

CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

AGENDA -- PLAN COMMISSION
Tuesday, August 7, 2018
6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of July 10, 2018.
3. a. Referral from Common Council: Petition to Amend the Land Use Plan from Single Family Residential to Commercial and to Rezone 7170 (Kane) and 7158 (Bradley) North Port Washington Road, 419 West Good Hope Road (Scaffidi), and 408 West Sugar Lane (Blankenburg) from R-7 residence District to B-1, G2 Business and Commercial District. Petitioners to present request to the Plan Commission to commence Plan Commission review.
- b. Specific Implementation Plan (SIP), ICAP Center, 6701 and 6789 North Port Washington Road (Former Nicolet High School District Recreation Fields). Review and approve Specific Implementation Plan (SIP) for Phase I of the project which includes ALDI grocery store and Associated Bank.
Brian Adamson, ICAP

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council Members may be present, although the Council action will not take place.
-Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals.-

NOTE:

Meeting is 6:00 PM Tuesday

City of Glendale Plan Commission

6:00 P.M., Tuesday, August 7, 2018

- Plan Commission Report -

Glendale

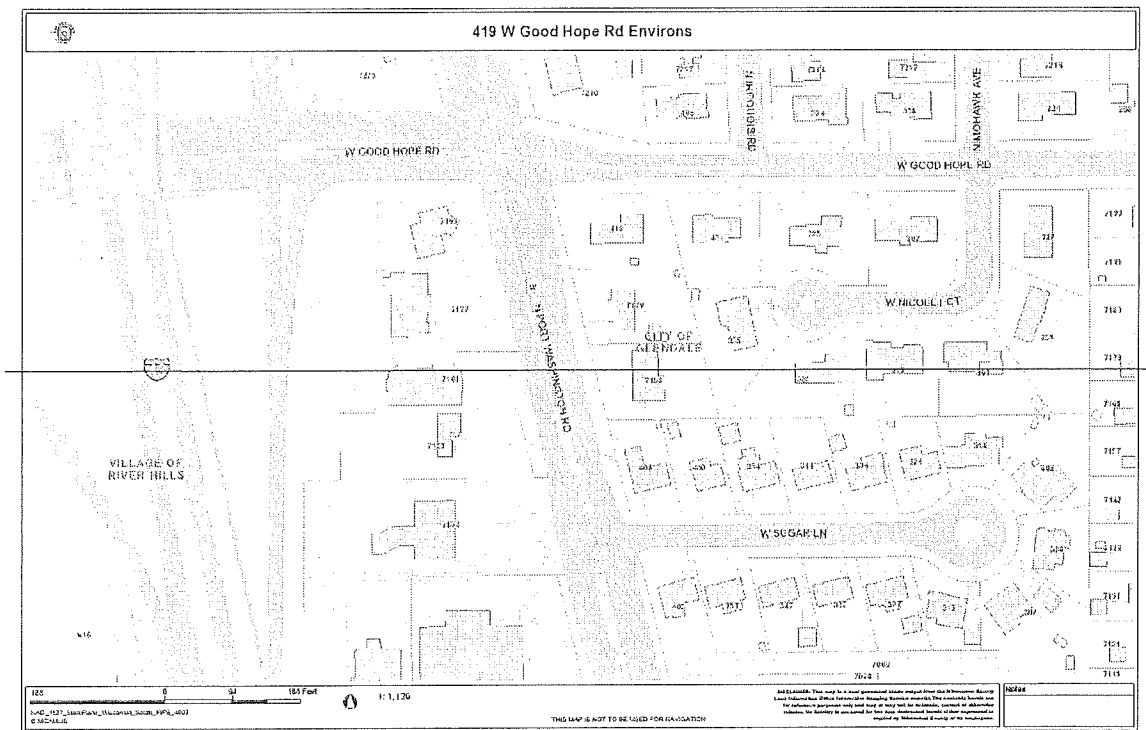
RICH PAST.
BRIGHT FUTURE.



