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www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, October 21, 2024
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

a) Approval of Minutes

b) Meeting Minutes from 9.23.24

2) Public Hearing

a) Pinnacle Engineering Group, LLC for Kiddie Academy. The applicant is seeking conditional use grant, building and site plan and minor request for sign waiver approval to allow for a new 12,000 SF building for a childcare facility for the parcel located at 10921 N. Port Washington Road.

b) Dan Beyer for O' Driscoll Real Estate. The applicant is seeking building and site plan approval and conditional use grant approval to allow a 1,300 SF coffee shop with drive-through service and building and site plan approval to allow a single-story commercial development that includes the coffee shop, drive-through service and a 3,800 SF sit down restaurant for a total of 5,100 SF.

3) Consent

a) Pointe Real Estate. The applicant is seeking development agreement approval to allow for Phase II, 83-lots of the Swan Ridge Farms subdivision for the lands immediately south of and west of 10129 N. Swan Road.

b) Mequon I LLC. The applicant is seeking development agreement and minor request for a fill permit approval for 30,000 C.Y. of construction fill to allow for 13 lots in Phase VIII of The Enclave of Mequon Preserve subdivision for the property located at 7901 W. Preserve Parkway.

4) Regular Business

a) Soomnath Hospitality. The applicant is seeking minor request approval to allow for 385 feet of fencing for the property located at 10240 N. Cedarburg Road (Sybaris).

b) The Architects Partnership, Ltd. The applicant is seeking building and site plan approval to allow for a new 3,415 SF financial institution with a drive-through ATM lane for the property at 11001 N. Port Washington Road (Chase Bank).

c) Hahn Ace Hardware. The applicant is seeking building and site plan amendment approval to allow for a greenhouse and outside storage for the property located at 11300 N. Port Washington Road.

d) Bauer Sign & Lighting for Mequon Marketplace Holdings, LLC. The applicant is seeking minor request approval to allow for a master sign plan for the property located at 11300 N. Port Washington Road. (Hahn Ace and Planet Fitness).

e) Heimat Capital LLC for Mequon Town Center 1. The applicant is seeking building and site plan amendment approval to allow for 8 new residential units as previously approved in July 2022 for the property located at 11205-11315 N. Cedarburg Road and 5900-6048 W. Mequon Road.

5) Announcements

6) Adjourn

Dated: /s/ Andrew Nerbun, 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 of Community Development's Office at 262-236-2904, Monday through Friday, 8:00 AM – 4:30 PM

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PLANNING COMMISSION
Regular Meeting
Monday, September 23, 2024
6:00 PM
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Minutes

1) Call to Order, Roll Call

Present:
Chair Andrew Nerbun
Alderman Robert Strzelczyk
Commissioner Bruce Barnes
Commissioner Martin Choren
Commissioner Stephanie Hawley
Commissioner Rebecca Schaefer
Commissioner John Stoker
Commissioner Nancy Urbani

Mayor Nerbun called the meeting to order at 6:00 p.m.

a) Approval of Meeting Minutes from July 22, 2024

Action
Ald. Strzelczyk made a motion to approve the July 22, 2024, meeting minutes.
Commissioner Stoker seconded the motion.
A *voice vote was taken; vote passed (8-0)*

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

2) Public Hearing

a) Black Duck Partners for Planet Fitness. The applicant is seeking conditional use grant approval to allow for a fitness center for the property located at 11300 N. Port Washington Road.

DRAFT

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Action
Ald. Strzelczyk made a motion to open a public hearing.
Commissioner Schaefer seconded the motion.
A *voice vote was taken; vote passed*

No public comment

Action
Commissioner Stoker made a motion to close the public hearing.
Commissioner Hawley seconded the motion.
A *voice vote was taken; vote passed*

Consent items 2a, 3b and 3e will remain on the consent agenda.

Action
Ald. Strzelczyk made a motion to approve the 3 consent agenda items.
Commissioner Schaefer seconded the motion.
A *voice vote was taken; vote passed (8-0)*

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

b) David Roettgers for Mobil. The applicant is seeking expansion of a non-conforming use and building and site plan amendment approval to allow for a previously approved car wash and ancillary facilities for the property located at 11155 N. Wauwatosa Road.

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

No public comment

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

Ald. Strzelczyk stated that the dates in condition #4 need to be corrected (packet page 23).

Director Tollefson stated that the original date of May 2023 was given to get the brush and trim of the existing landscaping removed and she believes that some of the trimming and vegetation cleanup has occurred but an extended completion date, due to the new approval date of June 30, 2025, can be modified.

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Action
Ald. Strzelczyk made a motion to approve with the amendment to the date change to June 30, 2025, in condition #4.
Commissioner Schaefer seconded the motion.

The applicant, Mike Roettgers, stated he has some minor changes to the amount of asphalt needed on site.
The mayor stated this issue can be handled at staff level as the impervious surface is the same.

Mr. Roettgers also stated that on the southeast corner of the building that the landscape planter proposed there causes a sight impairment for customers to see around it.

Mayor Nerbun stated that an amendment to the motion to that the pavement plan and the landscape plan modification shall be handled at staff level.
Ald. Strzelczyk accepted this amendment to the motion.
Commissioner Hawley also accepted the amendment.
A *voice vote was taken; vote passed (8-0)*

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Andrew Nerbun, Chair
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

3) Consent

a) Alex Leykin. The applicant is seeking minor request approval to allow for an accessory structure exceeding 1,000 sq. ft. for the property located at 14207 N. Birchwood Lane

Commissioner Barnes commented that he prefers that the birch trees on site be avoided when constructing the proposed accessory structure.

Asst. Dir. Zader commented that unless there are specimen trees the property owner can do what they want on their property.

The applicant, Alex Leykin, stated that he intends to keep the birch trees. He explained that he is waiting for a report regarding the wetlands in hope that the Army Corp of Engineers can approval a waiver for the 50-ft setback there.

Action
Ald. Strzelczyk made a motion to approve the accessory structure.
Commissioner Choren seconded the motion.
A *roll call vote was taken; vote passed (8-0)*

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RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

b) Sam O'Malley. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 11550 N. Wasaukee Road.

Consent items 2a, 3b and 3e will remain on the consent agenda.

RESULT:	**APPROVED [8 TO 0]**
SECONDER:	Robert Strzelczyk, Stephanie Hawley
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

c) Susan & Thomas Tanner. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the properties located at 2400 W. County Line Road.

Dir. Tollefson answered the question regarding the exact acreage that should be included. She explained that the application included a parcel that fronts on County Line Road but that is not included in the approval request. The application showed this parcel because a shared private driveway goes through it and is impacted but it is not part of the actual requested CSM.

Action
Ald. Strzelczyk made a motion to approve the certified survey map.
Commissioner Stoker seconded the motion.
A *voice vote was taken; vote passed* (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

d) Sean O'Driscoll for ODRE 1, LLC. The applicant is seeking certified survey map approval to alter the lot lines for the property located at 14319 N. Port Washington Road (Hospel).

Dir. Tollefson answered that this item also has a 1.5-acre portion that was not included on the zoning map in the packet.

Action
Ald. Strzelczyk made a motion to approve the certified survey map.
Commissioner Barnes seconded the motion.
A *voice vote was taken; vote passed (8-0)*

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RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Bruce Barnes, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

e) The Enclave at Mequon Preserve Phase VII. The applicant is seeking final plat approval to allow for 12-lots for the parcel located immediately north of 8200 W. Donges Bay Road.

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

4) Regular Business

a) Ray's Wauwatosa, Inc. The applicant is seeking building and site plan amendment approval to allow for the conversion of a vacant building for the property located at 7555 W. Mequon Road (Ray's Wine & Spirits).

Public Feedback

Laura Strauss - 9715 N. Courtland Drive - supports this proposal.

Community members that support this zoning change but do not wish to speak:

Jana Lee Hitchcock - 11065 N. Pebble Lane
Peter Masgas - 109 E Monroe Drive, Unit #315, Hartford, WI.
Nancy Tolocko - 12644 N. Shoreland Parkway
Dr. Chris Cunningham - 216 W. Alta Loma Circle, Thiensville, WI
Allison Cunningham - 216 W. Alta Loma Circle, Thiensville, WI

Ashley Anderson - 8460 W. Highlander Drive- supports this proposal as she believes this specific niche is not currently met in the community. She lives nearby and is very excited about this new business opening in the neighborhood.

Andy Tarnoff - 9080 N. Rexleigh Drive - supports this new business and believes they will be excellent neighbors.

Dir. Tollefson stated that this property has been vacant since the Finial closed. The use of beer, wine and liquor retail is a permitted use in the Arrival Corridor zoning district. Rays Wine and Spirits is a full service retail business and staff believes it will be a great fit to the community.

Staff met with the applicant several times to discuss the best ways to achieve consistency in design standards in the Town Center neighborhood. It is a 2-story building with approximately 13,000 SF. There will be new siding, new roofing and some new outdoor dining spaces. They

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will offer a deli and food that can be catered or take away. The parking lot will be repaired, and the landscaping will be updated to meet the Town Center streetscaping requirements.

Additionally, staff has asked that the sidewalk wrap around the corner of Wauwatosa Road and Mequon Road and run along the west property line to the south property line to continue the public connection. The open space requirement is met with the additions in the proposal. The two driveways will include the Town Center streetlight and there will be new monument signage. The interior parking lot landscaping will be updated as it is not currently compliant due to non-cutoff lights. Staff also requested some additional landscape screening on the street frontage. Architectural additions of awnings and canopies are encouraged but after exploring its application to the current building, it will not be architecturally appropriate. Outpost Natural Foods currently uses roughly 4-10 parking spaces. Ray's Wine and Spirits owners are supportive of their continued limited use, but an agreement will be addresses after purchasing the property. Staff recommend approval per the conditions in the staff report.

There was some discussion regarding sidewalk access from the intersection and other possible pedestrian access to the site as well as the visibility from the south entrance to the site.

Action
Ald. Strzelczyk made a motion to approve the building and site plan amendment.
Commissioner Stoker seconded the motion.
A *voice vote was taken; vote passed* (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

b) ICAP. The applicant is seeking certified survey map and rezoning of PUD amendment approval to allow for a 2-lot land division for the property located at 10921 N. Port Washington Road.

Asst. Dir. Zader stated this proposal is for the back section of the ICAP development. The request is to split the parcel in the back into two parcels which do not meet the 2-acre minimum for the B-2 zoning. This triggers a rezoning for a concept plan amendment. There will be a childcare center on the north parcel, which will be before the Commission next month. Staff reminded the applicant that there should be a looped connection to the center of the development to the access point at the front of the development. He reminded the Commission that they need to meet the open space plan requirement which should not be hard to do. Staff recommends approval.

Action
Commissioner Stoker made a motion to approve the rezoning and certified survey map.
Commissioner Choren 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:	Martin Choren, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

c) Blu's Trucking for Dan Mehail The applicant is seeking minor request approval to allow for an amendment to the waiver for the existing berm for the property located at 12701 N. Farmdale Road.

Assistant City Engineer Cole McCraw stated that the applicant is seeking after the fact Planning Commission approval for a berm that was previously approved in 2020 along Farmdale Road. The approval was for a berm exceeding 1,000 C.Y. of fill as well as a height above 4.5 feet. The applicant was approved for a berm 6ft in height. During construction the berm was built 6-10 ft in height. He commented that there is an overview in the packet of the areas on site that need to be brought into compliance.

He stated that slopes are a 4:1 maximum and the slopes are currently constructed more steeper, and the tops of the berms do not undulate as much as the approved plans.

Although the applicant stated the following reasons for a waiver:

- Additional disturbance to neighbors
- Not financially feasible
- Already invested over $25,000 in seed, fuel, and labor

Staff recommends denial of the waiver and requests the berm be brought into compliance per the prior approval.

Public Feedback

Matt Merganor - 12750 Farmdale Road - he is concerned about the visibility for the traffic on the corner. He stated there are a substantial number of trucks in and out of the site from between the berms.

The applicant, Dan Mehail, stated that they are requesting the waiver as there is about ¼ mile of dirt that would need to be reduced. He feels it is natural looking and the berm also prevents the snow from going onto the road, it helps corral nature from the road and helps eliminate noise from the road.

Asst. Eng. McCraw answered the Commission's question about other non-complaint issues on site and stated that the applicant is currently working on issues regarding the ponds and wetland areas with the DNR.

The Commission gave feedback that they do not support the waiver as there have been many resident complaints, they do not want to set precedent regarding after the fact waivers, there is concern about the visibility and safety for the public traveling there, the berm will not settle

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much more as it has been 4 years since construction and they do not believe the given hardships warrant a waiver.

Action
Commissioner Schaefer made a motion to deny the waiver request.
Commissioner Barnes seconded the motion.
A *roll call vote was taken; vote passed* (8-0)

RESULT:	**DENIAL [8 TO 0]**
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Bruce Barnes, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani

5) Policy

1) Design Guidelines for Commercial Structures

Asst. Dir. Zader showed a slide presentation regarding the architectural design results.

The overall feedback concluded with the following:

- There is not a clear consensus.
- Overall ratings are positive.
- The lowest scoring building is Quintessa and Associated Bank (both have a lot of glass).
- The highest scoring building is the Neighborhood Hospital.

Although there are some minor themes, it does not appear that there is consensus. He commented that he will continue to work through the results

6) Announcements

The next meeting will be on Monday, October 21, 2024, at 6:00 p.m.

7) Adjourn

Action
Ald. Strzelczyk made a motion to adjourn the meeting.
Commissioner Urbani seconded the motion.
A *voice vote was taken; vote passed* (8-0)

The meeting adjourned at 7:23 p.m.

Respectfully Submitted,

Jac Zader

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Department of Community Development

TO: **Planning Commission**

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

DATE: **October 21, 2024**

SUBJECT: **Pinnacle Engineering Group, LLC for Kiddie Academy. The applicant is seeking conditional use grant, building and site plan and minor request for sign waiver approval to allow for a new 12,000 SF building for a childcare facility for the parcel located at 10921 N. Port Washington Road.**

Applicant:	Kiddie Academy
Status of Applicant:	Offer to Purchase
Requested:	Conditional Use Grant Building and Site Plan Minor Request – Sign Waiver
Existing Zoning:	B-2 (Community Commercial) PUD (Planned Unit Development)
Land Use Plan:	Community Commercial
Lot size:	1.94 Acres
Location:	10921 N. Port Washington Road
Tax Key Number:	#15-030-04-015.00
District:	#6

Background: The applicant is requesting building and site plan and conditional use grant approval for a childcare facility located at 10921 N Port Washington Road. The new development is part of the approved PUD (Ord 2019-1550 and 2020-1563) that included a total of nine acres of land and five building sites including Landmark Credit Union. As the Commissioners may recall, the owner of the development was at Planning Commission in September for PUD amendment and Certified Survey Map approval in anticipation of the new daycare on the proposed Lot 1.

B-2 District Standards: The following table compares the proposed plan to the B-2 district standards:

District Regulations:	B-2:	Proposed Use:
Minimum Lot Area:	2.0 acres	**1.94 acres**
Minimum Lot Width:	150 feet	209 feet
Open Space Ratio:	40%	50.9%
Maximum FAR:	30%	14%
Maximum Building Height:	42 feet	27 feet
Building North Side Offset	20 feet	65 feet
Building East Side Yard Offset:	20 feet	35.4 feet
Building South Side Yard Offset	20 feet	24 feet

Building West Side Yard Offset:	20 feet	185 feet
Minimum Parking West:	20 feet	130 feet
Minimum Parking Offset North:	20 feet	20 feet
Minimum Parking Offset East:	20 feet	30 feet
Off-Street Parking:	50 stalls	**42 stalls**

Site Plan:
The site plan shows the building at the south end of the site with access from Port Washington Road through two internal drives. The plan meets all the dimensional requirements of the code and are currently well above the open space ratio requirement for the entire PUD. The lot size requirement of two acres was addressed as part of the PUD concept plan that was approved by Planning Commission in September. Since Common Council action will not take place until November, the approval will be conditioned on their action on the item. The number of parking stalls shown for the development is 42, which is ten less than what is required. The applicant states that based on his other location, the proposed parking inventory will be more than sufficient to accommodate the anticipated demand. If parking becomes an issue, there is room to the west of the proposed lot to install additional stalls.

The layout of the site includes a drop-off lane which can accommodate the stacking of ten cars, which is a nice feature for a day care facility. The width of the lane will allow vehicles to bypass other vehicles in the drop-off line. There is a port cochere at the main doorway that will shelter customers from the elements.

To the west of the building is an 8,500 square foot playground for use by the children. The playground includes three pickle ball courts, a mini soccer field, and other play equipment. Both the play area and the building are enclosed by a black steel perimeter security fence (see drawing). The fence will be four feet in height around the building and five feet in height around the play area.

Building Design:
The building design includes brick, fiber cement panels, and aluminum storefront windows with metal awnings. There is a large porte-cochere which provides a nice focal point to the entryway and provides relief from the elements for patrons dropping off children. Overall, staff is supportive of the design of the building with one exception. Staff believes the material of the porte-cochere should be all brick instead of the proposed mix of brick and fiber cement panels. As the focal point of the building, the use of a primary material such as brick is warranted. The dumpster enclosure is shown to be constructed of brick that matches the proposed building with a steel gate.

Lighting Plan:
The proposed lighting plan includes parking lot lights and wall packs. The dispersion plan shows the parking lot poles at 25 feet which exceed the code maximum of 20 feet. There is also light trespass that exceeds the allowable amount on the north property line. The cut sheets for the wall packs OC and OB show that they are not full cutoff per the lighting code. Staff will require as a condition of approval an updated lighting plan that conforms to the code.

Landscape Plan:
The landscape plan was reviewed by staff with the following recommendations:

- Deciduous trees shall be a minimum of 2.5” caliper

- Evergreens shall be a minimum of 7 feet in height.
- The parking lot shall comply with the 30% shading requirement.
- Perennials and/or grasses shall be added between the fence and roadway on the east elevation.

Sign Waiver:
The applicant is proposing two wall signs on the building which will require a waiver to the sign code. The main sign is shown at 73.33 square feet which exceeds the code requirement of 60 feet. The sign is located on the façade of the port cochere and is located approximately 23 feet above grade which exceeds the 20-foot height requirement. Staff does not support the waiver to the size of the sign since it does not meet any of the criteria to grant an exception. Staff is supportive of the waiver for the height of the sign. The sign is centered vertically on the façade and if lowered to 20 feet it would be obscured from view by the proposed canopy. There is an additional 12.44 square foot wall sign the is shown on the canopy. Staff is not supportive of the waiver since it does not meet any of the criteria to grant an exception.

The applicant is not proposing a monument sign at this time. Staff understands that the owner of the land along Port Washington Road will be submitting an application that will allow for the daycare to have a tenant panel on the monument sign at an upcoming meeting.

Conditional Use Grant Findings:
According to Section 3.05(1)(b) of the Zoning Code, the following findings shall be considered when analyzing a conditional use grant application:

1. **The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**

The Wisconsin Department of Health and Human Services regulates and inspects all childcare facilities. All activities involved with the daycare are required to comply with all state regulations and staff believes the facility should not endanger the public health, safety and general welfare of the area.

2. **The proposed use should not injure the value of adjoining or abutting property.**

The proposed activities associated with each of the uses should not negatively impact adjacent sites. Other than the outdoor play area, most activities will take place within the building. The closest residential unit to the proposed use is approximately 430 feet away and there is a substantial tree line and landscape buffer that currently exists between the site and the adjacent residential area to the southwest. Staff believes that the proposed use will not have a negative impact on the adjacent properties.

3. **The proposed use shall be harmonious or compatibility with the area in which it is located.**

The subject site is located in the B-2 district. Childcare facilities are conditional uses in the B-2 district. There are a mix of zoning districts and uses adjacent to the site which include IPS (Institutional), B-2 (Commercial) and R-6 (Plex Residential) to the south and west. The proposed use will provide a nice transition between the residential properties to the west and the commercial uses to the east. The proposed hours of operation are Monday through Friday from 7:00 A.M. to 9:00 P.M and 6:00 A.M. to 7:00 P.M. on weekends. Outdoor sports activities are

limited to 8:00 P.M. on weekdays. Staff recommends a condition that states that the outdoor area shall not be used beyond dusk regardless of the time. The proposed lighting for the courts do not provide adequate illumination and there is a concern over the noise impact of the facilities to the surrounding neighbors. Part of the business plan calls for the use of the outdoor facilities for training or practicing sports. Since the proposed conditional use grant is for a childcare facility, use of the outdoor area is limited to customers of the daycare. If there is an interest in renting out the facilities to the general public, a conditional use grant for a fitness center is required. Staff believes that if all the conditions are complied with, the proposed use will be considered harmonious with the surrounding area.

Engineering Report:
Cole McCraw, Assistant City Engineer, has reviewed the application and has the following comments:

The lots will be accessed through the existing ICAP development to the east which connects to North Port Washington Road. North Port Washington Road is under the jurisdiction of Ozaukee County.A new easement over the lot must be granted as a condition of the previous CSM approval.

Shared driveway extensions and/or private roads must conform to the Mequon Standard Specifications for Land Development (SSLD).

Wetlands are present on site, but were granted an artificial exemption by the Wisconsin Department of Natural Resources (WDNR) in 2019. Therefore, no further permitting is required for disturbance or fill. Furthermore, artificial wetlands do not have a protective area.

The site is located within the City's sewer service area and connection to the public sewer utility is required. Water connection shall conform to the Mequon Water Utility Water Connection Policy. The property owner will be required to extend utility easement(s) to the south property line as a condition of the CSM approval. All CSM conditions must be met prior to CSM recording and building permit issuance.

Prior to building permit issuance, a licensed engineer must submit a memo to the City stating that the development meets the criteria of the existing SWMP. If improvements do not meet the criteria of the existing SWMP, it may require modifications to the existing pond and reapproval of the SWMP by the City, MMSD, and WDNR.

A filling, excavation, and berms permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards. The permit is required prior to the issuance of a building permit.

The improvements propose 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.

Staff Recommendation:
Planning staff recommends **approval** of the conditional use and building and site plan subject to the following conditions:

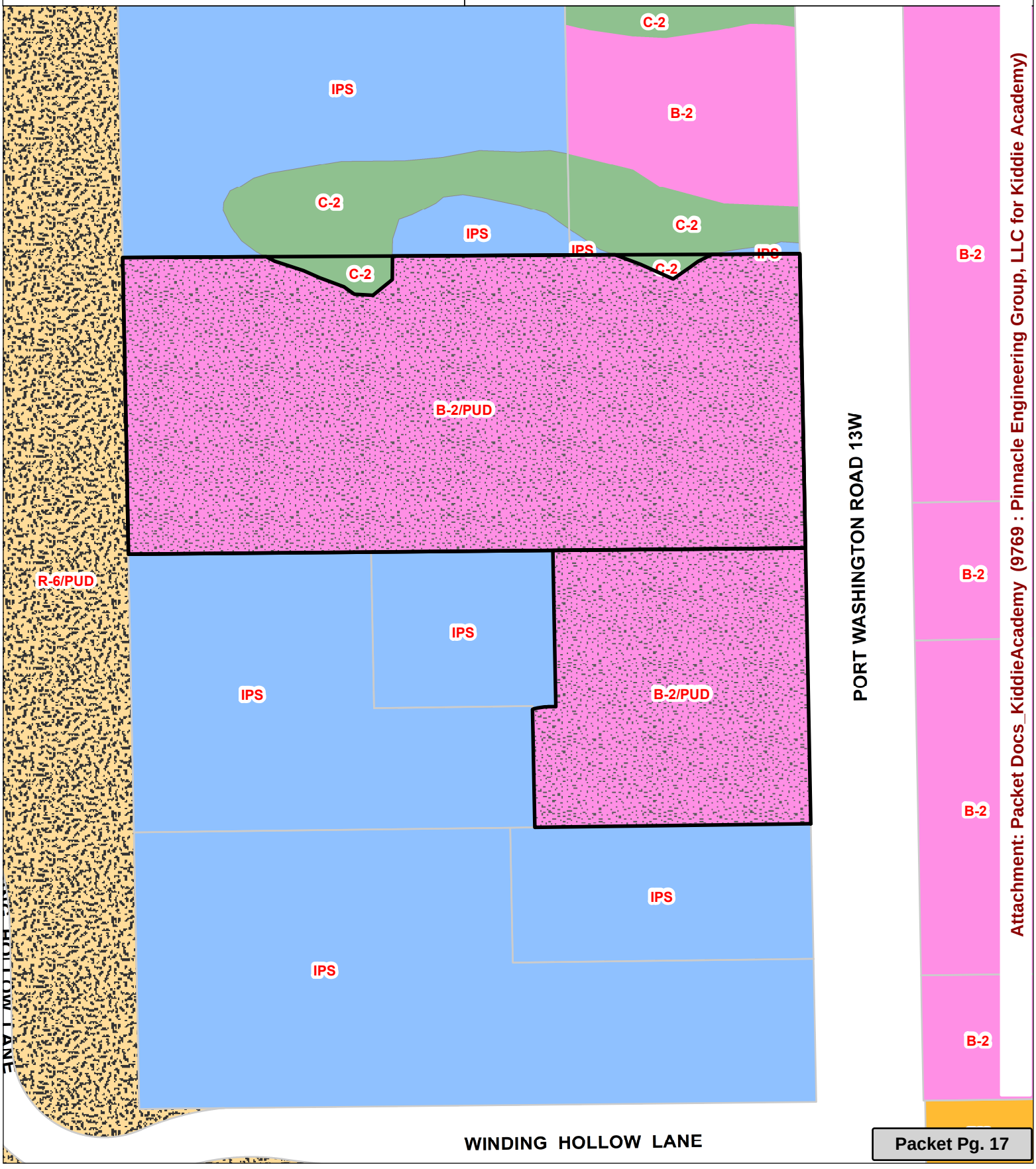
1. Compliance with Ord. 2019-1550 and 2020-1563.

2. Common Council approval of the PUD amendment.
3. The parking area shall be extended to the west if current inventory is not sufficient for use.
4. The sign on the façade shall be allowed to exceed 20 feet in height as shown. No other sign waivers shall be granted.
5. The outdoor sports area shall be used by customers of the daycare only. Other use of the facilities shall require an additional conditional use grant.
6. Hours shall be limited to Monday through Friday from 7:00 A.M. to 9:00 P.M and 6:00 A.M. to 7:00 P.M. on weekends. Outdoor sports activities are limited to 8:00 P.M. on weekdays but in no case beyond dusk.
7. The lighting plan shall be updated to address the following:
    - All light fixtures shall be full cutoff
    - Parking lot lights shall not exceed 20 feet in height.
    - There shall be no light trespass across any property line that exceeds .1 foot-candle
8. The landscaping plan shall be updated to mee the following requirements:
    - Deciduous trees shall be a minimum of 2.5" caliper
    - Evergreens shall be a minimum of 7 feet in height.
    - The parking lot shall comply with the 30% shading requirement.
    - Perennials and/or grasses shall be added between the fence and roadway on the east elevation.
9. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 180 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.
10. 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.
11. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
12. Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance to City ordinances and the Standard Specifications for Land Development.
13. Shared driveway extensions and/or private roads must conform to the Mequon Standard Specifications for Land Development (SSLD). All easement-related conditions of the CSM approval for this property must be met prior to building permit issuance.
14. Connection to the public sewer utility is required. Water connection is required and shall conform to the Mequon Water Utility Water Connection Policy. All easement-related conditions of the CSM approval for this property must be met prior to building permit issuance.
15. Prior to building permit issuance, a licensed engineer must submit a memo to the City stating that the development meets the criteria of the existing SWMP. Development that does not meet the criteria of the existing SWMP may require modifications the existing pond and reapproval of the SWMP by the City, MMSD, and WDNR.
16. Application for and approval of a City Filling and Excavation Permit. The permit is required prior to the issuance of a building permit.
17. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable. The permit is required prior to the issuance of a building permit.

Attachments:
Packet Docs_KiddieAcademy (PDF)

ICAP

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_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

Kiddy Academy Mequon
10921 N. Port Washington Road

PLAN OF OPERATION

Kiddie Academy
10921 N Port Washington Rd.

Application Submittal: September 23, 2024
Plan Commission: October 21, 2024

Mequon Kiddie Academy is proposing to develop the 1.94-acre site located at 10921 N. Port Washington Road to include an Early Childcare Facility. The 12,000 square foot (SF) facility will be one-story in height and include 13-class rooms, a kitchen, and an outdoor recreation area. The site is currently zoned B-2 PUD and is part of a regional development that includes Jilly's Carwash, Arby's & Landmark Credit Union.

DEVELOPMENT TEAM BACKGROUND

The developer, Kuldeep Gupta, of Bright Future of America LLC, has experience in the development and operation of early childcare facilities in the State of Wisconsin. As a franchisee of Kiddie Academy, Bright Future of America recently completed another facility located at 15435 W. Capitol Dr in Brookfield.

OPERATOR BACKGROUND

Kiddie Academy is a leader in early childhood education. The first Kiddie Academy location opened in 1981 in Baltimore, Maryland, and in 1992 a predecessor of KADF began franchising under the Kiddie Academy name. Currently, there are 216 open and operational Kiddie Academy locations, of which one (1) is company-owned. An additional 65 franchised Kiddie Academy locations are under various stages of development. Overall, Kiddie Academy locations are open or under development in 30 states. KADF's long-term business plan is to continue to develop and open Kiddie Academy franchise locations across the country. Our only business is educating children. Our success is measured by the thousands of parents who entrust their children to us every day, and by the accomplishments of the children they place in our care.

When children attend Kiddie Academy, they are safe and receive the finest care available. Further, they acquire the skills and strength of character that will foster their success now, and in the future. We call it Life Essentials, children just call it fun.

To achieve these high standards, Kiddie Academy is committed to providing:

- A caring, nurturing and supportive community
- A creative, developmentally appropriate curriculum for every age group that encompasses all facets of learning
- Peace of mind for parents based upon an open-door policy and safe, secure surroundings
- Well-trained child care professionals who are dedicated to partnering with families and are passionate about educating children
- Experiences that raise children's awareness and understanding of our world.

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

Kiddy Academy Mequon
10921 N. Port Washington Road

PROJECT OUTLINE

The 1.94-acre site offers an ideal location with excellent separation from busy roads, ensuring a safe environment for children. Its outdoor space provides ample room for play and development. The facility includes 13 classrooms, each tailored to meet the evolving needs of children, ranging from toddlers to school-age. In addition to the classrooms, the development features an indoor play area, kitchen, office, lounge, and conference area, offering a comprehensive setup that supports both educational and administrative activities.

Following is an outline of the key factors of the proposed development:

- **ARCHITECTURE** – Jarmel Kizel Architects and Engineers, Inc
  The proposed childcare facility will be one story in height with an elevated entranceway and porte-cochere. The architecture and exterior materials are appropriate for the neighborhood and use similar aesthetics of nearby facilities. This includes materials such as brick, cementitious products simulating stucco and wood but in a more durable substance. The façade is broken up by brick piers and large windows with metal awnings. The porte-cochere provides a focal point to the façade along with signage.

- **CIVIL & SITE PLAN** – Pinnacle Engineering
  The proposed site plan positions the building on the south half of the 1.94 acre parcel with the parking lot and dumpster enclosure on the north half of the site. The outdoor activity space is located along the west portion of the site along the existing woodlands and native buffer.

  The existing woodlands have been deemed specimen trees by the City Forester and will be preserved in accordance with applicable city codes. The site plan has been laid out to preserve the woodlands while utilizing them as a natural sound and visual barrier between the proposed development and adjacent parcel. A wetland delineation was previously completed on the regional development and necessary wetland permitting occurred in 2020. These efforts resulted in the project site being developable with no wetlands being present.

  Site topography is generally flat with a small amount of vertical relief from west to east. Existing topsoil stockpiles are slated to be removed by the landowner prior to commencement of construction on the proposed development. Site development plans yield a balanced site with no haul on/haul off of structural material.

  Utilities are planned to be fed via laterals connected to public utilities within the regional development. Said utilities at being constructed by the landowner and improvement plans were previously submitted to the City for review.

  Stormwater will be managed for quality and quantity through the existing regional stormwater basin on site. The basin was sized for a level of

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

imperviousness that exceeds the proposed development. Conveyance to the regional basin will be made via underground storm sewer.

- **LANDSCAPING –** Pinnacle Engineering
  Landscaping throughout the site includes parking lot screening along the northern property line, trees scattered throughout the site with the intent to provide shade for both the parking lot and the building, and landscape beds featured within the parking islands.
  The landscape was designed to create a space that will be welcoming and energizing to both the adults and children that will be spending time there. This has been accomplished by selecting a warm color pallet with a combination of textures and scents. The plant selections also include plants that have varying degrees of interest throughout the year to carry the intent throughout the changing seasons.

- **LIGHTING –** Villa Lighting
  The proposed site lighting plan includes parking lot lights & building mounted wall packs. A site lighting & photometric plan and lighting cut sheets have been provided which shows no light transmission onto neighboring properties. Parking lot fixtures are classified as full cutoff, and wall sconces are partially shielded to ensure proper lighting direction.

SECURITY

All external doors on the facility are alarmed with sound. A robust camera network is included in the operations of the building with cameras all around the building monitoring the whole property. Only authorized persons are allowed to enter the building using a fingerprint scanner/code. Additionally, windows and doors are locked and cameras monitor for any movements during and after work hours.

OPERATING HOURS AND STAFFING

The facility will be open Monday to Friday from 6:00am to 9:00pm and Saturday & Sunday from 6:00am to 7:00 pm. Most children will be at the premises between 6:00am to 7:00pm but hours are extended to 9:00pm to accommodate occasional evening care or indoor/outdoor activities. Saturday and Sunday will be for sports coaching and events. Facility staffing is dependent on the number of students on any given day. It is anticipated that the total onsite staff will range from 25-30 based on student attendance in the 150-170 range for the entire day. For special events, additional staff from other facilities may be brought in order to accommodate increased attendance.

TRAFFIC AND PARKING

The location along Port Washington Road provides access to a major arterial road which can handle the minimal increase in traffic generated by the proposed development. The previously approved concept and PUD plans for the regional development are comparable in density and use, so our proposed project will not adversely affect the existing infrastructure.

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

The developer and operator have experience operating these types of facilities and based on that experience, parking demand is a function of staffing ratios, and visitor/vendor requirements. In order to eliminate street and off property parking, the development is proposing 42 stalls to accommodate gatherings and after hours events for students.

As previously mentioned, the proposed parking lot is located at the front of the building and includes 42-stalls (with two ADA accessible stalls). Parking stalls are a minimum of 162 square-feet in size (9'x18' in size). As part of this proposal, the developer is asking for a parking exception for the 9'x18' stalls in lieu of the city code requirement of 180 square-feet (9'x20'). As shown on the site plan, a drop off zone will be utilized for parents to drop off and pick up students.

NOISE

The proposed development will have outdoor recreational space which at times will generate limited noise from student activities. It is important to note that the site and landscaping plans have been designed to mitigate noise pollution by the use of existing and proposed vegetation while locating the site away from densely populated areas. The Developer and Operator has another facility located in the City of Brookfield which has not received any noise complaints.

SIGNAGE

The development is proposed to have 2 building mounted signs of 77.33 Square-foot & 12.44 Square-foot in size. Additionally, a master sign package has been submitted by the landowner to provide the proposed development with a panel sign within the existing monument sign located adjacent to Arby's.

As part of this development, the Developer is requesting a sign waiver in order to locate 2 signs on the building vs the city code allowing 1.

DELIVERIES

Deliveries are expected to be limited to van or box truck sized vehicles. Said deliveries are anticipated to include daily mail/UPS/Fed-Ex, trash pick-up (from the screened trash enclosure located on the west side of the property. We will have GFS or US foods deliveries on a weekly basis. We will also have Metro Market or Sams come with their delivery van just like Amazon fleet vehicle. Delivery schedules are coordinated with suppliers to only occur during non-peak hours from Monday to Friday.

PROPERTY TAXES

The proposed development will be for-profit owned and will therefore be subject to local property and other taxes.

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

Kiddy Academy Mequon
10921 N. Port Washington Road

B-2 PUD DISTRICT STANDARDS

The site is currently zoned B-2 PUD (Community Business District with Planned Unit Development overlay). Following is a zoning code summary:

Metric	Zoning District	Proposed Development
Zoning District	B-2 PUD	B-2 PUD
Floor Area Ratio	30%	14.2%
Open Space Ratio*	40%	50.9%
Max Building Height	42-feet	28-feet
Building Offset (North)	20-feet	120-feet
Building Offset (East, South) (Internal offsets)	0-feet	24-feet – 34-feet
Building Offset (West)	20-feet	185’
Minimum Parking Offset (North)	20-feet	20-feet
Minimum Parking Offset (East, South) (Internal offsets)	0-feet	0-feet
Minimum Parking Offset (West)	20-feet	63-feet

REQUESTED WAIVERS/EXCEPTIONS

Parking stall size: Requesting waiver to utilize 9’x18’ in order to limit overall impervious surface and match the surrounding developments parking stall size (regional development has been approved for 9’x18’ stalls)

Signage: Requesting waiver to construct 2 wall mounted signs on the proposed building of 73.33 square-foot & 12.44 square-foot in size.

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

PROPOSED KIDDIE ACADEMY® OF MEQUON

KIDDIE ACADEMY®
EDUCATIONAL CHILD CARE

JULY 19, 2024

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

Kiddie Academy of Mequon
N Port Washington Road and W Winding Hollow Lane, Mequon, WI

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

OCCUPANT CHART

Room	Age Groups	Child/student per Staff	Capacity	Staff	Administration Director & Cook
1	Infants	4	8	2	1
2	Infants	4	8	2	1
3	Toddlers	4	8	2	
4	Toddlers	4	8	2	
5	Toddlers	4	8	2	
6	2 - 2.5 year Olds	6	12	2	
7	2 - 2.5 year Olds	6	12	2	
8	2.5 - 3 Year Olds	8	16	2	
9	2.5 - 3 Year Olds	8	16	2	
10	3 Year Olds	10	16	2	
11	4 Year Olds	13	24	2	
12	School Age	18	18	1	
		TOTALS	154	23	2

TRAFFIC FLOW

CAPACITY 154

PARENT PARKING

DROP OFF AM

Time	Children Drop Off	Cumulative Children	Number of Cars	Time	Children Drop Off	Cumulative Children	Number of Cars
6:30 - 6:40	3	3	2	8:00 - 8:10	14	80	10
6:40 - 6:50	5	8	3	8:10 - 8:20	14	94	10
6:50 - 7:00	5	12	3	8:20 - 8:30	12	106	9
7:00 - 7:10	6	18	4	8:30 - 8:40	11	117	8
7:10 - 7:20	8	26	5	8:40 - 8:50	11	128	8
7:20 - 7:30	9	35	6	8:50 - 9:00	11	139	8
7:30 - 7:40	9	45	6	9:00 - 9:30	8	146	5
7:40 - 7:50	11	55	8	9:30 - 10:00	5	151	3
7:50 - 8:00	11	66	8	10:00 - 10:30	3	154	2

PICK-UP PM

Time	Children Pick up	Cumulative Children	Number of Cars	Time	Children Pick up	Cumulative Children	Number of Cars
3:00 - 3:10	2	152	1	4:40 - 5:00	11	89	8
3:10 – 3:20	3	149	2	5:00 - 5:10	12	77	9
3:20 - 3:30	3	146	2	5:10 - 5:20	12	65	9
3:30 - 3:40	4	142	3	5:20 - 5:30	14	51	10
3:40 - 3:50	4	139	3	5:30 - 5:40	14	37	10
3:50 - 4:00	5	134	3	5:40 - 5:50	14	23	10
4:00 - 4:10	6	128	4	5:50 - 6:00	9	14	6
4:10 - 4:20	8	120	5	6:00 – 6:10	6	8	4
4:20 - 4:30	9	111	6	6:10 – 6:20	5	3	3
4:30 - 4:40	11	100	8	6:20 – 6:30	3	0	2

PARENT AND STAFF PARKING

TOTAL (AM)

Time	# of Staff at Academy	Total Cars (Staff & Parents)*		Time	# of Staff at Academy	Total Cars (Staff & Parents)*
6:30 – 6:40	2	5		8:00 – 8:10	11	19
6:40 – 6:50	3	6		8:10 – 8:20	12	21
6:50 – 7:00	3	7		8:20 – 8:30	14	21
7:00 – 7:10	4	8		8:30 – 8:40	15	21
7:10 – 7:20	5	10		8:40 – 8:50	16	22
7:20 – 7:30	6	12		8:50 – 9:00	17	23
7:30 – 7:40	7	13		9:00 – 9:30	18	21
7:40 – 7:50	8	15		9:30 – 10:00	19	20
7:50 – 8:00	9	16		10:00 – 10:30	19	19

**Considers 15% of Staff do not park a car at the Academy*

Mid-day	Total Projected Cars*
10:30 – 3:00	17

TOTAL (PM)

Time	# of Staff at Academy	Total Cars (Staff & Parents)*		Time	# of Staff at Academy	Total Cars (Staff & Parents)*
3:00 - 3:10	20	20		4:40 - 5:00	11	18
3:10 – 3:20	19	21		5:00 - 5:10	9	18
3:20 - 3:30	19	21		5:10 - 5:20	8	17
3:30 - 3:40	19	21		5:20 - 5:30	7	16
3:40 - 3:50	16	19		5:30 - 5:40	5	15
3:50 - 4:00	16	19		5:40 - 5:50	4	13
4:00 - 4:10	15	19		5:50 - 6:00	3	9
4:10 - 4:20	14	19		6:00 – 6:10	2	6
4:20 - 4:30	13	19		6:10 – 6:20	2	6
4:30 - 4:40	12	19		6:20 – 6:30	2	4

**Considers 15% of Staff do not park a car at the Academy*

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

TRAFFIC FLOW RESULTS

Drop off / Pick up Schedules of Children

- Approximately ninety (90) parent cars are projected during peak drop-off (7:00 – 9:00 AM) in intervals of 10 minutes.
- Approximately seventy-six (76) parent cars are projected during peak pick-up (4:00 – 6:00 PM) in intervals of 10 minutes.
- Approximately 1/3 of children enrolled in program are 2 sibling households.

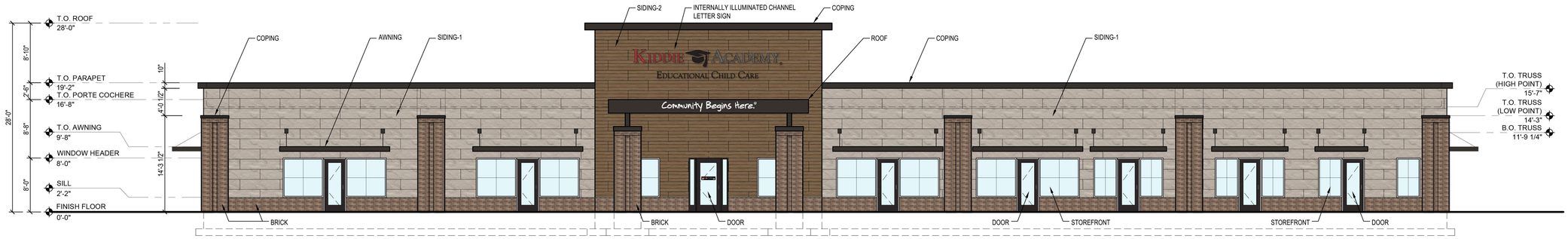
Staff Parking

- A maximum of twenty-three (23) teachers and two (2) administrators (part-time food service personnel and director) are planned to maintain staff/child ratios and management of the academy throughout the day. This equates to a total of twenty-five (25) employees.
- On average approximately 15% of staff is dropped off at the academy or has another means of transportation to the academy.

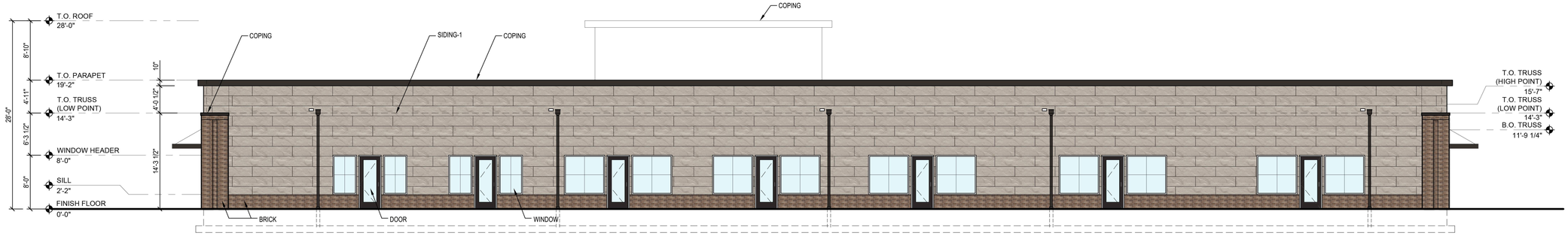
Total Project Parking

- The total projected number of parent and employee vehicles for any period of time is twenty-three (23).

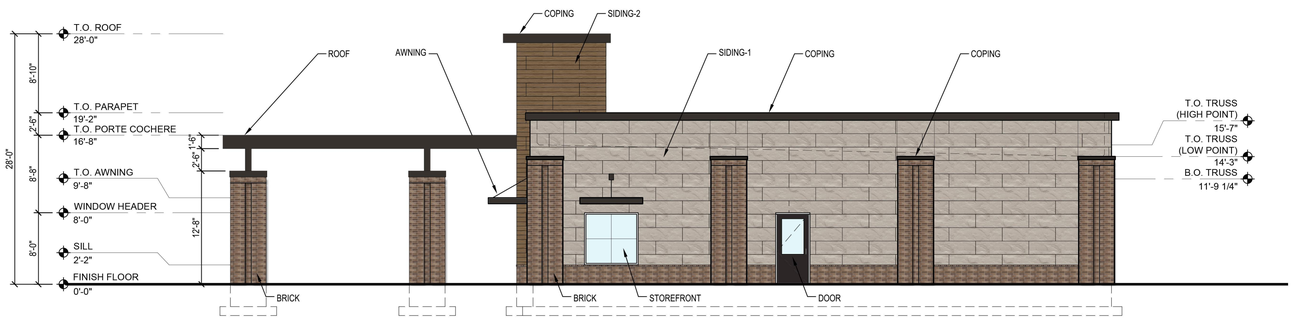
Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)



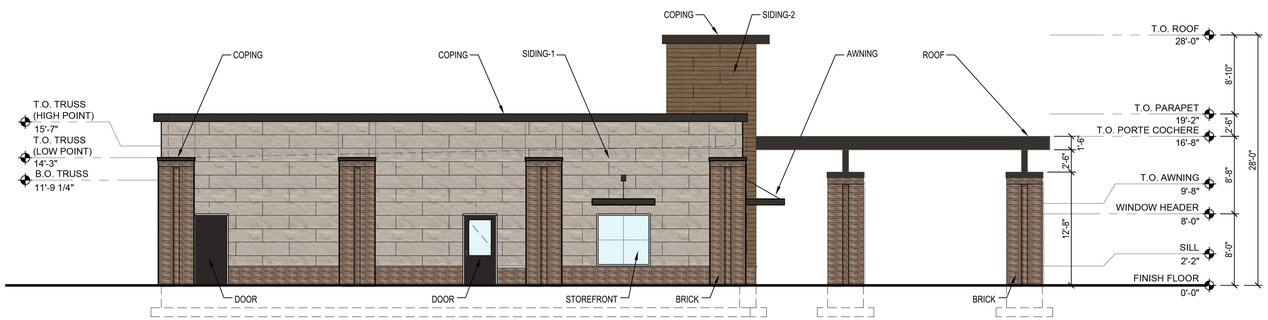
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE

NAME	MANUFACTURER	SIZE / TYPE	COLOR / FINISH
SIDING-1	NICHIHA	SANDSTONE WALL PANELS (17 7/8 H x 71 9/16, STAGGERED)	DESERT BEIGE
SIDING-2	NICHIHA	VINTAGEWOOD WALL PANELS (17 7/8 H x 71 9/16)	CEDAR
BRICK	GLEN-GERY	FACEBRICK (2 13/16 X 8 5/8)	CITYLOFT
COPING	-	ALUMINUM	COLOR: TBD
AWNING	-	8" ALUMINUM	DARK BRONZE
ROOF	-	24" ALUMINUM	DARK BRONZE
STOREFRONT	KAWNEER	PER DOOR SCHEDULE	COLOR: TBD
DOOR	-	PER DOOR SCHEDULE	COLOR: TBD
WINDOW	-	PER WINDOW SCHEDULE	COLOR: TBD

Jarmel Kizel
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42 OKNER PARKWAY
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TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	09-17-24	FOR PLANNING	CS

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
SHANNON CROWNOVER, PE
ANDRE E. DIBI, PE
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
BRENDAN LEADBEATER, AIA
KAROLINA PODKANOWICZ, AIA
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
KIDDIE ACADEMY

MEQUON, WI 53092
OZAUKEE COUNTY

Project Number:	Scale:
KAWI24-215	AS NOTED
Drawn By:	Approved By:
JY	MBJ

Drawing Name:
PROPOSED ELEVATIONS

Drawing Number:
SA-1.2

Initial Date: 09-17-2024

ARCHITECT OF RECORD

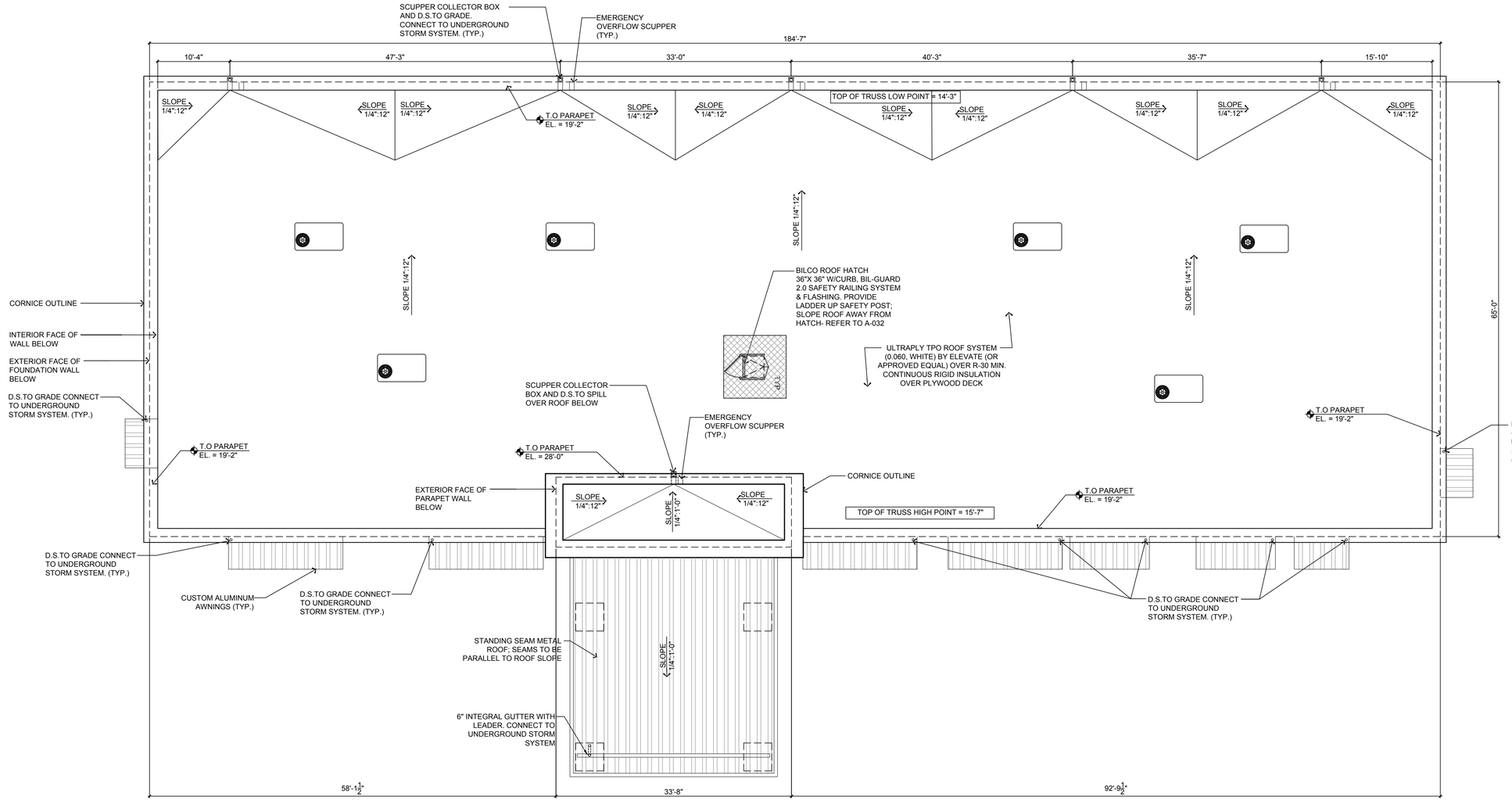
MATTHEW B. JARMEL, AIA, MBA
NJ LIC. A7920

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

H:\DRAWINGS\KIDDIE ACADEMY\WISCONSON\KAWI24-215 - KIDDIE ACADEMY MEQUONWI 10921 N PORT WASHINGTON RD\SPACE PLANS\KAWI24-215-SA-1.2 ELEVATIONS.DWG JORDAN YOUNG PLOTTED: 9/17/2024 11:42 AM

LEGEND:

- AREA TO RECEIVE TPO MEMBRANE
- AREA TO RECEIVE STANDING SEAM METAL ROOF
- AREA TO RECEIVE ICE AND WATER BARRIER MEMBRANE



NORTH

1 ROOF PLAN

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

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1	09-17-24	FOR PLANNING	CS

REVISION

NO.	DATE	DESCRIPTION	INT.

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STEVEN J. VAZ, PE

Project:
KIDDIE ACADEMY
MEQUON, WI 53092
OZAUKEE COUNTY

Project Number:	Scale:
KAWI24-215	AS NOTED
Drawn By:	Approved By:
JE	MBJ

Drawing Name:
ROOF PLAN

Drawing Number:
SA-1.3

Initial Date: 09-17-2024

ARCHITECT OF RECORD
MATTHEW B. JARMEL, AIA, MBA
KS LIC A7820

Attachment: Packet Docs. KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

H:\DRAWINGS\KIDDIE ACADEMY\WISCONSON\KAWI24-215 - KIDDIE ACADEMY MEQUON\WI 10921 N PORT WASHINGTON RD\SPACE PLANS\KAWI24-215-SA-1.3 ROOF PLAN.DWG JORDAN YOUNG PLOTTED: 9/17/2024 11:55 AM

Site dimensions must be verified for accuracy.

ALARMED PANIC

4' GATE

5' SIDEWALK

5' SIDEWALK

5' FENCE

5' TALL GATE

6'

Pickeball Courts (3)

PLAYGROUND

±8,500 SF

4' GATE

4' FENCE

USE ZONE AREA 55

COOL GRASS SURFACE	
1158	AREA (SQ. FT.)
138	PERIMETER (FT.)
2	PADDING (in.)
PAD & AGGREGATE BASE	

5.0'

36" GATE

51

CONCRETE SURFACE	
290	AREA (SQ. FT.)
144	PERIMETER (FT.)

Stop Sign

Traffic Light

Yield Sign

4' Wide Trike Track

Fire Truck

4' GATE

5' FENCE

4' FENCE

USE ZONE AREA S5

COOL GRASS SURFACE	
2899	AREA (SQ. FT.)
313	PERIMETER (FT.)
2	PADDING (in.)
PAD & AGGREGATE BASE	

GFP-30351-1

INF00084

5' FENCE

5' TALL GATE

36" GATE

4' GATE

USE ZONE AREA S5

COOL GRASS SURFACE	
686	AREA (SQ. FT.)
108	PERIMETER (FT.)
2	PADDING (in.)
PAD & AGGREGATE BASE	

4' GATE

N TREELINE
DISTURB)

PROPOSED FENCE (SEE ARCHIT
FOR DE

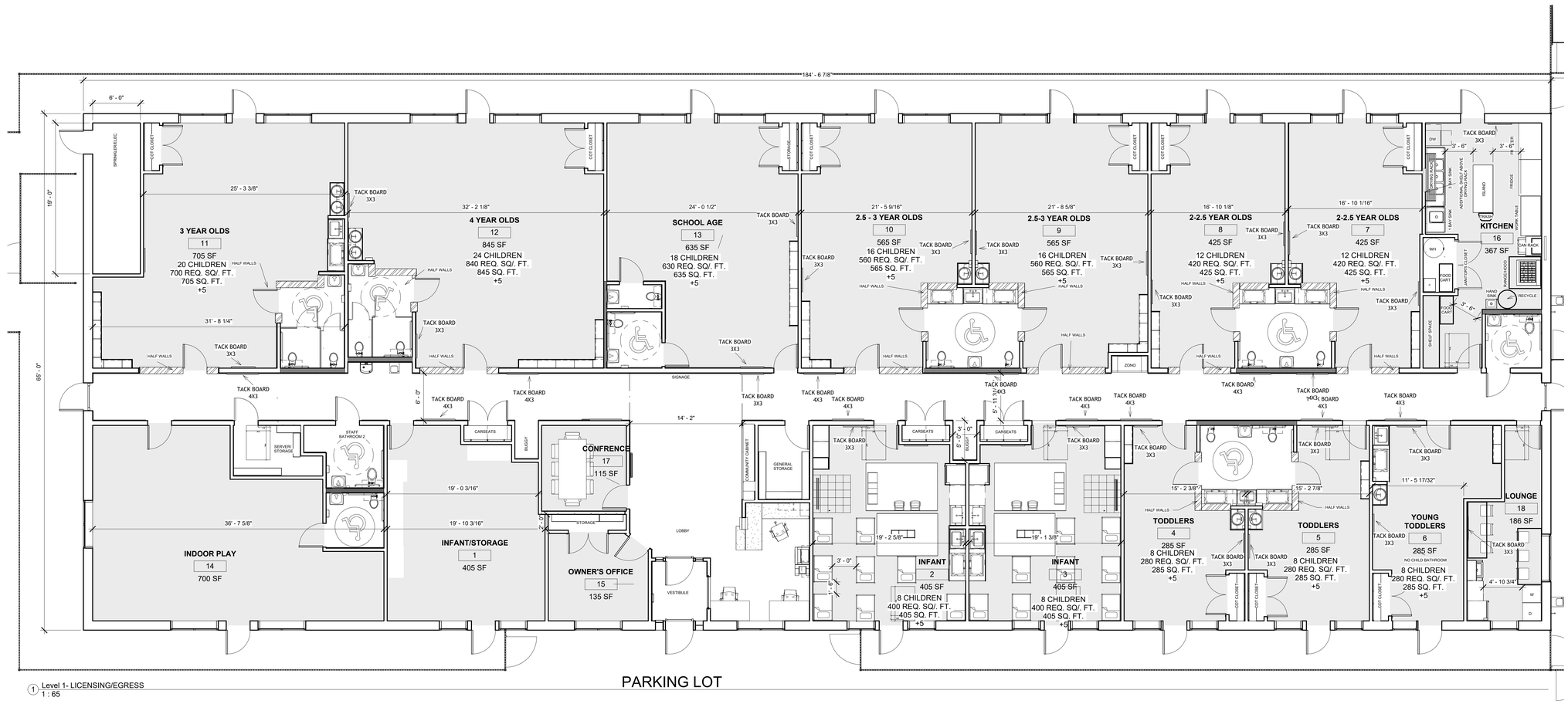
Grounds For Play
A Division of SRP

PLAYGROUND SUPERVISION IS REQUIRED.

THIS DESIGN IS THE PROPERTY OF SUPERIOR RECREATIONAL PRODUCTS AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF SUPERIOR RECREATIONAL PRODUCTS.

REFERENCE NUMBER	DATE	DRAWN/SAVED BY	SCALE	SHEET	PAGE
SPGFP-082024-010-2 KIDDIE ACADEMY – MEQUON, WI	10/2/24	KLE / KAREN.ESCOBAR	3/32" = 1'	1 OF 1	SITE_PLAN

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)



1 Level 1- LICENSING/EGRESS
1 : 65

Room Schedule							
Number	Name	Children	Teachers	Staff/Admin	Area	Occupancy	Comments
1	INFANT/STORAGE	8	2	0	405 SF	400 REQ. SQ. FT.	50 SQ. FT. PER CHILD
2	INFANT	8	2	0	405 SF	400 REQ. SQ. FT.	50 SQ. FT. PER CHILD
3	INFANT	8	2	0	405 SF	400 REQ. SQ. FT.	50 SQ. FT. PER CHILD
4	TODDLERS	8	2	0	285 SF	280 REQ. SQ. FT.	35 SQ. FT. PER CHILD
5	TODDLERS	8	2	0	285 SF	280 REQ. SQ. FT.	35 SQ. FT. PER CHILD
6	YOUNG TODDLERS	8	2	0	285 SF	280 REQ. SQ. FT.	35 SQ. FT. PER CHILD
7	2-2.5 YEAR OLDS	12	2	0	425 SF	420 REQ. SQ. FT.	35 SQ. FT. PER CHILD
8	2-2.5 YEAR OLDS	12	2	0	425 SF	420 REQ. SQ. FT.	35 SQ. FT. PER CHILD
9	2.5-3 YEAR OLDS	16	2	0	565 SF	560 REQ. SQ. FT.	35 SQ. FT. PER CHILD
10	2.5 - 3 YEAR OLDS	16	2	0	565 SF	560 REQ. SQ. FT.	35 SQ. FT. PER CHILD
11	3 YEAR OLDS	20	2	0	705 SF	700 REQ. SQ. FT.	35 SQ. FT. PER CHILD
12	4 YEAR OLDS	24	2	0	845 SF	840 REQ. SQ. FT.	35 SQ. FT. PER CHILD
13	SCHOOL AGE	18	1	0	635 SF	630 REQ. SQ. FT.	35 SQ. FT. PER CHILD
14	INDOOR PLAY	0	0	0	700 SF	700 REQ. SQ. FT.	35 SQ. FT. PER CHILD
15	OWNER'S OFFICE	0	0	1	135 SF		
16	KITCHEN	0	0	1	367 SF		
17	CONFRENCE	0	0	0	115 SF		
18	LOUNGE	0	0	0	186 SF		
		166	25	2			

EXTERIOR BLDG. SQ. FT. 11,996

THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO A CONFIDENTIALITY AGREEMENT AND A NON-COMPETITION AGREEMENT. THESE PLANS AND SPECIFICATIONS WERE CREATED BY OR AT THE DIRECTION OF KIDDIE ACADEMY AND CONTAIN CERTAIN DISTINGUISHING CHARACTERISTICS OF THE KIDDIE ACADEMY SYSTEM AND, AS A RESULT, CONSTITUTE CONFIDENTIAL AND PROPRIETARY INFORMATION OF KIDDIE ACADEMY DOMESTIC FRANCHISING, LLC.
THE STANDARD PLANS, DESIGNS, AND SPECIFICATIONS FOR A KIDDIE ACADEMY EDUCATIONAL CHILD CARE FACILITY HAVE BEEN MODIFIED HEREIN IN RESPONSE TO SPECIFIC CHANGES SOUGHT BY THE KIDDIE ACADEMY FRANCHISE APPLICANT. BE ADVISED THAT THE EMPLOYEES OF KIDDIE ACADEMY DOMESTIC FRANCHISING, LLC WHO DRAFTED THESE ARE NOT EXPERTS REGARDING THE BUILDING CODES AND/OR DAYCARE LICENSING REGULATIONS PROMULGATED IN THIS SPECIFIC JURISDICTION WHERE THIS KIDDIE ACADEMY EDUCATIONAL CHILD CARE FACILITY IS TO BE LOCATED. IT IS THE RESPONSIBILITY OF THE FRANCHISE APPLICANT TO EMPLOY AN ARCHITECT, DRAFTSMAN AND/OR ENGINEER TO ADAPT AND MODIFY THE PLANS AND SPECIFICATIONS TO THE FRANCHISE APPLICANT'S KIDDIE ACADEMY EDUCATIONAL CHILD CARE FACILITY, AS REQUIRED BY THE BUILDING CODES, AND/OR CHILD CARE LICENSING REGULATIONS IN THE JURISDICTION. KIDDIE ACADEMY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY VIOLATION OF SUCH CODES OR REGULATIONS OR OTHERWISE.
NOTE: ANY CHANGES TO THESE PLANS REQUIRE PRIOR WRITTEN APPROVAL BY AUTHORIZED REPRESENTATIVE OF KIDDIE ACADEMY DOMESTIC FRANCHISING, LLC.

NOT FOR CONSTRUCTION

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KIDDIE ACADEMY DOMESTIC FRANCHISING, LLC

3415 BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MD 21009

TITLE:	LICENSING/EGRESS		
FZE:	MATHA + GUPTA	LOCATION:	MEQUON WI
SCALE:	1 : 65	DRAWN BY:	EC
FILE NO:	643	CHECKED BY:	SD
PLAN DATE:	Issue Date	SHEET NO:	A004

8/1/2024 2:50:49 PM

S:\Academy\FZE\Gupta & Matha (Mequon, WI -643)\RE_CONST\Plans\KA Design\Concept Plan\Mequon WI Concept Plan.rvt

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

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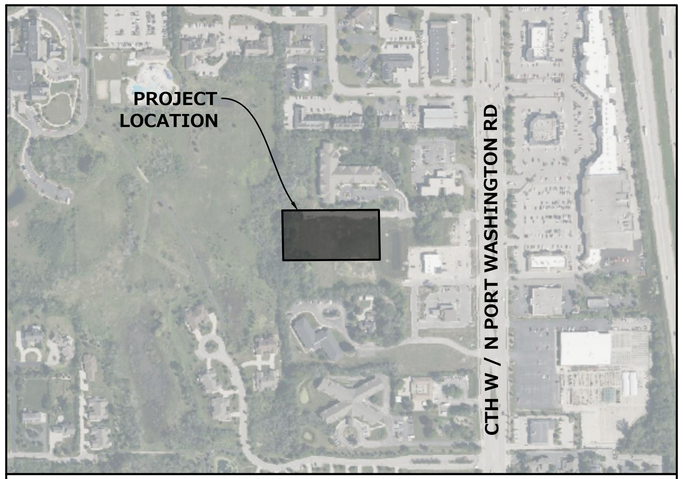
ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS
FOR
KIDDIE ACADEMY
10921 N PORT WASHINGTON RD, MEQUON WI
PLANS PREPARED
FOR
MEQUON KIDDIE ACADEMY
15425 W CAPITAL DRIVE
BROOKFIELD, WI, 53005

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
UTILITY CROSSING		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
CAUTION EXISTING UTILITIES NEARBY		CAUTION
ELECTRICAL TRANSFORMER OR PEDESTAL	E	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS	WD	
PRIMARY ENVIRONMENTAL CORRIDOR	PEC	
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		Modified
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		B-1
TOPSOIL PROBE		T-1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE	SF	SF
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
MOUNTABLE CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		
RETAINING WALL		



LOCATION MAP
SCALE: 1" = 300'

INDEX OF SHEETS

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GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT DATED AUGUST 14, 2024 HAS BEEN PREPARED BY ECS MIDWEST FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

PROJECT TEAM CONTACTS

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ARCHITECT:
CHERYL SCHWEIKER, AIA
JARNEL KIZEL ARCHITECTS AND ENGINEERS, INC.
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LIVINGSTON, NJ 07039
MAIN: (973) 994-9669
E-MAIL: cschweiker@jkarch.com

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Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

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FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE
NTS	NOT TO SCALE		

BENCHMARKS & DATUM

VERTICAL DATUM: WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927)

REF BM: CONCRETE MONUMENT W/ ALUMINUM CAP AT THE NE CORNER, NE $\frac{1}{4}$, SECTION 30, TOWN 9 NORTH, RANGE 22 EAST

REVIEWED: MTS
DESIGNED: DMS
DRAFTED: DMS

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

KIDDIE ACADEMY
10921 N PORT WASHINGTON RD, MEQUON WI

COVER SHEET

REVISIONS

PEG JOB No. 1524.50
PEG PM MTS
START DATE 08/01/24
SCALE N.T.S.

SHEET
C-1
C-10

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COVER SHEET

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Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

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GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY SEVENTY- TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC AND PRIVATE PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY OF MEQUON CONSTRUCTION STANDARDS/ORDINANCES.
16. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. A FILLING EXCAVATION AND BERMS PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OR REMOVAL OF MATERIAL. THIS PERMIT WILL BE NEEDED FOR MATERIAL HAUL OFF, OR HAUL ON DURING CONSTRUCTION. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS), MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE PER DETAIL ON PLAN OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE VIA MANHOLE, UNLESS OTHERWISE SHOWN ON PLANS.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER. ALL SANITARY LATERALS WITH LESS THAN 6' OF COVER, SHALL BE INSULATED WITH 2' X 8' X 2" THICK PLANKS OF STYROFOAM PLASTIC FOAM (DOW CHEMICAL COMPANY "Hybrand" OR APPROVED EQUIVALENT).
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO. 10 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE

SPECIFICATIONS FOR PAVING

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 ½ INCH DIAMETER LIMESTONE UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
4. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
5. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO THE SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATION WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

DEMOLITION NOTES

1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. EROSION CONTROL PERMIT AND A COPY OF THE WRAPP ARE REQUIRED. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
2. EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "MISS DIG" PRIOR TO ANY DEMOLITION.
3. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
4. COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES, BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
5. VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
6. DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
8. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
9. CONTRACTOR SHALL FOLLOW STOCKPILE LIMITS AND LOCATIONS PER CIVIL PLANS. STOCKPILE LIMITS MUST BE SHOWN ON PLANS. IF CHANGED, CITY APPROVAL IS REQUIRED

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, AND CHAPTER 5 OF THE STANDARD SPECIFICATIONS FOR FOR LAND DEVELOPMENT, LATEST EDITION.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY SEVENTY- TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC AND PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
6. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
7. SEE ADDITIONAL NOTES AND SPECIFICATIONS ON SHEET C-2 OF THE PLAN SET.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION (WDNR TECHNICAL STANDARDS). THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWMP AND GRADING AND EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES. PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ALL CONSTRUCTION ENTRANCES MUST BE SHOWN ON THE PLANS AND MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

   PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

   BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

   DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF. WET POND TO BE USED AS TEMPORARY SEDIMENT BASIN.
10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
11. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
12. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
13. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. MEASURES CANNOT BE REMOVED UNTIL SITE IS AT MINIMUM 70% VEGETATED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
14. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE. A WDNR DEWATERING PERMIT WILL BE REQUIRED.
15. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
16. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
17. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR

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

LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- PRECAST FLARED END SECTION
- CONCRETE HEADWALL
- VALVE VAULT
- VALVE BOX
- FIRE HYDRANT
- BUFFALO BOX
- CLEANOUT
- SANITARY SEWER
- FORCE MAIN
- CONCRETE SIDEWALK
- STORM SEWER
- WATER MAIN (W)
- LIGHTING
- ELECTRICAL CABLE (E)
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHT
- GUY WIRE
- STREET SIGN
- GAS MAIN (G)
- TELEPHONE LINE (T)
- CONTOUR (749)
- TREE
- EASEMENT LINE

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

LEGEND

- REMOVE EXISTING PAVEMENT
- SAWCUT EXISTING PAVEMENT

LOT 1
C.S.M. NO. 1471
OWNER: MEQUON SENIOR HOUSING LLC
TAX KEY # 15-030-01-010.00

CATCH BASIN RIM=688.24 24" E=684.69 16"X20" W=684.69

STONE WALL 2.9' SOUTH OF PROPERTY LINE (CC)

CATCH BASIN RIM=686.80 24" E=684.15 24" W=684.15

STONE WALL 6.4' SOUTH OF PROPERTY LINE (CC)

TREE LINE

SET 3/4" X 18" IRON REBAR

CATCH BASIN RIM=687.57 36" E=683.29 24" W=683.64

CONCRETE CURB

30" INV

RIPRA

FOUND 1" IRON PIPE

16" X 20" CULVERT INV=684.93

25'

44'

21'

((R) S89°12'10"E)

N89°41'04"E 405.00'

GRAVEL

GRAVEL

PROPOSED 20.0' UTILITY EASEMENT

DRAINAGE EASEMENT PER DOC NO. 276193 (12)

BROKEN ASPHALT PAVEMENT

PERMISSIBLE BUILDING AREA PER DOC. 1097109 (17)

30' WATERMAIN EASEMENT PER DOC NO. 683977 (14)

24'

EXISTING PAVEMENT TO BE REMOVED

WISCONSIN ELECTRIC POWER COMPANY & WISCONSIN GAS COMPANY EASEMENT DOC. 711071 (15)

STORM MANHOLE RIM=688.43 36" SW=681.83 36" E=681.83

PROPOSED 20.0' UTILITY EASEMENT

PROPOSED 30.0' UTILITY EASEMENT

PART OF LOT 2 C.S.M. NO. 4098
OWNER: I-MEQUON 1 LLC
TAX KEY # 15-030-04-018.00

(17) (18)

PROPOSED CSM LOT 1
84,637 SQ. FT.
1.9430 ACRES

GRASS

EXISTING ELECTRIC UTILITY TO BE RELOCATED BY OTHERS

CATCH BASIN RIM=688.30 (AA)

209.00'

S01°07'01"E 309.82'

EXISTING CATCH BASIN TO REMAIN AND RIM TO BE RAISED TO MATCH PROPOSED GRADE. (SEE SHEET C-7 FOR DETAILS)

LOT 1
C.S.M. NO. 4097
147,497 SQ. FT.
3.3861 ACRES

- VACANT - NO BUILDINGS OBSERVED

WATER DETENTION AND DRAINAGE EASEMENTS PER DOC. 1097109 & DOC. 1101643

POND

DO NOT DISTURB SPECIMEN TREELINE

PROPOSED BOUNDARY S89°41'04"W 405.00'

PROPOSED LOT 1 P.O.B.

PROPOSED PROPERTY LINE

CATCH BASIN RIM=688.86 (AA)

EXISTING CATCH BASIN TO REMAIN

GRASS

PROPOSED 20.0' UTILITY EASEMENT

100.82'

WINDING HOLLOW CONDOMINIUM

((R) NORTH) N01°07'01"W 353.95'

WOODED

PROPOSED CSM LOT 2

(15) WISCONSIN ELECTRIC POWER COMPANY & WISCONSIN GAS COMPANY EASEMENT DOC. 711071

SET 3/4" X 18" IRON REBAR

SET MAG NAIL

GRASS

ASPHALT PAV

N88°49'55"E 102.38'

WIRE FENCE WEST OF PROPERTY LINE

TREE LINE

24'

(BB) METAL FENCE 0.9' NORTH OF PROPERTY LINE

6.0'

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

EXISTING CONDITIONS & DEMO PLAN

REVIEWED: MTS
DESIGNED: DMS
DRAFTED: DMS

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CHICAGO I MILWAUKEE - NATIONWIDE

KIDDIE ACADEMY

10921 N PORT WASHINGTON RD, MEQUON WI

EXISTING CONDITIONS & DEMO PLAN

REVISIONS

PEG JOB No. 1524.50
PEG PM MTS
START DATE 08/01/24
SCALE 1" = 20'

SHEET C-3 C-10

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Z:\PROJECTS\2018\1524.50-WI\CAD\SHEETS\1524.50 EXISTING CONDITIONS & DEMO PLAN.DWG

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LEGEND

LIGHT DUTY ASPHALT PAVEMENT
- 8" - 1 ¼" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
- 3 ½" HMA PAVEMENT (2 LIFTS)
  - 1 ½" BINDER COURSE - 4 LT 58-28 S
  - 1 ¼" SURFACE COURSE - 5 LT 58-28 S

HEAVY DUTY ASPHALT PAVEMENT
- 10" - 1 ¼" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
- 4" HMA PAVEMENT (2 LIFTS)
  - 2 ½" BINDER COURSE - 4 LT 58-28 S
  - 1 ½" SURFACE COURSE - 5 LT 58-28 S

CONCRETE PAVEMENT
- 6" CONCRETE SLAB WITH 6 x 6 - W2.9 x W2.9 W.W.M.
- 6" MIN. - 1 ¼" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.

CONCRETE SIDEWALK
- 5" CONCRETE SIDEWALK
- 6" - 1 ¼" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.

CURB AND GUTTER

REVERSE PITCH CURB & GUTTER

(A) **4" WHITE STRIPE**

(B) **4" DIAGONAL AT 45° SPACED 2' O.C.**

(C) **18" CURB & GUTTER (SEE DETAIL)**

(D) **ADA PARKING STALL SIGNAGE WITH BOLLARD (SEE DETAIL)**

(E) **ADA STALL INSIGNIA**

(F) **ADA COMPLIANT WALK W/ TRUNCATED DOMES (SEE DETAIL)**
TAPER CURB HEAD AND DEPRESS WALK/CURB

(G) **WALK FLUSH WITH PAVEMENT (SEE DETAIL)**

(H) **TAPER INTEGRAL CURB (SEE DETAIL)**

(I) **TAPER CURB HEAD (SEE DETAIL)**

(16) **PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**

CONTRACTOR RESPONSIBILITY:
SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

EXISTING CONDITIONS SURVEY:

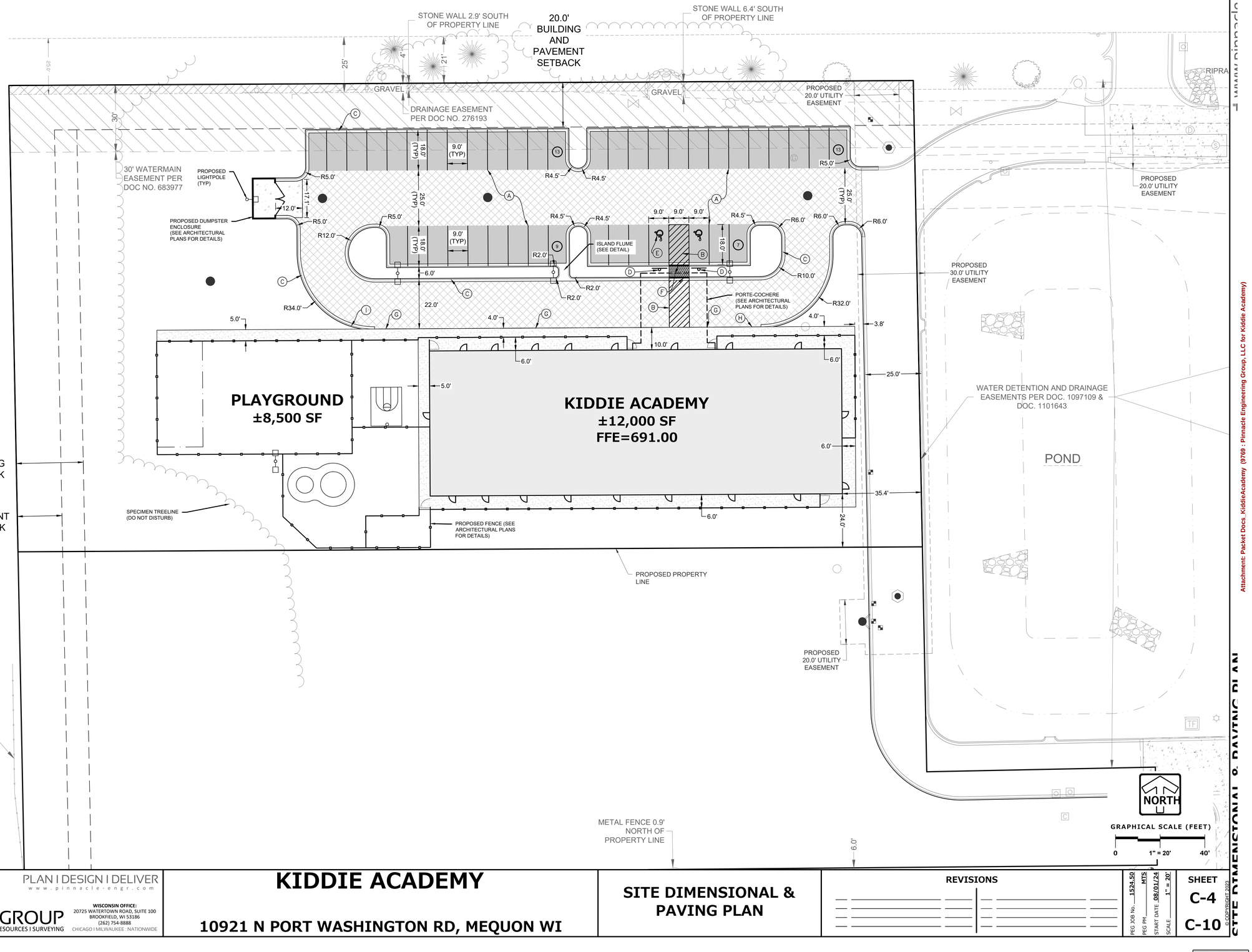
EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

SITE DATA

SITE AREA:	**1.94 AC (84,637 SF)**
DISTURBANCE LIMITS:	**1.21 AC (52,514 SF)**
PARKING STALLS:	**42 STALLS (2 ADA)**
BUILDING AREA:	**0.28 AC (12,000 SF)**
GRASS AREA:	**0.99 AC (43,054 SF)**
TOTAL IMPERVIOUS AREA:	**0.95 AC (41,583 SF)**
GREEN SPACE (%)	**50.9%**

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.



