AMG) | Textured Forest (TXF)

Black Chrome (BCM) | Beige (BGE) | Weathered Copper (WCP) | Old Copper (OCP) | Hunter Green (HUG)

Cracked Ice (CRI) | Mojave Desert Sandstone (MDS) | Antique Brass Powder (ABP) | Brown Patina Powder (BPP) | Sonoran Desert Sandstone (SDS)

Weathered Iron (WIR) | Clear Anodized Powder (CAP) | Cream (CRM) | Antique White (AQW) | Natural Brass Powder (NBP)

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01/15/2020 SKU-1313
SUB-2784-00

SARATOGA LED (REMOTE DRIVER) IP66 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC

**Required with a Wall Wash Optic.*

***The 360SL cost is already included in the price of UPM, UPM dual, and Power Canopy.*

CATALOG NUMBER LOGIC
Example: SA - LED - x52 - WW - BLP - 9 - 11 - CV - 360SL
MATERIAL
Aluminum
SERIES
SA - Saratoga
SOURCE
LED - Chip on Board Technology
LED TYPE
x52 - 10W LED/2700K x53 - 10W LED/3000K x54 - 10W LED/4000K
OPTICS
SP - Spot (20°) WFL - Wide Flood (50°) WW - Wall Wash
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
LENS TYPE
9 - Clear (Standard)
13 - Rectilinear*
SHIELDING
11 - Honeycomb Baffle
ACCESSORIES
CV - Cutoff Visor
CS - Cutoff Snoot
BD - Adjustable Barn Doors
OPTIONS
360SL - Knuckle Mounting System**

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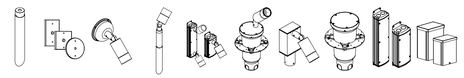
01/15/2020 SKU-1313
SUB-2784-00

SARATOGA LED (REMOTE DRIVER) IP66 RATED

DATE: PROJECT: TYPE:

Accessories (Configure separately)



SPECIFICATIONS

ELECTRICAL	WATTAGE	10W LED
	WIRING	18GA, Stranded, XLPE, 300V, 150° C rated.
	REMOTE DRIVER	For use with remote LED driver. See remote driver submittal to determine remote distance and wiring requirements prior to detailing field installation of any remote wiring.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6).
	BODY	Enclosed, water-proof wireway with machined end caps gasketed to create a water-tight seal for optical compartment.
	KNUCKLE	LOCK Knuckle is integral to the body and features an interior taper machined from solid billet and a second, reverse angle taper allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a ½" pipe thread for mounting. Optional 360SL, provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system and modular design with electrical disconnects allow for easy field upgrade and maintenance. LM-80 certified. Minimum 50,000 hour rated life at 70% of initial lumens (L70). LED technology provides long life, significant energy reduction and exceptional thermal management.
	COLOR MANAGEMENT	Chip on board technology delivers natural white light. Exact color point conformity exceeds ANSI C78.377 standard. Module exceeds 80 CRI (RA1-8), R(9). Color point uniformity 2 SDCM color control for 2700K-4000K CCT.
	OPTICS	Interchangeable optics permit optical field changes.
	ACCESSORIES	Three (3) accessory options for optimum lighting control.
	HARDWARE	Tamper-resistant, stainless steel hardware. LOCK hardware is black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	ITL tested to IESNA LM-79, UL Listed, Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable processes.

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01/15/2020 SKU-1313
SUB-2784-00

LAMP & DRIVER DATA (x52, x53, x54)

DATE: PROJECT: TYPE:

DRIVER ELECTRICAL DATA

Type	AC Input Range	Frequency Hz	Power Factor At Full Load (Efficiency)	THD	InRush Current	Operating Current	Operation Ambient Temperature	Dimmer Type	Dimmer Range
INC	120-277VAC	50/60	> 0.9	<20%	n/a	350mA	-30° C ~ 90°C	TRIAC/ELV (120V)	1-100%
0-10	120-277VAC	50/60	> 0.9	<20%	n/a	350mA	-30° C ~ 90°C	0-10V Dimming	1-100%

LM79 DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)
x52	2700K	80	10W
	2700K	80	10W
	2700K	80	10W
x53	3000K	80	10W
	3000K	80	10W
	3000K	80	10W
	4000K	80	10W
x54	4000K	80	10W
	4000K	80	10W

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Angle	Delivered Lumens
20°	904.9
50°	1306.1
111.8 x 83.8	479.4
20°	945.5
50°	1364.8
111.8 x 83.8	484.8
20°	1016.7
50°	1467.5
111.8 x 83.8	538.7

OPTICS

Optic	Angle
Spot	20°
Flood	50°
Wall Wash	111.8 x 83.8

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04/22/2020
SLB-2783-65

WAC LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

WL-LED120

Step And Wall Light

Model & Voltage		Color Temp & CRI	Lumens	Finish	
WL-LED120	120 VAC	Amber 90	36	BK	Black on Aluminum
		White 90	36	BZ	Bronze on Aluminum
WL-LED120F	277 VAC	Amber 90	36	WT	White on Aluminum
		White 90	36		

Example: **WL-LED120-AM-BK**

DESCRIPTION

WAC Lighting Step and Wall Lights are designed to seamlessly blend into any architecture featuring a sleek interchangeable magnetic faceplate with no visible hardware. These luminaires offer enhanced energy-efficient functionality and optimized light output to adequately illuminate stairs, walls and walkways with little or no glare. Light engine is IP66 sealed for both indoor and outdoor applications.

FEATURES

- Louvered design offers shielded illumination
- Magnetized design for easy installation and maintenance
- Low profile, flush to wall aesthetics with no visible hardware
- 5 year warranty

SPECIFICATIONS

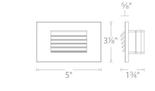
Construction:	Die-cast corrosion resistant aluminum alloy
Power:	3W, 3.5W
Input:	120 VAC, 277 VAC, 50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Rated Life:	50000 Hours
Mounting:	Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2.5"D
Finish:	Enamel Coated Bronze on Aluminum, Enamel Coated White on Aluminum, Enamel Coated Black on Aluminum
Operating Temp:	-40°F to 104°F (-40°C to 40°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA, Title 24 JA8-2016 Compliant

REPLACEMENT PARTS

W-4051-120-BZ - LED120 Cover Plate BZ
W-4051-120-WT - LED120 Cover Plate WT
W-4051-120-BK - LED120 Cover Plate BK
4MT2-5927-BK - 4MT2-N930-BK
4MT2-5930-BK - 4MT2-N935-BK
4MT2-5935-BK - 4MT2-N940-BK
4MT2-5940-BK - 4MT2-F927-BK
4MT2-N927-BK - 4MT2-F930-BK

FINISHES

LINE DRAWING



MLAZGAR ASSOCIATES
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(p) 414-943-1915
(f) 952-943-8088
www.mlazgar.com