Staff Report to the Plan Commission
Meeting of Tuesday, August 7, 2018

- 3a. **Referral from Common Council: Petition to Amend the Land Use Plan from Single Family Residential to Commercial and to Rezone 7170 (Kane) and 7158 (Bradley) North Port Washington Road, 419 West Good Hope Road (Scaffidi), and 408 West Sugar Lane (Blankenburg) from R-7 Residence District to B-1, G2 Business and Commercial District.** Petitioners to present request to the Plan Commission to commence Plan Commission review.

Property owners residing along the east frontage of North Port Washington Road between West Good Hope Road and West Sugar Lane have petitioned the City of Glendale to Amend the Land Use Plan from Single Family Residential to Commercial Office and rezone their properties from R-7 Residence District to B-1, G2 District, which is the same zoning class as the properties located among the west side of North Port Washington Road (7139, 7155, 7161, 7177, and 7195 North Port Washington Road).



Petitioners to Present Request

The Petitioners will present their case to Amend the Land Use Plan to change their properties from Single Family Residential to Commercial Use and to change the zoning from R-7 Residence District to B-1, G2 Business and Commercial (Office) District.

Process to Amend the Land Use Plan

The first task of the Plan Commission is to consider change to the Land Use Plan. The statutory requirement is that the zoning of lands will be consistent with the Land Use Plan. A change to the Land Use Plan requires that the Plan Commission recommend the Amendment to the Land use Plan by a majority vote of the entire Commission approving

Staff Report to the Plan Commission

Meeting of Tuesday, August 7, 2018

a Resolution which is then advanced to the Common Council, which is required to hold at least one Public Hearing at which the proposed Resolution or ordinance is discussed, and adopts an Ordinance by majority vote.

If the Plan Commission decides to not Amend the Land Use Plan the request to rezone is concluded without any change to the land Use Plan or Zoning category.

Process to Change Zoning of Lands

Amendment to the Land Use Plan allows the Zoning category to be changed consistent with the approved Land Use Plan. This includes Plan Commission review and recommendation to the Common Council following the process contained within the Glendale Code of Ordinances.

Necessary Action

Referral to the Plan Commission of the Petitioner's Request initializes a process of review by the Plan Commission. Staff suggests that this evening there not be any formal action other than to direct Staff to come back to the Plan Commission next month (September 4, 2018) with the proposed process to consider the Petition.

- 3b. **Specific Implementation Plan (SIP), ICAP Center, 6701 and 6789 North Port Washington Road (Former Nicolet High School District Recreation Fields).** Review and approve Specific Implementation Plan (SIP) for Phase I of the project which includes ALDI grocery store and Associated Bank.

Brian Adamson of ICAP Development will formally present to the Plan Commission the proposed Specific Implementation Plan for Phase I of the ICAP project as relates to the Nicolet Upper Fields playing fields lands located between Interstate Highway 43 and North Port Washington Road with street address number 6701 and 6789 North Port Washington Road (Refer to Aerial photograph).