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SITE DIMENSIONAL & PAVING PLAN

REVISIONS

PEG JOB No. 1524.50
PEG PM MTS
START DATE 08/01/24
SCALE 1" = 20'

SHEET
C-4
C-10

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SITE DIMENSIONAL & PAVING PLAN

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- 689 — PROPOSED CONTOUR
- 750.0 — PROPOSED SPOT ELEVATION
- GRADE / PAVEMENT — DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- RIDGELINE
- SF — SILT FENCE (SEE DETAIL)
- WISDOT TYPE D INLET PROTECTION (SEE DETAIL)
- CONSTRUCTION ENTRANCE (SEE DETAIL)
- HYDROSEED
- TURF REINFORCED MATTING (N.A.G. C-350 OR EQUIVALENT)
- STRAW WATTLE (SEE DETAIL)

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

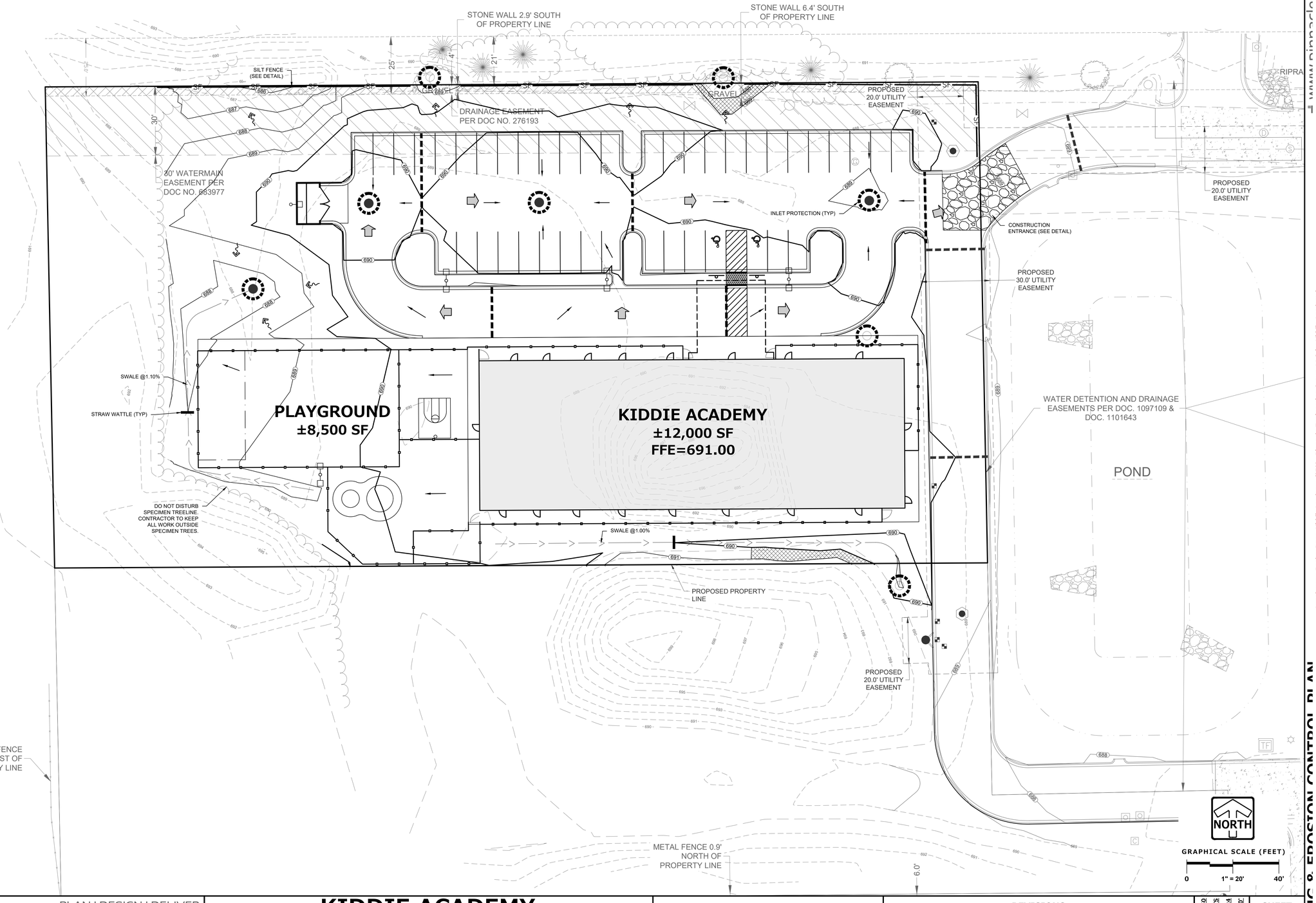
CONSTRUCTION SITE SEQENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES.
2. DEMOLITION AND REMOVALS OF PAVEMENT AND LANDSCAPING.
3. CONDUCT ROUGH GRADING EFFORTS.
4. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
5. INSTALL UTILITY PIPING & STRUCTURES.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. INSTALL TOPSOIL AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
8. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

NOTE :

REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDROSEEDED



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GRADING & EROSION CONTROL PLAN

REVISIONS

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PEG PM MTS
START DATE 08/01/24
SCALE 1" = 20'

SHEET
C-5
C-10

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GRADING & EROSION CONTROL PLAN

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- 749 — PROPOSED CONTOUR
- 750.0 — PROPOSED SPOT ELEVATION
- GRASS / PAVEMENT — DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- RIDGELINE

STONE WALL 2.9' SOUTH OF PROPERTY LINE

STONE WALL 6.4' SOUTH OF PROPERTY LINE

25'

4'

21'

30'

GRAVEL

GRAVEL

DRAINAGE EASEMENT PER DOC NO. 276193

PROPOSED 20.0' UTILITY EASEMENT

RIPRA

30' WATERMAIN EASEMENT PER DOC NO. 883977

PROPOSED 20.0' UTILITY EASEMENT

PROPOSED 30.0' UTILITY EASEMENT

PLAYGROUND
±8,500 SF

KIDDIE ACADEMY
±12,000 SF
FFE=691.00

WATER DETENTION AND DRAINAGE EASEMENTS PER DOC. 1097109 & DOC. 1101643

POND

PROPOSED PROPERTY LINE

PROPOSED 20.0' UTILITY EASEMENT

WIRE FENCE WEST OF PROPERTY LINE

METAL FENCE 0.9' NORTH OF PROPERTY LINE

6.0'

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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SPOT GRADE PLAN

REVISIONS

PEG JOB No. 1524.50
PEG PM MTS
START DATE 08/01/24
SCALE 1" = 20'

SHEET
C-6
C-10

SPOT GRADE PLAN

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- DRAIN TILE
- W — WATER MAIN
- FP — FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OHW — OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL STORM SEWER STRUCTURES SHALL HAVE DONUT DRAINTILE IN ACCORDANCE WITH DETAIL ON SHEET C-9

CROSSINGS

1. 8" STM OVER 6" SAN
   8" STM B.O.P. = 684.19
   6" SAN T.O.P. = 682.65
2. 8" STM OVER 6" WAT
   8" STM B.O.P. = 684.51
   6" WAT T.O.P. = 682.03

CATCH BASIN
RIM=688.24
24" E=684.69
16"X20" W=684.69

STONE WALL 2.9' SOUTH OF PROPERTY LINE

CATCH BASIN
RIM=686.80
24" E=684.15
24" W=684.15

STONE WALL 6.4' SOUTH OF PROPERTY LINE

CATCH BASIN
RIM=687.57
36" E=683.29
24" W=683.64

30" INV

RIPRA

25'

4'

21'

16" X 20" CULVERT
INV=684.93

GRAVEL

GRAVEL

DRAINAGE EASEMENT
PER DOC NO. 276193

PROPOSED
20.0' UTILITY
EASEMENT

30'

30' WATERMAIN
EASEMENT PER
DOC NO. 683977

CB 2
48" DIA
RIM= 689.50
INV=683.85 (10" SW)
INV=683.85 (12" E)

CB 3
48" DIA
RIM= 689.37
INV=683.56 (12" W)
INV=683.56 (15" E)

CB 4
48" DIA
RIM= 688.79
INV=682.98 (15" W)
INV=682.98 (15" S)

74.0 L.F. 12" HDPE
@ S=0.39%

143.3 L.F. 15" HDPE
@ S=0.40%

PROPOSED
20.0' UTILITY
EASEMENT

STORM MANHOLE
RIM=688.43
36" SW=681.83
36" E=681.83

62.5 L.F. 10" HDPE
@ S=0.70%

CB 1
48" DIA
RIM= 687.21
INV=684.29 (10" NE)

206.15 L.F. 8" SDR-35
@ S=1.00%

58.7 L.F. 15" HDPE
@ S=0.50%

27.10 L.F. 8" SDR-35
@ S=1.00%

PROPOSED
30.0' UTILITY
EASEMENT

EX ES
INV=681.96 (24")

DS NORTH
INV=685.75

EX CB
CONTRACTOR TO RAISE
RIM TO PROPOSED GRADE
RIM= 688.30 (EXISTING)
RIM= 690.74 (PROPOSED)
INV=682.69 (24" E) (EXISTING)
INV=682.69 (15" N) (PROPOSED)

PLAYGROUND
±8,500 SF

KIDDIE ACADEMY
±12,000 SF
FFE=691.00

WATER DETENTION AND DRAINAGE
EASEMENTS PER DOC. 1097109 &
DOC. 1101643

POND

DS SOUTH
INV=686.57

288.32 L.F. 8" SDR-35
@ S=1.00%

PROPOSED PROPERTY LINE

CATCH BASIN
RIM=688.86

PROPOSED
20.0' UTILITY
EASEMENT

WIRE FENCE
WEST OF
PROPERTY LINE

METAL FENCE 0.9'
NORTH OF
PROPERTY LINE

6.0'

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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STORM SEWER PLAN

REVISIONS

PEG JOB No. 1524.50
PEG PM MTS
START DATE 08/01/24
SCALE 1" = 20'

SHEET
C-7
C-10

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STORM SEWER PLAN

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- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
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- SANITARY SEWER
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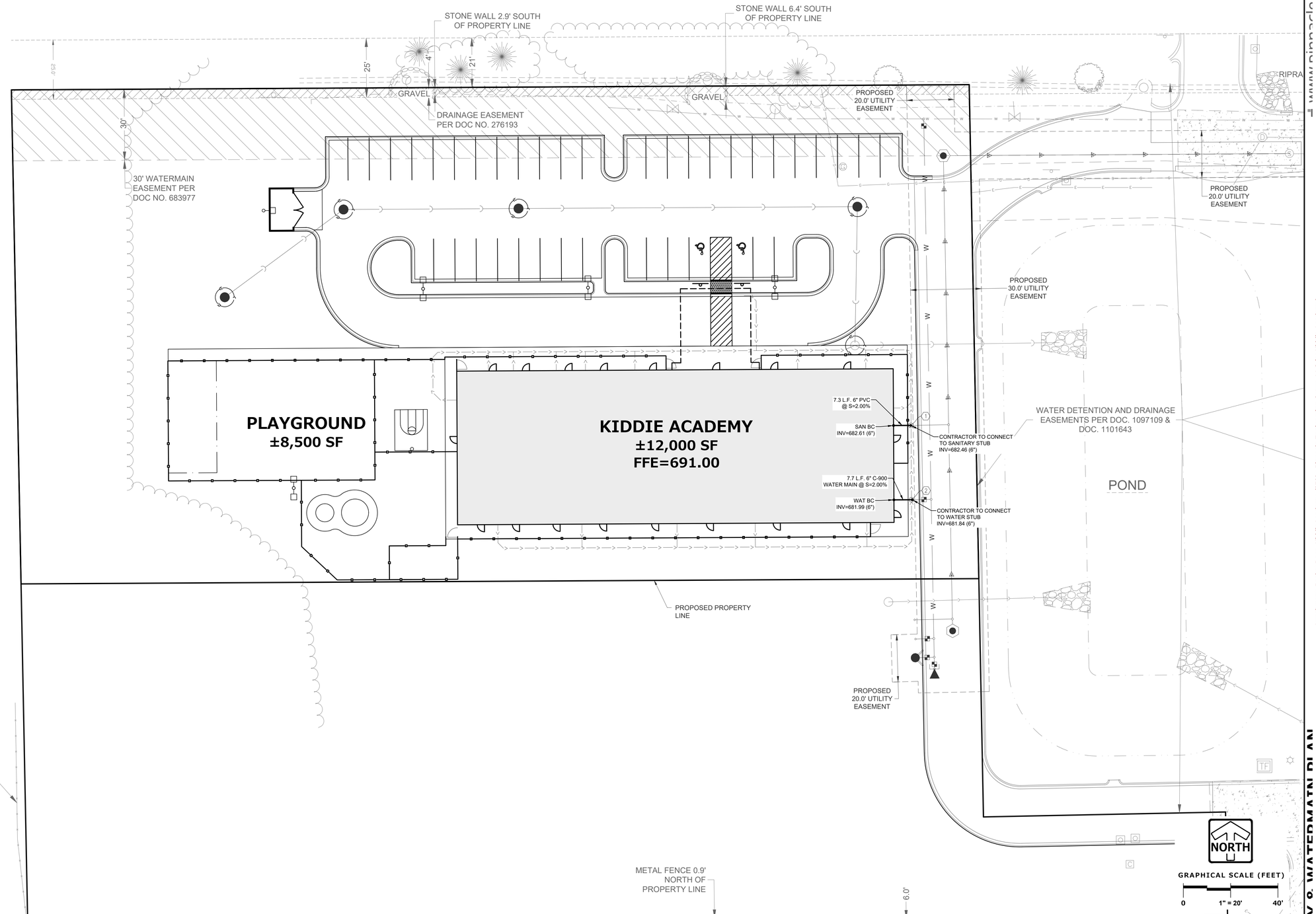
- POWER POLE WITH LIGHTS
- STREET SIGN

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

CROSSINGS

1. 8" STM OVER 6" SAN
   8" STM B.O.P. = 684.19
   6" SAN T.O.P. = 682.65
2. 8" STM OVER 6" WAT
   8" STM B.O.P. = 684.51
   6" WAT T.O.P. = 682.03



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SANITARY & WATERMAIN PLAN

REVISIONS

PEG JOB No. 1524.50
PEG PM MTS
START DATE 08/01/24
SCALE 1" = 20'

SHEET
C-8
C-10

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SANITARY & WATERMAIN PLAN

Z:\PROJECTS\2018\1524.50-WI\CAD\SHEETS\1524.50 SANITARY SEWER PLAN.DWG

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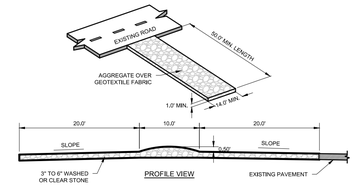
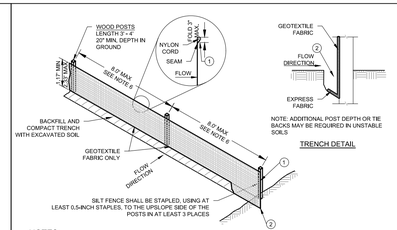


NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK, ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD. THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, III OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

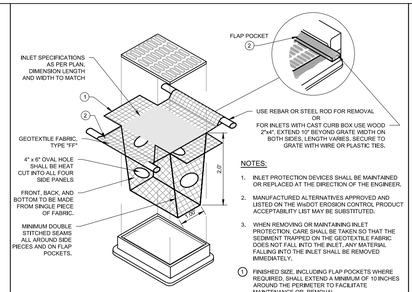
CONSTRUCTION ENTRANCE



NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE, TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE



NOTES:

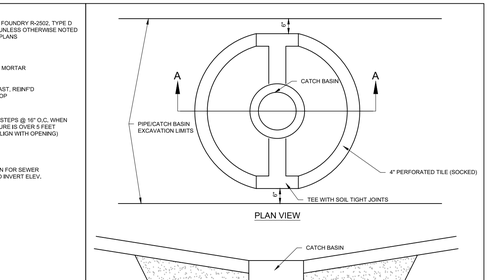
1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE 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, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

INSTALLATION NOTES:

1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. 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 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

TYPE D INLET PROTECTION

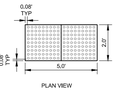


NOTES:

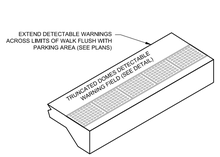
1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

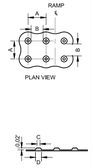
CATCH BASIN

CATCH BASIN - UNDERDRAIN



DETECTABLE WARNING FIELD (TYPICAL)



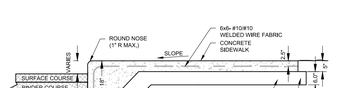


TRUNCATED DOMES DETECTABLE WARNING PATTERN DETAIL

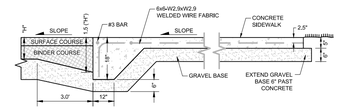
NOTES:

1. DETECTABLE WARNING FIELDS TO BE NEENAH FOUNDRY DETECTABLE WARNING FIELDS (OR APPROVED EQUAL), UNPAINTED NATURAL COLOR AND FIELD WEATHERED PRIOR TO INSTALLATION (VERIFY COLOR WITH OWNER PRIOR TO INSTALLATION.

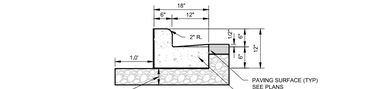
DETECTABLE WARNING TRUNCATED DOMES

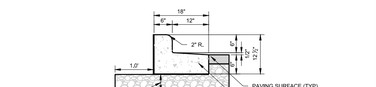


INTEGRAL CURB AND SIDEWALK



WALK FLUSH WITH PAVEMENT

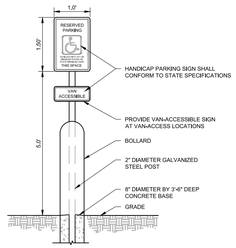




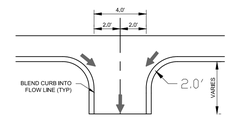
NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" VERTICAL FACE CURB



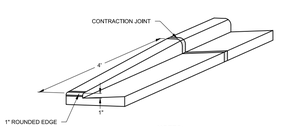
ADA SIGN



NOTES:

1. PITCH CONCRETE AT 2% FROM FLOW LINE OF GUTTER SECTION TO C/L OF FLUME.

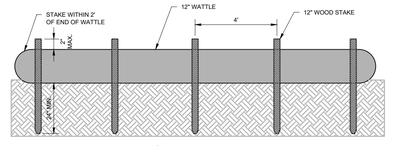
CONCRETE FLUME



NOTES:

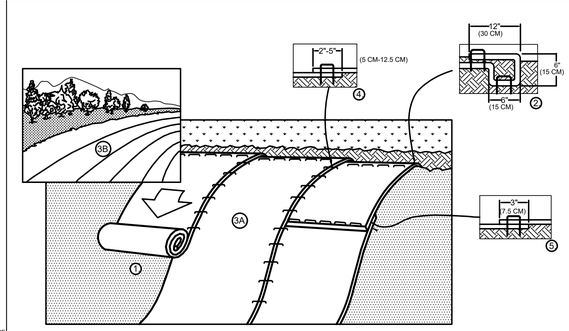
1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

TAPER CURB HEAD



STRAW WATTLE

#137 06/01/15



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: "IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION MATTING - SLOPE INSTALLATION

139- 11/19/19

REVIEWED: MTS

DESIGNED: DMS

DRAFTED: DMS

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ENGINEERING I NATURAL RESOURCES I SURVEYING

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CONSTRUCTION DETAILS

REVISIONS

PEG JOB NO. 1524.50
PEG PM MTS
START DATE 08/01/24
SCALE N.T.S.

SHEET
C-9
C-10

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Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

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1.0 POTENTIAL POLLUTANT SOURCES

GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION; REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST; REFER TO SECTION 5 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND PERIMETER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
3. STRIP TOPSOIL WITHIN THE LIMITS OF THE SEDIMENT TRAPS THAT WILL BE USED FOR TEMPORARY SEDIMENT CONTROL. STRIPPED TOPSOIL SHALL BE PLACED TO CONSTRUCT DIVERSION BERMING OR PLACED WITHIN THE STOCKPILE LIMITS.
4. STRIP TOPSOIL ALONG THE REMAINDER OF DIVERSION BERMING AND IMMEDIATELY PLACE TOPSOIL TO CREATE THE BERMING. MASS TOPSOIL STRIPPING SHALL NOT OCCUR UNTIL ALL DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE.
5. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
6. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
7. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PRETECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN
TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
HYDRO-MULCHING WITH A TACKIFIER
GEOTEXTILE EROSION MATTING
SODDING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK (STRAW BALES) SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

DIVERSION BERM/SWALE SHALL BE CONSTRUCTED TO DIVERT RUNOFF AROUND THE SITE AND TO DIVERT RUNOFF FROM THE DISTURBED AREA TO A SEDIMENT TRAP OR OTHER CONTROL. BERMS/SWALES SHALL BE STABILIZED WITH EQUIPMENT TRACKING AND TEMPORARY SEEDING.

SEDIMENT TRAPS/BASIN SHALL BE CONSTRUCTED TO COLLECT RUNOFF AND RUNOFF FROM SITE DIVERSION BERMS/SWALES.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.

ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.

FREQUENT WATERING OF EXCAVATION AND FILL AREAS.

PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK (STRAW BALES) - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

DIVERSION BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.

SEDIMENT TRAP - REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT WHEN IT HAS REACHED THE SEDIMENT STORAGE ELEVATION.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

SEDIMENT BASIN - AT THE END OF CONSTRUCTION, CONTRACTOR SHALL REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT AND RESTORE BASIN AREA TO INTENDED POST-CONSTRUCTION DESIGN GRADES.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
3. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ONSITE.
2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS.
3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES" PERMIT NO. WI-S067831-4) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY:

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

WPDES NOTICE OF TERMINATION GUIDANCE:

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER, MAY BE PART OF FINAL LANDSCAPE PLAN.
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF.
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A	*	*	*	*	*	*			
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C	*	*	*	D	*	*			
SODDING			E	*	*	*	*	*	*			

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.
* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.

DRAFTED: DMS
DESIGNED: DMS
REVIEWED: MTS

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CHICAGO I MILWAUKEE : NATIONWIDE

KIDDIE ACADEMY

10921 N PORT WASHINGTON RD, MEQUON WI

CONSTRUCTION DETAILS

REVISIONS

PEG JOB No.: 1524.50
PES PM: MTS
START DATE: 08/01/24
SCALE: N.T.S.

SHEET
C-10
C-10

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Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

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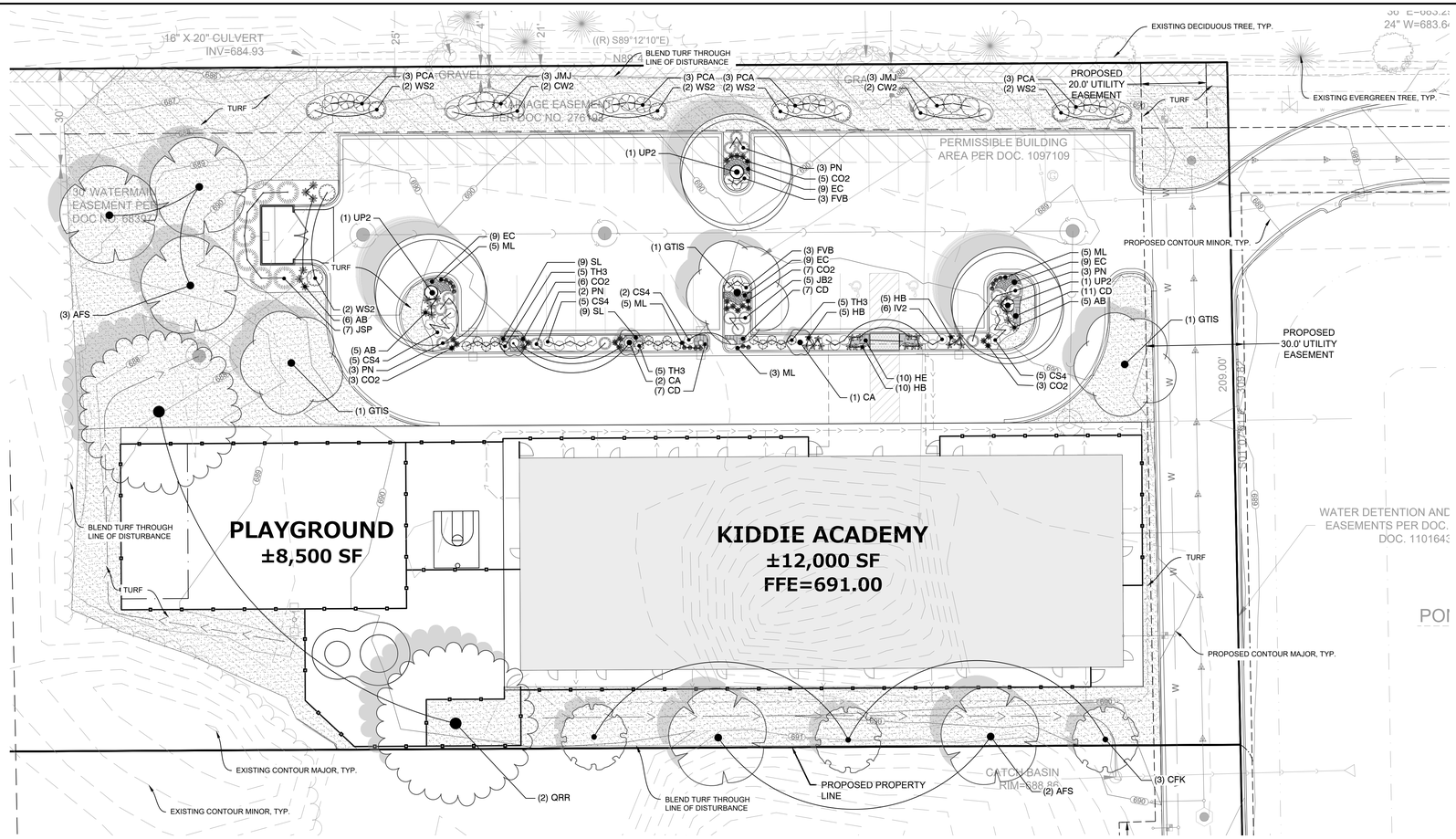

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
AFS	5	Acer x freemanii 'Sienna'	Sienna Glen Maple	2" Cal.	50` T x 35` W
CA	3	Carpinus caroliniana 'Autumn Fire'	Autumn Fire American Hornbeam	2" Cal.	25` T x 10` W
CFK	3	Carpinus caroliniana 'JN Strain'	Fire King Musclewood	2" Cal.	30` T x 30` W
GTIS	3	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Common Honeylocust	2" Cal.	45` T x 35` W
QRR	2	Quercus rubra	Red Oak	2" Cal.	65` T x 65` W
UP2	3	Ulmus x 'Morton Glossy'	Triumph Elm	2" Cal.	55` T x 40` W
SHRUBS					
CS4	17	Cornus sanguinea 'Anny's Winter Orange'	Anny's Winter Orange Dogwood	18" Ht.	3` T x 3` W
CW2	4	Cotinus coggygria 'Lilla'	Lilla Dwarf Smoke Tree	24" Ht.	4` T x 4` W
FVB	6	Forsythia viridissima `Bronxensis`	Bronx Forsythia	18" Ht.	1` T x 3` W
IV2	6	Itea virginica 'SMNIVDFC'	Scentlandia® Sweetspire	18" Ht.	3` T x 3` W
PCA	12	Philadelphus coronarius `Aureus`	Golden Mockorange	24" Ht.	6` T x 5` W
WS2	10	Weigela florida 'Bokrasopin'	Sonic Bloom® Pink Weigela	24" Ht.	5` T x 5` W
EVERGREEN SHRUBS					
JSP	7	Juniperus chinensis `J.N. Select Blue`	Star Power Juniper	4` Ht.	16` T x 8` W
JMJ	6	Juniperus chinensis `Mint Julep`	Mint Julep Juniper	24" Ht.	5` T x 7` W
JB2	3	Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	24" W	1` T x 4` W
PN	11	Picea abies `Nidiformis`	Nest Spruce	24" Ht.	4` T x 5` W
TH3	15	Thuja occidentalis `Hetz Midget`	Hetz Midget Arborvitae	18" W	3` T x 3` W
ORNAMENTAL GRASSES					
AB	16	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.	48" T x 30" W
CO2	24	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal.	2` T x 2' W
HB	20	Hakonechloa macra 'Beni-kaze'	Beni-kaze Japanese Forest Grass	1 gal.	20" T x 20" W
ML	18	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.	24" T x 15" W

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
PERENNIALS						
CD	25	Coreopsis x 'Cherry Blast' TM	Cherry Blast PermaThread Tickseed	4.5" Cont.	16" o.c.	18" T x 18" W
EC	36	Echinacea x 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	4.5" Cont.	18" o.c.	28" T x 18" W
HE	10	Heuchera x 'Pink Panther'	Pink Panther Coral Bells	4.5" Cont.	18" o.c.	12" T x 20" W
SL	18	Stachys lavandulifolia	Pink Cotton Lamb`s Ear	4.5" Cont.	16" o.c.	20" T x 18" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
GROUND COVERS				
	19,098 sf	Turf Hydroseed	Drought Tolerant Fescue Blend	

	LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
SECTION 58.564(c)	• PARKING LOT LANDSCAPING 10% OF TOTAL PARKING AREA @ 15,535 SF	1,554 SF	1,566
SECTION 58.564(f)	• LANDSCAPE STANDARDS 1 TREE / 1,000 SF OF LANDSCAPE AREA 2 SHRUBS / 1000 SF OF LANDSCAPE AREA	19 38	19 108
SECTION 58.654(e)	• PARKING LOT SCREENING	YES	YES

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

DRAWN: SAT DESIGNED: SAT REVIEWED: DJB

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LANDSCAPE PLAN

REVISIONS

PEG JOB No. 1524.50
PEG PM. MTS
START DATE 08/01/24
SCALE 1" = 20'

SHEET
L-1
L-2

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LANDSCAPE PLAN

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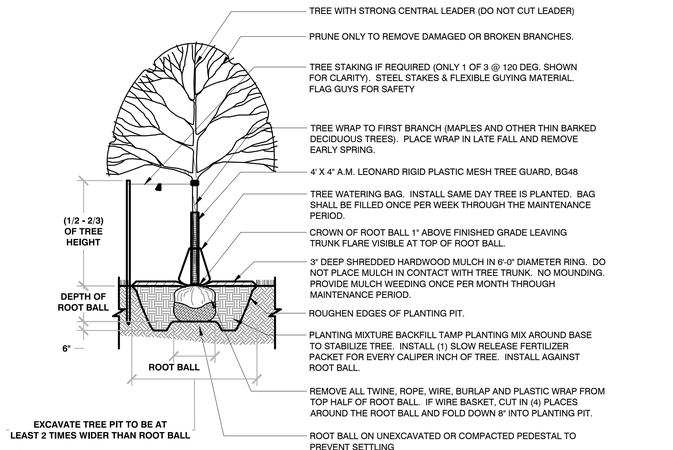
GENERAL PLANTING NOTES

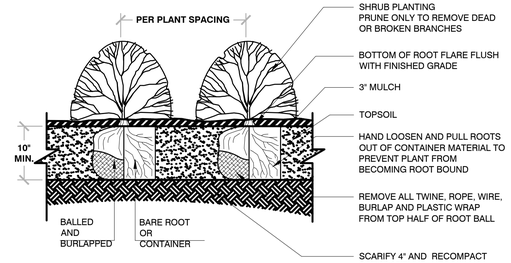
1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL ⅔ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
18. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
19. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
20. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
21. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
22. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
23. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
24. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
25. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
26. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
27. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - -10 FEET FROM ANY FIRE HYDRANT
    - - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
28. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
29. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
30. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
31. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
32. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
33. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

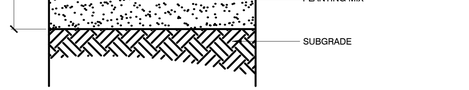


1 TREE PLANTING
1/4" = 1'-0" 329343-01

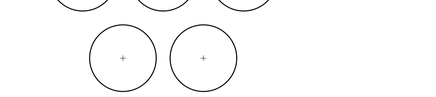


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

2 SHRUB PLANTING
1/2" = 1'-0" 32 9333-02

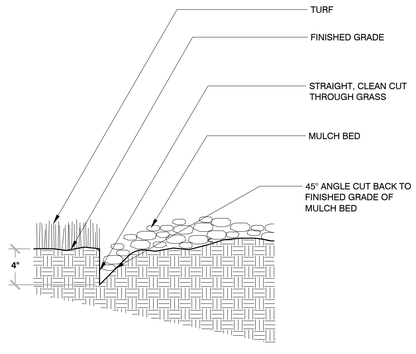


3 PERENNIAL PLANTING
1" = 1'-0" 32 93-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

4 PLANT SPACING
3/4" = 1'-0" 32 93-02



5 TRENCHED BED EDGE
3/4" = 1'-0" 32 93-03

REVIEWED: DJB
DESIGNED: SAT
DRAFTED: SAT

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

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

KIDDIE ACADEMY

10921 N PORT WASHINGTON RD, MEQUON WI

LANDSCAPE NOTES & DETAILS

REVISIONS

PEG JOB No. 1524.50
PEG PM MTS
START DATE 08/01/24
SCALE VARIES

SHEET L-2

L-2

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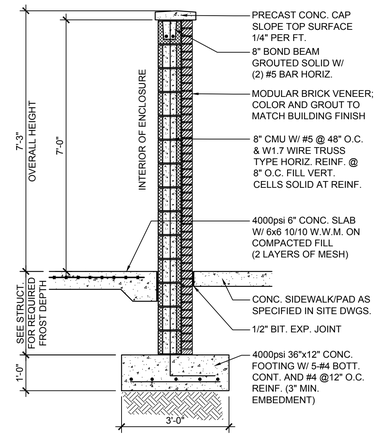
LANDSCAPE NOTES & DETAILS

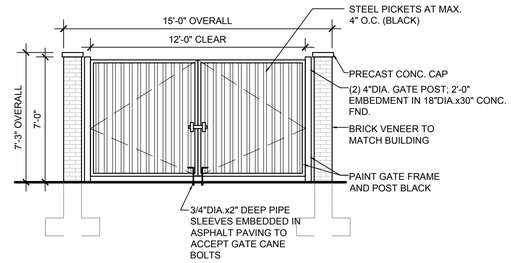
Z:\PROJECTS\2018\1524.50-WI\CAD\SHEETS\1524.50 LANDSCAPE PLAN 08-08-24.DWG

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)



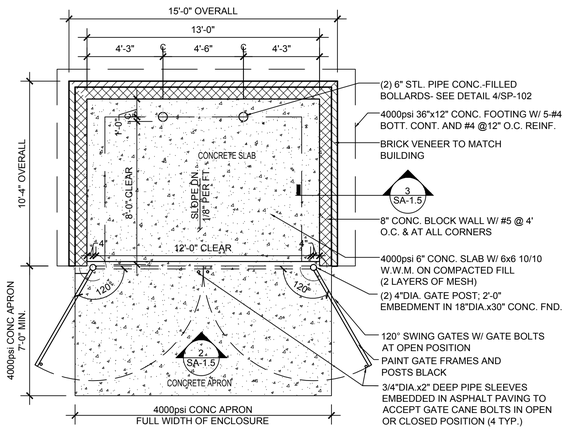
3 TRASH ENCL. WALL DETAIL

SCALE: 1/2"=1'-0"



2 TRASH ENCL. FRONT ELEVATION

SCALE: 1/4"=1'-0"



1 TRASH ENCLOSURE PLAN

SCALE: 1/4"=1'-0"

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	09-17-24	FOR PLANNING	CS

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
SHANNON CROWNOVER, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
KIDDIE ACADEMY

MEQUON, WI 53092
OZAUKEE COUNTY

Project Number:	Scale:
KAWI24-215	AS NOTED
Drawn By:	Approved By:
JDB	MBJ

Drawing Name:
TRASH ENCLOSURE DETAILS

Drawing Number:
SA-1.5

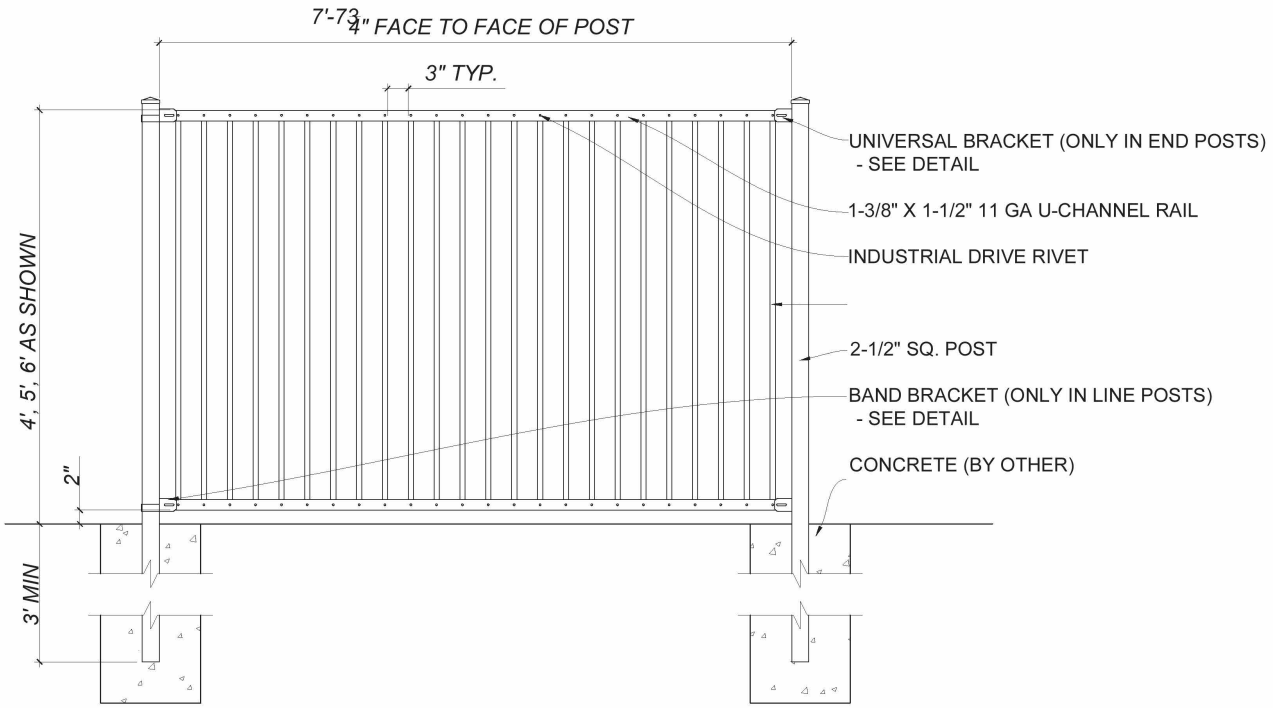
Initial Date: 09-17-2024

ARCHITECT OF RECORD

MATTHEW B. JARMEL, AIA, MBA
KS LIC A7820

H:\DRAWINGS\KIDDIE ACADEMY\WISCONSIN\KAWI24-215 - KIDDIE ACADEMY MEQUON\WI 10921 N PORT WASHINGTON RD\SPACE PLANS\KAWI24-215-SA-1.5 TRASH ENCLOSURE DETAILS.DWG JEREMY BOYER PLOTTED: 10/15/2024 12:56 PM

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)



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Merchants Metals®

the first name in fence solutions

NOTES:
1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
2. ALL COMPONENTS OF THE PANEL TO BE COATED BLACK.
3. VERIFY POST DEPTH AND FOOTING DIMENSIONS WITH LOCAL CODES AND SITE CONDITIONS.

D6
4

STEEL FENCING

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

TREE LINE

((R) S89°12'10"E)

GRAVEL

GRAVEL

209.00'

GRASS

P4
MH: 28

P5
MH: 28

P5
MH: 28

P5
MH: 28

OD OD OD
MH: 16.67 16.67 16.67

OD OD OD
MH: 16.67 16.67 16.67

PLAYGROUND
±9,500 SF

KIDDIE ACADEMY
±12,000 SF
FFE=691.00

OC OB
MH: 8 MH: 9

OC
MH: 8
OB
MH: 9
OC
MH: 8

OC
MH: 8
OB
MH: 9
OC
MH: 8

OB
MH: 9

OC
MH: 8

OB
MH: 9

OC
MH: 8

OC OB
MH: 8 MH: 9

OB
MH: 9

OB
MH: 9

OB
MH: 9

OB
MH: 9

OB
MH: 9

OB
MH: 9

OB
MH: 9

OC OB
MH: 8 MH: 9

((R) NORTH)

GRASS

WOODED

209.00'

GRASS

TREE LINE

C

6.0'

((R) S89°23'30"E)

EXISTING
BUILDING

villa LIGHTING

Comments

Date

#

Revisions

Date:9/19/2024

KIDDIE ACADEMY
MEQUON, WI

Page 1 of 2

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

Date:	**Approved:** 2.a.a
Type: H	TYPE: H
Fixture: FCW3362-120-LED-4K-750-BZ	
Project: Kiddie Academy	

FCW3260, FCW3262, FCW3263

Diamond Shaped Die-Cast Aluminum–Ceiling, Wall, or Surface Mounted.

FCW3260 FCW3262 FCW3263

ORDERING

EXAMPLE: FCW3260-120V-LED-4K-1000-SL-

SERIES	VOLTAGE	SOURCE/TEMPERATURE/LAMP		FINISH		ACCESSORIES	
FCW3260	**120V**	**PL**	**2/13Q 26Q 2/26Q**	**BK**	Black	**D**	Dimming
FCW3262	**277V**	**LED**	**3K** **750** Lumens (30W)	**BZ**	Bronze	**LD**	LED Dimming
FCW3263	**347V**△		**35K** **850** Lumens (30W)	**CC**	Custom Color	**EMR**	Emergency Backup, Remote *(PL only, LED*△*)*
			4K **2200** Lumens (30W)▲	**SL**	Silver	**F**	Fuse
				WH	White		

△contact factory

▲FCW3260, FCW3263

SPECIFICATION

MOUNTING

- For ceiling/surface mount or wall applications: Mounting holes allow unit to be attached directly to mounting surface or junction box.

CONSTRUCTION

- Marine grade, corrosion resistant, heavy walled, high pressure die-cast aluminum construction.
- Impact resistant, UV stabilized, white opal, polycarbonate. Vandal resistant.
- Neoprene continuous closed cell urethane 'O' ring gasket to seal out contaminants.
- Captive stainless steel, tamper resistant hex socket screws.

LED

- Lumens stated are the minimum delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are LM-80 tested and are ≥ CRI80, with a 4-step MacAdam Ellipse color consistency. Integral power supply standard. Input voltage 120V or 277V standard.

FINISH

- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat. Optional e-coat process is added to the standard finish including zinc phosphate for a 5 year limited warranty.

ELECTRICAL

- **Socket** PL: Four pin plug-in type compact fluorescent lamp holder. HID: G12 base porcelain socket.
- **Ballast** PL: Fluorescent electronic. HID: Remote electronic ballast standard. Ballast has a manufacturer issued 5 year warranty. Electronic universal voltage 120V or 277V is standard. Please consult factory for other voltage options.

LISTING

- UL & cUL/ETL, U.S. and CA listed for wet locations. IP65 rating.
- Suitable for interior or exterior application.

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

FC Lighting, Inc. reserves the right to change details or specifications without notice. Product use certifies agreement to FC Lighting's terms and conditions.

© 2016. **FC Lighting, Inc.** 3609 Swenson Ave., St. Charles, IL 60174 p. **800-900-1730** f. **630-889-8106** www.**fclighting**.com

Lumark

DESCRIPTION

The Lumark Wal-Pak wall luminaire provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP66 Rated. Three available lamp sources including patented energy efficient LED, pulse start metal halide and high pressure sodium. UL/cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Housing
Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP66 ingress protection rated.

Electrical
Ballasts, LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to withstand a 6kV surge test and is Class 2 rated for 120-277V with an operating temperature of -40° to 55°C. Wal-Pak LED systems maintain greater than 93% of the initial light output after 72,000 hours of operation. UL listed HID high power factor ballasts are Class H insulation rated (high pressure sodium: 250, 400W [-40°C / -40°F]. High efficiency HID ballasts are available in 120, 208, 240, 277, 347 and 480V.

Optical
Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, and full cutoff IESNA compliant configurations. Patented, solid state LED luminaires are thermally optimized with three lumen packages. HID models are offered in horizontal medium or mogul-based metal halide [MP] or high pressure sodium [HP] lamps.

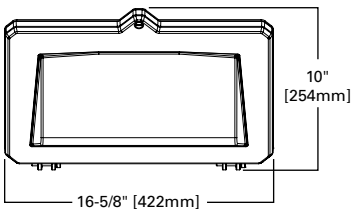
Door Assembly
Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance. Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

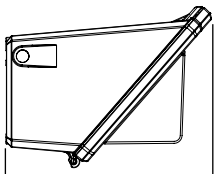
Finish
Finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, bronze, black, dark platinum and graphite metallic. Consult your lighting representitive at Cooper Lighting Solutions for a complete selection of standard colors.

Efficiency Standards Notice
Select luminaires are manufactured to USA and California efficiency regulations.

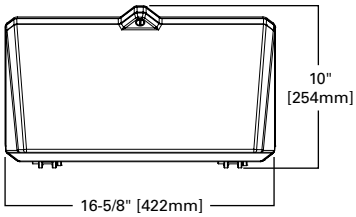
DIMENSIONS

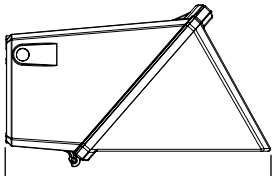
BOROSILICATE GLASS DOOR (GL)





FULL CUTOFF DOOR (FC)





WP WAL-PA

27, 32 and 4

I

250 - 40

Pulse Start Metal Ha

250 - 40

High Pressure Sodi

WALL MOUNT LUMINA

TECHNICAL DATA
UL/cUL Wet Location Listed
IP66 Rated
40°C Maximum Ambient Temperatu
External Supply Wiring 90°C Minimu
EISA Ⓔ, ARRA, Title 20 Compliant
LM79 / LM80 Compliant
DesignLights Consortium® Qualified

ENERGY DATA
CWA Ballast Input Watts
200W HPS HPF (250 Watts)
250W MP HPF (283 Watts) Ⓔ
400W HPS HPF (465 Watts)
400W MP HPF (452 Watts) Ⓔ

SHIPPING DATA
Approximate Net Weight:
32-42 lbs. (15-19 kgs.)

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

COOPER Lighting Solutions

*www.designlights.org

POWER AND LUMENS

Catalog Number	Lumens	Power Consumption (Watts)	B.U.G. Rating	Correlated Color Temperature CCT (Kelvin)	Color Rendering Index (CRI)
Borosilicate Glass Door (GL)					
LDWP-GL-3B-ED-7040	3,270	27W	B1-U3-G1	4000K	73
LDWP-GL-4B-ED-7040	4,160	32W	B1-U3-G2	4000K	73
LDWP-GL-6B-ED-7040	5,828	46W	B1-U4-G4	4000K	73
LDWP-GL-3B-ED	3,333	27W	B1-U3-G1	5000K	72
LDWP-GL-4B-ED	4,199	32W	B1-U3-G3	5000K	73
LDWP-GL-6B-ED	5,883	46W	B1-U4-G4	5000K	73
Full Cutoff Door (FC)					
LDWP-FC-3B-ED-7040	1,884	27W	B1-U0-G1	4000K	72
LDWP-FC-4B-ED7040	2,239	32W	B1-U0-G1	4000K	73
LDWP-FC-6B-ED-7040	3,137	47W	B1-U0-G1	4000K	73
LDWP-FC-3B-ED	1,912	27W	B1-U0-G1	5000K	72
LDWP-FC-4B-ED	2,279	32W	B1-U0-G1	5000K	73
LDWP-FC-6B-ED	3,192	46W	B1-U0-G1	5000K	73

CURRENT DRAW

Light Engine	3B	4B	6B
Nominal Power (Watts)	27W	32W	46W
Input Current @ 120V (A)	0.24	0.28	0.40
Input Current @ 208V (A)	0.14	0.16	0.23
Input Current @ 240V (A)	0.13	0.15	0.20
Input Current @ 277V (A)	0.11	0.13	0.18
Input Current @ 347V (A)	0.09	0.11	0.15
Input Current @ 480V (A)	0.10	0.12	0.14

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)*	Theoretical L70 (Hours)
25°C	> 93%	> 340,000
40°C	> 92%	> 316,000

* Per TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.07
15°C	1.04
25°C	1.00
40°C	0.94

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

COOPER Lighting Solutions

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

ORDERING INFORMATION

Sample Number: LDWP-FC-4B-120V

Lamp Type	Product Family [3]	Door Type [4]	Lamp Wattage [5]	Voltage [6]
LD=Solid State Light-Emitting Diodes (LED) [1,2] **HP**=High Pressure Sodium **MP**=Pulse Start Metal Halide	**WP**=Wal-Pak	**GL**=Borosilicate Glass Door **FC**=Full Cutoff Door	**LED** **3B**=(3 Package), 27W **4B**=(4 Package), 32W **6B**=(6 Package), 46W **HP** **250**=250W **400**=400W **MP** **250**=250W **400**=400W	**120V**=120V **208V**=208V **240V**=240V **277V**=277V **347V**=347V [7] **480V**=480V [7] **DT**=Dual-Tap **MT**=Multi-Tap **TT**=Tri-Tap **ED**=Electronic LED Dimming (0-10V) Driver

Options (Add as Suffix) [8]	**Accessories** (Order Separately)
F1=Single Fuse (Must Specify Voltage. 120, 277 or 347V) **PE**=Button Type Photocontrol (Must Specify Voltage. 120, 208, 240 or 277V) **LL**=Lamp Included **Q**=Quartz Restrike T4 Lamp [9] **EM**=Emergency Quartz Restrike T4 Lamp [9] **EMLED-CD**=LED Battery Backup Cold Temperature [10] **7040**=72 CRI / 4000K CCT **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**WG/WPGL**=Wire Guard Borosilicate Glass Lens Door **WG/WPFC**=Wire Guard Full Cutoff Door **TR/WP**=Tamper-resistant Screw and Bit **VS/WPGL**=Polycarbonate Vandal Shield for Borosilicate Glass Lens Door

NOTES:

1. DesignLights Consortium® Qualified and classified for DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Five-year warranty.
3. Fixture color is standard bronze unless optional color is specified.
4. Small housing offered for LED models. Large housing for 250W-400W. Clear glass is standard for full cutoff door types except for LD. LD full cutoff door is standard with Solite® glass.
5. LED packages based on 70 CRI / 5000K package at 25°C ambient.
6. See voltage chart for descriptions. 105°C Rated wire required for thru-branch wiring for units above 250W. Thru-branch wiring is rated for 40°C for LD. Higher wattage thru-branch wiring is rated for use in 25°C ambient operating environments.
7. Not available with thru-branch wiring. LED will be supplied with integral step down transformer.
8. Not all options can be combined. Only one emergency or battery back-up option available within the fixture. LD models utilize EMLED-CD options only for battery back-up.
9. Q or EM not available with LD or E electronic ballast.
10. EMLED-CD available with B models only. For use in 25°C ambient operating temperature environments. Specify 120V or 277V. EMLED-CD minimum -20°C/-4°F. Battery pack is a UL recognized component.

STOCK ORDERING INFORMATION - LAMP INCLUDED

Sample Number: WPL4BC

Product Family	Lamp Type	Lamp Wattage	Door/Glass Type
WP=Wal-Pak	**L**=LED [1,2] **P**=Pulse Start Metal Halide **S**=High Pressure Sodium	**LED** **3B**=27W **4B**=32W **6B**=46W **Pulse Start Metal Halide** **25**=250W **40**=400W **High Pressure Sodium** **25**=250W **40**=400W	**[Blank]**=Standard **C**=Full Cutoff Door

NOTE: 1 Five-year warranty. **2.** DesignLights Consortium® Qualified and classified for DLC Standard and DLC Premium, refer to www.designlights.org for details.

VOLTAGE CHART

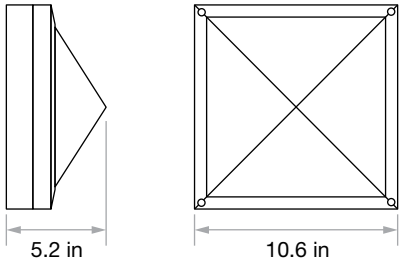
MT=Multi-Tap	120, 208, 240, 277V (Wired 277V)
TT=Triple-Tap	120, 277, 347V (Wired 347V)
ED=Electronic LED Driver	120-277V (Universal - 50-60Hz)

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

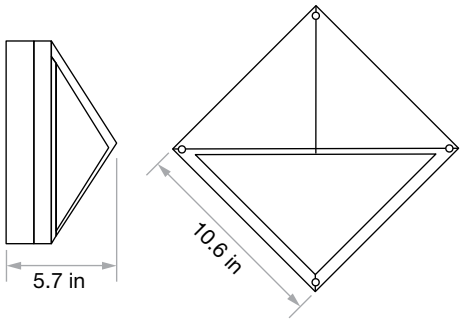
PHOTOMETRY

DIMENSIONS

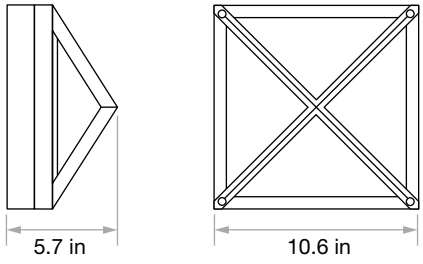
FCW3260



FCW3262



FCW3263



Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

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© 2012. **FC Lighting, Inc.** 3609 Swenson Ave., St. Charles, IL 60174 p. **800-900-1730** f. **630-889-8106** www.**fclighting**.com

Luminaire Schedule					
Symbol	Qty	Label	Description	Luminaire Watts	BUG Rating
	15	OC	FCW3262	20	B0-U4-G2
	6	OD	ML5615LSFL409FS1E - 592SC - 900LM - 3500K	10.5	B1-U0-G0
	18	OB	LDWP-FC-4B-ED	31.9	B1-U0-G1
	1	P4	PRV-C40-D-UNV-T4-BZ-HSS	131	B2-U0-G4
	4	P5	PRV-C40-D-UNV-T5-BZ	131	B4-U0-G4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.45	7.0	0.0	N.A.	N.A.
Playground	Illuminance	Fc	2.77	8.8	1.1	2.52	8.00
Property Line	Illuminance	Fc	0.20	1.3	0.0	N.A.	N.A.

Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103
(800)325-0693
www.villalighting.com

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

Fixtures mounted on 25' pole & 3' base
Light level calculated on the ground

Comments
Date
#
Revisions

Date:9/19/2024

KIDDIE ACADEMY
MEQUON, WI

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

Project		Catalog #		Type	
Prepared by		Notes		Date	

HALO

ML56
Downlighting System

A LED module with integral driver suitable for use with 5 or 6-inch new construction or remodel housings. Optional TIR optics and lens wall wash snap into the LED module or trims to provide various lighting distributions.

Typical Applications

Residential • Hospitality • Retail

Interactive Menu

- Order Information page 2
- Product Specifications page 4
- Energy Data page 4
- Photometric Data page 5
- Product Warranty

Product Certification

Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JA8.

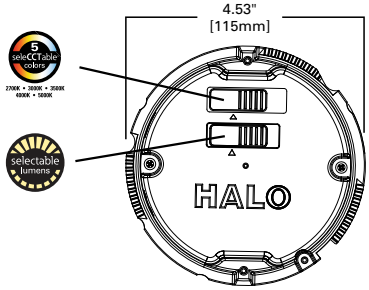
Product Features

Top Product Features

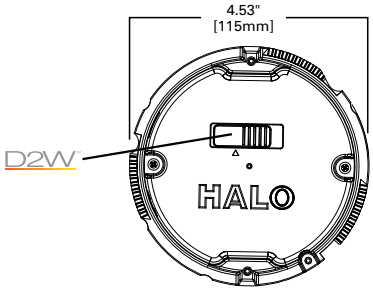
- Field selectable 2700, 3000, 3500, 4000 or 5000K CCT, 90 CRI minimum
- Optional full spectrum color, 97 CRI minimum
- Field interchangeable TIR optics 25, 40, 55, 75 degree distribution patters and soft focus lens. Ships with soft focus lens.
- Field Snap in rotatable Wall Wash directional trims available in both 5" and 6" versions
- Use with new construction or remodeler housings, can be used to retrofit most 5” or 6” incandescent housings, ships with E26 adapter
- 120V LE/TE phase cut or 120-277V 0-10V dimming to 5% with select controls

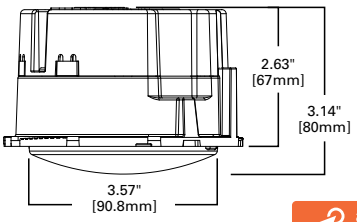
Dimensional and Mounting Details

Phase cut or 0-10V
Selectable CCT and Selectable Lumen



D2W (Dim-to-Warm)





additional product diagrams

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

Order Information

SAMPLE ORDER NUMBER: **H550ICAT - ML5615LSVWFL9FS1E - 592H**

A complete luminaire consists of a housing + module + trim, order separately.

Module [1]
ML5615LSVWFL9FS1E = 5"/6" Retrofit, Lumen Select (650/900/1100lms), 5CCT selectable, 90CRI, Soft focus lens, 120V LE/TE 5% Dim [2]
ML5612LSVWFL97FS1E= 5"/6" Retrofit, Lumen Select (450/650/900lms), 5CCT selectable, 97CRI, Soft focus lens, 120V LE/TE 5% Dim [2]
ML5615LSVWFL9FSE010 = 5"/6" Retrofit, Lumen Select (650/900/1100lms), 5CCT selectable, 90CRI, Soft focus lens, 120V-277V 0-10V 5% Dim [2]
ML5609VWFLD2W1E= 5"/6" Retrofit, 650lms, Selectable D2W, 90CRI, Soft focus lens, 120V LE/TE 5% Dim [3]
Notes
1. All Modules ship with soft focus diffuse lens. 2. 5CCT selectable includes (2700, 3000, 3500, 4000, 5000K) 3. D2W selectable includes (1800K to 3000K, or 1800K to 2700K)

Alternate lumen packages are available using TIR optics

Catalog Number	Optional TIR Optic	Available Lumen Options
ML5615LSVWFL9FS1E	TIR56FL40	900/1200/1500 lms
ML5612LSVWFL97FS1E	TIR56FL40	600/900/1200 lms
ML5615LSVWFL9FSE010	TIR56FL40	900/1200/1500 lms
ML5609VWFLD2W1E	TIR56FL40	900 lms
Notes *other TIR optics provide similar lumen packages but may vary		

Accessories	
TIR Optics **TIR56NFL25** = 25° narrow flood optic **TIR56FL40**= 40° flood optic **TIR56WFL55** = 55° wide flood optic **TIR56VWFL75**= 75° very wide flood optic **Wall Wash Kit** **ML5WW** = 5" Wall Wash kit **ML6WW** = 6" Wall Wash kit	**ML56CLIP** = Friction clip mounting kit, for retrofitting into housings without torsion spring receivers, compatible with 6" baffle and reflector trims only, 691, 692, 693, 695 and 696 series **Oversize Trim rings** **TRM690WH** = 6" oversize trim ring for use with 69* series trims, white 6.9" I.D., 9.5" O.D. Ring slips over trim, inset design allows 6" trim to fit into oversize ring for an even trim surface **TRM590WH** = 5" oversize trim ring for use with 59* series trims, white 6.3" I.D., 7.5" O.D. Ring slips over trim flange, inset design allows 5" trim to fit into oversize ring for an even trim surface
Notes	

Trims

	Catalog Number	Optional TIR Optic
	591 = 5" polymer baffle, non-conductive **691** = 6" polymer baffle, non-conductive	**WB** = Matte white baffle and flange
	592 = 5" reflector **692** = 6" reflector	**H** = Semi-specular reflector and matte white flange **SC** = Specular reflector and matte white flange **W** = Matte white reflector and flange
	593 = 5" baffle **693** = 6" baffle	**BB** = matte black baffle and matte white flange **SNB** = satin nickel baffle and flange **TBZB** = bronze baffle and flange **WB** = matte white baffle and flange
	594 = 5" gimbal **694** = 6" gimbal	**SNB** = satin nickel gimbal and matte white flange [4] **TBZB** = bronze gimbal and matte white flange **WB** = matte white gimbal and flange
	596 = 5" shallow baffle **696** = 6" shallow baffle	**WB** = Matte white baffle and flange
Notes		
4. 694SNB option is not available		

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

Trim Compatibility Matrix

Size	Trim	ML5615LSVWFL9FS1E	ML5612LSVWFL97FS1E	ML5615LSVWFL9FSE010	ML5609VWFLD2W1E
5"	591WB	Not Available	Not Available	Not available with Shallow Housings	Not available with Shallow Housings
	592H	Y	Y	Y	Y
	592SC	Y	Y	Y	Y
	592W	Y	Y	Y	Y
	593WB	Y	Y	Y	Y
	593BB	Y	Y	Y	Y
	593SNB	Y	Y	Y	Y
	593TBZB	Y	Y	Y	Y
	594WB	Y	Y	Y	Y
	594SNB	Y	Y	Y	Y
	594TBZB	Y	Y	Y	Y
	596WB	Y	Y	Y	Y
6"	691WB	Not available with Shallow Housings	Not Available	Y	Y
	692H	Y	Y	Y	Y
	692SC	Y	Y	Y	Y
	692W	Y	Y	Y	Y
	693WB	Y	Y	Y	Y
	693BB	Y	Y	Y	Y
	693SNB	Y	Y	Y	Y
	693TBZB	Y	Y	Y	Y
	694WB	Y	Y	Y	Y
	694SNB	Y	Y	Y	Y
	694TBZB	Y	Y	Y	Y
	696WB	Y	Y	Y	Y

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

Housing – Compatibility

The ML56 LED module - trim combination is cULus Listed or UL Classified for use with any 5" or 6" diameter recessed housing constructed of steel or aluminum with an internal volume that exceeds 115 in³ in addition to those noted below.

Halo UL Listed Compatibility

0-10V LED Housings

0-10V LED Housings	
5" Housings (works with Trims 591x, 592x, 593x, 594x, 595x, 596x)	**6" Housings (works with Trims 691x, 692x, 693x, 694x, 695x, 696x)**
Halo 5-inch LED Housings **H550ICATD010 =** 5" IC, airtight new construction housing, LED, 120-277V, 0-10V control **H550RICATD010 =** 5" IC, airtight remodel housing, LED, 120-277V, 0-10V control **Halo 5-inch Fire Rated LED Housings** **H550FR2ICAT =** 5" fire safe, IC, airtight new construction housing, LED, 120-277V, 0-10V or Phase control	**Halo 6-inch LED Housings** **H750ICATD010 =** 6" IC, airtight new construction housing, LED, 120-277V, 0-10V control **H750RICATD010 =** 6" IC, airtight remodel housing, LED, 120-277V **Halo 6-inch Fire Rated LED Housings** **H750FR2ICAT =** 6" fire safe, IC, airtight new construction housing, LED, 120-277V, 0-10V or Phase control

Phase Cut LED Housings

Phase Cut LED Housings	
5" Housings (works with Trims 591x, 592x, 593x, 594x, 595x, 596x)	**6" Housings (works with Trims 691x, 692x, 693x, 694x, 695x, 696x)**
Halo 5-inch LED Housings **H550ICAT =** 5" IC, airtight new construction housing, LED, 120-277V **H550RICAT =** 5" IC, airtight remodel housing, LED, 120-277V, 120-277V **E550ICAT =** 5" IC, airtight new construction housing, LED, 120-277V **E550RICAT =** 5" IC, airtight remodel housing, LED, 120-277V, 120-277V **Halo 5-inch Fire Rated LED Housings** **H550FR2ICAT =** 5" fire safe, IC, airtight new construction housing, LED, 120-277V, 0-10V or Phase control	**Halo 6-inch LED Housings** **H750ICAT =** 6" IC, airtight new construction housing, LED, 120-277V **H750RICAT =** 6" IC, airtight remodel housing, LED, 120-277V, 0-10V control **H750T =** 6" non-IC, airtight new construction housing, LED, 120-277V **H750TCP =** 6" non-IC, CCEA Chicago Plenum new construction housing, LED, 120-277V **H750TCPD010 =** 6" non-IC, CCEA Chicago Plenum new construction housing, LED, 120-277V, 0-10V control **E750ICAT =** 6" IC, airtight new construction housing, LED, 120-277V **E750RICAT =** 6" IC, airtight remodel housing, LED, 120-277V **Halo 6-inch Shallow LED Housings** **H2750ICAT =** 6" IC, airtight shallow new construction housing, LED, 120-277V (use w/ 691X, 694X, 696X trims only) **H2750RICAT =** 6" IC, airtight shallow remodel housing, LED, 120-277V (use w/ 691X, 694X, 696X trims only) **Halo 6-inch Fire Rated LED Housings** **H750FR2ICAT =** 6" fire safe, IC, airtight new construction housing, LED, 120-277V, 0-10V or Phase control

Traditional Housings (E26 Socket)

Traditional Housings (E26 Socket)	
5" Housings (works with Trims 591x, 592x, 593x, 594x, 595x, 596x)	**6" Housings (works with Trims 691x, 692x, 693x, 694x, 695x, 696x)**
Halo 5-inch Incandescent Housings (use with Edison medium base E26 to CJT adapter) **H5ICAT =** 5" Insulated Ceiling, Air-Tite New Construction Housing **H5RICAT =** 5" IC, airtight remodel housing, E26 medium base, 120V **H5ICATNB =** 5" IC, airtight new construction housing, no bracket, E26 medium base, 120V **H5T =** 5" non-IC new construction housing, E26 medium base, 120V **H5RT =** = 5" non-IC remodel housing, E26 medium base, 120V **E5ICAT =** 5" IC, airtight new construction housing, E26 medium base, 120V **E5RICAT =** 5" IC, airtight remodeler housing, E26 medium base, 120V **E5ICATNB =** 5" IC, airtight new construction housing, no bracket, E26 medium base, 120V **E5TAT =** 5" non-IC, airtight new construction housing, E26 medium base, 120V **E5RTAT =** 5" non-IC, airtight remodeler housing, E26 medium base, 120V **E5TATNB =** 5" non-IC, airtight new construction housing, no bracket, E26 medium base, 120V **Halo 5-inch Shallow Incandescent Housings (use with Edison medium base E26 to CJT adapter)** **H25ICAT =** 5" IC, airtight shallow new construction housing (use with 691X, 694X, 696X trims only) **H25ICATNB =** 5" IC, airtight shallow new construction housing, no bracket (use with 691X, 694X, 696X trims only)	**Halo Standard Housings 6-inch** **H7ICAT =** 6" IC, airtight new construction housing, E26 medium base, 120V **H7RICAT =** 6" IC, airtight remodel housing, E26 medium base, 120V **H7ICATNB =** 6" IC, airtight new construction housing, no bracket, E26 medium base, 120V **H7ICT =** 6" IC new construction housing, E26 medium base, 120V **H7RICT =** 6" IC remodel housing, E26 medium base, 120V **H7ICTNB =** 6" IC new construction housing, no bracket, E26 medium base, 120V **H7T =** 6" non-IC new construction housing, E26 medium base, 120V **H7RT =** 6" non-IC remodel housing, E26 medium base, 120V **H7TNB =** 6" non-IC new construction housing, no bracket, E26 medium base, 120V **H7TCP =** = 6" non-IC, CCEA Chicago Plenum new construction housing, E26 medium base, 120V H7RT **H7UICAT =** 6" Insulated Ceiling, Universal, Air-Tite, New Construction Housing **E7ICAT =** 6" IC, airtight new construction housing, E26 medium base, 120V **E7RICAT =** 6" IC, airtight remodeler housing, E26 medium base, 120V **E7ICATNB =** 6" IC, airtight new construction housing, no bracket, E26 medium base, 120V **E7TAT =** 6" non-IC, airtight new construction housing, E26 medium base, 120V **E7RTAT =** 6" non-IC, airtight remodeler housing, E26 medium base, 120V **E7TATNB =** 6" non-IC, airtight new construction housing, no bracket, E26 medium base, 120V **Halo 6-inch Shallow Incandescent Housings (use with Edison medium base E26 to CJT adapter)** **H27ICAT =** 6" IC, airtight shallow new construction housing (use with 691X, 694X, 696X trims only) **H27RICAT** = 6" IC, airtight shallow remodel housing (use with 691X, 694X, 696X trims only) **H27T** = 6" non-IC shallow new construction housing (use with 691X, 694X, 696X trims only) **H27RT** = 6" non-IC shallow remodel housing (use with 691X, 694X, 696X trims only) **E27ICAT** = 6" IC, airtight shallow new construction housing (use with 691X, 694X, 696X trims only) **E27RICAT** = 6" IC, airtight shallow remodel housing (use with 691X, 694X, 696X trims only) **E27TAT** = 6" non-IC, airtight shallow new construction housing (use with 691X, 694X, 696X trims only) **E27RTAT** = 6" non-IC, airtight shallow remodel housing (use with 691X, 694X, 696X trims only)

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

Housing – Trim Compatibility

Housing compatibility in the ML56 System is determined by the ML56 trim dimensions.

ML56 trims are available in 5-inch and 6-inch aperture (5-inch = 59xx series and 6-inch = 69xx series trims).

(Note: "xx" in the trim model number denotes finish code.)

5-inch Trims

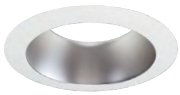
591
5" "dead front" shallow baffle

591WB
white "dead front" shallow baffle
(for 600 Series module only)

592
5" reflector

592W
white

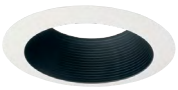
592SC
specular clear



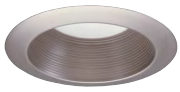
592H
haze

593
5" baffle

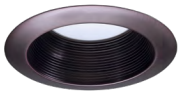
593WB
white baffle and trim



593BB
black baffle, white trim



593SN
satin nickel baffle and trim



593TBZ
tuscan bronze baffle and trim

594
5" eyeball

594WB
white

594SNB
satin nickel

594TBZB
tuscan bronze

596
5" shallow baffle

596WB
white shallow baffle and trim

6-inch Trims

691
6" "dead front" shallow baffle

691WB
white "dead front" shallow baffle
(for 600 Series module only)

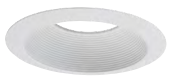
692
6" reflector

692W
white

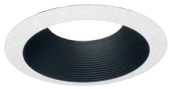
692SC
specular clear

692H
haze

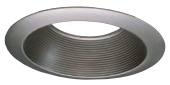
693
6" baffle



693WB
white baffle and trim



693BB
black baffle, white trim



693SN
satin nickel baffle and trim

693TBZ
tuscan bronze baffle and trim

694
6" eyeball

694WB
white

694TBZB
tuscan bronze

696
6" shallow baffle

696WB
white shallow baffle and trim

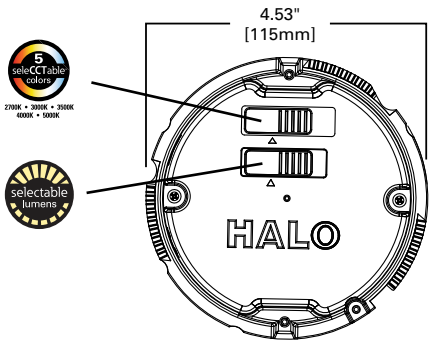
Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

HALO ML56 Downlighting System

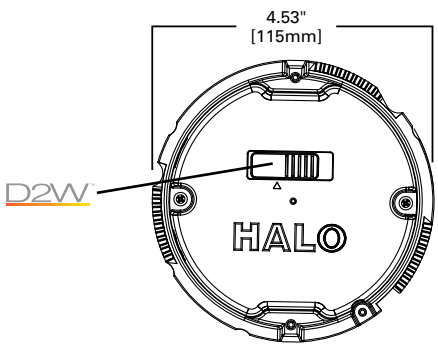
Dimensional and Mounting Details

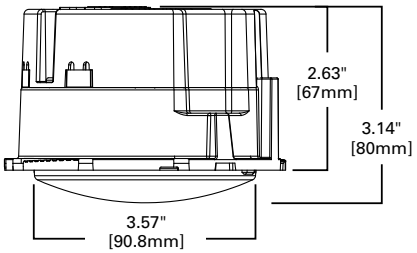
Modules

Phase cut or 0-10V
Selectable CCT and Selectable Lumen



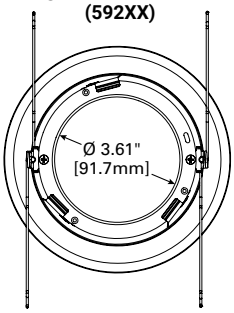
D2W (Dim-to-Warm)

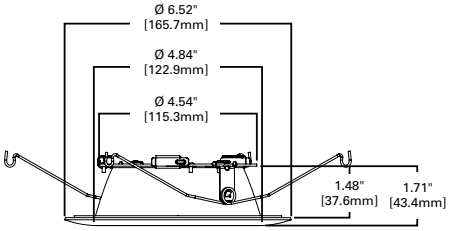




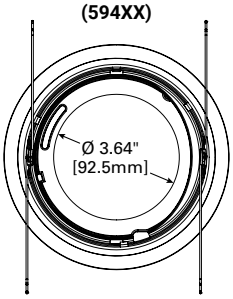
Trims

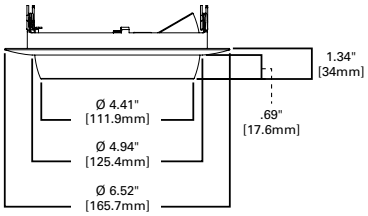
STANDARD TRIM
(592XX)



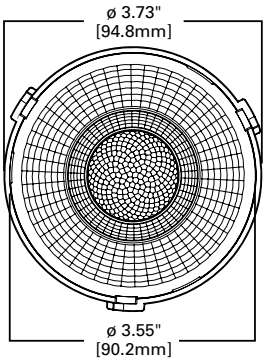


GIMBAL TRIM
(594XX)

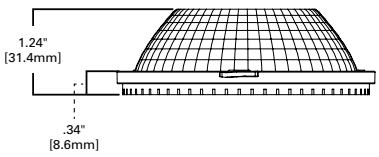


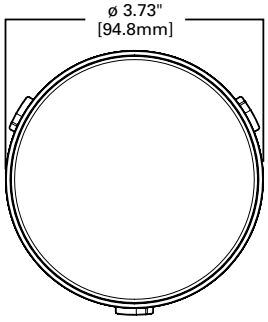


TIR Optics & Lens

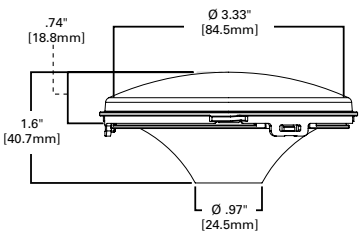


TIR OPTIC





SOFT FOCUS LENS



Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

Product Specifications

Module

- Field interchangeable and upgradable LED module consists of LED array, primary optic and driver
- Ships with very wide flood soft diffused optic factory installed order alternate distributions or replacements separately
- Optional TIR optics provide higher lumen select values than default soft diffused optic
- Integral die cast aluminum heat sink provides passive thermal cooling achieving L70 at 50,000 hours in IC and non-IC applications

LED Array

- Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and no pixilation
- Available in 90 CRI minimum, 97CRI option, R9 greater than 50 and color accuracy within 3 SDCM at end points and 4 SDCM in the middle providing color accuracy and uniformity

Electrical Power Connections

- LED connector is a non-screw base luminaire disconnect offering easy installation in Halo 5" H550 series and 6" H750 and 2750 series housings (per LED trim 5" or 6").
- LED Connector meets high-efficacy luminaire requirements for a non-screw base, and where required.
- The included E26 medium screw-base Edison adapter* provides easy retrofit of incandescent housings (non-California product only) (see Housing Section).

Ground Connection

- Separate grounding cable included on the module for attachment to the housing during installation.

Driver

- Integral 120V 60 Hz constant current driver provides noise free operation
- Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut control
- Optional UNV 120-277V 50/60 Hz driver with 0 -10V analog dimming from 100% to 5%, provided with inline electrical quick connect for low voltage connections
- Medium base (E26) to CJT adapter (provided) support use of incandescent housings and field retrofits

Dimming

- Designed for dimming capability to nominal 5% in normal operation with standard 120V Leading Edge (LE) and Trailing Edge (TE) phase control dimmers or 120-277V 0-10V dimmers (Consult dimmer manufacturer for dimmer compatibility and details. Note, some dimmers require a neutral in the wall box).

Primary Optic

- Soft Focus lens is standard on all ML56 LED light modules
- Impact-resistant polycarbonate
- Convex form for lamp-like appearance
- High lumen transmission
- Optional beam forming optic is field installed. Order separately (accessories).

Optional TIR Optic

- Precision molded TIR optic organizes source flux into useful beams without stray lumens in the field
- Polarized turn and lock mounting aligns optic to source and maintains accurate focus
- Meets ENERGY STAR® color angular uniformity requirements, color deviation is typically less than 0.006 u' v'
- Available in narrow flood, flood, wide flood and very wide flood distributions
- Optional media holder accepts (1) 3.45" lens or filter, order separately

VividTune

- Field selectable 2700, 3000, 3500, 4000 or 5000 K CCT, factory set at 3000 K CCT
- Natural full spectrum color, 97 CRI with R1-R15 values ranging from 92 to 100, excellent TM-30 metrics; Rf ranging from 96-98 and Rg from 99-100
- D2W™ dim-to-warm selectable option shifts color temperature from 3000-1800K or 2700-1800K CCT as fixture dims mimicking the black body dimming response of halogen lamps.

Trims

- Spun aluminum baffle and reflector trims are available in 5-, or 6-inch apertures and can be interchanged in the field
- Polymer trims are available in 5-, or 6-inch apertures and molded of non-conductive plastic meeting local code requirements for "dead-front" construction
- Gimbal trims are available in 5-, or 6-inch apertures, provide 350° rotation and 35° of tilt holding any aiming position
- Available in a broad range of painted or plated finishes, can be painted in the field to match any décor
- (3) integral compression springs attach trim to LED module, tab alignment assembly
- (2) integral torsion springs hold trim + module assembly securely in housing

Gaskets

- Closed cell gaskets achieve restrictive airflow requirements without additional caulking

Compliance

- cULus certified for use with Halo housings, classified for use with other's housings, see instruction sheet for conditions of acceptability
- Damp location listed, gimbal trim only
- Damp and wet location listed, covered ceilings only and IP65, below the ceiling only with lens trims
- Airtight per ASTM-E283
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions per FCC 47CFR Part 15 consumer limits
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- ENERGY STAR® certified, reference Certified Light Fixtures database
- Certified to State of California Title 20, State-regulated LED Lamp; reference Modernized Appliance Efficiency Database System (MAEDBS) for State-regulate d LED Lamp
- Can be used for State of California Title 24 high efficacy LED compliance under JA8, reference Modernized Appliance Efficiency Database System (MAEDBS) for 2019 JA8 High Efficacy Lighting

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/warranty

LED Module in New or Retrofit Existing Construction – Housings other than Halo

- If used in recessed housings other than Halo, the Cooper Lighting Solutions 5-year limited warranty applies to the LED Module and Trim only.
- As with any electrical installation, a qualified electrician must ensure compatibility of use with a particular housing; this includes all applicable national and local electrical and building codes. Installer is responsible to properly and securely retain the LED Module and LED Trim in the housing at time of installation.

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

Energy Data

	ML5615LSVWFL9FS1E	ML5615LSVWFL9FS1E010		ML5612LSVWFL97FS1E	ML5609VWFLD2W1E
Lumens (nom)	1500	1500	1500	1200	900
Input Voltage (VAC)	120	120	277	120	120
Input Current (A)	0.14A	0.128	0.057	0.14	0.1
Efficency	83.20%	83.06%	83.79%	83.20%	85.48%
Inrush Current (A)	1.94A	5.32	7.1	1.94	1.92
Inrush Duration (ms)	33	2	1.5	33	32
THD	≤ 20%	≤ 20%	≤ 20%	≤ 20%	≤ 20%
PF	≥ 0.90	≥ 0.90	≥ 0.90	≥ 0.90	≥ 0.90
T Ambient (C)	-30 to +40	-30 to +40	-30 to +40	-30 to +40	-30 to +40
Sound Rating	≤ 22dBA	≤ 22dBA	≤ 22dBA	≤ 22dBA	≤ 22dBA

ML5615LSVWFL9FS1E	CCT	Lumens	Power (W)	LPW
Field Selectable CCT	2700K	1684	16.9	100.0
	3000K	1695	16.9	100.5
	3500K	1735	16.9	102.6
	4000K	1775	16.9	104.8
	5000K	1869	17.1	109.6

ML5615LSVWFL9FSE010	CCT	Lumens	Power (W)	LPW
Field Selectable CCT	2700K	1705	15.8	107.8
	3000K	1744	15.9	109.7
	3500K	1782	15.9	112.2
	4000K	1828	16.0	114.6
	5000K	1911	16.0	119.6

ML5612LSVWEL9ZESIE	CCT	Lumens	Power (W)	LPW
Field Selectable CCT	2700K	1449	15.8	92.0
	3000K	1475	15.9	93.0
	3500K	1514	15.8	95.7
	4000K	1556	15.9	97.6
	5000K	1626	15.9	102.2

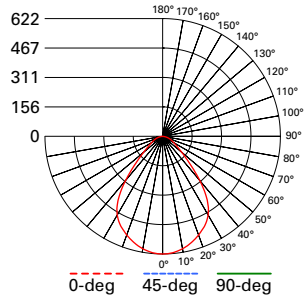
ML5609VWFLD2W1E	CCT	Lumens	Power (W)	LPW
Dim-to-Warm	2700K	1083	12	1083
	3000K	1171	12.1	1171

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

Photometric Data

View IES files

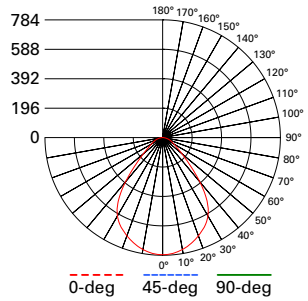
Standard Diffuse Lens + 592W



ML5609LSVWFLD2W1E - 592W - 900LM - 3000K
Spacing criterion:
(0-180) 1.16 | (90-270) 1.16 | (Diagonal) 1.14
Beam Angle: 80°
Field Angle: 126°
Lumens: 1051
Input Watts: 11.8 W
Efficacy: 89 LPW
UGR: 17
Test Report: P640444

Zonal Lumen	Lumens	% Lumens
0-30	463	44
0-40	714	68
0-60	959	91.2
0-90	1051	100

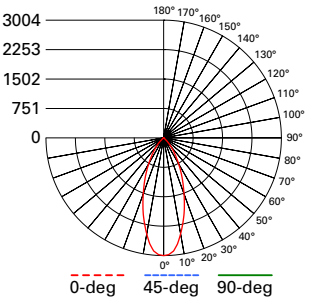
TM-30-15	Rf = 91
	Rg = 100
CRI/CIE	Ra = 92.7
	R9 = 71



ML5612LSVWFL97FS1E - 592W - 1200LM - 3000K
Spacing criterion:
(0-180) 1.16 | (90-270) 1.16 | (Diagonal) 1.14
Beam Angle: 80°
Field Angle: 126°
Lumens: 1324
Input Watts: 16.5 W
Efficacy: 80.3 LPW
UGR: 18
Test Report: P641622

Zonal Lumen	Lumens	% Lumens
0-30	583	44
0-40	900	68
0-60	1208	91.2
0-90	1324	100

TM-30-15	Rf = 98
	Rg = 101
CRI/CIE	Ra = 97.6
	R9 = 98

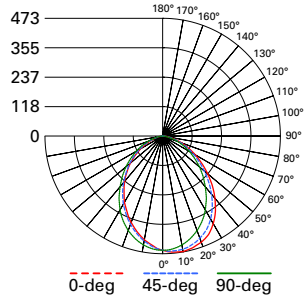


ML5615LSVWFL9FS1E - 592W - 1500LM - 3000K
Spacing criterion:
(0-180) 1.16 | (90-270) 1.16 | (Diagonal) 1.14
Beam Angle: 80°
Field Angle: 126°
Lumens: 1559
Input Watts: 17.1 W
Efficacy: 91.2 LPW
UGR: 18
Test Report: P643442

Zonal Lumen	Lumens	% Lumens
0-30	687	44
0-40	1060	68
0-60	1422	91.2
0-90	1559	100

TM-30-15	Rf = 93
	Rg = 83
CRI/CIE	Ra = 95.3
	R9 = 69

ML5WW + 592W



ML5615LSWW9FS1E - 592W WW - 1500LM - 3000K
Spacing criterion:
(0-180) 1.16 | (90-270) 1.13 | (Diagonal) 1.23
Beam Angle: 88°
Tilt Angle: 8°
Lumens: 1005
Input Watts: 17.1 W
Efficacy: 58.8 LPW
Test Report: P644117

Zonal Lumen	Lumens	% Lumens
0-30	341	33.9
0-40	537	53.4
0-60	862	85.8
0-90	1005	100

TM-30-15	Rf = -93
	Rg = 98
CRI/CIE	Ra = 95.3
	R9 = 69

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

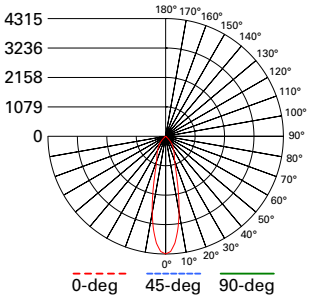
HALO

ML56 Downlighting System

Photometric Data

View IES files

TIR Optic + 592W

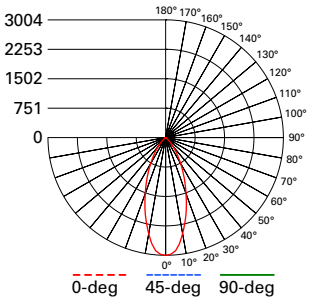


ML5615LSNFL259FS1E - 592W - 1500LM - 3000K

Spacing criterion:
(0-180) 0.43 | (90-270) 0.43 | (Diagonal) 0.44
Beam Angle: 25°
Field Angle: 72°
Lumens: 1671
Input Watts: 17.1 W
Efficacy: 97.7 LPW
UGR: 14
Test Report: P642752

Zonal Lumen	Lumens	% Lumens
0-30	1145	68.5
0-40	1431	85.6
0-60	1619	96.9
0-90	1671	100

TM-30-15	Rf = -93
	Rg = 98
CRI/CIE	Ra = 95.3
	R9 = 69

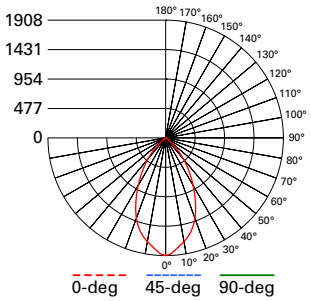


ML5615LSFL409FS1E - 592W - 1500LM - 3000K

Spacing criterion:
(0-180) 0.64 | (90-270) 0.64 | (Diagonal) 0.69
Beam Angle: 40°
Field Angle: 80°
Lumens: 1818
Input Watts: 17.1 W
Efficacy: 106.3 LPW
UGR: 12
Test Report: P642407

Zonal Lumen	Lumens	% Lumens
0-30	1328	73
0-40	1642	90.3
0-60	1797	98.8
0-90	1818	100

TM-30-15	Rf = 93
	Rg = 98
CRI/CIE	Ra = 95.3
	R9 = 69

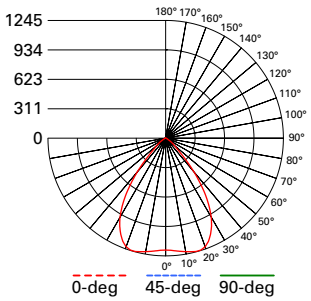


ML5615LSWFL559FS1E - 592W - 1500LM - 3000K

Spacing criterion:
(0-180) 0.86 | (90-270) 0.86 | (Diagonal) 0.89
Beam Angle: 57°
Field Angle: 93°
Lumens: 1794
Input Watts: 17.1 W
Efficacy: 104.9 LPW
UGR: 14
Test Report: P643787

Zonal Lumen	Lumens	% Lumens
0-30	1130	63
0-40	1540	85.8
0-60	1773	98.8
0-90	1794	100

TM-30-15	Rf = 93
	Rg = 98
CRI/CIE	Ra = 95.3
	R9 = 69



ML5615LSVWFL759FS1E - 592W - 1500LM - 3000K

Spacing criterion:
(0-180) 1.19 | (90-270) 1.19 | (Diagonal) 1.09
Beam Angle: 74°
Field Angle: 100°
Lumens: 1724
Input Watts: 17.1 W
Efficacy: 100.8 LPW
UGR: 15
Test Report: P643097

Zonal Lumen	Lumens	% Lumens
0-30	979	56.8
0-40	1432	83.1
0-60	1691	98.1
0-90	1724	100

TM-30-15	Rf = 93
	Rg = 98
CRI/CIE	Ra = 95.3
	R9 = 69

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

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Specifications and dimensions subject to change without notice.

DESCRIPTION

The Prevail™ LED pole and fixture combination makes selection and installation of poles and fixtures simple. Included is the die-cast Prevail area, site and roadway luminaire with standard mounting arm, square straight steel pole, anchor bolts, base cover, template and hardware. Stock configurations are available in single and dual fixture combinations. The Prevail luminaire delivers a new level of versatility and value in patent pending, architectural design that delivers energy savings greater than 85% and replaces 150-450W metal halide fixtures. The Prevail fixture and pole combo is ideal for general area/site lighting applications.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing in dark bronze polyester powder paint. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31).

Optics
Available in Type III and IV distributions with lumen packages ranging from 7,000 to 20,000 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/50,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical
Available in 120-277V 50/60Hz. 10kV/10kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C.

Mounting
The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting.

Pole
Shaft is one-piece construction ASTM A500 grade "B" steel, shot blasted and finished in dark bronze polyester powder coat. Anchor base is fabricated from ASTM grade steel. ASTM A366 steel full base cover is provided to enclose base plate and anchor bolts. Anchor bolts are per ASTM A576 with two nuts, two flat washers, and one lock washer. Hardware and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

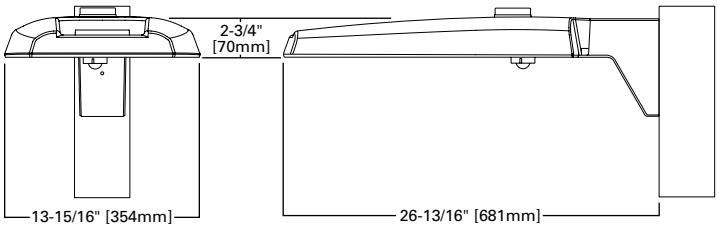
Finish
Housing and cast parts finished in five-stage super TGIC polyester bronze powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.

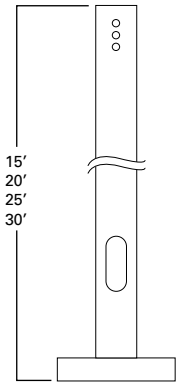
Warranty
Five-year warranty.

PFPRV PREVA
POLE AN
FIXTUI
COME

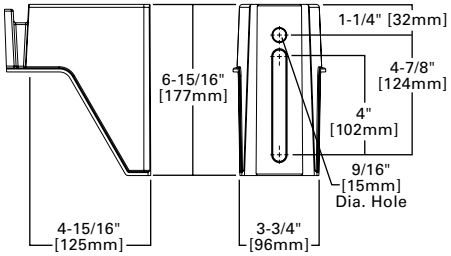
POLE AND FIXTURE CON

DIMENSIONS





POLE MOUNT ARM



CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
ISO 9001

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 0.7
(1 fixture)

SHIPPING DATA
Approximate Net Weight:
20lbs. [9.09 kgs.] **(1 fixture)**

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

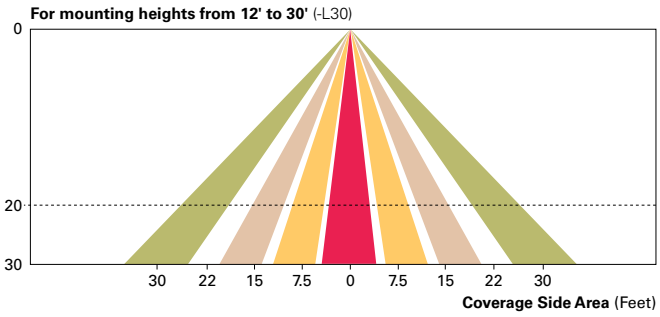
CONTROL OPTIONS

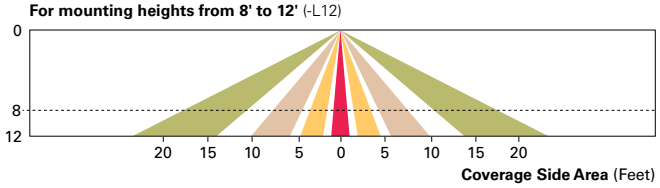
0-10V (D)
This fixture is offered standard with 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7)
Photocontrol receptacles provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (MSP/DIM-LXX)
These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". Note: For MSP sensors, the factory preset is ON (Enabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimized the coverage pattern for mounting heights from 8'-30'.





POWER AND LUMENS

Light Engine		C15	C25	C40	C60
Nominal Power (Watts)		57W	87W	143W	163W
Input Current @ 120V (A)		0.43	0.80	1.09	1.32
Input Current @ 277V (A)		0.19	0.35	0.48	0.57
Type III	Lumens	7,111	13,183	17,144	20,050
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
Type IV	Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
25°C	> 91.30%	> 194,000
40°C	> 87.59%	> 134,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

ORDERING INFORMATION

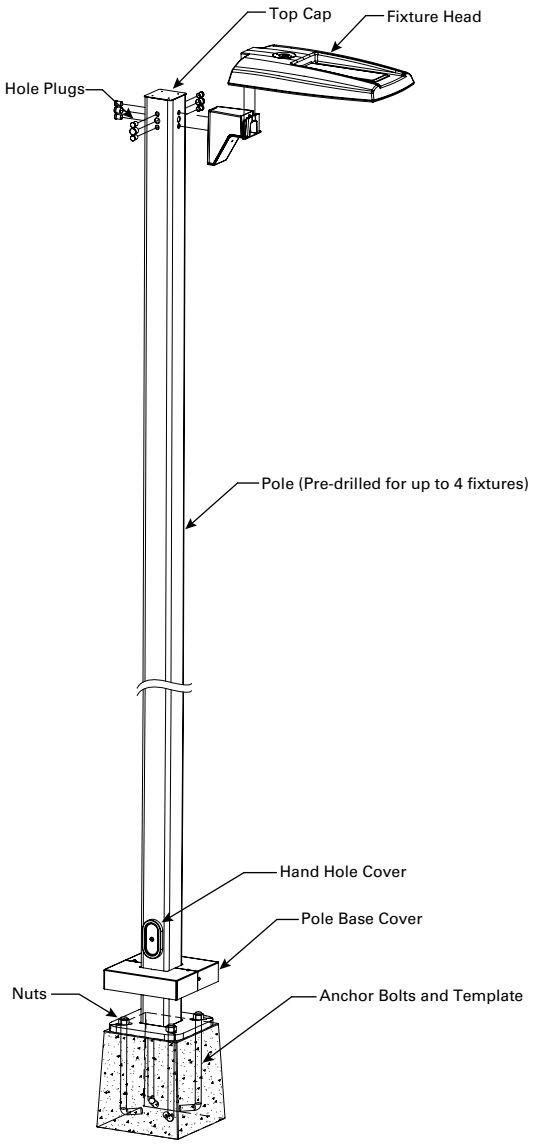
Sample Number: PFPRV-1-C25-T3-15-N/AB

Series [1,2]	Number of Fixtures	Light Engine	Distribution	Pole Height	Maximum Wind Zone (MPH)	Options (Add as Suffix)	Accessories (Order Separately)
PFPRV=Prevail Pole and Fixture Combo	**1**=1 **2**=2 **3**=3 **4**=4	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LED) 13,100 Nominal Lumens **C40**=(2 LED) 17,100 Nominal Lumens **C60**=(2 LED) 20,000 Nominal Lumens	**T3**=Type III **T4**=Type IV	**15**=15' **20**=20' **25**=25' **30**=30'	**Blank**=80 **9**=90 **0**=100	**N/AB**=No Anchor Bolts (Used when ordered separately) **HSS**=House Side Shield [3] **MSP/DIM-L12**=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height **MSP/DIM-L30**=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height **PER**=NEMA 3PIN Twistlock Photocontrol Receptacle [4] **PER7**=NEMA 7PIN Twistlock Photocontrol Receptacle [4]	**HS/VERD**=House Side Shield [3]

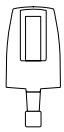
NOTES: 1 4000K CCT, standard bronze, 120-277V, 0-10V dimming. **2** Standard mount arm included with fixture. Supplied with straight steel shaft, anchor bolts, template, base cover and hardware. **3** HSS not available with C60 lumen package. Ordered as an option, it will come factory-installed. Ordered as a field-installable accessory, must order quantity one per optic/LED. **4** Not available with MSP options.