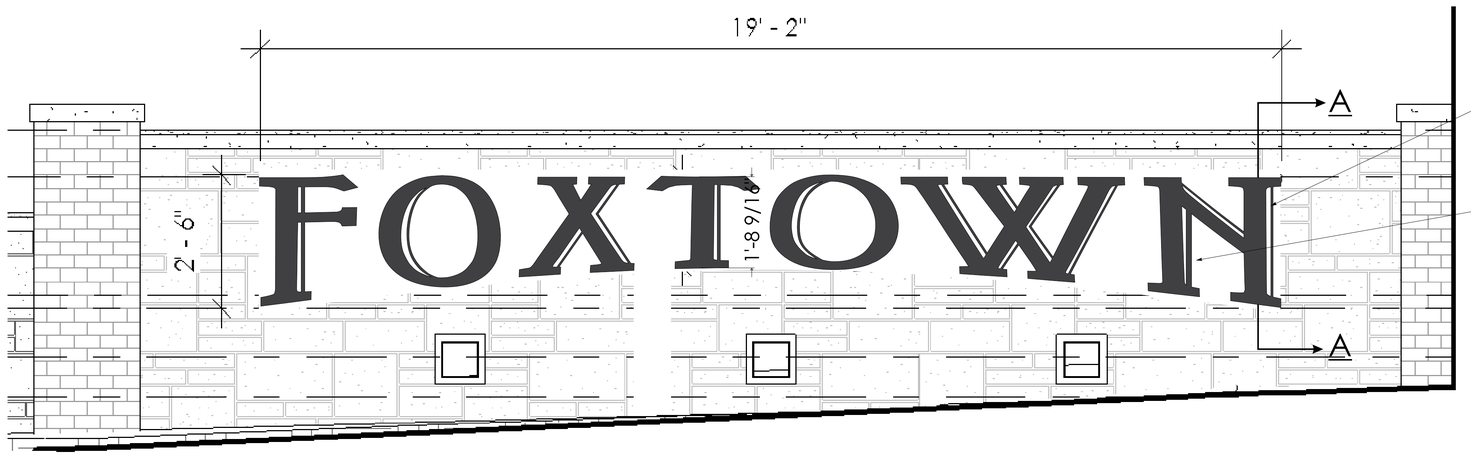
#	Date	Comments
		Revisions

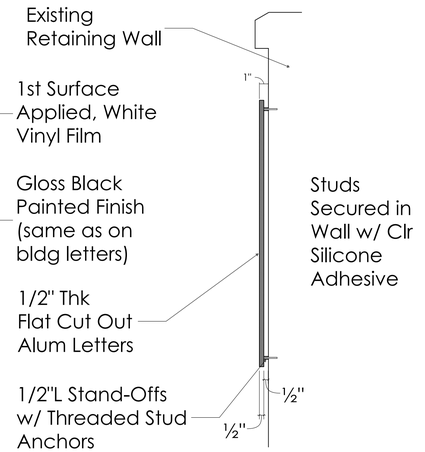
RLMA Project #: 100208
Drawn By: DMA
Date: 12/4/2020
Scale: 1/4" = 1'-0"

PHOTOMETRIC PLAN

FOXTOWN HISTORIC BREWERY BLDG A PATIO
MEQUON, WI

Attachment: Packet Docs FT Brewery (5853 : Foxtown Brewery)





Retaining Wall FCO Letters (brand adj. to fit proposed dimensions)

(1) Set of(7) Letters Req'd 3/4" = 1' - 0" Scale

Fabricate and Install (1) Set of (7) FCO (Flat Cut Out) 1/2" Thk Aluminum Letters to read, "FOXTOWN" and apply to existing retaining wall as shown using Threaded Studs w/ 1/2"L Mill-Finish Alum Spacers, secured w/ clear silicone adhesive. Letters painted Gloss Black to match letters on bldg. White Vinyl details applied to 1st surface of letters after paint is dry.

Side View

1-1/2" = 1' - 0" Scale

Color Schedule:

- Gloss Black Painted Finish
- 3M 7725-10 White Vinyl Overlay
- Mill Finish Alum Studs

SignEffectz.inc™
1827 W. Glendale Ave. Milwaukee, WI 53209
414.264.5504
414.262.5564
www.signeffectz.com

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Thompson Project Management

Foxtown Brewery - Bldg A
Retaining Wall Sign

Fabricate and Install (1) Set of 1/2" thk Alum FCO (Flat Cut Out) letters for existing retaining wall for (Bldg A)

Project Address:
Foxtown Brewery
6411 W Mequon Rd.
Mequon, WI 53092

Billing Address (if different):
Thompson Project Management
221 13th Ave.
Racine, WI 53403

Rev.	Description	Date	Init
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			

Project Notes:
Branding adjusted to fit desired propotions.
Finish matches letters previously installed on bldg.

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DRAWN BY: AAE	CHECK BY: JCB	MGR: JCB	
DATE: 12/04/20	SCALE: AS NOTED		
B SIZE.	30132935 PROJECT NO.	P_01 SHEET NO.	00 REV.
PRODUCTION RELEASE NO. 01		VERSION. 01	
ESTIMATE NO.	WORK ORDER NO.	- MODEL NO.	

Attachment: Packet Docs FT Brewery (5853 : Foxtown Brewery)

STEPHEN PERRY SMITH ARCHITECTS, INC

Attachment: Packet Docs FT Brewery (5853 : Foxtown Brewery)

Attachment: Packet Docs FT Brewery (5853 : Foxtown Brewery)

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **KRISTEN LUNDEEN, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER**

DATE: **January 25, 2021**

SUBJECT: **Residence at Foxtown. The applicant is seeking development agreement amendment approval for a proposed 23 single-family home development for the property located immediately east of 11050 N. Weston Drive.**

Applicant:	Lakeside Development
Status of Applicant:	Owner
Requested:	Development Agreement Amendment
Existing Use:	Vacant
Existing Zoning:	TC (Town Center) PUD (Planned Unit Development)
Lot size:	3.55 acres
Location:	Immediately east of 11050 N. Weston Drive
Tax Key:	#14-027-01-027.00
District:	#4

Background:
The developer for the Residence at Foxtown is requesting a third amendment to the development agreement. Several of the amendments were previously requested and ultimately denied by the Planning Commission and Common Council. In accordance with Article IV of the Mequon Code of Ordinances, no measure that has been introduced and lost may be introduced again until the lapse of at least three months from the date of its consideration unless there has been a material change in the application or an intervening event that changes the circumstances originally considered. It has been over three months since the last request was in front of Planning Commission.