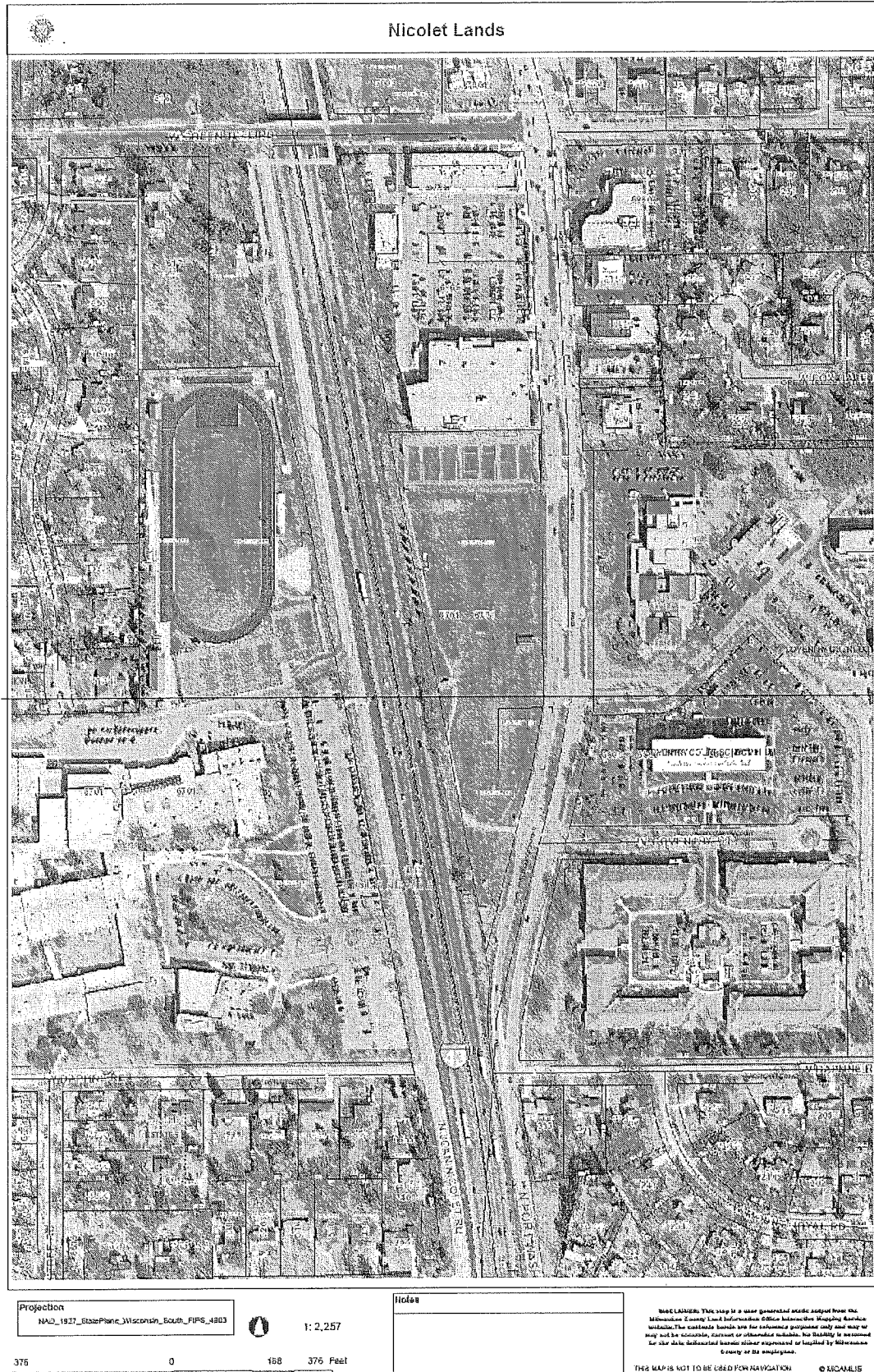
Phase I of the proposed project includes constructing an Associated Bank branch (about 3,156 square-feet) and ALDI grocery store (about 20,500 square feet). The architecture is modern with classic materials such as stone, brick veneer, siding, and vision glass. ICAP anticipates that Phase II improvements will be brought forward to the City of Glendale in 2019.

Project Architecture and Civil Site Improvements

The project plans for Phase I are included in the Plan Commission materials, which includes architecture for the proposed ALDI grocery store and Associated Bank, as well as design drawings for the proposed site, landscaping, lighting, and signage, as well as an underground stormwater management facility.

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Aerial Photograph of the Nicolet Upper Fields Site and Environs



Staff Report to the Plan Commission

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Site ingress and egress is available at the intersection of North Port Washington Road and the existing entrance to Cardinal Stritch University, which will be changed to a signalized intersection (Milwaukee County right -of-way jurisdiction), with a second right in right out only ingress-egress to the ALDI connected to southbound North Port Washington Road.