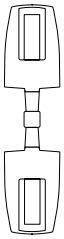
Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

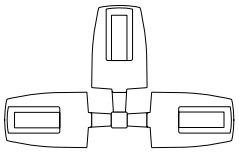
PREVAIL POLE AND FIXTURE COMBO

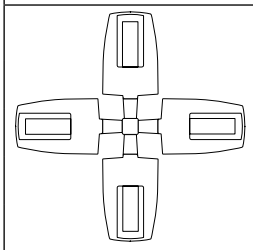


INCLUDED POLE REFERENCE TABLES

1 Fixture (EPA= 0.75)		**Wind Zone (MPH)**		
	**Pole Height** (Feet)	**80**	**90**	**100**
	15	SSS4A15SFM4[1]		
	20	SSS4A20SFM4[1]		
	25	SSS4A25SFM4[1]		SSS5A25SFM4[2]
	30	SSS5A30SFM4[2]		SSS5M30SFM4[2]

2 Fixtures (EPA= 1.50)		**Wind Zone (MPH)**		
	**Pole Height** (Feet)	**80**	**90**	**100**
	15	SSS4A15SFM4[1]		
	20	SSS4A20SFM4[1]		
	25	SSS4A25SFM4[1]		SSS5A25SFM4[2]
	30	SSS5A30SFM4[2]		SSS5M30SFM4[2]

3 Fixtures (EPA= 2.25)		**Wind Zone (MPH)**		
	**Pole Height** (Feet)	**80**	**90**	**100**
	15	SSS4A15SFM4[1]		
	20	SSS4A20SFM4[1]		
	25	SSS4A25SFM4[1]		SSS5A25SFM4[2]
	30	SSS5A30SFM4[2]		SSS5M30SFM4[2]

4 Fixtures (EPA= 3.00)		**Wind Zone (MPH)**		
	**Pole Height** (Feet)	**80**	**90**	**100**
	15	SSS4A15SFM4[1]		
	20	SSS4A20SFM4[1]		
	25	SSS4A25SFM4[1]		SSS5A25SFM4[2]
	30	SSS5A30SFM4[2]		SSS5M30SFM4[2]

NOTES:
1. Uses hardware kit POLSSHDWC4FCHHP.
2. Uses hardware kit POLSSHDWC5FCHHP.

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

GENERAL NOTES:

-All Electrical Work Shall be Performed in Accordance with "NEC" Ref. Section 600
-All Electrical Sign Sections to Have U.L. Label in Accordance with "NEC" 600.3 and Manufacturers Label Located Next to Disconnect Switch
-All Non-Current Carrying Metal Parts of Sign Shall be Grounded & Bonded In Accordance With "NEC" 250
-All Wiring Contained in Enclosed Areas with Lamps Shall Be Fixture Rated
-Splicing of Conductors Shall be Made in Junction Boxes or Similar Metal Enclosures
-At the Point that Electrical Cable Passes Thru the Sign Box, it Shall Pass Thru a U.L. Listed Rubber Grommet
- All Plastic Materials Shall Comply with The Requirements of IBC Section 2606.4

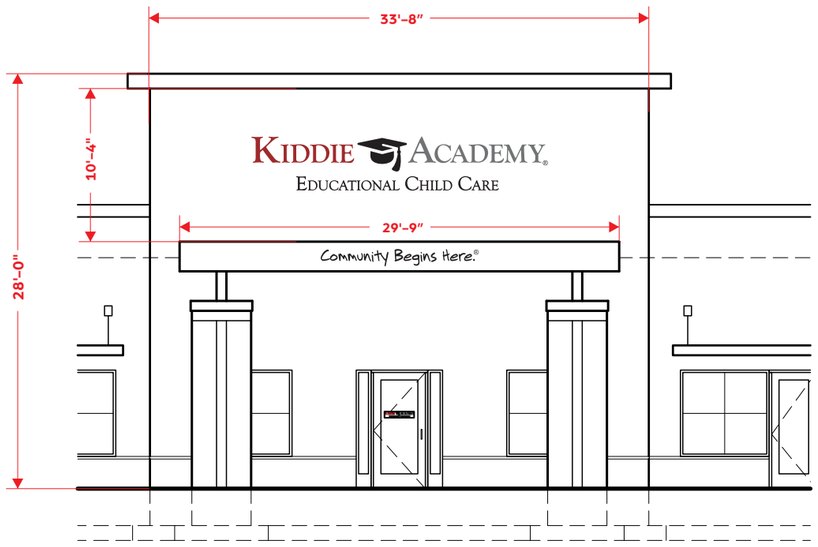
Ultimate Wind Speed: 115 Mph
-3 Sec Gust Wind
Exposure: B

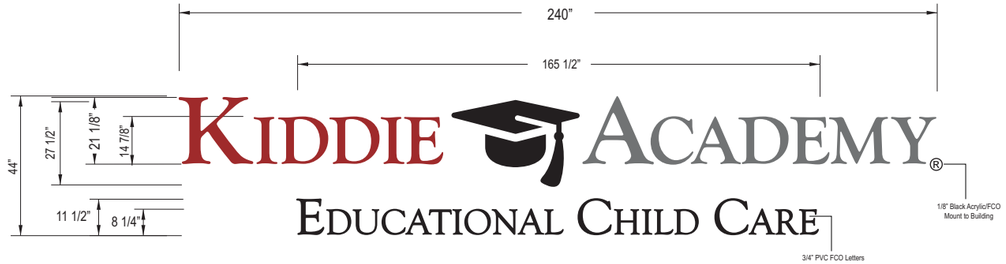
Estimated Sign Weight
-7 Lbs. Per Ltr.

Estimated Electrical Load
5a @ 120vac

Estimated Electrical Req.
(1)20a Circuit @ 120vac

- PMS 1807
- PMS COOL GRAY 10
- BLACK
- BLACK/WHITE ACRYLIC





5.1 Elevation: Face Lit Channel Letters

Scale: 3/8" = 1'-0"

Qty. = 1

SIGN SPECIFICATIONS

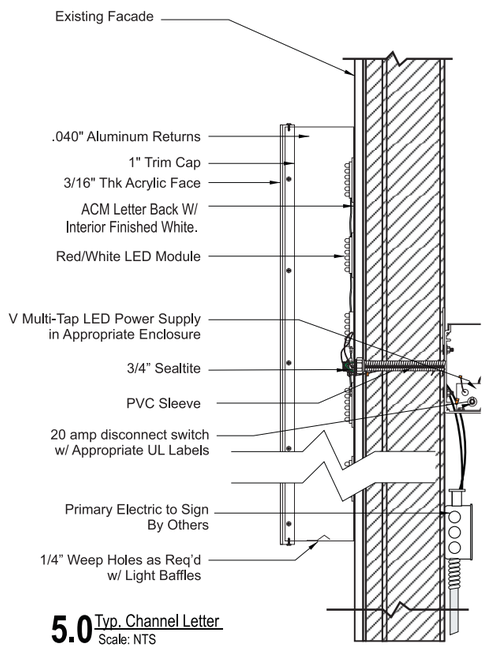
Return Material: .040" Aluminum
Return Finish: Black
Return Depth: 5"
Spaced Off Wall Depth: Flush
Back Material: .063" #5052 Aluminum
Back Finish: N/A
Interior Finish: White
Face Material: 1/8" - 7328 White
Face Finish: Digitally Printed "KIDDIE" to Match PMS 1087 Red
Face Finish: Digitally Printed "ACADEMY" to Match PMS Cool Grey 10
Face Finish: Black/White Acrylic for "LOGO CAP"

Area Assessment

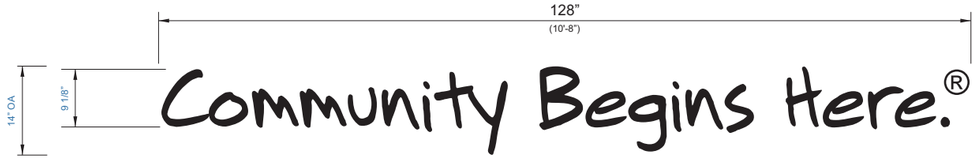
Proposed: 44" x 240"/144 = 73.33 SqFt

SIGN SPECIFICATIONS

Trim Cap Material: 1" Jewelite
Trim Cap Finish: Black
Internal Illumination: Red LED For "KIDDIE"
White LED for Remaining
Transformer / Power Supply: 12v
FCO: Flat Cut Out Letters 3/4" Black PVC
"EDUCATIONAL CHILD CARE"
Stud Mount Flush to Wall



5.0 Typ. Channel Letter
Scale: NTS



6.1 Elevation: Acrylic FCO Stud Mounrted Letters

Scale: 1/2" = 1'-0"

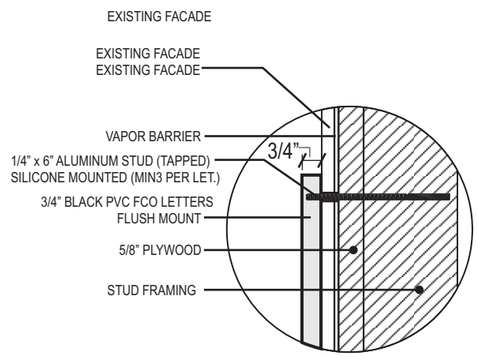
Qty. = 1

SIGN SPECIFICATIONS

Material: 3/4"thk Black PVC
Install Method: Mount Flush
1/4-20 All-Thread Studs W/ Silicone Adhesive

Area Assessment

Proposed: 14" x 128"/144 = 12.44 SqFt



TYPICAL DIMENSIONAL LETTER MOUNTING
NOT TO SCALE

KIDDIE ACADEMY EDUCATIONAL CHILD CARE
Approved Vendor

Effective SIGN WORKS
1624 Jacksonville Rd, Burlington NJ 08016
888.588.9057 • EffectiveSignWorks.com

Drawing Number: 241165-02
Start Date: 8-14-24
Sales: HB
Designer: ED
Client: Kiddie Academy Mequon WI
Site Address: NWQ of N Port Washington Rd & W Winding Hollow Lane Mequon, WI 53092
File Name: 241165-02 Kiddie Academy Mequon, WI
Revisions:
U:\K\Kiddie Academy\...

SIGN I have carefully reviewed this proof for accuracy including spelling, and authorize production in accordance with this docu

X / CUSTOMER APPROVAL AND DATE

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Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	09-17-24	FOR PLANNING	CS

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
SHANNON CROWNOVER, PE
ANDRE E. DIBI, PE
GERARD P. GIESARIO, PE
JONATHAN KUYBIDA, AIA
BRENDAN LEADBEATER, AIA
KAROLINA PODKANOWICZ, AIA
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
KIDDIE ACADEMY

MEQUON, WI 53092
OZAUKEE COUNTY

Project Number:	Scale:
KAWI24-215	AS NOTED
Drawn By:	Approved By:
JY	MBJ

Drawing Name:
RENDERING

Drawing Number:
SA-1.4

Initial Date: 09-17-2024

ARCHITECT OF RECORD

MATTHEW B. JARMEL, AIA, MBA
KS LIC A7820

H:\DRAWINGS\KIDDIE ACADEMY\WISCONSIN\KAWI24-215 - KIDDIE ACADEMY MEQUON\WI 10921 N PORT WASHINGTON RD\SPACE PLANS\KAWI24-215-SA-1.2 ELEVATIONS.DWG JORDAN YOUNG PLOTTED: 9/17/2024 11:40 AM

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 21st day of October 2024, by and between _____owner of the property located at 10291 N Port Washington Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 30, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

City of Mequon
11333 North Cedarburg Road 60W
Mequon, WI 53092

PARCEL NO.:
15-030-04-015.00

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of a Child Care Facility.

GRANTED by action of the Planning Commission of the City of Mequon this 21st day of October 2024.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2024, the above named, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2024, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.

2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.

3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.

4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.

5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.

6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.

7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.

8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.

9. **Conditions on the Operations:**

1. a. Hours of operation: Hours shall be limited to Monday through Friday from 7:00 A.M. to 9:00 P.M and 6:00 A.M. to 7:00 P.M. on weekends. Outdoor sports activities are limited to 8:00 P.M. on weekdays but in no case beyond dusk.

.

b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: Parking lot and driveway shall be reconstructed prior to occupancy.

c. Water supply requirements:

Public

d. Provisions for sewage disposal:

City Sewer

e. Other:

- If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

- If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
- The outdoor sports facility shall only be used by the customers of the daycare.

10. **Conditions of the structures:**

a. Site Plan: As per attached Exhibit A
b. Landscaping Plan: (north and west of the play area) As on file with Community Development Department, City of Mequon
c. Elevations: Exhibit B
d. Sign: As on file with Community Development Department, City of Mequon
e. Floor Plan: Exhibit C
f. Exterior lighting of the site and building: Exhibit D
g. Landscaping Plan: Exhibit E
h. Fence: As on file with Community Development.

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

11. **Conditions on the site:**

a. Street access (number, location, design): As per attached Exhibit A

b. Off-Street Parking (location and design including screening thereof): As per attached Exhibit A.

c. Outside storage of materials, products or refuse (location and screening thereof): As per attached Exhibit A

d. Parking, exterior lighting of the site, location design and power:

Any changes subject to Planning Commission approval.

e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2024, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2024

Attachment: Packet Docs_KiddieAcademy (9769 : Pinnacle Engineering Group, LLC for Kiddie Academy)

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: **KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT**

DATE: **October 21, 2024**

SUBJECT: **Dan Beyer for O' Driscoll Real Estate. The applicant is seeking building and site plan approval and conditional use grant approval to allow a 1,300 SF coffee shop with drive-through service and building and site plan approval to allow a single-story commercial development that includes the coffee shop, drive-through service and a 3,800 SF sit down restaurant for a total of 5,100 SF.**

Applicant:	O'Driscoll Real Estate
Status of Applicant:	Agent
Requested:	Conditional Use Grant Building and Site Plan
Existing Use:	Vacant
Existing Zoning:	UCNC (Ulao Creek Neighborhood Commercial)
Lot size:	3.66 Acres
Location:	14319 N. Port Washington Road
Tax Key Number:	#15-006-01-006.00
District:	#5

Background:
The applicant is seeking both building and site plan approval and a conditional use grant for the construction and operation of a multi-tenant commercial building located at 14319 North Port Washington Road. The 3.66 acre parcel is currently vacant and is zoned Ulao Creek Neighborhood Commercial. This new development will include a 5,100 square foot, 1-story building and additional site development to support the uses. The Phase I structure includes a sit-down restaurant (permitted if part of a multi-tenant building), a coffee shop and ice cream store with a shared drive-through (conditional if under 2,000 square feet and part of a multi-tenant building). The project may include a second phase with a focus on hospitality and an additional building positioned to the south of the site.

Conditional Use Grant Findings:

According to Table 58-304-1, coffee shops of 2,000 square feet or less with a drive-through are conditional uses in the UCNC zoning district. Section 3.05(1)(b) of the Zoning Code, the following findings shall be considered when analyzing a conditional use grant.

1. **The proposed use should not endanger the public health, safety or general welfare of the City and the immediate neighborhood.**

The proposed coffee shop is located to the interior side of the site and building and regulated

by a number of state and local license for food establishments. In addition, the Zoning Code limits all speaker systems to operate at a low volume (65 decibels maximum) so not to cause a nuisance for adjacent residential-current and future. The site will establish ingress/egress only from N. Port Washington Road, which is a county highway and has the capacity to address the traffic associated with the coffee shop as well as the other proposed users onsite. This use should not have a negative impact on access or traffic and should not endanger the public health, safety and general welfare.

2. The proposed use should not injure the value of adjoining or abutting property.

The proposed building and subsequent use should not have a negative effect on the value of any neighboring property. Staff believes the use, building and associated site amenities will enhance the site and set the targeted tone for development in the Ulao Creek neighborhood, which was recently established by new zoning and design guidelines. The inclusion of this use is compatible with other uses proposed under the new zoning. Staff does not believe that the proposed use will injure the value of adjoining or abutting property, but only enhance value and encourage and attract redevelopment.

3. The proposed use shall be harmonious or compatible with the area in which it is located.

The subject site is located within the Ulao Creek Neighborhood Commercial (UCNC) district. While nearby parcels don't share this exact zoning designation, sites to the south and east are part of the Ulao Creek land use area. Staff believes the inclusion of this multi-use site along the intersection of Port Washington Road and Pioneer Road is compatible with patterns of commercial development throughout the City, adds vitality to the vacant site and enhances the commercial trade at the city gateway location of Port Washington and Pioneer Road.

Table 58-304-1: Uses in the Ulao Creek Neighborhood Commercial District states the following requirements for coffee shops:

- *Masonry or compatible building materials shall be incorporated into any proposed drive-through facility and shall include a canopy.*

  Staff recommends a small standing seam metal awning over the drive-through pick-up window.

- *The drive-through service area and associated canopy shall be considered accessory and located to the rear of the building.*

  Staff supports the site layout with the service area and menu board to the interior rear of the site. Since the pick-up window will also serve the ice cream shop as a walk-up window, staff supports its location near the front façade entrance and sidewalk connecting the building to the multi-use path along N. Port Washington Road. This location will add vitality to the front yard and further preserves the rear of the site for an extensive outdoor patio and entertainment space along the Ulao Creek environmental feature.

- *The building, including the drive-through service canopy, shall incorporate the use of awnings, varied roof forms, roof lines and other elements to provide scale.*

Staff finds the proposed building an exceptional example of architecture desired in the Ulao Creek neighborhood per the adopted design guidebook.

- *The accessory structures, such as service or menu boards, signs, speakers shall be designed to complement the principal structure through the building materials and colors and other features. All speaker systems shall be operated at a low volume (maximum of 65 decibels) to not cause a nuisance for adjacent residential uses.*

  This is a recommended staff condition of approval.

Ulao Creek Neighborhood Commercial Technical Standards: The following table compares the proposed plan to the UCNC district standards per staff-recommended plan:

District Regulations:	**UCNC:**	**Proposed Use:**
Minimum Lot Area:	2 acres	3.66 acres
Open Space Ratio:	≥30%	49.6%
Maximum FAR:	≤25%	3% (Phase I)
Maximum Building Height:	≤42 feet	31 feet
Minimum Building East Setback:	50 feet	50 feet
Building North Setback:	50 feet	54 feet
Building West Setback:	20 feet	193 feet
Building South Setback:	20 feet	320 feet
Minimum Parking Setback:	30 feet	50 feet
Minimum Parking Spaces:	102 spaces (@ full bld-out)	90 spaces

Site Plan: The proposed building is positioned at the intersection, with an extensive outdoor patio and entertainment space along Ulao Creek. Both Phase I and II are compliant with the required setbacks, as is the parking. The open space ratio for the site is close to 50% and the floor-area-ratio (FAR) for the site is 3% for Phase I and 7% with Phase II, noted for future planning.

The site plan indicates access to North Port Washington Road and the proposed parking plan includes 90 parking spaces, which exceeds the requirements for Phase I, which is 60 spaces. It is likely, if Phase II is implemented that shared parking based on an evaluation of peak operations for each use, a reduction to the overall parking requirement can be provided. For this phase, a minimum of 60 spaces is sufficient.

The Ulao Creek Neighborhood Commercial zoning district has special plan review requirements that include elements that are shown on the proposed site plan as follows:

- A walkway internal to the site, connecting internal site and external neighborhood amenities

- Open space and features adjacent to the site's entire extent of perimeter public right-of-way at a minimum of 20 feet in width and include light fixtures and street trees and an asphalt multi-use path of 8 feet in width.

- Entryway amenities at the access to the development.

Ulao Creek Linear Park: The City has adopted the Ulao Creek Linear Park as part of the comprehensive park and open space plan. The linear park will create a 10-mile looped multi-use path along Ulao Creek, Oriole Lane to Highland Road, with access to the multi-use path on N. Port Washington Road or along the I-43 corridor (west side, to the rear of properties fronting on N. Port Washington Road). Staff recommends the north connection of this linear park be implemented on the property immediately south of this proposed site.

The property to the south is zoned for multi-family, market-rate housing with a requirement to establish a lifestyle campus including several outdoor and service amenities. Given the expected development, by type and density, on the site to the south, and the limitation of access to open space on the subject site to the west and north, staff deems the north public trail entrance more appropriate for the property to the south.

This also merits a reduction to the proposed landscaping along the south property line of the subject site. Staff recommends a clear delineation for access to the linear park trail along with specific species to create a uniformed and identifiable look to the public, linear park path throughout the neighborhood. At this time, staff recommends a 15-foot wide easement along the south property to accommodate ancillary landscaping for the public linear park trail. Users of the linear park trail, located on the property to the south, will be able to gain access to the development via the interior drive aisle and gain access to N. Port Washington Road and Pioneer Road via the multi-use path proposed as part of this development.

Landscaping Plan: The landscape plan for the site includes a variety of treatments including a specified pattern of landscaping, street trees and lighting along the required multi-use path on N. Port Washington Road that is consistent with the treatment implemented at the medical office development at the south end of the neighborhood. The parking lot includes several landscaping islands, perimeter landscaping and foundational plantings. The outdoor patio includes a mix of hardscape features, furniture and architectural elements. The minimum landscape calculations have been met.

Lighting Plan: A lighting plan was not submitted but is subject to staff review and approval prior to issuance of permits. The lighting code is specific to fixture type, height, dispersion and average light levels. The final lighting plan is required to be compatible with Section 58-567 of the Municipal Code.

Building Plan: The 5,100 square foot building for the site is subject to the Ulao Creek Design Guidelines. The proposed plans meet the architectural requirements of the building and site. The style of the building is a contemporary farmhouse theme and enhances the desired Ulao Creek's rural character. The proposed building reflects many of the concept images from the Ulao Creek Neighborhood Design Guidebook. The proposed building meets the acceptable materials list for both roof and exterior walls. The design guidebook stipulates that public entryways "shall be located on the front, public street facing façade. The proposed building also accomplishes this standard.

ENGINEERING SECTION

Cole McCraw, Assistant City Engineer, has reviewed the application and has the following comments:

The developer must submit plans to the Engineering Division for review and approval of the grading, drainage, erosion control, and utility plans. The plans will be reviewed for conformance with City ordinances and the City Standard Specifications for Land Development.

Access is provided through a proposed driveway on North Port Washington Road. Ozaukee County is the permitting authority for North Port Washington Road, therefore, connection requires a permit from the County. Prior to civil plan approval, the applicant shall provide the approved permit from the County.

Wetlands and floodplain are present on the property. The wetland and floodplain boundaries are shown on the plans. In accordance with City ordinances, no impervious surface may be installed within the wetland protective area, which is indicated in the wetland delineation report as 30 feet. A wetland delineation report and concurrence by the WDNR was provided with the previous CSM application.

The site is located in the Ulao Creek Neighborhood and, according to the Mequon Water Connection Policy, new habitable building improvements must connect to public water. The applicant may apply for a deferral as defined by the Water Connection Policy. The CSM approval is conditioned on either connection to the public utility or deferral approval.

The site is located outside of the sewer service area. Private wastewater systems will be permitted by Ozaukee County.

The site proposes an increase in impervious surface in excess of one-half acre and site disturbance of greater than an acre and therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The stormwater management improvements are subject to a drainage financial guarantee per Sec. 58-677 of City ordinance. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management facilities are subject to certification in accordance with Sec. 58-677 and 58-678 of City ordinance.

A filling, excavation, and berms permit is required. The total amount of filling and excavation is anticipated to exceed 1,000 cubic yards, so future Planning Commission approval will be required. A haul route shall be provided for staff approval and a haul route bond will be required. The haul route and haul route bond are intended to protect City streets from the increase in the amount of hauled material.

The proposed improvements will disturb an area greater than 4,000 square feet and is therefore subject to a City of Mequon Erosion Control Permit. The permit is required prior to the issuance of a building permit. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

Staff Recommendation (CUG):
Staff recommends **approval** of the Conditional Use Grant, subject to the following conditions:

1. Conditional Use Grant document recording.
2. Compliance with building and site plan conditions of approval.
3. All speaker systems shall be operated at a low volume (maximum of 65 decibels) to not cause a nuisance for adjacent residential uses.

Staff Recommendation (BSPA): Staff recommends **approval** of the building and site plan amendment subject to the following conditions:

1. Planning staff review and approval of the final site, building, lighting, open space and landscaping plans as well a dumpster enclosure detail, prior to issuance of permits. The applicant shall submit such plans within 180 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. A landscaping escrow equal to 125% of the improvement costs for installation of new landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to ensure that landscaping that dies within three (3) years of installation will be replaced by the applicant.

3. The accessory structures, such as service or menu boards, signs, speakers shall be designed to complement the principal structure through the building materials and colors and other features. All speaker systems shall be operated at a low volume (maximum of 65 decibels) to not cause a nuisance for adjacent residential uses.

4. All ground-level and rooftop mechanical equipment shall be screened from view.

5. Inclusion of an awning over the drive-through | walk-up window.

6. The inclusion of an easement between the proposed interior driveway and the property to the south to provide cross-street access in the case that the adjacent property develops.

7. The inclusion of an easement along the south property line to accommodate landscaping associated with the public linear park trail intended for the property to the south.

8. Installation of parking lot lighting compliant with Section 58-567 *Outdoor lighting installations*, subject to staff approval.

9. Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance to City ordinances and the Standard Specifications for Land Development.

10. The access shall conform to Ozaukee County access requirements, including acceleration, deceleration and bypass lanes if warranted.

11. Prior to civil plan approval, the applicant shall provide the approved access permit from the County.

12. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Management Maintenance and Easement Agreement with maintenance provisions for all proposed Best Management Practices (BMPs).

13. 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).

14. Connection to the public water utility or approval of deferral from the Mequon Water Utility prior to the issuance of a building permit.

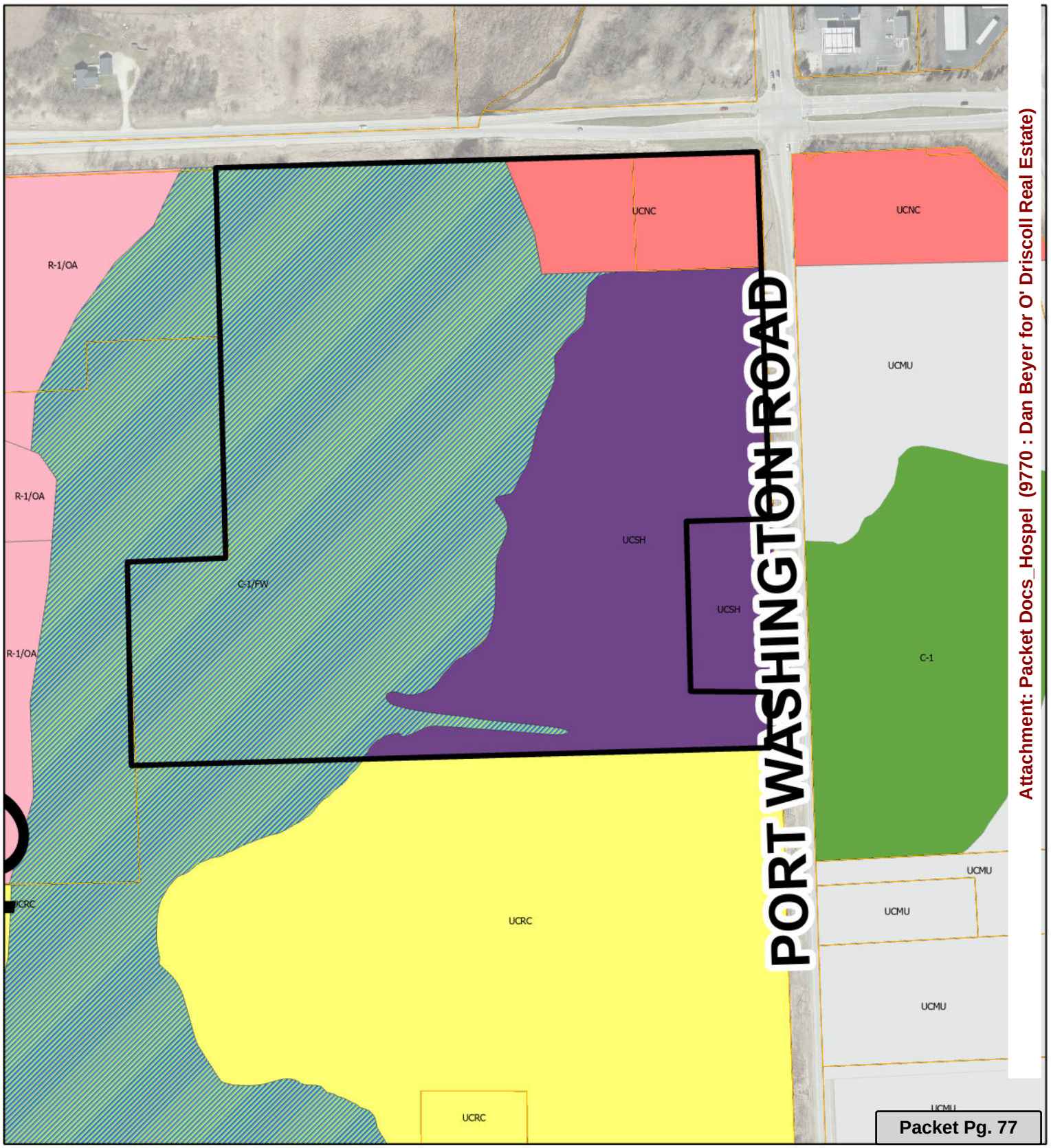
15. Application for and approval of a City Filling and Excavation Permit, including submittal of a haul route and road bond, if applicable. The permit is required prior to the issuance of a building permit. Earthwork quantities exceeding 1,000 cubic yards will require Planning Commission approval.

16. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable. The permit is required prior to the issuance of a building permit.

Attachments:
Packet Docs_Hospel (PDF)

ODRE 1, LLC

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



Attachment: Packet Docs_Hospel (9770 : Dan Beyer for O' Driscoll Real Estate)

HOSPEL SITE, DEVELOPMENT, O'DRISCOL REAL ESTATE
City Of Mequon, Plan Commission
September 23, 2024

PLAN OF OPERATIONS

O'Driscoll Real Estate is developing a 3.5 acre parcel of land at the Hospel site located on the corner of Port Washington Road and Pioneer Road. The proposed development will be completed in two phases. This submittal to Mequon's Plan Commission is for the first phase of the project only.

The first phase of the project is an approximately 5,100sf new hospitality development that will include a sit down restaurant with an extensive outdoor patio and a small coffee shop. This building, called Montage, will be a single story building that will have an agricultural aesthetic that is appropriate for this former farm land.

The restaurant will be a family friendly place that offers a slightly upscale experience without feeling stuffy or exclusive, and will have approachable and fresh menus that caters to a variety of consumers. The menu offered at the venue will be a mix of upscale bar food, craft beer and cocktails.

The restaurant space is approximately 3,800 sf and will have a dining room seating approximately 100 people. The exterior will be a mix of smaller spaces that provide different areas for patrons to enjoy the beautiful Ulao Creek landscape that stretches to the west and south of the property. The exterior has the potential to seat 80-100 people.

The restaurant will have between 8-14 employees and will be open on Monday thru Thursday 2:00pm – 10:00pm, Friday & Saturday 11:00am – 11:00pm, and Sunday 11:00am – 8:00.

The coffee shop will be a small, independently owned store that will offer coffee beverages and various pastries and small previously prepared breakfast fare. The shop will have 2-3 employees and will be open on Monday thru Friday 6:00am – 11:00am, Friday Saturday & Sunday 8:00am – 11:00am. The coffee shop will have a drive thru that will only be open during the coffee shop hours.

Site & Parking
The site improvements will include a large patio on the west and south side of the building. This patio will have seating, fire pits, games, a fireplace and large garage doors into the restaurant that will foster an open feeling within the restaurant that extends onto the patio. This new space will have games that families and kids can play and will be a pleasant space to enjoy 9 months of the year.

The parking lot will be constructed as shown in the drawings to provide adequate parking and access for services and deliveries to the building. The parking lot will have an interior pedestrian circulation path that connects the north (first phase) and south (second phase) of the property. The required stormwater detention will be below grade under the parking lot.

We believe that this project will add a wonderful new restaurant to the city that will become a gathering space for the community to enjoy throughout the year.

END OF PLAN OF OPERATIONS

Attachment: Packet Docs_Hospel (9770 : Dan Beyer for O' Driscoll Real Estate)

PLANNING COMMISSION

DATE: 09/23/2024
PROJECT NO: 2406-006

HOSPEL DEVELOPMENT CONCEPT

14319N N PORT WASHINGTON RD,
MEQUON, WISCONSIN

DAN BEYER ARCHITECTS

Copyright 2024, Dan

Attachment: Packet Docs_Hospel (9770 : Dan Beyer for O' Driscoll Real Estate)

PLANNING COMMISSION

DATE: 09/23/2024
PROJECT NO: 2406-006

HOSPEL DEVELOPMENT CONCEPT

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MEQUON, WISCONSIN

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HARDIE BOARD & BATTEN

CORRUGATED METAL PANEL

STANDING SEAM METAL

ASPHALT SHINGLES

BURNISHED BLOCK

COMPOSITE METAL PANEL

PLANNING COMMISSION

DATE: 09/23/2024
PROJECT NO: 2406-006

HOSPEL DEVELOPMENT MATERIALS

14319N N PORT WASHINGTON RD,
MEQUON, WISCONSIN

DAN BEYER ARCHITECTS

Copyright 2024, Dan

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MEQUON DEVELOPMENT

14319N N PORT WASHINGTON ROAD
MEQUON, WISCONSIN

PLAN COMMISSION SUBMITTAL

09/23/2024

DBA PROJECT # 2406-006

OWNER:
O'DRISCOLL REAL ESTATE
14199 N SADDLEBROOK CIRCLE
MEQUON WISCONSIN 53097

ARCHITECT:
DAN BEYER ARCHITECTS

CONTACT: DANIEL BEYER
225 EAST ST. PAUL AVENUE, SUITE 303
MILWAUKEE, WI 53202
TEL. (414) 239-8267

SHEET INDEX

T000	TITLE SHEET
SURVEY	
5838.00	LAND TITLE SURVEY
CIVIL	
C102	SITE LAYOUT PLAN
C104	SITE GRADING PLAN
C105	SITE UTILITY PLAN
L101	LANDSCAPE PLAN
L201	SITE LANDSCAPE DETAILS
ARCHITECTURAL	
A020	ARCHITECTURAL SITE PLAN
A200	NEW WORK PLAN
A201	NEW WORK FRAMING AND ROOF PLANS
A400	EXTERIOR ELEVATIONS
A500	EXTERIOR WALL SECTIONS
A510	WALL SECTIONS

SUMMARY OF ZONING

LEGAL DESCRIPTION, SEE SURVEY
KNOWN AS 14319N PORT WASHINGTON ROAD, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

LOT 1 OF ASSESSOR'S PLAT OF CITY OF MEQUON, BEING IN THE NORTHEAST ¼ OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 22 EAST IN THE CITY OF MEQUON, OZAUKEE COUNTY WISCONSIN.

LOT 2 OF ASSESSOR'S PLAT OF CITY OF MEQUON, BEING PART OF THE NORTHEAST ¼ OF SECTION 6 TOWNSHIP 9 NORTH RANGE 22 EAST IN THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN

58-304 THE ULAO CREEK NEIGHBORHOOD COMMERCIAL DISTRICT
TABLE 58-304-1
RETAIL - *PERMITTED USE, SEE TABLE FOR TYPES PERMITTED*
COFFEE SHOP OF 2,000SF OR LESS WITH DRIVE THRU: *CONDITIONAL*
COFFEE SHOP OF 2,000SF OR LESS WITHOUT DRIVE THRU AS PART OF MIXED-USE COMMERICAL BUILDING: *PERMITTED*
SIT-DOWN RESTAURANTS AS PART OF MIXED-USE COMMERCIAL BUILDING: PERMITTED

GENERAL REQUIREMENTS
(b) (1) BUILDING AREA SHALL NOT EXCEED 25,000 SQUARE FEET PER STRUCTURE NOR EXCEED TWO STORIES.
TWO BUILDINGS ON ONE LOT - 9,000SF
COFFEE SHOP / RESTAURANT
TOTAL BUILDING AREA = 5,000SF
RETAIL
TOTAL BUILDING AREA = 6,000SF

(e) BUILDING SIZE / FLOOR AREA RATIO SHALL NOT EXCEED 25%.
LOT AREA = 159,997SF X 0.25 = 39,999.25 SF
TOTAL BUILDING AREA = APPROXIMATELY 11,000SF = 7%

(f) BUILDING HEIGHT SHALL NOT EXCEED 42'-0"

(g) MINIMUM AND MAXIMUM BUILDING SETBACK FROM ULTIMATE ROAD RIGHT-OF-WAY:
HIGHWAYS - MINIMUM 50'-0" AND MAXIMUM 75'-0"
LOCAL STREETS - MINIMUM 30'-0" AND MAXIMUM 50'-0"

(h) MINIMUM BUILDING OFFSET:
20'-0" TO REAR OR SIDE YARD UNLESS WHEN ADJOINING PROPERTY IS ZONED RESIDENTIAL THEN 50'-0"

(i) (1) OPEN SPACE RATIO SHALL NOT BE LESS THAN 30 PERCENT.
OPEN SPACE RATIO 30% = 47,999 SF
TOTAL OPEN SPACE = 79,365 SF = 49.6%

(l) MINIMUM PARKING AND DRIVEWAY OFFSET:
20'-0" FROM SIDE OR REAR LOT

(m) MINIMUM PARKING SETBACK:
30'-0" FROM ULTIMATE RIGHT OF WAY AND SHALL NOT PROJECT FURTHER INTO THE YARD THAN THE BUILDINGS.

58-441 PARKING REQUIREMENTS
(4) DIMENSIONAL REQUIREMENT:
STALL WIDTH, 10'
STALL DEPTH, 18'
PARKING AISLE WIDTH TWO-WAY (90 DEGREE), 25'
ONE-WAY TRAFFICE (60 DEGREE), 18'
DRIVEWAY TWO-WAY, 22'
ONE-WAY, 12'

(5) PARKING SPACES FOR USE BY HANDICAPPED PERSONS.
a. THERE SHALL BE A MINIMUM OF ONE STALL WITHIN PARKING AREAS CONTAINING UP TO 50 STALLS.
b. STALLS SHALL MEASURE 12' BY 18'.

(10) REQUIRED NUMBER OF STALLS.
g. RETAIL ENTERTAINMENT AND CUSTOMER SERVICE ESTABLISHMENTS
ONE SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA.
6,000SF / 200SF = 30 STALLS PLUS 12 STALLS FOR EMPLOYEES

g. 5. RESTAURANT, STANDARD. ONE SPACE PER 100 SQUARE FEET OF GROSS FLOOR AREA PLUS ONE SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES.
5,000 SF / 100SF = 50 STALLS PLUS 10 STALLS FOR EMPLOYEES

TOTAL NUMBER OF STALLS REQUIRED = 102 STALLS
****WE ARE ONLY ABLE TO PROVIDE 90 STALLS WITH THE SETBACK REQUIREMENTS OF THE SITE*

58-564 LANDSCAPING, SCREENING, BERMING, AND PONDS
(b) RETENTION OF EXISTING TREES
SEE PRESERVATION REGULATIONS IN CHAPTER 84 AND THE CITY OF MEQUON POLICY MANUAL FOR TREE PROTECTION AND PRESERVATION

(c) PARKING LOT LANDSCAPING - SHALL HAVE AT LEAST 10 PERCENT OF INTERIOR PARKING AREA LANDSCAPED.
INTERIOR PARKING LOT AREA = 51,239 X 10% = 5,124SF
PARKING LOT LANDSCAPE AREA = 7,225 SF
** NOTE: THIS DOES NOT INCLUDE ADDITIONAL LANDSCAPING AT STREET FRONTAGE, TRASH ENCLOSURE, AND MECHANICAL EQUIPMENT PADS*

(d) PARKING LOT SHADING. MINIMUM 30% OF THE PARKING AREA WILL BE SHADED DURING SUMMER GROWTH WITHIN TEN YEARS.

(e) (3) SCREENING. WHERE A NON-RESIDENTIAL ADJOINS A SINGLE-FAMILY RESIDENTIAL SITE, A SOLID WALL OR FENCE, VINE COVERED FENCE, OR COMPACTED VEGETATIVE SCREEN NOT LESS THAN 4 1/2" NOR MORE THAN 6 FEET IN HEIGHT, SHALL BE LOCATED ADJOINING THE PROPERTY LINE EXCEPT IN A REQUIRED FRONT YARD.

(e) (4) SCREENING. DUMPSTERS SHALL BE LOCATED AND SCREENED IN ACCORDANCE WITH CITY APPROVAL.

EXTERIOR RENDERING - FOR REFERENCE ONLY

EXTERIOR RENDERING - FOR REFERENCE ONLY

EXTERIOR RENDERING - FOR REFERENCE ONLY

DAN BEYER ARCHITECTS
225 E ST. PAUL AVE, STE 303
MILWAUKEE WI, 53202
414-239-8267

O'Driscoll Real Estate

CONSULTANTS:

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USE FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES .

MEQUON DEVELOPMENT
14319N N PORT WASHINGTON ROAD
MEQUON, WISCONSIN

SHEET TITLE:
TITLE SHEET

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2406-006
SET TYPE	**PLAN COMMISSION SUBMITTAL**
DATE ISSUED	**09/23/2024**
SHEET NUMBER	**T000**

Attachment: Packet Docs. Hospel (9770 : Dan Beyer for O' Driscoll Real Estate)

ALTA/NSPS LAND TITLE SURVEY

LEGEND OF SYMBOLS & ABBREVIATIONS

- SANITARY MANHOLE
- STORM MANHOLE
- CLEANOUT
- CURB INLET
- CATCH BASIN
- LATERAL
- UNKNOWN MANHOLE
- WELL
- HYDRANT
- WATER VALVE
- DOWN SPOUT
- SPRINKLER VALVE
- WATER SHUT OFF
- STANDPIPE
- WATER MANHOLE
- FLOOD LIGHT
- LIGHT POLE
- FIBER OPTIC MARKER
- FIBER OPTIC MANHOLE/VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE/VAULT
- TELEPHONE MARKER
- TRANSFORMER
- ELECTRIC METER/PEDESTAL
- ELECTRIC MANHOLE/VAULT
- CABLE TV RISER/BOX CABLE
- TV MANHOLE/VAULT
- GAS VALVE
- GAS METER
- GAS MARKER
- VENT
- UTILITY POLE
- GUY WIRE
- SIGN
- MAIL BOX
- BOLLARD
- CROSS CUT
- 1" IRON PIPE
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK
- CONIFER TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
- SPOT ELEVATION
- HANDICAP STALL
- DUMPSTER
- AIR CONDITIONING UNIT

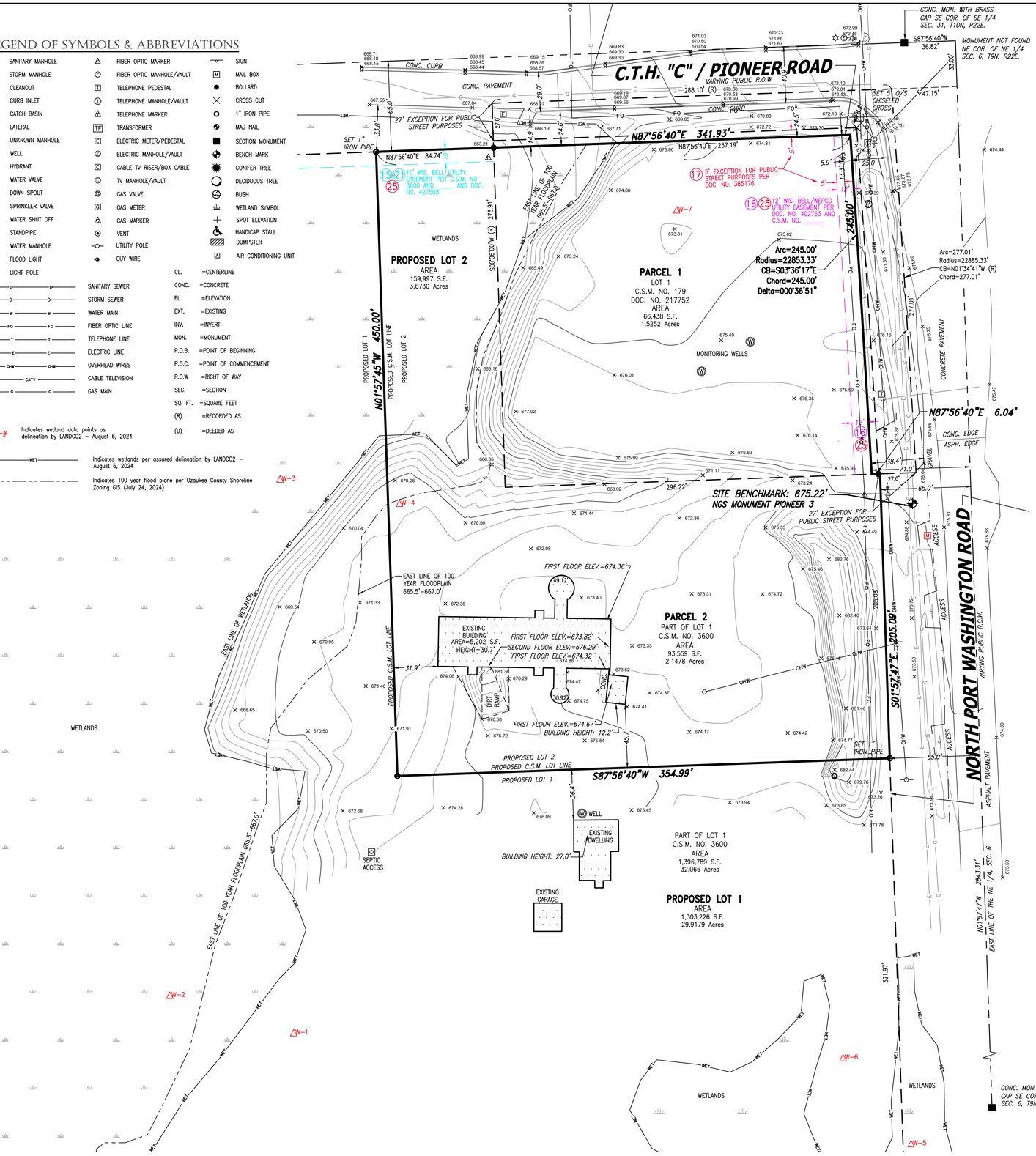
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIBER OPTIC LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- CABLE TELEVISION
- GAS MAIN

CL.	=CENTERLINE
CONC.	=CONCRETE
EL.	=ELEVATION
EXT.	=EXISTING
INV.	=INVERT
MON.	=MONUMENT
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
R.O.W	=RIGHT OF WAY
SEC.	=SECTION
SQ. FT.	=SQUARE FEET
(R)	=RECORDED AS
(D)	=DEEDED AS

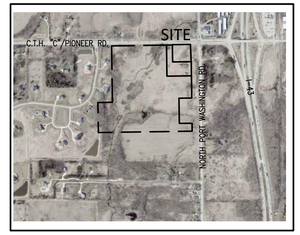
△W-# Indicates wetland data points as delineation by LANDCO2 – August 6, 2024

WET Indicates wetlands per assured delineation by LANDCO2 – August 6, 2024

Indicates 100 year flood plane per Ozaukee County Shoreline Zoning GIS (July 24, 2024)



VICINITY MAP



TITLE COMMITMENT

This survey was prepared based on Knight Barry Title Group File No. 2283808, effective date of July 1, 2024, last revised August 20, 2024, which lists the following easements and/or restrictions from schedule B-II:

1, 6, 7, 8 & 13 visible evidence shown, if any.

2, 3, 4, 5, 9, 10, 11, 12, 26 & 27 not survey related.

14. Easements, restrictions and other matters shown on Certified Survey Map No. 179 recorded September 5, 1967 as Document No. 217752. (Parcel 1) Affects property by location.
15. Easements, restrictions and other matters shown on Certified Survey Map No. 3600 recorded March 27, 2006 as Document No. 0838622. (Parcel 2) Affects property by locations, shown.
16. Utility Easement and other matters contained in the instrument recorded May 17, 1988 in Volume 616, at Page 209 as Document No. 402763. (Parcel 1) Affects property by location, shown.
17. Resolution Accepting Reservation and other matters contained in the instrument recorded February 27, 1987 in Volume 579, at Page 996 as Document No. 385176. (Parcel 1) Affects property by location, shown.
18. Land Covenant and other matters contained in the instrument recorded September 2, 1983 in Volume 495, at Page 652 as Document No. 343593. (Parcel 1) Affects property by location, general in nature cannot be plotted.
19. Grant of Conditional Use and other matters contained in the instrument recorded August 15, 1967 in Volume 221, at Page 300 as Document No. 217371. (Parcel 1) Affects property by location, general in nature cannot be plotted.
20. Utility Easement and other matters contained in the instrument recorded January 30, 1970 in Volume 261, at Page 580 as Document No. 232840. (Parcel 2) The location cannot be determined from the record document.
21. Right-of-Way and other matters contained in the instrument recorded March 19, 1990 in Volume 667, at Page 458 as Document No. 427508. (Parcel 2) Affects property by location, shown.
22. Notice of Assessment Roll Change and other matters contained in the instrument recorded April 20, 2006 as Document No. 0839940. (Parcel 2) Affects property by location, general in nature cannot be plotted.
23. Utility Easement and other matters contained in the instrument recorded September 15, 1965 in Volume 23 of Miscellaneous, at Page 56 as Document No. 206830. (Both Parcels) The location cannot be determined from the record document.
24. Grant and other matters contained in the instrument recorded June 23, 1927 in Volume 7 of Miscellaneous, at Page 331 as Document No. 94807. (Both Parcels) Affects property by location, general in nature cannot be plotted.
25. Easements, restrictions and other matters shown on the Certified Survey Map number ___ recorded ___ as Document No. ___. NOTE: the Company will fill in the blanks on the recording of the proposed Certified Survey Map, as identified in Schedule B, Part 1 of this Commitment. Affects property by location, shown.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

CLIENT

Jameson Management Group

SITE ADDRESS

14319 N. Port Washington Rd., City of Mequon, Ozaukee County, Wisconsin.

LEGAL DESCRIPTION

Parcel 1 - BEING ALL OF THE LAND LEGALLY DESCRIBED AS: Lot 1 of Certified Survey Map recorded in the Ozaukee County Registry on September 5, 1967 in Volume 1 of Certified Survey Maps, on Pages 333-334, as Document No. 217752, and being a part of the Northeast 1/4 of the Northeast 1/4 of Section 6, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, and more particularly described as follows: Commencing at a point on the East line of said 1/4 Section, 33.00 ft. S. 0 degrees 06' W from the N.E. corner of said 1/4 Section; thence West and parallel to the North line of said 1/4 Section 47.15 ft. to the place of beginning of the land to be described; thence continuing West along the South right of way line of Pioneer Road (C.T.H. "C") said South line of Pioneer Rd. being 33.00 ft. South of and parallel to the North line of said 1/4 Section, a distance of 288.10 ft. to a point; thence S. 0 degrees 06' W on a line 335.25 ft. West of and parallel to the East line of said 1/4 Section a distance of 276.91 ft. to a point; thence East on a line 309.91 ft. South of and parallel to the North line of said 1/4 Section a distance of 296.22 ft. to a point on the West right of way line of North Port Washington Road (U.S. Highway 141), said point being 39.03 ft. West of the East line of said 1/4 Section; thence Northerly on said West right of way line of North Port Washington Road along a curve the center of which lies to the West having a radius of 22,885.33 ft. the chord of which bears N. 01 degrees 34' 41" W., 277.01 ft. a distance of 277.01 ft. to the place of beginning. EXCEPTING THEREFROM the North 27.00 ft. and the East 27.00 ft. thereof for public street purposes, reserving the South 5 ft. of the North 32 ft. and the West 5 ft. of the East 32 ft. thereof for public street purposes.
AND
Parcel 2 - PART OF THE LAND LEGALLY DESCRIBED AS: Lot 1 of Certified Survey Map No. 3600, recorded in the Ozaukee County Registry as Document No. 838622, and being a redivision of Parcel 1 of Certified Survey Map No. 802, recorded in Volume 4 of Certified Survey Maps at Page 2 as Document No. 281794, being a part of the Northeast 1/4 of Section 6, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, State of Wisconsin.
TO BE KNOWN AS:
Lot ___ of Certified Survey Map number ___ recorded on ___ as Document No.___, being a redivision of: Lot One (1) of Certified Survey Map recorded in the Ozaukee County Registry on September 5, 1967 in Volume 1 of Certified Survey Maps, on Pages 333-334, as Document No. 217752, and being a part of the Northeast 1/4 of the Northeast 1/4 of Section 6, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, EXCEPTING THEREFROM the North 27.00 ft. and the East 27.00 ft. thereof for public street purposes, reserving the South 5 ft. of the North 32 ft. and the West 5 ft. of the East 32 ft. thereof for public street purposes.
AND
Part of the land legally described as follows: Lot 1 of Certified Survey Map No. 3600, recorded in the Ozaukee County Registry as Document No. 838622, and being a redivision of Parcel 1 of Certified Survey Map No. 802, recorded in Volume 4 of Certified Survey Maps at Page 2 as Document No. 281794 and being a part of the Northeast 1/4 of Section 6, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, State of Wisconsin.

BASIS OF BEARINGS

All bearings are referenced to the Wisconsin State Plane Coordinate System, South-zone (NAD83/2011) in which the East line of the NE 1/4, Sec. 6 bears N01°57'47"W.

VERTICAL DATUM

Vertical Datum is based on North American Vertical Datum of 1988 (12).

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55089C0193G, effective date of July 31, 2024, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone AE.
4. The Land Area of the subject property is 159,997 square feet or 3.6730 acres.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20242905604, 20242905607, 20242905621, 20242905623, 20242905633 and 20242905637. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

To: Jameson Management Group
Aloys W. Hospel and F.C. Bayern, L.L.C., a Wisconsin limited liability company
Knight Barry Title Group
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 11(b), 19 and 20(b) of Table A thereof. The field work was completed on August 6, 2024.

Date of Map: August 20, 2024

ALLEN J. SCHNEIDER S-2194 GREENFIELD WI PROFESSIONAL LAND SURVEYOR

Allen J. Schneider
Professional Land Surveyor
Registration Number S-2194

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description

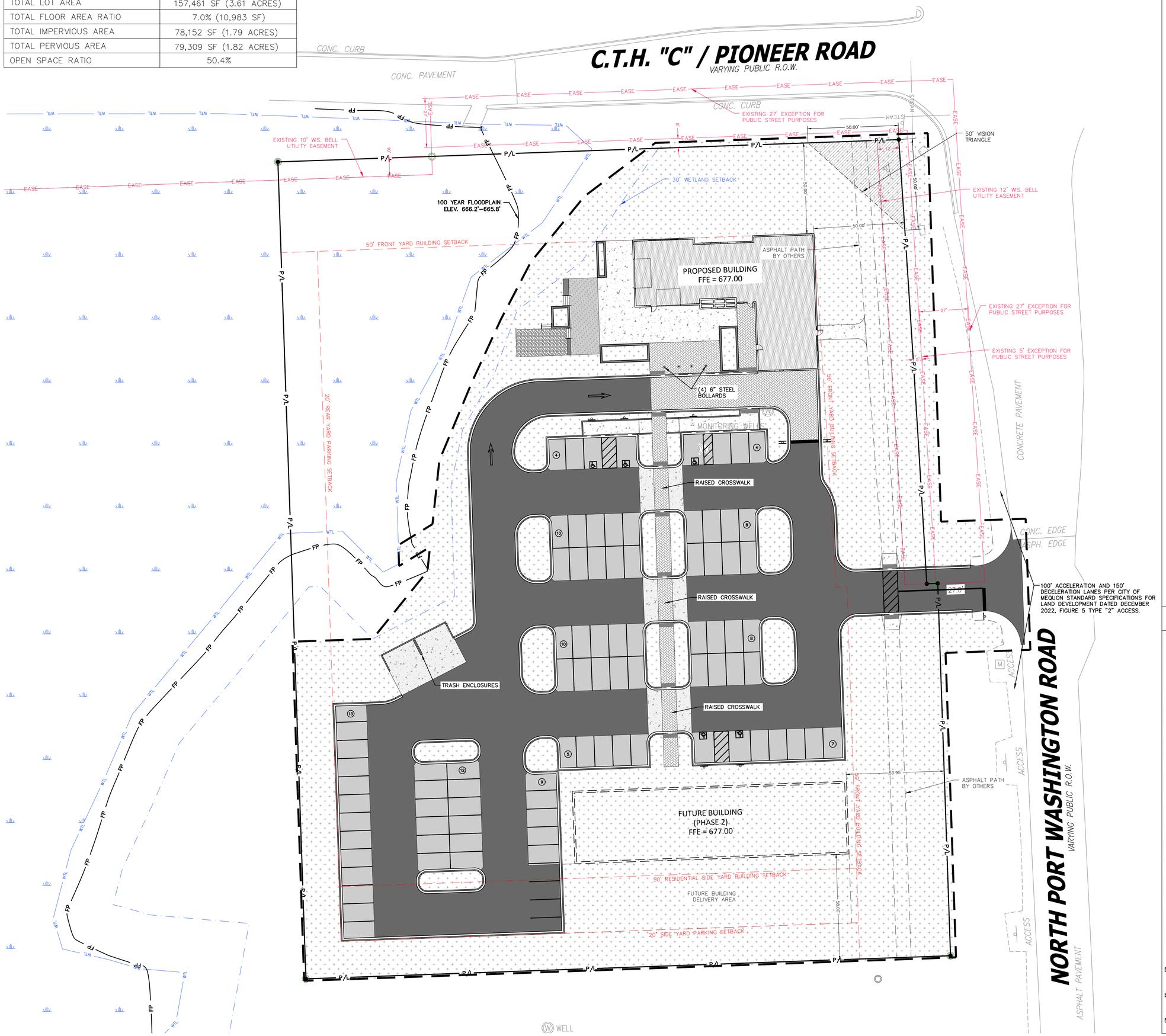
This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnade Engineering Group.

DRAFTED BY: LPM Drawing No. 5838.00

CHAPUT LAND SURVEYS
Attachment: Packet Docs_Hospel (9770 : Dan Beyer for O' Driscoll Real Estate)

GENERAL SITE NOTES

TOTAL LOT AREA	157,461 SF (3.61 ACRES)
TOTAL FLOOR AREA RATIO	7.0% (10,983 SF)
TOTAL IMPERVIOUS AREA	78,152 SF (1.79 ACRES)
TOTAL PERVIOUS AREA	79,309 SF (1.82 ACRES)
OPEN SPACE RATIO	50.4%



DAN BEYER ARCHITECTS
225 E ST. PAUL AVE, STE 303
MILWAUKEE WI, 53202
414-239-8267

CONSULTANTS:

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

N

Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- FP — 100-YEAR FLOODPLAIN LINE
- WTL — WETLAND LINE
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- NEW ASPHALTIC CONCRETE (LIGHT DUTY)
- NEW ASPHALTIC CONCRETE (HEAVY DUTY)
- NEW CONCRETE SLAB
- NEW HEAVY DUTY CONCRETE SLAB
- STAMPED CONCRETE
- WOOD DECK
- KAFKA GRANITE STABILIZED PATHWAY MIX
- HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED
- LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED
- DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USE FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

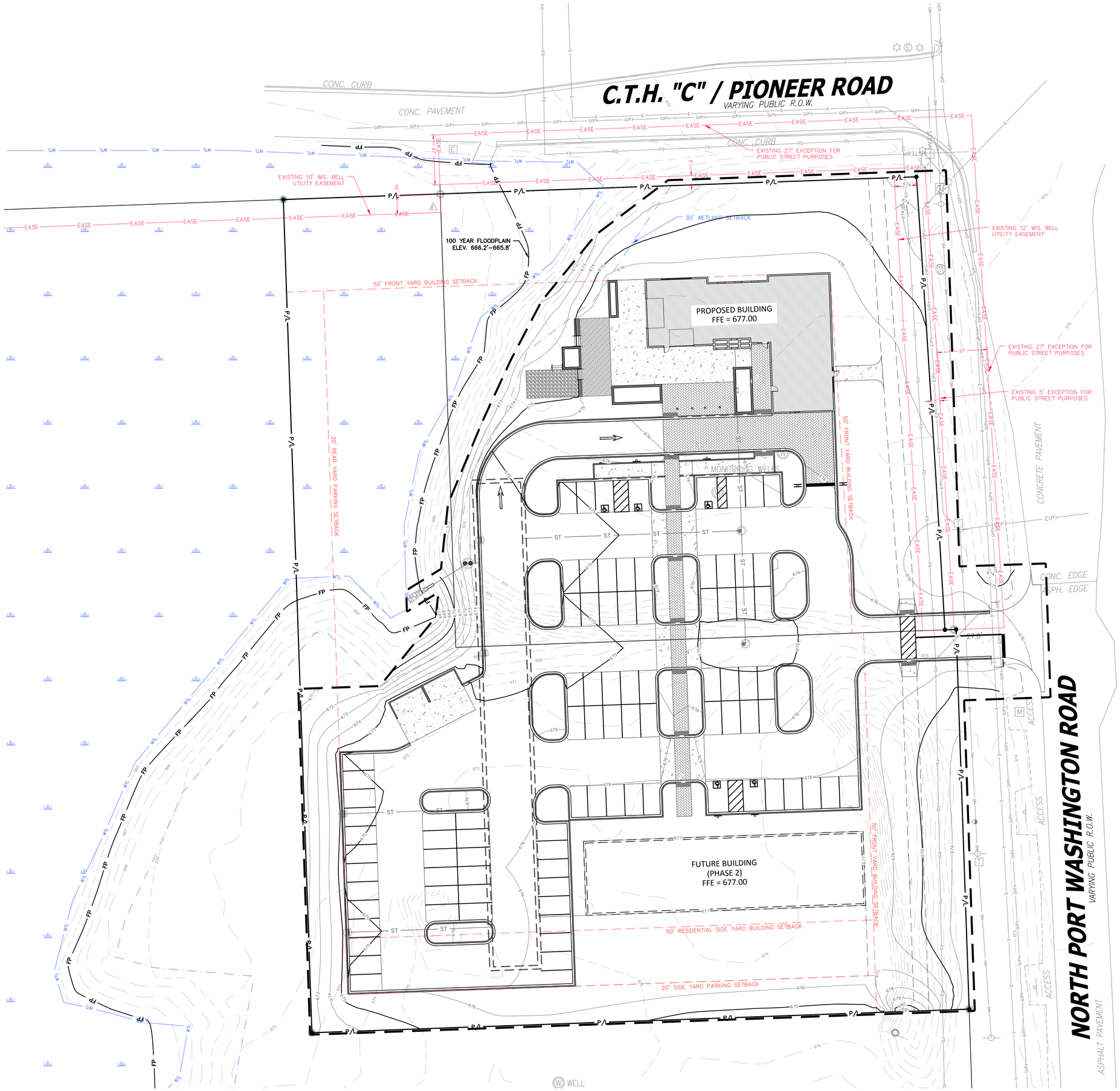
MEQUON DEVELOPMENT
14319N N PORT WASHINGTON ROAD
MEQUON, WI

SHEET TITLE:
SITE LAYOUT PLAN

REVISIONS:

SCALE	VARIES	
PROJECT NUMBER	2406-006	
SET TYPE	**PLAN COMMISSION SUBMITTAL**	
DATE ISSUED	**09/23/2024**	
SHEET NUMBER	**C102**	

Attachment: Packet Docs, Hospel (9770 : Dan Beyer for O Driscoll Real Estate)



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MEQUON DEVELOPMENT

14319N N PORT WASHINGTON ROAD
MEQUON, WI

SHEET TITLE:
SITE GRADING PLAN

Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
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www.DiggersHotline.com

REVISIONS:

GRADING NOTES

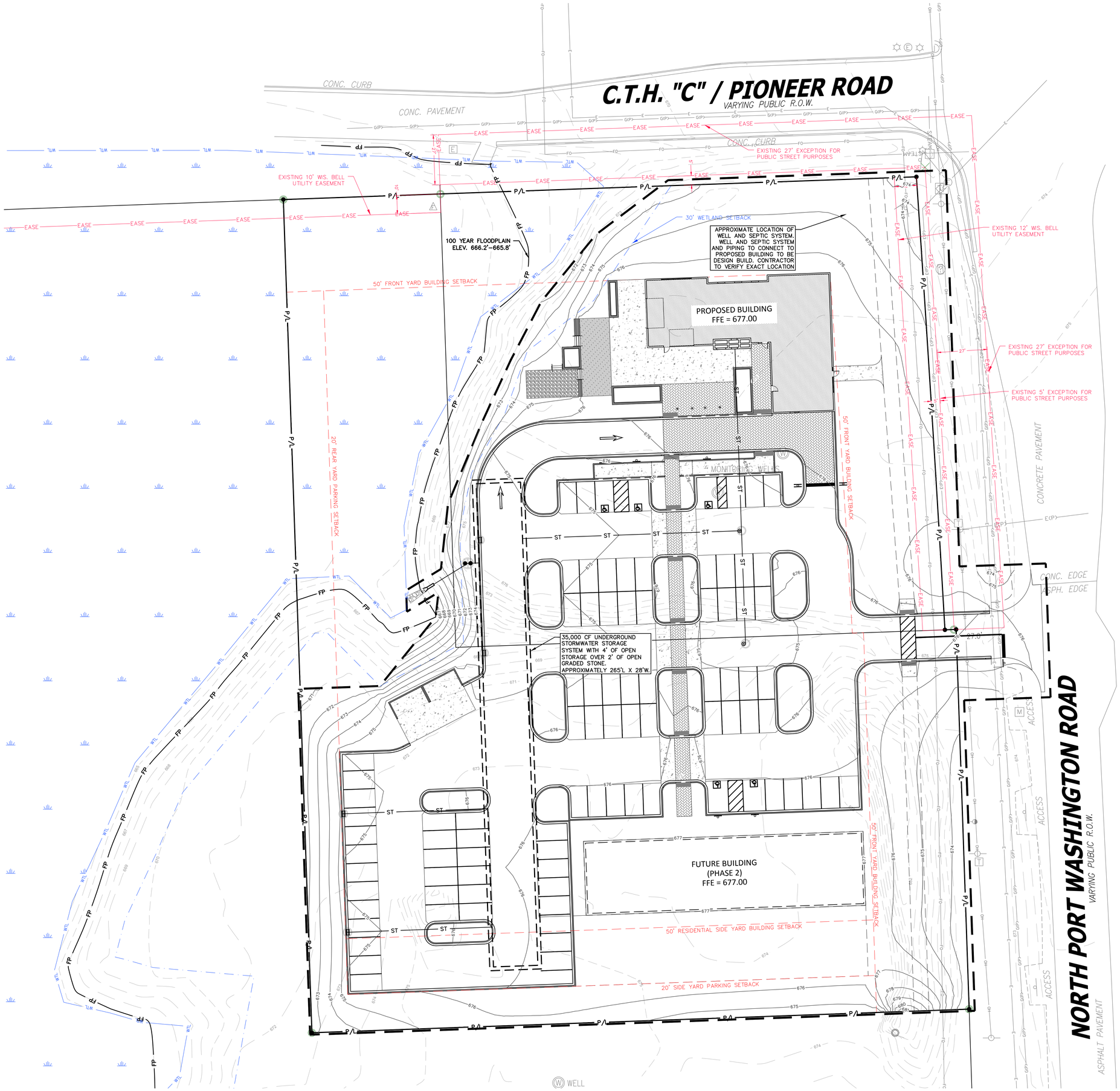
GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED 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
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- FP — 100-YEAR FLOODPLAIN LINE
- WTL — WETLAND LINE
- 669 — EXISTING CONTOUR MINOR
- 670 — EXISTING CONTOUR MAJOR
- 674 — PROPOSED CONTOUR MINOR
- 675 — PROPOSED CONTOUR MAJOR

SCALE	VARIES
PROJECT NUMBER	2406-006
SET TYPE	PLAN COMMISSION SUBMITTAL
DATE ISSUED	09/23/2024
SHEET NUMBER	C104

Attachment: Packet Docs Hospel (9770 : Dan Beyer for O'Driscoll Real Estate)



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Scale: 0 10 20 40
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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
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- FP — 100-YEAR FLOODPLAIN LINE
- WTL — WETLAND LINE
- STORM MANHOLE
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
- STORM CATCH BASIN WITH ROUND BOX FRAME & GRATE
- RCP APRON ENDWALL
- RIP RAP
- ST — STORM SEWER

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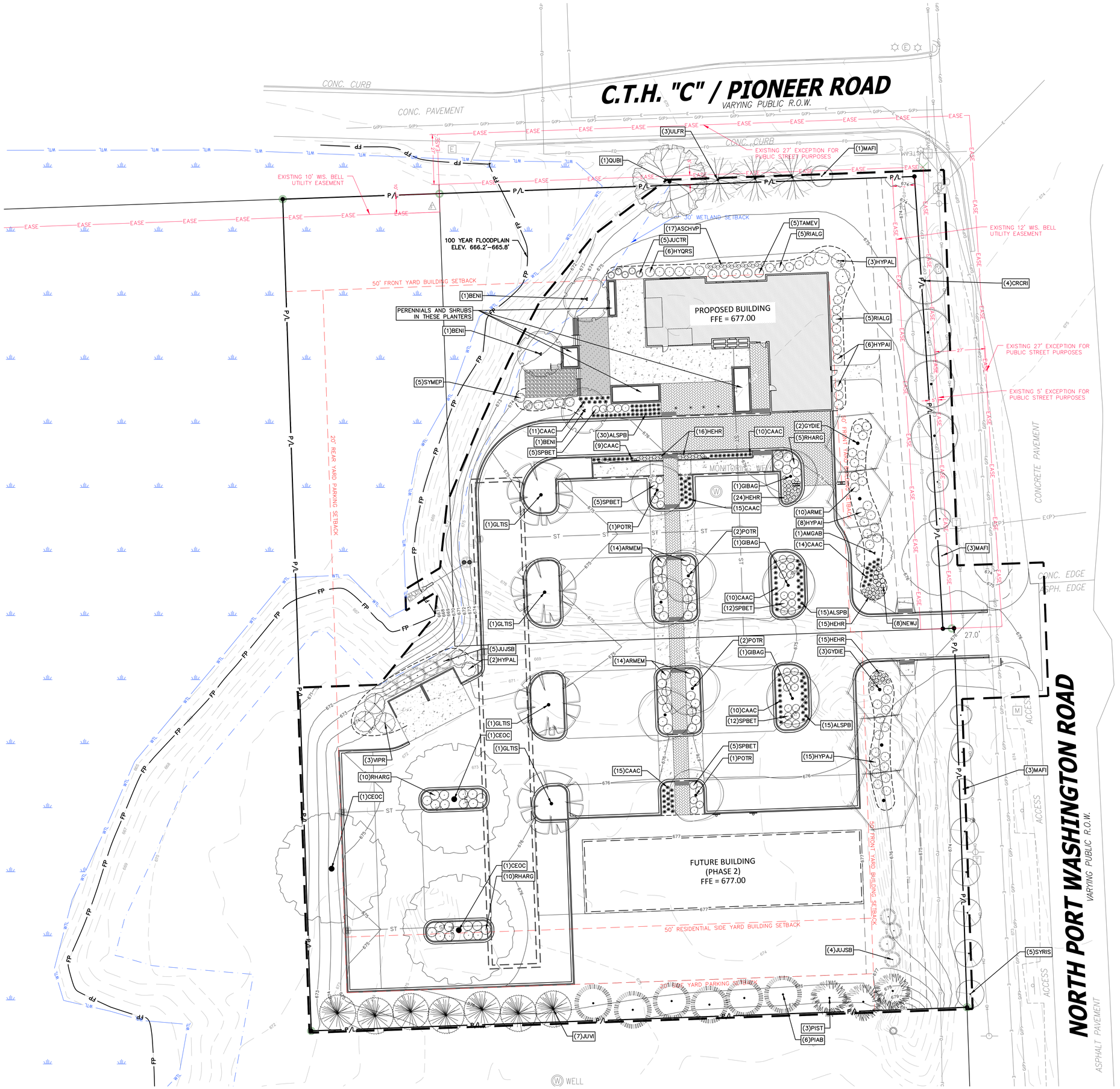
MEQUON DEVELOPMENT
14319N N PORT WASHINGTON ROAD
MEQUON, WI

SHEET TITLE: **SITE UTILITY PLAN**

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2406-006
SET TYPE	PLAN COMMISSION SUBMITTAL
DATE ISSUED	09/23/2024
SHEET NUMBER	C105

Attachment: Packet Docs_Hospal (9770 : Dan Beyer for O'Driscoll Real Estate)



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MILWAUKEE WI, 53202
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CONSULTANTS:

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MEQUON DEVELOPMENT
14319N N PORT WASHINGTON ROAD
MEQUON, WI

SHEET TITLE:
SITE LANDSCAPE PLAN

REVISIONS:

Scale: 0 10 20 40
Scale: 1" = 20'

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Dial 811 or (800)242-8511
www.DiggersHotline.com

HATCH LEGEND

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- ALUMINUM EDGING
- 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.
- (10)HEPW — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

SCALE	VARIES
PROJECT NUMBER	2406-006
SET TYPE	PLAN COMMISSION SUBMITTAL
DATE ISSUED	09/23/2024
SHEET NUMBER	L101

Attachment: Packet Docs_Hospel (9970 : Dan Beyer for O'Driscoll Real Estate)

Plant Schedule

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)
Canopy Trees: (Install in accordance with detail 4/L201)						
CEOC	Celtis occidentalis	Common Hackberry	3	Per Plan	2" caliper B&B	40'-60'/40'-60'
GIBAG	Ginko biloba 'Autumn Gold'	Autumn Gold Ginko (male)	3	Per Plan	2" caliper B&B	50'/30'
GLTIS	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	4	Per Plan	2" caliper B&B	60'/35'
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	5	Per Plan	2" caliper B&B	50'/35'
POTR	Populus tremeloides	Quaking Aspen	6	Per Plan	2" caliper B&B	40'-50'/20'-30'
QUBI	Quercus bicolor	Swamp White Oak	1	Per Plan	3" caliper B&B	50'/40'
ULFR	Ulmus 'Frontier'	Frontier Elm	3	Per Plan	3" caliper B&B	40'-50'/25-35'
Ornamental Trees: (Install in accordance with detail 4/L201)						
AMGAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1	Per Plan	8' multi-stem B&B	20'-25'/20'-25'
BENI	Betula nigra	River Birch	3	Per Plan	8' multi-stem B&B	40'-70'/35'-50'
CRCRI	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	4	Per Plan	3" caliper B&B	20'-30'/25'-35'
MAFI	Malus 'Firebird'	Firebird Crabapple	7	Per Plan	3" caliper B&B	8'/12'
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5	Per Plan	3" caliper B&B	25'/15'
Evergreen Trees: (Install in accordance with detail 5/L201)						
JUJSB	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper	9	Per Plan	7' tall B&B	17'/7'-9'
JUVI	Juniperus virginiana	Eastern Red Cedar	7	Per Plan	7' tall B&B	30'-40'/15'-20'
PIAB	Picea aibes	Norway Spruce	6	Per Plan	7' tall B&B	50'-70'/25'-30'
PIST	Pinus strobus	Eastern White Pine	3	Per Plan	7' tall B&B	50'-80'/20'-40'
Deciduous Shrubs: (Install in accordance with detail 6/L201)						
ARME	Aronia melanocarpa var. 'Elata'	Glossy Black Chokeberry	10	Per Plan	18" tall pot	5'-7'/4'-6'
ARMEM	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	28	Per Plan	18" tall pot	2'-3'/4'-5'
HYPAI	Hydrangea paniculata 'ILVOBO' PP22,782	Bobo Hydrangea	14	Per Plan	18" tall pot	3'/3'-4'
HYPAJ	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	15	Per Plan	18" tall pot	3'-5'/3'-5'
HYPAL	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	5	Per Plan	18" tall pot	6'-8'/6'-8'
HYQRS	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	6	Per Plan	18" tall pot	3.5'/4'-5'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	25	Per Plan	18" spread pot	2'-3'/6'-8'
RIALG	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	10	Per Plan	18" tall pot	3'-5'/3'-5'
SPBET	Spirea betulifolia 'Tor'	Tor Birchleaf Spirea	39	Per Plan	18" tall pot	2'-3'/3'
SYMEP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	5	Per Plan	24" tall pot	4'-5'/5'-7'
VIPR	Viburnum prunifolium	Blackhaw Viburnum	3	Per Plan	36" tall B&B	10'-15'/12'-20'
Evergreen Shrubs: (Install in accordance with detail 6/L201)						
JUCTR	Juniperus chinensis 'Trautman'	Trautman Juniper	5	Per Plan	4' tall B&B	12'/4'
TAMEV	Taxus x media 'Everlow'	Everlow Yew	5	Per Plan	18" spread pot	2'-3'/4'-5'
Perennials: (Install in accordance with detail 7/L201)						
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	60	Per Plan	#1 cont.	8"-12"/18"-24"
ASCHV	Astilbe chinensis 'Visions'	Visions Astilbe	17	Per Plan	#1 cont.	15"-20"/12"-18"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	94	Per Plan	#1 cont.	5'-6'/18"-24"
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Dayliy	70	Per Plan	#1 cont.	12"-18"/16"-24"
NEWL	Nepeta x 'Walker's Low'	Walker's Low Catmint	8	Per Plan	#1 cont.	24"-36"/18"-36"

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

1 / L201 PLANT SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

LANDSCAPE CALCULATIONS

City of Mequon Landscaping Requirements

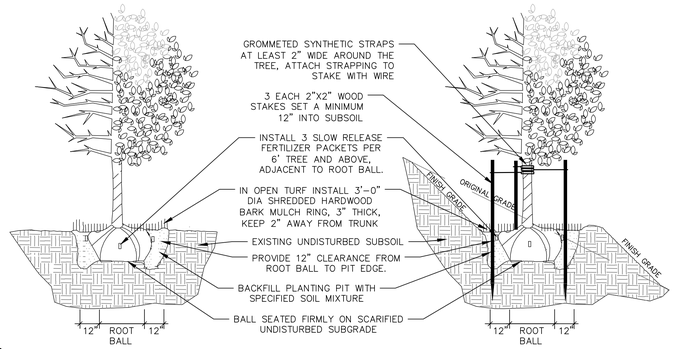
Site Zoning = Ulao Creek Neighborhood Commercial district (UCNC)
N. Port Washington Road street frontage length = 424.09 linear feet (Does not included driveways)
C.T.H. "C" / Pioneer Road street frontage length = 132.49 linear feet (Does not included wetland or wetland setback)
Total landscape area = 52,682 square feet (Does not include areas within wetlands, wetland setbacks, future building or future asphalt paths.)

	Required	Provided
Street Trees		
Street trees shall be located within the road right-of-way at a point two feet from the right-of-way line unless otherwise required by the planning commission.		
North Port Washington Road 1 tree required per 30 feet of roadway frontage	424.09 ft / 30 ft = 14.14 street trees required	15 street trees provided
C.T.H. "C" / Pioneer Road 1 tree required per 30 feet of roadway frontage	132.49 ft / 30 ft = 4.42 street trees required	5 street trees provided
Minimum street tree size shall be 3-inch caliper	3-inch caliper required	3-inch caliper provided
Parking Lot Landscape		
Parking Lot Shading - Landscaping in and around parking lots shall be designed, planted and maintained so that a minimum of 30 percent of the parking areas will be shaded during summer growth within ten years of planting.	30% parking lot shading in 10 years required	30% parking lot shading in 10 years provided
Where a non-residential or multifamily residential site adjoins a single-family residential site, a solid wall or fence, vine covered fence or compact vegetative screen not less than 4-1/2 nor more than six feet in height, shall be located adjoining the property line except in a required front yard.	Property does not adjoin a single-family residential site - Not applicable	Not applicable
In non-residential or multifamily residential developments a landscaping area at least 25 feet in depth between the abutting ultimate road right-of-way and parking/driveway areas will be planted with materials suitable for screening or ornamenting the site, whichever is appropriate.	Lot is too small to have a 25 feet deep landscape area along the road right-of-way and still have room for buildings and parking lots - Not applicable	Not applicable
A compact landscaping hedgerow or undulating berm, not more than three feet in height, shall be located directly adjacent to commercial and multi-family residential parking and driveway areas facing public roads. Hedges shall be a minimum of two feet in height when measured immediately after planting and shall be maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one year after time of planting. This landsping buffer in intended to screen the view of parked cars and asphalt from pedestrian and motorist view.	A compact landscaping hedgerow or undulating berm adjacent to parking and driveway areas facing public roads required	A compact landscaping hedgerow adjacent to parking and driveway areas facing public roads provided
Dumpster Screening		
Dumpsters shall be located and screened in accordance with city approval.	Dumpster screening required	Landscape screening around dumpster enclosure provided
Sign Landscape		
In the case of any pole or ground mounted freestanding signs, a landscape area shall extend a minimum of five feet from the base of the sign.	Sign landscape minimum 5 feet from the sign required	No sign indicated at this time
Landscaping Standards		
The undeveloped area of any commercial or multi-family residential site (exclusive of areas under roof or pavement) shall be landscaped with approved living trees, shrubs, vines, flowers, grass and ground covers and may include water bodies, crushed rock, sand, wood chips, landscaping furniture and ornamental pieces. (Does not include areas with wetlands, wetland setbacks, future building or future asphalt paths.)	Required	Provided
At least one tree shall be planted for each 1,000 square feet or portion thereof of the area to be landscaped. Each required tree shall have an initial caliper of no less than two inches and a height of at least seven feet	52,682 sf landscaped area / 1000 sf x (1 tree) = 52.68 trees (minimum 2" caliper or 7' tall) required	56 trees (minimum 2" caliper or 7' tall) provided
At least two shrubs shall be planted for each 1,000 square feet or portion thereof of the area to be landscaped.	52,682 sf landscaped area / 1000 sf x (2 shrubs) = 105.36 shrubs required	170 shrubs provided
No tree as measured from its center shall be located within five feet of a vehicular accessway, bike trail or public sidewalk or within ten feet of a street light, stop sign, fire hydrant, street sign or directional sign.	Tree seperation distance required	Tree seperation distance provided

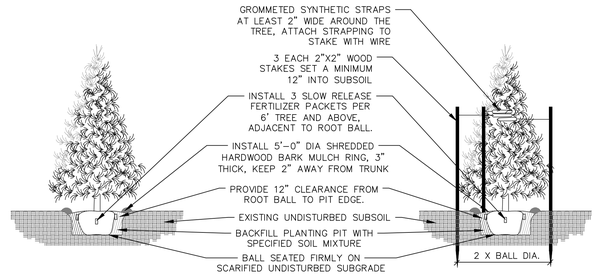
2 / L201 LANDSCAPE CALCULATIONS

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. 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 PROFESSIONAL WEED BARRIER 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. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

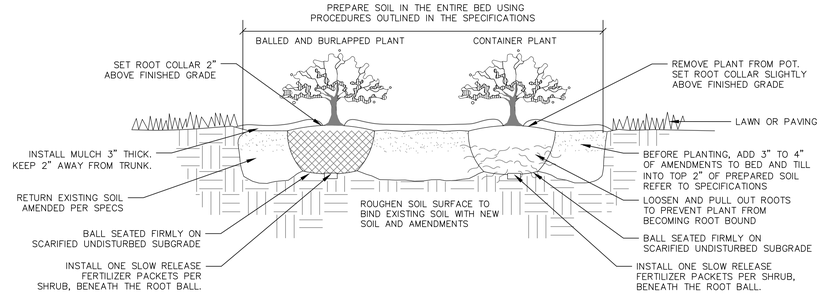
3 / L201 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



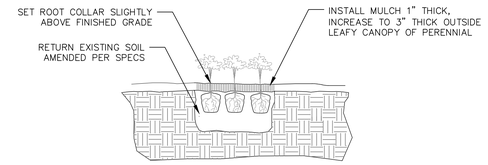
4 / L201 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



5 / L201 EVERGREEN TREE PLANTING & STAKING
N.T.S.



6 / L201 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



7 / L201 PERENNIAL PLANTING
N.T.S.