Development Agreement:
Amendment 1 (January 13, 2020)
The development agreement approved on June 11, 2019, included all the conditions that are typically found within single-family subdivision development. In early 2020, the applicant requested a number of deviations to the original agreement based on the size of the lots and the proximity of the dwellings to one another. The following amendments were approved:

1. Construction of six single-family dwellings prior to the asphalt road base being installed.
2. Final plat approval prior to the installation of the surface course and sidewalks in certain areas and install the final surface course on Foxtown Drive only with specific parameters on sequencing for the construction of the houses, a letter of credit posted for 125% of the value of the improvements not installed, and that a timeline for installation of the final

surface course.
3. The applicant is allowed to receive approval from the Architectural Review Board for three different house designs at one time without having to return to the Board for each individual home permit, with certain conditions.

Planning Commission subsequently requested a standardization of the Development Agreement to avoid further deviations from standard practice. That template Development Agreement was approved by the Planning Commission in July 2020 and by the Common Council in August 2020.

Amendment 2 (October 2020)
The developer requested a further amendment to the previous editions to provide the flexibility that the developer felt is necessary to complete the project while protecting the interests of the City. The previously amended development agreement allowed for the developer to install the final surface course on Foxtown Drive only, unlike the standard requirement for the final surface course to be installed throughout the development prior to Final Plat. With this amendment, the applicant requested a further amendment which would allow for Final Plat approval without any of the final surface course installed. With that application, the applicant requested that the binder course be allowed to remain until 78% (18) of the homes were constructed, or 24 months after the approval of the Final Plat, whichever comes first. Staff and subsequently the Planning Commission and Common Council did not grant that request. The following amendments were approved:

1. Final plat approval without the final surface course of asphalt, on the condition that the asphalt be installed when 50% of the homes are constructed or two years after the approval of the Final Plat, whichever is sooner. The amendment added the requirement for the letter of credit for asphalt include both the binder and the final surface course.
2. Modification of the timeline for street tree installation to prior to occupancy of the home where the tree is located.

Current Request
The applicant is requesting a further amendment to the development agreement. A number of the requests were previously requested of staff and this body and ultimately modified or denied. A redlined version of the applicant's request and staff's recommendation is attached to this memo. In summary:

1. Staff does not support a further modification to the parameters for asphalt installation. Originally, the developer's request for a modification was supported due to the approaching fall and closing of asphalt plants and the impact on final plat. Sufficient allowances have previously been supported to permit a delay in the final asphalt surface course. The previous requests for completion at 75% of occupancy were not supported, and for the same reasons staff does not support an amendment for completion at 100% occupancy.
2. Staff does not support a further modification to the parameters for sidewalk installation. From a construction standpoint, sidewalk should be installed by the block to limit the number of disconnected pieces. Concrete sidewalk is subject to the effects of freeze thaw cycles and shift that occurs between sections of sidewalk that are not connected. Having a block of sidewalk consisting of many individual pieces (upwards of nine separate pieces if permitted with each individual home), will eventually result in an uneven and potentially unsafe surface. With that, staff recommends that the existing requirements remain in place.

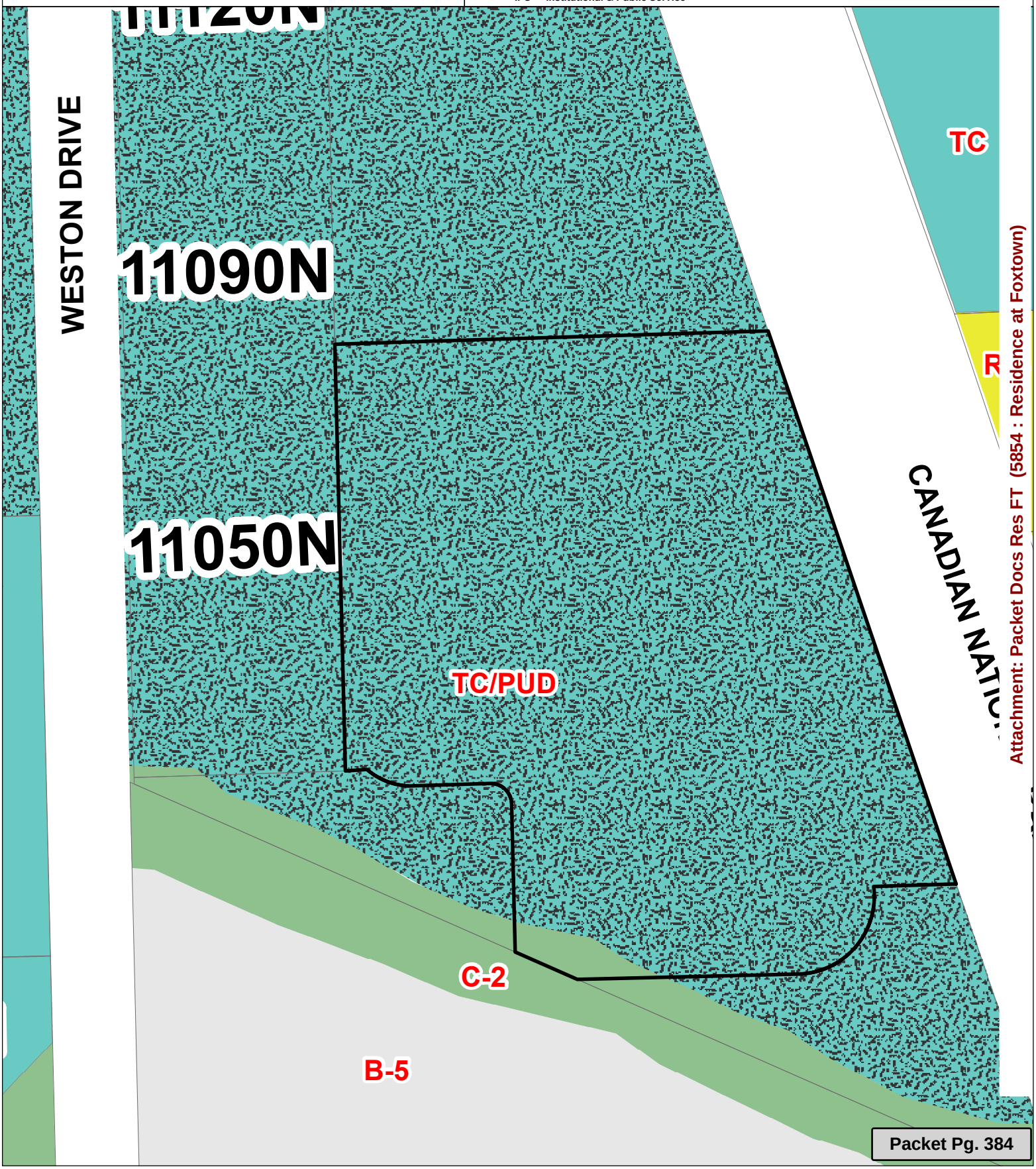
3. Staff does not support further modifications to the landscaping requirements. To be clear, the developer's request refers to the private/individual lot landscape requirements only. The perimeter/common space landscaping is complete. The current development agreement, as previously amended, allows for the trees to be located on the lots and between the houses are to be installed prior to occupancy of the house on which the tree is located. From staff's perspective, the current language already addresses the request.
4. Staff is supportive of the request for a modification to address interim grading. The approval of an interim grading plan has been incorporated into other developments. Interim grading plans acknowledge that residential developments generate fill through the basement excavation process. Requiring the development to conform to the master grading plan at the time of final plat would result in redundant efforts and excessive fill. The language staff proposes addresses the applicable sections of the development agreement that would need to be modified to accommodate the request.