There are 196 parking spaces provided to serve the ALDI site and the two Phase II uses, and 12 more parking spaces are provided within the contemplated Associated Bank site. Lighting is limited to 15 feet tall. Proposed ALDI signage includes three wall signs and a 12-foot height monument, proposed Associated Bank signage includes three wall signs and a directional. The Glendale Market development, located immediately north of and adjacent to the north, was limited to two wall signs per tenancy, including Pick 'n Save. Landscape is ample. The Stormwater Management Plan is submitted and in review with the City Engineer. Comments from the North shore Fire Department are included in the packet materials. There were not any other comments.

Operating Plans

ALDI is open from 9:00 a.m. to 8:00 p.m. seven days per week. Deliveries to the site 6701 and 6789 North Port Washington Road site arrive in eight truckloads.

Associated Bank offices are typically open for business Monday to Thursday 9:00 a.m. to 6:00 p.m. and Saturdays 9:00 a.m. to 1:00 p.m., with window service being similar with some modest variation among Associated Bank locations within metropolitan Milwaukee.

Phase I Project Value

Developer states that the Phase I project has a total cost of over \$6.0 million.

Project Schedule

The Developer seeks to begin the Phase I improvements in the Fall of 2018 with Phase II contemplated to follow in 2019.

Required Action

The necessary action by the Plan Commission is to approve the Specific Implementation Plan (SIP) for Phase I of the ICAP project, with the requirement that Phase II improvements come back to the Plan Commission for review and approval.

The City Plan Commission convened in the Common Council Chambers of City Hall, 5909 North Milwaukee River Parkway for its regular monthly meeting,

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

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Tomika Vukovic, Karn Cronwell, Fred Cohn, Phillip Bailey, Josh Wadzinski, and JoAnn Shaw. Absent: None.

Other Officials Present: Rachel Reiss, City Administrator, Todd M. Stuebe, Director of Community Development, and North Shore Fire Department Battalion Chief John Maydak.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, July 5, 2018, of the date of this meeting, the agenda was posted on the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The Members of the Plan Commission, City staff and all those present pledged allegiance to the flag of the United States of America.

ADOPTION OF THE MINUTES.

Motion was made by Comm. Cronwell, seconded by Comm. Cohn, to approve the minutes of the meeting held Tuesday, June 5, 2018. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

- I. Plan Commission Review, Perkin's Restaurant & Bakery, Façade Improvements, 5265 North Port Washington Road. Review and approve proposed façade improvements to the existing Perkin's Restaurant & Bakery.

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Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Perkin's Restaurant & Bakery seeks Plan Commission review and approval to complete façade changes to existing Perkin's Restaurant & Bakery located at 5265 North Port Washington Road. The site is zoned B-1, Sub-area B, and under the Zoning Code the proposed changes require review and approval by the Plan Commission.

The proposed exterior façade changes are non-complex and will include affixing stone (Quick Stack LedgeStone by Coronado) to the two front columns with decorative sconces as well. A curved aluminum canopy will be installed above the entrance, a replacement Perkins Restaurant & Bakery entrance sign will be installed, and existing awnings will be replaced and awning light fixtures installed. Various other exterior surface maintenance and repair will be completed such as scraping and painting the existing green metal awning across the front façade. Various interior renovation work items will also be completed not subject to review by the Plan Commission.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Perkin's Restaurant & Bakery to complete the proposed exterior façade improvements at 5265 North Port Washington Road, with the following requirements: 1) Signs at the 5265 North Port Washington Road are required to conform to the Glendale Sign Code; 2) All landscaping and lighting features at the 5300 North Port Washington Road property being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Trash enclosure(s) at the 5300 North Port Washington Road property required to comply with 13.1.144 of the Zoning Code; and 4) All City of Glendale building and fire codes applicable to the 5300 North Port Washington Road property being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.