DAN BEYER ARCHITECTS
225 E ST. PAUL AVE, STE 303
MILWAUKEE WI, 53202
414-239-8267

CONSULTANTS:

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

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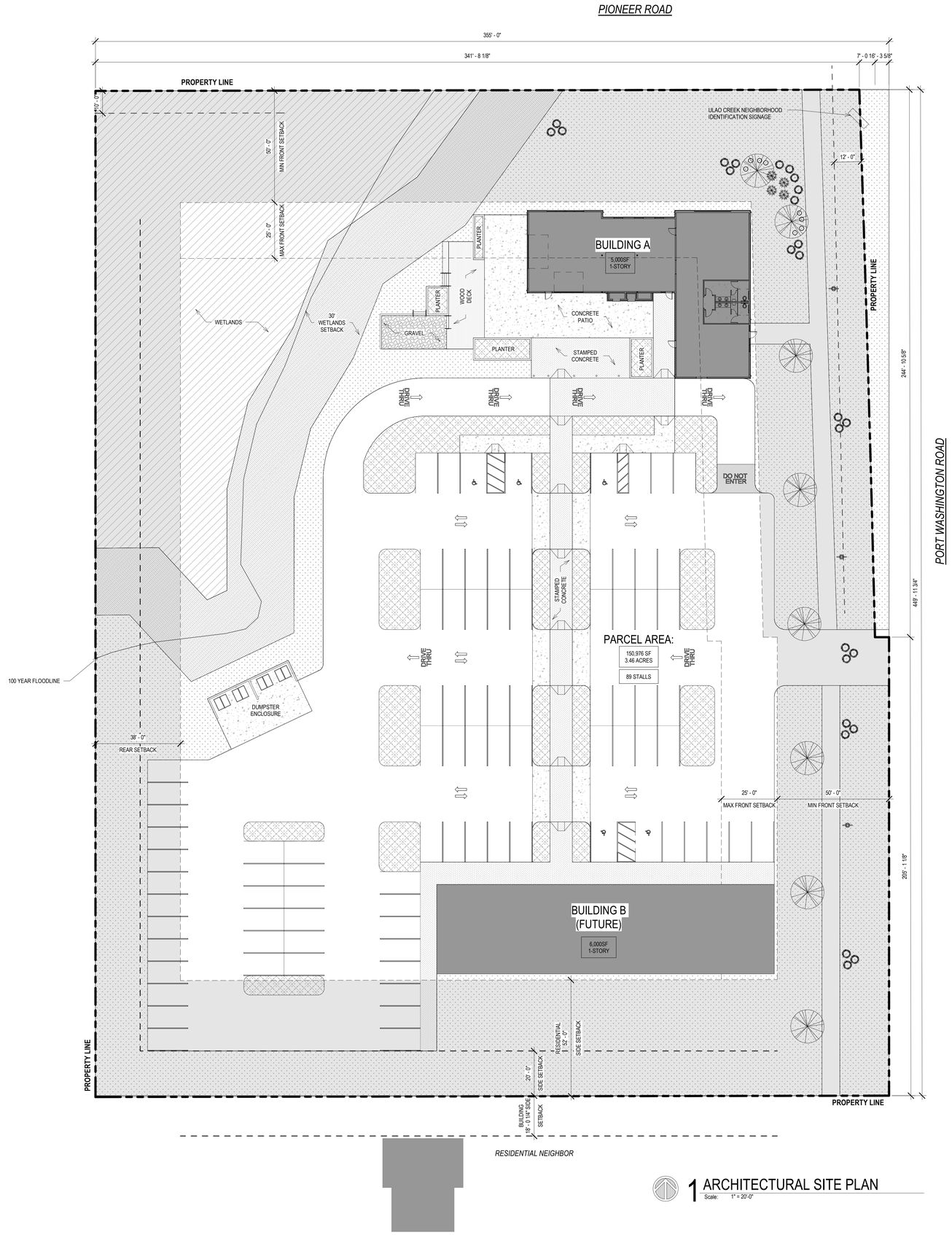
MEQUON DEVELOPMENT
14319N N PORT WASHINGTON ROAD
MEQUON, WI

SHEET TITLE: **SITE LANDSCAPE DETAILS**

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2406-006
SET TYPE	**PLAN COMMISSION SUBMITTAL**
DATE ISSUED	**09/23/2024**
SHEET NUMBER	**L201**

Attachment: Packet Docs Hospel (9770 : Dan Beyer for O Driscoll Real Estate)



1 ARCHITECTURAL SITE PLAN
Scale: 1" = 20'-0"

ARCHITECTURAL SITE PLAN KEY

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- GRAVEL
- WOOD DECK
- STAMPED CONCRETE
- BUILDING SETBACK AREAS
- ASPHALT PAVING
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE SLAB ON GRADE
- WETLAND SETBACK
- WETLAND
- TURF

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MILWAUKEE WI, 53202
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O'Driscoll Real Estate

CONSULTANTS:

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MEQUON DEVELOPMENT
14319N N PORT WASHINGTON ROAD
MEQUON, WISCONSIN

SHEET TITLE:
ARCHITECTURAL SITE PLAN

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2406-006
SET TYPE	**PLAN COMMISSION SUBMITTAL**
DATE ISSUED	**09/23/2024**
SHEET NUMBER	**A020**

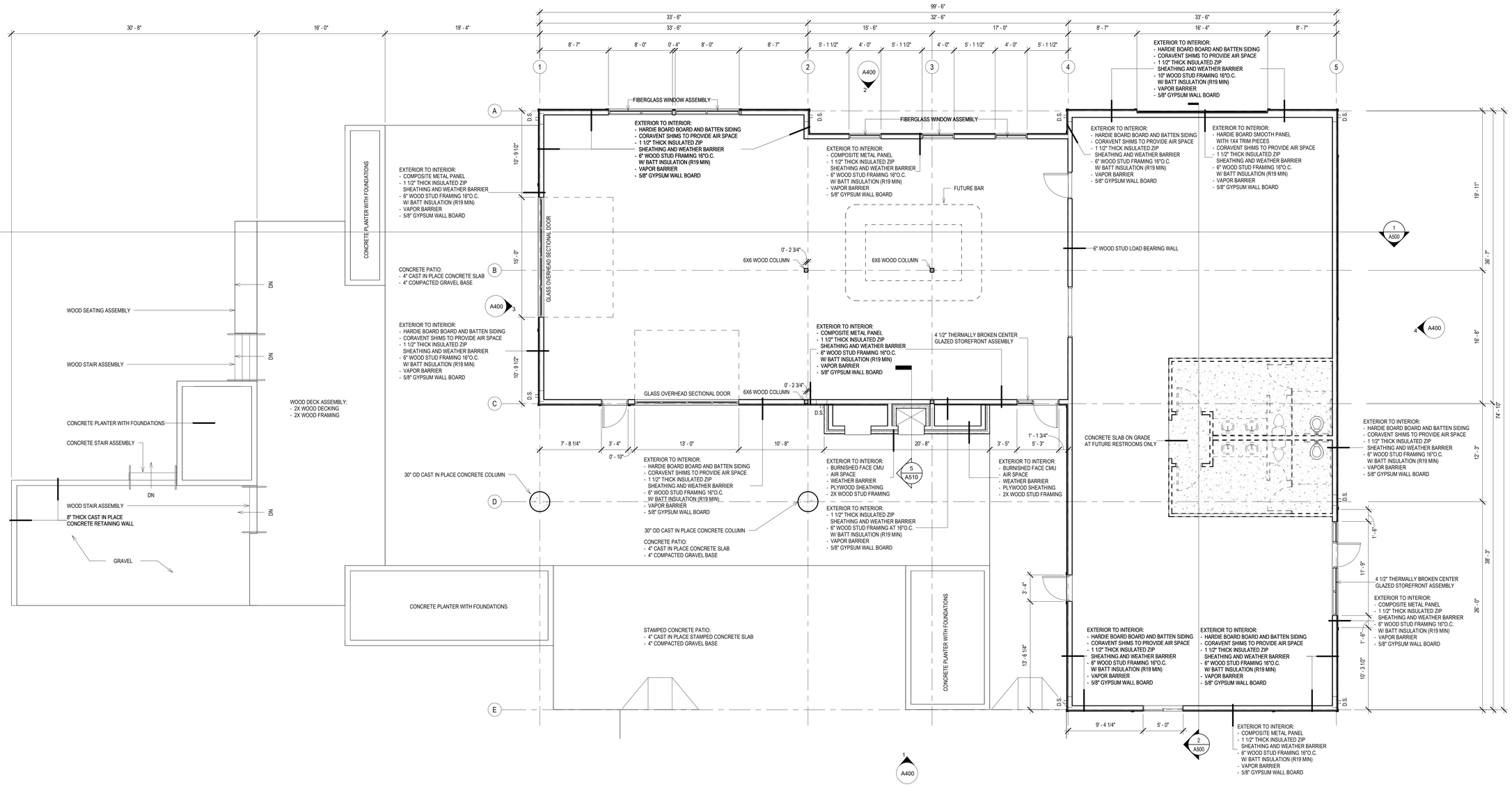
Attachment: Packet Docs. Hospel (9770 : Dan Beyer for O' Driscoll Real Estate)

GENERAL FLOOR PLAN NOTES TO CONTRACTOR

1. THIS DRAWING IS FURTHER SUPPORTED BY INFORMATION CONTAINED IN THE SPECIFICATIONS.
2. THE CIVIL AND STRUCTURAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INFORMATION CONTAINED IN ALL THE DRAWINGS BEFORE THE INSTALLATION OF ALL WORK.
3. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. FINISH FLOOR ELEVATIONS ARE TO THE TOP OF THE FINISHED FLOOR MATERIAL UNLESS OTHERWISE NOTED.
5. CONTRACTORS SHALL JOINTLY PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACKING PLATES, WALL BLOCKING AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF CASEWORK, TOILET ACCESSORIES, PARTITIONS, MILLWORK, AND ALL WORK MOUNTED OR SUSPENDED BY ALL TRADES.
6. ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK IS DESIGN BUILD BY GENERAL CONTRACTOR. GC IS RESPONSIBLE FORCOORDINATING WORK OF ALL SUB CONTRACTORS.

NEW WORK PLAN LEGEND

- EXISTING, TO REMAIN
- MASONRY PARTITION, SEE PARTITION TYPES FOR DETAILS
- METAL STUD PARTITION, SEE PARTITION TYPES FOR DETAILS.



1 NEW WORK PLAN - LEVEL 01
Scale: 3/16" = 1'-0"

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MEQUON DEVELOPMENT
14319N N PORT WASHINGTON ROAD
MEQUON, WISCONSIN

SHEET TITLE: **NEW WORK PLAN**

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2406-006
SET TYPE	**PLAN COMMISSION SUBMITTAL**
DATE ISSUED	**09/23/2024**
SHEET NUMBER	**A200**

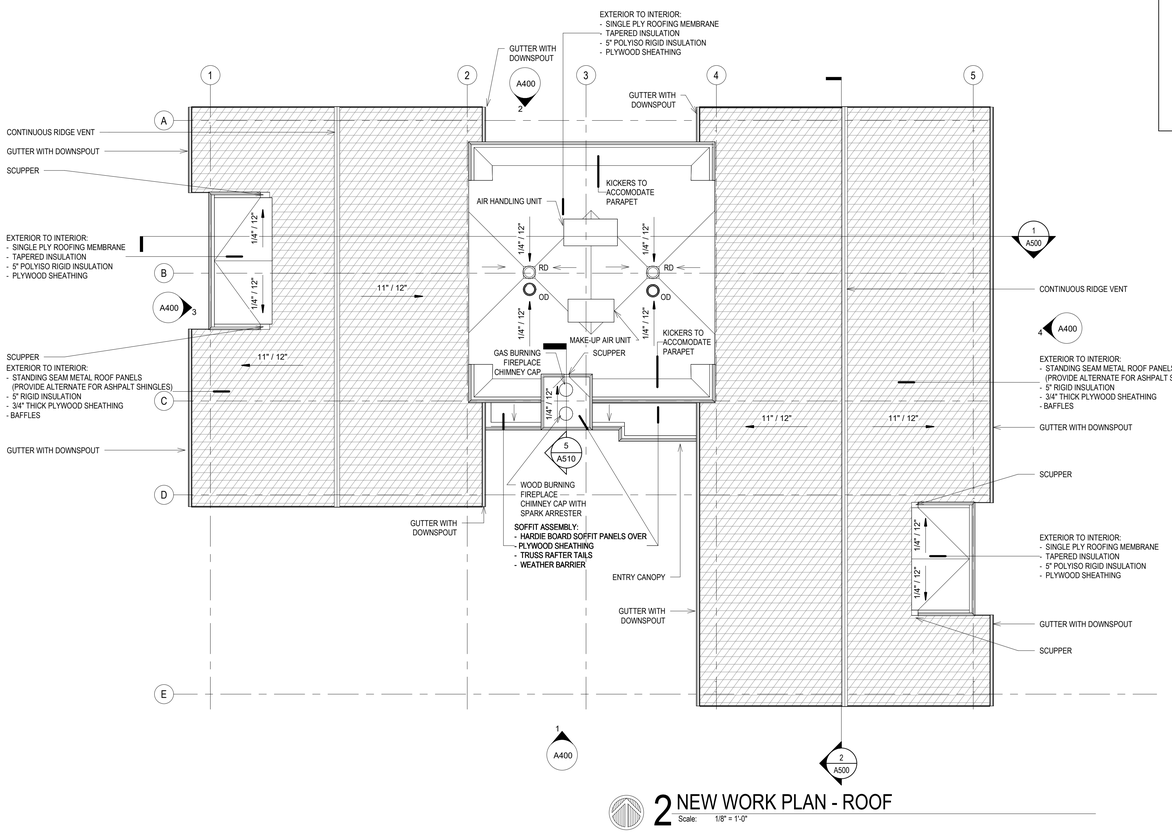
Attachment: Packet Docs_Hospel (9770 : Dan Beyer for O' Driscoll Real Estate)

GENERAL ROOF PLAN NOTES TO CONTRACTOR

1. ROOFING CONTRACTOR TO PROVIDE FLASHINGS AND CRICKETS AT ALL EXTERIOR EQUIPMENT PENETRATIONS AND SUPPORT POSTS, ETC. REFER TO MECHANICAL DRAWINGS FOR DETAILS AND EXTENTS.
2. ROOFING CONTRACTOR TO PROVIDE MAINTENANCE WALK-OFF PADS AT ALL EXTERIOR EQUIPMENT LOCATIONS. REFER TO MECHANICAL DRAWINGS FOR EXTENTS.

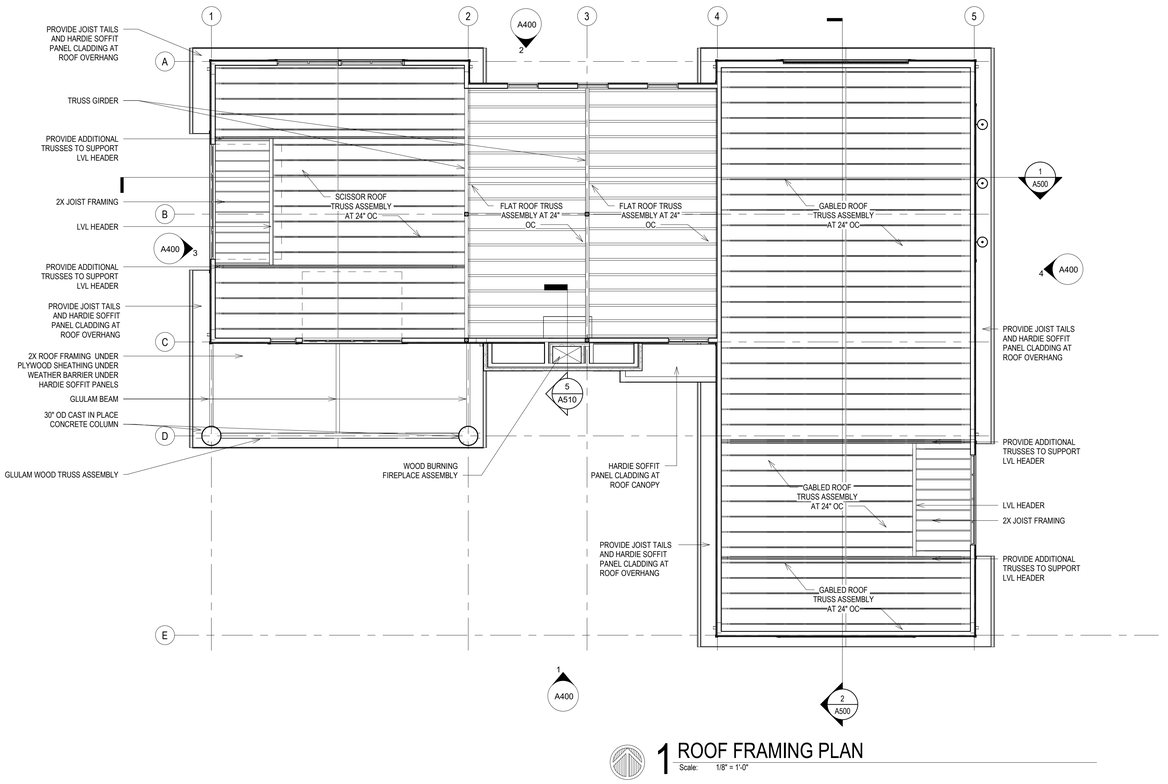
NEW WORK ROOF PLAN LEGEND

RD	ROOF DRAIN
OD	OVERFLOW DRAIN
	OVERFLOW SCUPPER. SEE DETAIL X/AXXX.
	DIRECTION OF DOWNWARD DRAINAGE FLOW
•X	INDICATES INSULATION THICKNESS ABOVE ROOF DECK
	TAPERED INSULATION



2 NEW WORK PLAN - ROOF

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



1 ROOF FRAMING PLAN

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

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MILWAUKEE WI, 53202
414-239-8267

ODRISCOLL Real Estate

CONSULTANTS:

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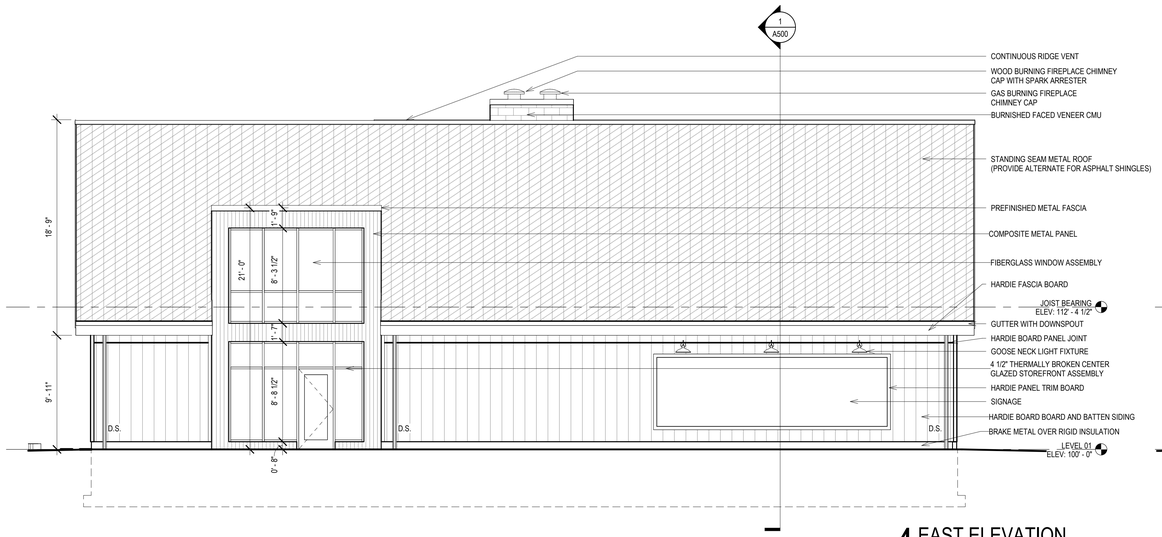
MEQUON DEVELOPMENT
14319N N PORT WASHINGTON ROAD
MEQUON, WISCONSIN

SHEET TITLE:
NEW WORK FRAMING AND ROOF PLANS

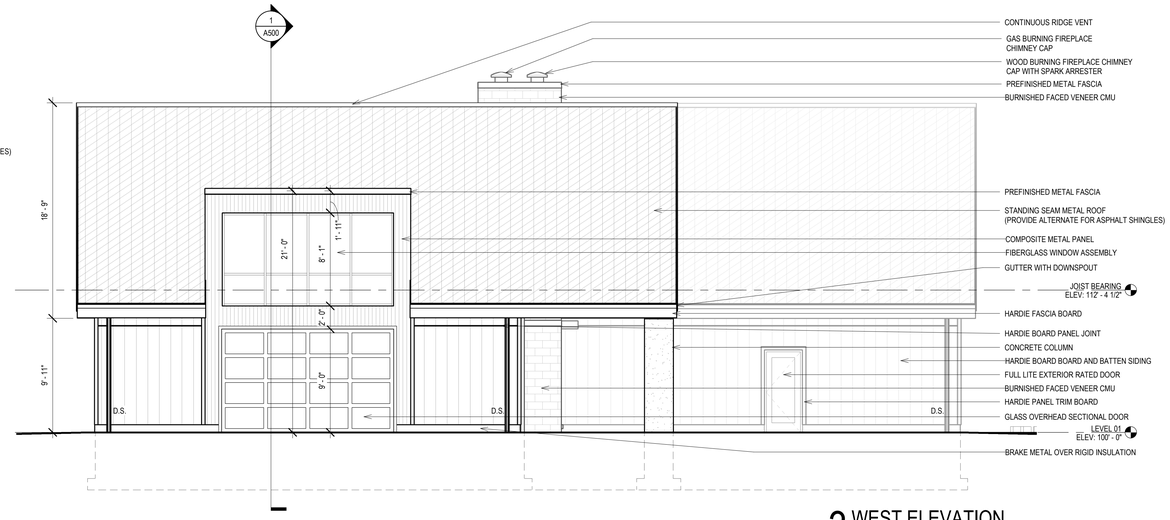
REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2406-006
SET TYPE	**PLAN COMMISSION SUBMITTAL**
DATE ISSUED	**09/23/2024**
SHEET NUMBER	**A201**

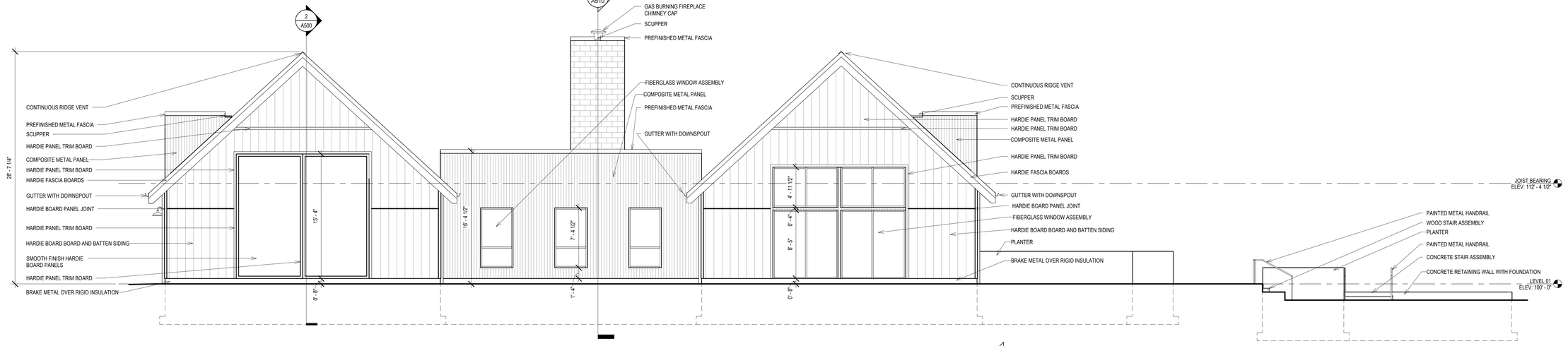
Attachment: Packet Docs_Hospel (9770 : Dan Beyer for O' Driscoll Real Estate)



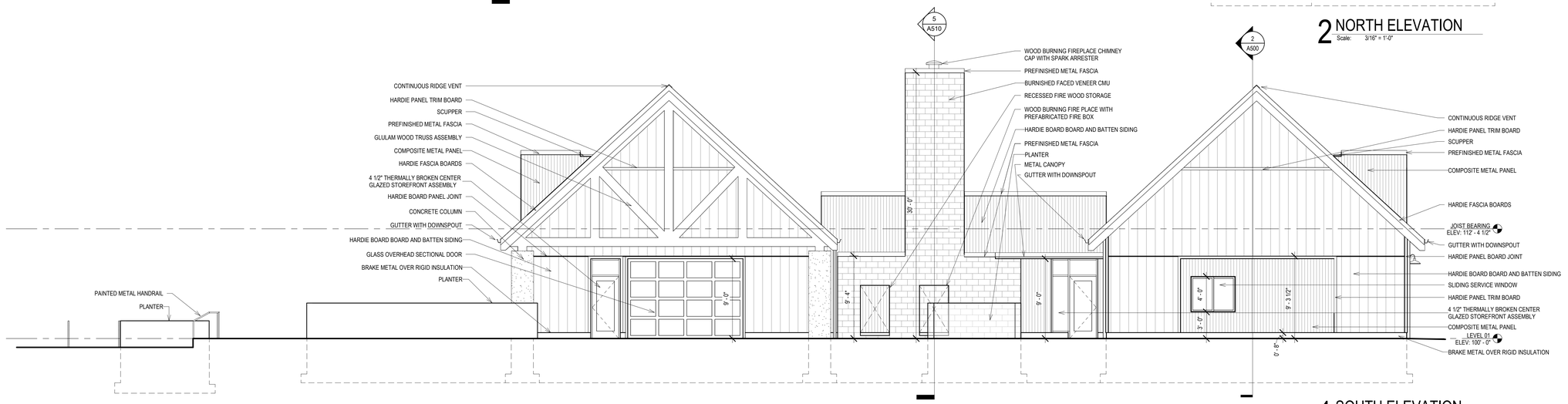
4 EAST ELEVATION
Scale: 3/16" = 1'-0"



3 WEST ELEVATION
Scale: 3/16" = 1'-0"



2 NORTH ELEVATION
Scale: 3/16" = 1'-0"



1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

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MILWAUKEE WI, 53202
414-239-8267

ODRISCOLL Real Estate

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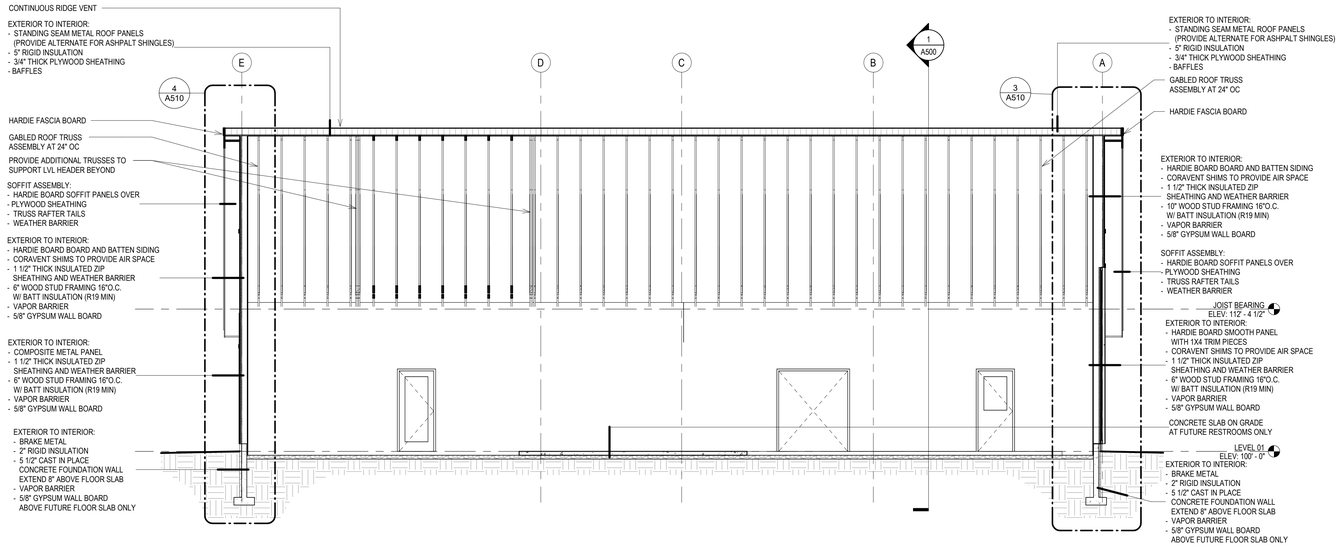
MEQUON DEVELOPMENT
14319N N PORT WASHINGTON ROAD
MEQUON, WISCONSIN

SHEET TITLE:
EXTERIOR ELEVATIONS

REVISIONS:

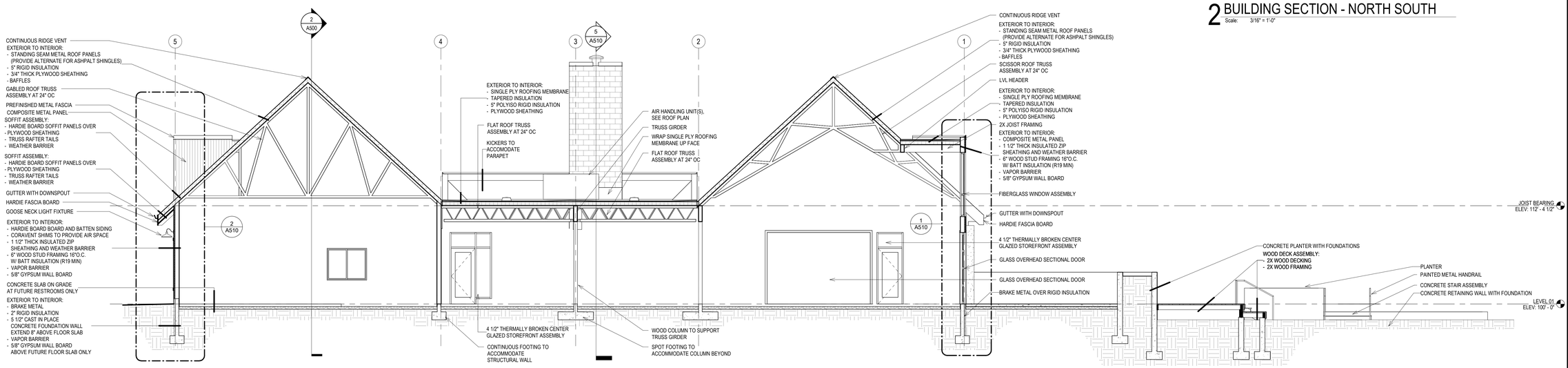
SCALE	VARIES
PROJECT NUMBER	2406-006
SET TYPE	**PLAN COMMISSION SUBMITTAL**
DATE ISSUED	**09/23/2024**
SHEET NUMBER	**A400**

Attachment: Packet Docs. Hospel (9770) : Dan Beyer for O' Driscoll Real Estate)



2 BUILDING SECTION - NORTH SOUTH

Scale: 3/16" = 1'-0"



1 BUILDING SECTION - EAST WEST

Scale: 3/16" = 1'-0"

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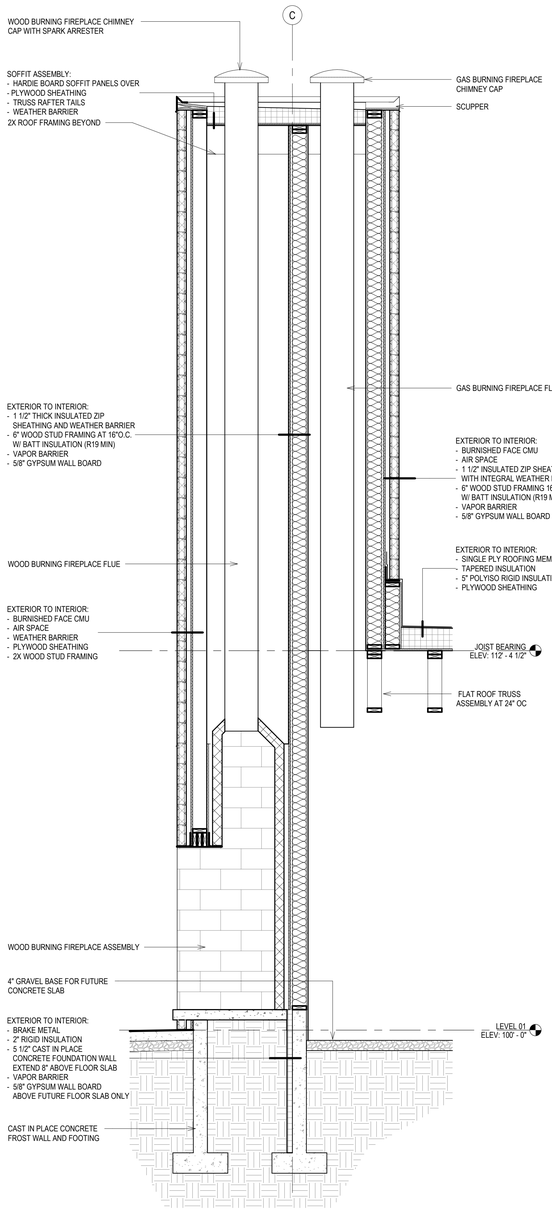
MEQUON DEVELOPMENT
14319N N PORT WASHINGTON ROAD
MEQUON, WISCONSIN

SHEET TITLE:
EXTERIOR WALL SECTIONS

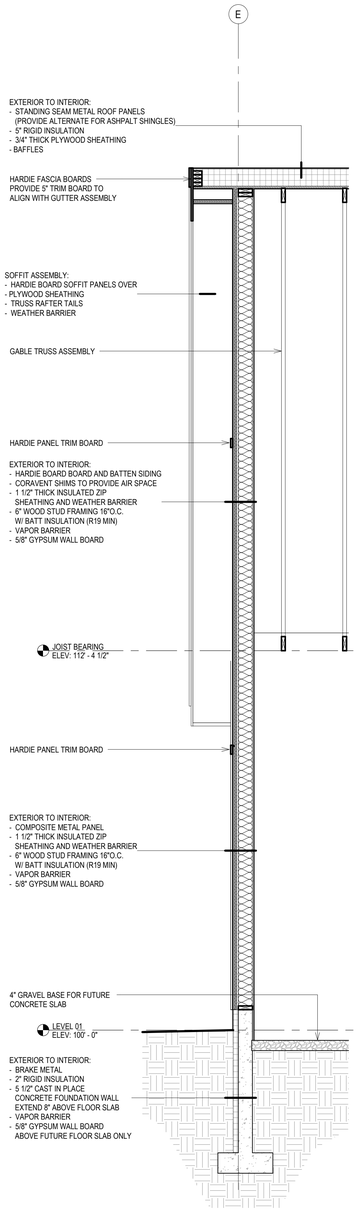
REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2406-006
SET TYPE	**PLAN COMMISSION SUBMITTAL**
DATE ISSUED	**09/23/2024**
SHEET NUMBER	**A500**

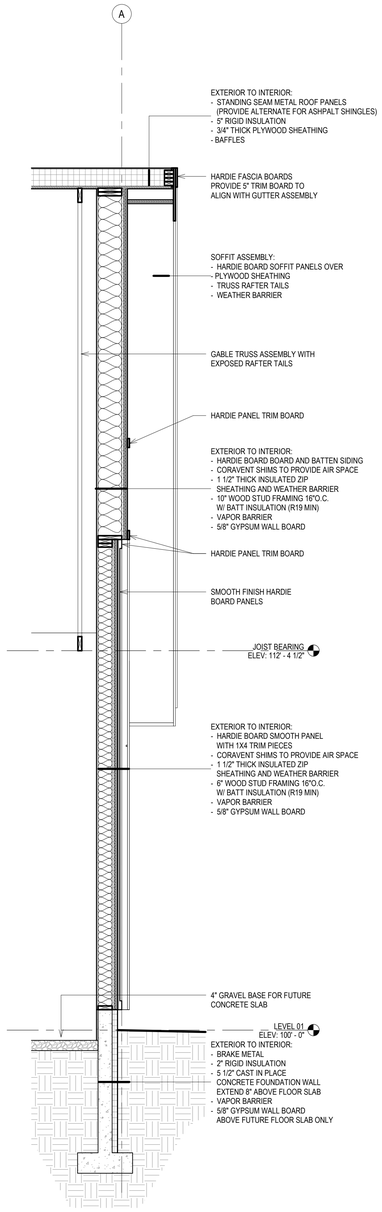
Attachment: Packet Docs_Hospel (9770 : Dan Beyer for O' Driscoll Real Estate)



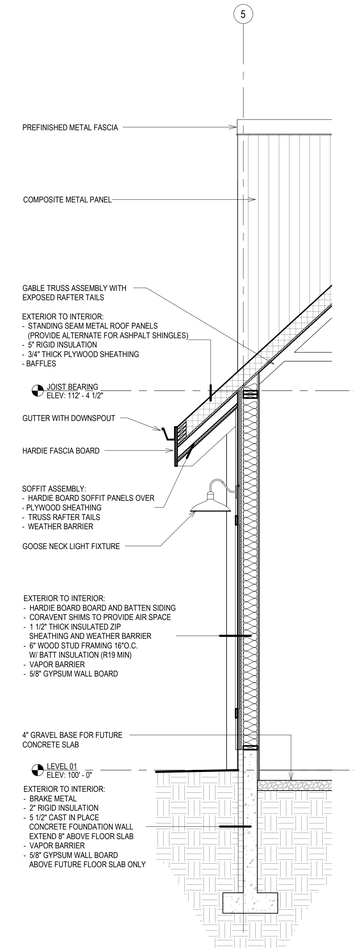
5 WALL SECTION - CHIMNEY
Scale: 1/2" = 1'-0"



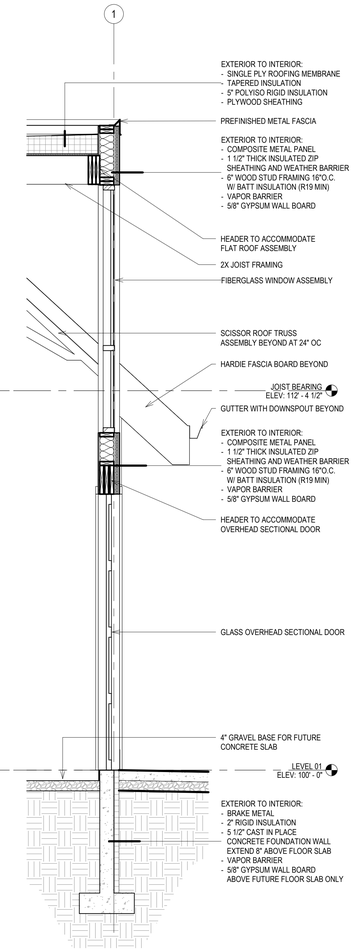
4 WALL SECTION - SOUTH
Scale: 1/2" = 1'-0"



3 WALL SECTION - NORTH
Scale: 1/2" = 1'-0"



2 WALL SECTION - WEST
Scale: 1/2" = 1'-0"



1 WALL SECTION - EAST
Scale: 1/2" = 1'-0"

DAN BEYER ARCHITECTS
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O'Driscoll Real Estate

CONSULTANTS:

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MEQUON DEVELOPMENT
14319N N PORT WASHINGTON ROAD
MEQUON, WISCONSIN

SHEET TITLE:
WALL SECTIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2406-006
SET TYPE	**PLAN COMMISSION SUBMITTAL**
DATE ISSUED	**09/23/2024**
SHEET NUMBER	**A510**

Attachment: Packet Docs_Hospel (9770 : Dan Beyer for O' Driscoll Real Estate)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 21st day of October 2024, by and between _____owner of the property located at 14319 N Port Washington Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A: Lot 1 of CSM No. _____

RETURN TO:

City of Mequon
11333 North Cedarburg Road 60W
Mequon, WI 53092

PARCEL NO.:
15-030-04-015.00

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of a coffee shop with drive-thru facility.

GRANTED by action of the Planning Commission of the City of Mequon this 21st day of October 2024.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2024, the above named, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2024, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet Docs_Hospel (9770 : Dan Beyer for O' Driscoll Real Estate)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.

2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.

3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.

4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.

5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.

6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.

7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.

8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.

9. **Conditions on the Operations:**

   a. Hours of operation: Hours shall be limited to Monday through Friday from 6:00 A.M. to 11:00 A.M and 8:00 A.M. to 11:00 A.M. on weekends.

   b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: Parking lot and driveway shall be reconstructed prior to occupancy.

   c. Water supply requirements:

      Private

   d. Provisions for sewage disposal:

      Private

e. Other:

- If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

- If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

10. **Conditions of the structures:**

a. Site Plan: As per attached Exhibit A
b. Landscaping Plan: (north and west of the play area) As on file with Community Development Department, City of Mequon
c. Elevations: Exhibit B
d. Sign: As on file with Community Development Department, City of Mequon
e. Floor Plan: Exhibit C
f. Exterior lighting of the site and building: Exhibit D
g. Landscaping Plan: Exhibit E

11. **Conditions on the site:**

a. Street access (number, location, design): As per attached Exhibit A

b. Off-Street Parking (location and design including screening thereof): As per attached Exhibit A.

Attachment: Packet Docs_Hospel (9770 : Dan Beyer for O' Driscoll Real Estate)

c. Outside storage of materials, products or refuse (location and screening thereof): As per attached Exhibit A

d. Parking, exterior lighting of the site, location design and power:

Any changes subject to Planning Commission approval.

e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2024, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2024

Attachment: Packet Docs_Hospel (9770 : Dan Beyer for O' Driscoll Real Estate)

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: **October 21, 2024**

SUBJECT: **Pointe Real Estate. The applicant is seeking development agreement approval to allow for Phase II, 83-lots of the Swan Ridge Farms subdivision for the lands immediately south of and west of 10129 N. Swan Road.**

Applicant:	Pointe Real Estate
Status of Applicant:	Agent
Requested:	Development Agreement
Existing Zoning:	R-3 (Residential 1-acre density) CGO (Central Growth Overlay) C-2 (General Conservancy)
Lot size:	86 Acres
Location:	Lands immediately south of and west of 10129 N. Swan Road
Tax Key Number:	#14-032-04-000.00
District:	#4

Background:
The applicant is requesting development agreement approval for Phase II of Swan Ridge Farms. The first phase consisted of 41 of the 83 lots located on 86 acres immediately south of and west of 10129 N Swan Road. The site was rezoned to R-3 (Single Family 1 Acre) with a CGA (Central Growth Area Overlay) on May 10, 2022 (see attached Ord. #2022-1620).

Development Agreement:
Please see attached draft development agreement (DA) for Phase II of Swan Ridge Farms (42 lots) authored by Planning and Engineering staff to address the necessary improvements for the development. The phasing plan shows the southern portion of the site being developed in the first phase along with the required stormwater management facilities. All paths and amenities that are shown are required to be installed prior to final plat. The development agreement provides the opportunity to construct four (4) model dwellings prior to final plat approval with the understanding that the units can't be sold, or title transferred until the associated plat is recorded.

Engineering Report:
Cole McCraw, Assistant City Engineer, has reviewed the application and has the following comments:

Engineering Division will review and approve the individual grading, drainage, erosion control, road, water distribution and sanitary sewer plans in conformance with City ordinances and the latest edition of the Mequon Standard Specifications for Land Development (SSLD).

Swan Road has an ultimate right-of-way width of 100 feet. The right-of-way shall be dedicated at this width for public purposes as part of the final plat approval. The dedication is shown on the preliminary plat.

Wetlands are found on the property and are shown on the preliminary plat. Wetland protective areas/setbacks are also shown on the preliminary plat. No impervious surface may be proposed within the wetland setback. Two wetland pockets on the property are proposed to be filled. The request for wetland fill was approved by the DNR in April 2022. A wetland delineation report with concurrence by the DNR was submitted with the preliminary plat application. The survey from the wetland delineation, the name of the delineator, the date of delineation, and the date of WDNR concurrence is shown on the preliminary plat.

The property will be served by municipal sanitary sewer and water. The property was added to the sanitary sewer service area in 2022 through a sanitary sewer service area amendment. The amendment was approved by the City of Mequon Sewer Utility District Commission (SUDC), the Milwaukee Metropolitan Sewerage District (MMSD), the Southeastern Regional Planning Commission, and the Wisconsin Department of Natural Resources (DNR). The amendment included a condition requiring the extension of sanitary sewer service to the two adjacent lots on Swan Road. The current Development Agreement will require the sewer service extension to the two adjacent lots in this phase.

A second connection with Milwaukee Water Works (MWW) was approved at Swan Road in 2022. Meter pit installation and main extension through Phase I is completed. Water main will be extended through the subdivision to the north to Swan Road with this phase. Water connection and extension shall conform to the MWU Water Connection Policy.

The site proposes an increase in impervious surface in excess of one-half acre and site disturbance of greater than an acre and therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide stormwater management to meet all current City of Mequon, DNR, and MMSD criteria. The stormwater management improvements are subject to a drainage financial guarantee per Sec. 58-677(b) of City ordinance. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management facilities are subject to certification in accordance with Sec. 58-677 and 58-678 of City ordinance. The entire is covered under a single storm water management plan and was approved prior to Phase I construction.

The developer has a filling and excavation permit for grading on the full property including within the limits of phase one and two. The work is subject to a haul bond as stated in the development agreement.

The improvements propose 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 developer has an ongoing erosion control permit for the full property.

Staff Recommendation:
Planning staff recommends approval of the development agreement subject to the following condition(s):

1. Common Council approval of the Development Agreement.

2. The active amenities as shown on the open space plan shall be reviewed and approved by staff.
3. The landscape plan shall be amended to address the street frontage along Swan Road. Staff review and approval of the plan is required.
4. All existing wetlands shall be contained in the outlot.
5. All buildings shall maintain a minimum building setback of 30' from the public road right-of-way and a minimum 15/20' offset from the side and rear property lines. Offsets to wetlands as established by the Department of Natural Resources (DNR).
6. The development shall comply with preliminary plat, development agreement, and final plat requirements.
7. 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.
8. Pedestrian and bike paths and the necessary easements shall be required in accordance with the approved concept plan. All pedestrian trails shall be located in an outlot with a minimum width of 10 feet. Bike/Ped path shall be constructed in accordance with the WisDOT Bike Path Facilities Handbook and be maintained by the Developer and subsequently the HOA.
9. Street trees are subject to the approval of the Tree Board and Planning Commission.
10. Street lighting, if proposed, is subject to the approval of the Planning Commission.
11. Entryway signage and landscaping is subject to the approval of Planning Commission.
12. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any.
13. Dedication and acceptance by the Common Council of right-of-way at the width of the ultimate right-of-way along Swan Road as part of the final plat.
14. Engineering Division review and approval of the individual grading, drainage, erosion control, water distribution and sanitary sewer plans in conformance to City ordinances and the SSLD.
15. Street connection to Phase I, Foxkirk Drive, and Swan Road.
16. Installation of a bypass, acceleration, and deceleration lane on Swan Road in conformance with the SSLD.
17. Water connection and extension along the property line shall conform to the MWU Water Connection Policy, including extension of the water main within Huntington Drive and Foxkirk Drive to a location adjacent to the existing water system within Huntington Park.
18. The portions of the water main that will ultimately serve the Water Utility shall be constructed at the diameter required to serve as the transmission main.
19. DA language is subject to any clerical, technical and/or legal changes deemed necessary and appropriate by the City Attorney.
20. Approval of a storm water management plan for the site in conformance to City ordinances, DNR regulations, and MMSD Chapter 13, including execution of a Storm Water Management Maintenance and Easement Agreement with maintenance provisions for all proposed Best Management Practices (BMPs). Where applicable, the agreement and easement should include maintenance of yard drains and sump pump discharge.
21. 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

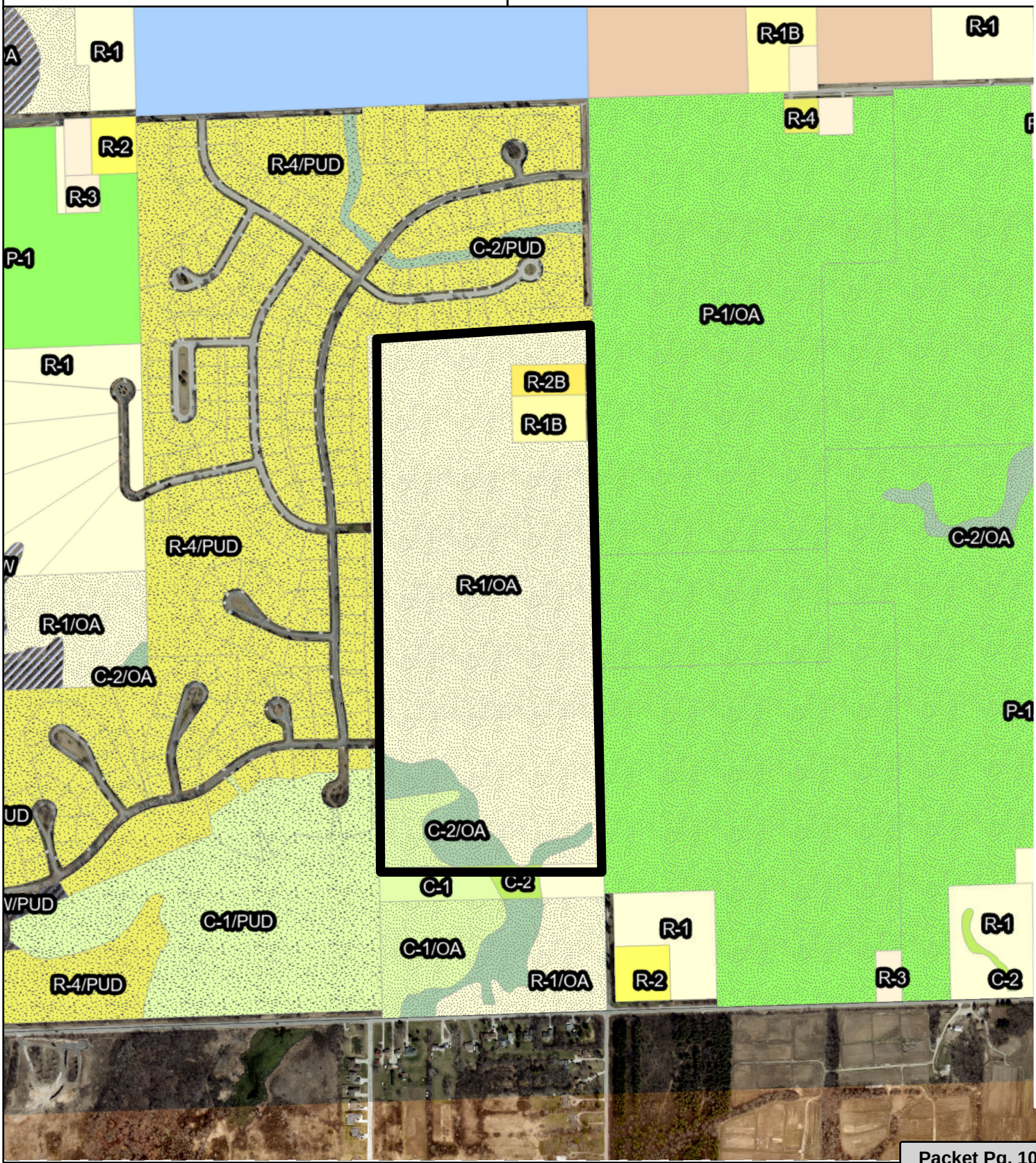
an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

22. Approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.

Attachments:
Packet Docs_SwanRidge (PDF)

POINT REAL ESTATE

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



Attachment: Packet Docs_SwanRidge (9771 : Pointe Real Estate)

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

Attachment: Packet Docs_SwanRidge (9771 : Pointe Real Estate)

CONCORD COURT

CONCORD DRIVE

OUTLOT 1 BLOCK 2

OUTLOT 3 BLOCK 2

LOT 1 BLOCK 2

W. HUNTINGTON DRIVE
60' R-O-W

LOT 10 BLOCK 4

LOT 9 BLOCK 4

LOT 8 BLOCK 4

LOT 7 BLOCK 4

LOT 6 BLOCK 4

LOT 5 BLOCK 4

LOT 4 BLOCK 4

LOT 3 BLOCK 4

LOT 2 BLOCK 4

LOT 1 BLOCK 4

EXTEND FOXKIRK DRIVE TO CONNECT

FOXKIRK DRIVE
60' R-O-W

LOT 1 BLOCK 5

LOT 2 BLOCK 5

LOT 3 BLOCK 5

LOT 4 BLOCK 5

LOT 5 BLOCK 5

LOT 6 BLOCK 5

LOT 7 BLOCK 5

LOT 8 BLOCK 5

LOT 9 BLOCK 5

LOT 10 BLOCK 5

LOT 11 BLOCK 5

LOT 12 BLOCK 5

HUNTINGTON PARK EAST

OUTLOT 1 BLOCK 5

1022.68'

((R) N00°52'53.5"E)
N01°18'03"W 1788.34'

HUNTINGTON PARK EAST
OUTLOT 1 BLOCK 4

176.74'

((R) N00°59'04"E)
N01°11'53"W 1324.04'

PROP. 6' WIDE ASPHALT TRAIL WITHIN 10' WIDE PEDESTRIAN & BICYCLE EASEMENT. GRANTED TO THE HOMEOWNERS ASSOCIATION (TYP.)

12'

LOT 20 BLOCK 6

PUBLIC UTILITY EASEMENT PER THE PLAT OF HUNTINGTON PARK EAST ADD No. 2

LOT 19 BLOCK 6

LOT 18 BLOCK 6

LOT 17 BLOCK 6

LOT 16 BLOCK 6

LOT 15 BLOCK 6

LOT 14 BLOCK 6

LOT 13 BLOCK 6

((R) S89°57'47"E 1316.57')
N87°51'18"E 1316.80'

HUNTINGTON PARK EAST ADDN. NO. 2

20' PUBLIC DRAINAGE & UTILITY EASEMENT PER THE PLAT OF HUNTINGTON PARK EAST ADD No. 2

20' PUBLIC STORM DRAINAGE EASEMENT PER THE PLAT OF HUNTINGTON PARK EAST ADD No. 2

PUBLIC UTILITY EASEMENT PER THE PLAT OF HUNTINGTON PARK EAST ADD No. 2

UNPLATTED LANDS

PHASE 1

PHASE 2

CYGNET COURT
DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

OUTLOT 10
0.004 SF

OUTLOT 7
0.004 SF

DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

COB COURT

TUNDRA COURT
DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

OUTLOT 6
3,027 SF

COB DRIVE
DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

OUTLOT 3
178,186 SF

PROP. COMMUNITY MAILBOX

PROP. 30' WIDE SANITARY SEWER & WATER MAIN EASEMENT

PROP. 20' WIDE WATER MAIN EASEMENT

MIGRATORY LANE
DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

WEST HUNTINGTON DRIVE
DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

S01°07'57"E 450.00'
((R) SOUTH)

PARCEL 2 CSM 952

PARCEL 1 CSM 952

OUTLOT 4
431,979 SF

S88°52'03"W 484.00'
((R) WEST)

N88°52'03"E 484.00'
((R) EAST)

S88°15'09"W 1311.84'

OUTLOT 2
976,760 SF

BEVY COURT
DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

OUTLOT 9
3,024 SF

PROP. 20' WIDE WATER MAIN EASEMENT

OUTLOT 8
1,075 SF

OUTLOT 1
211,758 SF

OUTLOT 5
1,082 SF

TUNDRA DRIVE
DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

EXISTING RIGHT-OF-WAY LINE

50'

33'

NORTH SWAN ROAD

S01°11'40"E 1794.42'

S01°07'57"E 663.37'

S01°07'57"E 213.77'

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

| | | |

Document Number	**DEVELOPMENT AGREEMENT FOR SWAN RIDGE FARMS PHASE 2** Document Name	Recording Data Name and Return Address City Engineer 11333 N Cedarburg Road Mequon, WI 53092 Parcel Identification Number

THIS DEVELOPMENT AGREEMENT ("Agreement") is made as of _____, 20__, by MK/S-EP, LLC (the "Developer") and the City of Mequon, a municipal corporation (the "City").

RECITALS

A. The Developer desires to improve and develop the property described on the attached Exhibit A (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 development ~~on~~of Phase 2 of 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.

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

Attachment: Packet Docs_SwanRidge (9771 : Pointe Real Estate)

"Public Improvements" means all public streets, sidewalks, paths and required appurtenances to the foregoing, including without limitation street name signs, 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; storm sewer and sump collection lines; 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 Preliminary Plat approval by the Planning Commission on ~~_____~~.March 20, 2023, such approval being valid for two years from the approval date provided that construction has been commenced within that time period. The Preliminary Plat is an expression of approval or conditional approval of the layout submitted and is a guide to the preparation of the Final Plat which will be subject to further consideration by the Planning Commission at the time of its submission. Developer is developing the Property in accordance with the Swan Ridge Farm Phasing Plan approved by the City as part of the Preliminary Plat approval. The Development subject to this Agreement consists of the northern half of the Property including Lots 42 through 83 and Outlot 7 ("Phase 2"). The lot numbers described in this Section 2 refer to those lot numbers shown on the Swan Ridge Farm Preliminary Plat last revised on February 28, 2023.

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. The Developer shall not commence the Improvements until the Plans are reviewed and approved.

4. Corrections to Plans. The City Engineer may, at any time prior to Final Plat approval, 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 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.

Attachment: Packet Docs_SwanRidge (9771 : Pointe Real Estate)

7. Grading, Drainage and Erosion Control Plans. The Developer ~~shall submit~~has submitted and the City has approved grading, drainage and erosion control plans that:

(a) Indicate which lots are designed for full exposure and partial exposure and the lots that are limited to front load entry garage only.

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

(c) Indicate and detail the cross-section and profiles of all drainage ways and erosion protection.

(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 yard grades.

(h) The master grading and stormwater management plans for the entire Property were submitted to and approved by the City Engineer prior to starting construction of Phase 1.

8. Stormwater Drainage Plans. The Developer ~~shall submit~~has submitted and the City has approved stormwater drainage plans that:

(a) Provide for a complete storm drainage system, including one or more detention basins and/or 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 within 1,500 feet of the Property, including all proposed and existing drainage structures in the drainage system area.

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

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

(e) Address erosion control on all ditch invert slopes exceeding five percent (5%). Any such slope that is greater than five 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) All roadside ditches and drainage easements shall be designed 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

Attachment: Packet Docs_SwanRidge (9771 : Pointe Real Estate)

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 management facilities that comply, 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) If the storm sewer design includes underground piping, prepare a set of utility plans showing all plan and profile views of sanitary sewer, watermain 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~~has submitted a street tree plan ~~which shall conform~~that conforms to the City's street tree ordinance. The street tree plan ~~shall be subject to review~~has been reviewed and ~~approval of~~approved by the Tree Board and Planning Commission.

(b) The Developer ~~shall submit~~has submitted landscape plans for all entryways, open spaces, public street cul-de-sac islands and detention basin and retention pond buffers. Such plans ~~shall be~~have been designed by a licensed landscape architect and ~~shall be subject to review~~have been reviewed and ~~approval of~~approved by the Planning Commission. The City may have a licensed landscape architect review the submitted landscaping and open space plans.

(c) Developer shall plant all street trees between September 1st and October 15th in the year that the Final Plat was approved by Common Council. Dates may be modified at the discretion of the City Forester. Landscaping other than street trees shall be installed prior to Common Council approval of the Final Plat unless the Final Plat is approved in the months of January through April in which case landscaping shall be installed by June 30th of that year.

~~(c)~~(d) Pedestrian and bike paths ~~may be~~are required by the City. ~~If so, pedestrian~~Pedestrian and bike path plans shall address the public use of the paths and maintenance. Details of such paths ~~shall be subject to review~~have been reviewed and ~~approval of~~approved the City Engineer. The location and use of such paths ~~shall be subject to review~~have been reviewed and ~~approval of~~approved by 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)~~(e) The Developer shall submit signage and entryway plans to the City. Such plans shall be subject to review and approval by the Planning Commission.

Attachment: Packet Docs_SwanRidge (9771 : Pointe Real Estate)

10. Street Plans.

(a) The Developer ~~shall submit~~has submitted plans for all public ~~and private~~ roads, driveways and roadside sidewalks ~~(if any).~~ Such plans ~~shall be subject to review~~have been reviewed and ~~approval~~approved by the City Engineer and Fire Chief.

(b) Unless otherwise approved by the City, all public and private streets shall satisfy the following requirements:

(i) All new streets shall be constructed with a twelve-inch (12") road base consisting of twelve inches (12") of one and one-quarter inch (1¼") crushed stone base course. The initial surface shall consist of two and one-half inches (2½") of bituminous binder course. Streets and driveways shall be constructed to the City's typical cross-section. The final one and one-half inch (1½") asphalt surface course shall be ~~applied following~~constructed within 14 days of the construction of the binder course subject to the requirements of Section 49 of this Agreement.

(ii) To the extent the Development will be constructed in phases, the plans shall show all cross connections being constructed in each phase. A temporary tee turnaround shall be shown on the plans for any street connecting into a future phase and for any street leading to any adjoining property.

(c) The plans shall show street name signs and regulatory/public safety signs (speed limit signs, stop signs and so forth) as required by the City Engineer. Street names ~~shall be~~have been approved by the Planning Commission.

(d) The Developer shall provide a transition from curb and gutter to match the existing cross section in Huntington Park west of Cob Drive on Tundra Court.

11. Sanitary Sewer System Plans. The Development will have a public sanitary sewer system. The plans for the system shall:

(a) Conform to the City's Standard Specifications for Land Development, 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~~meets the City's master plan for the area, in terms of depth and size, and be extended to the ~~adjacent properties.~~ Adjacent Properties.

(f) Provide legal and practical sanitary sewer service to the properties located at 10133 and 10129 North Swan Road ("Adjacent Properties"). Legal and practical sanitary sewer service is defined as:

i. City and regulatory approval of a private sewer service ("Private Sewer Service") to the Adjacent Properties.

Attachment: Packet Docs_SwanRidge (9771 : Pointe Real Estate)

ii. Construction of the Private Sewer Service in conformance to Section 4.4 of the Standard Specifications for Land Development, current edition. Based on the requirements of Section 4.4, the Private Sewer Service will be designed to flow by gravity. Provided that the Private Sewer Service meets the requirements of Section 4.4, the City shall not require Developer to increase the depth of the public sanitary sewer system in order to accommodate gravity flow from the basements of the Adjacent Properties.

iii. The Private Sewer Service shall connect to the public sanitary sewer infrastructure within the right-of-way and terminate with a sanitary manhole at the intersection of the property lines of the Adjacent Properties and Outlot 7. The Private Sewer Service shall be constructed within an easement.

iv. A Sanitary Sewer Easement and Declaration Agreement is required for the benefit of the owners of the Adjacent Properties. The easement shall be a minimum of 20 feet wide, centered on the Private Sewer Service and be located between Lots 79 and 80. The easement shall be exclusive of all other infrastructure and impediments, including stormwater management facilities. The Private Sewer Service shall be installed in its entirety at the time of the Phase 2 public sanitary sewer installation and must be functional prior to final plat approval.

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~~and have been reviewed and approved by the City Engineer.

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

(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~~.~~ as described in this Agreement.

(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 2,500 gpm, which may require ~~twelve-inch (12")~~ increasing the pipe size for ~~the~~any dead end ~~main~~mains.

(vii) Dead end mains must be terminated with a public hydrant ~~and phasing plans~~or blow off assembly.

(viii) Developer shall extend an oversize water main from its current termination point in Phase 1 to the northeast corner of the Property so that it can be used as a transmission main for the Water Utility. Any portion of the costs eligible for reimbursement shall be reimbursed in accordance with the Mequon Water Utility Water Connection Policy, payable at the time of final plat.

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(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. ~~The~~ Culverts Plan. The Developer ~~shall submit~~has submitted 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 strictly conform to the Plans~~.~~, including any Plan revisions approved by the City Engineer. 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 Engineer for such deviations.

16. Direction by City Engineer. The Public Improvements shall be constructed in strict 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 constant 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~~.~~ until the final plat for the Development is approved by the City. 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 until certification by the City Engineer, approval of the Improvements, acceptance of dedication by the City and Final Plat approval.

18. Lien Waivers. As a condition of the final written certification of the Improvements by the City Engineer, as described in Section 55(a) of this Agreement, 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. No Lot Assessments for Improvements. The costs and value of the Public Improvements will become an integral value of the abutting property; therefore, the Developer shall not make any ~~future lot~~ assessment on future lots in the Development for the cost of the Public Improvements, except for street trees.

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~~the approved interim grading plan, including restoration with topsoil, seed and mulch; (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.

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21. Wetlands. Wetland boundaries shall be identified and marked in the field and verified by the DNR~~.~~, unless the person delineating the wetlands is a DNR assured delineator. The wetlands and setbacks shall be identified on the ~~plat. Wetland~~preliminary and final plats. Temporary wetland boundary ~~markers~~protection 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.

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~~.~~ or permanent stormwater basins.

(b) The Developer shall install the drainage system, including ~~roads (unpaved, but with gravel surface),~~stormwater ponds and temporary and permanent swales, first. The ~~swale and ditches~~swales 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 disturbed ground is exposed and not actively being graded 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~~has approved the ~~sediment trap method is~~Developer's erosion control plan which is required prior to ~~be used~~starting any land disturbing activities.

(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~~has been approved by the City which requires the Developer to construct the Development in conformance with the City's erosion control ordinance.

(d) The Developer shall protect all ~~exposed~~disturbed soils left inactive for more than seven days with ~~mulches~~mulch, temporary annual grasses ~~or~~, erosion matting or other method in conformance with WDNR Technical Standards and approved by the City.

(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 erosion control measures, including after each rain event of 0.5" or more, 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.

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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 in Section 50 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~~determining the level of damage that ~~occurs~~may occur as a result of constructing the Development. At the conclusion of the construction activity and prior to the recording of the Final Plat, 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 estimated cost, as determined by the City, ~~for~~of the ~~estimated~~road repairs, including without limitation labor, ~~material and~~materials, costs regularly charged by the City for its staff's time for inspections, shouldering, streets, curbs, gutters~~, failures,~~ and base repairs~~, defects and utility adjustments~~.

(b) If the surface course of a street cannot be constructed prior to October 15, the Developer shall provide the Surface Completion Letter of Credit, as defined below in Section 49.

(c) At the time of any extension of any street in the Development for which a temporary turnaround was constructed, the ~~Developer~~party causing the street extension shall remove the temporary turnaround and restore the area.

(d) The roadside sidewalk shall be installed at the time of street construction. ~~Until Final Plat approval, the~~The Developer shall maintain (including snow and ice removal) such roadside sidewalks and repair and replace them as necessary until the Final Plat is approved by the City.

(e) The Developer shall provide and install street name signs and regulatory/public safety signs as required by the Plans ~~in the form required~~approved by the City.

26. Additional Utility Requirements.

(a) The Final Plat shall include the reasonably necessary easements for sanitary~~,~~ sewer, watermain, stormwater drainage, gas, electric~~, sewer, water~~, phone, cable television, internet and other utilities for provision of services to and from the Development.

(b) All sanitary, water and drainage ~~easements~~easement documents must be prepared separately ~~for each lot or parcel~~ 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 Final Plat approval.

(c) The Developer shall provide proof of payment in full, in the form of fully executed lien waivers, for installation of all required utilities prior to Final Plat approval.

(d) Underground utility installations shall be subject to review and approval by the City Engineer and shall be made without any street pavement removal, unless otherwise specifically approved by the City Engineer, which approval shall not be unreasonably withheld, conditioned or delayed.

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(e) The Developer and the City ~~shall enter~~Water Utility have previously entered into a Water Services Agreement for Phase 1 and Phase 2 of the Development 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 Final Plat approval, 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.

MODEL HOMES

28. Model and Spec Homes.

(a) Subject to satisfaction of all other requirements for a building permit, the City will issue a building permit for ~~_____~~four (4) principal structures to be used as sales models or homes initially planned as spec homes prior to approval and recording of the Final Plat.

~~**[INSTRUCTION FOR COMPLETING THE NUMBER OF STRUCTURES**: The number of principal structures (models) allowed shall be determined pursuant to the following table:~~

~~Land Division~~	~~Model Homes~~		~~Land Division~~	~~Model Homes~~
~~1-10 lots~~	~~1~~		~~51-60 lots~~	~~6~~
~~11-20 lots~~	~~2~~		~~61-70 lots~~	~~7~~
~~21-30 lots~~	~~3~~		~~71-80 lots~~	~~8~~
~~31-40 lots~~	~~4~~		~~81-90 lots~~	~~9~~
~~41-50 lots~~	~~5~~		~~91 or more lots~~	~~10~~

~~*The City may consider a deviation in the number of model homes, up to 10% of the number of lots included in the land division (rounded to the nearest whole number), for special circumstances. Special circumstances must be presented and justified by the Developer at the time of application.~~

~~** If the development will be constructed in phases, with a separate development agreement for each phase, the total number of model homes pursuant to this Agreement shall be limited to the number of lots in the phase addressed by this Agreement.]~~

(b) If the Developer is unable, despite reasonable efforts, as determined by the City in its sole discretion, to satisfy the paving requirements of Section 3.6 of the Standard Specifications for Land Development, the City will, upon application of the Developer and satisfaction of all other requirements for a building permit, issue a building permit for one model or spec home prior to the installation of the binder course of asphalt in the planned adjacent dedicated public road or private access easement. The City shall not issue the building permit for such model or spec home until the stone base is installed and such stone base has successfully passed a proof roll. The stone base shall allow, as determined by the City in its sole discretion, access for inspections and emergency personnel. The City may cancel inspections if adequate access is not provided to inspections staff.

(c) The Developer shall not transfer title to any lot containing a model or spec home until the Final Plat is approved and recorded as described in Section 55 below.

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ASSOCIATION; COVENANTS, CONDITIONS AND RESTRICTIONS; ONGOING AGREEMENTS

29. The Association. The Developer shall, prior to the sale of any property within the Development, ~~create~~add or cause to be ~~created an entity (~~added all Phase 2 Lots and Outlots to the ~~"~~Swan Ridge Farms Homeowners Association~~")~~, Inc. (the "Association") previously created with a perpetual existence under the laws of the State of Wisconsin to control and maintain the common areas and facilities of the Development and to assume the obligations of the Association set forth in this Agreement. The Developer ~~shall provide~~has provided the City with a description of the organization of the proposed Association, together with copies of its governing documents, including all documents governing ownership, maintenance and use restrictions for common facilities or common elements, including commonly owned outlots. Such documents shall be subject to review and approval of the City for consistency with the requirements of this Agreement. The Association shall be operating (with financial subsidization by the Developer, if necessary) before the sale of any part of the Development. All owners of any ~~property~~Lots in the Development, including the Developer, shall be members of the Association solely by virtue of such ownership and shall be jointly responsible for its obligations, which obligations shall be assessable ~~as~~ against such members. The Association shall have the power and authority to assess ~~property~~Lot owners for their proportionate share of costs associated with the responsibilities of the Association set forth in this Agreement. The governing documents for the Association shall confer legal authority on the 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 accrued interest before the lien may be lifted. If at any time the Association does not exist or fails to satisfy its obligations, the owners of the Property shall be jointly and severally liable, with rights of contribution, for the Association's responsibilities under this Agreement and all agreements that run with the land that impose responsibilities on the Association.

30. Obligations of the Association. The Association shall be obligated to maintain in good condition and repair, and replace as necessary, all of the following located in common areas of the Development, if any, that are required and approved as part of the Development: (a) roadside sidewalks ~~(~~, including snow and ice removal, located adjacent to said common areas (Lot owners shall be responsible for clearing snow and ice from sidewalks abutting their lot); (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 all 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 Association 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.

31. Temporary Turnarounds. If any street constructed as part of the Development has a temporary turnaround for any future extension of the street beyond the Development, the ~~Association~~party causing the street extension shall remove such turnaround and restore the area in a manner acceptable to the City at the time the street is extended beyond the Development.

32. 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:

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(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.

(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 Final Plat approval. 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 Association, but in no event shall such recertification occur later than five years after the approval of the Final Plat.

(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~~for compliance ~~with~~using 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 of inspection shall include, but not be limited to:

- Bio-retention facility
- Pond containment berms are stable and free of animal burrowing

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- 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 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 upon submission of a pond certification, further described above and in accordance with Section 58-678(h) of the Code.

(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.

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(xii) ~~The agreement~~The Storm Water Best Management Practices Maintenance Agreement ("SW 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~~SW Agreement shall specifically include this language and shall not be incorporated by reference. The ~~agreement~~SW Agreement shall be recorded with the Ozaukee County Register of Deeds.

33. Additional Covenants, Conditions and Restrictions. Prior to Final Plat approval, the Developer shall record the following additional covenants, conditions and restrictions against the 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) Notify future lot owners of the obligations set forth below.

OBLIGATIONS OF BUILDER/LOT OWNER

34. Compliance with Grading Plan. Any ~~person~~owner of a lot in the Development who constructs or causes the construction of a building in the Development shall be responsible for siting the principal building and rough and fine grading ~~the building pad~~their lot to comply with the approved master grading plan or an amendment thereto approved by the City Engineer.

35. Sump Pump Discharge and Roof Drainage Plan. Any ~~person~~owner of a lot in the Development who constructs or causes the construction of 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 the Storm Water Management Plan approved by the City Engineer.

36. 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~~owner 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.

37. 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.

38. Private Water. This Section is intentionally left blank.

WARRANTIES AND INDEMNIFICATIONS

39. 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~~,~~ ("Warranty Period"), and Developer shall assign to the City applicable contractor warranties for the Public Improvements. If any defect should appear during the ~~warranty period~~Warranty Period, the City shall first seek to enforce any applicable contractor warranty; however, the Developer guarantees the

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Public Improvements and shall indemnify the City to the extent of any default or failure of any contractor to honor the warranty~~. The~~ during the Warranty Period. If repairs or replacements are made during the Warranty Period, the Developer ~~guaranties~~guarantees each repair or replacement performed pursuant to this paragraph for one year from completion of said repair or replacement. This warranty survives any provision of this Agreement that purports to discharge or release the Developer.

40. 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.

41. 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.

42. 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 construction of the Development, including without limitation street damage as a result of excessive hauling operations or installation of the Improvements. This covenant survives any provision of this Agreement that purports to discharge or release the Developer.

FINANCIAL OBLIGATIONS

43. 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~~, and (e) any other reasonable costs that may be incurred by the City in connection with the installation of the Improvements~~. Costs will include~~ including 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

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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.

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

45. Streetlights. The Developer shall be responsible for the cost of installation of a WE-Energies LED standard streetlight mounted on a wooden pole or may provide an upgraded bronze FG Smooth pole and rectangular low fixture, as shall be approved by the City, at ~~each~~the northerly main entrance ~~to~~off Swan Road into the Development. The City's Public Works Department shall arrange for the installation permit and coordinate the installation. The Developer shall pay for labor and materials within 30 days after being invoiced. After acceptance of dedication of the Public Improvements by the City, the City shall assume responsibility for the monthly energy costs and future maintenance for the streetlight(s).

46. Landscaping Completion Letter of Credit. If the City agrees to Final Plat approval despite landscaping and/or hardscape amenities, including the installation of required street trees, not being completed (the City shall not be obligated to grant Final Plat approval under such circumstances), 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 evidence of cost shall be subject to review and approval by the City. The Developer shall, prior to Final Plat approval, provide to the City a letter of credit in an amount equal to 125% of such costs. 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~~or prior to Final Plat approval~~,~~ in accordance with section 9 (c), 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 to the Developer, 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.

47. Landscaping Survival Letter of Credit. The Developer shall, prior to Final Plat approval, 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 ~~on~~ 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 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. The City shall release the letter of credit three years after the installation of the landscaping amenities.

48. Street Tree Survival Guarantee. The Developer shall, prior to Final Plat approval, 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 ~~on~~ 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

Attachment: Packet Docs_SwanRidge (9771 : Pointe Real Estate)

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. The City shall release the letter of credit 14 months after the installation of the street trees.

49. Surface Completion Letter of Credit. If the surface course of a street cannot be constructed prior to October 15, the Developer shall provide to the City an estimate of the final surface cost, including the costs of inspections, shouldering, streets, curbs, gutters, ~~failures,~~ base repairs, ~~defects~~ and utility adjustments. The estimate shall be subject to review and approval by the City Engineer. The Developer shall, prior to October 15, provide to the City a letter of credit in the amount of the approved estimate. 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 surface course paving work. If the surface course paving work is not completed to the satisfaction of the City on or before June 30 of the immediately following year, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the Surface Completion Letter of Credit to defray the costs of finishing the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. The City shall hold such funds and apply them as costs are incurred. The City shall refund the balance to the Developer, 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.

50. 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 Phase 2 of 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 construction of the Development. Wear and tear shall be determined as described in Section 25 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, weather permitting, 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 shall refund the balance to the Developer, if any, after the work is completed, but not later than two (2) years after final plat approval. If the funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

51. Stormwater Guarantee. The Developer shall provide the Stormwater Guarantee, as defined in Section 32(b)(vii) 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.

Attachment: Packet Docs_SwanRidge (9771 : Pointe Real Estate)

52. 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 to the City, in accordance with the requirements of Section 58-640 of the Code, a sewer connection charge of ~~$_____ (XX lots or units @~~ $200 per lot ~~or unit)~~ prior to Final Plat approval.

53. 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.

54. 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.

FINAL PLAT APPROVAL; DEDICATION; RELEASE

55. Final Plat Approval

(a) The Common Council shall grant Final Plat approval upon certification by the City Engineer that (i) all of the Improvements have been satisfactorily inspected by the City Engineer and the Department of Community Development which have found that the Improvements have been satisfactorily constructed, installed and completed in accordance with this Agreement; (ii) the Developer has satisfied its financial obligations, including providing required letters of credit and other guarantees; and (iii) the Developer has satisfied all other requirements of this Agreement and the Development and Final Plat meet the requirements of this Agreement, the Code and applicable state laws.

(b) The Common Council may, but shall not be required to, grant Final Plat approval despite certain ~~of the~~ Improvements not being completed provided escrows have been established or guarantees provided that are adequate, as determined by the Common Council in its discretion, to ensure completion.

56. 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 Developer to the City upon recording the Final Plat, as provided by Wisconsin law, and without recourse, and free and clear of all liens, claims and encumbrances. The lien waivers required ~~above~~in Section 18 of this Agreement shall be a condition precedent of recording of the Final Plat. The Public Improvements shall have access from a dedicated street, where necessary.

57. 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.

DEFAULTS

58. 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 when due.

Attachment: Packet Docs_SwanRidge (9771 : Pointe Real Estate)

(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 30 days of the date filed.

59. 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.

(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~~credit 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,

60. 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

Attachment: Packet Docs_SwanRidge (9771 : Pointe Real Estate)

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.

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

GENERAL PROVISIONS

62. 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).

63. 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.

64. 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.

65. 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 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.

66. 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.

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

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

69. 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: Packet Docs_SwanRidge (9771 : Pointe Real Estate)

[CITY SIGNATURE PAGE TO DEVELOPMENT AGREEMENT]

CITY OF MEQUON

By: _____
Andrew Nerbun
Mayor

By: _____
Caroline Fochs
Clerk

STATE OF WISCONSIN)
) SS
OZAUKEE COUNTY)

The foregoing instrument was acknowledged before me on _____ _____, 20___, by Andrew Nerbun, 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 _____ _____, 20___, 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: Packet Docs_SwanRidge (9771 : Pointe Real Estate)

[DEVELOPER SIGNATURE PAGE TO DEVELOPMENT AGREEMENT]

MK/S-EP, LLC

By: _____
Name: Michael J. Kaerek
Title: Managing Member

STATE OF WISCONSIN)
) SS
COUNTY)

The foregoing instrument was acknowledged before me on _____ _____, 20___, by Michael J. Kaerek, as Managing Member of MK/S-EP, LLC.

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

Attachment: Packet Docs_SwanRidge (9771 : Pointe Real Estate)

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Attachment: Packet Docs_SwanRidge (9771 : Pointe Real Estate)

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: **COLE MCCRAW, ASSISTANT CITY ENGINEER**

DATE: **October 21, 2024**

SUBJECT: **Mequon I LLC. The applicant is seeking development agreement and minor request for a fill permit approval for 30,000 C.Y. of construction fill to allow for 13 lots in Phase VIII of The Enclave of Mequon Preserve subdivision for the property located at 7901 W. Preserve Parkway.**

Applicant:	Mequon I, LLC
Status of Applicant:	Owner
Requested:	Development Agreement Minor Request – Fill Permit exceeding 1,000 C.Y.
Existing Zoning:	R-6 (Residential Single Family) PUD (Planned Unit Development)
Land Use Plan:	Residential 1-1.5 acre
Lot size:	17.22 Acres
Location:	7901 W. Preserve Parkway
Tax Key Number:	#14-214-00-000.20
District:	#4

Background:
The applicant is requesting development agreement approval for The Enclave at Mequon Preserve Phase VIII consisting of 13 lots (lots 101-113) on the property located at the west end of West Preserve Parkway. The preliminary plat was approved on January 13, 2020, and the final plat will be subject to further consideration by the Planning Commission at the time of its submission. The phase generally includes approximately 650 feet of roadway extension, sewer and water extension, and storm water management improvements including storm sewer and a wet pond.

Development Agreement:
Please see attached draft development agreement for Phase VIII. The developer utilized the template development agreement, which was modified and submitted to staff. Engineering and Planning staff subsequently reviewed the document and submitted to the City Attorney for review. The development agreement provides the opportunity to construct two (2) principal structure model buildings prior to final plat approval with the understanding that the unit can't be sold or title transferred until the associated plat is recorded. This is consistent with the table approved as a part of the template document.

Fill:
The fill and earthwork quantity associated with lot grading requires planning commission approval. The fill permit requests approximately 30,000 cubic yards of earthwork. Grading plans

will be reviewed by engineering staff.

Engineering Report:
Cole McCraw, Assistant City Engineer, has reviewed the application and has the following comments:

The development agreement is based on the standard development agreement language and was submitted to the City Attorney. The applicant proposed mostly form and format changes. The applicant must include a legal description of the area governed by the DA.

The site plans for Phase VIII are under review by the Engineering Division.

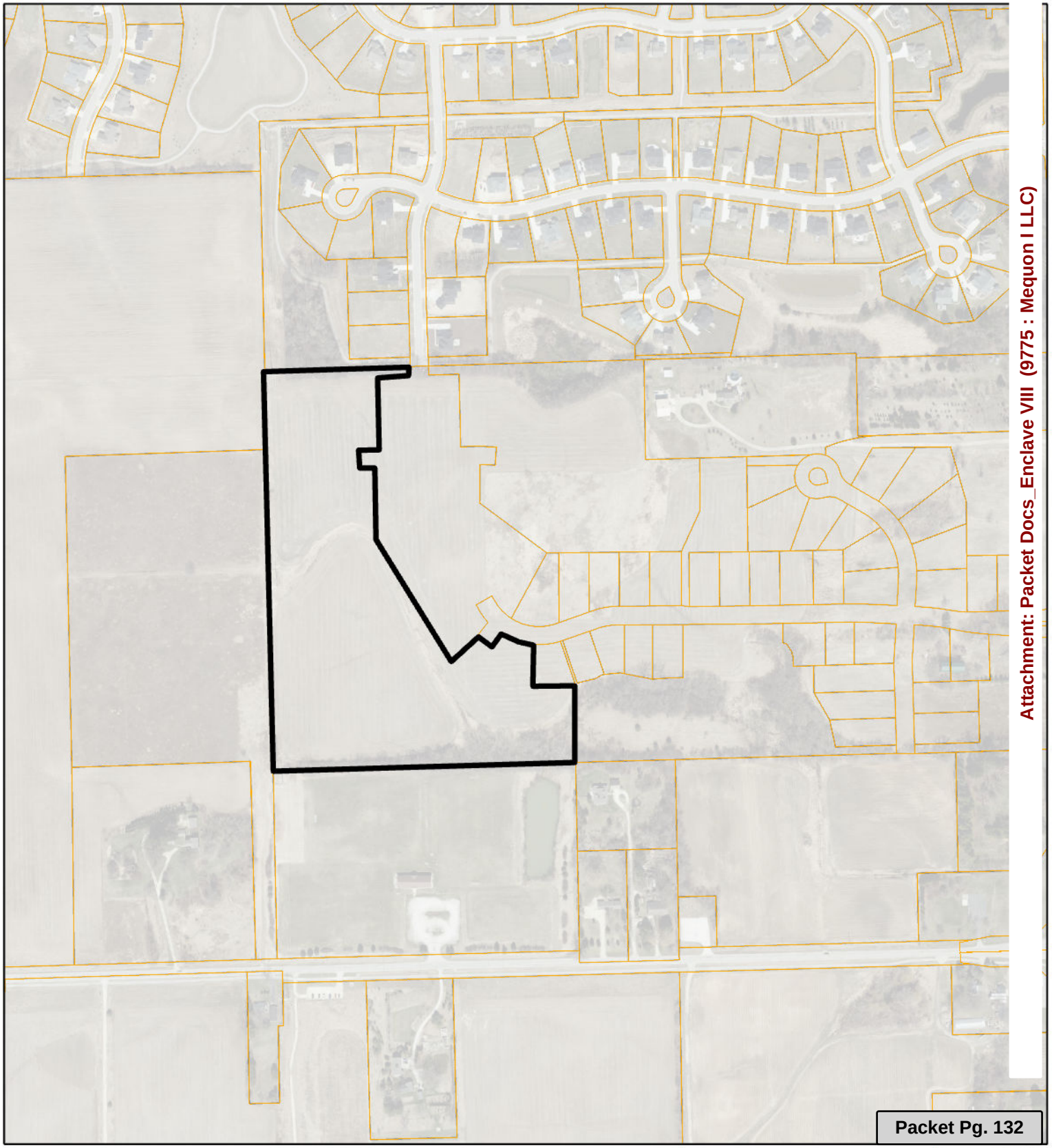
Staff Recommendation:
Staff recommends **approval** of the development agreement and fill quantity subject to the following condition(s):

1. Review of the draft DA by the City Attorney.
2. Inclusion of legal description as DA exhibit.
3. Common Council approval of the Development Agreement.
4. Grading plan review and approval by the engineering division.

Attachments:
Packet Docs_Enclave VIII (PDF)

ENCLAVE

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



Attachment: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

City of Mequon

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

www.ci.mequon.wi.us

PUBLIC WORKS\ENGINEERING

Permit Application for Filling, Excavating and Berms

Engineering Division

PLEASE PRINT CLEARLY

Agent / Contact Name: Matt Cudney Phone #: 608-226-3016

Property Owner Name: Mequon I, LLC Phone #: 608-226-3016

Agent Or Owner Contact Address: 6801 S. Towne Drive, Madison, WI 53713

Email Address: mcudney@veridianhomes.com

Location Or Address Of Work Site: Bluebird Court in The Enclave at Mequon Preserve

Or: Description Being part of SE 1/4 1/4 Section 28 T9N, R 21 E

Tax Key No. 14-028-15-014.00

Subdivision Enclave at Mequon Preserve Lot _____ Block _____

Estimated Date Of Completion: 06/01/2025

Reason For Fill/Removal/Excavation Phase 8 fill construction of The Enclave at Mequon Preserve.

Name Of Contact Other Than Applicant: Grant Duchac- Excel Eng. Phone #: 920-926-9800

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 $_____

Total Cubic Yards To Be Deposited/Removed/Excavated 30,000 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.*

Per Section 58-674 Erosion and Stormwater Runoff Control ordinance, any land disturbance greater than 4,000 s.f. will require an Erosion Control Permit.

SIGNED: Matt Cud DATE: 9/23/24

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

---- For Office Use Only ----

Haul Route Map Required ☐ *YES* ☐ *NO* ☐ *ATTACHED*
Erosion Control Permit Required ☐ *YES* ☐ *NO*

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

G:\Filling Permits\Filling, Excavating, & Berm Permit App - 2021 Revision-ALT.doc REV 2/21

Attachment: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

GENERAL NOTES:

-BUILDING PADS AND STREET TO BE FUTURE IMPROVEMENTS. IMPROVEMENTS FOR THIS PLAN LIMITED TO FILL AND TEMPORARY CULVERTS.
-KEEP RIGHT OF WAY 18" LOW
-MAINTAIN 1% MINIMUM SLOPE FOR POSITIVE DRAINAGE.

NORTH

1" = 40' SCALE 40' 0 40' 80' FEET

EROSION CONTROL AND FILL AREA PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

VERIDIAN HOMES

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION PHASE VIII

THE ENCLAVE AT MEQUON PRESERVE

NORTH WAUWATOSA ROAD • MEQUON, WI

PROFESSIONAL SEAL

WISCONSIN GRANT DUCHAC 42768-6 FOND DU LAC WISCONSIN PROFESSIONAL ENGINEER

PRELIMINARY DATES

SEPT. 19, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

240256800

SHEET NUMBER

C1.0

2021 © EXCEL

Attachment: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE 2019-1560

An Ordinance Amending Chapter 58, Zoning Code, to Rezone Approximately Sixty-Four (64) Acres West of 10565 N. Wauwatosa Road Currently Zoned R-3/PUD/TDR and Five (5) Acres at 10565 N. Wauwatosa Road Currently Zoned R-3 to R-3/PUD/TDR, and Twelve (12) Acres at 7626 W. Donges Bay Road from R-3/PUD/TDR to R-3/CGO

RECITALS

A. Pursuant to section 62.23(3) of the Wisconsin Statues, the City of Mequon is authorized to prepare and adopt a comprehensive plan, or amendment thereof, as defined in section 66.1001(1)(a) and 66.1001(2) and 66.1001(4)(c) and 66.1001(4)(d).

B. The Planning Commission by majority vote made a recommendation to approve on the 11h day of November, 2019.

C. The required due notice and public hearing by the Common Council of the City of Mequon occurred on the 11th day of February, 2020.

BASED UPON THE FOREGOING, THE COMMON COUNCIL OF THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN, DO ORDAIN AS FOLLOWS:

SECTION I

Following recommendation of the Planning Commission on November 11, 2019, and after due notice and hearing by the Common Council of the City of Mequon on February 11, 2020, the existing and official City of Mequon district zoning maps are hereby amended so as to change the zoning classification of certain properties, as described and illustrated in Exhibit A, to R-3/ TDR/PUD subject to the following conditions:

1. The developer is granted 68 yield lots and 14 transfer of development credits.
2. Common Council approval of the rezoning recommendation.
3. The development shall comply with preliminary plat, development agreement, and final plat requirements.
4. Road D shall incorporate traffic calming measures between Road C and Tree Sparrow Drive.
5. The cluster mailbox location shall be approved by Planning Commission at the time of Preliminary Plat. The mailboxes shall be clustered in smaller groups throughout the subdivision.
6. The portion of the public road deemed to be the major thoroughfare by staff shall include a public sidewalk within the dedicated R.O.W. on one side of the road. All cul-de-sacs require a 75’ radius.
7. All lots shall maintain a minimum lot size of .30 acres. All buildings shall maintain a

Attachment: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

minimum building setback of 30’ and a maximum building setback of 40’ from the interior public road right-of-way (lots on the cul-de-sac are allowed a maximum building setback of 50’), a minimum 10’ offset from an interior side yard, 30’ offset from the corner side and 20’ rear property lines.