Staff Recommendation:
Staff recommends that an **approval** of the development agreement amendment for the grading only, as proposed in the attached document.

Attachments:
Packet Docs Res FT (PDF)

The Residence at Foxtown

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		



Attachment: Packet Docs Res FT (5854 : Residence at Foxtown)

Lakeside Development Company
The finest in architecture & construction management

1500 W. Market St.
Mequon, Wisconsin
53092

(262) 241-2300
(262) 241-2310 Fax

TRANSMITTAL LETTER

TO: KRISTEN LUNDEEN, CITY OF MEQUON

FROM: BRIAN K. SCHEIVE CELL 414-524-9141

BRIAN@LAKESIDEDEVELOPMENT.COM

DATE: DECEMBER 14, 2020

RE: AMENDMENT TO
"THE RESIDENCE AT FOXTOWN "
DEVELOPMENT AGREEMENT

Kristen,
Here is our reasoning for the changes to the Development Agreement.

Asphalt: We are asking to hold off on the final asphalt surface until 100% occupancy or 24 months because this will minimize home construction damage from happening to the final layer …when complete the residents will have a pristine roadway. This is possible because we have concrete curbs holding the edges in position. Also, if you look at the existing binder course, it was constructed extremely well because of the quality of our asphalt contractor and the good hot weather they had when they did the job.

Sidewalks: We are asking to install sidewalks in stages; as each group of houses is completed or within 24 months. Our excavator, Ray Clausing Excavation, has demonstrated on the first 3 houses that if we install any sidewalks before house construction the sidewalk will fall into the house excavation. The sidewalks are simply too close to the house and other utilities that need to be excavated …and the soil conditions require shelving. This will work well because we are building these in clusters so the different stages in sidewalk construction will be minimized.

Landscaping: We are asking to install trees located in the interior part of the site to be installed in stages, by group of houses, for the same reasons as the sidewalk or we will complete the landscaping within 24 months. We have purchased all the trees and are storing them on site so that they match. The landscaping around the perimeter is already done and it looks great.

Grading: We are asking to bring grade up to final grade as we construct each group of houses. We want to do it this way because the site was engineered so that excavation from the houses would balance out the grade. Being able to balance the soil on site keeps many heavy truck loads off the city streets which reduces city street damage and saves a lot of headaches and cost for everyone. The "Interim Site Plan" that our engineer (Quam Engineering) has submitted shows that the grade on the lots will be about 1 foot below their final grade. We will not seed the lots because there is no topsoil. This being a former site of a concrete plant has demonstrated an unusual soil type that doesn't want to grow anything. However, this will not cause erosion because they are level depressions, bounded by concrete curbs. The existing soil absorbs well. If houses are not built within 24 months we will truck in soil to bring it up to grade and seed it.

Attachment: Packet Docs Res FT (5854 : Residence at Foxtown)

The Residence at Foxtown

December 14, 2020

Amendment to the Development Agreement originally dated and signed on October 3, 2019 and previously amended at the December 2, 2019 Planning Commission meeting and amended again at the October 26th, 2020 Planning Commission meeting.

8.A.i. **Previously Approved**

All of the Improvements have been satisfactorily constructed or installed, completed and approved with the exception of the final asphalt surface, sidewalks and landscaping. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, the final asphalt surface will be installed in its entirety no later than occupancy of 50% of the houses or 24 months of the date of the Final Plat approval, whichever comes first. Regarding sidewalks and landscaping, they will be installed before final plat approval with the exception of the sidewalks and landscaping on the west side of lots 1, 18 and 19 and the east side of lot 10 and 23. Those portions of sidewalks and landscaping will be completed prior to occupancy of each house or within 24 months of Final Plat approval, whichever comes first. Also, the trees to be located on the lots and between the houses are to be installed prior to occupancy of the house on which the tree is located. The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the binder and final asphalt surface, sidewalk construction and landscaping costs to ensure all installations are completed within 24 months of Final Plat approval.

Proposed Amendment

All of the Improvements have been satisfactorily constructed or installed, completed and approved with the exception of the final asphalt surface, sidewalks, landscaping and final grade. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, the final asphalt surface will be installed in its entirety no later than occupancy of 100% of the houses or 24 months of the date of the Final Plat approval, whichever comes first. Regarding sidewalks, they will be installed adjacent to each house before an occupancy permit is granted or all sidewalks will be installed within 24 months of Final Plat approval, whichever comes first. Regarding landscaping and grading, it will be installed, completed and approved in its entirety along the perimeter of the site prior to requesting final plat approval. However, the landscaping and grading within the interior 3 blocks of the site will be installed adjacent to each house before an occupancy permit is granted or all landscaping and grading will be installed within 24 months of Final Plat approval, whichever comes first. An Interim Grading Plan was submitted for approval by the City Engineer. The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the unfinished portions of the binder asphalt surface, sidewalk construction, landscaping and grading costs to ensure all installations are completed within 24 months of Final Plat approval.

Attachment: Packet Docs Res FT (5854 : Residence at Foxtown)

CITY OF MEQUON

By_____
John Wirth, Mayor

By_____
Caroline Fochs, City Clerk

OWNER

Lakeside Development of Mequon, LLC

By: _____
Thomas Zabjek, President

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2020, the above named Mayor and City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) (is)_____

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2020, the above named_____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) (is)_____

Approved by: _____
City Attorney

Attachment: Packet Docs Res FT (5854 : Residence at Foxtown)

8.A.i. Previously Approved

All of the Improvements have been satisfactorily constructed or installed, completed and approved with the exception of the final asphalt surface, sidewalks and landscaping. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, the final asphalt surface will be installed in its entirety no later than occupancy of 50% of the houses or 24 months of the date of Final Plat approval, whichever comes first. Regarding sidewalks and landscaping, they will be installed before final plat approval with the exception of the sidewalks and landscaping on the west side of lots 1, 18 and 19 and on the east side of lot 10 and 23. Those portions of sidewalks and landscaping will be completed prior to occupancy of each house or within 24 months of Final Plat approval, whichever comes first. Also, the trees to be located on the lots and between the houses are to be installed prior to occupancy of the house on which the tree is located. The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the binder and final asphalt surface, sidewalk construction and landscaping costs to ensure all installations are completed within 24 months of Final Plat approval.