Pat Correll introduced himself as being a partner with Bluegrass Restaurant Holdings and representing Perkin's Restaurant and Bakery this evening. Mr. Correll described what improvements will be included in the project, and said that these are long overdue, a corporate mandate, that includes exterior changes that include a new sign and awnings to brighten up the building, and added that

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they also have restaurant projects in Kenosha and West Allis, and that these projects have been well received, adding that inside they will be improving the booths and carpets, and shared sample materials.

Mayor Kennedy asked if they will be changing the layout inside.

Mr. Correll said no, it is cosmetic.

Comm. Vuckovic commented that she is pleased that they are cleaning up her district.

Mr. Correll said that they are improving the parking lot as well, concluding saying that they plan to start the third week in August, and that this will be the third in a row after Delafield.

Motion by Comm. Cole, seconded by Comm. Bailey, that the Plan Commission grant approval for Perkin's Restaurant & Bakery to complete the proposed exterior façade improvements at 5265 North Port Washington Road, per the four requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cole, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

II. Sign Appeal Variance, Strattec Security Corporation, 3333 West Good Hope Road. Review and approve proposed Sign Appeal Variance for Direction Signs into the Strattec Security Corporation Facility.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Strattec, Incorporated, seeks Plan Commission review and approval to have signage that exceeds what is provided for in the Glendale Sign Code.

A FASTSIGNS representative will present the proposed signage (Refer to exhibits) which includes four 20 square-foot direction signs into the Strattec Security Corporation premises at the indicated placements. The Glendale Code of Ordinances limits the size of direction signs to six square-feet. Signage variances require Plan Commission review and approval.

Glendale Sign Code Requirements

The Plan Commission may grant a variance to the Sign Code. Per the Sign Code sign variances are intended to allow

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flexibility to the sign regulations while still fulfilling the purpose of the regulations, with the caveat that it is not intended to permit the erection or maintenance of signs that are prohibited. The Sign Code states that the Plan Commission shall make the final decision using the following criteria:

- a. The basic rule of thumb should be that there be no public harm and there be a public benefit.
- b. Variance considerations will include proposals for signs which would enhance the overall character of a neighborhood, or to mitigate unusual site conditions.
- c. The sign as proposed will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect of a proposed sign may have on depreciating property values of a neighborhood.
- e. The Plan Commission, in its deliberation of an adjustment, may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor the Plan Commission deems appropriate.

The necessary action by the Plan Commission is to grant, require to modify, or to deny the sign variance request. Given the physical setting along West Good Hope Road, the large parcel size and limited number of other properties fronting along West Good Hope Road, and the relatively high volume and speed of traffic travelling along West Good Hope Road, staff does not object to the signage as proposed.

Director of Community Development Todd Stuebe stated that this is a Sign Appeal Variance request and that the size of the type of signage that Strattec proposes to install is permitted to be six square feet in area and that 20 square-feet is requested, continuing stating that given the location of the Strattec facility along West Good Hope Road and the high pace of traffic, as well as the large frontage of the properties along West Good Hope Road, Staff are comfortable that the proposed signage is necessary and beneficial to persons trying to identify the appropriate entrance and are comfortable with approval of this request, and that it is the decision of the Plan Commission to grant approval or deny the proposed signage variance.

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Mark Van Ermen of FASTSIGNS introduced himself as representing Strattec Security Corporation in this request.

Comm. Cohn asked if with traffic down the hill, the sign at the eastern edge would affect the Good Hope Clinic.

Mr. VanErmen said that the sign location is much farther down the road.

Comm. Cronwell asked what the visual impact would be of a 20-foot sign, if they could quantify that.

Mr. VanErmen said that they measure four feet by five feet, and are oriented east-west, and are double-sided.