8. The entire property shall be appropriately field-staked for wetland areas and reviewed and approved by the Department of Natural Resources (DNR), including an indication of the required setback from the wetland, prior to action on a preliminary plat by the Planning Commission. The development is subject to appropriate Chapter 30 permitting from the DNR and necessary permitting from the Army Corp of Engineers.
9. Private lots shall not contain wetlands. The developer shall show wetlands and all required wetland setbacks on the preliminary plat. The Planning Commission shall evaluate and approve the final location of wetland setback requirements and the final location of the necessary protective measures required of the developer.
10. Pedestrian and bike paths and the necessary easements shall be required in accordance with the approved concept plan. All pedestrian trails shall be located in an outlot with a minimum width of 10 feet. Bike/Ped path shall be constructed in accordance with the WisDOT Bike Path Facilities Handbook.
11. Entryway signage and landscaping is subject to the approval of the Planning Commission.
12. There shall be a permanent open space buffer along the perimeter of this development as illustrated in the attached development concept plan and per Planning Commission action.
13. Architectural design of residential buildings shall comply with a Planning Commission approved set of design standards set forth as part of the PUD and shall include the following:

    - Dwellings shall be a minimum of 1,900 square feet for a single-story and 2,100 for a multi-story.
    - No accessory structure shall project further into the front or corner side yard than the principle structure.
    - Chain link or 100% opaque fencing is prohibited. Fencing is prohibited in the front and corner side yard.
    - No less than 50% of residential buildings shall present a side loading garage, a courtyard garage entry or a 15-degree turned garage entry.
    - Of the remaining 50% that is allowed to present a front loading garage, the following shall apply: 1) no more than two garage stalls shall present on the same linear plane; 2) all front loading garages shall contain architectural details consistent with the front elevation; 3) none of the front loading garages shall have a consistent setback to that of the habitable portion of the building; and 4) no more than 30% of the front loading garages shall project further into the front yard than the habitable portion of the building.
    - There shall be no more than three (3) front-loading garage residential buildings in a row.

14. All residential buildings shall comply with the Architectural Board’s publication entitled “Guidelines for Residential Structures”, unless deviations are approved by the Planning Commission, and are subject to the Architectural Review Board approval.
15. Street trees are subject to the approval of the Tree Board and Planning Commission.
16. Street lighting, if proposed, is subject to the approval of the Planning staff.

Attachment: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

17. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any.
18. All roads and bike paths connecting to adjacent sites shall be installed at the time of each associated phase of development. The road shown to connect to the property to the west shall include the installation of a hammerhead. Removal of the hammerhead shall be approved by the City at the time of connectivity for development to west. The developer shall provide an escrow to the City for the estimated cost of removal.
19. Landscape islands within the public road are required at locations designated by staff.
20. Engineering Division review and approval of grading, drainage, stormwater management, erosion control and sewer plans in conformance to City ordinances and the Standard Specifications for Land Development.
21. Execution of a Water Service Agreement between the applicant and the Water Utility, including acceptance of the requirement to loop the water main and provide connections both on Donges Bay Road and Wauwatosa Road. The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2,500 gpm, which may require 12" pipe for the dead end main.
22. Provision of Easements over existing and proposed drainageways with supporting language requiring Homeowners Association maintenance and access granted to the City.
23. The applicant shall provide utility easements for the adjacent lot owners to allow access to the public water main and sanitary sewer.
24. WDNR approval of the wetland impact and proposed road crossing over the navigable waterway.
25. Public road design standards shall be subject to the review and approval of the Engineering Division and the Fire Department.
26. Fire Department approval of the number and location of fire hydrants.
27. Any substantial change to the general concept plans illustrated in the attached exhibits shall require appropriate amendments to this ordinance.
28. The development must provide right-of-way and road cross connections to the adjacent properties.
29. Adjacent road connections must be constructed with the respective phase and must include a temporary turnaround both to the adjacent lots and future phases until constructed.
30. A secondary access shall be constructed prior to the issuance of building permits on Phase Two. The existing hammerhead on Tree Sparrow Drive shall be removed at the time of connection.
31. Connection to public water and sanitary sewer. The applicant shall obtain the necessary approval and permits for the installation of the sanitary sewer and water main from the various regulatory agencies. All utilities must be constructed to provide service to adjacent properties and adhere to the design parameters of the City's master plan for the area. Lateral extensions shall be provided for all adjacent lots served by the proposed public utilities.
32. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Facilities Easement Declaration and Agreement.
33. The applicant shall provide utility easements and laterals for the adjacent lot owners to allow access to the public water main and sanitary sewer.
34. WisDOT access permit for the Wauwatosa Road/ STH 181 entrance and associated MOU with the City of Mequon. The development would be financially responsible for the

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improvements.

35. WDNR approval of the wetland impacts and proposed crossing over a navigable waterway.
36. A fill permit is required for any material brought to or removed from the development.
37. 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).
38. Final legal documents are subject to City Attorney review and approval prior to recording of final plat.

SECTION II

The terms and provision of this ordinance are severable. Should any term of provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION III

All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION IV

This ordinance shall be in full force and effect upon its passage and on the day after its publication.

Approved by: John Wirth, Mayor

Date Approved: February 11, 2020

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on February 11, 2020.

Caroline Fochs, City Clerk

Published: February 20, 2020

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Document Number	**DEVELOPMENT AGREEMENT** Document Name

THIS DEVELOPMENT AGREEMENT ("Agreement") is made as of _____, 2024, by Mequon I, LLC, a Wisconsin Limited Liability Company (the "Developer") and the City of Mequon, a municipal corporation (the "City").

RECITALS

A. The Developer desires to improve and develop the property described on the attached Exhibit A (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 development on the Property (the "Development"), the Private Improvements, as defined below, and other terms and conditions of the Development.

Recording Data
Name and Return Address City Engineer 11333 N Cedarburg Road Mequon, WI 53092
Parcel Identification Number

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.

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

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"Public Improvements" means all public streets, sidewalks, paths and required appurtenances to the foregoing, including without limitation street name signs, 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 Preliminary Plat approval by the Planning Commission on January 13, 2020. The Preliminary Plat is an expression of approval or conditional approval of the layout submitted and is a guide to the preparation of the Final Plat which will be subject to further consideration by the Planning Commission at the time of its submission.

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. The Developer shall not commence the Improvements until the Plans are reviewed and approved.

4. Corrections to Plans. The City Engineer may, at any time prior to Final Plat approval, 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 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:

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(a) Indicate which lots are designed for full exposure and partial exposure and the lots that are limited to front load entry garage only.

(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 drainage ways and erosion protection.

(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 yard 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.

(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.

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(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 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. Street Plans.

(a) The Developer shall submit plans for all public and private roads, driveways and roadside sidewalks (if any). Such plans shall be subject to review and approval by the City Engineer and Fire Chief.

(b) Unless otherwise approved by the City, all public and private streets shall satisfy the following requirements:

(i) All new streets shall be constructed with a twelve-inch (12") road base consisting of twelve inches (12") of one and one-quarter inch (1¼") crushed stone base course. The initial surface shall consist of two and one-half inches (2½") of bituminous binder course. Streets and driveways shall be constructed to the City's typical cross-section. The final one and one-half inch (1½") asphalt surface course shall be applied following the construction of the binder course.

(ii) To the extent the Development will be constructed in phases, the plans shall show all cross connections being constructed in each phase. A temporary turnaround shall be shown on the plans for any street connecting into a future phase and for any street leading to any adjoining property.

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(c) The plans shall show street name signs and regulatory/public safety signs (speed limit signs, stop signs and so forth) as required by the City Engineer. Street names shall be approved by the Planning Commission.

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.

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.

(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.

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(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.

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 strictly 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 strict 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 constant 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 until certification by the City Engineer, approval of the Improvements, acceptance of dedication by the City and Final Plat approval.

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. No Lot Assessments for Improvements. The costs and value of the Improvements will become an integral value of the abutting property; therefore, the Developer shall not make any future lot assessment for the Improvements.

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 plat. 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.

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

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(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 is 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.

(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. At the conclusion of the construction activity and prior to the recording of the Final Plat, 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.

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(b) If the surface course of a street cannot be constructed prior to October 15, the Developer shall provide the Surface Completion Letter of Credit, as defined below.

(c) At the time of any extension of any street in the Development for which a temporary turnaround was constructed, the Developer shall remove the temporary turnaround and restore the area.

(d) The roadside sidewalk shall be installed at the time of street construction. Until Final Plat approval, the Developer shall maintain (including snow and ice removal) such roadside sidewalks and repair and replace them as necessary.

(e) The Developer shall provide and install street name signs and regulatory/public safety signs required by the Plans in the form required by the City.

26. Additional Utility Requirements.

(a) The Final Plat shall include easements for sanitary, drainage, gas, electric, sewer, water, phone, cable television, internet and other utilities for provision of services to and from the Development.

(b) All sanitary, water and drainage easements must be prepared separately for each lot or parcel 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 Final Plat approval.

(c) The Developer shall provide proof of payment in full for installation of all required utilities prior to Final Plat approval.

(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 Final Plat approval, 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.

MODEL HOMES

28. Model Homes.

(a) Subject to satisfaction of all other requirements for a building permit, the City will issue a building permit for 2 principal structures to be used as sales models prior to approval and recording of the Final Plat.

(b) If the Developer is unable, despite reasonable efforts, as determined by the City in its sole discretion, to satisfy the paving requirements of Section 3.6 of the Standard Specifications for Land Development, the City will, upon application of the Developer and satisfaction of all other requirements for a building permit, issue a building permit for one model home prior to the installation of the binder course of asphalt in the adjacent dedicated public road or private access easement. The City shall not issue the building permit for such model home until stone base is installed and such stone base has successfully passed a proof roll. The stone base shall

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allow, as determined by the City in its sole discretion, access for inspections and emergency personnel. The City may cancel inspections if adequate access is not provided to inspections staff.

(c) The Developer shall not transfer title to any lot containing a model home until the Final Plat is approved and recorded as described below.

ASSOCIATION; COVENANTS, CONDITIONS AND RESTRICTIONS; ONGOING AGREEMENTS

29. The Association. The Developer shall, prior to the sale of any property within the Development, create or cause to be created an entity (the "Association") with a perpetual existence under the laws of the State of Wisconsin to control and maintain the common areas and facilities of the Development and to assume the obligations of the Association set forth in this Agreement. The Developer shall provide the City a description of the organization of the proposed Association, together with copies of its governing documents, including all documents governing ownership, maintenance and use restrictions for common facilities or common elements, including commonly owned outlots. Such documents shall be subject to review and approval of the City for consistency with the requirements of this Agreement. The Association shall be operating (with financial subsidization by the Developer, if necessary) before the sale of any part of the Development. All owners of any property in the Development, including the Developer, shall be members of the Association solely by virtue of such ownership and shall be jointly responsible for its obligations, which obligations shall be assessable as against such members. The Association shall have the power and authority to assess property owners for their proportionate share of costs associated with the responsibilities of the Association set forth in this Agreement. The governing documents for the Association shall confer legal authority on the 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 accrued interest before the lien may be lifted. If at any time the Association does not exist or fails to satisfy its obligations, the owners of the Property shall be jointly and severally liable, with rights of contribution, for the Association's responsibilities under this Agreement and all agreements that run with the land that impose responsibilities on the Association.

30. Obligations of the Association. The Association 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 Association 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.

31. Temporary Turnarounds. If any street constructed as part of the Development has a temporary turnaround for any future extension of the street beyond the Development, the Association shall remove such turnaround and restore the area in a manner acceptable to the City at the time the street is extended beyond the Development.

32. 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

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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.

(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 Final Plat approval. 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 Association, but in no event shall such recertification occur later than five years after the approval of the Final Plat.

(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 promptly. 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

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- 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 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 upon submission of a certification in accordance with Section 58-678(h) of the Code.

(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.

Attachment: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

(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.

33. Additional Covenants, Conditions and Restrictions. Prior to Final Plat approval, the Developer shall record the following additional covenants, conditions and restrictions against the 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) Notify future lot owners of the obligations set forth below.

OBLIGATIONS OF BUILDER/LOT OWNER

34. 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.

35. Sump Pump Discharge and Roof Drainage Plan. 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.

36. 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.

37. 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

38. 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 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.

Attachment: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

39. 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.

40. 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~~.~~ unless such claim is the result of negligent or willful misconduct by the City, or its officers, agents, or employees. This indemnification survives any provision of this Agreement that purports to discharge or release the Developer.

41. 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. This covenant survives any provision of this Agreement that purports to discharge or release the Developer.

FINANCIAL OBLIGATIONS

42. 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.

Attachment: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

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

44. Streetlights. The Developer shall be responsible for the cost of installation of a WE-Energies LED standard streetlight mounted on a wooden pole or may provide an upgraded bronze FG Smooth pole and rectangular low fixture, as shall be approved by the City, at each main entrance to the Development. The City's Public Works Department shall arrange for the installation permit and coordinate the installation. The Developer shall pay for labor and materials within 30 days after being invoiced. After acceptance of dedication of the Public Improvements by the City, the City shall assume responsibility for the monthly energy costs and future maintenance for the streetlight(s).

45. Landscaping Completion ~~Letter of Credit.~~Guarantee. If the City agrees to Final Plat approval despite landscaping and/or hardscape amenities, including the installation of required street trees, not being completed (the City shall not be obligated to grant Final Plat approval under such circumstances), 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 evidence of cost shall be subject to review and approval by the City. The Developer shall, prior to Final Plat approval, provide to the City a performance bond, letter of credit or cash deposit in an amount equal to 125% of such costs. ~~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 in the City Attorney's reasonable discretion. 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 reasonable satisfaction of the City on or before June 30 of the year following Final Plat approval, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the performance bond, letter of credit or cash deposit 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.

46. Landscaping Survival ~~Letter of Credit.~~Guarantee. The Developer shall, prior to Final Plat approval, 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 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 on 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 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~~.~~ in the use of the City Attorney's reasonable discretion. 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 performance bond, letter of credit or cash deposit 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~~funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

47. Street Tree Survival Guarantee. The Developer shall, prior to Final Plat approval, 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 on its review of the Developer's contracts and paid receipts or as otherwise required by Wisconsin Statutes Section 236.13. The performance bond, letter of credit or cash deposit 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~~.~~ in the use of the City Attorney's reasonable

Attachment: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

discretion. 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 performance bond, letter of credit or cash deposit 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~~funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

48. Surface Completion ~~Letter of Credit.~~Guarantee If the surface course of a street cannot be constructed prior to October 15, the Developer shall provide to the City an estimate of the final surface cost, including the costs of inspections, shouldering, streets, curbs, gutters, failures, base repairs, defects and utility adjustments. The estimate shall be subject to review and approval by the City Engineer. The Developer shall, prior to October 15, provide to the City a performance bond, letter of credit or cash deposit in the amount of the approved estimate. ~~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 in the use of the City Attorney's reasonable discretion. The Developer shall pay all costs of completing the work. If the work is not completed to the satisfaction of the City on or before June 30 of the immediately following year, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the Surface Completion ~~Letter of Credit~~Guarantee to defray the costs of finishing the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. 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.

49. 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 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.

50. 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.

51. 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 to the City, in accordance with the requirements of Section 58-640 of the Code, a sewer connection charge of $2,600 (13 lots or units @ $200 per lot or unit) prior to Final Plat approval.

Attachment: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

52. 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.

53. 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.

FINAL PLAT APPROVAL; DEDICATION; RELEASE

54. Final Plat Approval

(a) The Common Council shall grant Final Plat approval upon certification by the City Engineer that (i) all of the Improvements have been satisfactorily inspected by the City Engineer and the Department of Community Development which have found that the Improvements have been satisfactorily constructed, installed and completed in accordance with this Agreement; (ii) the Developer has satisfied its financial obligations, including providing required letters of credit and other guarantees; and (iii) the Developer has satisfied all other requirements of this Agreement and the Development and Final Plat meet the requirements of this Agreement, the Code and applicable state laws.

(b) The Common Council may, but shall not be required to, grant Final Plat approval despite certain of the Improvements not being completed provided escrows have been established or guarantees provided that are adequate, as determined by the Common Council in its discretion, to ensure completion.

55. 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 Developer to the City upon recording the Final Plat, as provided by Wisconsin law, and without recourse, and free and clear of all liens, claims and encumbrances. The lien waivers required above shall be a condition precedent of recording of the Final Plat. The Public Improvements shall have access from a dedicated street, where necessary.

56. 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.

DEFAULTS

57. 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 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.

Attachment: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

(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 30 days of the date filed.

58. 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.

(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,

59. 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.

60. Attorneys' Fees. The Developer shall pay the City's costs of enforcement of this Agreement, including reasonable attorneys' fees and costs provided, however, that in the event of legal or administrative

Attachment: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

action, Developer shall only be responsible for the City's reasonable attorneys' fee and costs if the City is the prevailing party in any such legal or administrative action.

GENERAL PROVISIONS

61. 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).

62. 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.

63. 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.

64. 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 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.

65. 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.

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

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

68. 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: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

[CITY SIGNATURE PAGE TO DEVELOPMENT AGREEMENT]

CITY OF MEQUON

By: _____
Andrew Nerbun
Mayor

By: _____
Caroline Fochs
Clerk

STATE OF WISCONSIN)
) SS
OZAUKEE COUNTY)

The foregoing instrument was acknowledged before me on _____ _____, 20___, by Andrew Nerbun, 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 _____ _____, 20___, 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: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

[DEVELOPER SIGNATURE PAGE TO DEVELOPMENT AGREEMENT]

Mequon I, LLC By Forgewell Building Group, LLC

Its sole member

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN)
) SS
DANE COUNTY)

The foregoing instrument was acknowledged before me on _____ _____, 20___, by _____, as _____ of _____.

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

Drafted by: City of Mequon

Attachment: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

EXHIBIT A

to the
DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF MEQUON AND
MEQUON I, LLC

Enclave at Mequon Preserve South

Legal Description

The Enclave at Mequon Preserve South VIII Legal Description:

Attachment: Packet Docs_Enclave VIII (9775 : Mequon I LLC)

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: **KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT**

DATE: **October 21, 2024**

SUBJECT: **Soomnath Hospitality. The applicant is seeking minor request approval to allow for 385 feet of fencing for the property located at 10240 N. Cedarburg Road (Sybaris).**

Applicant:	Soomnath Hospitality
Status of Applicant:	Agent
Requested:	Minor Request - Fence
Existing Zoning:	R-3 (Residential Zoning) C-1 (Wetland Conservancy District) FW (Floodway District)
Lot size:	1.39 Acres
Location:	10240 N. Cedarburg Road
Tax Key Number:	#14-050-09-050.04
District:	#4

Background:
The applicant requests Planning Commission approval for a fence at 10240 N Cedarburg Road (Sybaris Pool Suites). Pursuant to Section 58- 565, fences on non-residential properties require Planning Commission approval. The applicant indicates the following reasons for the request for the fence:

- Guest safety from people trying to access the property
- Guest privacy from views from roadways

Fencing:
The proposed fence is shown to be six feet in height and constructed of black metal aluminum framing with opaque cedar planks. The proposal includes fencing located in the front (Cedarburg Road) yard surrounding the most westerly building. The fence is not proposed around the perimeter of the site and is not proposed across any access roadways.

Because the applicant states safety as the primary reason for the fence, staff requested input from the Mequon Police Department. Based on the application and the records of police calls for service at the property from January 1, 2022, to October 9, 2004, the Police Department states the following:

- The proposed fencing could enhance privacy for the building it surrounds.
- The design appears to guide individuals accessing the property on foot to use the main entrance, thereby improving access control.

- The fence could serve as a deterrent to property-related crimes, potentially contributing to the overall security of the area.
- The primary concern is that the fence may limit the responding officer's line of sight to the building it encloses.
- Based on the Department's experience, and examining through officer tactics, the Department believes that the proposed fence will not change a police response.

Given the Police Department's statements, the fence can be supported. Staff recommends a black, aluminum, decorative fence similar to those installed at other commercial properties (see attached examples), and that the fence shall not exceed 4.5 feet in height. There is substantial green space between the fence and Cedarburg Road including soft landscaping features. Staff recommends some intermittent landscaping near the base of the fence that will match and enhance the front yard aesthetics.

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

1. Staff review of final plans which shall indicate a black, aluminum decorative fence does not exceed 4.5 feet in height and shall not be opaque.
2. Staff review and approval of landscaping plan for the area between the fence and the public street.
3. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 180 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.

Attachments:
Packet Docs_Sybaris (PDF)

Identify the specific boundaries of the subject site with a to-scale site plan. Is the site plan attached?

Yes ☒ No ☐

Project Description and Business Operations: Explain the overall scope of the project, including all project elements and details of any proposed business and its operations (use separate sheet if appropriate).

We would like to build a fence blocking the views of the Road and Driveway. This would also help with security and privacy for our guests.

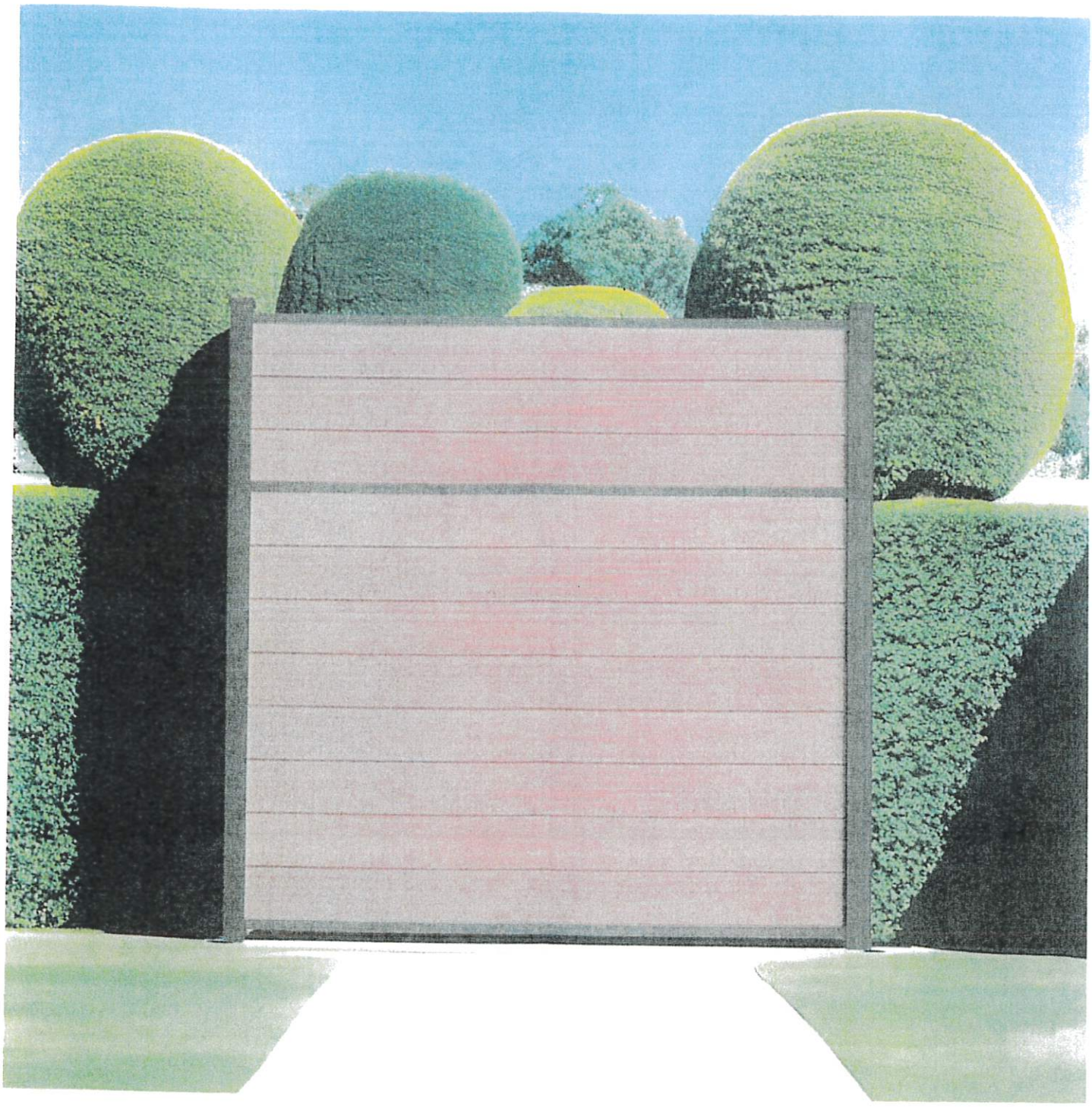
Basis for Request: Explain why the request should be granted with respect to the following:

a. *Public Health and/or Safety*
b. *Public Interest*
c. *General Welfare*

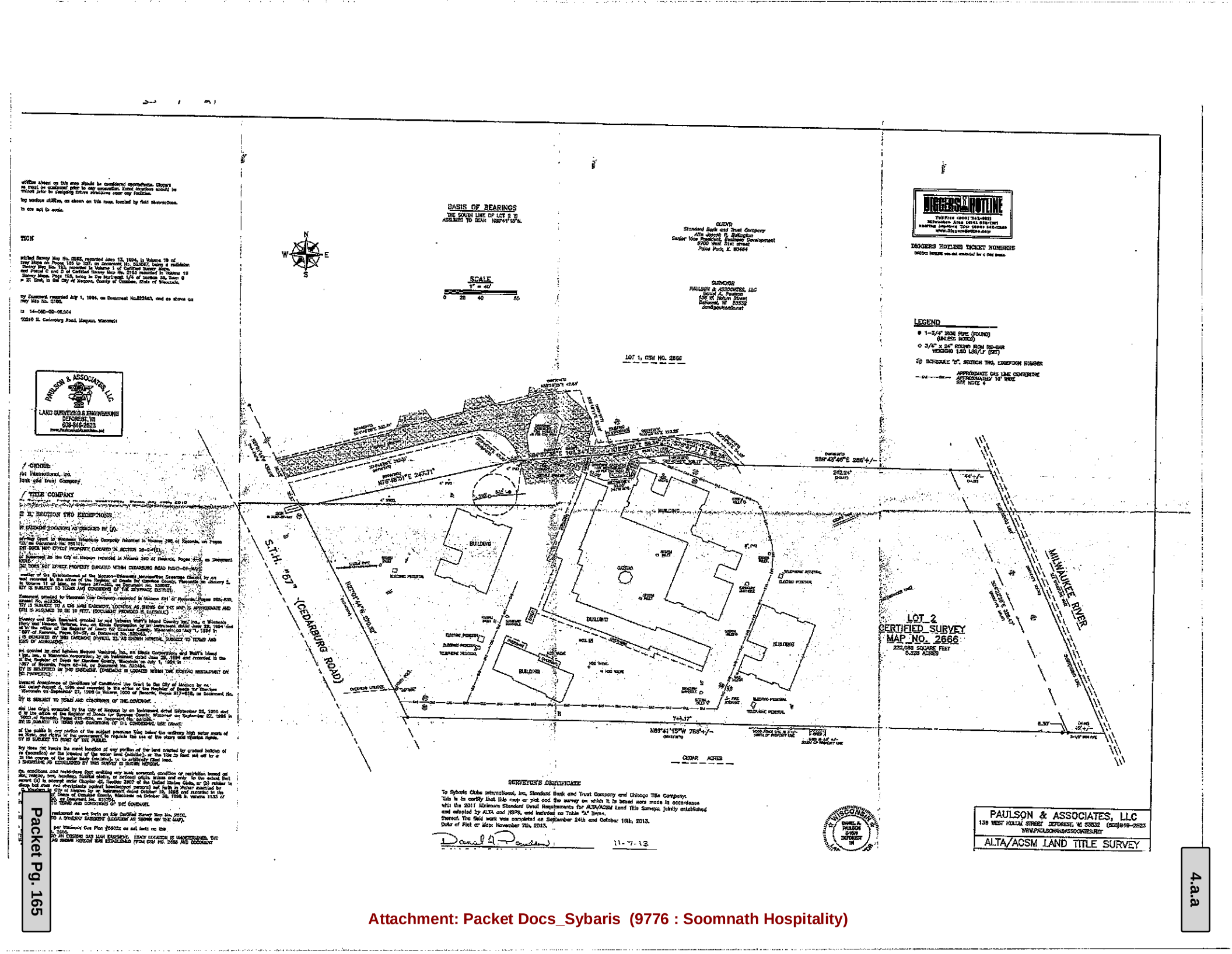
Saftey for our guests from people trying to access the property.
Privacy from View from Roadways.

Attachment: Packet Docs_Sybaris (9776 : Soomnath Hospitality)

Attachment: Packet Docs_Sybaris (9776 : Soomnath Hospitality)



Attachment: Packet Docs_Sybaris (9776 : Soomnath Hospitality)


BASIS OF BEARINGS
THE SOUTH LINE OF LOT 2 IS ASSUMED TO BEAR N89°41'15"W.
SCALE
1" = 40'
0 20 40 80
CLIENT:
Standard Bank and Trust Company
Attn: Steven R. Ballington
Senior Vice President, Business Development
9700 West 31st Street
Palos Park, IL 60464
SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
135 W. Nelson Street
Deforest, WI 53532
dan@paulsonland.net
DIGGERS HOTLINE TICKET NUMBERS
LEGEND
● 1-3/4" IRON PIPE (FOUND) (UNLESS NOTED)
○ 3/4" x 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
SCHEDULE "B", SECTION TWO, EXCEPTION NUMBER
APPROXIMATE GAS LINE CENTERLINE APPROXIMATELY 10' WEST SEE NOTE 4
LOT 1, CSM NO. 2666
LOT 2
CERTIFIED SURVEY
MAP NO. 2666
232,080 SQUARE FEET
5.328 ACRES
S.T.H. "67" (CEDARBURG ROAD)
MILWAUKEE RIVER
BUILDING
N89°41'15"W 765'+/-
CEDAR ACRES
SURVEYOR'S CERTIFICATE
To Sybaris Clubs International, Inc, Standard Bank and Trust Company and Chicago Title Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes no Table "A" Items.
Thereof. The field work was completed on September 24th and October 16th, 2013.
Date of Plat or Map: November 7th, 2013.
Daniel A. Paulson
11-7-13
DANIEL A. PAULSON S-2665 DEFOREST WI
PAULSON & ASSOCIATES, LLC
135 WEST NELSON STREET DEFOREST, WI 53532 (608)846-2523
WWW.PAULSONANDASSOCIATES.NET
ALTA/ACSM LAND TITLE SURVEY

Attachment: Packet Docs_Sybaris (9776 : Soomnath Hospitality)

utilities shown on this map should be considered approximate. Diggers
se must be contacted prior to any excavation. Exact locations should be
rmined prior to designing future structures near any facilities.

ing surface utilities, as shown on this map, located by field observations.

ts are not to scale.

TION

rtified Survey Map No. 2666, recorded June 13, 1994, in Volume 19 of
rvey Maps on Pages 165 to 167, as Document No. 521067, being a redivision
Survey Map No. 193, recorded in Volume 1 of Certified Survey Maps,
and Parcel C and D of Certified Survey Map No. 2193 recorded in Volume 16
Survey Maps, Page 198, being in the Northeast 1/4 of Section 35, Town 9
e 21 East, in the City of Mequon, County of Ozaukee, State of Wisconsin.

ay Easement recorded July 1, 1994, as Document No.522463, and as shown on
rvey Map No. 2666.

t: 14-050-09-05.004

10240 N. Cedarburg Road, Mequon, Wisconsin

PAULSON & ASSOCIATES, LLC
LAND SURVEYING & ENGINEERING
DEFOREST, WI
608-846-2523
www.PaulsonAndAssociates.net

/ OWNER:
ba International, Inc.
ank and Trust Company

/ TITLE COMPANY
Company: Policy Number: 8002179883; Dated: July 30th, 2013

E B, SECTION TWO EXCEPTIONS

R EASEMENT LOCATIONS AS INDICATED BY (#).

of-Way Grant to Wisconsin Telephone Company recorded in Volume 388 of Records, on Pages
10, as Document No. 289101.
ENT DOES NOT EFFECT PROPERTY (LOCATED IN SECTION 26-9-12).

of Easement to the City of Mequon recorded in Volume 580 of Records, Pages 4-6, as Document
0045.
ENT DOES NOT EFFECT PROPERTY (LOCATED WITHIN CEDARBURG ROAD RIGHT-OF-WAY).

matter of the Establishment of the Mequon-Thiensville Metropolitan Sewerage District by an
ent recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin on January 5,
in Volume 11 of Misc., on Pages 387-395, as Document No. 136867.
RTY IS SUBJECT TO TERMS AND CONDITIONS OF THE SEWERAGE DISTRICT.

Easement granted to Wisconsin Gas Company recorded in Volume 681 of Records, Pages 858-859,
ument No. 439,384.
RTY IS SUBJECT TO A GAS MAIN EASEMENT. LOCATION AS SHOWN ON THE MAP IS APPROXIMATE AND
DTH IS ASSUMED TO BE 10 FEET. (DOCUMENT PROVIDED IS ILLEGIBLE.)

riveway and Sign Easement granted by and between Wulff's Island Country Inn, Inc., a Wisconsin
ation, and Mequon Ventures, Inc., an Illinois Corporation by an instrument dated June 29, 1994 and
ed in the office of the Register of Deeds for Ozaukee County, Wisconsin on July 1, 1994 in
897 of Records, Pages 61-67, as Document No. 522463.
IS BENEFITED BY THIS EASEMENT (PARCEL 2), AS SHOWN HEREON. SUBJECT TO TERMS AND
ONS OF AGREEMENT.

ent granted by and between Mequon Ventures, Inc., an Illinois Corporation, and Wulff's Island
Inn, Inc., a Wisconsin corporation, by an instrument dated June 29, 1994 and recorded in the
f the Register of Deeds for Ozaukee County, Wisconsin on July 1, 1994 in
897 of Records, Pages 68-74, as Document No. 522464.
RTY IS BENEFITED BY THIS EASEMENT. (EASEMENT IS LOCATED WITHIN THE EXISTING RESTAURANT ON
NO PROPERTY.)

ovenant Acceptance of Conditions of Conditional Use Grant to the City of Mequon by an
ent dated August 5, 1996 and recorded in the office of the Register of Deeds for Ozaukee
Wisconsin on September 27, 1996 in Volume 1000 of Records, Pages 817-818, as Document No.
.
RTY IS SUBJECT TO TERMS AND CONDITIONS OF THE COVENANT.

onal Use Grant executed by the City of Mequon by an instrument dated September 26, 1996 and
d in the office of the Register of Deeds for Ozaukee County Wisconsin on September 27, 1996 in
1000 of Records, Pages 819-824, as Document No. 585286.
RTY IS SUBJECT TO TERMS AND CONDITIONS OF THE CONDITIONAL USE GRANT.

of the public in any portion of the subject premises lying below the ordinary high water mark of
se River, and rights of the government to regulate the use of the shore and riparian rights.
RTY IS SUBJECT TO RIGHT OF THE PUBLIC.

ley does not insure the exact location of any portion of the land created by gradual buildup of
re (accretion) or the lowering of the water level (relliction), or the title to land cut off by a
in the course of the water body (avulsion), or to artificially filled land.
E SHORELINE AS ESTABLISHED BY THIS SURVEY IS SHOWN HEREON.

ds, conditions and restrictions (but omitting any such covenant, condition or restriction based on
lor, religion, sex, handicap, familial status, or national origin, unless and only to the extent that
enant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to
dicap but does not discriminate against handicapped persons) set forth in Waiver executed by
C. Knudson to City of Mequon by an instrument dated October 19, 1998 and recorded in the
f the Register of Deeds of Ozaukee County, Wisconsin on October 30, 1998 in Volume 1133 of
, Pages 754-755, as Document No. 618754.
RTY IS SUBJECT TO TERMS AND CONDITIONS OF THE COVENANT.

Easement for restaurant as set forth on the Certified Survey Map No. 2666.
RTY IS SUBJECT TO A DRIVEWAY EASEMENT (LOCATION AS SHOWN ON THE MAP).

gas easement per Wisconsin Gas Plan #86052 as set forth on the
Survey Map No. 2666.
RTY IS SUBJECT TO AN EXISTING GAS MAIN EASEMENT. EXACT LOCATION IS UNDETERMINED, THE
MATE LOCATION AS SHOWN HEREON WAS ESTABLISHED FROM CSM NO. 2666 AND DOCUMENT
439384.

BASIS OF BEARINGS
THE SOUTH LINE OF LOT 2 IS
ASSUMED TO BEAR N89°41'15"W.

N
W E
S

SCALE
1" = 40'
0 20 40 80

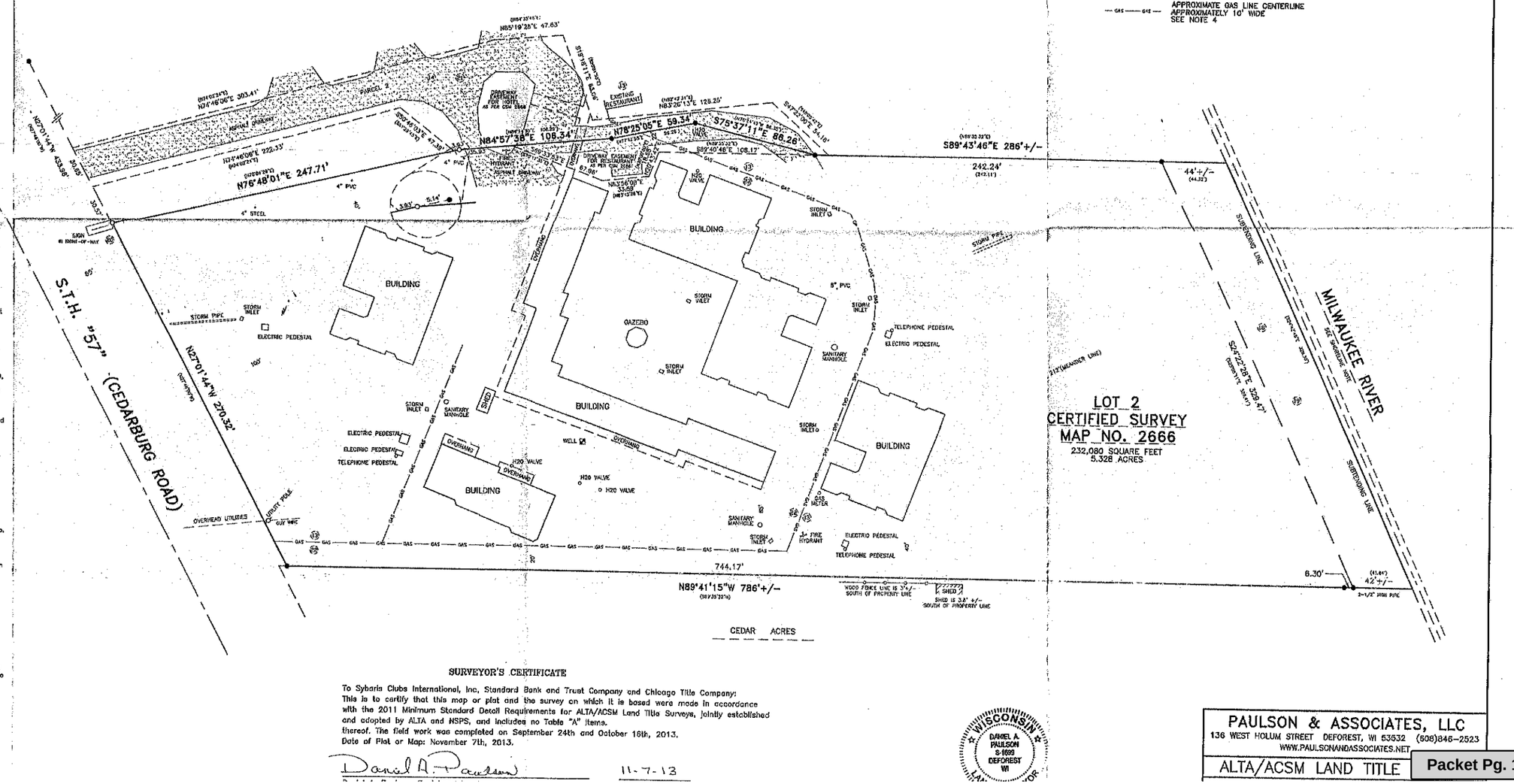
CLIENT
Standard Bank and Trust Company
Attn Joseph R. Bullington
Senior Vice President, Business Development
9700 West 31st street
Palos Park, IL 60464

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holum Street
DeForest, WI 53532
dan@paulsonllc.net

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

DIGGERS HOTLINE TICKET NUMBERS
DIGGERS HOTLINE was not contacted for a field locate.

LEGEND
- ● 1-3/4" IRON PIPE (FOUND) (UNLESS NOTED)
- ○ 3/4" x 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
- (17) SCHEDULE "B", SECTION TWO, EXCEPTION NUMBER
- —GAS—GAS— APPROXIMATE GAS LINE CENTERLINE APPROXIMATELY 10' WIDE SEE NOTE 4



SURVEYOR'S CERTIFICATE

To Sybaris Clubs International, Inc, Standard Bank and Trust Company and Chicago Title Company:
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thereof. The field work was completed on September 24th and October 16th, 2013.
Date of Plat or Map: November 7th, 2013.

Daniel A. Paulson 11-7-13

WISCONSIN
DANIEL A. PAULSON
S-1699
DEFOREST
WI

PAULSON & ASSOCIATES, LLC
136 WEST HOLUM STREET DEFOREST, WI 53532 (608)846-2523
WWW.PAULSONANDASSOCIATES.NET

ALTA/ACSM LAND TITLE

Attachment: Packet Docs_Sybaris (9776 : Soomnath Hospitality)

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: **KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT**

DATE: **October 21, 2024**

SUBJECT: **The Architects Partnership, Ltd. The applicant is seeking building and site plan approval to allow for a new 3,415 SF financial institution with a drive-through ATM lane for the property at 11001 N. Port Washington Road (Chase Bank).**

Applicant:	The Architects Partnership, Ltd.
Status of Applicant:	Agent
Requested:	Building
Existing Zoning:	B-2 (Commercial Business)
Land Use Plan:	B-2 (Commercial Business)
Lot size:	0.99 Acres
Location:	11001 N. Port Washington Road
Tax Key Number:	#6
District:	#15-129-00-000.09

Background:
The applicant is requesting building and site plan approval for a new financial institution, JP Morgan Chase Bank, located at 11001 N. Port Washington Road, the former Ace Hardware site. The project includes demolition of the existing structure and infrastructure to allow for the development of a new branch, a drive-thru ATM and associated parking.

Zoning: B-2 District Standards: The following table compares the proposed plan to the B-2 district standards:

District Regulations:	**B-2:**	**Proposed Use:**
Minimum Lot Area:	2 acres	.99 acre
Minimum Lot Width:	150 feet	142 and 305 feet
Open Space Ratio:	40%	45%
Maximum FAR:	30%	8%
Maximum Building Height:	42 feet	22’8” feet
Building Setback(s):	95 feet	98 feet and 60 feet
Building South Side Yard Offset	20 feet	39 feet
Building West Side Yard Offset:	20 feet	126 feet
Minimum Parking Setbacks:	25 feet	25 feet
Minimum Parking Offset:	20 feet	20 feet
Off-Street Parking:	20 stalls	21 stalls

Site Plan:

The applicant has modified the site plan in response to staff comments during the internal review process. The updated concept parking layout shows parking spaces removed from Towne Square Road street frontage because the original plan did not comply with the required setback. The revision also results in a reduction of total parking to 21 spaces, slightly over the required 20 spaces. The plan meets all site design criteria of the code including open space.

Building Design:
The building materials include red brick, precast textured cement stone, and fiber cement panels with black metal accents and aluminum windows. The applicant states the design is a combination of the national branded traditional architecture by using the precast stone and red brick, which is consistently present on the N. Port Washington Road corridor and a contemporary theme using black awning, window frames and accents. Attached are the examples of the traditional architecture Chase has implemented elsewhere and a new branch proposed in Germantown, which is similar to the proposed Mequon branch.

Lighting Plan:
The proposed lighting plan includes parking lot lights, exterior wall mounted lights, entryway lighting, recessed can lights and a wall pack. The parking lot lights shall be mounted at 16 feet in height to comply with code. The dispersion plan reflects slight trespass beyond the property which shall be corrected and a light fixture detail is needed to show the average parking lot illumination at 2.0 foot-candle requirement including any revisions to fixture placement due to the change in the parking layout.

Landscape Plan:
The plan provides foundational plantings and extensive perimeter landscaping. Each street frontage requires street trees by code and shall be addressed along the N. Port Washington Road frontage. The applicant shall resubmit the plan with the following changes:

1. Minimum 3” caliper for all proposed deciduous trees.
2. Minimum height of 7 feet for all proposed evergreen trees.
3. Provide street trees along Port Washington road at 35-foot intervals
4. Revised treatment along Towne Square Road due to removal of parking.

Engineering Report:
Cole McCraw, Assistant City Engineer, has reviewed the application and has the following comments:

The developer must submit plans to the Engineering Division for review and approval of the grading, drainage, erosion control, and utility plans. The plans will be reviewed for conformance with City ordinances and the City Standard Specifications for Land Development.

The parking lot proposes two access points to West Town Square Road. The east access point is shown as an exit only and is located in the queuing area for eastbound traffic. This access point should be eliminated to prevent conflicts with queued traffic. The single access point should be located directly across from the west entrance at 11025N-11043N Port Washington Road or further west. City ordinance prohibits driveway connections within 75 feet of an intersection.

North Port Washington Road is under Ozaukee County jurisdiction. Site work may require a permit from the County. If work is proposed in County right-of-way, the applicant shall submit the approved County permit prior to building permit issuance.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

The site is located within the City's sewer service area and connection to the public sewer utility is required. Water connection shall conform to the Mequon Water Utility Water Connection Policy, which requires connection for new habitable structures.

The improvements as shown will reduce the site's impervious area by 0.22 acres. If the plans are modified to increase impervious surface by greater than 5,000 square feet or disturb greater than one acre of area, then the development will be subject to City, MMSD, and/or DNR storm water runoff management requirements. Green infrastructure plans and storm water management plans require a maintenance and easement agreement and a drainage financial guarantee in accordance with City ordinances. The site must follow City redevelopment storm water runoff control standards if over one acre is disturbed.

A filling, excavation, and berms permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards.
The proposed improvements will disturb an area greater than 4,000 square feet and is therefore subject to a City of Mequon Erosion Control Permit. The permit is required prior to the issuance of a building permit.

Staff Recommendation:
Planning staff recommends **approval** of the building and site plan approval based on 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 180 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 landscaping plan shall be updated to address the following issues:
   - Minimum 2.5" caliper for all proposed deciduous trees.
   - Minimum height of 7 feet for all proposed evergreen trees.
   - Revised treatment along Towne Square Road due to removal of parking.
   - Provide street trees along Port Washington Road at 35-foot intervals.
   - The parking lot shall comply with the 30% shading requirement.

3. All ground-mount and roof-mount equipment shall be screened from public view.

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. 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).

6. Water connection shall conform to the Mequon Water Utility Water Connection Policy.

7. Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance to City ordinances and the Standard Specifications for Land Development.

8. Reestablishment of an existing sanitary lateral, or construction of a new sanitary lateral if the existing lateral is not reusable. Reestablishment requires a lateral abandonment permit with the Engineering Division.
9. The site shall have only one access point to West Town Square Road. The access point must be located directly across from the west entrance at 11025N-11043N Port Washington Road or the 1320 W Town Square Road driveway.

10. If work is proposed in County right-of-way, the applicant shall submit the approved County permit prior to building permit issuance.

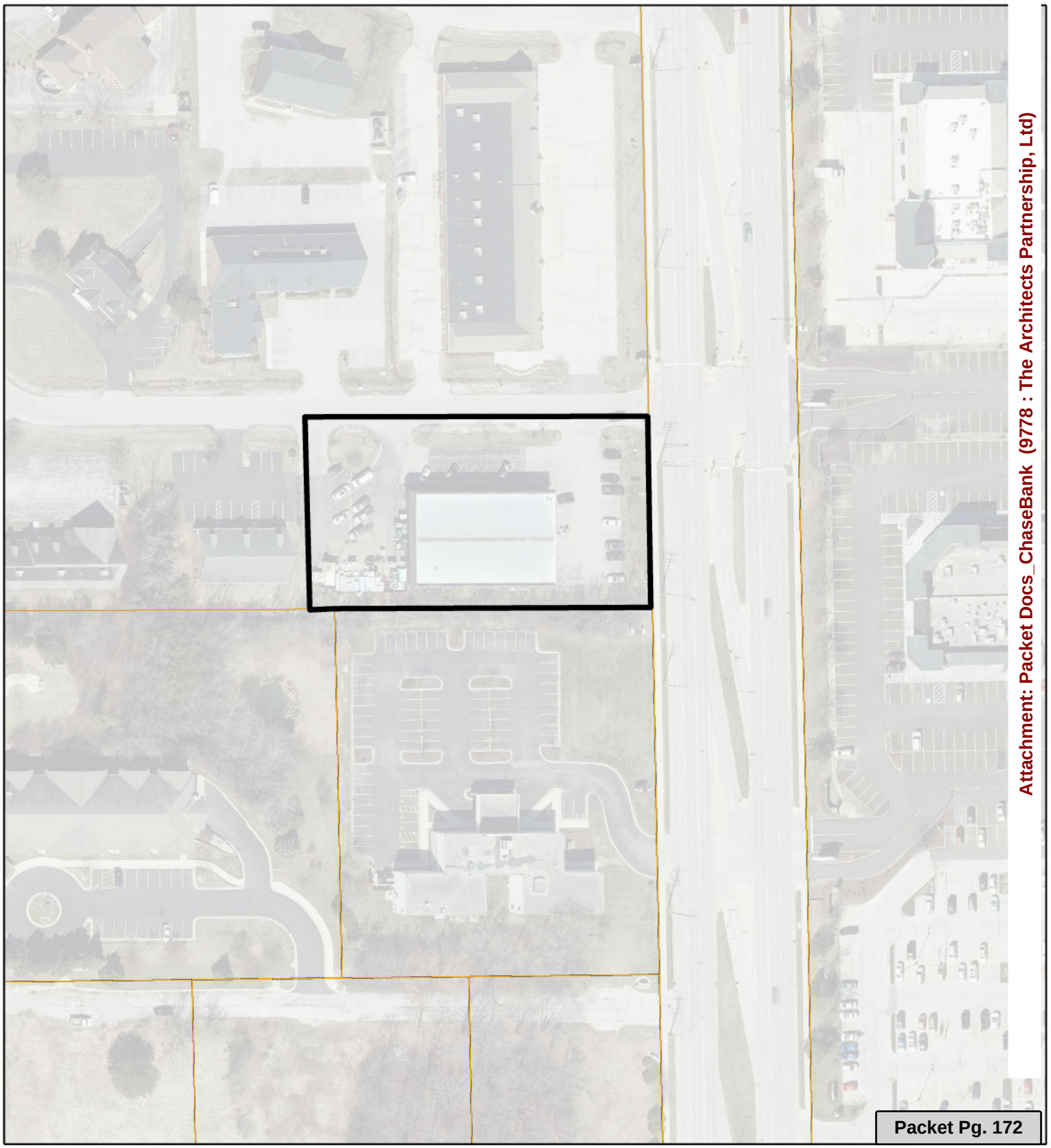
11. Application for and approval of a City Filling and Excavation Permit. The permit is required prior to the issuance of a building permit.

12. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable. The permit is required prior to the issuance of a building permit.

Attachments:
Packet Docs_ChaseBank (PDF)

CHASE BANK

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



Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)

The Architects Partnership, Ltd. 200 South Michigan Avenue, Suite 1020, Chicago, IL 60604

Jac Zader
Community Development
Assistant Director
City of Mequon
11333 N Cedarburg Rd
Mequon, WI 53092

August 19, 2024

Re: Project narrative for the property at 11001 N Port Washington Road

Dear Mr. Zader,

This letter is to detail our application for Site plan Review to build a new single-story +/- 3,415 SF freestanding retail banking center with an attached ATM drive up lane.
The proposed Chase Bank building, DU ATM lane and associated parking lot will be located at the Southwest corner of N Port Washington Road and W Towne Square Road. The new parking and landscaping will be implemented to improve the aesthetics of the area. The proposed branch intends to complement the architecture of the area to boost commercial activity within the city; and lastly but not less important, one of the main goals is to bring more job opportunities to the area to contribute to the economic growth of the community.

As previously mentioned, the design intent of the proposed Chase Bank is to complement the surrounding architecture of the area. The proposed Banking Center is comprised of cultured stone (hewn stone color), brick in color "Rose Blend", fiber cement in color "Ash", ACM in "DG Silver", along with black anodized canopies and storefront system, and clear glassing. All the exterior cladding options are modern finishes and are long lasting cladding materials that will mesh well with the development growth of the area. Additionally, the proposed floor to ceiling glazing was incorporated to provide connectivity to the retail customers navigating the area and pedestrians traversing the adjacent public thoroughfares.

Lighting Design and Locations:

To provide the best and most efficient lighting design and locations, a photometric study has been developed and included in this submittal. A fully new layout of site lighting will be proposed along with complementary architectural lighting within the building which will enrich the architectural design of the site at night and will also add to the security for the users during night hours.

Sustainability Components:

The project will contain the following components which would contribute to sustainability practices the City is encouraging:

- Installation of additional trees/landscaping within development area
- LED lighting
- Intent of LEED – Silver certification

Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)

The Architects Partnership, Ltd. 200 South Michigan Avenue, Suite 1020, Chicago, IL 60604

The proposed schedule has construction commencing by Spring 2025 (pending regulatory approvals) and an anticipated occupancy date of Fall 2025.

Parties Involved:

Representative Information
Kimley-Horn and Associates, INC.

Architect of Record
Timothy Meseck
The Architects Partnership, LTD (TAP)

Property Tenant
Kenneth Colliander
Obo JPMorgan Chase Bank, N.A.

Civil Engineer
Alexa Falbo
Kimley-Horn and Associates, INC.

Landscape
Craig Most
Terra Engineering

Application Contact
Terron Wright
The Architects Partnership, LTD (TAP)

Zoning Classification:

The property in question is in a zoning district classified as B2 General Business District.

Type of Business:

The type of business is a retail banking center. The hours of operation will be Monday – Friday 9 AM – 6 PM and Saturday 9 AM – 2 PM. The total number of employees and any one time will be nine. The nine employees will consist of two (2) tellers, one (1) lead teller, two (2) bankers, one (1) branch manager, one (1) mortgage loan office, one (1) financial advisor and one (1) business banker.

Terron Wright
The Architects Partnership, LTD.

Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)

EAST ELEVATION

STORE FRONT
COLOR: BLACK ANODIZED ALUM.

ACM PANELS
COLOR: CLEAR ANODIZED

CAST STONE
COLOR: LIMESTONE
HARVEY CEMENT

METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED ALUM.

FIBER CEMENT
COLOR: ASH
NICHIHA

BRICK
COLOR: ROSE BLEND
ENDICOTT

COLUMN
COLOR: CLOUD WHITE

CLEAR GLASS

COPPING CAP
COLOR: MATTE BLACK STEEL
PETERSEN ALUMINUM

NON-STD FINISHED

PER THE DESIGN STANDARDS OF THE CITY OF MEQUON, THE MATERIALS PERMITTED FOR FACADES ARE MASONRY, TERRACOTTA AND STUCCO. DUE TO THIS REASON, THE EXTERIOR DESIGN OFF THE BUILDING WILL AHVE TO DEVIATE FROM THE DSD 20.7 STANDARDS.

NORTH ELEVATION

SCALE: 1" = 1'

0 5' 10' 15'

CHASE

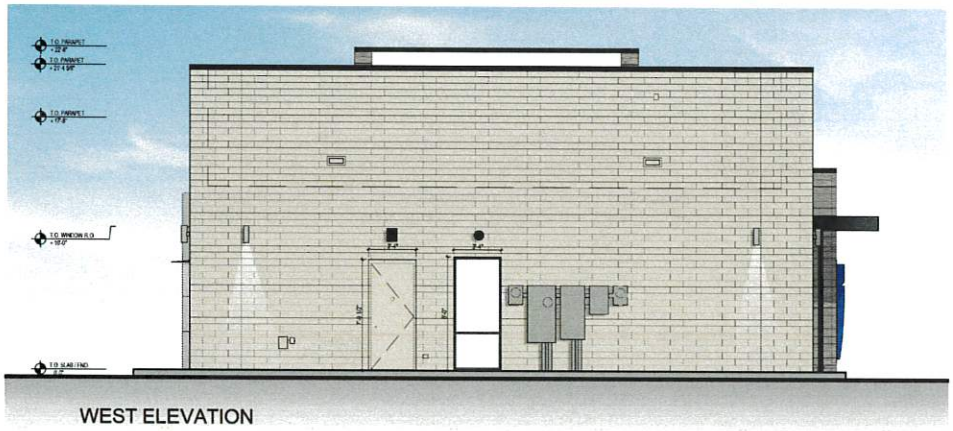
MEQUON PAVILIONS
11001 N PORT WASHINGTON RD.
MEQUON, WI 53092

ARCHITECTURAL ELEVATIONS

08.19.24

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 24052

Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)



WEST ELEVATION

STORE FRONT
COLOR: BLACK ANODIZED ALUM.

ACM PANELS
COLOR: CLEAR ANODIZED

CAST STONE
COLOR: LIMESTONE HARVEY CEMENT

METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED ALUM.

FIBER CEMENT
COLOR: ASH NICHIHA

BRICK
COLOR: ROSE BLEND ENDICOTT

COLUMN
COLOR: CLOUD WHITE

CLEAR GLASS

COPPING CAP
COLOR: MATTE BLACK STEEL PETERSEN ALUMINUM

NON-STD FINISHED

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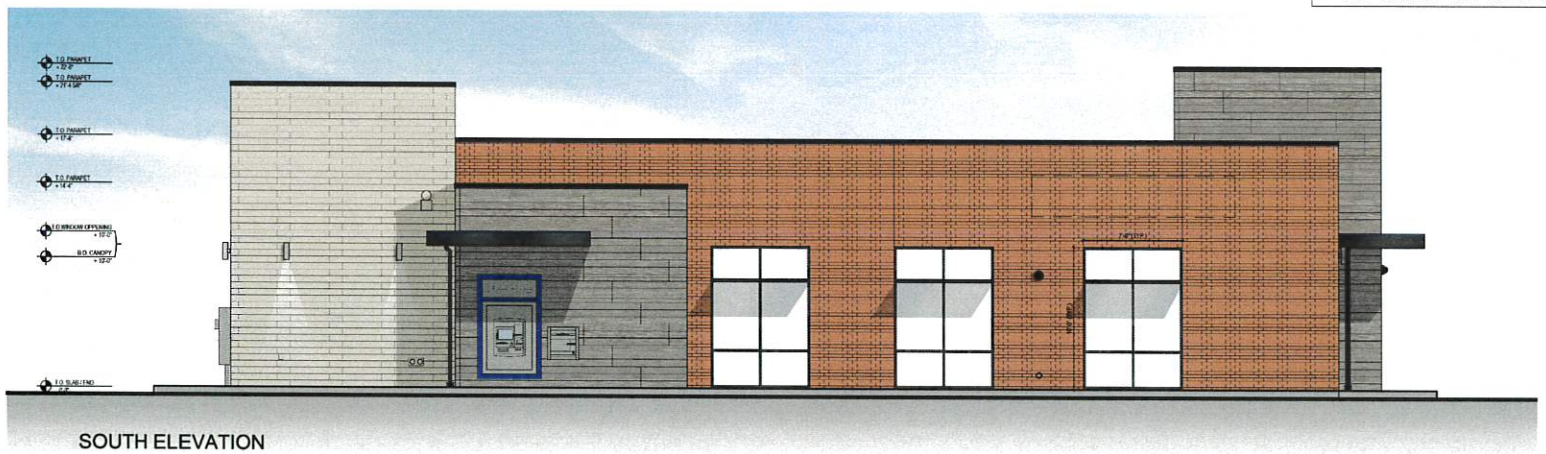


SOUTH ELEVATION

SCALE: 1/8" = 1'

0 5' 10' 15'

CHASE

MEQUON PAVILIONS
11001 N PORT WASHINGTON RD.
MEQUON, WI 53092

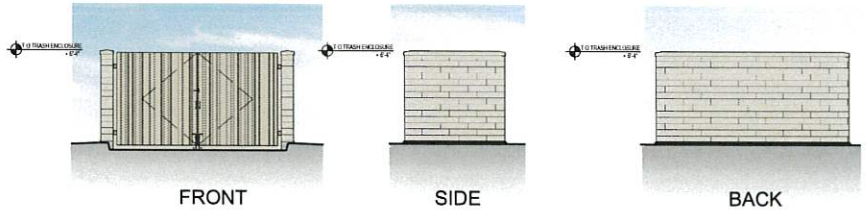
ARCHITECTURAL ELEVATIONS
08.19.24

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 24052

tap

Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)

TRASH ENCLOSURE



CAST STONE
COLOR: LIMESTONE
HARVEY CEMENT

SCALE: 1/8" = 1'

0 5' 10' 15'

CHASE

MEQUON PAVILIONS
11001 N PORT WASHINGTON RD.
MEQUON, WI 53092

ARCHITECTURAL ELEVATIONS

09.14.24

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 24052

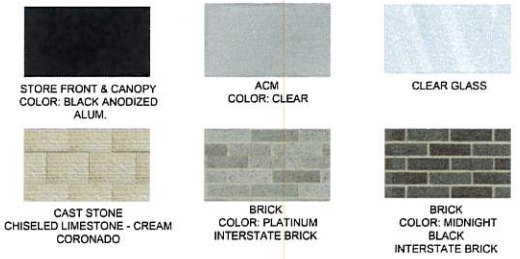
tap

Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)

Chase Bank Germantown

SOUTH ELEVATION

WEST ELEVATION



CHASE

COUNTY LINE RD & APPLETON
N 96, W18200 COUNTY LINE RD,
GERMANTOWN, WI 53022

ARCHITECTURAL ELEVATIONS
11.30.2023

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 23038

Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)

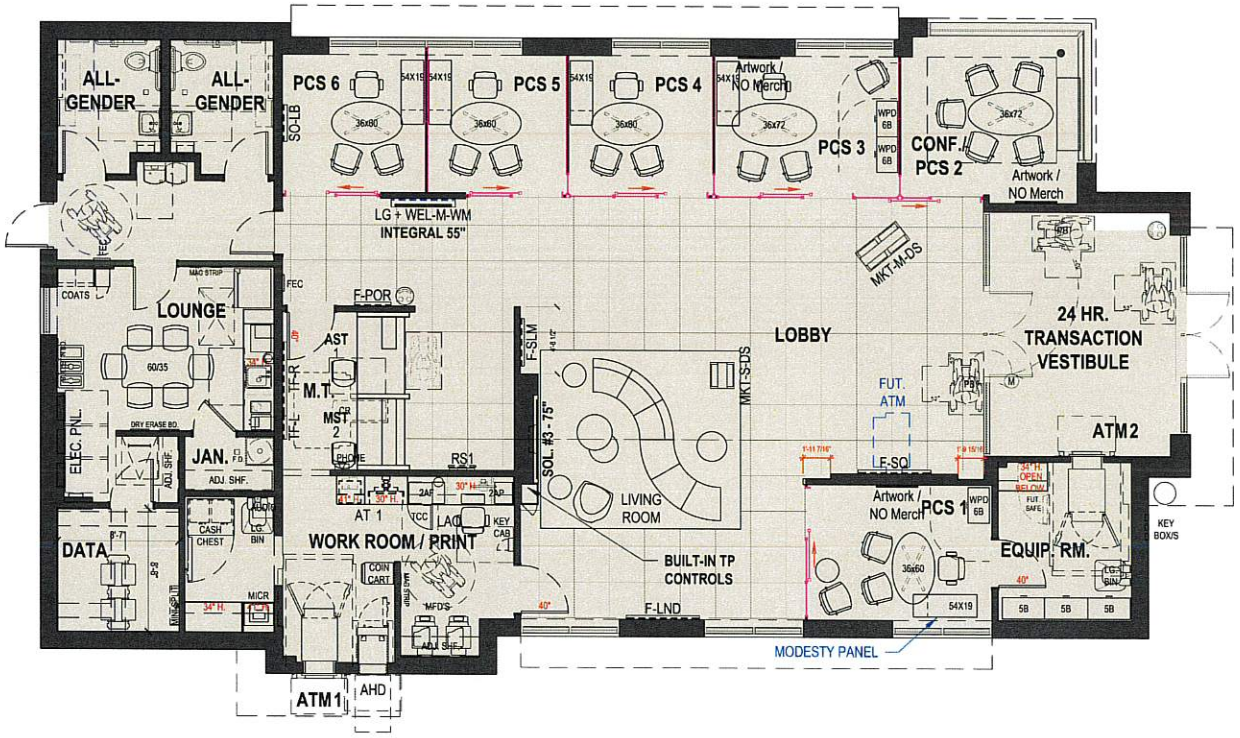
TRADITIONAL BRANCH DESIGNS

Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)

Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)

Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)

TOWN SQUARE RD.



PRIMARY PARKING

PORT WASHINGTON RD.

SCALE: 1/8" = 1'

0 5' 10' 15'

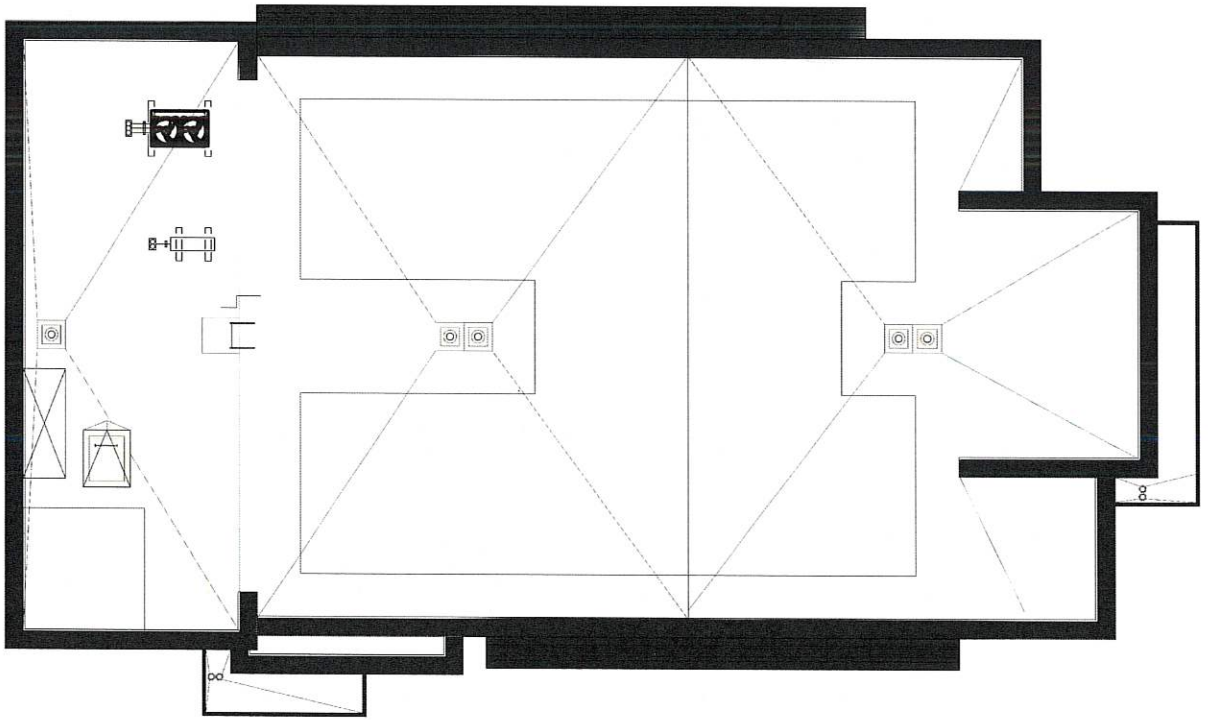
CHASE

MEQUON PAVILIONS
11001 N PORT WASHINGTON RD.
MEQUON, WI 53092

FLOOR PLAN
08.19.24

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 24052

Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)



SCALE: 1/8" = 1'

0 5' 10' 15'

CHASE

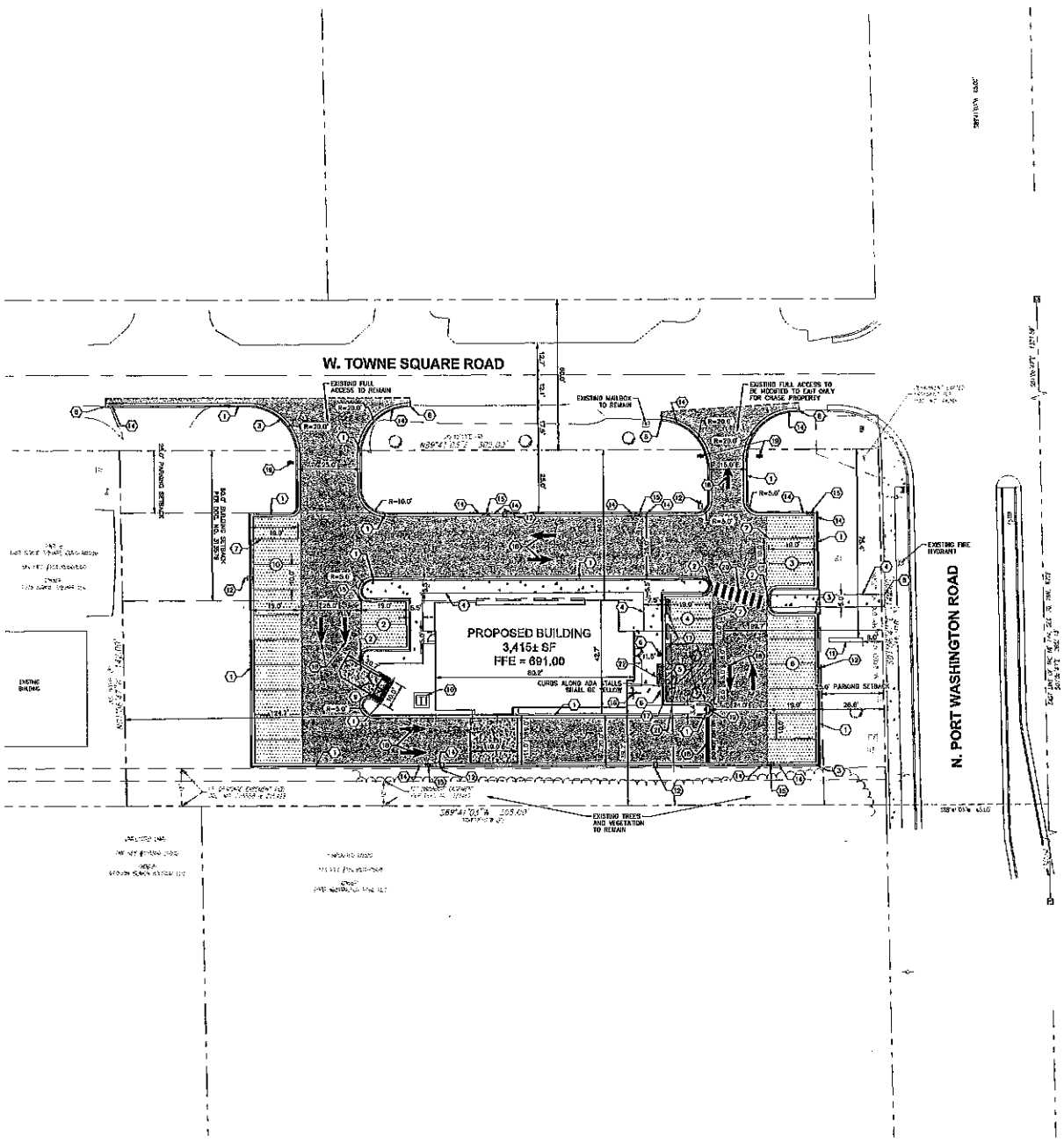
MEQUON PAVILIONS
11001 N PORT WASHINGTON RD.
MEQUON, WI 53092

ARCHITECTURAL ROOF PLAN

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 24011

tap

Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DIGGERS HOTLINE®
(800) 242-8511

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE SIGNING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION CONTRACTOR MUST USE 20% RECYCLED ASPHALT PRODUCT
- HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION CONTRACTOR MUST USE 20% RECYCLED ASPHALT PRODUCT
- HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD 6"INCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- RUNOFF LINE

KEY NOTES

1. 86.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. KNEE WALL CURB, TYP. (SEE DETAILS)
4. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
5. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
6. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
7. 4" WIDE PAINTED SOLID LINE, TYP.
8. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
9. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
10. TRANSFORMER PAD (FOR REFERENCE ONLY)
11. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
12. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
13. ACCESSIBLE RAMP (SEE DETAILS)
14. 3-FT TRANSITION CURB
15. CURB CUT WITH RIP-RAP (SEE DETAILS)
16. BIKE RACK (SEE ARCHITECTURAL PLANS FOR DETAILS)
17. WHEEL STOP, TYP. (SEE DETAILS)
18. SITE DIRECTIONAL MARKINGS, TYP. (SEE DETAILS)
19. SITE DIRECTIONAL SIGN, TYP. (SEE SIGNAGE PLANS)
20. 5-FEET WIDE PAINTED CROSSWALK, TYP. (SEE DETAILS)
21. 4" WIDE PAINTED SOLID LINE @ 45-DEGREES, 3' O.C., TYP.
22. 2' WIDE TACTILE WARNING STRIP, TYP.

SITE DATA TABLE

PARCEL NUMBER: 151280017060
SITE ADDRESS: N PORT WASHINGTON ROAD
SITE AREA: 0.09 AC
ZONING: B2 – GENERAL BUSINESS DISTRICT
PROPOSED USE: BANK

PROPOSED BUILDING AREA:	3,415± SF
EXISTING IMPERVIOUS AREA:	0.78± AC
EXISTING PERVIOUS AREA:	0.03± AC
PROPOSED IMPERVIOUS AREA:	0.84± AC
PROPOSED PERVIOUS AREA:	0.45± AC
TOTAL DISTURBANCE AREA:	0.92± AC
REQUIRED PARKING: (1 SPACE PER 300 GSF + 1 SPACE PER EMPLOYEE)	26 SPACES
PROPOSED PARKING:	23 SPACES
PROPOSED ADA PARKING:	2 SPACES
TOTAL PROPOSED PARKING:	25 SPACES
PROPOSED BIKE PARKING:	6 SPACES

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 55079C0015K, THE SITE ON A PORTION OF THE SITE IS LOCATED IN ZONE X, AREAS OF 500 YEAR HAZARD.

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
600 N. PARK TOWN PLACE, SUITE 225
CHICAGO, IL 60604
PHONE: 312-862-2000
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: JDA
CHECKED BY: ARF

CHASE

SITE PLAN

CHASE BANK
11001 N PORT WASHINGTON RD
MEQUON, WI 53092

ORIGINAL ISSUE:
08/13/2024
KHA PROJECT NO.
168556078
SHEET NUMBER
C3.0

Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)

FINAL ENGINEERING PLANS

CHASE BANK

11001 N PORT WASHINGTON ROAD
MEQUON, WI 53092

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(800) 242-8511

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
CITY OF MEQUON ENGINEERING DIVISION
11333 N CEDARBURG ROAD
MEQUON, WI 53092
TEL: (262) 236-2938
CONTACT: COLE MCCRAW, PE

SANITARY SEWER SERVICE
MILWAUKEE METROPOLITAN SEWERAGE DISTRICT
260 WEST SEEBOTH STREET
MILWAUKEE, WI 53204
TEL: (414) 272-5100

STORM SEWER SERVICE
MILWAUKEE METROPOLITAN SEWERAGE DISTRICT
260 WEST SEEBOTH STREET
MILWAUKEE, WI 53204
TEL: (414) 272-5100

WATER SERVICE
CITY OF MEQUON PUBLIC WORKS
10800 N INDUSTRIAL DRIVE
MEQUON, WI 53092
TEL: (262) 236-2913
CONTACT: REN SCHLERETH

POWER COMPANY
WE ENERGY GROUP
231 W. MICHIGAN STREET
MILWAUKEE, WI 53203
TEL: (441) 221-2345

TELEPHONE
AT&T
722 N BROADWAY
MILWAUKEE, WI 53202
TEL: (800) 257-0902

PLANNING COMMISSION
CITY OF MEQUON PLANNING DEPARTMENT
11333 N CEDARBURG ROAD
MEQUON, WI 53092
TEL: (262) 236-2902
CONTACT: JAC ZADER

PROJECT TEAM

DEVELOPER
JP MORGAN CHASE BANK, N.A.
10 SOUTH DEARBORN, 25TH FL
CHICAGO, IL 60603
TEL: (773) 610-4945
CONTACT: FAITH CONSTANCE

GEOTECH
ECS MIDWEST, LLC
N. 126TH STREET, UNIT C
BROOKFIELD, WI 53005
TEL: (414) 286-7557
CONTACT: LAUREN MCGOVERN

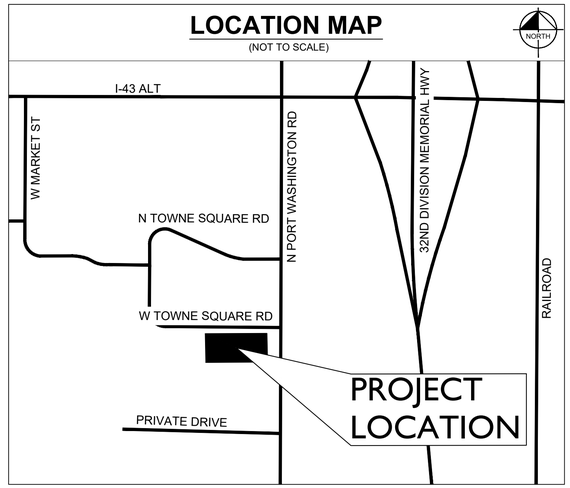
ARCHITECT
THE ARCHITECTS PARTNERSHIP,LTD.
200 SOUTH MICHIGAN AVE, SUITE 1020
CHICAGO, IL 60604
(561) 628-9845
CONTACT: TERRON WRIGHT

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
TEL: (630) 487-5550
EMAIL: ALEXA.FALBO@KIMLEY-HORN.COM
CONTACT: ALEXA FALBO
EMAIL: ANDY.HEINEN@KIMLEY-HORN.COM
CONTACT: ANDY HEINEN, P.E.

LANDSCAPE ARCHITECT
TERRA ENGINEERING LTD.
225 W. OHIO ST.
CHICAGO, IL 60654
TEL: (312) 467-0123
CONTACT: CRAIG MOST, ASLA

SURVEYOR
CHAPUT LAND SURVEYS
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
TEL: (414) 224-8068
CONTACT: JOHN KONOPACKI

LOCATION MAP
(NOT TO SCALE)



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	ALTA SURVEY (BY OTHERS)
C1.0	GENERAL NOTES
C2.0	EXISTING CONDITIONS & DEMO PLAN
C3.0	SITE PLAN
C3.1	IMPERVIOUS COVER EXHIBIT
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	GRADING & DRAINAGE PLAN
C6.0	UTILITY PLAN
C6.1	UTILITY PROFILES
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS

LEGAL DESCRIPTION

REFER TO V0.0 FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

BENCHMARKS

REFER TO V0.0 FOR LEGAL DESCRIPTIONS LISTED BY LICENSED LAND SURVEYOR

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ANDREW HEINEN, A LICENSED PROFESSIONAL ENGINEER OF WISCONSIN, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF THE ARCHITECT'S PARTNERSHIP BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 16TH DAY OF AUGUST, A.D., 2024.

WISCONSIN LICENSED PROFESSIONAL ENGINEER 36037-6
MY LICENSE EXPIRES ON JULY 31, 2026
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

WISCONSIN ANDREW N. HEINEN 36037-6 PLAINFIELD, IL PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

Kimley»Horn

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111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: JEA
CHECKED BY: ANF

CHASE

COVER SHEET

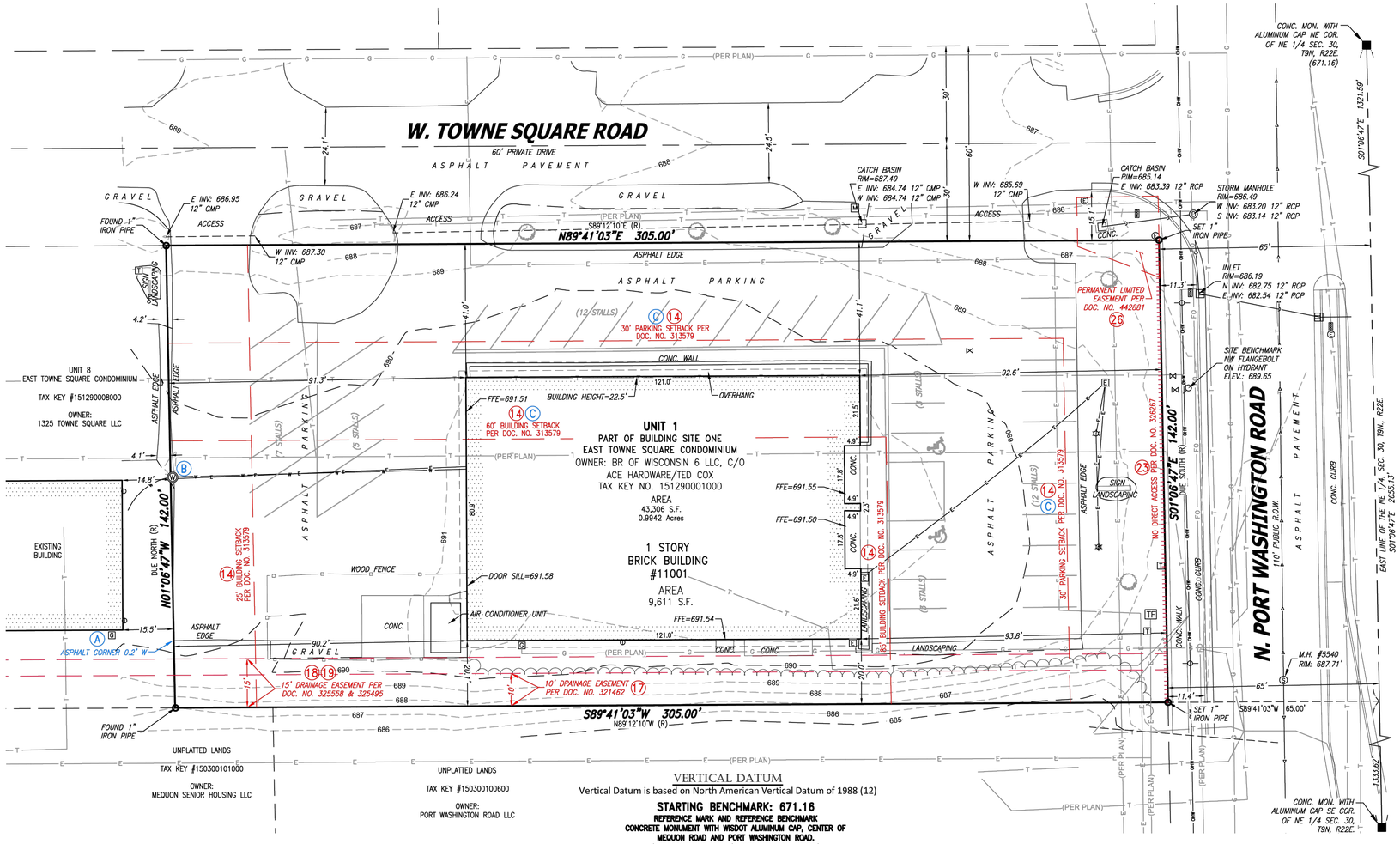
CHASE BANK
11001 N PORT WASHINGTON RD
MEQUON, WI 53092

ORIGINAL ISSUE: 08/13/2024
KHA PROJECT NO. 168558078
SHEET NUMBER
C0.0

Drawing name: K:\CHI_LDEV\168558078_Chase_Mequon_WI\2 Design\CAD\PlanSheets\Final Engineering Plans\C0.0 COVER SHEET.dwg Aug 16, 2024 2:07pm by: Josh.Williams
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)

ALTA/NSPS LAND TITLE SURVEY



VERTICAL DATUM

Vertical Datum is based on North American Vertical Datum of 1988 (12)

STARTING BENCHMARK: 671.16
REFERENCE MARK AND REFERENCE BENCHMARK
CONCRETE MONUMENT WITH WISDOT ALUMINUM CAP, CENTER OF MEQUON ROAD AND PORT WASHINGTON ROAD.
(NE CORNER OF NE 1/4, SEC. 30, T9N., R22E.)

GRAPHIC SCALE

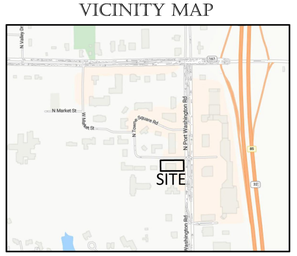
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND OF SYMBOLS & ABBREVIATIONS

- SANITARY MANHOLE
- STORM MANHOLE
- CLEANOUT
- CURB INLET
- STORM INLET
- CATCH BASIN
- LATERAL
- UNKNOWN MANHOLE
- WELL
- HYDRANT
- WATER VALVE
- DOWN SPOUT
- SPRINKLER VALVE
- WATER SHUT OFF
- STANDPIPE
- WATER MANHOLE
- FLOOD LIGHT
- LIGHT POLE
- FIBER OPTIC MARKER
- FIBER OPTIC MANHOLE/VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE/VAULT
- TELEPHONE MARKER
- TRANSFORMER
- ELECTRIC METER/PEDESTAL
- ELECTRIC MANHOLE/VAULT
- CABLE TV RISER/BOX CABLE
- TV MANHOLE/VAULT
- GAS VALVE
- GAS METER
- GAS MARKER
- AIR CONDITIONING UNIT
- VENT
- UTILITY POLE
- GUY WIRE
- TRAFFIC SIGNAL POLE
- W/ =WITH
- (R) =RECORDED AS
- (D) =DEEDED AS
- SIGN
- MAIL BOX
- FLAG POLE
- BOLLARD
- CROSS CUT
- IRON PIPE
- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK
- CONIFER TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
- DIRECTIONAL ARROW
- SPOT ELEVATION
- HANDICAP STALL
- DUMPSTER
- SEC. =SECTION
- SQ. FT. =SQUARE FEET
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIBER OPTIC LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- CABLE TELEVISION
- GAS MAIN
- WETLANDS
- TREE LINE
- NO ACCESS
- CL. =CENTERLINE
- CONC. =CONCRETE
- EL. =ELEVATION
- EXT. =EXISTING
- INV. =INVERT
- MON. =MONUMENT
- P.O.B. =POINT OF BEGINNING
- P.O.C. =POINT OF COMMENCEMENT
- R.O.W =RIGHT OF WAY

VICINITY MAP



ENCROACHMENT TABLE

A	ASPHALT WEST OF PROPERTY LINE
B	EXISTING WELL - OWNER UNKNOWN
C	SETBACK ENCROACHMENT

CLIENT

The Architects Partnership, Ltd.

SITE ADDRESS

11001 N. Port Washington Road, Mequon, WI 53704

LEGAL DESCRIPTION

Unit One (1) on Building Site One (1) and as much of the undivided interest in the common areas as provided for in the hereinafter mentioned Declaration in a Condominium commonly known as EAST TOWNE SQUARE CONDOMINIUM created under the Unit Ownership Act of the State of Wisconsin by Declaration recorded April 8, 1981 in the office of the Register of Deeds for Ozaukee County, Wisconsin, in Volume 461 of Records on pages 938-962 inclusive, as Document No. 325558; Amendment to Declaration recorded on March 26, 1982 in Volume 473 of Records on pages 852-864 inclusive, as Document No. 331714.
Tax Key No: 151290001000
Address: 11001 North Port Washington Road

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System NAD83 (2011) South Zone, in which the East line of the NE 1 /4 bears S01°06'47"E.

TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company Commitment No. CO-15094, effective date of May 14, 2024 which lists the following easements and/or restrictions from schedule B-II:

6 - 8 & 10 visible evidence shown, if any.

1 - 5, 9, 20, 21 & 22 not survey related.

11. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on September 20, 1961, as Document No. 187395. Does not affect property by location, not shown.

12. Recitals as shown on Certified Survey Map No. 1166 recorded on April 16, 1979, as Document No. 313259. Affidavit recorded July 3, 1980 as Document No. 319949. Reference is hereby made to said document for full particulars. Affects property by location, general in nature cannot be plotted.

13. Right of Entry recorded August 1, 1979 as Document No. 313263. Does not affect property by location, not shown.

14. Declaration of Covenants, Conditions and Restrictions recorded August 13, 1979 as Document No. 313579. Affects property by location, shown.