Developer Proposed Amendment (Redline version)

All of the Improvements have been satisfactorily constructed or installed, completed and approved with the exception of the final asphalt surface, sidewalks ~~and~~ landscaping and final grade. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, the final asphalt surface will be installed in its entirety no later than occupancy of ~~50%~~100% of the houses or 24 months of the date of Final Plat approval, whichever comes first. Regarding sidewalks ~~and landscaping,~~ they will be installed adjacent to each house before an occupancy permit is granted or all sidewalks will be installed within 24 months of Final Plat approval, whichever comes first. ~~before final plat approval with the exception of the sidewalks and landscaping on the west side of lots 1, 18 and 19 and on the east side of lot 10 and 23.~~ Regarding landscaping and grading, it will be installed, completed and approved in its entirety along the perimeter of the site prior to requesting final plat approval. However, the landscaping and grading within the interior 3 blocks of the site will be installed adjacent to each house before an occupancy permit is granted or all ~~Those portions of sidewalks and~~ landscaping and grading will be ~~completed prior to occupancy of each house or~~installed within 24 months of Final Plat approval, whichever comes first. ~~Also, the trees to be located on the lots and between the houses are to be installed prior to occupancy of the house on which the tree is located.~~ An Interim Grading Plan was submitted for approval by the City Engineer. The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the unfinished portions of the binder ~~and final~~ asphalt surface, sidewalk construction, ~~and~~ landscaping and grading costs to ensure all installations are completed within 24 months of Final Plat approval.

Staff Proposed Amendment

Exhibit B 4.a, 4.b and 4.f. Previously Approved

4. Grading and Drainage Plan

Attachment: Packet Docs Res FT (5854 : Residence at Foxtown)

a. The Developer shall submit a master site grading plan. The Developer shall grade the site in conformance with the approved grading and drainage plan. The future owners/builders who construct the principal building shall be responsible for siting the principal building, rough and fine grading the building pad to comply with the master grading plan.

b. The Master Grading/Drainage/Storm Sewer and Erosion Control Plans shall comply with the requirements of the City's Standard Specifications for Land Development, latest edition.

f. Rough grade as necessary to establish lot grades in accordance with future building grades, top-soiling, seeding and mulching as required, to all exposed ground surfaces to prevent erosion.

Exhibit B 4.a, 4.b and 4.f. Proposed Amendment

4. Grading and Drainage Plan

c. The Developer shall submit an interim grading and drainage plan and a master site grading plan. The Developer shall grade the site in conformance with the approved interim grading and drainage plan prior to Final Plat approval. The future owners/builders who construct the principal building shall be responsible for siting the principal building, rough and fine grading the building pad to comply with the master grading plan.

d. The Master Grading/Drainage/Storm Sewer and Erosion Control Plans shall comply with the requirements of the City's Standard Specifications for Land Development, latest edition. The interim grading plan shall provide for proper drainage until the master grading plan is implemented.

f. Rough grade as necessary to establish lot grades in accordance with ~~future building grades~~the interim grading plan and~~,~~ ~~top-soiling, seeding and mulching~~stabilization as required by City of Mequon Code of Ordinances 58-675(a)(3), to all exposed ground surfaces to prevent erosion.

Attachment: Packet Docs Res FT (5854 : Residence at Foxtown)

City of Mequon

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **January 25, 2021**

SUBJECT: **R-1 Zoning District modifications related to conservation subdivisions**

Background:
The Mayor and Planning staff have been working on changes to the R-1 zoning district as it relates to conservation subdivisions. Currently, the process to approve a conservation subdivision requires a rezoning amendment to a Planned Unit Development. Staff has relied on several established guidelines that have been used as a template to evaluate proposals in the past that are not specified by ordinance. The proposed modifications to the code would eliminate the requirement of the PUD process and details specific design requirements to help guide stakeholders through the process. The PC Policy Subcommittee has reviewed the language and has recommended a few minor changes detailed in the Ordinance.

Analysis: As stated above the most significant change of the proposed ordinance would eliminate the requirement for a PUD for conservation design approval. In the past several PUD requests have been denied based on neighborhood opposition that was not directly related to the merits of the proposed subdivision, but more an opposition to development in general. In addition, the rezoning process can add at least three months to the approval process. Along with the change to the approval process, the proposed text amendment details specific design and development requirements including the following:

- Specifying a minimum .75-acre lot size
- Requiring a maximum 10% lot coverage ratio
- Requiring a minimum 25 acres
- Specifying each development shall have at least two road connections.
- Requiring 60% of the land area as open space.
- Allowing a bonus lot for every 40 acres of land that is part of the subdivision
- Requiring a minimum 300-foot open space buffer to existing public roadways and residential lots.

Many of the provisions listed above have been required conditions in previously approved PUD's. The most significant deviation from what has occurred in previously approved developments is the allowance for lots to be .75 acres in size. A majority of previously approved conservation subdivisions in the R-1 had lot minimums around 1.5 acres. Staff is supportive of the smaller lot size minimum because it will allow for more flexibility in the design and will create larger clusters of homesites. This will in turn create larger areas of protected open space. The open space buffer requirement has also been increased from 200 feet to 300 feet as part of these changes. There is a new provision that would allow a density bonus of one lot for every 40 acres. On a 40-acre development, this would change the density from 5-acre lot size to 4.44-acre

lot size. The density bonus is meant to encourage the use of conservation subdivisions by offsetting some of the cost associated with developing in this manner. The bonus will also encourage consolidation of smaller parcels to get to the 40-acre threshold.

Staff supports the policy objectives, clear design and development directives and a streamlined approval process. There are sections that may require some modification for consistency and clarification. The primary area where staff is continuing to evaluate the language involves the requirement of connectivity between developments. While staff supports connectivity, there are a number of options that must be considered for every development and formalizing these requirements can be intricate. Some of the things to consider are as follows:

- The number of lots on a dead-end road (temporary or permanent).
- When should the connecting infrastructure be installed?
- How to address the potential of more than one future connection.
- How to address connections to parcels with smaller acreage.

Staff Summary:
Staff will continue to refine the document and incorporate any changes recommended by the Commission and return with a final draft in February.

Attachments:
Sec._58_234.___R_1_rural_residential_detached_district. updated (DOC)

Attachment: Sec._58_234.___R_1_rural_residential_detached_district. updated (5872 : R-1 Zoning District modifications related to conservation

Sec. 58-8 The following definitions shall be added to section 58-8 (the definition section for the zoning code):

"Conservation subdivision" means a residential development other than an estate lot design subdivision.

"Estate lot design subdivision" means a residential subdivision in which the minimum residential lot size is at least five acres.

"Protected conservancy area" means that portion of a development that is permanently set aside for the protection of sensitive natural features, farmland, scenic views and other unique features.

Sec. 58-234. - R-1 rural residential detached district.

(a) *Purpose.* The R-1 district is intended to provide for large lot single-family detached residential development in rural areas that are not served by public water or sewerage facilities and that are not yet appropriate for development at higher densities. This district shall generally be located within the area designated on the land use plan map as "rural service area."

(b) *Permitted uses.* The following are permitted uses in the R-1 district except in protected conservancy areas:

(1) Single-family detached dwellings.