Motion by Comm. Wadzinski, seconded by Comm. Shaw, that the Plan Commission grant approval for grant approval of the signage variance request as proposed, given the physical setting along West Good Hope Road, the large parcel size and limited number of other properties fronting along West Good Hope Road, and the relatively high volume and speed of traffic travelling along West Good Hope Road. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cole, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

III. Plan Commission Review, North Shore Bank, 403 West Silver Spring Drive. Review and approve property owner request to modify the previously approved landscape plan at the 403 West Silver Spring Drive premises.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

North Shore Bank proposes to change the previously approved landscape plan. North Shore Bank security personnel found that the earlier approved plan included some plant varieties that due to their height and girth might allow for a person to conceal themselves. Staff recommends approval of the proposed modified landscape plan.

Community Development Director Stuebe stated that the

Mr. Stuebe stated that staff recommends that the Plan Commission grant approval of the proposed modified landscape plan.

Mike Piene introduced himself as well as Dave Kane, North Shore Bank Vice-President. Mr. Piene described the reason for the proposed changes as

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being related to internal review by North Shore Bank security to eliminate a security concern and input from other bank personnel as well.

Mr. Peine stated that the bank security and other personnel thought that the arbor vitae proposed along the Pet Apothecary allowed for possible concealment near the bank and thus they propose birch trees whose trunk structure is less screening at ground level, and also said that they felt that the other plantings were too choppy, that they have used myrtle on their other projects and, punctuated with grasses, the revised landscape will be easier to maintain and will look better through the seasons, and that they used the same fence structure at their facility located along 108th Street in West Allis.

Comm. Shaw asked about the birch trees, commenting that a neighbor is now replacing some birch trees due to their messiness and required maintenance service to keep up with, and that she thought that was a two-trunk tree, however, mostly her comments go to the messiness, and that they lost half of a double-trunk tree.

Mr. Peine said that shows the importance of having a good specimen to begin with and how well they connect at the base, adding that they typically will live about 20 years and that arbor vitae will live about 20 years as well, that they get extremely bushy, and are prone to freeze burn, adding that he thinks that they will be able to keep up with the maintenance and have a strategy for working with the landscapes, and concluded saying that the bank's concerns were with camping, and that the comments from the people from the bank have resulted in a more thoughtful present.

Motion by Comm. Cronwell, seconded by Comm. Cohn, that the Plan Commission grant approval for North Shore Bank to complete the project per the approved modified landscape plan. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- IV. Certified Survey Map (CSM), Kapur Multi-Occupant Office Building Premises, 7665 North Port Washington Road and Adjacent Unplatted Lands. Review and recommend to Common Council to approve the proposed Certified Survey Map to modify property boundaries to assemble 7665 North Port Washington Road and adjacent Unplatted Lands (Tax Key Parcels 091-8019-000 and 091-8996-001).

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

In order to facilitate moving forward with its plan to modify the existing parking lot RCKLP proposes to assemble two

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existing parcels of land, 7665 North Port Washington Road and the adjacent parcel to the north, into a unified parcel and, as such, seeks approval of the proposed Certified Survey Map to facilitate the change.

It has come to the attention of the City that there are various underground utility easements that encumber the north adjacent parcel, with a drainage easement, and WEPCO (WE Energies)/Wisconsin Bell easements(s) as well. The City of Glendale is currently reviewing what type and size underground drainage pipeline, if any, is installed there and the ownership and maintenance responsibilities that exist.

The necessary action by the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$190 (\$175.00 plus 1x\$15 = \$190) administrative fee, making any required technical corrections to the document, determining the size, type, ownership and maintenance responsibilities for any existing drainage facilities (and possible related requirements), and payment of City Engineer CSM technical review fees, and other required fees, if any.

Community Development Director Stuebe stated that the Kapur Associates has submitted the Certified Survey Map (CSM) in order to complete the requirement for their parking lot project. Mr. Stuebe stated that staff recommends that the Plan Commission recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$190 (\$175.00 plus 1x\$15 = \$190) administrative fee, making any required technical corrections to the document, determining the size, type, ownership and maintenance responsibilities for any existing drainage facilities (and possible related requirements), and payment of City Engineer CSM technical review fees, and other required fees, if any.