15. Recitals as shown on Certified Survey Map No. 1229 recorded on January 14, 1980, as Document No. 317462. Affidavit recorded July 3, 1980 as Document No. 319949. Reference is hereby made to said document for full particulars. Does not affect property by location, not shown.

16. Easement recorded January 30,1980 as Document No. 317463. Does not affect property by location, not shown.

17. Recitals as shown on Certified Survey Map No. 1273 recorded on September 8, 1980, as Document No. 321462. Reference is hereby made to said document for full particulars. Affects property by location, shown.

18. Recitals as shown on Certified Survey Map No. 1321 recorded on April 3, 1981, as Document No. 325495. Reference is hereby made to said document for full particulars. Affects property by location, shown.

19. Liability for assessments, expenses, charges, fines, penalties, costs and levies asserted under the Unit Ownership Act of the State of Wisconsin and Declaration of Condominium and By-laws adopted pursuant thereto or any amendments thereto. Reservations, conditions, easements, covenants, uses, options, agreements, limitations on title and all other provisions contained in or incorporated by reference to that certain Declaration of Condominium of East Towne Square Condominium and exhibits thereto, dated 03/17/1981 and recorded 04/08/1981 in the Office of the Register of Deeds for Ozaukee County, Wisconsin as Document Number 325558 and Amendment recorded March 26, 1982 as Document No. 331714, and By-Laws of the Condominium Homeowners Association (known as Towne Square Condominium Association, Inc.). Provisions and Limitations of the Unit Ownership Act of the State of Wisconsin. Affects property by location, shown.

20. Provisions future assessments as provided for in the Declaration of Condominium noted above. Affects property by location, general in nature cannot be plotted.

23. Conditional Use Grant recorded May 15, 1981 as Document No. 326267. Affects property by location, shown.

24. Memorandum Agreement recorded March 5, 1982 as Document No. 331416. Affects property by location, general in nature cannot be plotted.

25. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document entitled Subordination and Non-Disturbance Agreement, L S Investments, a partnership, lessor, AMERICAN HARDWARE CORPORATION, a Wisconsin corporation, lessee, recorded on December 26, 1990, as Document No. 438547. Affects property by location, general in nature cannot be plotted.

26. Permanent Limited Easement recorded April 26, 1991 as Document No. 442881. Affects property by location, shown.

27. Permanent Limited Easement recorded May 3, 1991 as Document No. 443259. Does not affect property by location, not shown.

TABLE "A" ITEMS

3. According to the flood insurance rate map of the City of Mequon, Community Panel No. 55089C0258F, effective date of December 4, 2007, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 43,306 square feet or 0.9942 acres.
5. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD12). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with aluminum cap at the northeast corner of the Northeast 1/4 Section 30, Town 9 North, Range 22 East, Elevation = 671.16.

6(b). A zoning report has not been provided.

7. (a) The exterior dimensions of all buildings at ground level graphically shown on survey.
(b) (1) The exterior building square footage is 9,611 SQ. FT.
(c) Measured height of buildings graphically shown on survey.

8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. There are 42 regular parking spaces and 2 handicap spaces marked on this site.

11(a). No plans or reports provided by client.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20242321830 and 20242321833. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
Private Utility locates per All Lines Utility Services, LLC on June 19, 2024.

13. Names of adjoining owners according to current public records: Shown on Survey.
14. Distance to the nearest intersecting street: Shown on Survey.
16. There is no visible evidence of earth moving, building construction or building additions within recent months.
17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
18. There are no offsite easements or servitudes benefiting the surveyed property disclosed in the furnished Title Commitment.
19. Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

20(b). Engineering design topography and utility survey: Vertical datum, elevations with 1 foot contour intervals and spot elevations on paved surfaces. Sewer lines will be depicted by location and depths where accessible without confined entry safety procedures and where traffic lanes do not pose a safety hazard accessing sewer data. Pipe sizes will be shown from plans, if available. Watermain and water services will be depicted from surface evidence and available plans. The limits of topography will extend to the centerline of the adjacent streets and 25' onto adjacent properties unless otherwise agreed upon.

To: BR of Wisconsin 6, LLC
JPMorgan Chase Bank, N.A., Lessee
Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 12, 13, 14, 16, 17, 18, 19 and 20(b) of Table A thereof. The field work was completed on June 19, 2024.

Date of Map: July 3, 2024

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

John P. Konopacki
Professional Land Surveyor
License Number S-2461

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnacle Engineering Group.

DRAFTED BY: KGD
Drawing No. 5756.00
V0.0

Attachment: Packet Docs. ChaseBank (9778 : The Architects Partnership, Ltd)

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   CHAPUT LAND SURVEYS
   234 W. FLORIDA ST.
   MILWAUKEE, WI 53204
   TEL: (414) 224-8068

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS IMPLIED BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN WISCONSIN," AS PREPARED BY WSDOT, LATEST EDITION.

   B. "10 STATE RECOMMENDED STANDARD FOR WASTEWATER FACILITIES" AS PUBLISHED BY HEALTH RESEARCH INC., LATEST EDITION.

   C. "WISCONSIN RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGULATIONS, LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SEEK WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS FROM AND AGAINST ANY AND ALL CLAIMS AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER 48-HOURS IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER WSDOT SECTION 202. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE LOCATING SERVICES (1-800-242-8511) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED AND APPROVED BY THE MUNICIPALITY PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGULATIONS AND WISDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO SWEEP/FLUSH ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER WSDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE AND PROTECTION FROM ANY POSSIBLE ADDED COMPENSATION DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

      ECS MIDWEST, LLC
      3695 N. 126TH STREET, UNIT C
      BROOKFIELD, WI 53005
      TEL: (414) 286-7557

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   5.3. ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE TESTING ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.

2. SUBGRADE PREPARATION

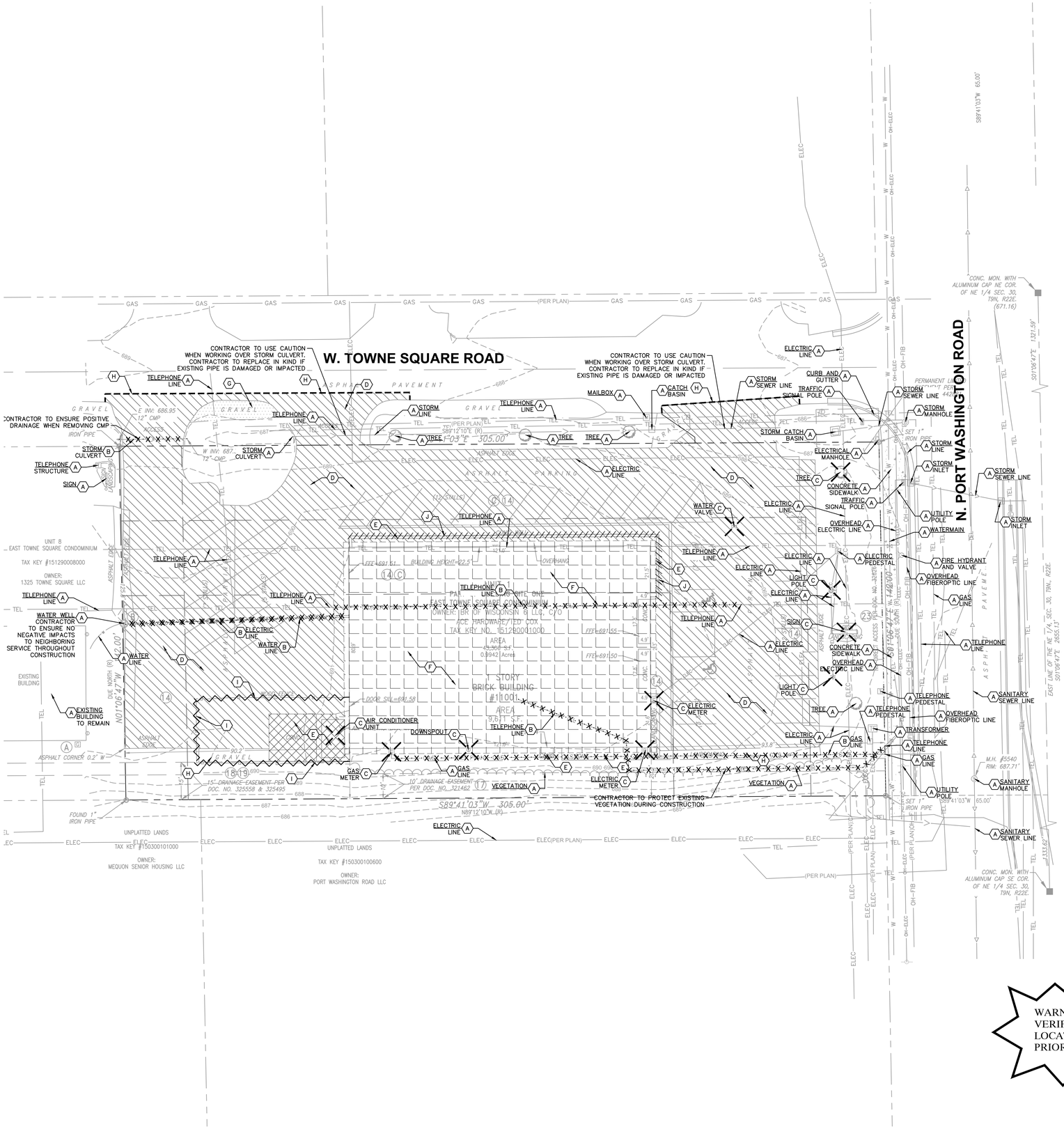
   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   2.2. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:

      2.2.1. SCARIFY, DISC, AND AERATE.

      2.2.2. REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.

      2.2.3. REMOVE AND REPLACE WITH GRANULAR MATERIAL.



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DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE–ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING WisDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT–OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA–1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'DIGGERS HOTLINE' (1–800–242–8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN–KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW–GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE WisDOT APPROVED CRUSHED LIMESTONE (CA–6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) X·X UTILITY REMOVAL
- (C) ITEM TO BE REMOVED
- (D) FULL–DEPTH ASPHALT PAVEMENT REMOVAL
- (E) CONCRETE REMOVAL
- (F) BUILDING REMOVAL
- (G) GRAVEL REMOVAL
- (H) SAWCUT LINE
- (I) FENCE REMOVAL
- (J) DECORATIVE WALL REMOVAL

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: JEA
CHECKED BY: ANF

CHASE

EXISTING CONDITIONS & DEMO PLAN

CHASE BANK
11001 N PORT WASHINGTON RD
MEQUON, WI 53092

ORIGINAL ISSUE: 08/13/2024
KHA PROJECT NO. 168558078
SHEET NUMBER
C2.0

Drawing name: K:\CHI_LDEV\168558078_Chase_Mequon_WI\2 design\CAD\PlanSheets\Final Engineering Plans\C2.0 EXISTING CONDITIONS & DEMO PLAN.dwg C2.0 Aug 16, 2024 2:08pm by Josh.Williams
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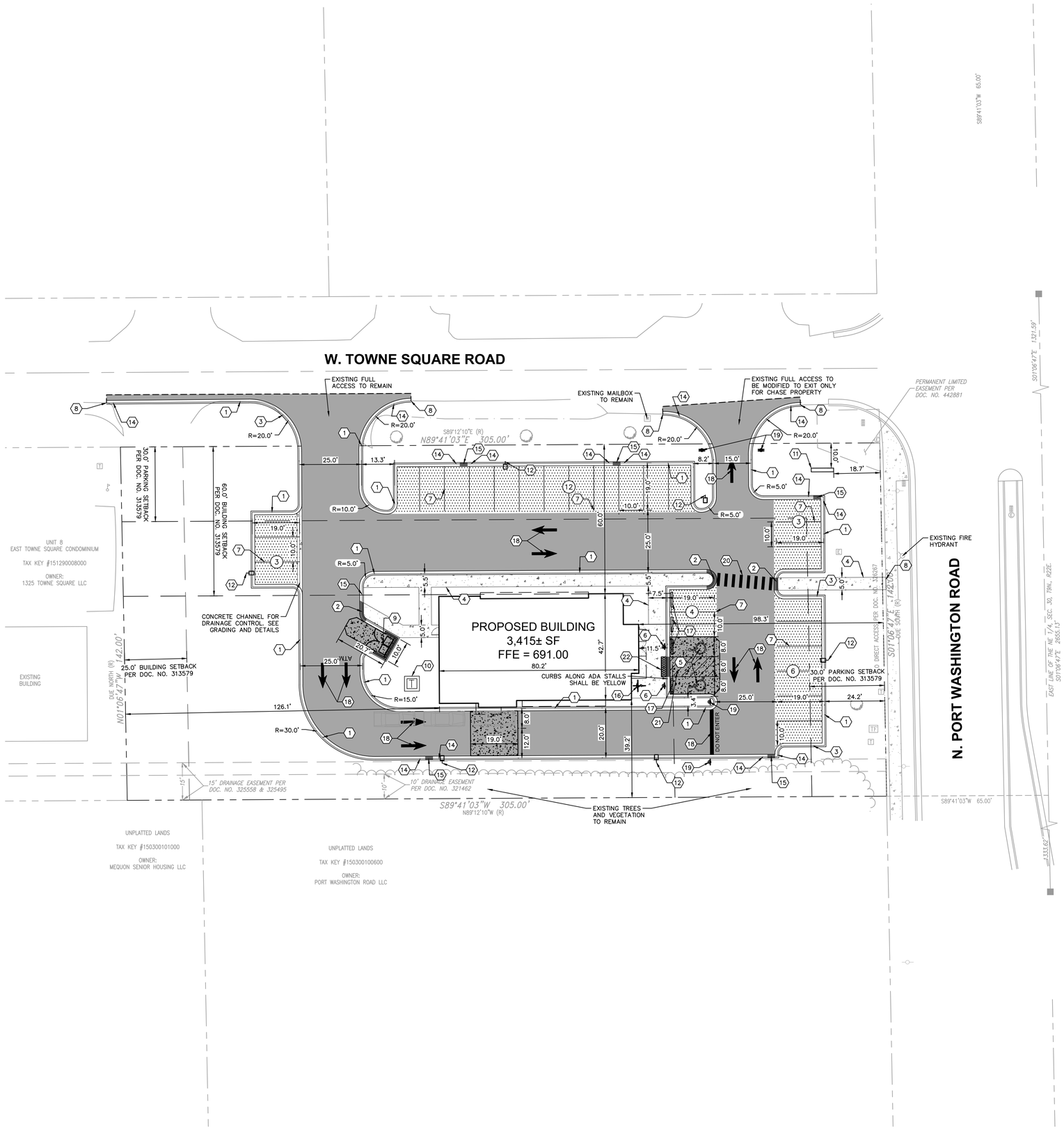

NORTH

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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
  SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
  CONTRACTOR MUST USE 20% RECYCLED ASPHALT PRODUCT
- HEAVY DUTY ASPHALT PAVEMENT
  SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
  CONTRACTOR MUST USE 20% RECYCLED ASPHALT PRODUCT
- HEAVY DUTY CONCRETE PAVEMENT
  SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
  SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- SAWCUT LINE

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. KNEE WALL CURB, TYP. (SEE DETAILS)
4. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
5. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
6. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
7. 4" WIDE PAINTED SOLID LINE, TYP.
8. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
9. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
10. TRANSFORMER PAD (FOR REFERENCE ONLY)
11. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
12. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
13. ACCESSIBLE RAMP (SEE DETAILS)
14. 3-FT TRANSITION CURB
15. CURB CUT WITH RIP-RAP (SEE DETAILS)
16. BIKE RACK (SEE ARCHITECTURAL PLANS FOR DETAILS)
17. WHEEL STOP, TYP. (SEE DETAILS)
18. SITE DIRECTIONAL MARKINGS, TYP. (SEE DETAILS)
19. SITE DIRECTIONAL SIGN, TYP. (SEE SIGNAGE PLANS)
20. 5-FEET WIDE PAINTED CROSSWALK, TYP. (SEE DETAILS)
21. 4" WIDE PAINTED SOLID LINE @ 45-DEGREES, 3' O.C., TYP.
22. 2' WIDE TACTILE WARNING STRIP, TYP.

SITE DATA TABLE

PARCEL NUMBER: 151290017000	
SITE ADDRESS: N PORT WASHINGTON ROAD	
SITE AREA: 0.99 AC	
ZONING: B2 – GENERAL BUSINESS DISTRICT	
PROPOSED USE: BANK	
PROPOSED BUILDING AREA:	3,415± SF
EXISTING IMPERVIOUS AREA:	0.76± AC
EXISTING PERVIOUS AREA:	0.23± AC
PROPOSED IMPERVIOUS AREA:	0.54± AC
PROPOSED PERVIOUS AREA:	0.45± AC
TOTAL DISTURBANCE AREA:	0.92± AC
REQUIRED PARKING: (1 SPACE PER 300 GSF + 1 SPACE PER EMPLOYEE)	20 SPACES
PROPOSED PARKING:	26 SPACES
PROPOSED ADA PARKING:	2 SPACES
TOTAL PROPOSED PARKING:	28 SPACES
PROPOSED BIKE PARKING:	5 SPACES

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 55089C0258F, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREAS OF MINIMAL HAZARD.

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SITE PLAN

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ORIGINAL ISSUE: 08/13/2024
KHA PROJECT NO. 168558078
SHEET NUMBER
C3.0

Drawing name: K:\CHI_LDEV\168558078_Chase_Mequon_WI\2 Design\CAD\PlanSheets\Final Engineering Plans\C3.0 SITE PLAN.dwg C3.0 Aug 16, 2024 2:08pm by Josh.Williams
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LAND COVERAGE LEGEND

PERVIOUS COVER

IMPERVIOUS COVER

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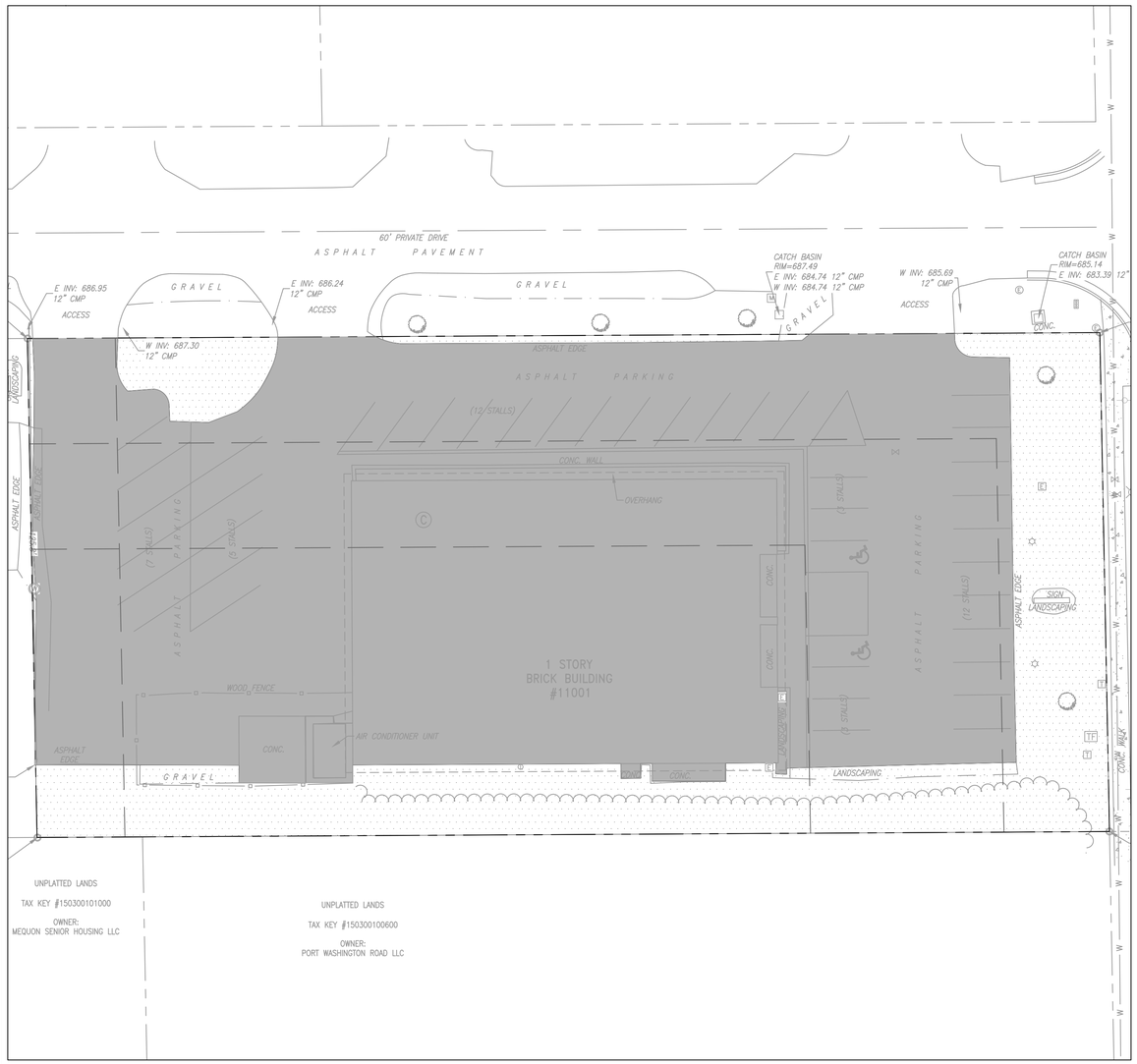

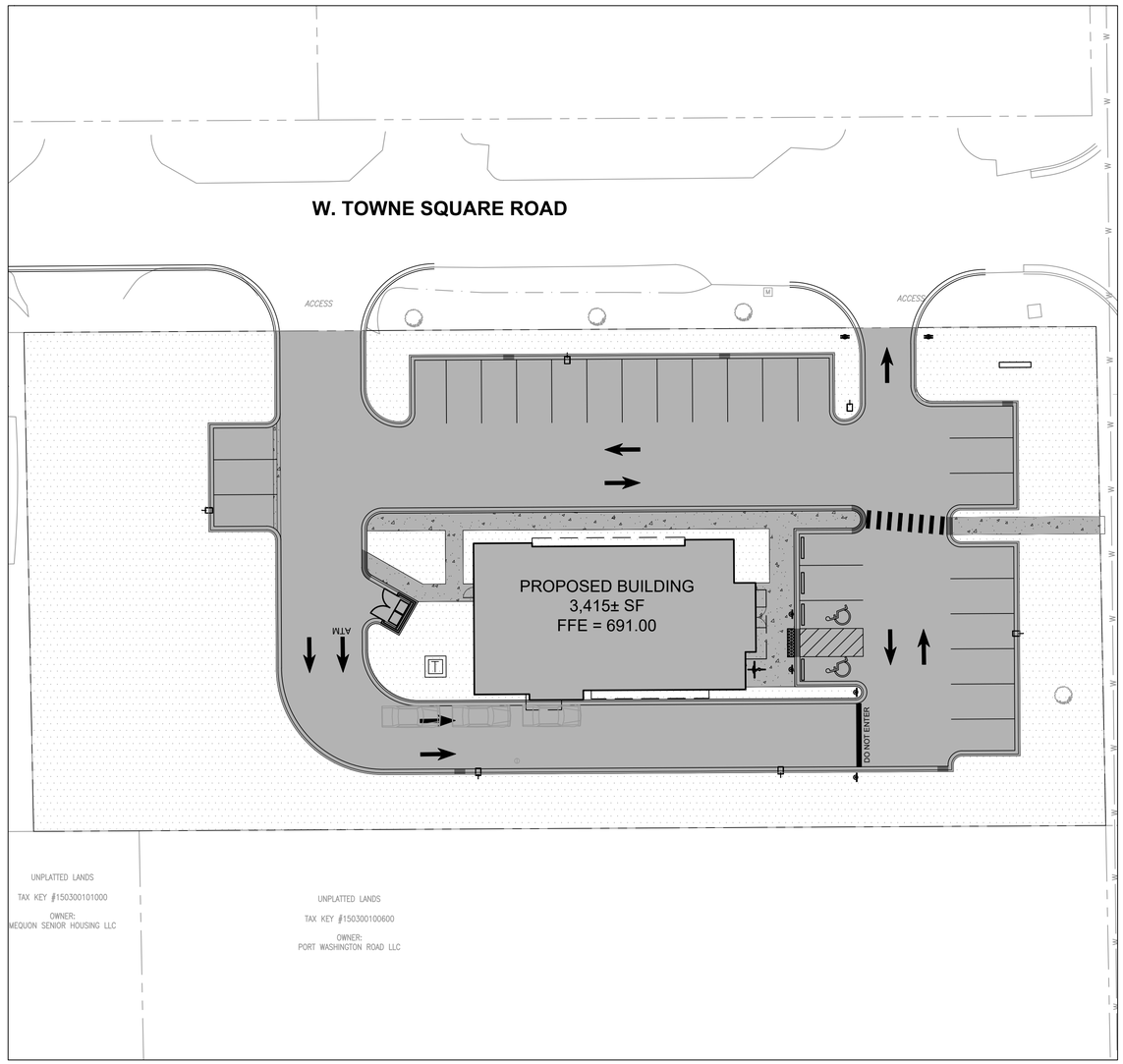

EXISTING IMPERVIOUS AREA
1" = 20'

EXISTING	
TOTAL IMPERVIOUS AREA:	33,069 SF (0.76 AC)
TOTAL PERVIOUS AREA:	10,237 SF (0.23 AC)
TOTAL SITE AREA:	43,306 SF (0.99 AC)
IMPERVIOUS COVER PERCENTAGE:	76.4%

PROPOSED IMPERVIOUS AREA
1" = 20'

PROPOSED	
TOTAL IMPERVIOUS AREA:	23,395 SF (0.54 AC)
TOTAL PERVIOUS AREA:	19,911 SF (0.45 AC)
TOTAL SITE AREA:	43,306 SF (0.99 AC)
EX. IMPERVIOUS COVER PERCENTAGE:	76.4%
PR. IMPERVIOUS COVER PERCENTAGE:	53.7%
TOTAL REDUCTION:	22.7%

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Drawing name: K:\CHI_LDEV\168558078_Chase_Mequon_WI\2 Design\CAD\PlanSheets\Final Engineering Plans\C4.0 EROSION CONTROL PLAN.dwg C4.0 Aug 16, 2024 2:08pm by: josh.Williams
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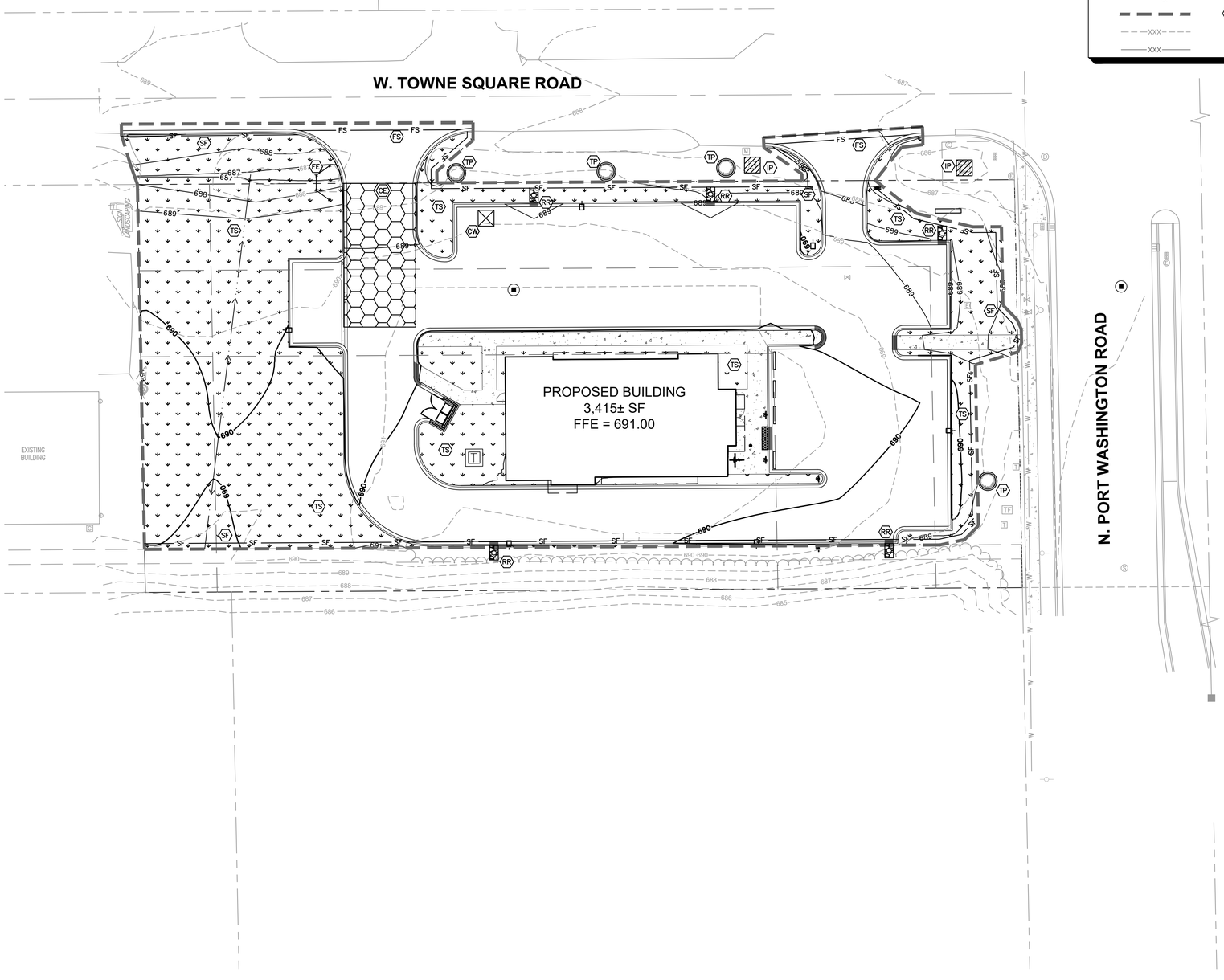
EROSION CONTROL SCHEDULE AND SEQUENCING:

I. ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II. UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III. PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV. FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.



EROSION CONTROL LEGEND

- TS — TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- EB — TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
- CE — CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SF — SILT FENCE (SEE EROSION CONTROL DETAILS)
- FS — FILTER SOCK (SEE EROSION CONTROL DETAILS)
- IP — INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CW — CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- RR — RIP RAP (SEE DETAILS)
- FE — FLARED END SECTION PROTECTION (SEE EROSION CONTROL DETAILS)
- TP — TREE PROTECTION
- SS — TEMPORARY SOIL STOCKPILE
- LD — LIMITS OF DISTURBANCE
- XXX — EXISTING CONTOURS
- XXX — PROPOSED CONTOURS

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EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

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SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: JEA
CHECKED BY: ANF

CHASE

EROSION CONTROL PLAN

CHASE BANK
11001 N PORT WASHINGTON RD
MEQUON, WI 53092

ORIGINAL ISSUE: 08/13/2024
KHA PROJECT NO. 168558078
SHEET NUMBER
C4.0

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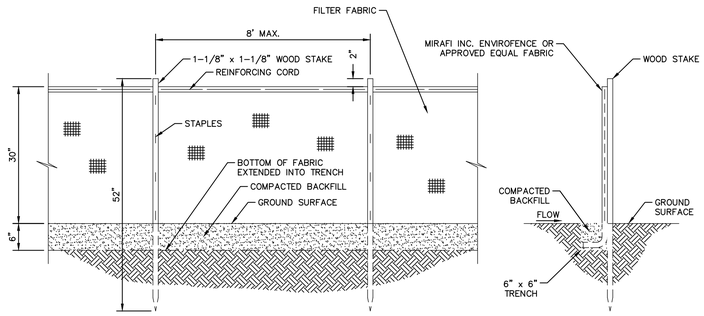
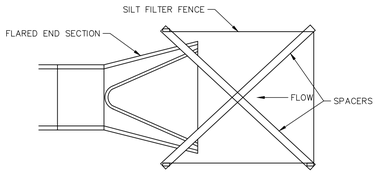


FRONT VIEW

SIDE VIEW

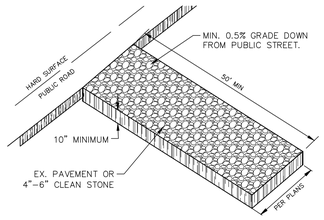
SEDIMENTATION/SILT FENCE (SF)

N.T.S.



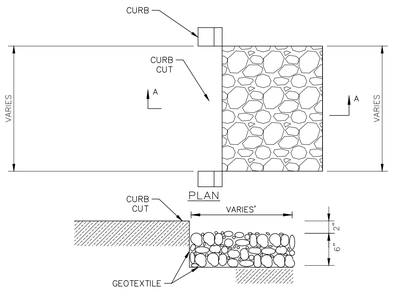
CULVERT INLET PROTECTION (FE)

N.T.S.



CONSTRUCTION ENTRANCE (CE)

N.T.S.



SECTION A–A

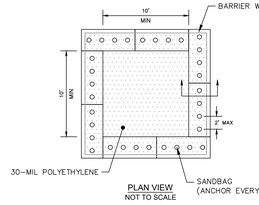
NOTES:

1. THE FILTER FABRIC SHALL MEET THE REQUIREMENTS IN MATERIAL SPECIFICATIONS 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, II, OR III.

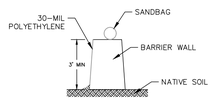
2. THE RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 61 LOOSE ROCK RIPRAP. THE ROCK MAY BE EQUIPMENT PLACED.

RIP RAP (AT CURB CUT)

N.T.S.



PLAN VIEW
NOT TO SCALE



BARRIER WALL ANCHOR SECTION
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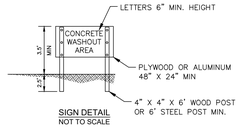


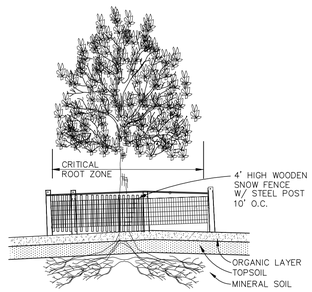
SIGN DETAIL
NOT TO SCALE

NOTES

1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDEND CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.

CONCRETE WASHOUT (CW)

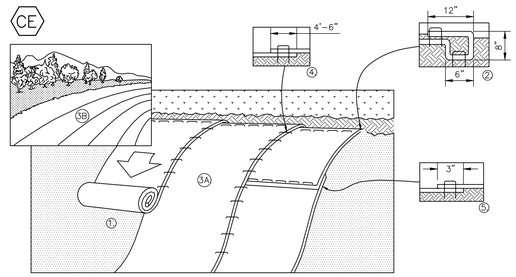
N.T.S.



PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

TREE PROTECTION (TP)

N.T.S.

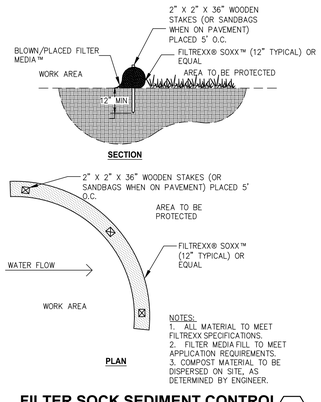


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
3. PERVIOUS LAND WITH SLOPES RUNNING GREATER THAN OR EQUAL TO 4:1 SHALL CONTAIN SLOPE STABILIZATION BLANKET

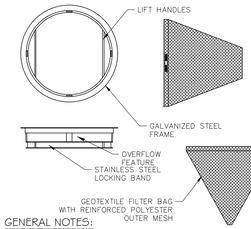
EROSION CONTROL BLANKET (SLOPE INSTALLATION)

N.T.S.



FILTER SOCK SEDIMENT CONTROL (FS)

N.T.S.



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS

IDOT TYPE 1 ROUND INLET FILTER DEPICTED

NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION (IP)

N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART

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Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: JEA
CHECKED BY: ANF

CHASE

EROSION CONTROL DETAILS

CHASE BANK
11001 N PORT WASHINGTON RD
MEQUON, WI 53092

ORIGINAL ISSUE: 08/13/2024
KHA PROJECT NO. 168558078
SHEET NUMBER
C4.1

Drawing name: K:\CHI_LDEV\168558078_Chase_Mequon_MV2 Design\CAD\PlanSheets\Final Engineering Plans\C4.0 EROSION CONTROL PLAN.dwg C4.1 Aug 16, 2024 2:08pm by: Josh.Williams
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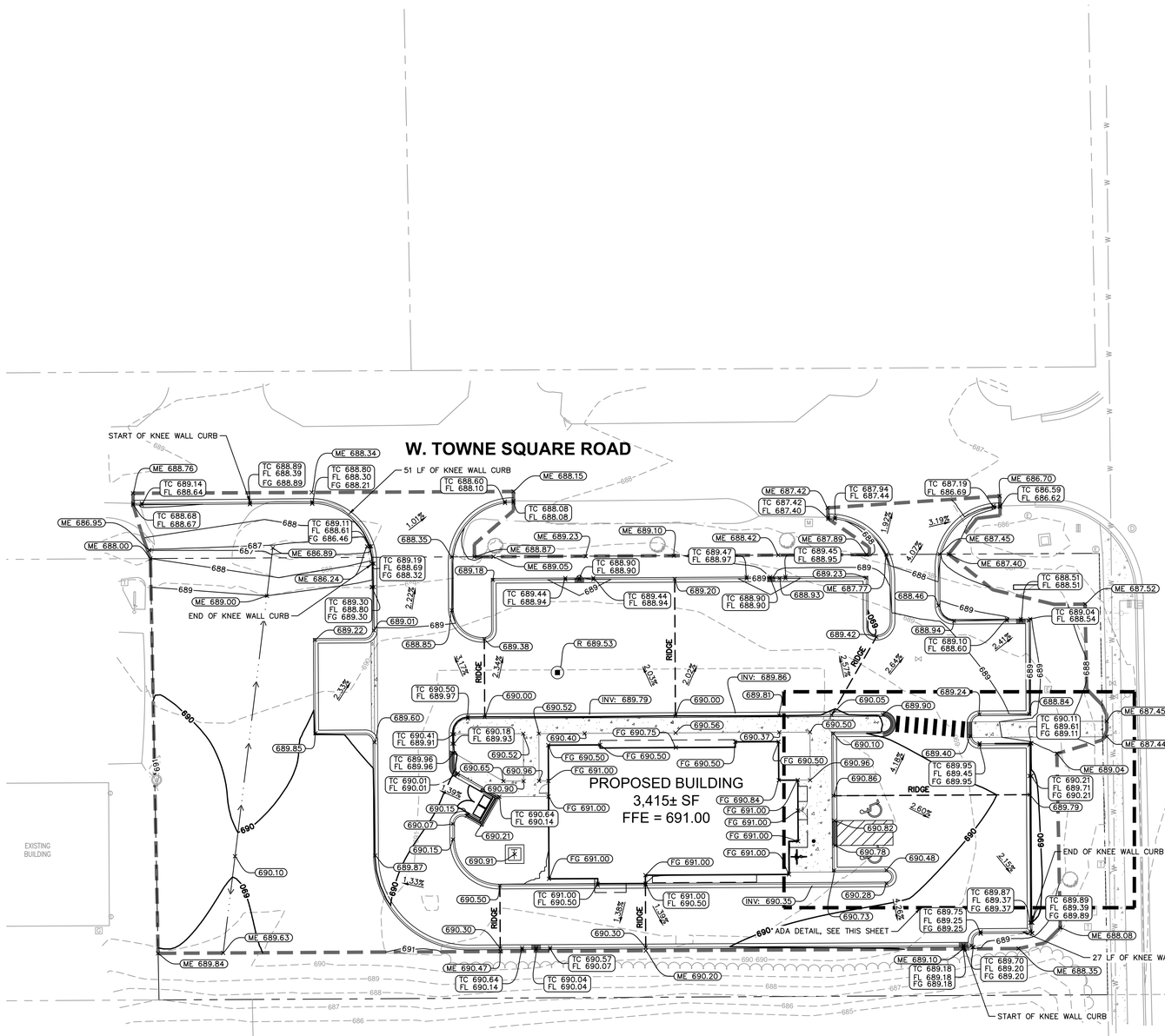

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

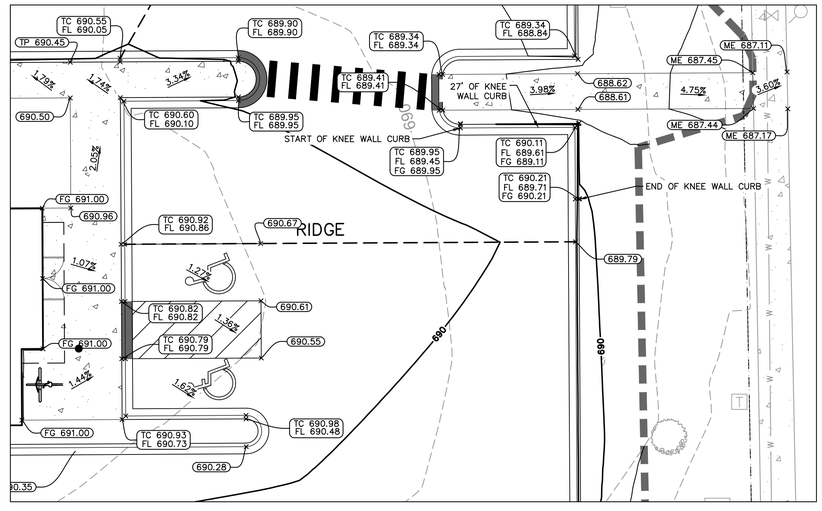
GRADING LEGEND

	TP = TOP OF PAVEMENT
	EP = EDGE OF PAVEMENT
	FL = FLOW LINE
	TC = TOP OF CURB
	ME = MATCH ELEVATION
	TF = TOP OF FOUNDATION
	R = RIM ELEVATION
	FG = FINISHED GRADE
——XXX——	PROPOSED CONTOUR
- - XXX - -	EXISTING CONTOUR
—— RIDGE ——	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	REVERSED PITCH CURB AND GUTTER
—— AR ——	ACCESSIBLE ROUTE
	GRADING LIMITS

STORMWATER NOTES

THIS PROJECT IS NOT SUBJECT TO CHAPTER 13.301 OF THE MILWAUKEE METROPOLITAN SEWERAGE DISTRICT (MMSD) STORMWATER MANAGEMENT ORDINANCE. THE FOLLOWING REQUIREMENTS WILL NOT BE REQUIRED PER CODE.

1. THE DEVELOPMENT OR REDEVELOPMENT INVOLVES A NET INCREASE OF 5,000 SQUARE FEET OR MORE OF IMPERVIOUS SURFACE;
   - NET DECREASE IN IMPERVIOUS AREA = 9,674 SF
2. DEMOLITION OR CONSTRUCTION DURING REDEVELOPMENT WILL DISTURB AN AREA LARGER THAN 2 ACRES.
   - LIMITS OF DISTURBANCE = 0.92-ACRES



ADA DETAIL
1" = 10'

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: JEA
CHECKED BY: ANF

CHASE

GRADING & DRAINAGE PLAN

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11001 N PORT WASHINGTON RD
MEQUON, WI 53092

ORIGINAL ISSUE: 08/13/2024
KHA PROJECT NO. 168558078
SHEET NUMBER C5.0

Drawing name: K:\CHI_LDEV\168558078_Chase_Mequon_WI\2 Design\CAD\PlanSheets\Final Engineering Plans\C5.0 GRADING & DRAINAGE PLAN.dwg C5.0 Aug 16, 2024, 2:08pm by: Josh.Williams
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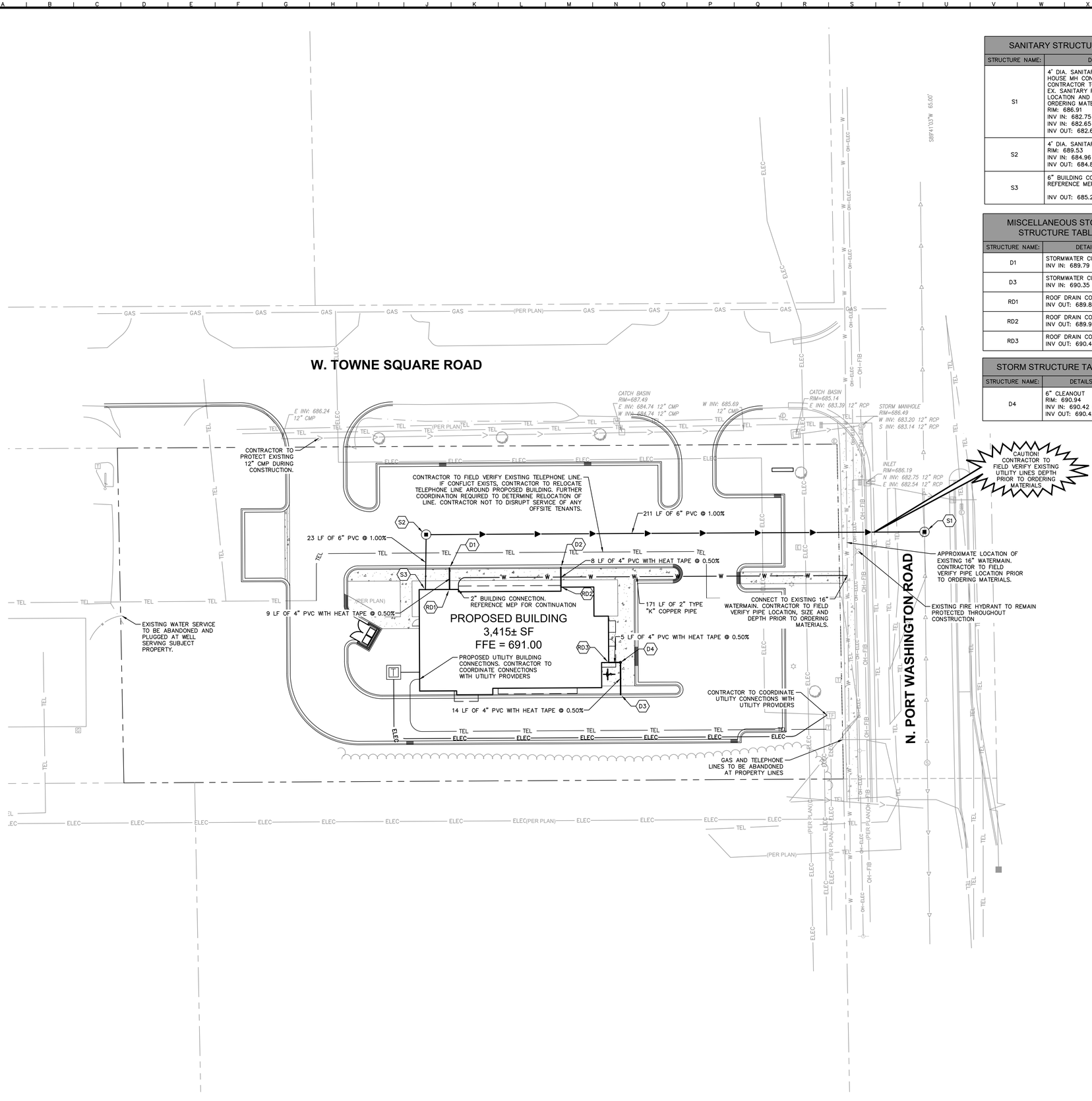

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S1	4' DIA. SANITARY DOG HOUSE MH CONNECTION. CONTRACTOR TO FIELD VERIFY EX. SANITARY PIPE DEPTH, LOCATION AND SIZE PRIOR TO ORDERING MATERIALS. RIM: 686.91 INV IN: 682.75 (W, 6") INV IN: 682.65 (S, 6") INV OUT: 682.65 (N, 6")
S2	4' DIA. SANITARY MH RIM: 689.53 INV IN: 684.96 (S, 6") INV OUT: 684.86 (E, 6")
S3	6" BUILDING CONNECTION. REFERENCE MEP FOR CONTINUATION INV OUT: 685.20 (N, 6")

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	STORMWATER CURB OPENING INV IN: 689.79 (S, 4")
D3	STORMWATER CURB OPENING INV IN: 690.35 (N, 4")
RD1	ROOF DRAIN CONNECTION INV OUT: 689.84 (N, 4")
RD2	ROOF DRAIN CONNECTION INV OUT: 689.90 (N, 4")
RD3	ROOF DRAIN CONNECTION INV OUT: 690.44 (E, 4")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D4	6" CLEANOUT RIM: 690.94 INV IN: 690.42 (W, 4") INV OUT: 690.42 (S, 4")

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER CLEANOUT
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED FLARED END SECTION
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- RIP RAP (SEE DETAILS)

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "DIGGERS HOTLINE" (1-800-242-8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

No.	REVISIONS	DATE	BY

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UTILITY PLAN

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Drawing name: K:\CHI_LDEV\168558078_Chase_Mequon_W\2 Design\CAD\PlanSheets\Final Engineering Plans\C6.0 UTILITY PLAN.dwg C6.0 Aug 16, 2024 2:08pm by: Josh.Williams
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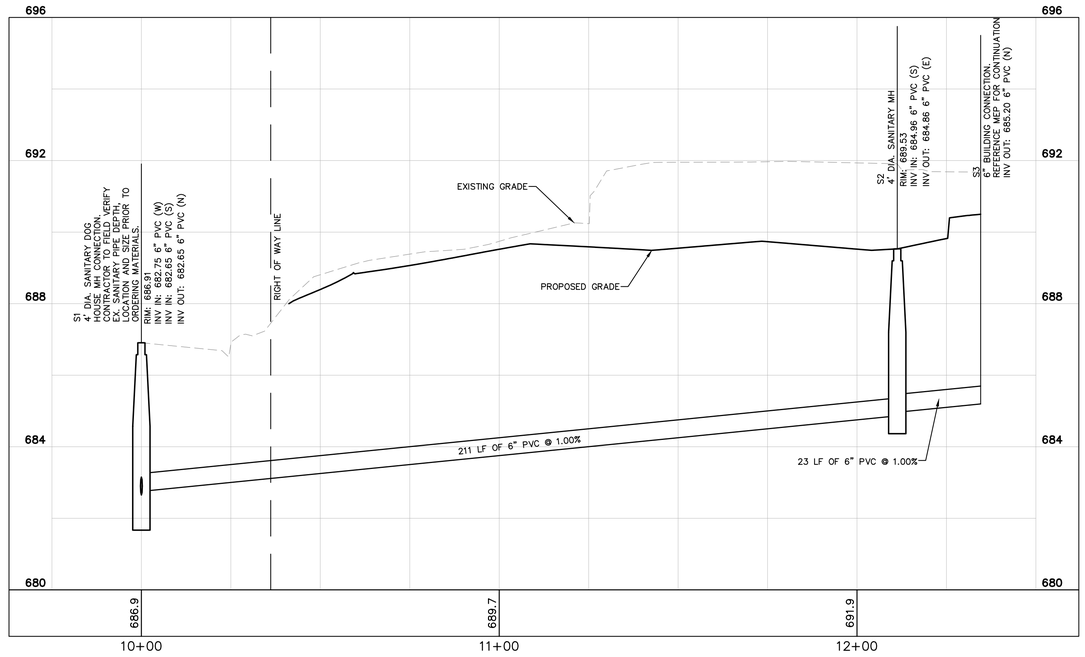

SANITARY PROFILE

SCALE H: 1" = 20' | V: 1" = 2'

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Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: JEA
CHECKED BY: ANF

CHASE

UTILITY PROFILES

CHASE BANK
11001 N PORT WASHINGTON RD
MEQUON, WI 53092

ORIGINAL ISSUE:
08/13/2024
KHA PROJECT NO.
168558078
SHEET NUMBER
C6.1

Drawing name: K:\CHI_LDEV\168558078_Chase_Mequon_WI\2 Design\CAD\PlanSheets\Final Engineering Plans\C6.1 UTILITY PROFILES.dwg C6.1 Aug 16, 2024 - 2:09pm by: Josh.Williams
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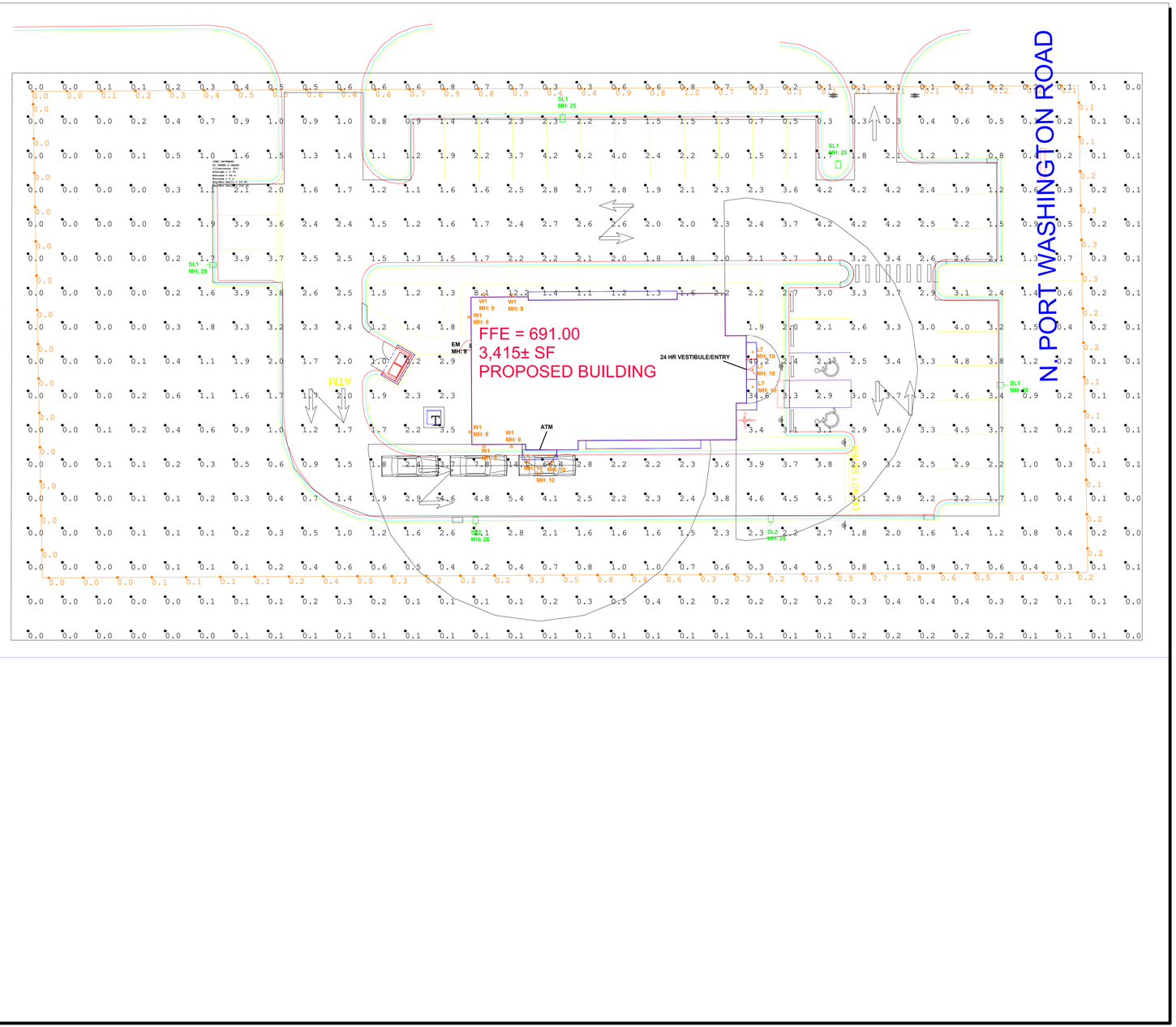
Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)

Calculation Summary							
Label	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**
ATM 5'	Fc	76.08	114.5	27.3	2.79	4.19	FC TAKEN 5' FROM ATM @ 3'-0" AFG
ATM 50'	Fc	3.20	55.7	0.1	32.00	557.00	FC TAKEN 50' FROM ATM @ 3-'-0"
ENTRY 10'	Fc	25.69	83.5	1.9	13.52	43.95	FC TAKEN 10' FROM VESTIBULE @ 3'-0" AFG
ENTRY 50'	Fc	3.84	48.2	1.0	3.84	48.20	FC TAKEN 50' FROM ENTRY @ 3'-0" AFG
PROPERTY LINE	Fc	0.29	1.0	0.0	N.A.	N.A.	FC TAKEN @ GRADE
SITE	Fc	1.60	66.4	0.0	N.A.	N.A.	FC TAKEN @ GRADE
JPMC PAVEMENT	Fc	3.39	66.4	0.2	16.95	332.00	FC TAKEN @ GRADE

Luminaire Schedule				
Symbol	**Label**	**Qty**	**Part Number**	**Description**
	EM	1	AFF FCT	EXTERIOR WALL MOUNT
	SL2	2	EACL010F4AF740-DIMMING- D1-FINISH	FULL CUTOFF AREA LIGHT
	W1	6	9004-W2-RW-LED3090-W-BK-L1-UNV	WALL MOUNT UP/ DN LIGHT
	L7	6	5811SAR20L8040	RECESSED DOWNLIGHT
	SL1	4	EACL010F4AF740-DIMING-D1-FINISH WITH ELS-ELCB ABL-BLCK	FULL CUTOFF AREA LIGHT W/SHEILD



- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERAGED. ACTUAL RESULTS MAY VARY
- MH IS AN OVERALL MOUNTING HEIGHT.

lighting > electrical > energy
technology > signs
FACILITY SOLUTIONS GROUP

#	Date	Comments

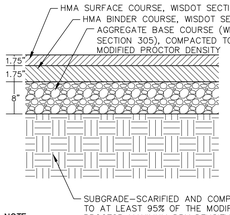
Revisions

Drawn By: JUM
Checked By:
Date:8/19/2024

JPMC MEQUON PAVILION
LIGHTING LAYOUT

PHOTOMETRIC CALCULATIONS

Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)

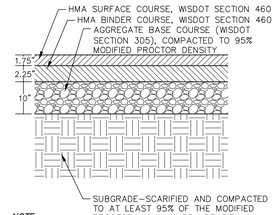


NOTE:

1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY ECS MIDWEST, LLC DATED JUNE 20, 2024. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.
2. SEE PAVING NOTES ON THE GENERAL NOTES SHEET FOR PRIME COAT AND TACK–COAT REQUIREMENTS.
3. ASSUMED 50,000 EQUIVALENT SINGLE–AXLE LOAD (ESAL).
4. CONTRACTOR TO USE A MINUMUM 20% RECYCLED ASPHALT PRODUCT.

STANDARD DUTY ASPHALT PAVEMENT SECTION

N.T.S. 10/19/20



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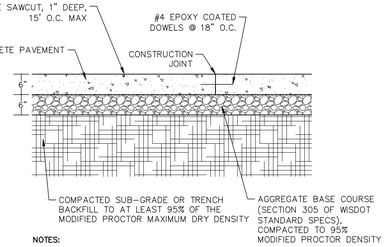
2. SEE PAVING NOTES ON THE GENERAL NOTES SHEET FOR PRIME COAT AND TACK–COAT REQUIREMENTS.
3. EQUIVALENT SINGLE–AXLE LOAD TO BE CONFIRMED WITH CLIENT.
4. CONTRACTOR TO USE A MINIMUM 20% RECYCLED ASPHALT PRODUCT.

HEAVY DUTY ASPHALT PAVEMENT SECTION

N.T.S.



NOTES:

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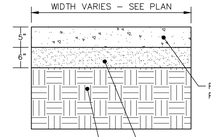
CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM DESIGNATION C31. MINIMUM 28–DAY STRENGTH = 4000 PSI

HEAVY DUTY CONCRETE PAVEMENT SECTION

N.T.S.

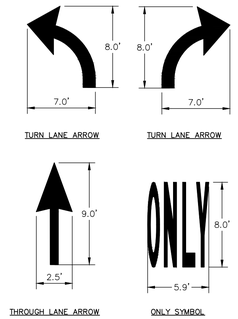


NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. WELDED WIRE FABRIC (6X6–6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2–#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK

N.T.S.



NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

TRAFFIC FLOW ARROW

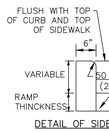
N.T.S.

GENERAL NOTES:

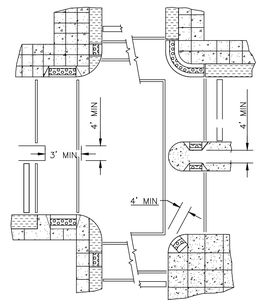
1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN (4'–0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

LEGEND

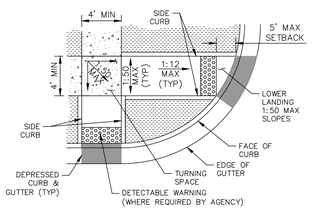
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING



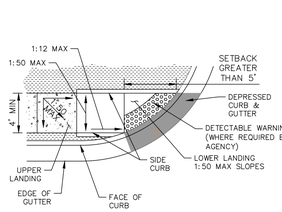
DETAIL OF SIDE CURB
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



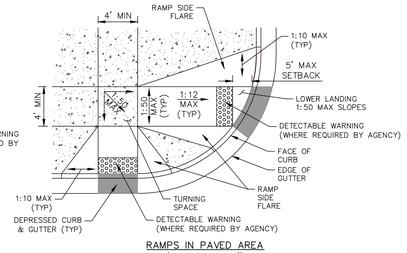
RECOMMENDED LOCATION OF RAMPS



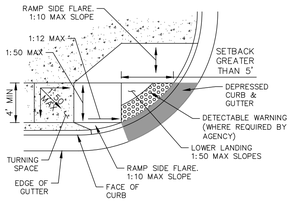
RAMPS IN LANDSCAPED AREA
(SETBACK < 5')



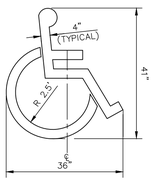
RAMPS IN LANDSCAPED AREA
(SETBACK > 5')



RAMPS IN PAVED AREA
(SETBACK < 5')

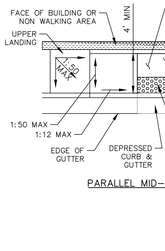


RAMPS IN PAVED AREA
(SETBACK > 5')

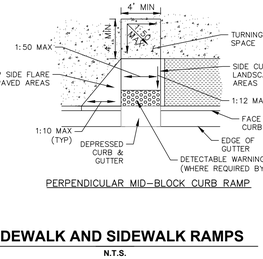


ZERO CURB TRANSITION

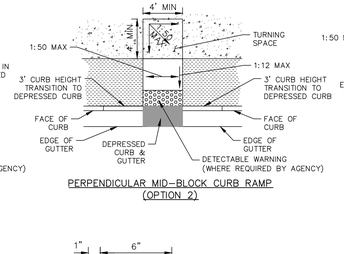
N.T.S.



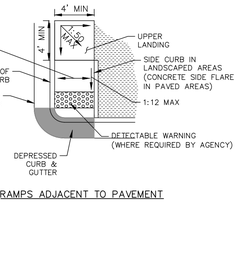
PARALLEL MID–BLOCK CURB RAMP



PERPENDICULAR MID–BLOCK CURB RAMP



PERPENDICULAR MID–BLOCK CURB RAMP
(OPTION 2)



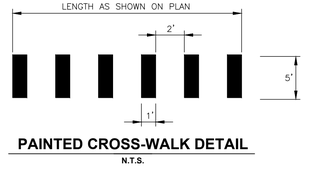
RAMPS ADJACENT TO PAVEMENT

SIDEWALK AND SIDEWALK RAMPS

N.T.S.

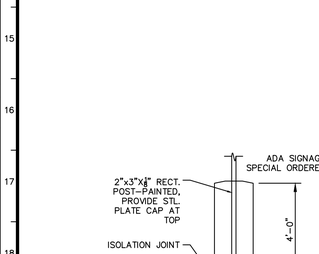
ACCESSIBLE PARKING SYMBOL

N.T.S.



PAINTED CROSS-WALK DETAIL

N.T.S.

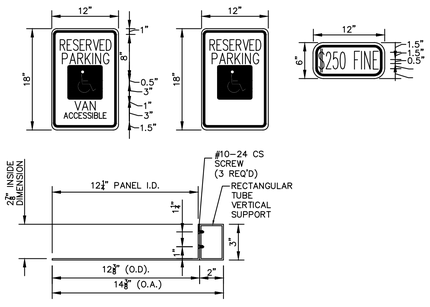


NOTE: BOLLARD ONLY REQUIRED IF SIGN IS MOUNTED WITHIN 3' OF ADA ACCESSIBLE PARKING STALL.

ADA SIGN WITH BOLLARD
NOT TO SCALE

NOTES
MANUFACTURE AND INSTALL ONE (1) N–1 POLE MOUNTED PARKING SIGN

1. .125" BRAKE FORMED ALUMINUM SIGN FACE. PAINT FINISH ALL EXPOSED SURFACES BLUE PER CHASE STANDARDS. FORM AS SHOWN.
2. SIGN FACE TO BE ORDERED "COMPLIANCE SIGNS" 800.578.1245 FACE TO BE LORDS GLUE TO .125" BRAKE FORM ALUMINUM SIGN FACE.
3. 2"X3"X¼"X12'–6¾" LONG EXTRUDED ALUMINUM POST W/0.063" THICK ALUMINUM CAP PLATE AT TOP. PAINT FINISH ALL EXPOSED SURFACES PER CHASE STANDARDS. SET SUPPORT INTO CONCRETE FOUNDATION. NO DIRECT EARTH BURIAL PERMITTED.
4. THE WORDS "VAN ACCESSIBLE" SHALL BE APPLIED TO ONLY 1 FOR EVERY 6 ADA STALLS PER CHASE DIRECTION.
5. ALL EMBEDDED ALUMINUM SHALL BE COATED WITH CARBOLINE BITUMASTIC 50 COAL TAR OR EQUAL PRIOR TO INSTALLATION.



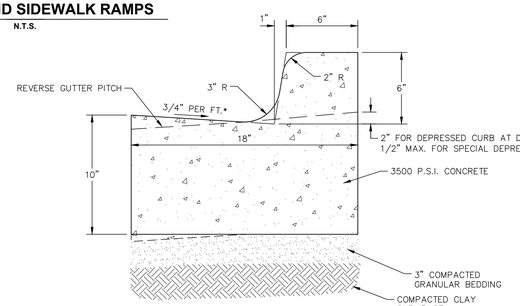
ADA SIGN
NOT TO SCALE

ALL FASTENERS SHALL BE STAINLESS STEEL OR OTHERWISE COATED TO PREVENT CORROSION.

SIGN MOUNTING DETAIL
NOT TO SCALE

*NOTE: ACCESSIBLE PARKING SIGN SHALL BE SOURCED FROM AND PROVIDED BY GENERAL CONTRACTOR. CONTRACTOR TO PROVIDE BOLLARD AND BLUE IDEAL SHIELD BOLLARD COVER

ACCESSIBLE PARKING SIGN

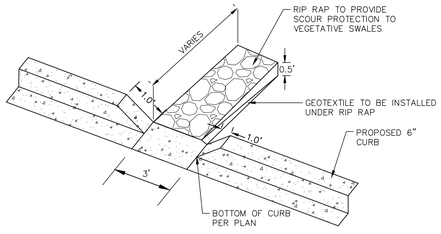


NOTES: USE TWO – #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW–CUT CONSTRUCTION JOINTS EVERY 25 FT.

* MAXIMUM GUTTER SLOPE AT ADA RAMPS TO BE 5.0%

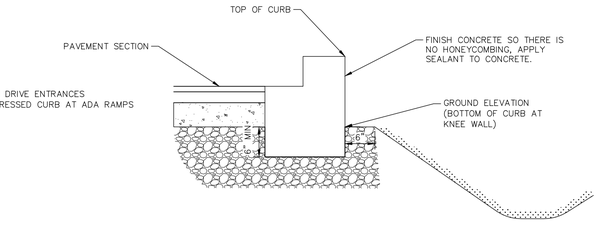
6" X 12" CURB & GUTTER

N.T.S.



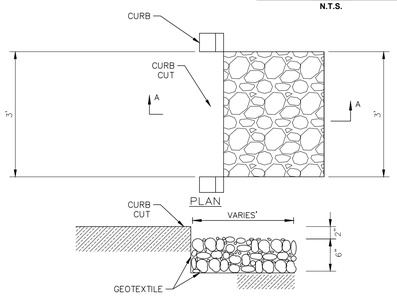
CURB CUT

N.T.S.



KNEE WALL CURB

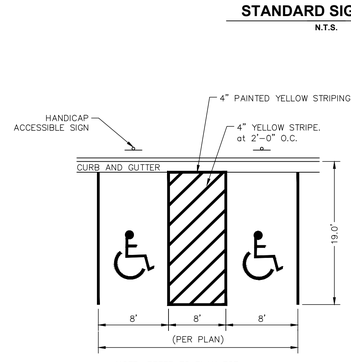
N.T.S.



SECTION A–A

NOTES:

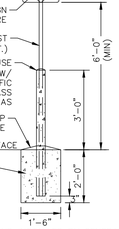
1. THE FILTER FABRIC SHALL MEET THE REQUIREMENTS IN MATERIAL SPECIFICATIONS 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, II, OR III.
2. THE RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 61 LOOSE ROCK RIPRAP. THE ROCK MAY BE EQUIPMENT PLACED.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

TYPICAL HANDICAP STRIPING

N.T.S.



NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE

N.T.S.

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
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No.	REVISIONS	DATE	BY

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C7.0

Drawing name: K:\CHI_LIDEV\168558078_Chase_Mequon_WI\2 Design\CADD\PlanSheets\Final Engineering Plans\C7.0 CONSTRUCTION DETAILS.dwg C7.0 Aug 16, 2024 2:09pm by: Josh.Williams
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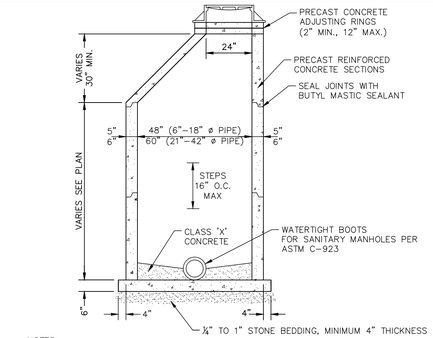
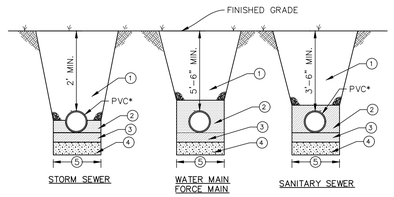


NOTES:
1. UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES OR EQUALS:
   1.1. –IN PAVED AREAS: NEENAH R–1713 OR APPROVED EQUAL W/TYPE B COVER (CLOSED)
   1.2. –IN GRASS: NEENAH R–1711 W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
3. ALL COVERS SHALL BE SELF SEALING WITH CONCEALED PICK HOLES AND HAVE "SANITARY" CAST ON THE COVER.
4. SANITARY MANHOLES NEED WATER PROOF COATING ON EXTERIOR AND STEPS.
5. MASTIC ROPE REQUIRED BETWEEN ALL PRECAST SECTIONS WITH CHIMNEY SEAL.
6. WATER PROOF WRAP REQUIRED ON ALL JOINTS.
7. HYRDRAULIC CEMENT REQUIRED FOR ANY ANNULAR SPACES AROUND THE PIPES AND BOOTS.

SANITARY MANHOLE
N.T.S.



① MECHANICALLY COMPACTED CA–6 CRUSHED STONE IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB, GUTTER, OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.

② WATERMAIN & FORCEMAIN:
CA–11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF DUCTILE IRON PIPE

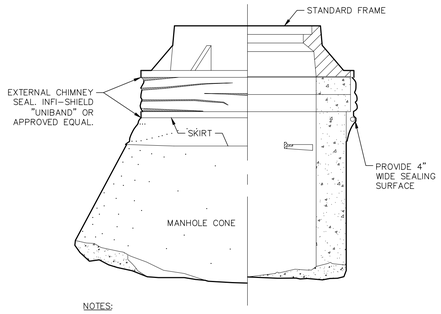
STORM SEWER & SANITARY SEWER:
CA–11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE
*ADDITIONAL 12" OF CA–11 CRUSHED STONE ABOVE TOP OF PVC PIPE.

③ 4" BED MECHANICALLY COMPACTED CA–11 CRUSHED STONE

④ UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.

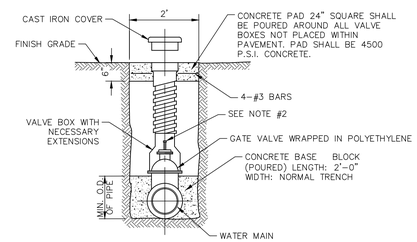
⑤ TRENCH WIDTH: OUTSIDE DIAMETER + 18 IN.

PIPE BEDDING DETAIL
N.T.S.



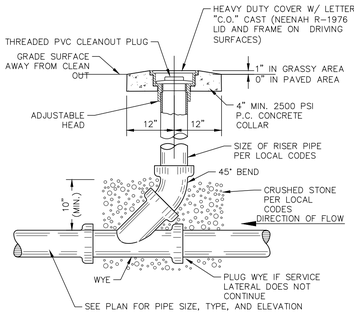
NOTES:
1. CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWERAGE SYSTEM MANHOLES AND GREASE TRAP CATCH BASIN.
2. EXTERNAL CHIMNEY SEAL SHALL BE INFI–SHIELD "UNIBAND" BY SIMA ENVIRONMENTAL OR APPROVED EQUAL.
3. CHIMNEY SEALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

EXTERNAL CHIMNEY SEAL
N.T.S.



NOTES:
1. 4"–12" R.S. GATE VALVES SHALL BE IN ACCORDANCE WITH AWWA STANDARD C–509.
2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED IF THE OPERATING NUT FOR ANY VALVE IS LOCATED IN EXCESS OF 4' BELOW THE TOP OF THE VALVE BOX. THIS EXTENSION SHALL BE SUFFICIENT LENGTH TO ENSURE THAT THE TOP IS WITHIN 4' OF THE VALVE BOX LID.
3. DUCTILE IRON OR C–900 PVC PIPE SHALL BE USED FOR VALVE STACKS WITH VALVE BOX CASTING.
4. PLACE A BLUE DOT (3") ON NEAREST CURB FACE TO VALVE.
5. FOR GATE VALVES < 16" (FOR GATE VALVES ≥ 16" USE HORIZONTAL GATE VALVE)

TYPICAL VALVE SETTING AND BOX
N.T.S.

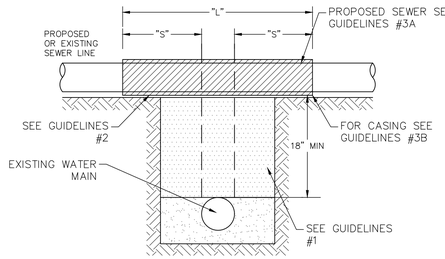


NOTE: SEE APPLICABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

SANITARY/STORM CLEAN-OUT
N.T.S.

PROPOSED SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION ABOVE EXISTING WATER MAIN.

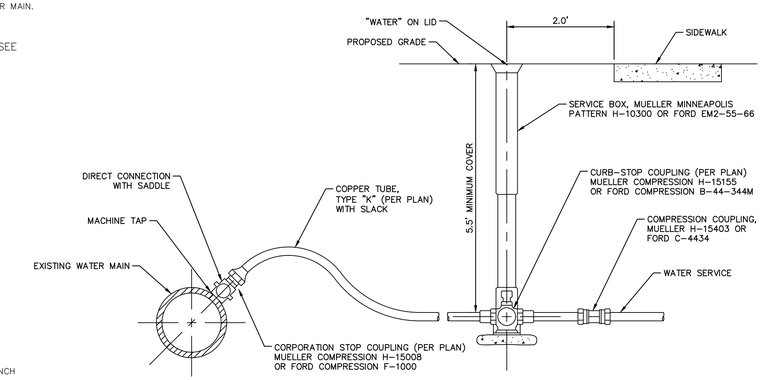
NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20–4.



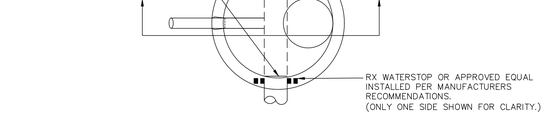
NOTE:
1. "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

GUIDELINES:
1. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
3. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR:
   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.

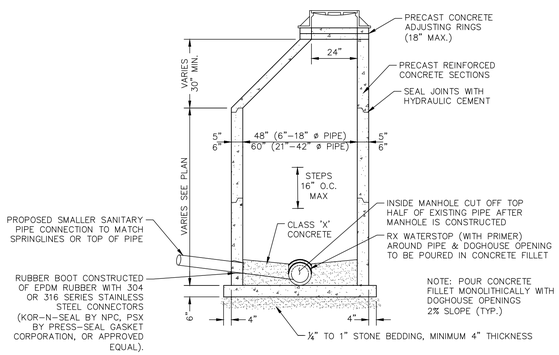
PROPOSED SEWER OVER EXISTING WATER MAIN CROSSING DETAIL
N.T.S.



WATER SERVICE CONNECTION
N.T.S.



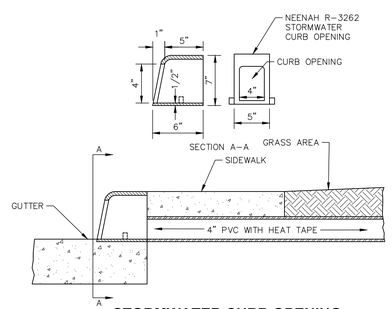
PLAN VIEW



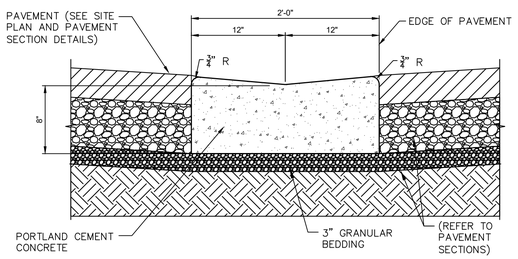
SECTION A–A

NOTES:
1. UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES OR EQUALS:
   1.1. –IN PAVED AREAS: NEENAH R–1713 OR APPROVED EQUAL W/TYPE B COVER (CLOSED)
   1.2. –IN GRASS: NEENAH R–1711 W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
3. ALL COVERS SHALL BE SELF SEALING WITH CONCEALED PICK HOLES AND HAVE "SANITARY" CAST ON THE COVER.
4. SANITARY MANHOLES NEED WATER PROOF COATING ON EXTERIOR AND STEPS.
5. MASTIC ROPE REQUIRED BETWEEN ALL PRECAST SECTIONS WITH CHIMNEY SEAL.
6. WATER PROOF WRAP REQUIRED ON ALL JOINTS.
7. HYRDRAULIC CEMENT REQUIRED FOR ANY ANNULAR SPACES AROUND THE PIPES AND BOOTS.
8. DOGHOUSE OPENING IN PRECAST UNIT ARE TO BE 4" MIN. TO 8" MAX. LARGER THAN THE OUTSIDE DIAMETER OF THE EXISTING PIPE.

SANITARY DOGHOUSE MANHOLE
N.T.S.



STORMWATER CURB OPENING
N.T.S.



NOTE: THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT.

24" CONCRETE VALLEY GUTTER
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-262-2445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: JEA
CHECKED BY: ANF

CHASE

CONSTRUCTION DETAILS

CHASE BANK
11001 N PORT WASHINGTON RD
MEQUON, WI 53092

ORIGINAL ISSUE: 08/13/2024
KHA PROJECT NO. 168558078
SHEET NUMBER
C7.1

Drawing name: K:\CHI_LDEV\168558078_Chase_Mequon_WI\2 Design\CAD\PlanSheets\Final Engineering Plans\C7.0 CONSTRUCTION DETAILS.dwg C7.1 Aug 16, 2024 - 2:09pm by: Josh.Williams
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Attachment: Packet Docs_ChaseBank (9778 : The Architects Partnership, Ltd)

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: **October 21, 2024**

SUBJECT: **Hahn Ace Hardware. The applicant is seeking building and site plan amendment approval to allow for a greenhouse and outside storage for the property located at 11300 N. Port Washington Road.**

Applicant:	Hahn Ace Hardware
Status of Applicant:	Tenant
Requested:	Site Plan Amendment
Existing Use:	Vacant
Existing Zoning:	B-2 (Business Community)
Land Use Plan:	Community Commercial
Lot size:	5.37 Acres
Location:	11300 N. Port Washington Road
Tax Key Number:	#15-020-11-010.00
District:	#5

Background:
The applicant is requesting building and site plan amendment for the parcel located at 11300 North Port Washington Road. Ace Hardware recently moved into 32,000 square feet of the building and opened in mid-April. While the use of a hardware store is permitted in the B-2 zoning district, the applicant is proposing new permanent outdoor storage which requires a building and site plan amendment. As the Commissioner's may recall, the applicant was approved for temporary outdoor storage for this past summer only.

Building and Site Plan Amendment:
The building and site plan amendment is related to the new permanent outdoor storage area that includes a greenhouse, a propane tank, and storage and display of seasonal items. The outdoor area will be segregated from the rest of the parking lot with landscaped islands and a four and a half foot black aluminum fence with gates. Incorporated into the fence design are brick columns that match the existing building. There are three gates, two located on the west elevation and one on the east. The gates will allow for the loading of materials into the area as well as provide for the ability to convey larger items to customer vehicles. No public parking will be permitted in the outdoor storage area.

The greenhouse is shown to be 4,038 square feet in area and approximately 25 feet in height. The greenhouse is shown to be constructed with tempered glass with steel overhead garage doors at the northeast and southeast corners.

The applicant has included landscaping around the perimeter to soften the view of the fence. The

area is shown to be lit by a combination of wall packs and pole lights. The pole lights were recently installed and comply with code. Cut sheets for the wall packs are required to ensure compliance with the lighting code.

Engineering Report:
Cole McCraw, Assistant City Engineer, has reviewed the application and has the following comments:

The work proposes adding an access from the existing parking lot to the loading dock driveway. There are no street access changes proposed.

There is no indication of wetlands in the work area. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

Water connection shall conform to the Mequon Water Utility Water Connection Policy. No sewer service is proposed for the building, but connection is required if warranted.

The improvements propose greater than 5,000 square feet of added impervious surface. The applicant shall submit a total calculation of added impervious surface proposed. Per MMSD rules, green infrastructure will be required. Prior to the issuance of a building permit, the applicant shall design and submit for review and approval a green infrastructure plan in conformance with MMSD rules and City ordinances. Green infrastructure plans also require the execution of a Stormwater Maintenance and Easement Agreement and a drainage financial guarantee.

A filling, excavation, and berms permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards.

The proposed improvements will disturb an area greater than 4,000 square feet and is therefore subject to a City of Mequon Erosion Control Permit. The permit is required prior to the issuance of a building permit.

Staff Recommendation:
Planning staff recommends **approval** of the building and site plan amendment based on the following condition(s):

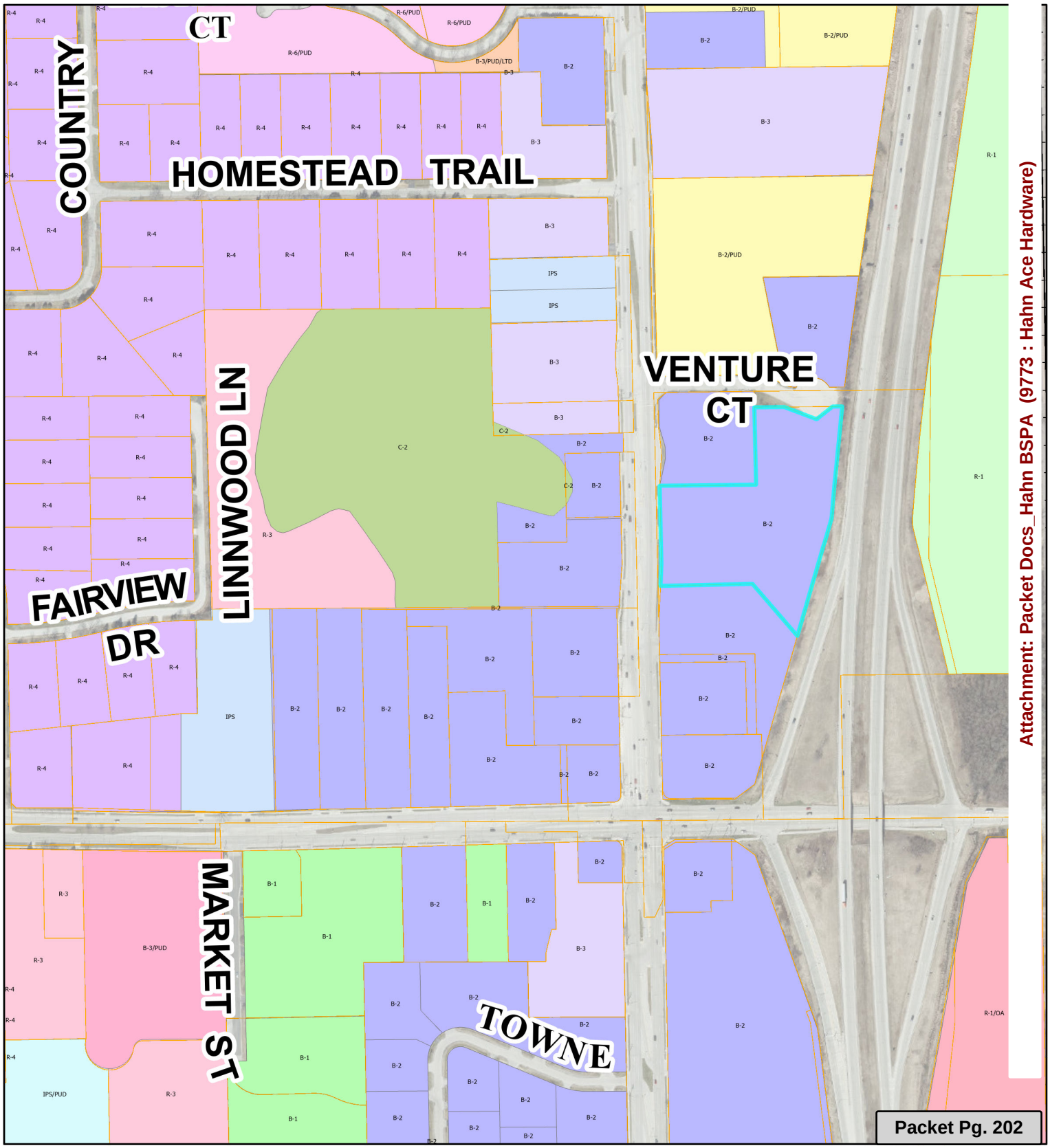
1. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Engineering Division review and approval of the grading, drainage, erosion control, and utility plans.
3. Water connection shall conform to the Mequon Water Utility Water Connection Policy.
4. For construction that exceeds 5,000 square feet of new impervious area, the owner will be required to provide a green infrastructure plan meeting MMSD requirements. The green infrastructure improvements also require a Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval, and a drainage financial guarantee.
5. Application for and approval of a City Filling and Excavation Permit, subject to applicable fees. The permit is required prior to the issuance of a building permit.

6. Application for and approval of a City erosion control permit, subject to applicable fees. The permit is required prior to the issuance of a building permit.