(2) Animals and animal-related uses specified in division 11 as permitted uses in the R-1 district.

(3) Community living arrangements for eight or fewer persons in accordance with Wis. Stats. § 62.23(7)(i).

(4) Long-term rental of a structure described in subsection (b)(1).

(c) *Permitted accessory uses.* The following are permitted accessory uses in the R-1 district except in protected conservancy areas:

(1) Private garages, carports, and paved parking areas shall be allowed provided that no garage or carport shall be erected prior to the erection of the principal building to which it is accessory. Garages and storage structures shall conform to the following:

a. Except as otherwise specifically provided below, no more than one principal garage; either attached or detached, shall be permitted on a lot.

Attachment: Sec._58_234.___R_1_rural_residential_detached_district. updated (5872 : R-1 Zoning District modifications related to conservation

b. Any property having a residence without an attached garage shall be permitted one principal detached garage not to exceed 800 square feet in area.

c. Any property having a residence which was constructed prior to year 2003 with an attached garage in which two full-sized personal automobiles cannot reasonably be stored side-by-side shall be permitted one principal detached garage not to exceed 675 square feet in area, provided no such garage structure shall be sited in front of an existing residence or in such other location as shall unreasonably affect or adversely impact the beauty and general enjoyment of existing residences or adjoining properties.

d. Any property may have, in addition to any permissible garage, one detached storage structure not exceeding one percent of the property area or one percent of the property's minimum lot size zoning requirement.

e. Properties whose principal use is agricultural shall not be restricted in the number or size of detached storage structures permitted on the property.

f. Enclosed vehicular storage space for not more than one vehicle may be rented to persons not resident on the lot, such space being defined as an area not to exceed 300 square feet.

(2) Home occupations and professional offices which are clearly incidental to the principal residential use subject to the following:

a. The home occupation shall be carried on wholly within the principal residential building or within a building accessory to the principal residential building and only by residents occupying the premises and one additional person not a resident on the premises.

b. No article or service shall be sold or offered for sale on the premises.

c. The home occupation shall not normally generate customer or client traffic to the residential premises.

d. Any off-street parking area shall be maintained reasonably dustless, and adequately screened from adjoining residential properties.

e. The home occupation shall not include the conducting of any retail or wholesale business on the premises, nor the removal of sand, gravel, stone, topsoil, or peat moss for commercial purposes.

f. The home occupation shall not include outside storage of materials or other operational activity resulting in offensive noise, vibration, smoke, dust, odors, heat, or glare which may create a nuisance or be otherwise incompatible with the surrounding residential area.

(3) Private outdoor recreational facilities normally accessory to a residential use.

(4) Non-commercial greenhouses that do not exceed 150 square feet (this section shall apply to structures constructed after the effective date of the ordinance from which this section is derived.) Such a structure shall not count as a storage structure under subsection (c)(1)d.

(5) Short-term rental of a structure described in subsection (b)(1).

(d) *Conditional uses.* Conditional uses in protected conservancy areas are described in section 58-234(n)2. Other conditional uses in the R-1 district are described in section 58-_____.

(e) *Lot size.*

(1) There shall be no minimum lot size for an outlot or other area designated as a protected conservancy area; however, protected conservancy areas shall be subject to the design standards set forth below.

(2) For lots in conservation subdivisions on which a residential dwelling may be located, the minimum lot size shall be 0.75 acres. Conservation subdivisions shall be subject to the density standards set forth below.

(3) For all other uses, the minimum lot size shall be five acres.

(f) *Dwelling standards.* Single-family dwellings within the R-1 district shall have an 1,800-square-foot minimum living area measured from the outside of exterior walls (excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes).

(g) *Building height.*

(1) The height of any dwelling unit shall not exceed 42 feet.

(2) The height of accessory structures shall not exceed 15 feet.

(3) The height of farm structures shall not exceed 60 feet.

(h) *Lot width and lot length.*

(1) There shall be no minimum average lot width or lot length for a protected conservancy area.

(2) For lots in conservation subdivisions on which a residential dwelling may be located, the minimum average lot width and lot length shall be flexible and subject to planning commission approval of the conservation subdivision plan.

(3) For all other uses, the minimum average lot width and lot length shall be 300 feet.

(i) *Minimum building setback.*

(1) For structures on lots in conservation subdivisions on which a residential dwelling may be located, the minimum building setback shall be flexible and subject to

Attachment: Sec._58_234.___R_1_rural_residential_detached_district. updated (5872 : R-1 Zoning District modifications related to conservation

planning commission approval of the conservation subdivision plan; however, the location of residential lots shall be subject to the design standards for conservation subdivisions set forth below.

(2) For all other uses, no building or structure erected after the effective date of the ordinance from which this section is derived shall be placed closer than 100 feet to the ultimate right-of-way line of any public street, road or highway upon which the subject property abuts.

(j) *Minimum building offset.* No building or structure erected after the effective date of the ordinance from which this section is derived shall be placed closer than 30 feet to a side or rear lot line. Buildings or structures housing livestock shall not be erected closer than 50 feet to a side or rear lot line.

(k) *Lot coverage.*

(1) For conservation subdivisions, buildings and structures may not cover more than 10% of any lot.

(2) For all other uses, buildings and structures may not cover more than five percent of the lot.

(l) *Design standards – generally*. The following design standards shall apply to all residential developments on development sites of 25 acres or larger developed after the effective date of the ordinance from which this section is derived, including both estate lot design subdivisions and conservation subdivisions:

(1) Residential dwelling lots shall be accessed from streets classified as land access by Resolution 607.

(2) Developments shall include hard surface (asphalt, stone or other materials approved by the planning commission) bikeway/pedestrian path connections to adjacent sites unless, as determined by the planning commission, that such connections are not feasible. Connections shall be required even if the adjacent sites do not yet have paths.

(3) Streets shall satisfy the following requirements:

a. The development shall have two or more street connections at the boundaries of the development.

b. Provided at least one street connection creates legal access to an existing street, any other connection may be made to one or more adjacent undeveloped parcels or, as approved by the planning commission, parcels likely to be redeveloped. For future street connections to undeveloped parcels, the street shall terminate in an eyebrow, in accordance with Standard Specifications of Land Development, within 150 feet of the

Attachment: Sec._58_234.___R_1_rural_residential_detached_district. updated (5872 : R-1 Zoning District modifications related to conservation

property line of the undeveloped parcel. The area from the eyebrow to the property line shall be designated as right of way at least 60 feet in width. If an adjacent site has constructed one or more eyebrows as part of a prior development the subject parcel shall be required to provide a street connection to each previously constructed eyebrow. ~~If the street will not be constructed to the boundary prior to final plat approval: (i) a temporary cul-de-sac shall be constructed pursuant to city standards at the temporary point of termination; (ii) a road reservation meeting minimum right-of-way width requirements shall be granted from the cul-de-sac to the development site boundary; (iii) the street right-of-way shall be dedicated to the city at the time of final plat approval; and (iv) an easement acceptable to the city shall be granted for construction of the balance of the street.~~

c. ~~Streets shall be constructed to any connections, whether constructed or reserved, from adjacent properties. To the extent the adjacent parcel has a road reservation to the boundary, the developer shall construct the street to the temporary termination on such development site and shall remove any temporary cul-de-sac.~~

d. Streets shall be designed, as determined by the planning commission, to ensure that adjacent parcels have adequate connection to maximize development.

e. Streets shall be dedicated to the city at or prior to final plat final approval. Approved future connections in accordance with Sections b shall be dedicated as right of way.