Gary Schneider introduced himself as being with Kapur Associates.

Motion by Comm. Bailey, seconded by Comm. Cohn, that the Plan Commission recommends the Common Council approve the Certified Survey Map per the given requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, July 10, 2018

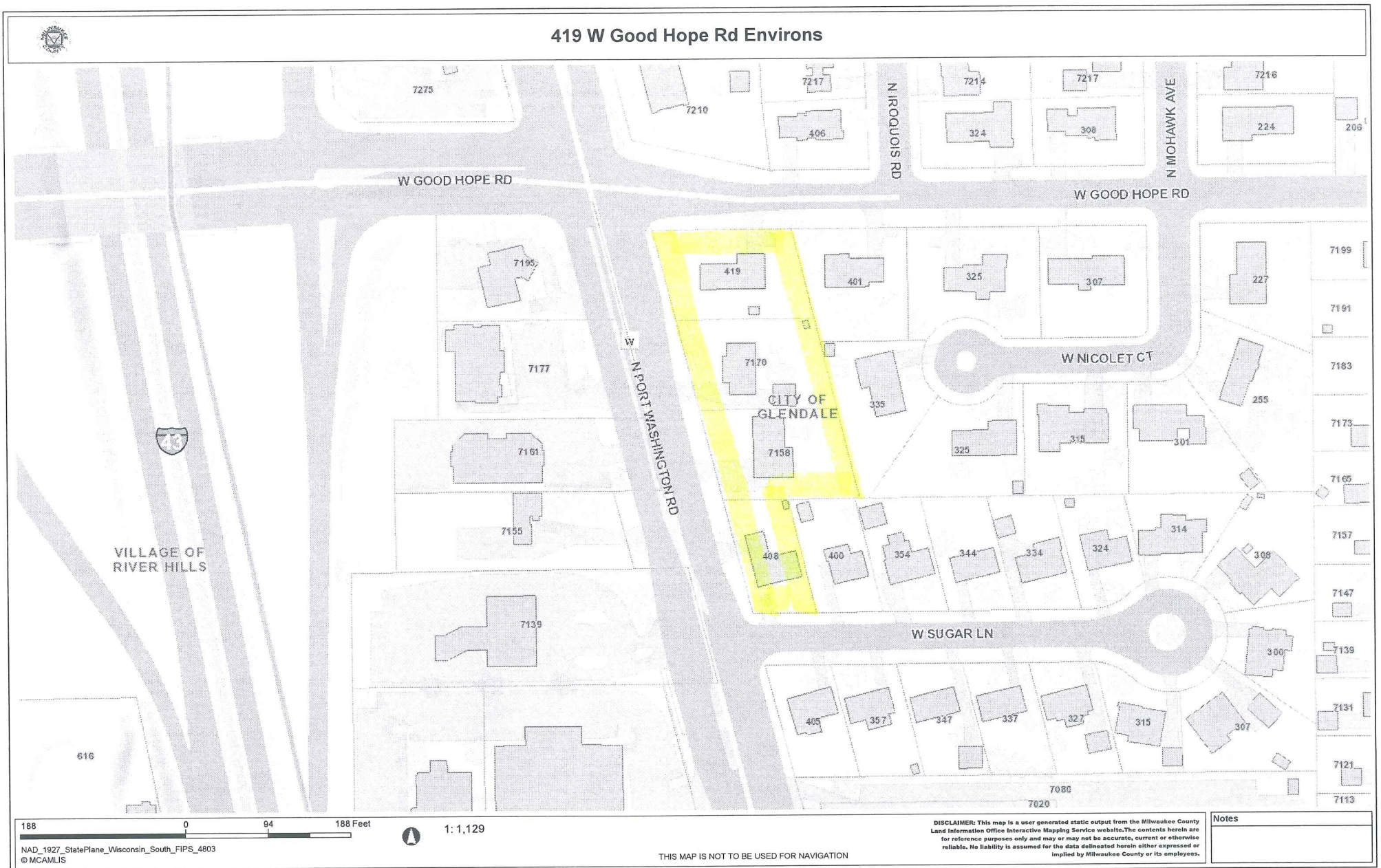
ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Wadzinski, to adjourn the Plan Commission until the date of its rescheduled regular meeting to be held at 6:00 p.m., Tuesday, August 7, 2018. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: Wednesday, July 11, and Thursday, August 2, 2018.