Attachments:
Packet Docs_Hahn BSPA (PDF)

HAHN ACE

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



Attachment: Packet Docs_Hahn BSPA (9773 : Hahn Ace Hardware)

DESIGNBUILD

Since 1957 ▪ Architects ▪ Contractors ▪ Engineers ▪ Leaders

HAHN ACE HARDWARE

GARDEN CENTER

11300 N PORT WASHINGTON ROAD
MEQUON, WISCONSIN 53092

PROJECT INFORMATION

CODE SUMMARY AND BUILDING INFORMATION

APPLICABLE CODES AND STANDARDS

BUILDING CODE:	2015	INTERNATIONAL BUILDING CODE (IBC))
PLUMBING CODE:	2015	WISCONSIN PLUMBING CODE - SPS 360 TO 387
MECHANICAL CODE:	2015	INTERNATIONAL MECHANICAL CODE (IMC)
ENGERGY CODE:	2015	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
ELECTRICAL CODE:	2017	NATIONAL ELECTRICAL CODE (NEC)
FIRE CODE:	2018	INTERNATIONAL FIRE CODE (IFC))
ACCESSIBILITY CODE:	2009	ANSI A117.1
EXISTING BUILDING CODE:	2015	INTERNATIONAL EXISTING BUILDING CODE (IEBC)
DESIGN GUIDE:		INCLUDING ALL WISCONSIN AMENDMENTS:

PROJECT DESCRIPTION

PROPOSED GREENHOUSE ON EXISTING PARKING ADJACENT TO EXISTING BUILDING AND FENCED AREA FOR PRODUCT STORAGE AND ASLE OF GOODS

PROJECT AREA

FIRST FLOOR	GREENHOUSE	4,273 SF
PROJECT AREA:		4,273 SF

USE AND OCCUPANCY CLASSIFICATION (IBC CHAPTER 3)

GROUP(S):
M MERCANTILE

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

CONSTRUCTION TYPE: VB

		ALLOWABLE	ACTUAL
BUILDING HEIGHT IN FEET	(TABLE 504.3)	40' - 0"	24' - 0"
BUILDING HEIGHT IN STORIES	(TABLE 504.4)	1	1
BUILDING AREA PER FLOOR	(TABLE 506.2)	9,000 SF	4,178 SF

ALLOWABLE AREA INCREASE (TABLE 506.2):

SINGLE-OCCUPANCY, ONE-STORY BLDG. (506.2.1) $A_a = A_t + (NS \times I_f)$

MIXED OCCUPANCIES: SEPARATED

FIRE RESISTIVE RATING REQ. FOR BUILDING ELEMENTS (IBC CHAPTER 6)

CONSTRUCTION TYPE: V-B

PRIMARY STRUCTURAL FRAMING:	0	HR
BEARING WALLS EXTERIOR:	0	HR
BEARING WALLS INTERIOR:	0	HR
NON-BEARING WALLS INTERIOR:	0	HR
FLOOR CONCTRUCTION:	0	HR
ROOF CONSTRUCTION:	0	HR

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPRERATION DISTANCE: 0 HR

FIRE AND SMOKE PROTECTIONS FEATURES (IBC CHAPTER 7)

ALLOWABLE AREA OF OPENINGS:

FIRE SEPERATION DISTANCE: > 30 FEET
OPENING PROTECTION: UNPROTECTED, SPRINKLERED
ALLOWABLE OPENING AREA: NO LIMT

INTERIOR FINISEHS (IBC CHAPTER 8)

INTERIOR WALL AND CEILING FINISHES: IBC 2015, TABLE 803.11

SPRINKLERED

OCCUPANCY	INTERIOR EXIT STAIRWAYS, ETC.	CORRIDORS, ETC.	ROOMS AND ENCLOSED SPACES
MERCANTILE	CLASS B	CLASS C	CLASS C

FIRE PROTECTION SYSTEM (IBC CHAPTER 9)

AUTOMATIC SPRINKLER SYSTEM: NFPA 13 FULLY SPRINKLERED

FIRE ALARM SYSTEM WITH REMOTE MONITORING

PORTABLE FIRE EXITINGUISHERS IN COMPLIANCE WITH NFPA 10

MEANS OF EGRESS (IBC CHAPTER 10)

OCCUPANT LOAD (1004) 713 TOTAL OCCUPANTS
(SEE OCCUPANT LOAD CALCUALTIONS ON SHEET G-111)

EGRESS SIZING (1005)

OTHER EGRESS COMPONETS	=	OCCUP. LOAD X 0.2"/OCC.	
	=	142.6	INCHES REQUIRED
	=	373.5	INCHES PROVIDED

COMMON PATH OF EGREE TRAVEL	100	FEET
EXIT ACCESS TRAVEL DISTANCE	250	FEET

PLUMBING FIXTURE REQUIREMENTS (IBC CHAPTER 29)

SEE PLUMBING FIXTURE CALCULATIONS ON SHEET: G-111

THERMAL ENVELOPE (IECC)

NOT APPLICABLE - EXISTING BUILDING - NO CHANGES TO THERMAL ENVELOPE

OTHER

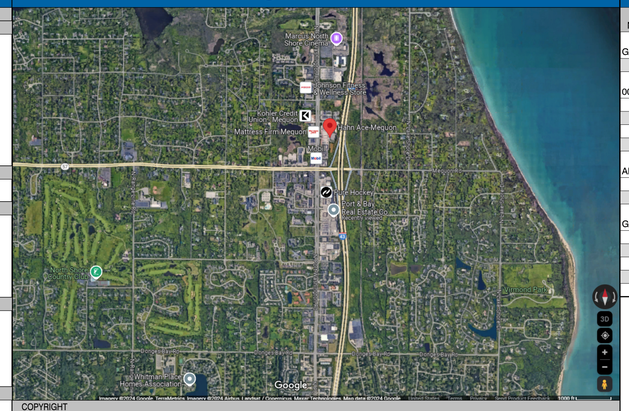
DEFERRED SUBMITTALS

- HVAC
- PLUMBING
- FIRE SUPRESSION SYSTEM
- FIRE ALARM SYSTEM
- OTHER

NOTES:
ALL DEFERRED SUBMITTALS TO BE PROVIDED TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW A MINIMUM OF TWO WEEKS PRIOR TO COMMENCMENT OF WORK.

ALL DEFERRED SUBMITALS TO BE REVIEWED BY THE ARCHITECT PRIOR TO SUBMITAL TO AUTHORITY HAVING JURISDICTION.

VICINITY MAP



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SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISION DESCRIPTION	REVISION DATE
GENERAL			
G-001	COVER SHEET		
002 - CIVIL			
C-200	DEMOLITION PLAN		
C-300	SITE PLAN		
C-400	GRADING AND EROSION CONTROL PLAN		
C-500	UTILITY PLAN		
ARCHITECTURAL			
A-111	GARDEN CENTER FLOOR PLANS		
A-201	GARDEN CENTER ELEVATIONS		
GREENHOUSE			
EX-01	COVER PAGE		
EX-02	ANCHOR POST LAYOUT		
EX-03	GENERAL LAYOUT		
EX-04A	ELEVATIONS		
EX-05A	STRUCTURAL SECTIONS		

ARCHITECT SEAL

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ENGINEER SEAL

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NASHOTAH, WI 53058
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SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	
BUDGET SET:	07/31/2024
PLAN COMMISSION SET:	09/23/2024
PROPOSAL SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

PROJECT NAME
HAHN ACE HARDWARE

PROJECT DESCRIPTION
GARDEN CENTER

STREET ADDRESS
11300 N PORT WASHINGTON ROAD

CITY / STATE / ZIP
MEQUON, WISCONSIN 53092

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
TNK	DJS	JSD

DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ANK	JSD	XXX

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G-001

PROJECT NUMBER: P13654
P13654

Attachment: Packet Docs. Hahn BSPA (9773 : Hahn Ace Hardware)

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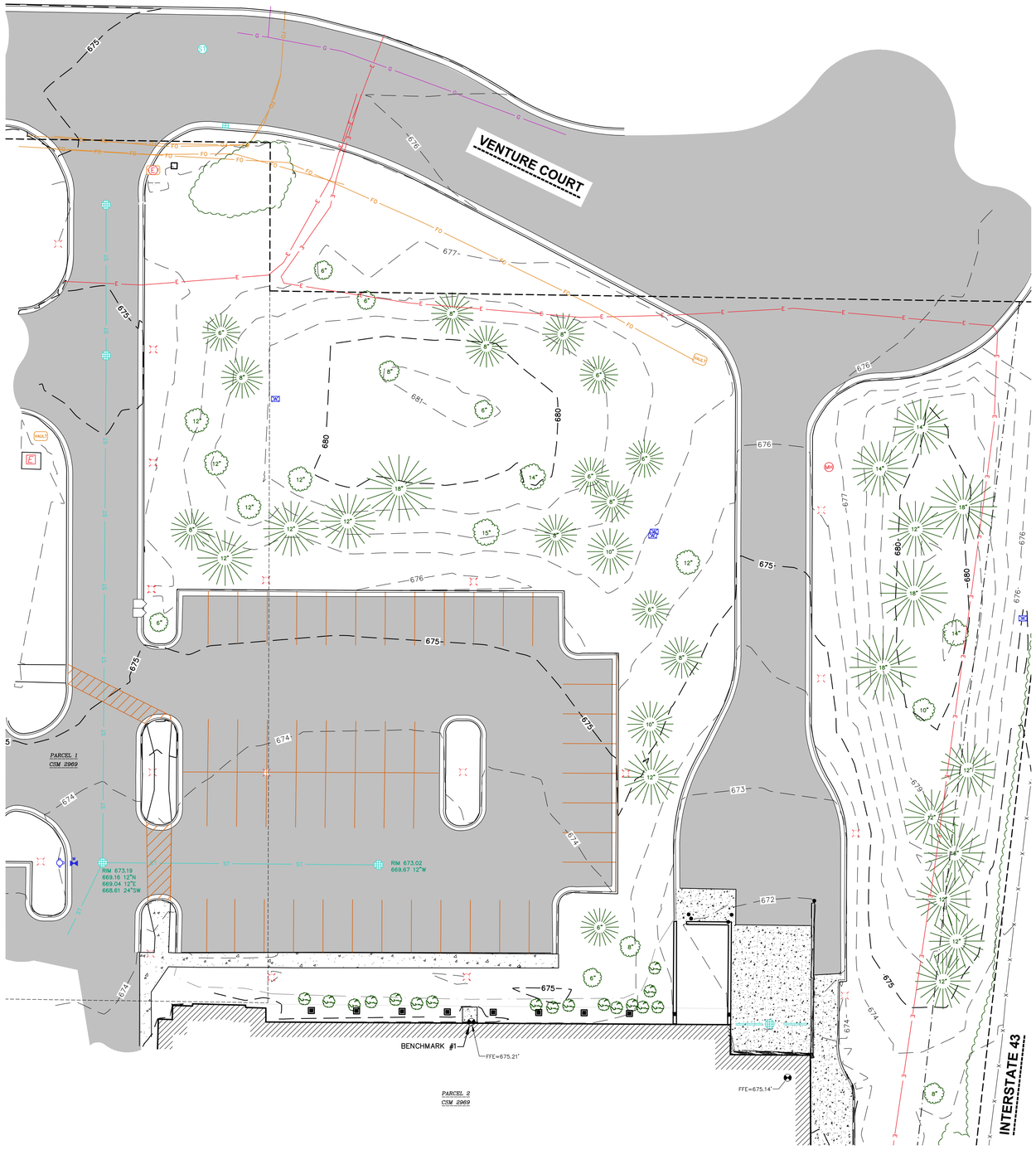

EXISTING CONDITIONS MAP

PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 2969, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 09 NORTH, RANGE 22 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

LEGEND

- 1" IRON PIPE FOUND
- CONTROL POINT
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- MAIL BOX
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- SPRINKLER VALVE BOX
- STORM MANHOLE
- ROUND CASTED INLET
- CURB INLET
- MANHOLE – UNVERIFIED TYPE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- WALL LINE
- 875 INDEX CONTOUR
- 874 INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- PAVEMENT STRIPING

NOTES

1. FIELD WORK COMPLETED BY JSD ON MAY 29, 2024.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (OZAUKEE COUNTY) ZONE. THE WEST LINE OF SECTION 20, RECORDED AS N00°09'36"E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A SEWRPC MONUMENT MARKING THE SOUTHWEST 1/4 CORNER OF SECTION 20, T09N, R20E, ELEVATION = 671.16'
4. CONTOUR INTERVAL IS ONE FOOT.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 2022105261, WITH A CLEAR DATE OF MAY 20, 2024.
7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   WISCONSIN DOT
   WE ENERGIES (ELECTRIC AND GAS)
   AT&T, LEVEL 3, TIME WARNER CABLE
   CITY OF MEQUON
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
9. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
10. THIS MAP IS NOT INTENDED TO BE A PROPERTY SURVEY AS DEFINED BY WISCONSIN ADMINISTRATIVE CODE AE-7.

BENCHMARKS

DESCRIPTION		ELEVATION
BENCHMARK #1:	DOOR SILL LOCATED ON THE NORTH CENTRAL PORTION OF THE EXISTING BUILDING.	675.21
BENCHMARK #2:	SEWRPC MONUMENT MARKING THE SOUTHWEST 1/4 CORNER OF SECTION 20, T09N, R20E	671.16

north
SCALE IN FEET
20' 0 20'

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Call 811 or (800) 242-8511
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Hearing Impaired TDD (800) 542-2289
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NASHOTAH, WI 53058
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SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	07/26/2024
BUDGET SET:	07/31/2024
PLAN COMMISSION SET:	09/23/2024
PROPOSAL SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 24-14297
JSD PROJ. MGR.: APM

PROJECT NAME
HAHN ACE HARDWARE

PROJECT DESCRIPTION
GARDEN CENTER

STREET ADDRESS
11300 N PORT WASHINGTON ROAD

CITY/ STATE / ZIP
MEQUON, WISCONSIN 53092

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ANK	XXX	GSW

DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
ANK	CAP	APM

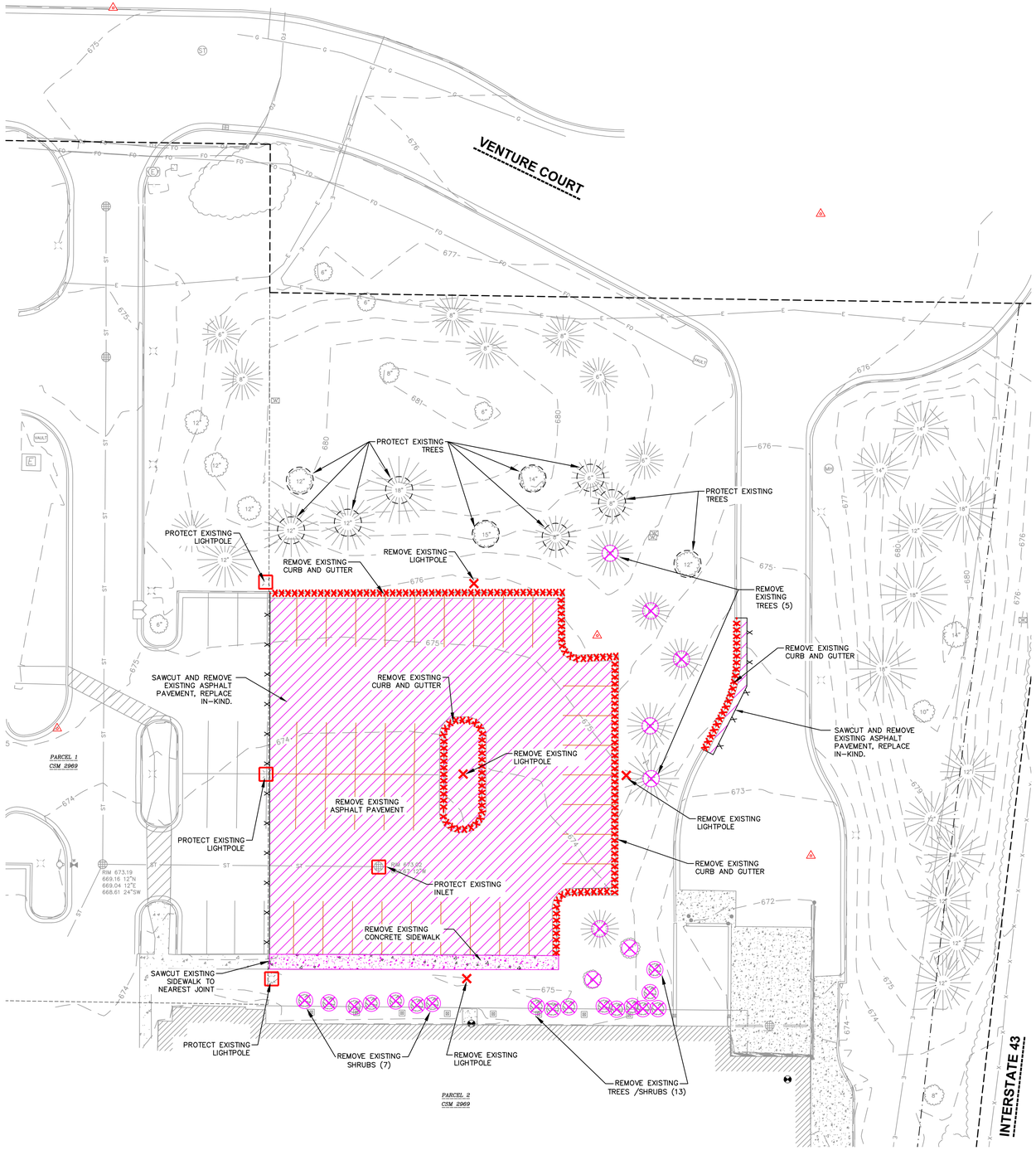
SHEET TITLE:
EXISTING CONDITIONS MAP

SHEET NUMBER:
C-100

PROJECT NUMBER: P13654
P13654

COPYRIGHT © 2023 MSI GENERAL CORPORATION ALL RIGHTS RESERVED File: R:\2024\24-14297\DWG\Survey Sheets\24-14297 C-100 Existing Conditions Map.dwg Layout: C-100 User: andrew.mertz Plotted: Sep 23, 2024 - 5:45am Xref's:

Attachment: Packet Docs_Hahn BSPA (9773 : Hahn Ace Hardware)



GENERAL NOTES

1. REFER TO THE C100 – EXISTING CONDITIONS MAP FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
4. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
5. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE–EXISTING OR BETTER CONDITIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
7. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
   - 7.1. "JURISDICTION " – THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
   - 7.2. "STATE HIGHWAY SPECIFICATIONS" – STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
   - 7.3. "STANDARD SPECIFICATIONS" – STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
   - 7.4. WISCONSIN DEPARTMENT OF TRANSPORTATION – "WISDOT"
   - 7.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES – "WDNR"
   - 7.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES – "DSPS" OR "SPS"

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION–RELATED DIRT, DUST, AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
   - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 7.2. VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
11. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
12. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
13. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
14. CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
15. RESTORATION OF THE EXISTING ROADWAY RIGHT–OF–WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

LEGEND

- EXISTING CURB TO BE REMOVED
- EXISTING PAVEMENT TO BE SAWCUT
- EXISTING ASPHALT AND BASE TO BE REMOVED
- EXISTING CONCRETE AND BASE TO BE REMOVED
- EXISTING VEGETATION TO BE REMOVED
- EXISTING TREE/SHRUB TO BE REMOVED
- EXISTING TREE/SHRUB TO BE PROTECTED
- EXISTING FEATURE TO BE REMOVED
- EXISTING FEATURE TO BE PROTECTED

BENCHMARKS

DESCRIPTION		ELEVATION
BENCHMARK #1:	DOOR SILL LOCATED ON THE NORTH CENTRAL PORTION OF THE EXISTING BUILDING.	675.21
BENCHMARK #2:	SEWRPC MONUMENT MARKING THE SOUTHWEST 1/4 CORNER OF SECTION 20, T09N, R20E	671.16

north
SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
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Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
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DESIGN ARCHITECT	**CIVIL ENGINEER**	**REVIEWED BY**
ANK	CAP	APM

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C-200

PROJECT NUMBER: P13654
P13654

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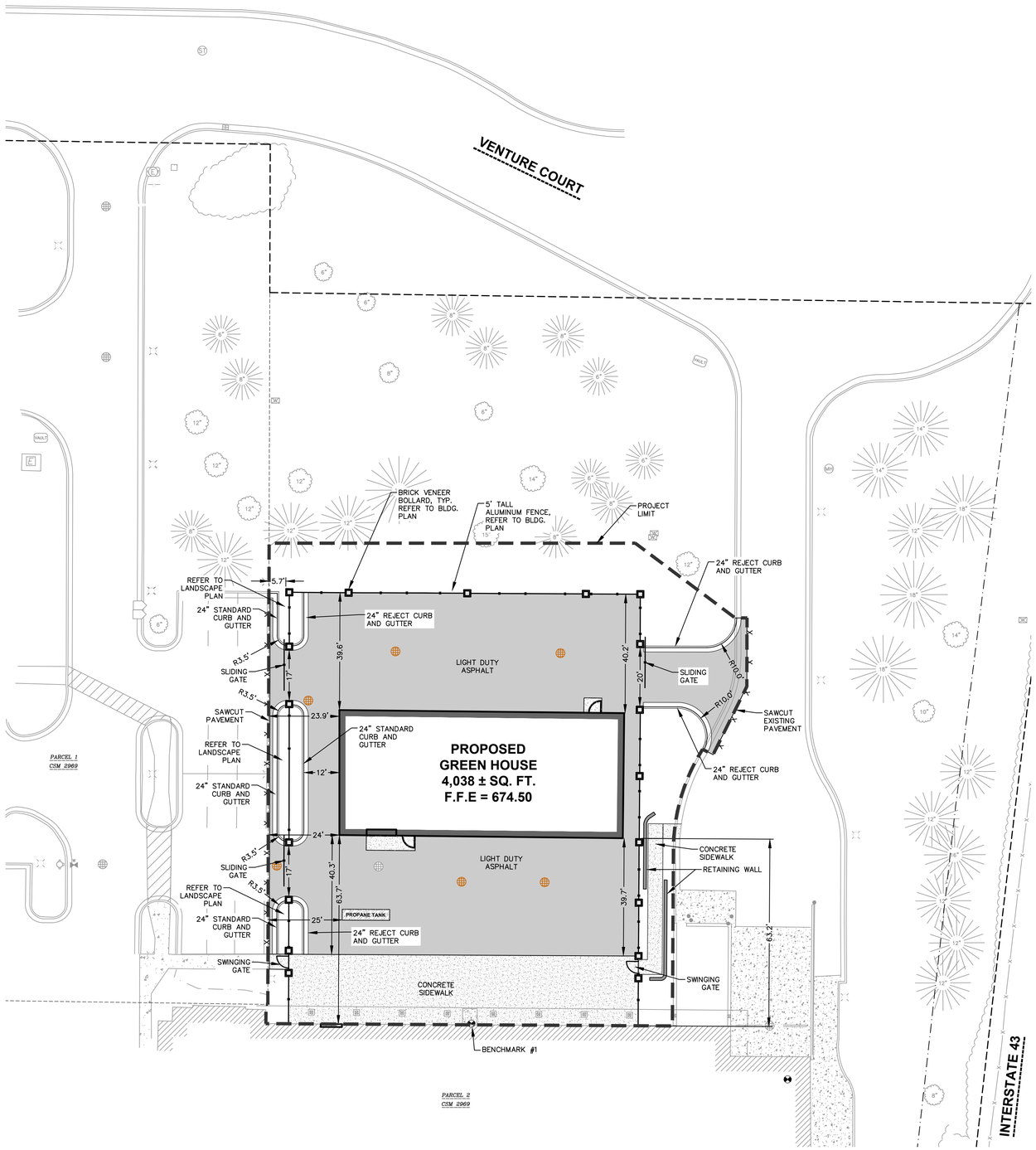

PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY _____ TITLED _____, ISSUE DATE _____. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.

** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.

MINIMUM PAVEMENT STRUCTURE

LIGHT DUTY ASPHALT PAVEMENT
- 3" ASPHALTIC CONCRETE (2 LIFTS, 1-1/2" BINDER, 1-1/2" SURFACE)
  - UPPER LAYER (1.5" SURFACE, 5LT 58.28 S)
  - LOWER LAYER (1.5" BINDER, 4LT 58.28 S)
- 9" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

CONCRETE SIDEWALK AND STOOPS
- 5" CONCRETE
- 6" CRUSHED AGGREGATE BASE COURSE
  - CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

CONCRETE PAVEMENT
- 6" CONCRETE
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

PAVING NOTES

1. GENERAL:
   - 1.1. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.2. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
   - 1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
   - 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
   - 2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
   - 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
   - 3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.2. WEATHER LIMITATIONS:
     - 3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
     - 3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
     - 3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
     - 3.2.4. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
     - 3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
   - 3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 3.4. BINDER COURSE AGGREGATE:
     - 3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.5. SURFACE COURSE AGGREGATE
     - 3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.6. ASPHALTIC MATERIALS
     - 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
4. CONCRETE PAVING SPECIFICATIONS:
   - 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
   - 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
   - 4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
   - 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
   - 4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
   - 4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
5. PAVEMENT MARKING SPECIFICATIONS:
   - 5.1. PARKING STALL PAVEMENT MARKINGS SHALL BE (4) INCH WIDE SOLID WHITE STRIPES.
   - 5.2. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
   - 5.3. ALL HANDICAPPED ACCESSIBLE PARKING STALLS SHALL BE MARKED AND SIGNED PER LOCAL, STATE, AND FEDERAL REGULATIONS
   - 5.4. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
   - 5.5. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
   - 5.6. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
   - 5.7. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
   - 5.8. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
   - 5.9. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.

SITE INFORMATION TABLE

SITE ADDRESS	11300 N PORT WASHINGTON ROAD
PROPERTY AREA	(240,139 SF) 5.5128 ACRES
PROJECT LIMIT AREA	(23,366 SF) 0.5364 ACRES
TOTAL GREENHOUSE AREA	4,038 SF
NUMBER OF PARKING STALLS TO BE REMOVED	40
EXISTING VS. PROPOSED SITE COVERAGE (PROJECT LIMIT)	
EXISTING IMPERVIOUS SURFACE AREA	13,733 SF
EXISTING PERVIOUS SURFACE AREA	9,633 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.59
PROPOSED IMPERVIOUS SURFACE AREA	19,165 SF
PROPOSED PERVIOUS SURFACE AREA	4,201 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.82

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BOLLARD
- SAWCUT EXISTING PAVEMENT
- RETAINING WALL

BENCHMARKS

DESCRIPTION		ELEVATION
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north
SCALE IN FEET
20' 0 20'

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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-300

PROJECT NUMBER: P13654
P13654

NOT FOR CONSTRUCTION

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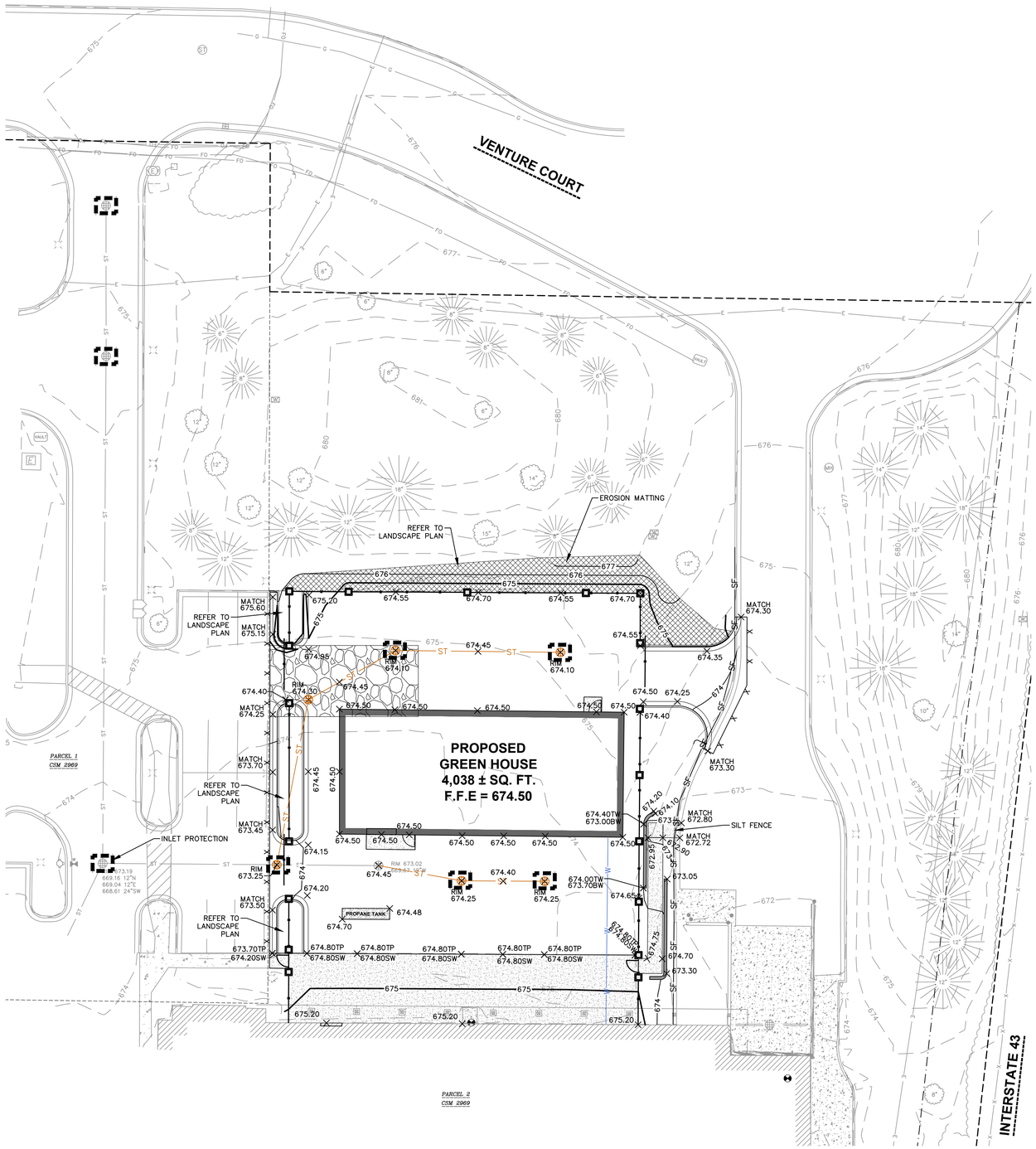

GRADING AND EARTHWORK NOTES

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY _____, TITLED _____, ISSUE DATE _____. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
7. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
10. SOIL MATERIAL SPECIFICATIONS:
    - 10.1. FILL AND BACKFILL MATERIALS
      - 10.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
    - 10.2. IMPORTED FILL MATERIAL
      - 10.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6" .
    - 10.3. GRANULAR FILL
      - 10.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 10.4. BUILDING STRUCTURAL FILL
      - 10.4.1. CLEAN MATERIAL MEETING THE REQUIREMENTS OF TYPE A "STRUCTURE BACKFILL" AS DEFINED IN SECTIONS 210.2.1 AND 210.2.2. OF THE STATE HIGHWAY SPECIFICATIONS AND GEOTECHNICAL REPORT.

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
2. PERFORM DEMOLITION ACTIVITIES. STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONSTRUCT PROPOSED GREENHOUSE, CONDUCT ROUGH GRADING EFFORTS, AND INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
4. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
5. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
6. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- SAWCUT EXISTING PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- WATERMAIN
- STORM SEWER
- SILT FENCE
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- SPOT ELEVATION
  - BW – BOTTOM OF WALL
  - TW – TOP OF WALL
  - TP – TOP OF PAVEMENT
  - SW – TOP OF SIDEWALK
  - MATCH – MATCH EXISTING GRADE
  - RIM – RIM ELEVATION
- FG: XXX.XX
- INLET PROTECTION

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT OFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
11. APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.):
    - 12.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 12.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 12.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
16. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - 16.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 16.2. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED (I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAY). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - 16.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
      - 16.3.1. PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
      - 16.3.2. TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS.ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL
      - 16.3.3. HYDRO-MULCHING WITH A TACKIFIER
      - 16.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
      - 16.3.5. EROSION MATTING
      - 16.3.6. SODDING
      - 16.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
17. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
18. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

BENCHMARKS

DESCRIPTION		ELEVATION
BENCHMARK #1:	DOOR SILL LOCATED ON THE NORTH CENTRAL PORTION OF THE EXISTING BUILDING.	675.21
BENCHMARK #2:	SEWRPC MONUMENT MARKING THE SOUTHWEST 1/4 CORNER OF SECTION 20, T09N, R20E	671.16

north
SCALE IN FEET
20' 0 20'

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MILESTONE ISSUE DATES

PRELIMINARY SET:	07/26/2024
BUDGET SET:	07/31/2024
PLAN COMMISSION SET:	09/23/2024
PROPOSAL SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 24-14297
JSD PROJ. MGR.: APM

PROJECT NAME
HAHN ACE HARDWARE

PROJECT DESCRIPTION
GARDEN CENTER

STREET ADDRESS
11300 N PORT WASHINGTON ROAD

CITY, STATE, ZIP
MEQUON, WISCONSIN 53092

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ANK	XXX	GSW
DESIGN ARCHITECT	**CIVIL ENGINEER**	**REVIEWED BY**
ANK	CAP	APM

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C-400

PROJECT NUMBER: P13654
P13654

NOT FOR CONSTRUCTION

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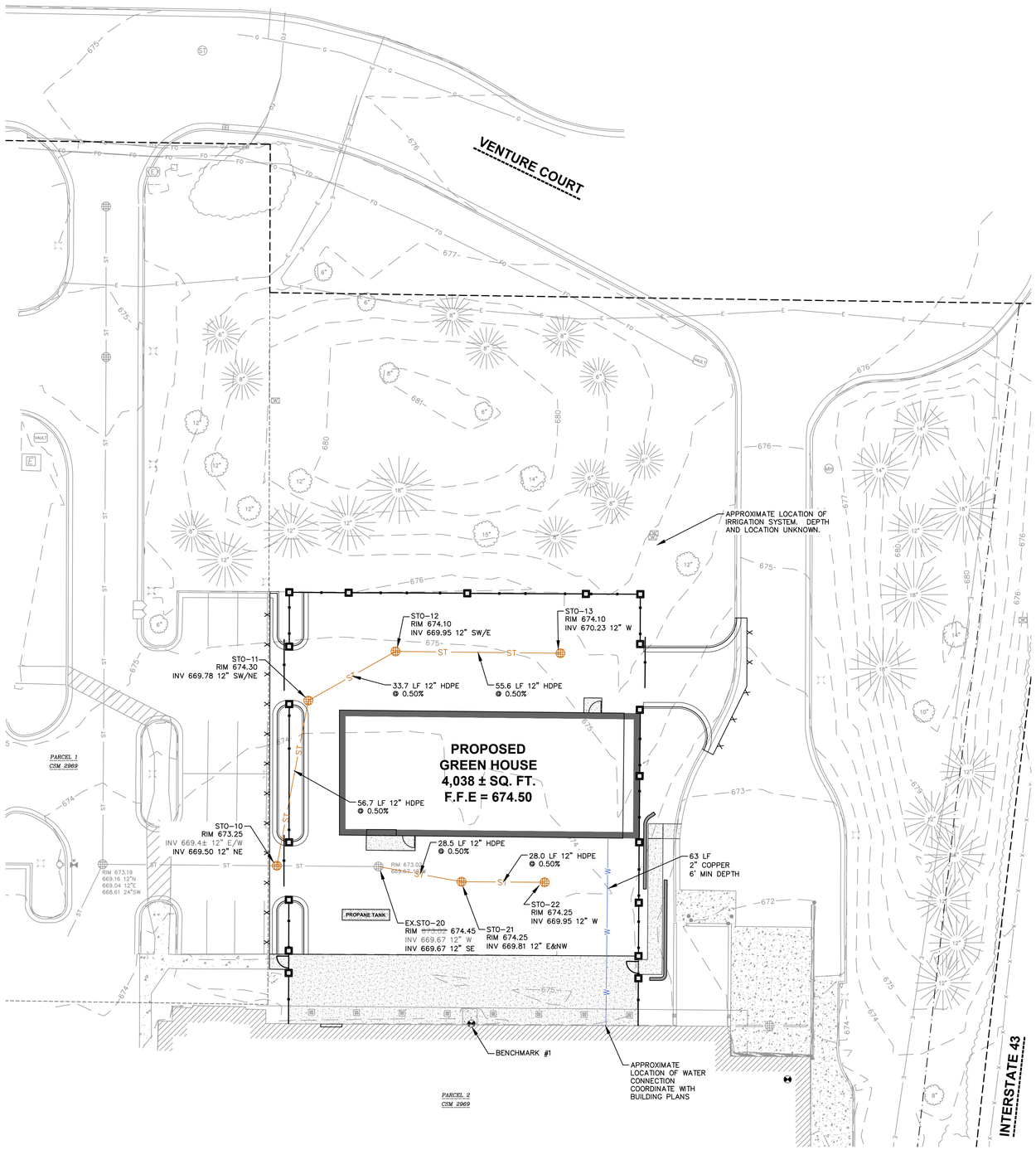
Attachment: Packet Docs_Hahn BSPA (9773 : Hahn Ace Hardware)



UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - 2.3. VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - 2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - 2.6. COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.

4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.

5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.

7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.

8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.

9. ALL NON-METALLIC UTILITY PIPES (STORM SEWER AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER – GREEN, STORM SEWER – BROWN, WATER – BLUE.

10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.

11. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

12. ANY EXISTING UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

14. IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.

UTILITY NOTES CONTINUE

15. STORM SEWER SPECIFICATIONS:
   - 15.1. PIPE:
     - 15.1.1. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) – SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M294 TYPE "S".
   - 15.2. INLETS AND CATCH BASINS:
     - 15.2.1. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.6.3 AND DETAIL DRAWINGS FILE NO. 28 OR 29 OF THE STANDARD SPECIFICATIONS, OR APPROVED EQUAL WITH A 2'X3' MAXIMUM OPENING.
     - 15.2.2. FRAME AND GRATE/LIDS:
       - 15.2.2.1. CURB FRAME AND GRATES SHALL BE NEENAH R-3067 WITH TYPE "R" GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
       - 15.2.2.2. SOLID LID FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
       - 15.2.2.3. GRATE FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY WITH A R-2578 GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
     - 15.2.3. MANHOLES:
       - 15.2.3.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO. 11 AND/OR 12 OF THE STANDARD SPECIFICATIONS.
       - 15.2.3.2. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
   - 15.3. BACKFILL AND BEDDING:
     - 15.3.1. STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
     - 15.3.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
   - 15.4. FIELD TILE CONNECTIONS:
     - 15.4.1. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

16. WATER LATERAL SPECIFICATIONS:
   - 16.1. PIPE:
     - 16.1.1. COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION B88 FOR WATER SERVICES LESS THAN 2" IN DIAMETER
   - 16.2. VALVES AND VALVE BOXES:
     - 17.2.1. CURB STOPS AND CORPORATION VALVES SHALL BE AWWA C800 AND ASTM B62, AND CONFORM TO ANY LOCAL JURISDICTIONAL REQUIREMENTS.
   - 17.3. BEDDING AND COVER MATERIAL:
     - 17.3.1. PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE STANDARD SPECIFICATIONS.
     - 17.3.2. BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS, OR DSPS REQUIREMENTS AT A MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS.
   - 17.4. BACKFILL:
     - 17.4.1. BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
     - 17.4.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
18. SEPARATION DISTANCES
   - WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING:
     - WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING
     - WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- SAWCUT EXISTING PAVEMENT
- RETAINING WALL
- WATERMAIN
- STORM SEWER

BENCHMARKS

DESCRIPTION		ELEVATION
BENCHMARK #1:	DOOR SILL LOCATED ON THE NORTH CENTRAL PORTION OF THE EXISTING BUILDING.	675.21
BENCHMARK #2:	SEWRPC MONUMENT MARKING THE SOUTHWEST 1/4 CORNER OF SECTION 20, T09N, R20E	671.16

north
SCALE IN FEET
20' 0 20'

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MILESTONE ISSUE DATES

PRELIMINARY SET:	07/26/2024
BUDGET SET:	07/31/2024
PLAN COMMISSION SET:	09/23/2024
PROPOSAL SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 24-14297
JSD PROJ. MGR.: APM

PROJECT NAME
HAHN ACE HARDWARE

PROJECT DESCRIPTION
GARDEN CENTER

STREET ADDRESS
11300 N PORT WASHINGTON ROAD

CITY/ STATE / ZIP
MEQUON, WISCONSIN 53092

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ANK	XXX	GSW
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
ANK	CAP	APM

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-500

PROJECT NUMBER: P13654
P13654

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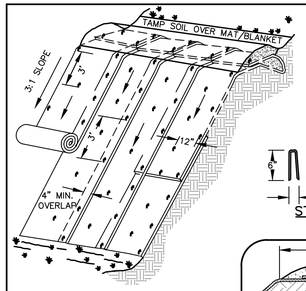
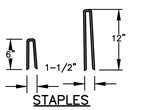
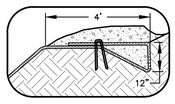
Attachment: Packet Docs_Hahn BSPA (9773 : Hahn Ace Hardware)



NOTE:
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.



STAPLES



BERM

ISOMETRIC VIEW
TYPICAL SLOPE SOIL STABILIZATION

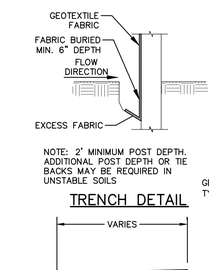
GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

REV. 11-19-2018

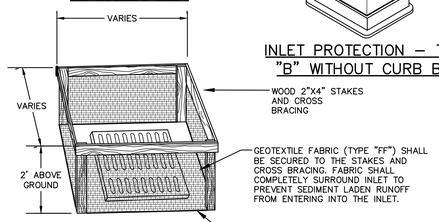
EROSION MATTING

N.T.S.

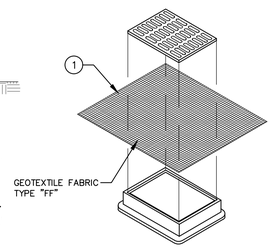


NOTE: 2' MINIMUM POST DEPTH. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

TRENCH DETAIL



INLET PROTECTION – TYPE "A"



INLET PROTECTION – TYPE "B" WITHOUT CURB BOX

REV. 11-19-2018

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

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 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, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4

INSTALLATION NOTES:

TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INSTALLATION NOTES:

TYPE "D"

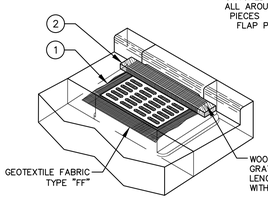
DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

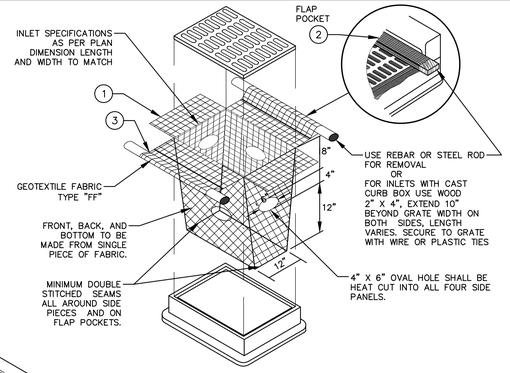
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

INLET PROTECTION

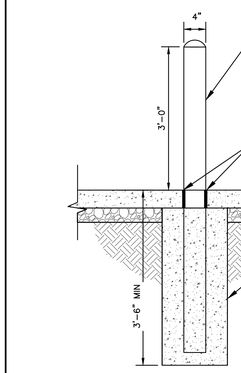
N.T.S.



INLET PROTECTION – TYPE "C" WITH CURB BOX



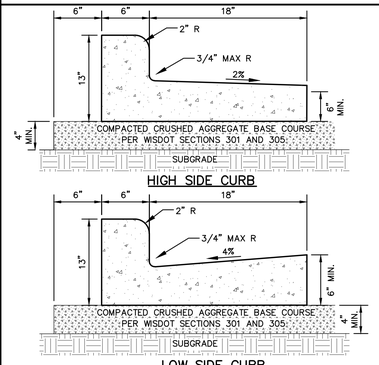
INLET PROTECTION – TYPE "D"



CONCRETE BOLLARD

REV. 12-17-2018

N.T.S.



HIGH SIDE CURB

LOW SIDE CURB

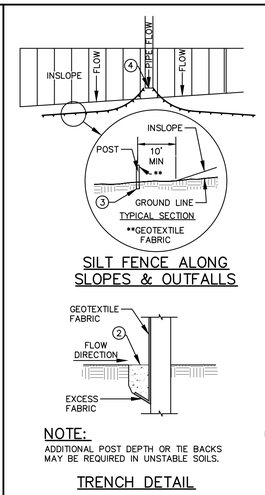
GENERAL NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINT FILLER SHALL BE A ONE PIECE FIBER BOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

24" STANDARD CURB & GUTTER

REV. 12-24-2020

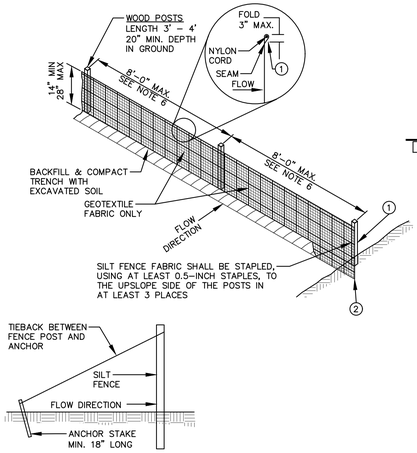
N.T.S.



SILT FENCE ALONG SLOPES & OUTFALLS

NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

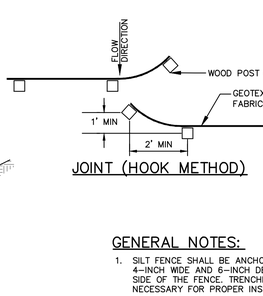
REV. 7-01-2019

GENERAL NOTES:

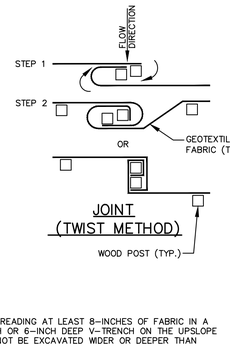
1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

SILT FENCE

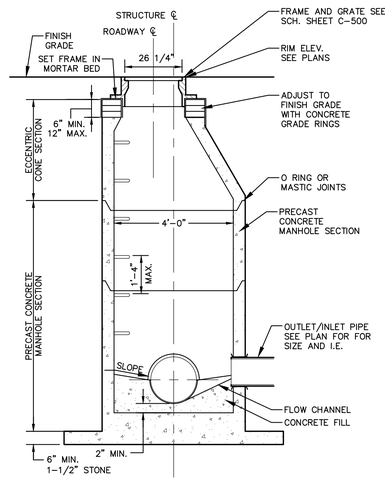
N.T.S.

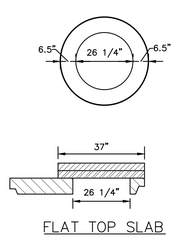


JOINT (HOOK METHOD)



JOINT (TWIST METHOD)





FLAT TOP SLAB

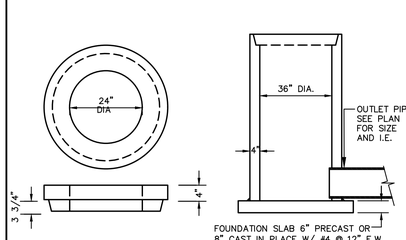
GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY.
6. USE NEENAH R-2501-G BEEHIVE FRAME AND GRATE WHEN IN LANDSCAPE AREAS.

STORM SEWER MANHOLE

REV. 12-07-2018

N.T.S.



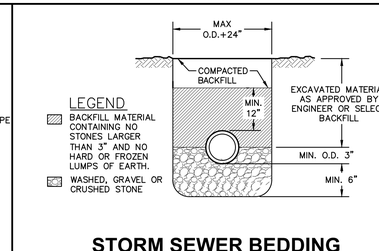
GENERAL NOTES:

1. GRATE SHALL BE IN BELL FITTING TO THE PRECAST STRUCTURE SPECIFICATIONS
2. GRATES SHALL BE AASHTO H20 LOAD RATED
3. GRATE SHALL SET FLUSH WITH TOP OF CATCH BASIN BELL
4. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS
5. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0"
6. STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED
7. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-198B AND ASTM C-990
8. PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL AS MANUFACTURED BY NPC INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923

36" DIA. STORM INLET

REV. 12-7-2018

N.T.S.



STORM SEWER BEDDING

REV. 12-05-2018

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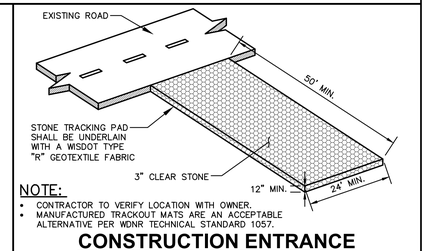

NOTE:

- CONTRACTOR TO VERIFY LOCATION WITH OWNER.
- MANUFACTURED TRACKOUT MATS ARE AN ACCEPTABLE ALTERNATIVE PER WDNR TECHNICAL STANDARD 1057.

CONSTRUCTION ENTRANCE

REV. 04-24-2024

N.T.S.

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PROJECT DESCRIPTION
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ANK	XXX	GSW
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
ANK	CAP	APM

SHEET TITLE:
DETAILS

SHEET NUMBER:
C-600

PROJECT NUMBER: P13654
P13654

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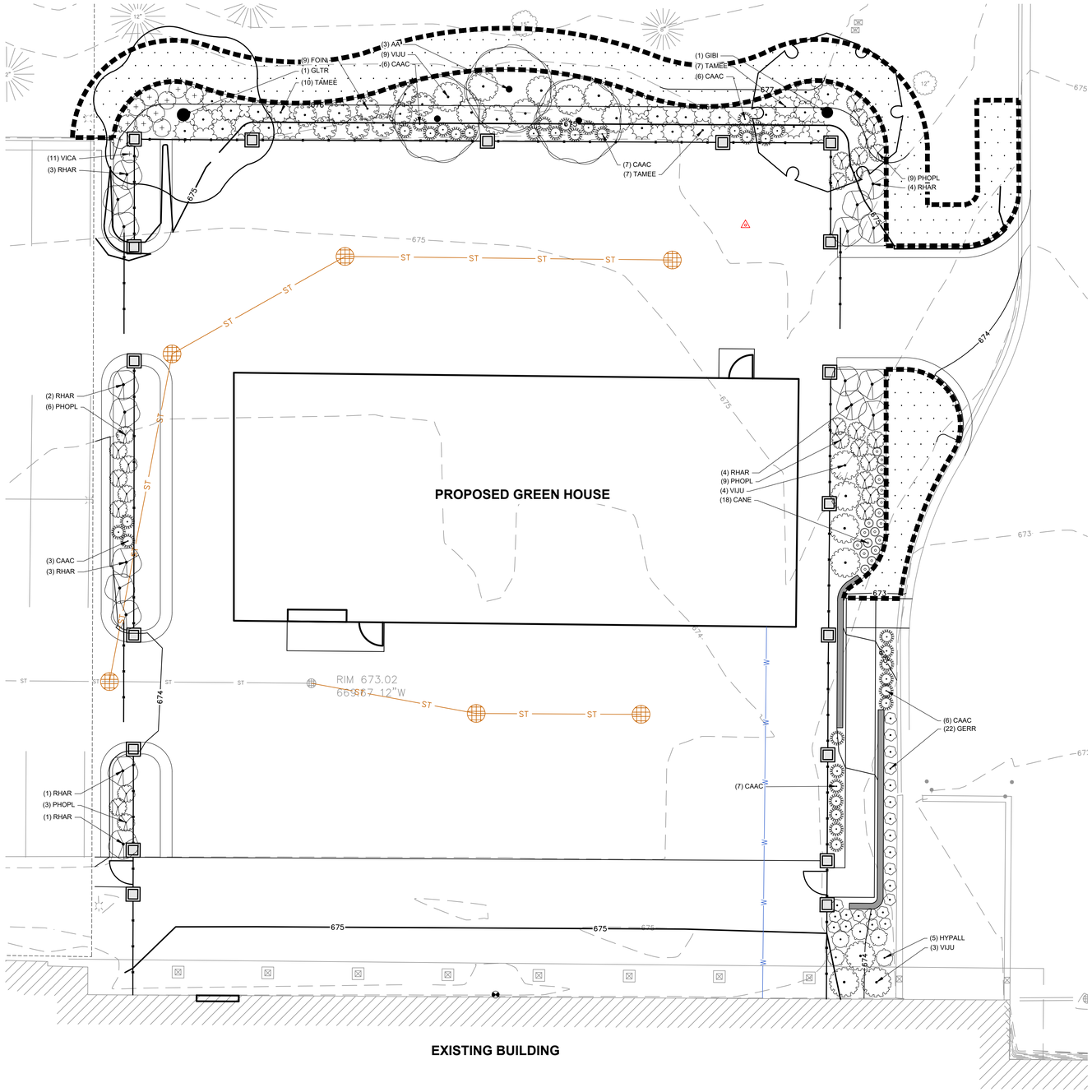

LANDSCAPE & RESTORATION PLAN NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

LEGEND

KENTUCKY BLUEGRASS BLEND (SEED)

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
TREE REPLACEMENT REQUIREMENTS: 75% OF TOTAL DBH OF REMOVED SPECIMEN TREES REQUIRED TO BE REPLACED	9" DBH (12"*.75=9" DBH)	11" DBH

CUMULATIVE PLANT SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
OVERSTORY DECIDUOUS TREES						
	AA	*Acer x freemanii 'Armstrong' / Armstrong Freeman Maple*	B & B	2" Cal	3	
	GIBI	*Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree*	B & B	2.5" Cal	1	
	GLTR	*Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust*	B & B	2.5"Cal	1	
DECIDUOUS SHRUBS						
	FOIN	*Forsythia x intermedia 'Mindor' / Show Off® Forsythia*	#3 gal	24" Ht. (min)	9	
	HYPALL	*Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea*	#3 gal	18" Ht. (min)	5	
	PHOPL	*Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark*	#3 gal	18" Ht. (min)	27	
	RHAR	*Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac*	#3 gal	24" Dia. (min)	18	
	VICA	*Viburnum carlesii 'SMVCB' TM / Spice Baby Koreanspice Viburnum*	#5 gal	24" Ht. (min)	11	
	VIJU	*Viburnum x juddii / Judd Viburnum*	B & B	36" Ht. (min)	16	
EVERGREEN SHRUBS						
	TAMEE	*Taxus x media 'Everlow' / Everlow Yew*	B & B	24" Dia. (min)	24	
PERENNIALS & GRASSES						
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass*	#1 gal	Min. 8"–18"	35	
	CANE	*Calamintha nepeta 'Montrose White' / Montrose White Catmint*	#1 gal	Min. 8"–18"	18	
	GERR	*Geranium x 'Rozanne' / Rozanne Cranesbill*	#1 gal	Min. 8"–18"	22	

LANDSCAPE & RESTORATION PLAN NOTES

1. ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE DEPICTED.
2. ALL DISTURBED AREAS SHALL RECEIVE SEED FERTILIZER AND MULCH UNLESS OTHERWISE DEPICTED.

north
SCALE IN FEET
10' 0 10'

BENCHMARKS

DESCRIPTION		ELEVATION
BENCHMARK #1:	DOOR SILL LOCATED ON THE NORTH CENTRAL PORTION OF THE EXISTING BUILDING.	675.21
BENCHMARK #2:	SEWRPC MONUMENT MARKING THE SOUTHWEST 1/4 CORNER OF SECTION 20, T09N, R20E	671.16

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STREET ADDRESS
11300 N PORT WASHINGTON ROAD

CITY, STATE, ZIP
MEQUON, WISCONSIN 53092

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ANK	XXX	GSW

DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
ANK	CAP	APM

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-100

PROJECT NUMBER: P13654
P13654

Attachment: Packet Docs_Hahn BSPA (9773 : Hahn Ace Hardware)

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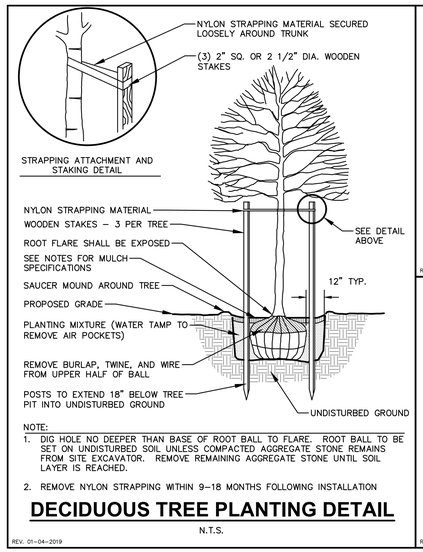
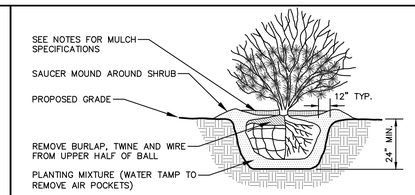


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2019

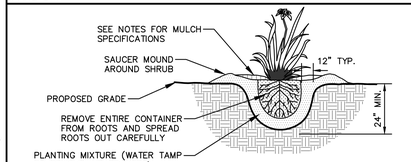


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019

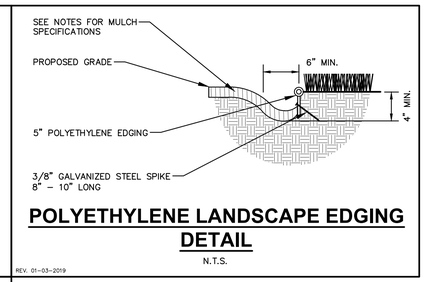


NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019



POLYETHYLENE LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. **GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.**
2. **CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
3. **MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.**
4. **MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–242–8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
5. MATERIALS – POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SEEDING NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE

BENCHMARKS

DESCRIPTION		ELEVATION
BENCHMARK #1:	DOOR SILL LOCATED ON THE NORTH CENTRAL PORTION OF THE EXISTING BUILDING.	675.21
BENCHMARK #2:	SEWRPC MONUMENT MARKING THE SOUTHWEST 1/4 CORNER OF SECTION 20, T09N, R20E	671.16

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CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 24-14297
JSD PROJ. MGR.: APM

PROJECT NAME
HAHN ACE HARDWARE

PROJECT DESCRIPTION
GARDEN CENTER

STREET ADDRESS
11300 N PORT WASHINGTON ROAD

CITY/STATE/ZIP
MEQUON, WISCONSIN 53092

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ANK	XXX	GSW

DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
ANK	CAP	APM

SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L-200

PROJECT NUMBER: P13654
P13654

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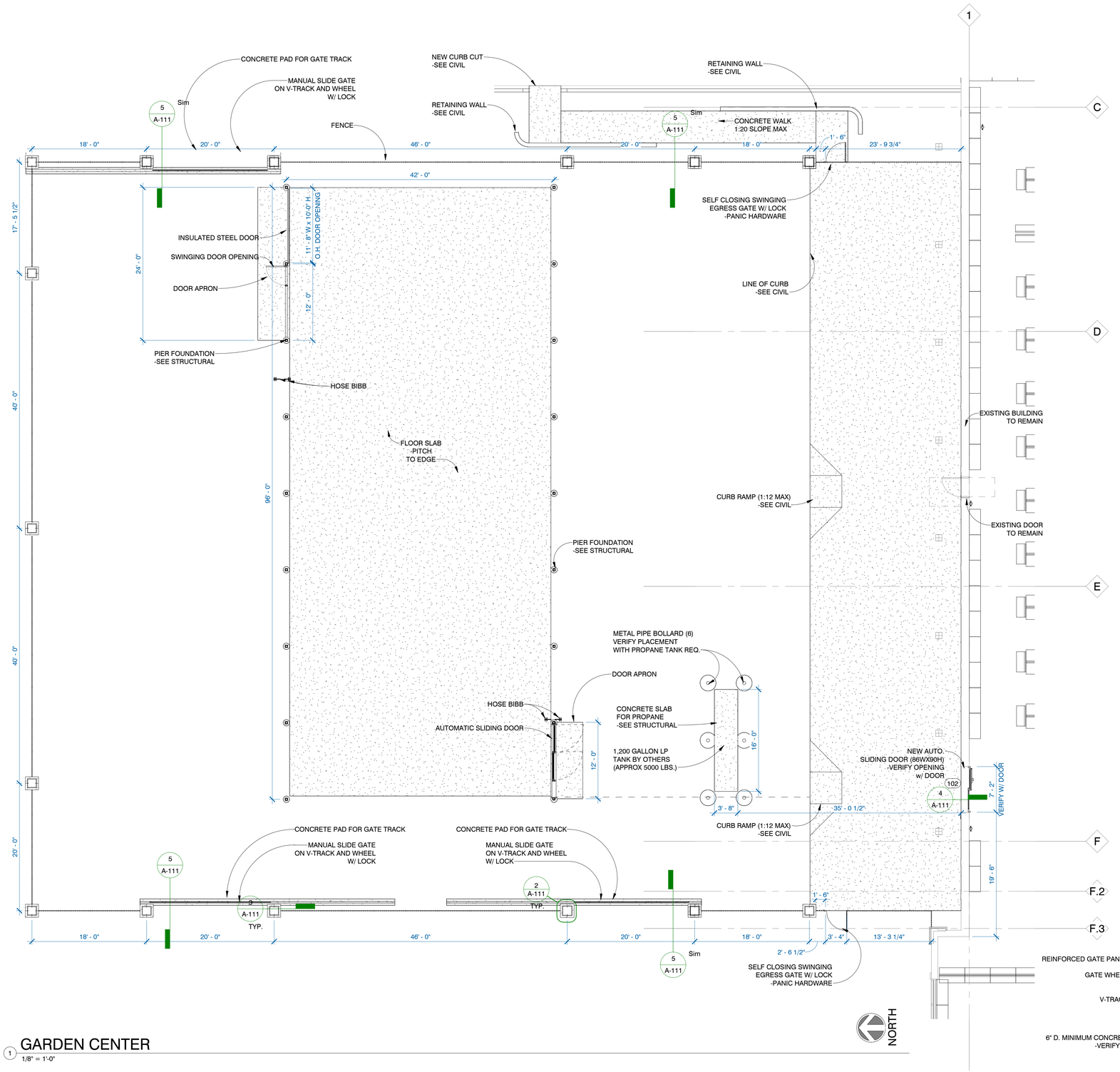
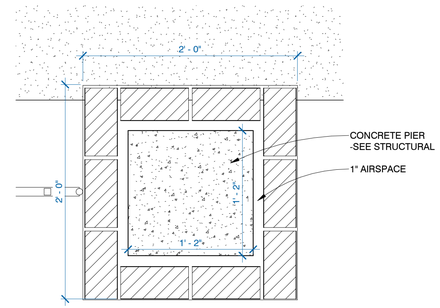
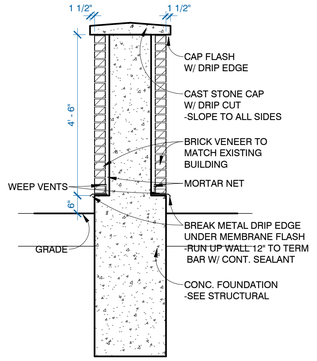


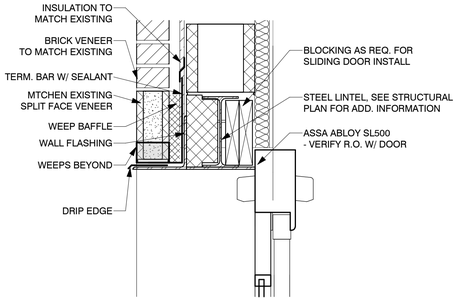
1 GARDEN CENTER
1/8" = 1'-0"



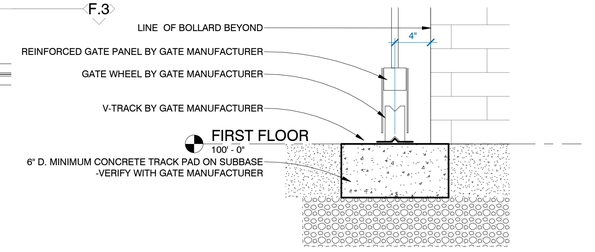
2 BRICK BOLLARD - PLAN -TYP.
1 1/2" = 1'-0"



3 BRICK BOLLARD - SECTION - TYP.
1/2" = 1'-0"



4 SLIDING DOOR DETAIL - HEAD
1 1/2" = 1'-0"



5 GATE TRACK
1 1/2" = 1'-0"

NORTH

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REVISIONS:

PROJECT NAME
HAHN ACE HARDWARE

PROJECT DESCRIPTION
GARDEN CENTER

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CITY/ STATE / ZIP
MEQUON, WISCONSIN 53092

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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
TNK	DJS	JSD
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
ANK	JSD	XXX

SHEET TITLE:
GARDEN CENTER FLOOR PLANS

SHEET NUMBER:
A-111

PROJECT NUMBER: P13654
P13654

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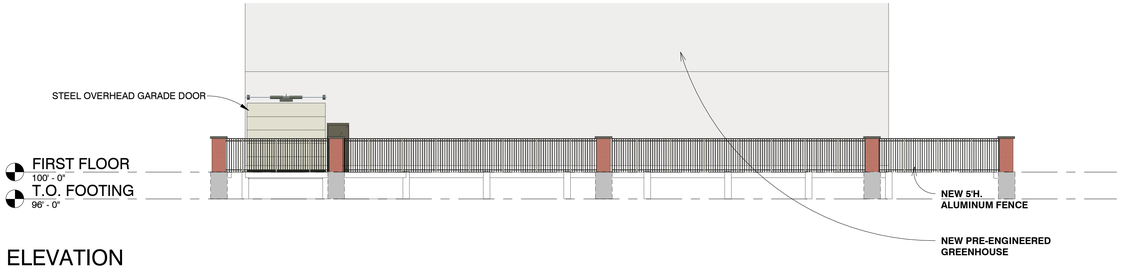

1 NORTH GARDEN CENTER ELEVATION
3/32" = 1'-0"

2 WEST GARDEN CENTER ELEVATION
3/32" = 1'-0"

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PROJECT DESCRIPTION
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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
TNK	DJS	JSD
DESIGN ARCHITECT	CIVIL ENGINEER:	REVIEWED BY
ANK	JSD	XXX

SHEET TITLE:
GARDEN CENTER ELEVATIONS

SHEET NUMBER:
A-201

PROJECT NUMBER: P13654
P13654

Attachment: Packet Docs_Hahn BSPA (9773 : Hahn Ace Hardware)

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Westbrook SYSTEMS

Drawing list

01 COVER PAGE
02 ANCHOR POST LAYOUT
03 GENERAL LAYOUT
4A ELEVATIONS
5A STRUCTURAL CROSS SECTIONS

MATERIAL STORAGE NOTES:
1) CLADDING – store all polycarbonate,acrylic and glass cladding in a cool dry place out of direct sunlight.
– store all boxed rolls of polyethylene in a cool dry place.
2) STEEL – store bundles of square and rectangular galvanized tubing in a dry place. Round tubing and loose steel can be stored outside. Corrosion will occur in places where water is trapped between pieces of steel or aluminum.
3) ALUMINUM – store bundles of square, rectangular or flat aluminum profiles in a dry place. Loose aluminum and bundles of odd shapes can be stored outside. Do not stack bundles of aluminum profiles.
4) FASTENERS – store boxes of fasteners in a dry place.

Standard Construction Notes:

ALL BOLTS ARE ASTM A325
STRUCTURAL STEEL FOR COLUMNS SHALL CONFORM TO CSA G40.21M–350W WITH Fy=50ksi OR EQUIVALENT
ALL OTHER STEEL SHALL CONFORM TO CSA G40.21M–230W WITH Fy=33ksi.
ALL STRUCTURAL MEMBERS ARE PRE–GALVANIZED OR HOT DIP GALVANIZED STEEL.
ALL GLAZING MEMBERS ARE 6063–T6 ALUMINUM.

Project: **Carlin Sales - Hahn's Ace - Mequon**
11300 N Port Washington Rd., Mequon, WI, 53092, USA

Salesman: Chris Jorritsma
Contact: Dann Haendel
Contract #: 27619A
Job #:
Drawn by: Len
Date: August 2024

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G:\C\Chris_Jorritsma\Hahn Mequon\MM - 2024\MM - 2024-01.dwg, 5/12/2024 4:05:21 PM, DWG To PDF.pc3

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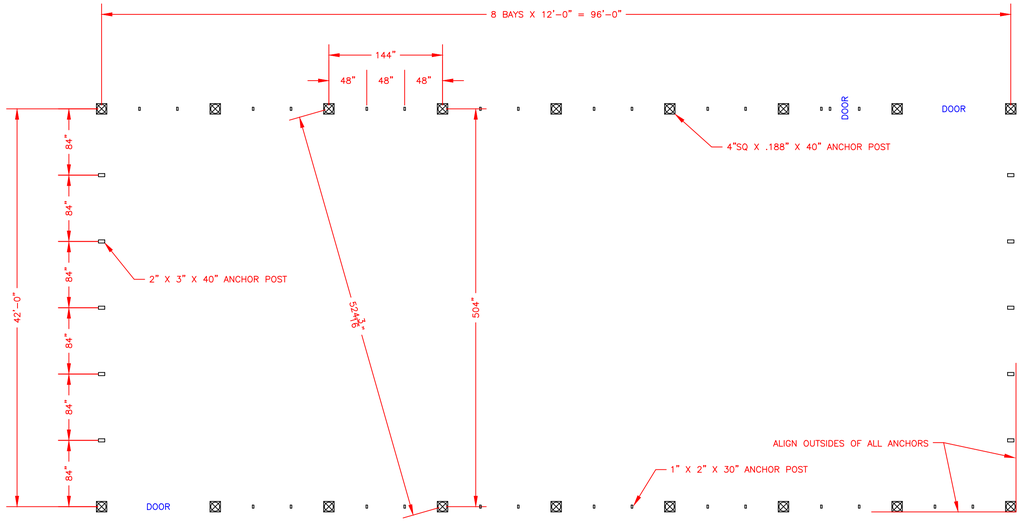
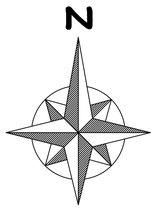
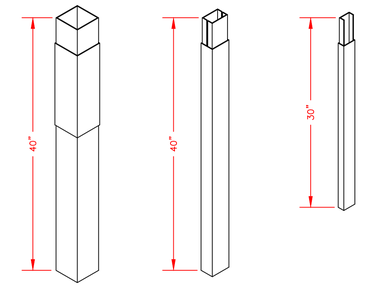




DOOR SIZES TO BE DETERMINED

ANCHOR POSTS



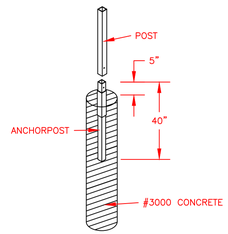
4"SQ X .250" X 40" ANCHOR POST

2" X 3" X 40" ANCHOR POST

1" X 2" X 30" SIDE ANCHOR

NOTES:
SET TOPS OF ALL ANCHOR POSTS ON THE SAME SLOPE (APPROX. 2" PER 100').
SET 4"SQ. ANCHOR POSTS WITH THE WELDED END DOWN.
SET THE TOPS OF THE INTERMEDIATE ANCHOR POSTS AT THE SAME HEIGHT AS THE TOPS OF THE 4"SQ. ANCHOR POSTS.
ALL DIMENSIONS ARE TO POST CENTERS UNLESS OTHERWISE NOTED.
ANCHOR POSTS HAVE A HOLE DRILLED FOR CONNECTION TO POST. THE ANCHOR POST MUST BE SET SUCH THAT THE HOLE IS PERPENDICULAR TO THE GUTTER DIRECTION.
SET ANCHOR POSTS SUCH THAT THE COLLARS OF THE ANCHOR POSTS ARE AT GROUND LEVEL AT THE LOWEST END OF THE GREENHOUSE.

TOTALS:
18 – 4"SQ X .188" X 40" WELDED ANCHOR POSTS [00792]
10 – 2" X 3" X 40" ANCHOR POST [00807]
29 – 1" X 2" X 30" ANCHOR POSTS [00113]



STANDARD ANCHORPOST SYSTEM

NOTE: DEPTH AND DIAMETER OF CONCRETE FOUNDATIONS FOR ANCHOR POSTS TO SUIT LOCAL CONDITIONS TO BE DETERMINED BY CUSTOMER. ANCHOR POSTS MUST EXTEND INTO THE CONCRETE PIERS A MINIMUM OF 20".

PROPRIETARY:
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Westbrook SYSTEMS

PROJECT:
Hahn's Ace - Mequon
11300 N Port Washington Rd., Mequon, WI, 53092

Anchor Post Layout

FILE	REV#1	REV#2	
HM - 2024-02			2
SCALE: 1"=24'	DRAWN BY: Len	DATE: 9/12/24	

quote: 27086C

ISSUED FOR REVIEW ONLY

ISSUED FOR REVIEW ONLY

Attachment: Packet Docs_Hahn BSPA (9773 : Hahn Ace Hardware)

G:\CDrive_Jomtom\Hahn Mequon\HM - 2024\HM - 2024-02.dwg, 9/12/2024 4:05:21 PM, DWG To PDF.pc3

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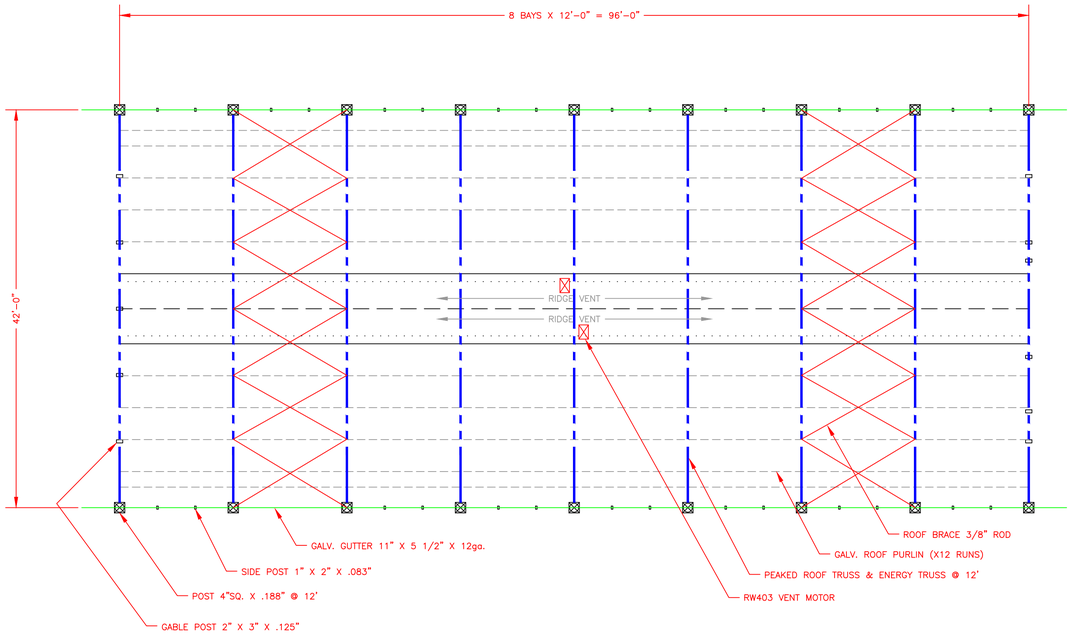

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Westbrook SYSTEMS

PROJECT:

Hahn's Ace - Mequon

11300 N Port Washington Rd., Mequon, WI, 53092

General Layout

.

FILE	REV#1	REV#2	
HM - 2024-03			3
SCALE: 1"=24'	DRAWN BY: Len	DATE: 8/29/24	

quote: 27086C

Attachment: Packet Docs_Hahn BSPA (9773 : Hahn Ace Hardware)

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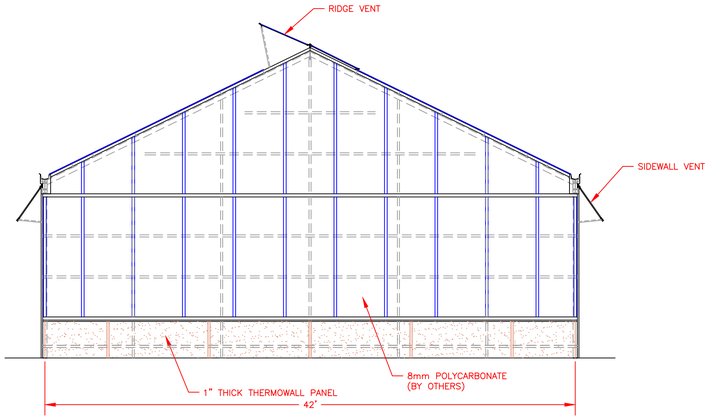
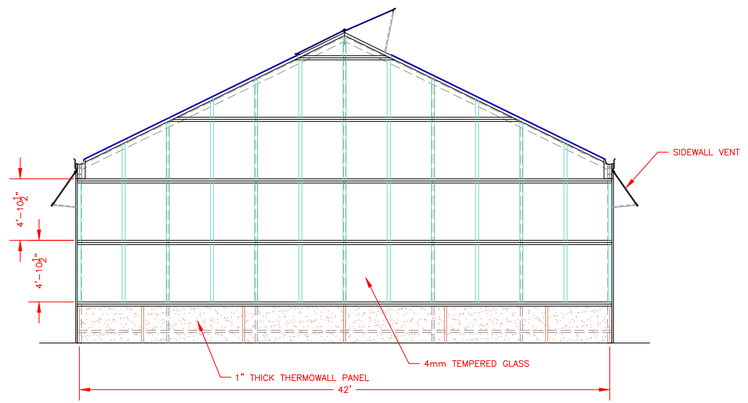
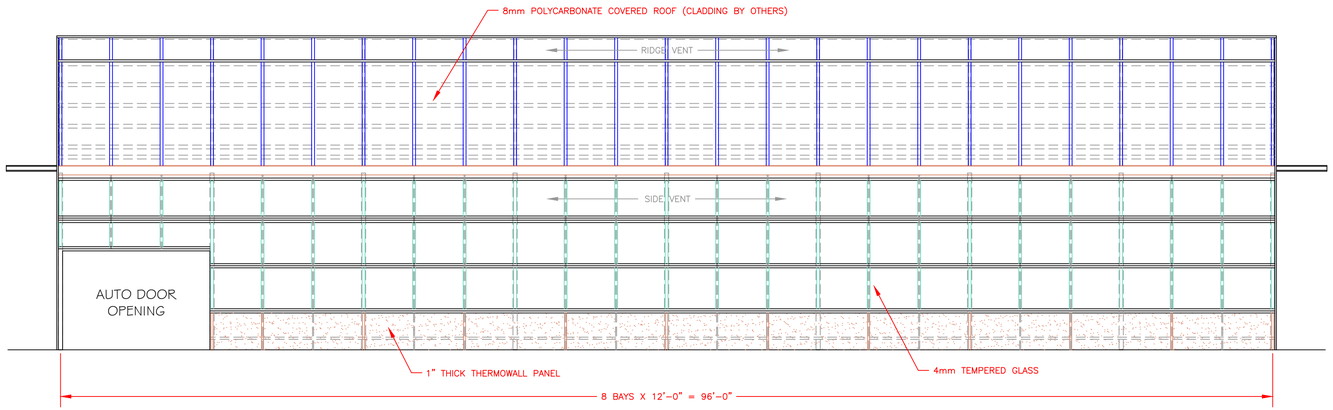
ISSUED FOR REVIEW ONLY



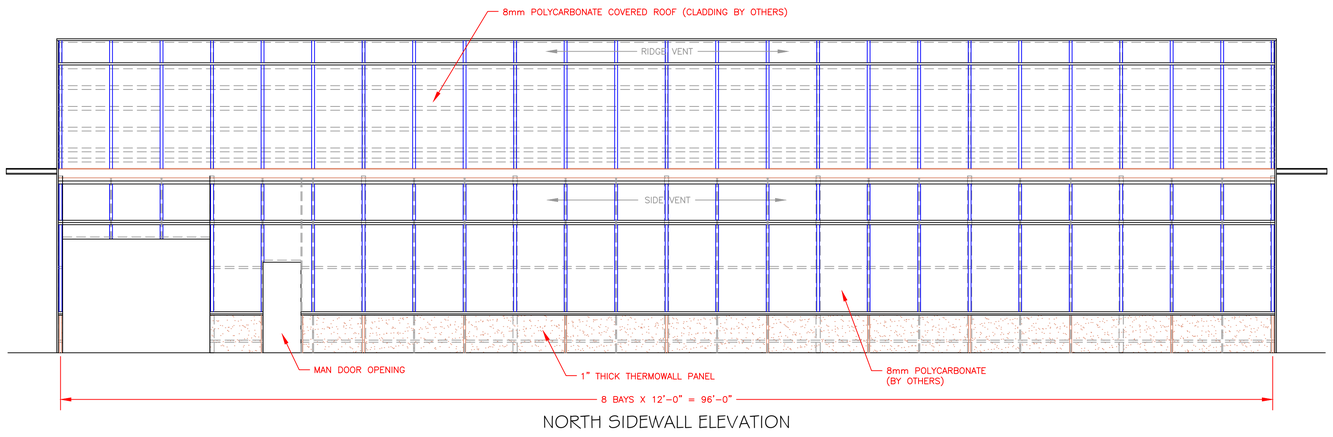
EAST GABLE ELEVATION



WEST GABLE ELEVATION



SOUTH SIDEWALL ELEVATION



NORTH SIDEWALL ELEVATION

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Westbrook SYSTEMS

PROJECT:
Hahn's Ace - Mequon
11300 N Port Washington Rd., Mequon, WI, 53092

Elevations

.

FILE	REV#1	REV#2
HM - 2024-4A		
SCALE: 1"=24'	DRAWN BY: Len	DATE: 9/12/24

4A

ISSUED FOR REVIEW ONLY

quote: 27086C

Attachment: Packet Docs_Hahn BSPA (9773 : Hahn Ace Hardware)

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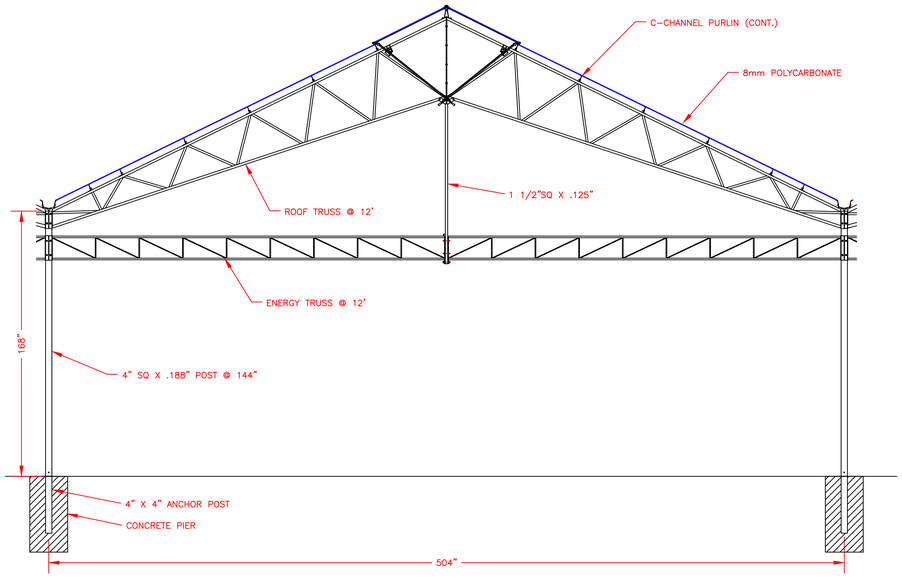
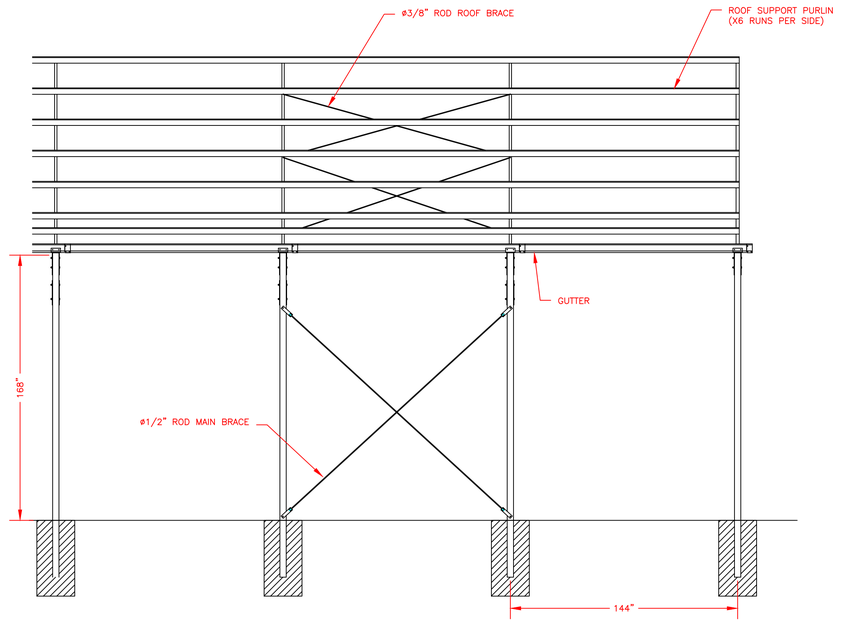
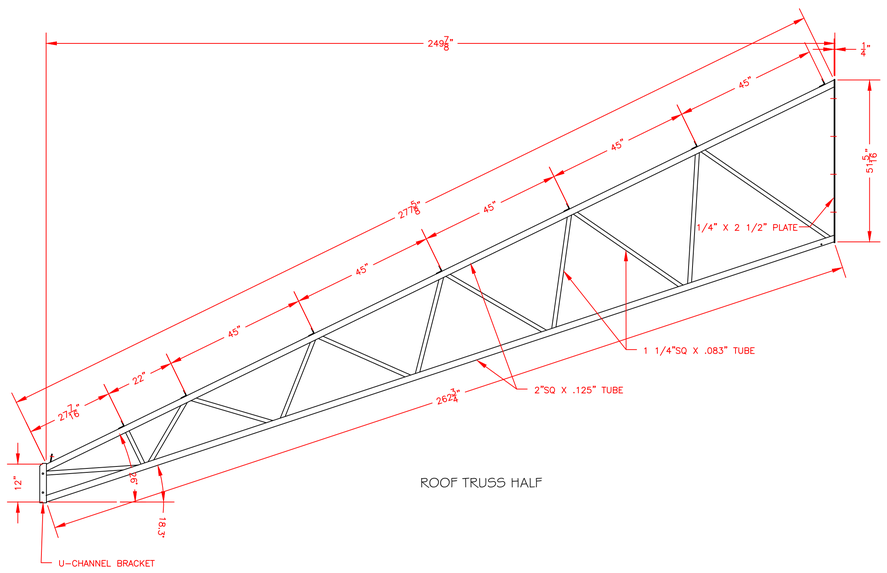


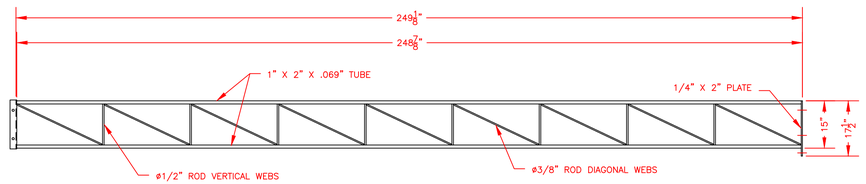
CROSS SECTION ELEVATION



SIDE CROSS SECTION (TYP.)



ROOF TRUSS HALF



HORIZONTAL ENERGY TRUSS HALF

PROPRIETARY:
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Westbrook SYSTEMS

PROJECT:
Hahn's Ace - Mequon
11300 N Port Washington Rd., Mequon, WI, 53092

Structural Cross Sections

.