(m) *Conservation subdivisions*.

(1) *Purposes*. The city encourages conservation subdivision design for development sites of 25 acres or larger, having determined that, if the majority of future residential developments in the R-1 district are conservation subdivisions, the city will:

a. Implement adopted city policies seeking to conserve a variety of irreplaceable and environmentally sensitive resource lands as set forth in the city's land use plan and other similar plans.

b. Conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, wetlands, floodplains, drainage courses, natural meadows, specimen trees and scenic features, by setting them aside from development.

c. Provide greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce utility runs and the amount of paving required for residential development.

d. Reduce erosion and sedimentation by retaining existing vegetation and the minimizing development on steep slopes.

Attachment: Sec._58_234.___R_1_rural_residential_detached_district. updated (5872 : R-1 Zoning District modifications related to conservation

e. Protect areas of the city with productive agricultural soils for continued or future agricultural use by conserving blocks of land large enough to allow for efficient farm operations.
f. Create neighborhoods with direct visual access to open land, neighborhood open space and a strong neighborhood identity.
g. Create environmental amenities through creative design.
h. Conserve scenic views and elements of the city's rural character, and minimize perceived density, by minimizing views of new development from existing streets.
i. Protect the physical and visual integrity of environmental corridors and natural isolated areas as defined by the Southeastern Wisconsin Regional planning commission.

(2) *Minimum development site size*. Conservation subdivisions shall only be permitted on development sites of 25 acres or larger. Two or more adjacent parcels may be combined to create a development site of 25 acres or larger.

(3) *Minimum protected conservancy area*. At least 60% of the land area in a conservation subdivision shall be protected conservancy area(s).

(4) *Density*. One dwelling shall be allowed for every five acres (including protected conservancy areas) in a conservation subdivision. Additionally, as an incentive to develop as a conservation subdivision rather as an estate lot design subdivision, there shall be one bonus dwelling for every 40 acres in a conservation subdivision.

(5) *Design standards*. In addition to the standards set forth in (m), the following design standards shall apply to all conservation subdivisions developed after the effective date of the ordinance from which this section is derived:

a. A minimum 3~~4~~00-foot open space buffer shall be maintained between preexisting public streets and any residential dwelling lot unless, and only to the extent that, the planning commission determines that a lesser buffer is required to allow construction of the allowed homes while maintaining critical environmental features.
b. In addition to bikeway/pedestrian paths, nature trails shall be included to provide subdivision resident access from internal streets to the protected conservancy area(s).

(n) *Protected conservancy areas and other common areas and facilities.*

(1) *Ownership*.

a. *Homeowner Association or Condominium Association*. Protected conservancy areas and other common areas and facilities shall be held in common ownership by a homeowner association or shall be controlled

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through a condominium declaration and held as common elements. In either instance, the following regulations shall apply:

1. The applicant shall provide the city a description of the organization of the proposed homeowner or condominium association, together with copies of its governing documents, including all documents governing ownership, maintenance and use restrictions for common facilities or common elements. All such documents shall be consistent with the provisions of this ordinance.
2. The homeowner or condominium association shall be operating (with financial subsidization by the owner or applicant, if necessary) before the sale of any dwelling.
3. Membership in the homeowner or condominium association shall be mandatory for all purchasers of property in the development and their successors in title.
4. The homeowner or condominium association shall be responsible for maintenance and insurance of common facilities (including without limitation bikeway/pedestrian trails and nature paths), common elements and the protected conservancy area. Such responsibility shall be memorialized in recordable agreements acceptable to the city.
5. The homeowner or condominium association shall have the power and authority to assess homeowners for their proportionate share of costs associated with maintenance of such common facilities and areas.
6. The governing documents for the homeowner or condominium association shall confer legal authority on the homeowner or condominium association to place a lien on the property of any member who falls delinquent in dues or assessments. Such dues and assessments shall be paid with the accrued interest before the lien may be lifted.
7. Written notice of any proposed transfer of common facilities by the homeowner or condominium association or the assumption of maintenance for common facilities must be given to all members of the homeowner or condominium association and to the city no less than 30 days prior to such event.
8. The homeowner or condominium association shall administer, maintain and operate such common facilities.

b. *Private conservation organization*. Alternatively, with consent of the city, an owner may transfer either fee simple title of the protected conservancy areas or easements on the protected conservancy areas to a private nonprofit conservation organization provided that:

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1. The conservation organization is acceptable to the city and is a bona fide conservation organization intended to exist indefinitely in accordance with the Internal Revenue Service Code requirements.
2. The conveyance contains appropriate provisions for reverter or retransfer if the organization becomes unwilling or unable to continue carrying out its functions.
3. The protected conservancy area is permanently restricted from future development through a conservation easement and the city is given the ability to enforce these restrictions; and
4. A maintenance agreement acceptable to the city is established between the owner and the organization.

c. *Dedication of easements to the city*. The city may, but shall not be required to, accept easements for public use of any portion of the common land or facilities. In such cases, the facility remains in the ownership of the condominium association, homeowner association or private conservation organization while the city holds the easements. In addition, the following requirements shall apply:

1. There shall be no cost of acquisition to the city.
2. A satisfactory maintenance agreement shall be reached between the owner and the city.

(2) *Uses.* The following uses and no others are allowed in a protected conservancy area unless otherwise prohibited pursuant to applicable law. A use described below is only allowed if it is specified in the easement described below. Each of the following uses is limited as provided by other applicable laws and shall be subject to all applicable approvals and permits required for them under this code.

a. Each of the following uses is permitted in protected conservancy areas:

1. Conservation of open land (e.g., woodland, wetland or managed meadow).
2. Silviculture in accordance with approved standards for selective harvesting and sustained yield forestry and subject to the city's specimen tree ordinance.

b. Each of following uses is permitted in protected conservancy areas provided the planning commission, as part of the concept plan approval or upon separate application, determines that the use, in the location proposed, does not interfere with or propose a threat to sensitive natural features and provided such use complies with all other applicable laws:

1. Agricultural and animal-related uses that are permitted uses in the R-1 district.

2. Pastureland for horses for non-commercial recreational use.
3. Passive recreational amenities and designated areas for active recreational amenities. Amenities include, but are not limited to, features such as gardens, trail systems leading to destinations, sport courts, gathering and seating areas, children's play equipment.

4. Sewage disposal systems, wells and storm water detention/retention systems that service individual lots or for all or part of the subdivision.
5. Easements and facilities for drainage, access and public sewer and water.
6. Easements for gas, electric, telecommunications and other city-approved private purpose.

c. The following are conditional uses in protected conservancy areas:

1. Agricultural and animal-related uses that are conditional uses in the OA or R-1 district.
2. Golf courses.
3. Equestrian facilities for subdivision recreational use.

The planning commission may deny or impose conditions on approval of any such conditional use if the planning commission determines that such use is inconsistent with the protection of the specific natural features of the protected conservancy area or if and to the extent the planning commission would otherwise be allowed to deny or impose conditions upon such use under this code or other applicable law.

(3) *Design standards.* The following design standards shall apply to all protected conservancy areas:

a. Whenever possible, protected conservancy areas shall connect with existing or likely protected conservancy areas on adjoining parcels.
b. Protected conservancy areas shall be delineated outside individual dwelling lots.
c. Each protected conservancy area shall be accessible by subdivision residents from internal streets either directly or from paths that connect to such streets.
d. Protected conservancy areas shall be designed with appropriate advice and counsel from professional naturalists, landscape architects, biologists, horticulturists, or other qualified professional acceptable to the city.

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e. Berms shall be permitted in a protected conservancy area, subject to the city's berm and other applicable regulations, unless and to the extent that the planning commission determines that a proposed berm would be inconsistent with the protection of the specific natural features of the protected conservancy area.

(4) *Protected conservancy area easement*. Each protected conservancy area shall be subject to an easement in form and content approved by the planning commission. The easement shall, among other things:

a. Define ownership.
b. Obligate the owner for the cost and responsibility of maintaining and insuring all common facilities (including without limitation bikeway/pedestrian trails and nature paths regardless of whether located in the protected conservancy areas), common elements and the protected conservancy area.
c. Define the range of permitted activities and uses and prohibit activities and uses not approved by the planning commission.
d. Incorporate the stewardship plan described below.
e. Define the means for funding the owner's maintenance and insurance obligations, including both long-term capital improvements and annual operating and maintenance costs.
f. Permit the city to enter the premises and correct any violation of the terms of the easement and provide that the costs of such corrective action, plus administrative costs and penalties, may be charged to the responsible owner and/or individual property owners who make up a condominium or homeowner association and may include administrative costs and penalties. All such costs shall become a lien against all properties in the development.

The approved and executed easement shall perpetually run with the land and be recorded in the Office of the Ozaukee County Register of Deeds.

(5) *Stewardship plan*. Protected conservancy areas shall be subject to a stewardship plan professionally prepared and in form and content acceptable to the planning commission. The stewardship plan shall:

a. Establish objectives and timelines for each open space area and critical environmental area, including:

1. Restoration efforts.
2. Correction of increasing destructive conditions such as erosion.
3. Measures for restoring historic features.
4. The proposed end state for the area.
5. The measures proposed for achieving the end state.

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b. Commit to control regulated weeds within a reasonable time established in the stewardship plan, and effectively maintain that control, using either integrated management methods or a single management method only if such method is the most practical and economical method for achieving and maintaining control. As used in this paragraph, the following terms have the following meanings:

1. "Control" means to destroy the above-ground portion of a regulated Weed in a manner and at the proper time to prevent the development and distribution of the Regulated Weed, and to prevent the spread of such Regulated Weed from one area to another.
2. "Integrated management" means the use of a combination of several weed control tools to suppress regulated weeds, stimulate the competitive vigor of desirable plants or landscaping and prevent additional regulated weeds or the growth or expansion of regulated weeds, including without limitation the replacement of regulated weeds with recommended plants.
3. "Regulated weeds" means:
   i. All noxious weeds (as defined in Wis. Stat. § 66.96, as amended from time to time);
   ii. Nuisance weeds (as defined in Wis. Stat. § 66.995, as amended time to time);
   iii. The following health-related weeds: common burdock (arctium minus), common ragweed (ambrosia artemisiifolia), giant ragweed (ambrosia trifida), poison ivy (rhus radicans) and wild parsnip (pastinaca sativa);
   iv. The following woody plants: autumn-olive (elaeagnus umbellata); buckthorn bushes (common buckthorn/rhamnus cathartica; glossy buckthorn/rhamnus frangula); honeysuckle bushes (morrow's honeysuckle/lonicera morrowii; tartarian honeysuckle/lonicera tatarica; bella honeysuckle/lonicera x bella); and oriental or Chinese bittersweet (celastrus orbiculatus); and
   v. The following herbaceous plants: velvet leaf or indian mallow (abutilon theophrasti); garlic mustard (alliaria petiolata); spotted knapweed (centaurea maculosa); yellow nutsedge (cyperus esculentus); common and cut-leaved teasel (dipsacus laciniatus and dipsacus sylvestris); black nightshade (solanum nigrum); and cocklebur (xanthium strumarium).

c. Establish necessary regular and periodic operation and maintenance responsibilities for the various kinds of open space (i.e., lawns, playing field, meadows, pastures, croplands, woodlands, etc.) including:

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1. Mowing schedules.
2. Weed control.
3. Planting schedules.
4. Clearing and clean-up.

d. Be incorporated in the easement described above.
e. Be a perpetual obligation of the owner of the protected conservancy area.

(o) *Process.*

(1) *Concept plan*. For all developments, the planning commission shall take action on a concept development layout plan prior to the applicant filing for approval of a preliminary plat. The concept plan shall identify the following:

i. Primary conservation features including but not limited to wetlands, floodplains, drainage courses, steep slopes and specimen trees.

ii. Secondary conservation features including but not limited to woodlands, natural meadows, scenic features, passive and active recreational amenities and view sheds.

iii. Location of house sites.

iv. Street alignments and trails.

(2) Easement and stewardship plan. For any application containing protected conservancy areas, including all conservation subdivisions, the easement and stewardship plan are required to be submitted with the preliminary plat and are subject to planning commission approval at the time of the preliminary plat.

Sec. 58-639. - Dedications.

(a) All facilities and improvements installed prior to the final approval of the plat shall be considered dedicated along with streets and other public areas upon the approval of the plat, certified survey map or condominium declaration. Facilities and improvements completed under bond or other financial guarantee after the approval of the plat shall be considered dedicated upon their approval and acceptance and release of the bond or other guarantee.

(b) In the case of a land division, subdivision or condominium in the R-1 zoning district of a development site of less than 25 acres, two or more parcels of 25 less than 25 acres in the aggregate or a development site for a conservation subdivision for which approval is sought after the effective date of the ordinance from which this article is derived, and the approval for which shall be conditioned upon the dedication of public right of way, then for the purpose of determining lot size compliance and/or permissible lot yield, the area

of land so dedicated shall not be subtracted from the total area of the resulting development site or parcels.

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