FILE	REV#1	REV#2	
HM - 2024-5A			**5A**
SCALE: 1"=24'	DRAWN BY: Len	DATE: 8/29/24	

quote: 27086C

ISSUED FOR REVIEW ONLY

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Attachment: Packet Docs_Hahn BSPA (9773 : Hahn Ace Hardware)

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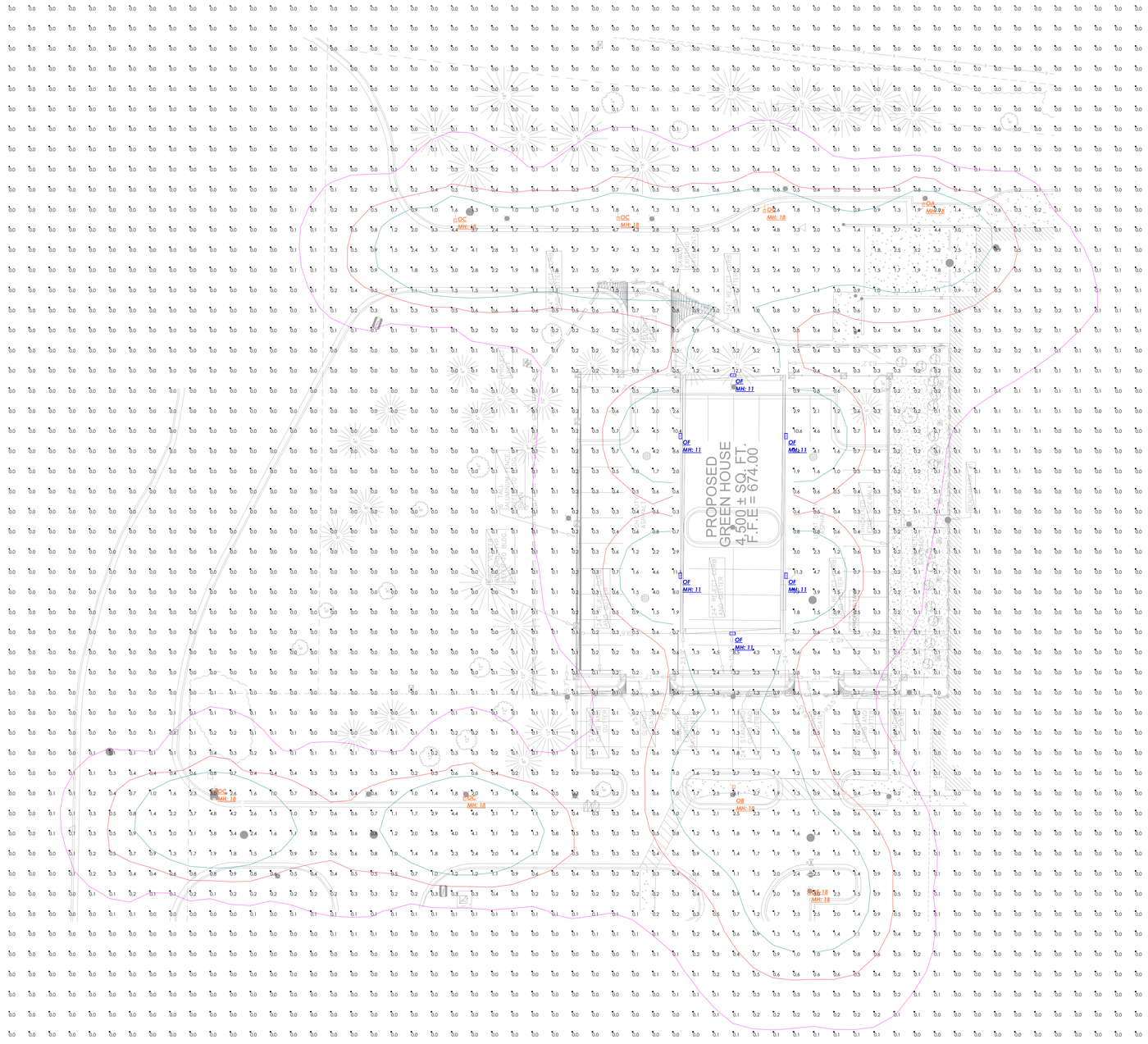


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.38	12.1	0.0	N.A.	N.A.

Luminaire Schedule					
Symbol	Qty	Label	Manufacturer	Description	Arrangement
	1	OA	SLG Lighting	ALW LS210 T4 G2 FSK-65000Lm-40K EGS	Single
	1	OB	SLG Spring Lighting Group	ALW LS210 T5 G1 FSK-6500Lm-40K	Single
	5	OC	SLG Lighting	ALW LS210 T3 G2 FSK-65000Lm-40K EGS	Single
	1	OE-18	SLG Spring Lighting Group	ALW LS210 T5 G1 FSK-6500Lm-40K (18' POLE)	Single
	6	OF	SLG-Spring Lighting Group	WMC 50 G1 4K	Single

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

#	Date	Comments
Revisions		

RLMA Project #: 155065
Drawn By: EP
Date:8/20/2024

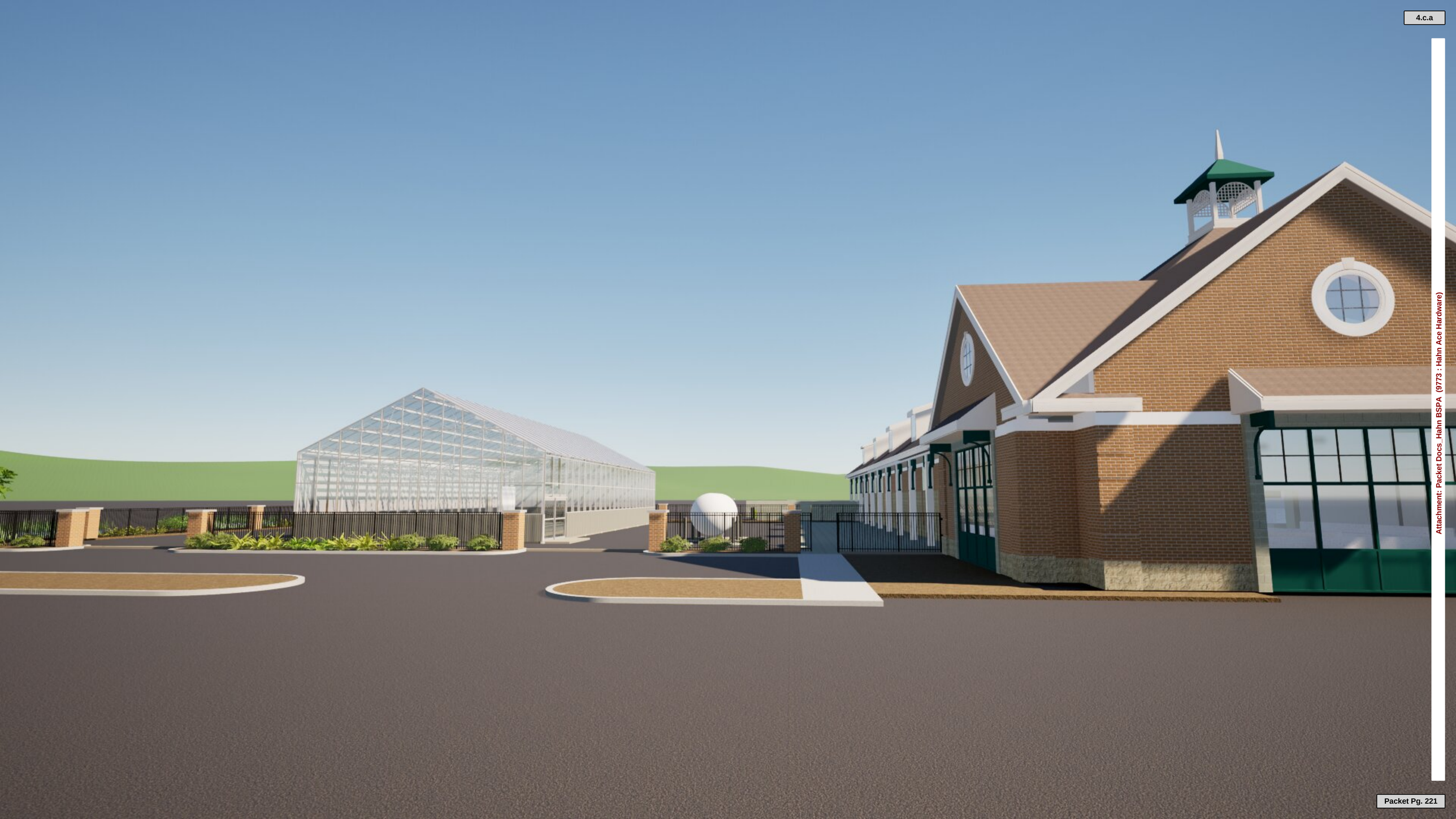
Scale: 1" = 20' 0"

PHOTOMETRIC SITE PLAN

MEQUON MARKETPLACE
MEQUON, WI

Attachment: Packet Docs. Hahn BSPA (9773 : Hahn Ace Hardware)

Attachment: Packet Docs_Hahn BSPA (9773 : Hahn Ace Hardware)



Attachment: Packet Docs_Hahn BSPA (9773 : Hahn Ace Hardware)

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: **October 21, 2024**

SUBJECT: **Bauer Sign & Lighting for Mequon Marketplace Holdings, LLC. The applicant is seeking minor request approval to allow for a master sign plan for the property located at 11300 N. Port Washington Road. (Hahn Ace and Planet Fitness).**

Applicant:	Bauer Sign & Lighting
Status of Applicant:	Agent
Requested:	Minor Request – Master Sign Plan
Existing Use:	Multi-tenant Retail
Existing Zoning:	B-2 (Community Business)
Land Use Plan:	Community Commercial
Lot size:	5.37 Acres
Location:	11290 / 11300 N. Port Washington Road
Tax Key Number:	#15-020-11-010.00
District:	#5

Background:
The applicant is requesting Master Sign Plan approval for the parcel located at 11290/11300 North Port Washington Road. The subject building is occupied by Ace Hardware and the recently approved Planet Fitness. The master sign plan includes requests for a monument sign and wall signs on the west elevation and along I-43.

Master Sign Plan:
The plan shows the two wall signs located in the existing gables at the front of the building. To accommodate the signs, the small window and shed roof sections are being removed. The proposed signs are 50 square feet is area which is larger than the code maximum of 30 square feet. The applicant is requesting larger signs than what the code allows due to the scale of the size when compared to the area of the gables where they are proposed. A 30 square foot sign example was provided (see attached) and staff concurs that the size is too small in relation to the gable size. The 50 square foot signs as shown appear to be of appropriate size and scale to the gable areas where the sign is located. It is also important to note that the size of the overall building, at 40,000 square feet, is large in size in relation to the number of tenant spaces. The larger signs are at a more appropriate scale when look at the building as a whole.

The plan also shows two signs facing I-43 that comply with all aspects of the code. Based on the size of the building, the proposed signs in total are under the square foot maximum allowed. The signs are located in the end gables of the building which are the only areas that have good visibility from I-43. Staff has no issues with the proposed sign.

The master sign plan also stipulates a freestanding monument sign with brick columns. This sign would be consistent with the existing Walgreens and Well Fargo Signs. This type of sign is permitted by code. Staff approval of final design and location is required.

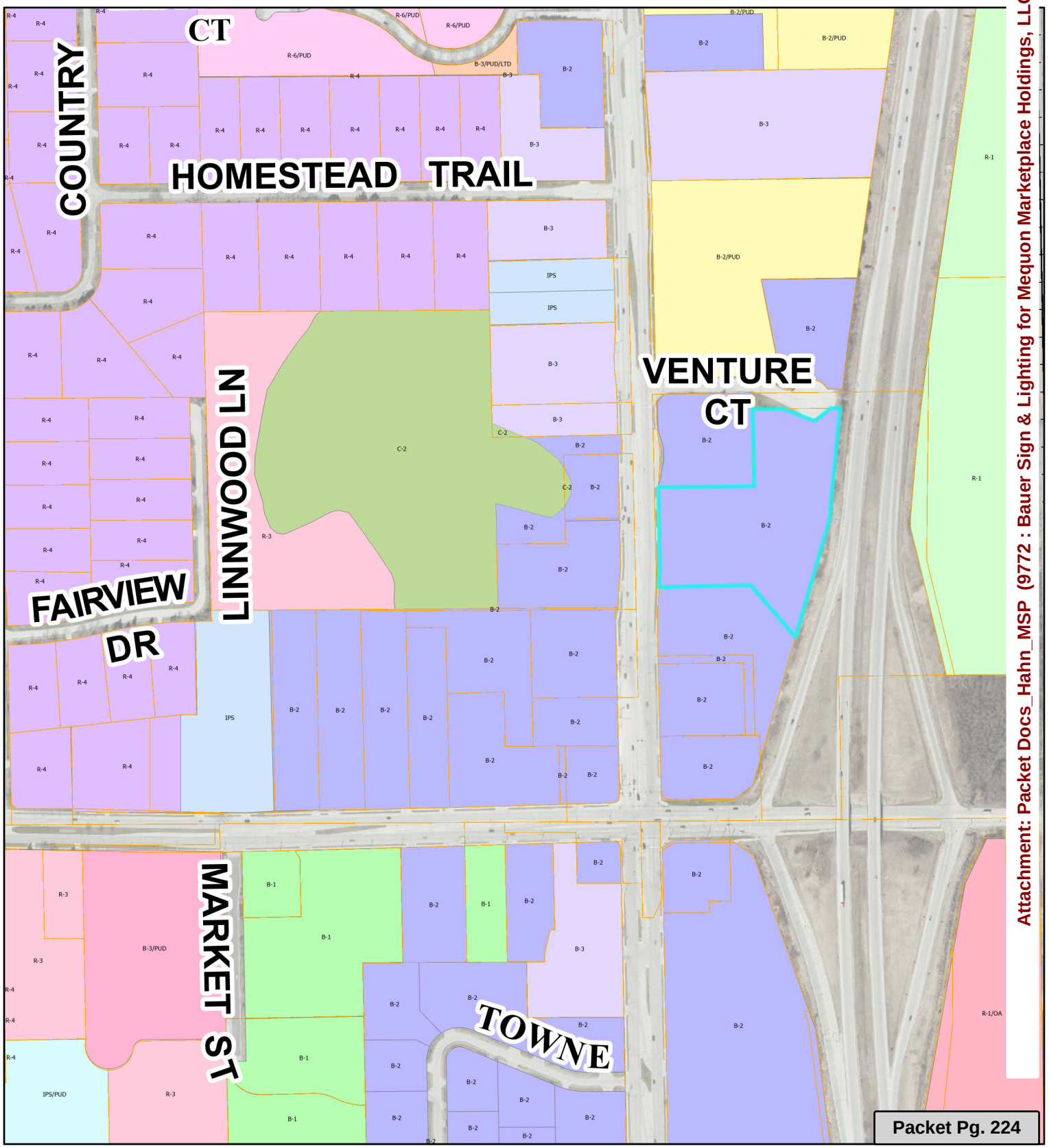
Staff Recommendation:
Planning staff recommends **approval** of the Master Sign Plan based on the following condition(s):

1. Staff review and approval of final sign plan to issuance of any sign permits. The applicant shall submit such plan within 180 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.

Attachments:
Packet Docs_Hahn_MSP (PDF)

HAHN ACE

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



Attachment: Packet Docs_Hahn_MSP (9772 : Bauer Sign & Lighting for Mequon Marketplace Holdings, LLC)

MASTER SIGN PLAN

Property owner:

Mequon Marketplace Holdings, LLC
138 Buntrock Avenue
Thiensville, WI 53092

Sign Contractor:

Bauer Sign and Lighting
2500 S 170th Street
New Berlin, WI 53151

The information described herein is to establish a MASTER SIGN PLAN for the current and future tenants at address 11300 N Port Washington Road, Mequon, WI. After approval, this information will be distributed to all tenants with adherence to this plan as a requirement of all leases for this property.

Hahn Ace Hardware and Planet Fitness propose signage for the front (West facing side) of the building located at 11300 N. Port Washington Road. Given the proportion and height of the building, they are requesting 49 square feet per sign. The proposed secondary signage is facing East, with a requested 29 square feet per sign and halo lighting.

Monument Sign:
Double-sided, internally illuminated
Cabinet Size: 96"w x 60"h
Two (2) Tenant panels
Masonry pillars, on either side of cabinet, with stone matching building color

Tenant Building signs facing N. Port Washington Road:

1. All signs will be internally illuminated, raceway mounted channel letters or Direct Mount channel letters
2. Raceway colors to match masonry brick
3. Logos and letters allowed with corporate colors
4. Letter styles may match corporate identification
5. LED illumination on all signs
6. Trim caps and returns to be BLACK
7. Each tenant shall be allowed a sign in the gable area, as shown on renderings, not to exceed 50 square feet.
8. All signs will have steady illumination, NO flashing or blinking lights will be permitted.
9. All signs will be required to submit plans/drawings to the Ownership and City of Mequon for approval.

Attachment: Packet Docs_Hahn_MSP (9772 : Bauer Sign & Lighting for Mequon Marketplace Holdings, LLC)

Tenant Building Signs facing I43:

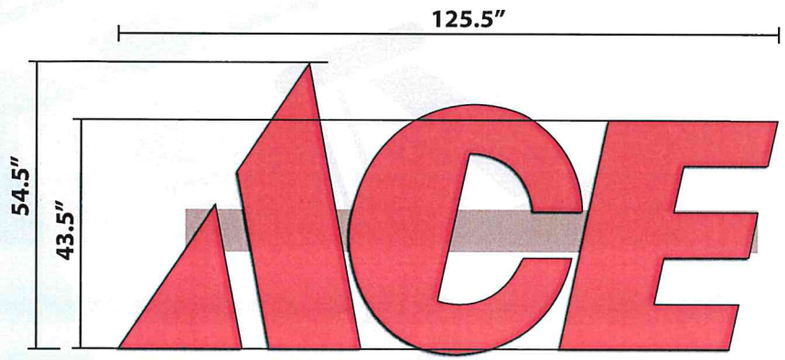
1. All Signs will be Halo illuminated (WHITE), direct mount channel letters
2. Letters to have white faces
3. Logos allowed with Corporate Colors
4. Trim caps and returns to be BLACK
5. Maximum letter and logo height to be 24”
6. Letter styles may match corporate identification
7. All signs will have steady illumination, NO flashing or blinking lights will be permitted.
8. All signs will be required to submit plans/drawings to Ownership and City of Mequon for approval.

Sign Approval: All Signs must be approved in advance by the landlord/Ownership. A sign permit must be obtained from the City of Mequon prior to installation.

Attachment: Packet Docs_Hahn_MSP (9772 : Bauer Sign & Lighting for Mequon Marketplace Holdings, LLC)

BAUER Sign & Lighting
2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!
Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-784-6675

File	Ace Hardware
Location	Mequon - 11300 N. Port Washington
Client	
Sales rep	Scott Boese
Date	cb 02/12/24
Revision	cb 03/01/24, cb 08/21/24, cb 08/26/24, cb 09/19/24, cb 09/19/24



47.5 sq ft.

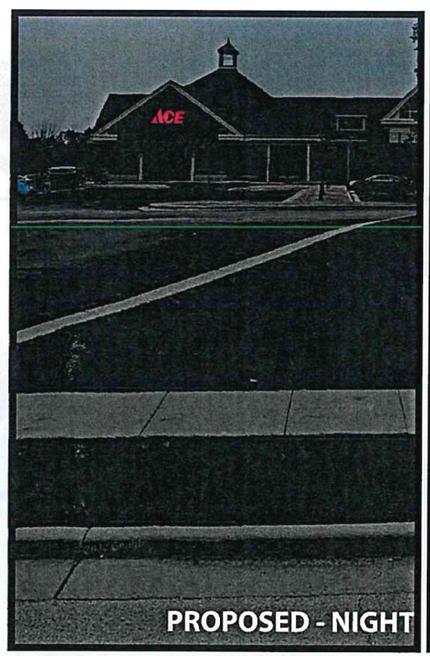
SPECIFICATIONS

FABRICATE AND INSTALL ONE SET OF INTERNALLY ILLUMINATED, RACEWAY MOUNTED CHANNEL LETTERS.

- **FACES** TO BE #7328 WHITE ACRYLIC
- **GRAPHICS** TO BE 3M TRANSLUCENT CARDINAL RED 3630-53 VINYL OVERLAYS
- **RETURNS** TO BE .040 x 3" - BLACK
- **BACKS** TO BE .040 ALUMINUM
- **TRIMCAPS** TO BE 1" BLACK
- **ILLUMINATED** WITH RED LEDs
- **POWERED** WITH APPROPRIATE LOAD POWER SUPPLIES
- **RACEWAY** TO BE ALUMINUM EXTRUSION (TBD SIZE), PAINTED TBD TO MATCH FASCIA

3.75" x 11.5" bricks

BEFORE



PROPOSED - NIGHT

PROPOSED

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.

These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY

our products are certified by: Underwriters Laboratories, Inc.

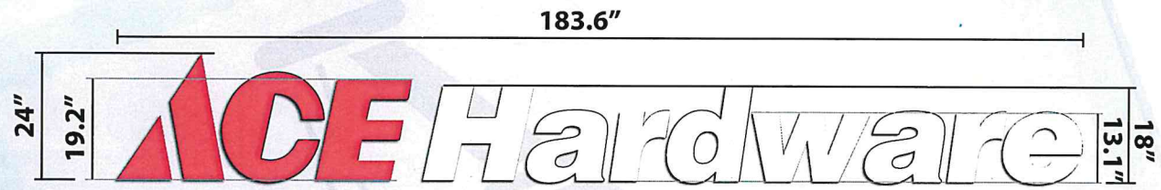
This sign shall be manufactured in accordance with the Article 600 of the National Electrical Code and/or the applicable local codes. This includes proper grounding and bonding of the sign. Sign shall bear correct UL Labels.

Scale: 3/8" - 1'

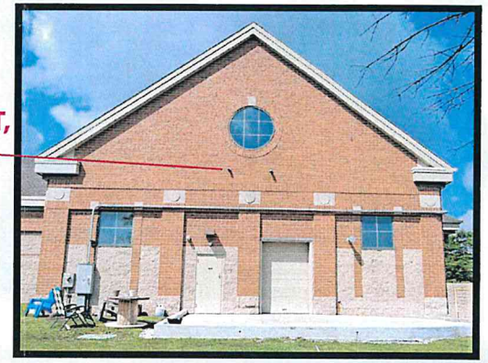
Attachment: Packet Docs_Hahn_MSP (9772 : Bauer Sign & Lighting for Mequon Marketplace Holdings,

BAUER Sign & Lighting
2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!
Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-784-6675

File	Ace Hardware
Location	Mequon - 11300 N. Port Washington
Client	
Sales rep	Scott Boese
Date	cb 02/12/24
Revision	cb 03/01/24, cb 08/21/24



** NEED TO VERIFY PLACEMENT, VENTS MAY CAUSE ISSUES**



3.75" x 11.5" bricks EXISTING

SPECIFICATIONS

FABRICATE AND INSTALL ONE SET OF HALO ILLUMINATED, CHANNEL LETTERS.

- **FACES** TO BE .090 ALUM, PTM 3M TRANSLUCENT CARDINAL RED 3630-53 AND WHITE
- **RETURNS** TO BE .040 x 3" - BLACK
- **BACKS** TO BE WHITE ACRYLIC
- **HALO ILLUMINATED** WITH WHITE LEDs
- **POWERED** WITH APPROPRIATE LOAD POWER SUPPLIES

PROPOSED

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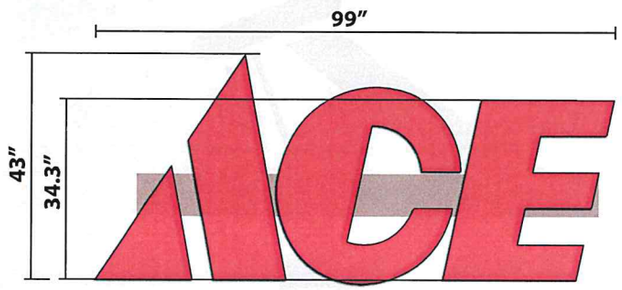
Scale: 3/8" - 1'

Attachment: Packet Docs_Hahn_MSP (9772 : Bauer Sign & Lighting for Mequon Marketplace Holdings,

BAUER Sign & Lighting
2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!
Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-784-6675

File	Ace Hardware
Location	Mequon - 11300 N. Port Washington
Client	
Sales rep	Scott Boese
Date	cb 02/12/24
Revision	cb 03/01/24, cb 08/21/24, cb 08/26/24, cb 09/19/24, cb 09/19/24



29.6 sq ft.

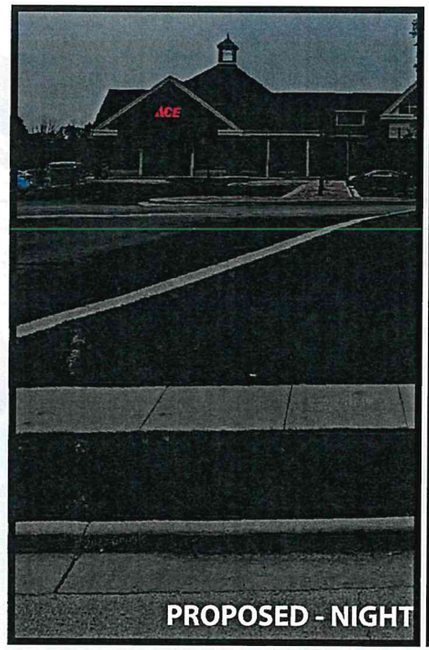
3.75" x 11.5" bricks

BEFORE

SPECIFICATIONS

FABRICATE AND INSTALL ONE SET OF INTERNALLY ILLUMINATED, RACEWAY MOUNTED CHANNEL LETTERS.

- **FACES** TO BE #7328 WHITE ACRYLIC
- **GRAPHICS** TO BE 3M TRANSLUCENT CARDINAL RED 3630-53 VINYL OVERLAYS
- **RETURNS** TO BE .040 x 3" - BLACK
- **BACKS** TO BE .040 ALUMINUM
- **TRIMCAPS** TO BE 1" BLACK
- **ILLUMINATED** WITH RED LEDs
- **POWERED** WITH APPROPRIATE LOAD POWER SUPPLIES
- **RACEWAY** TO BE ALUMINUM EXTRUSION (TBD SIZE), PAINTED TBD TO MATCH FASCIA



PROPOSED - NIGHT

PROPOSED

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.

These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY

our products are certified by: Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with the Article 600 of the National Electrical Code and/or the applicable local codes. This includes proper grounding and bonding of the sign. Sign shall bear correct UL Labels.

Scale: 3/8" - 1'

Attachment: Packet Docs_Hahn_MSP (9772 : Bauer Sign & Lighting for Mequon Marketplace Holdings,

Customer Approval / Date

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SPECS: Face lit, individually mounted channel letters. Channel letter specifications on following pages.

STRATFORD SIGN SALES, LLC
PO BOX 544 ▪ PLOVER, WI 54467 ▪ 715.321.0607

Planet Fitness, Mequon, WI 8/12/24

REVISIONS

	MM/DD/YY	REMARKS
1	__/__/__	...
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

Attachment: Packet Docs_Hahn_MSP (9772 : Bauer Sign & Lighting for Mequon Marketplace Holdings, LLC)

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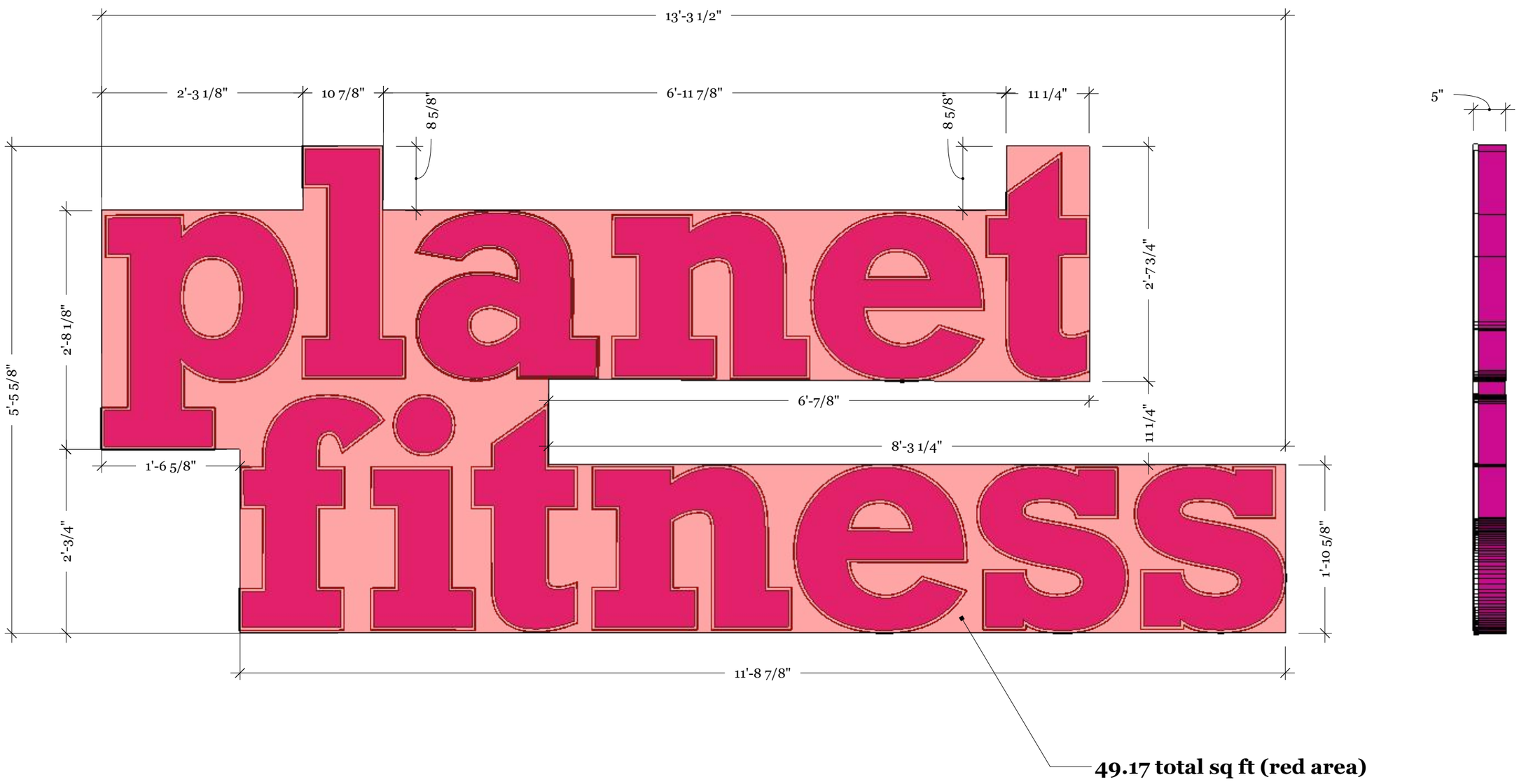

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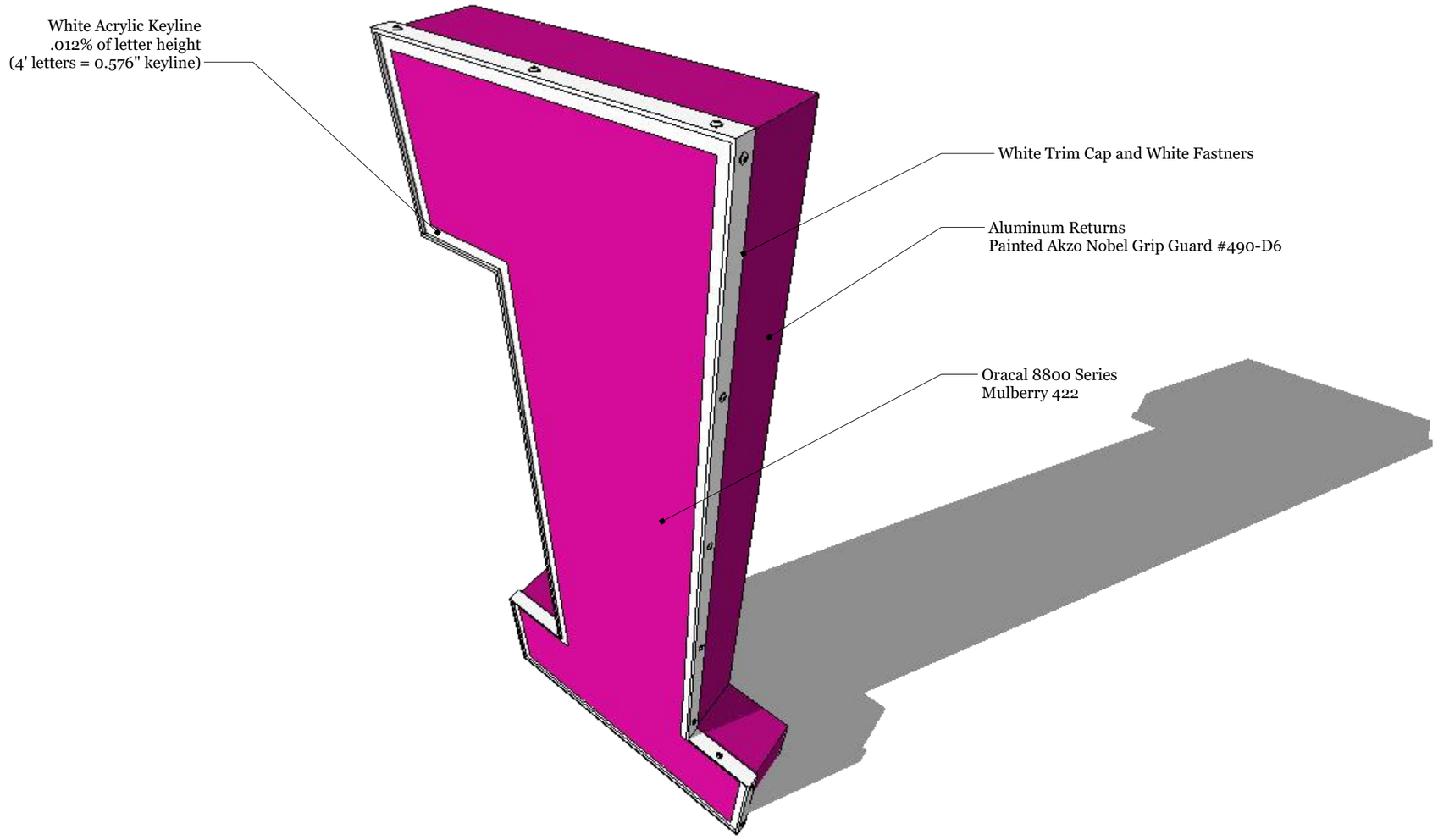

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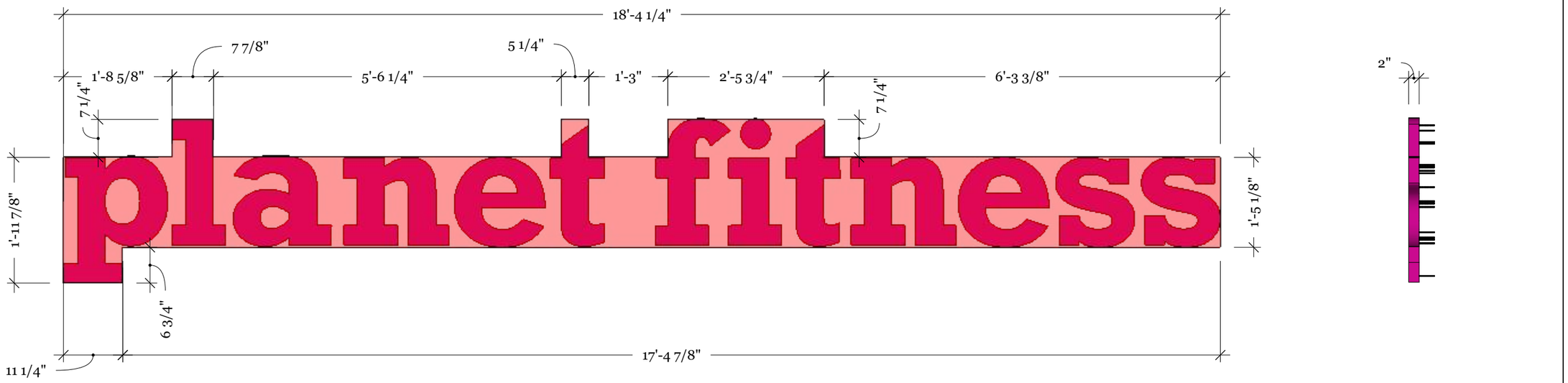
HALO LIT LETTERS
29 sq ft



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Attachment: Packet Docs_Hahn_MSP (9772 : Bauer Sign & Lighting for Mequon Marketplace Holdings, LLC)

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: **October 21, 2024**

SUBJECT: **Heimat Capital LLC for Mequon Town Center 1. The applicant is seeking building and site plan amendment approval to allow for 8 new residential units as previously approved in July 2022 for the property located at 11205-11315 N. Cedarburg Road and 5900-6048 W. Mequon Road.**

Applicant:	Mequon Town Center LLC
Status of Applicant:	Owner
Requested:	Building & Site Plan Amendment
Existing Zoning:	Town Center (TC)
Land Use Plan:	Town Center (TC)
Lot size:	3 Acres
Location:	11205-11315 N. Cedarburg Road 5900-6048 W. Mequon Road
Tax Key Number:	#14-050-09-050.04
District:	#4

Background:
The applicant is requesting building and site plan amendment for the Mequon Town Center located at 5900-6048 W Mequon Road and 11205-11315 N Cedarburg Road. The request involves the conversion of the second floor of the south building from commercial tenant spaces to eight residential apartments. The PUD for the development (Ord. 2013-1392) allows for up to 50 residential units on the parcel provided that no more than 30% are less than 1,000 square feet. There are currently 28 units residential units on the property. There are no changes to the exterior of the building being requested. There was an identical request made in 2022 which was approved by the Planning Commission. While some initial demolition work was completed, no other work on the project has been undertaken which has resulted in the lapse of approvals.

Building and Site Plan Amendment:
The plan shows eight units all greater than 750 square feet as required per the PUD. Of the 36 total units, four of the units are less than 1,000 square feet (11%). All of the proposed units are one-bedroom apartments accessible by a common hallway that leads to an elevator and stairway to the first floor. The eight one-bedroom units result in a parking demand of 14 parking stalls.

Based on the previous parking study by TADi, the conversion from commercial to residential will result in an overall net parking demand loss of 12 spaces during the peak weekday afternoon timeframe. The parking demand will increase during non-peak nighttime, weekday hours and on weekends. The biggest change occurs between 6:00 PM to 8:00 PM on Saturdays where there is a net increase of seven parking spaces. According to the analysis by TADi, the overall demand

for the site during this time frame is 100 spaces. The total number of available spaces available in the development is 194 spaces. This does not include the 75 spaces in the civic campus parking lot that is part of an easement with the city. The applicant is proposing to use one space per unit in the first-floor indoor parking garage to free up spaces in the surface parking lot for commercial tenants.

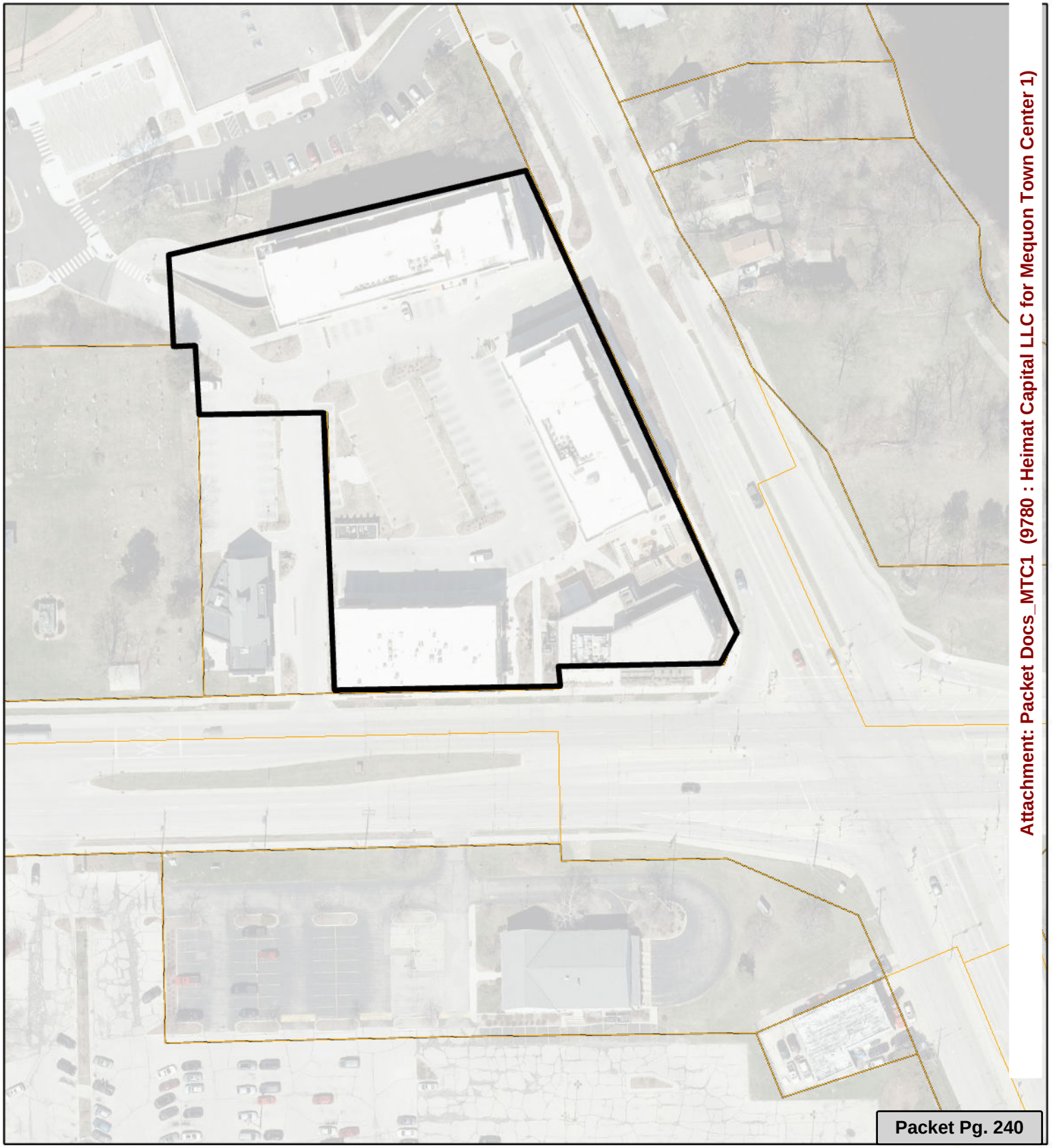
Staff Recommendation: Planning staff recommends **approval** of the building and site plan amendment subject to the following conditions:

1. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 180 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. Compliance with Ordinance 2013-1392.
3. The first-floor indoor parking lot shall provide one space for each residential unit in the south building.
4. The first-floor indoor parking lot shall remain existing storage and remain free and clear of material or debris storage.

Attachments:
Packet Docs_MTC1 (PDF)

MTC1

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



Attachment: Packet Docs_MTC1 (9780 : Heimat Capital LLC for Mequon Town Center 1)

HEIMAT

September 23, 2024

City of Mequon
Planning Development Department
Planning Division
11333 N Cedarburg Road
Mequon, WI 53092

Re: Mequon Town Center

To Planning Division Staff:

Heimat Capital LLC is currently under contract to acquire the Mequon Town Center. Upon closing of the acquisition, it is our intent to complete the second floor conversion of the building at 5900-6048 W. Mequon Road from its previous office use to apartments as had been proposed and approved by the Plan Commission on July 25, 2022. Current property ownership had completed the related demolition work and closed out the associated permit but then paused the project. During our due diligence investigations we discovered that due to the passage of time, the Plan Commission approval had lapsed and the construction permit for the apartment project had also lapsed.

Project Narrative:
This letter, along with the supporting application materials, is seeking approval from the Plan Commission to reaffirm it's previous approval of the project plan to convert the second floor office use to eight apartment units. This is the same project plan and request that was previously submitted and approved in July 2022. The eight (8) new residential units comply with the PUD so they only need Planning Commission Site Plan Approval which was previously reviewed and granted in July 2022. The 752-1,128 square foot units will be built to a high-level finish including hard surface flooring, quartz countertops, high-quality appliances and open concept kitchens with islands.

The exterior elevations of the building and the site plan will not be affected by this project.

As previously noted and studied, there is more than sufficient capacity within the underground, interior and surface parking areas at the project to accommodate the conversion of the office space to the eight apartment units.

Legal Description:
As requested on the Application form, the legal description of the property is as follows:

Lots 4,5,6,& 7 and part of Lot 8 in Block 2 Assessor's Plat of the City of Mequon and all of Parcel 1 of Certified Survey Map No. 2465, in the Southeast ¼ of the Southeast ¼ of Section 22, Township 9 North, Range 21 East and the Southwest ¼ of the Southwest ¼ of Section 23, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Attachment: Packet Docs_MTC1 (9780 : Heimat Capital LLC for Mequon Town Center 1)

HEIMAT

We look forward to making this significant investment in the City of Mequon and advancing this project as per the plan. Please let us know if you have any questions or need any additional information.

Sincerely,
Heimat Capital LLC

Joseph F. Lak II
Principal

Jim Sedgwick
Principal

Attachment: Packet Docs_MTC1 (9780 : Heimat Capital LLC for Mequon Town Center 1)

Docusign Envelope ID: 04B71631-92E8-424B-9B29-0391097BD21D

September 23, 2024

City of Mequon
Planning Development Department
Planning Division
11333 N Cedarburg Road
Mequon, WI 53092

Re: Mequon Town Center

To Planning Division Staff:

This letter is to verify that pursuant to a fully executed purchase and sale agreement, Joseph F. Lak II and/or Jim Sedgwick of Heimat Capital LLC is hereby authorized to sign and complete Planning Commission Applications as required by the City of Mequon Community Development Department, on behalf of Owner; collectively, Data Mequon LLC, RL Mequon LLC, RS Mequon LLC, GPH Mequon LLC and AK4 Holdings LLC, of the real property located at 11205-11315 N Cedarburg Road and 5900-6048 W Mequon Road, which is legally described as:

Lots 4,5,6,& 7 and part of Lot 8 in Block 2 Assessor's Plat of the City of Mequon and all of Parcel 1 of Certified Survey Map No. 2465, in the Southeast ¼ of the Southeast ¼ of Section 22, Township 9 North, Range 21 East and the Southwest ¼ of the Southwest ¼ of Section 23, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

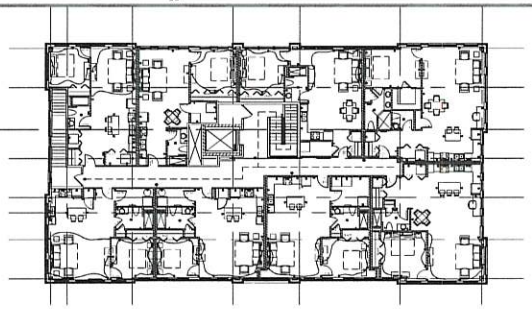
By signing this letter, I hereby declare that I have been empowered to sign on behalf of the ownership entities noted above pursuant to the First Amendment to WB-15 Commercial Offer To Purchase, a copy of which is attached.
By my signature below, I declare that the forgoing statements are true and correct.

Sincerely,
Roland R. Lokre

DocuSigned by:
Rolly Lokre
420FD9233A334F7...
Dated

Attachment: Packet Docs_MTC1 (9780 : Heimat Capital LLC for Mequon Town Center 1)

EGRESS PATH Scale $\frac{1}{16}$"=1'-0"



GENERAL NOTES:

GENERAL NOTES:

1) THESE DOCUMENTS REPRESENT THE SCOPE OF WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

2) VERIFY ALL CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS, BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS. COST DUE TO FAILURE OF REPORTING THESE DISCREPANCIES WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

3) ERRORS AND OMISSIONS: ANY DISCREPANCIES OR OMISSIONS ON THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND BID TO OWNER. COST DUE TO FAILURE TO IDENTIFY THESE DISCREPANCIES/OMISSIONS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4) GENERAL CONTRACTOR IS TO FOLLOW AND COMPLY WITH THE LANDLORD'S TENANT DESIGN CRITERIA AND REQUIREMENTS FOR ALL EXHIBITS. (IF APPLICABLE)

5) ALL NOTES ON ANY PORTION OF THESE DOCUMENTS APPLY TO THE ENTIRE DOCUMENT WHETHER OR NOT REPEATED IN OTHER AREAS.

6) VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.

7) SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.

8) DURING CONSTRUCTION , AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS.

9) SEE WALL SECTIONS AND STRUCTURAL DRAWINGS FOR TYPICAL EXTERIOR WALL CONSTRUCTION.

10) CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT. REFER TO ISC CH. 33 (SAFEGUARDS DURING CONSTRUCTION) FOR SPECIFIC CODE RELATED SAFETY REQUIREMENTS.

11) ALL CONDITIONS PRESENTED BY CONSTRUCTION PROCESS INVOLVING MEANS & METHODS TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

12) ALL MECH., ELEC., PLUMB & FIRE PROTECTION SYSTEMS/ EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURERS STANDARDS. BLDG. OWNER ASSUME FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION UPON OCCUPANCY.

13) THE INSTALLATION AND EXECUTION OF ALL MATERIAL SPECIFICATION AND DETAILS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

14) ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.

15) DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.

16) PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE OR IFC. INSTALLATION LOCATIONS SHALL HAVE A MAXIMUM TRAVEL DISTANCE OF 75 TO ANY EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. TYPICALLY ALONG PATHS OF TRAVEL. EXTINGUISHERS SHALL NOT BE OBSTRUCTED FROM VIEW. IF VISUAL OBSTRUCTION CAN NOT BE AVOIDED AN OTHER MEANS SHALL BE PROVIDED TO INDICATE THE EXTINGUISHER LOCATIONS. EXTINGUISHERS NOT EXCEEDING 40# SHALL BE INSTALLED SO THAT TO TOP IS NOT MORE THAN 5'-0" ABOVE THE FLOOR. EXTINGUISHERS EXCEEDING 40# SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3'-6" ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR & BOTTOM OF HAND HELD UNITS SHALL NOT BE LESS THAN 4". VERIFY EXTINGUISHER LOCATIONS W/ LOCAL FIRE DEPT. & OWNER PRIOR TO INSTALLATION.

17) CARE SHOULD BE TAKEN TO LEAVE EXISTING ITEMS UNDISTURBED AND STILL ACCOMMODATE NEW WORK. EXISTING AREAS TO BE PROTECTED DURING CONSTRUCTION.

18) ALL PENETRATIONS WITHIN OR THROUGH FIRE RESISTANCE RATED CONSTRUCTION SHALL BE PROTECTED IN ACCORDANCE WITH IBC 711. CONTRACTOR MAKING PENETRATION SHALL SAFE SAID PENETRATION (TYP.)

19) LOCATION OF OWNER / LANDLORD PROVIDED CONSTRUCTION FOR FUTURE TENANTS MAY VARY DUE TO TENANT SPACE PLANNING. VERIFY TENANT CHANGES TO ORIGINAL LAYOUT WITH OWNER / LANDLORD PRIOR TO CONST.

LOCATION MAP

PROJECT CONTACTS:

BUILDING OWNER :	ARCHITECT:
LOKRE DEVELOPMENT COMPANY	RAPOSA DESIGN
1820 PLOVER RD. STE E PLOVER, WI 54467 PH: 715.342.9200 CONTACT: ROLLY LOKRE	12690 W GREENBRIAR LN NEW BERLIN, WI 53151 PH: 262-751.5221 FAX: 262-754.4058 CONTACT: RUSSELL RAPOSA

FLOOR & CEILING PLAN LEGEND:

ROOM NAME
ROOM NUMBER
DOOR NUMBER
PARTITION TYPE
PHONE/DATA PORT
OUTLET 18" A.F.F.
GFI GROUND FAULT INTERRUPT RECEPTACLE
D DEDICATED DUPLEX RECEPTACLE
STANDARD QUAD RECEPTACLE
DEDICATED QUAD RECEPTACLE (HEIGHT AS INDICATED)
BPN J BOX WITH 3 CIRCUITS (ONE DEDICATED FOR COMPUTER) FOR USE W/MAKOTR BASE FEED
PP J BOX WITH 3 CIRCUITS (ONE DEDICATED FOR COMPUTER) FOR USE W/MAKOTR POWER POLE
CP COMMUNICATION POLE TO BE INSTALLED BY FURNITURE INSTALLER.
LOCATION FOR DATA/COMMUNICATIONS - PROVIDE TWO GANG J BOXES W/SINGLE PLASTER RING W/PULL STRING @ 18" O.C. A.F.F.
PHONE JACK
DOORBELL @ 44" A.F.F.
CHIME FOR DOORBELL @80" A.F.F. (7'-4") NOTE: MORE THAN ONE CHIME MAY BE INDICATED.
E EXISTING ITEM TO BE FIELD VERIFIED
EXIT LIGHT

NEW OR RELOCATED DOOR & FRAME
EXISTING DOOR TO REMAIN
EXISTING DOOR TO BE REMOVED
NEW WALL CONSTRUCTION
EXISTING WALL CONSTRUCTION
EXISTING WALL TO BE REMOVED
CEILING GRID W/2X4 ACOUSTIC CEILING TILES
CEILING GRID W/2X2' VINYL FACED CEILING TILES
F.E. SURFACE MOUNTED FIRE EXTINGUISHER
$ SINGLE POLE SWITCH
$$ DOUBLE WALL SWITCH
$D DIMMER SWITCH
$3 3-WAY SWITCH
FEC FIRE EXTINGUISHER CABINET
EXHAUST FAN

CODE SUMMARY:

CODE INFORMATION :

CODE	2015 IBC
OCCUPANCY CLASSIFICATIONS:	R2- Residential
CLASS OF CONSTRUCTION:	VB,
SPRINKLER SYSTEM:	Fully- Sprinklered NFPA-13
FLOOR LEVELS:	2
NUMBER OF STORIES:	2
PROPOSED BUILD-OUT:	8,254 S.F.

NOTE:
ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN BUILD CONTRACTOR.

APARTMENT BREAKDOWN:

ALLOWABLE AREA - PER TABLE 506.2
R2 - S1 - 28,000 S.F.

ALL UNITS TYPE B PER IBC 1107.6.2.2.2

Conditionally
APPROVED
DEPT. OF SAFETY AND PROFESSIONAL SERVICES
DIVISION OF INDUSTRY SERVICES

SEE CORRESPONDENCE

Regulated Object: Building ICC
Project Scope: Alteration/Change of Use
Transaction ID: CB-092201711-PRB
Date: 9/19/2022

SHEET INDEX :

T1	TITLE SHEET & PROJECT INFO
D1	DEMO PLAN
A1	FLOOR PLAN & DETAILS
A2	REFLECTED CEILING/SWITCHING PLAN OUTLET/SWITHCING PLAN, INTERIOR ELEVATIONS & SCHEDULES

WISCONSIN BRUCE JON ANGELL A-2054 MILWAUKEE
08/08/22
EXP. 7/24

RAPOSA DESIGN
12690 W. GREENBRIAR LN.
NEW BERLIN, WI 53151
PH : (262)751-5221
FAX: (262)754-4058
RAPOSADESIGN@GMAIL.COM

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Mequon Town Center Apartments
6028 N Mequon Rd
Mequon, WI 53092

SHEET TITLE
TITLE SHEET & PROJECT INFORMATION

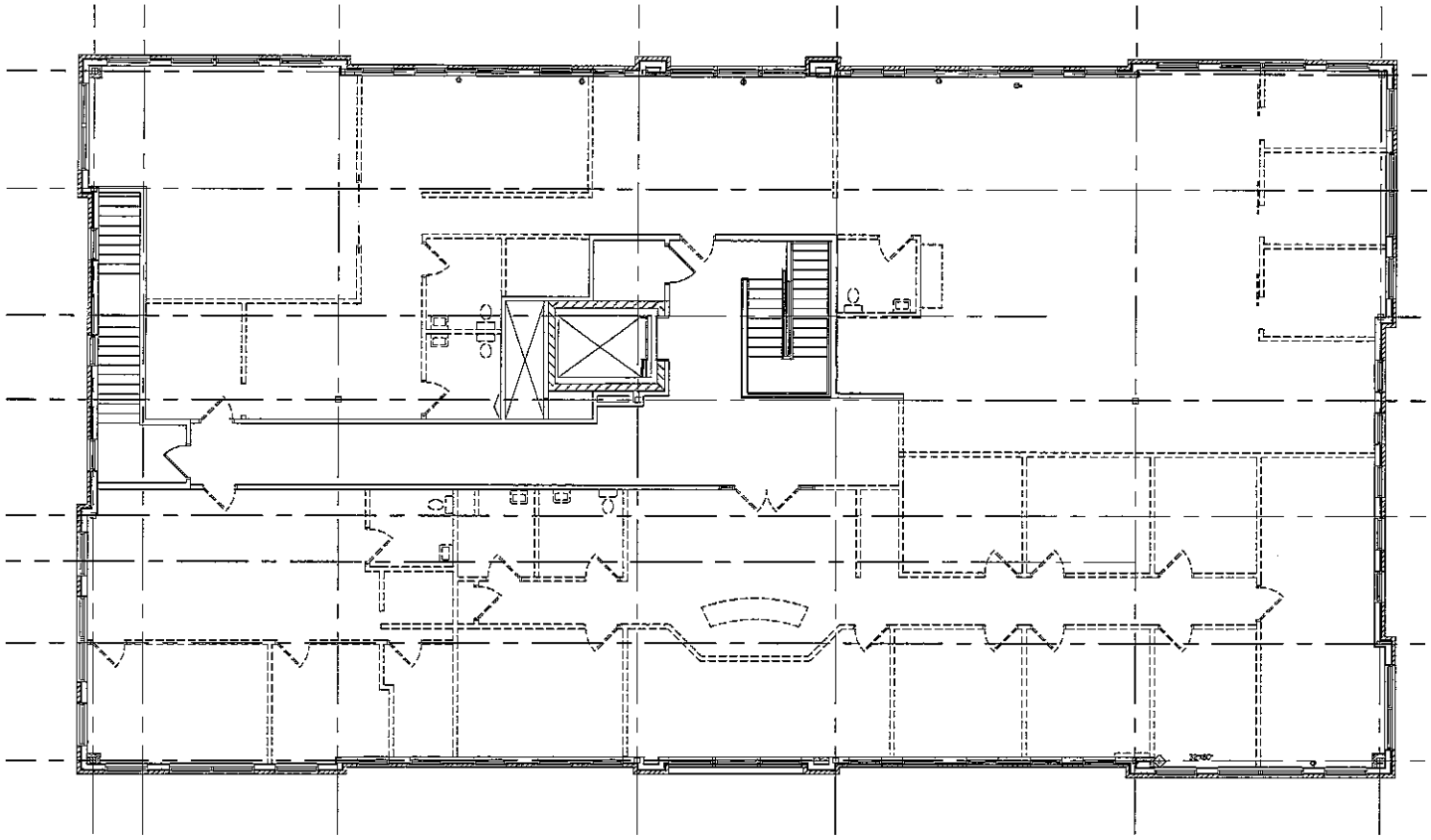
DATE OF ISSUE	08/08/22

SYMBOL	REVISION DESCRIPTION	DATE

JOB: RD1661
DRAWN: R
CHECKED: R
DATE: 08/01

SHEET: T1

Attachment: Packet Docs_MTC1 (9780 : Heimat Capital LLC for Mequon Town Center 1)



1 DEMO PLAN

RAPOSA DESIGN
12690 W. GREENBRIAR LN.
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PH : (262)754-5221
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RAPOSADESIGN@GMAIL.COM

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Mequon Town Center Apartments
6028 N Mequon Rd
mequon, WI 53092

SHEET TITLE
DEMOLITION PLAN

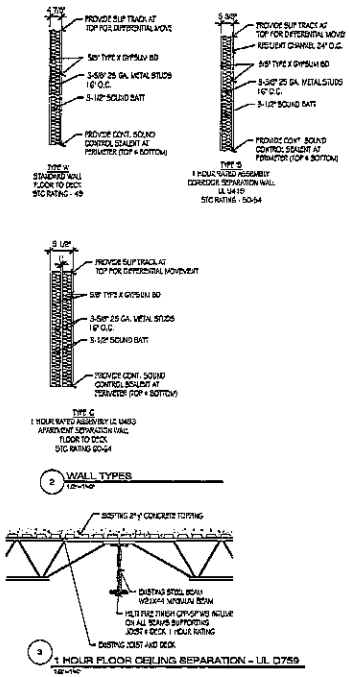
DATE OF ISSUE	08/01/22

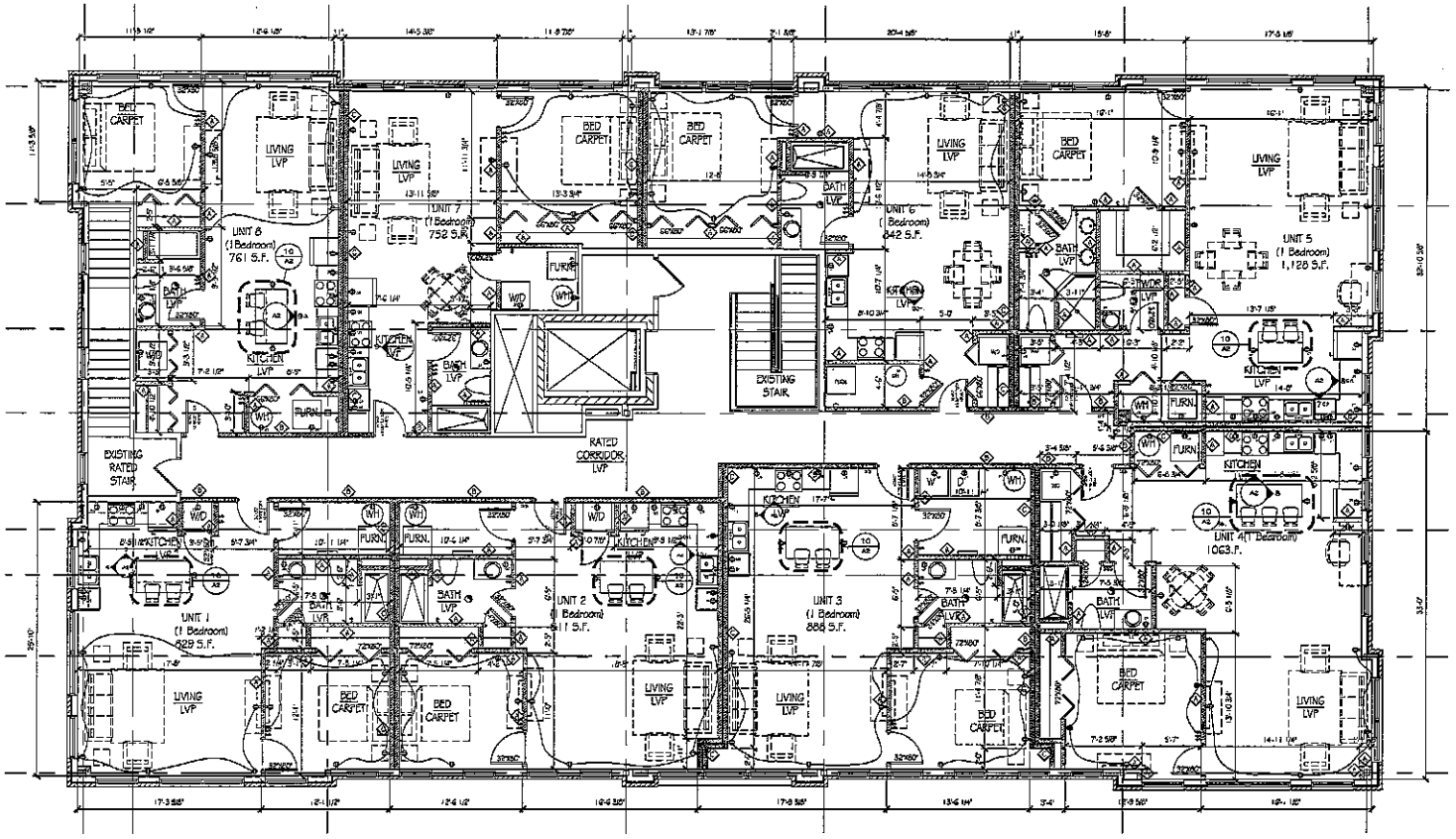
SYMBOL	REVISION DESCRIPTION	DATE

JOB: RD1662
DRAWN: R
CHECKED: R
DATE: 08/01/

SHEET:
A1

Attachment: Packet Docs_MTC1 (9780 : Heimat Capital LLC for Mequon Town Center 1)





1 FLOOR PLAN

WALL NOTES:

(1) REFER TO AND FOLLOW MANUFACTURERS SPECIFICATIONS FOR SPECIFIC INSTALLATION DETAILS.
(2) REFER TO AND FOLLOW MANUFACTURERS SPECIFICATIONS AND UNDERWRITERS LABORATORIES DIRECTORY FOR SPECIFIC INSTALLATION DETAILS.
(3) CONTRACTOR MAY PROVIDE EQUAL ALTERNATE CONSTRUCTION TYPE FOR REVIEW BY STRUCTURAL ENGINEER AND ARCHITECT AND APPROVAL BY OWNER. EQUAL ALTERNATE MUST MEET ALL SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO FIRE RATING, THERMAL AND PERFORMANCE OF ORIGINAL DESIGN BEFORE REVIEW TO OCCUR AND MUST BE FIRST SUBMITTED TO AND APPROVED BY C.G. ALTERNATE SUBMISSION MUST CONTAIN COMPARABLE INFORMATION FOR BOTH THE CURRENT AND ALTERNATE DESIGN.
(4) INTERIOR FINISH OF WALL MAY VARY, REFER TO ROOM FINISH SCHEDULE FOR DETAIL.
(5) REFER TO WALL SECTIONS AND STRUCTURAL PLANS FOR MORE DETAIL.
(6) FOLLOW MANUFACTURERS RECOMMENDATIONS
REGARDING INSTALLATION AND APPLICATION OF SOUND DAMPENING AND TRANSMITTENCE SUPPLIES, INCLUDING BUT NOT LIMITED TO SOUND SEALANT, PREFORMED WALL ISOLATION FOAM AND HOLD-OFF REQUIREMENTS.
(7) PER MANUFACTURERS WRITTEN INSTRUCTIONS APPLY WATER-PROOFING TO EXTERIOR SIDE OF ALL POURED CONCRETE EXTERIOR WALLS. PRODUCT MUST CARRY MANUFACTURE AND INSTALLERS WRITTEN WARRANTY ACCEPTABLE TO OWNER.
(8) ALL DIMENSIONS ARE TO NOMINAL THICKNESS, UON.
(9) CRITICAL DIMENSIONS TO BE HELD CLEAR.
(10) NOT USED
(11)NOT USED
(12) STRUCTURE OF INTERIOR STUD WALLS, UNLESS SPECIFIED OTHERWISE, TO FASTEN FROM FLOOR TO DECK.
(13) INTERIOR DOORS TO BE LOCATED WITHIN 4"-6" OF CORNER TO ALLOW FOR TRIM, UNLESS OTHERWISE NOTED.
(14) MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS WHERE APPROPRIATE. INSTALL CEMENT BOARD @ ALL TILE FINISHES.
(15) INSULATE ALL PLUMBING WALLS - TYP.
(16) INSTALLATION OF ALL MECHANICAL EQUIPMENT SHALL COMPLY W/ INTERNATIONAL MECHANICAL CODE (IMC) CHAPTER 54.
(17) ALL PENETRATIONS THRU RATED FIRE-RESISTIVE ASSEMBLIES SHALL BE PROTECTED PER IBC 711 BY THE CONTRACTOR MAKING SAID PENETRATION. PENETRATIONS BY DUCTS & AIR TRANSFER OPENINGS SHALL COMPLY W/ IBC 711 & 715.
(18) ALL JOINTS INSTALLED IN OR BETWEEN FIRE RESISTANT RATED WALLS, FLOOR OR FLOOR/ CEILING ASSEMBLIES AND ROOFS OR ROOF/ CEILING ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE RESISTANT JOINT SYSTEMS PER IBC 712. GENERAL CONTRACTOR TO SCHEDULE JOINT PROTECTION PRIOR TO INSTALLATION OF FINISHES.
(19) BATHROOM WALLS TO EXTEND TO DECK WITH GYP. FULL HEIGHT ON INTERIOR SIDE ONLY.

GENERAL PROJECT NOTES:

1) CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT. REFER TO LOCAL ORDINANCES (SAFEGUARDS DURING CONSTRUCTION) FOR SPECIFIC CODE RELATED SAFETY REQUIREMENTS.

2) ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE, OR CONSTRUCTION ISSUES ARISING DO TO GENERAL CONTRACTORS/ OWNERS FAILURE TO DISTRIBUTE ALL DOCUMENTS TO EACH SUBCONTRACTOR OR MATERIAL SUPPLIER. SUBCONTRACTORS & MATERIAL SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCUMENTS BEFORE BIDDING, FABRICATING, OR INSTALLING WORK.

3) GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING, OR INSTALLING WORK.

4) ALL CONDITIONS PRESENTED BY CONSTRUCTION PROCESS INVOLVING MEANS & METHODS TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5) MECH., ELEC., PLUMB & FIRE PROTECTION ARE TO BE DESIGN BUILT, COMPLYING W/ ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT ASSUMES NO LIABILITY.

6) ALL MECH., ELEC., PLUMB & FIRE PROTECTION SYSTEMS/ EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER ASSUME FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION UPON OCCUPANCY.

7) THE INSTALLATION AND EXECUTION OF ALL MATERIAL SPECIFICATION AND DETAILS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

8) ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.

9) DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.

10) PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE CH. 906. INSTALLATION LOCATIONS SHALL HAVE A MAXIMUM TRAVEL DISTANCE OF 75' TO ANY EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE, TYPICALLY ALONG PATHS OF TRAVEL. EXTINGUISHERS SHALL NOT BE OBSTRUCTED FROM VIEW, IF VISUAL OBSTRUCTION CAN NOT BE AVOIDED AN OTHER MEANS SHALL BE PROVIDED TO INDICATE THE EXTINGUISHER LOCATIONS. EXTINGUISHERS NOT EXCEEDING 40# SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5'-0" ABOVE THE FLOOR. EXTINGUISHERS EXCEEDING 40# SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3'-6" ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR & BOTTOM OF HAND HELD UNITS SHALL NOT BE LESS THAN 4". VERIFY EXTINGUISHER LOCATIONS W/ LOCAL FIRE DEPT. & OWNER PRIOR TO INSTALLATION.

11) ALL CONCRETE FLATWORK MUST BE WET CURED PER ACI REQUIREMENTS AND/OR CURED USING A CURING COMPOUND. REFER TO STRUCTURAL DRAWINGS FOR CURING COMPOUND SPECIFICATIONS (SUBMIT CURING COMPOUND TECHNICAL DATA TO ARCHITECT FOR APPROVAL BEFORE PLACING CONCRETE). CONTRACTOR IS RESPONSIBLE FOR APPLYING CURING COMPOUNDS PER THE MANUFACTURER'S REQUIREMENTS.

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Mequon Town Center Apartments
6028 N Mequon Rd
Mequon, WI 53092

SHEET TITLE
FLOOR PLAN

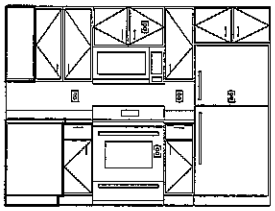
DATE OF ISSUE	08/01/22

SYMBOL	REVISION DESCRIPTION	DATE

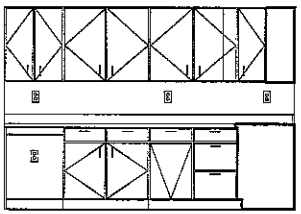
JOB: RD1982
DRAWN: R
CHECKED: R
DATE: 04/05/22

SHEET:
A1

Attachment: Packet Docs_MTC1 (9780 : Heimat Capital LLC for Mequon Town Center 1)



3 KITCHEN MILLWORK



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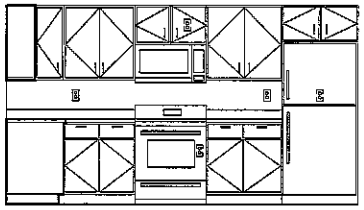

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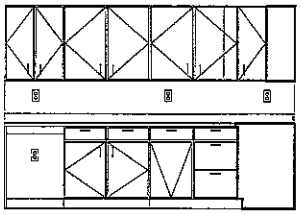

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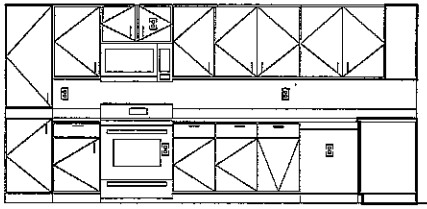

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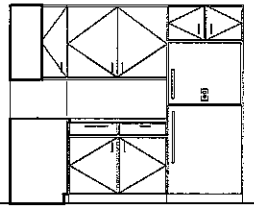

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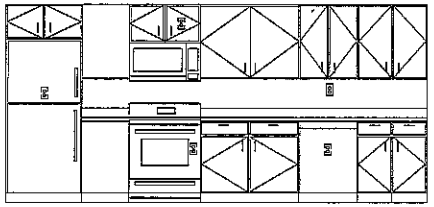

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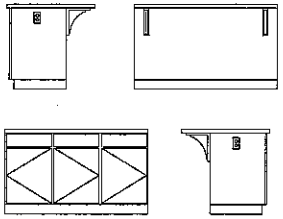
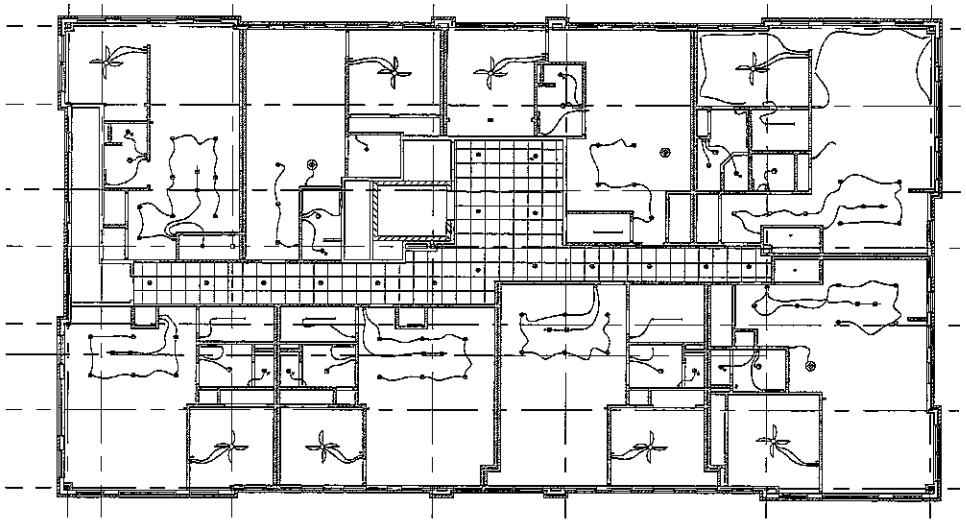


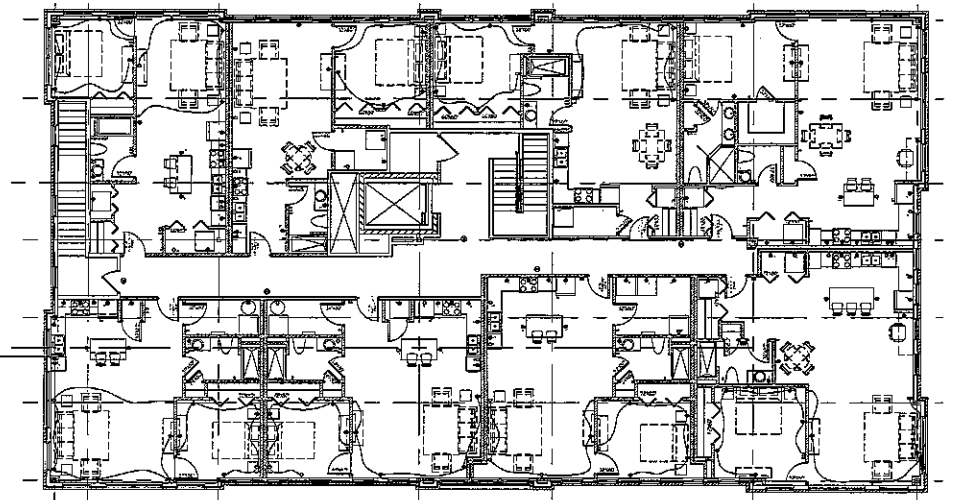
10 KITCHEN MILLWORK



1 Reflected Ceiling/Switching Plan

LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	SYMBOL	DESCRIPTION	MANUF. & MODEL	LAMP	MOUNTING HEIGHT B.O. FIXTURE/LAMP	FINISH	REMARKS
A	•	6" RECESSED CAN	---	LED	SEE CEILING PLAN	WHITE	---
B	—	1'x4' STRIP FIXTURE	---	LED	SEE CEILING PLAN	---	---
C	✕	CEILING FAN WITH LIGHT KIT	---	LED	B.O.FIXTURE 8'-0" A.F.F.	---	---
D	—	BATHROOM LIGHT BAR	---	LED	SEE CEILING PLAN	---	VERIFY LENGTH NEEDED
E	—•—	COUNTER TRACK LIGHT	---	LED	B.O.FIXTURE 7'-0" A.F.F.	---	---
F	◎	DINING CHANDELIER	---	LED	B.O.FIXTURE 7'-0" A.F.F.	---	---



2 Outlet/Switching Plan

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Mequon Town Center Apartments
6028 N Mequon Rd
Mequon, WI 53092

SHEET TITLE:
REFLECTED CEILING PLAN, SCHEDULES, POWER PLAN & MILLWORK ELEVATIONS

DATE OF ISSUE: 09/01/22

SYMBOL	REVISION DESCRIPTION	DATE

JOB: RD165.2
DRAWN: RJ
CHECKED: RJ
DATE: 04/08/22

SHEET: A2

Attachment: Packet Docs_MTC1 (9780 : Heimat Capital LLC for Mequon Town Center 1)

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE NO. 2013-1392

To amend the map portion of the "Development Ordinance of the City of Mequon" (i.e., Chapter 58) with respect to approximately 3 acres of land located at 11209, 12215 and 11229 N Cedarburg Road, a portion of City owned land located at 11333 N Cedarburg Road, and 6006 Mequon Road

THE COMMON COUNCIL OF THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN, DO ORDAIN AS FOLLOWS:

SECTION 1.

Following recommendation of the Planning Commission on the 7th day of January, 2013, and after due notice and hearing by the Common Council of the City of Mequon on the 12th day of February, 2013, the existing and official City of Mequon district zoning maps are hereby amended so as to change the zoning classification of property as legally described in Exhibit A from existing TC (Town Center) and R-4 (Single Family ¾ acre) to TC (Town Center with a PUD (Planned Unit Development) Overlay.

Pursuant to section 62.23(3) of the Wisconsin Statues, the City of Mequon, is authorized to prepare and adopt a comprehensive plan, or amendment thereof, as defined in section 66.1001(1)(a) and 66.1001(2).

1. Common Council approval of the rezoning and concept plan.
2. Planning Commission approval of conditional use grant and building and site plan and platting.
3. Total number of residential units shall not exceed fifty.
4. The South building shall begin implementation within 2 years of completion of north or east building, whichever occurs first or the applicant shall return to the Planning Commission and Council for a PUD amendment.
5. The portions of the site not initially developed shall be seeded and mulched.
6. All portions of the Mequon Road street frontage not occupied by a building wall, including the open space in front of the Legion building, shall contain very significant and active amenities along the public sidewalk that will bridge the gap between the structures, create a defined edge between the street and semi- public area and help screen the interior parking.
7. No more than 30 percent of the residential units shall be less that 1,000 square feet provided that no unit will be less than 750 square feet.
8. The upper floor area on the north building shall be limited to 60% of the floor below and the upper floor of the east building shall be limited to 65% of the floor below.
9. The design of the south building should be compatible in scale and massing with the rest of the development which may require a second story or additional height thru a parapet or other architectural feature.

Attachment: Packet Docs_MTC1 (9780 : Heimat Capital LLC for Mequon Town Center 1)

10. Curb cut locations and any median opening in Mequon Road and Cedarburg Road is subject to staff review and approval.
11. The development must connect to the City of Mequon public sanitary sewer system.
12. Sewer connection fees and necessary plan development for sewer is subject to the review and approval of the Engineering Department.
13. The development must connect to the City of Mequon Water Utility for water service.
14. Water connection fees and necessary plan development for water is subject to the review and approval of the Engineering Department.
15. Grading, drainage, erosion control, storm water management and other engineering plans are subject to Engineering Department review and approval.
16. Final site design is subject to the applicable regional permitting for erosion control and storm water, applicable permitting from WisDOT for median modifications, drainage letter of credit requirements by City ordinance and lateral abandonment permits for existing buildings.
17. Street trees are subject to the approval of the Tree Board and Planning Commission.
18. Street lighting, if proposed, is subject to the approval of the Planning Commission.
19. Any substantial change to the general concept plan illustrated as full build-out in the attached exhibit shall require appropriate amendments to this approval.
20. An access agreement is required to allow ingress/egress through City property.
21. A shared parking agreement is required between the applicant and the City of Mequon.
22. Landmarks Commission approval of the demolition of the American Legion building.
23. Common Council approval of the sale of the lands owned by the City of Mequon.
24. Common Council approval of the Development Agreement.

SECTION II:

All ordinances or parts of ordinances contravening the terms of this ordinance are hereby to that extent repealed.

SECTION III:

In accordance and to the extent consistent with SECTION II above, this ordinance shall take effect and be in full force upon its passage and the day after publication.

Approved: Curtis Gielow, Mayor

Date Approved: February 19, 2013

Th is to certify that the foregoing ordinance was adopted by the Common Council of the City of Mequon, Wisconsin at a meeting held on the 12th day of February 2013.

Lee Szymborski, City Clerk

Published: February 26, 2013

Attachment: Packet Docs_MTC1 (9780 : Heimat Capital LLC for Mequon Town Center 1)

TRAFFIC ANALYSIS & DESIGN, INC.

PROVIDING TRAFFIC ENGINEERING SOLUTIONS

TECHNICAL MEMORANDUM

Date: July 13, 2022

To: Victor Anderson
Lokre Development Company

From: Tammi Czewski, P.E., PTOE
Traffic Analysis & Design, Inc.

Subject: **Mequon Town Center Apartments Parking Demand**
Mequon, WI

Introduction

The existing two-story Mequon Town Center building at 11223 N. Cedarburg Road is planned to be remodeled with eight one-bedroom apartments on the upper floor. These apartments will replace upper floor tenants (lower-floor tenants to remain) as follows:

- Physical Therapy office: about 10 employees in a 3,750-square foot unit
- Chiropractic office: about five employees in a 2,400-square foot unit
- Financial office: about two employees in a 959-square foot unit

This technical memorandum was prepared to compare the weekday (Monday-Friday) and Saturday parking demand for the previous office uses in the upper floor of the Mequon Town Center building to the proposed apartment use.

Parking Demand Comparison

Parking demand calculations were completed using the national parking generation rates for each land use type as published in the Institute of Transportation Engineer's (ITE) *Parking Generation Manual, 5th Edition.* Parking demand for the physical therapy and chiropractic offices were calculated using the average rates per square feet for the ITE land use #720 (medical-dental office building). Parking demand for the financial office was calculated using the average rates per square feet for the ITE land use #710 (general office building), and parking demand for the proposed apartments was calculated using the average rates per dwelling unit for the ITE land use #220 (multi-family housing (low-rise)). The average office rates per employee yielded similar weekday parking generation to the average rates per square footage but were not used in this study as there is no Saturday parking data available for the medical-dental office use.

Attachment: Packet Docs_MTC1 (9780 : Heimat Capital LLC for Mequon Town Center 1)

The Weekday and Saturday parking demand for the existing upper-floor office uses in the Mequon Town Center building and the proposed apartments that will replace them is shown in Table 1. Table 1 also shows the typical peak period of parking demand for each use.

Table 1. Weekday and Saturday Parking Demand Comparison

Land Use Type	ITE Code	Independent Variable	Parking Demand	
			Weekday	Saturday
Medical-Dental Office Building *Physical Therapy Office*	720	3,750 Square Feet	12 *3.23*	2 *0.56*
Medical-Dental Office Building *Chiropractor*	720	2,400 Square Feet	8 *3.23*	1 *0.56*
General Office Building *Edward Jones*	710	959 Square Feet	2 *2.39*	0 *0.28*
Total Parking Demand (Existing)			**22**	**3**
Multi-Family Housing (Low-Rise)	220	8 Dwelling Units	10 *1.21*	10 *1.31*
Total Parking Demand (Future)			**10**	**10**
Difference			**-12**	**7**

Based on ITE, the office uses in the upper floor of the Mequon Town Center building generate a parking demand of 22 spaces on a typical weekday and three spaces on a Saturday. Apartments in that same space generate a parking demand of 10 spaces on both a typical weekday and on Saturday. The apartment parking demand is therefore 12 fewer spaces than the office uses on a weekday, and seven more spaces than the office uses on Saturday.

The weekday and Saturday peak parking demand data was applied to hourly parking distribution percentages by land use also published in the ITE *Parking Generation Manual, 5th Edition.* The weekday hourly parking demand comparison between the office and apartment land uses is in Table 2. The Saturday hourly parking demand comparison is in Table 3. As shown, the peak parking demand period for the apartments occurs overnight (11:00 a.m. to 6:00 a.m./7:00 a.m.). The peak parking demand period for the office uses occurs during the daytime (7:00 a.m. to 6:00 p.m./8:00 p.m.). Therefore, fewer parking spaces within the Mequon Town Center will be occupied during the day and more will be occupied overnight with the apartment uses in place of the office uses. According to City planners, eight parking spaces within the northern Mequon Town Center building will be allocated for the apartment use.

Attachment: Packet Docs_MTC1 (9780 : Heimat Capital LLC for Mequon Town Center 1)

TADI
TRAFFIC ANALYSIS & DESIGN, INC.

Table 2. Weekday Hourly Parking Demand

Weekday	Med-Dental Office ITE 720		General Office ITE 710		Total Office	Apartments ITE 220		Diff.
Peak Demand=>	20		2		22	10		
Hour Beginning	**%**	**Demand**	**%**	**Demand**	**Demand**	**%**	**Demand**	**Demand**
12:00-4:00 a.m.	0%	0	0%	0	0	100%	10	10
5:00 a.m.	0%	0	0%	0	0	97%	10	10
6:00 a.m.	0%	0	0%	0	0	90%	9	9
7:00 a.m.	12%	2	13%	0	2	77%	8	6
8:00 a.m.	43%	9	48%	1	10	56%	6	-4
9:00 a.m.	88%	18	88%	2	20	45%	5	-15
10:00 a.m.	99%	20	100%	2	22	40%	4	-18
11:00 a.m.	100%	20	100%	2	22	37%	4	-18
12:00 p.m.	83%	17	85%	2	19	36%	4	-15
1:00 p.m.	74%	15	84%	2	17	36%	4	-13
2:00 p.m.	94%	19	93%	2	21	37%	4	-17
3:00 p.m.	93%	19	94%	2	21	43%	4	-17
4:00 p.m.	86%	17	85%	2	19	45%	5	-14
5:00 p.m.	54%	11	56%	1	12	55%	6	-6
6:00 p.m.	0%	0	20%	0	0	66%	7	7
7:00 p.m.	0%	0	11%	0	0	73%	7	7
8:00 p.m.	0%	0	0%	0	0	77%	8	8
9:00 p.m.	0%	0	0%	0	0	86%	9	9
10:00 p.m.	0%	0	0%	0	0	92%	9	9
11:00 p.m.	0%	0	0%	0	0	97%	10	10

Attachment: Packet Docs_MTC1 (9780 : Heimat Capital LLC for Mequon Town Center 1)

Table 3. Saturday Hourly Parking Demand

Saturday	Med-Dental Office ITE 720		General Office ITE 710		Total Office	Apartments ITE 220		Diff.
Peak Demand=>	3		0		3	10		
Hour Beginning	%*	Demand	%*	Demand	Demand	%	Demand	Demand
12:00-4:00 a.m.	0%	0	0%	0	0	93%	9	9
5:00 a.m.	0%	0	0%	0	0	100%	10	10
6:00 a.m.	0%	0	0%	0	0	98%	10	10
7:00 a.m.	12%	0	13%	0	0	96%	10	10
8:00 a.m.	43%	1	48%	0	1	92%	9	8
9:00 a.m.	88%	3	88%	0	3	80%	8	5
10:00 a.m.	99%	3	100%	0	3	78%	8	5
11:00 a.m.	100%	3	100%	0	3	71%	7	4
12:00 p.m.	83%	2	85%	0	2	68%	7	5
1:00 p.m.	74%	2	84%	0	2	66%	7	5
2:00 p.m.	94%	3	93%	0	3	65%	7	4
3:00 p.m.	93%	3	94%	0	3	68%	7	4
4:00 p.m.	86%	3	85%	0	3	70%	7	4
5:00 p.m.	54%	2	56%	0	2	73%	7	5
6:00 p.m.	0%	0	20%	0	0	77%	8	8
7:00 p.m.	0%	0	11%	0	0	81%	8	8
8:00 p.m.	0%	0	0%	0	0	82%	8	8
9:00 p.m.	0%	0	0%	0	0	86%	9	9
10:00 p.m.	0%	0	0%	0	0	87%	9	9
11:00 p.m.	0%	0	0%	0	0	92%	9	9

**Office uses show weekday hourly percentages - Saturday data is not provided.*

Summary/Conclusions

The different land uses within the Mequon Town Center development share parking space. Based on the ITE data, the parking demand for residential and office or retail uses peak at opposite times – residential uses have peak demand overnight and office or retail uses have peak parking demand during the daytime hours. When the south Mequon Town Center building remodels with eight one-bedroom apartments instead of 7,109-square feet of office space, the daytime parking demand for the Mequon Town Center will decrease. The overnight parking demand will increase, but most of the parking demand (eight spaces out of 10) will be accommodated by allocated parking within the northern Mequon Town Center building. Therefore, very few apartment vehicles will occupy surface lot spaces on site.

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