Agenda



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CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1742
FAX: (414) 228-1725
WWW.GLENDALE-WI.ORG

APPLICATION FOR CHANGE OF ZONING
Application Fee: \$250 (\$500 for Planned Development)

APPLICANT INFORMATION

Name of Applicant: Don & Jennifer Scaffale
Name of Business Owner (if different from applicant): _____
Business Name: _____
Address of Applicant: 419 W Good Hope Rd
City, State, Zip: Glendale WI 53217
Office Phone Number: _____ Cell: 414-588-2211 Fax: _____
Applicant E-Mail: jenscaff13@yahoo.com
Applicant Signature: [Signature] Date: 5-29-18

PROPERTY INFORMATION

(Please use additional application forms if re-zoning more than one parcel)

Current Zoning of Property: Residential Proposed Zoning of Property: B1 Business/Office
Current Use of Property: Residential Proposed Use of Property: B1 Business/Office
Property Address (or addresses): 419 W Good Hope Rd (south to Sarge Lane)
Property Owner (s) (if different from applicant): _____
Property Owner Address: 419 W Good Hope Rd
City, State, Zip: Glendale WI 53217
Property Owner Phone: _____ Cell: 414-588-2211 Fax: _____
Tax Key Number: 1280553
Lot Size: Depth: 156' Width: 106 ft Area: 116536 Sq Ft
avg lot depth Lot Front

PROPOSAL INFORMATION

Type of Business: Office
Reason for Seeking a Change In Zoning: New construction - revitalization of area, increased traffic, freeway exit only corner lot with stop lights not zoned business, surrounded by thriving business district. Bus stop.
Who is the Primary Contact for This Project: Don / Jennifer Scaffale
Contact Phone Number: _____ Cell: 414-588-2211 Fax: _____
Contact E-Mail: jenscaff13@yahoo.com

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

Total Fee: \$250 Application Date: 6/11/2018 Hearing Date: UNK Time: _____

Monday 6/11/2018

OTHER INFORMATION REQUIRED

In addition to the information above, the following items are also required:

- ☐ Plot plan, drawn to a scale of one (1) inch equals one hundred (100) feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties within three hundred (300) feet of the area proposed to be rezoned.
- ☐ Owners' names and addresses of all properties lying within two hundred (200) feet of the area proposed to be rezoned.
- ☐ Legal Description of real estate to be rezoned
- ☐ A detailed cover letter outlining your proposal and reasons for rezoning
- ☐ Any other information you feel is necessary

Vicente Alvarez 401 W. Good Hope Rd
Robert Estlund 406 W. Good Hope Rd
Megan Voss 325 W. Good Hope Rd

Kane - 7170 N. Port Washington Rd
Good Hope management 7177 N. Port Washington Rd
Joe Lemel 7161 N. Port Washington Rd
Willis Bradley 7158 N. Port Washington Rd
MAR Real Est 7195 N. Port Washington Rd.

DON & JENNIFER SCAFFIDI

419 W. Good Hope Rd Glendale, WI 53217 414-588-4991 jenscaff13@yahoo.com

May 27, 2018

Todd Stuebe
City of Glendale
Community Development Department
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

SUBJECT: Petition to amend the Land Use Plan and Rezone 419 West Good Hope Rd, & 7170, 7156 N. Port Washington Rd and 408 W. Sugar Lane

Mr. Stuebe,

The following four residential property owners (from West Sugar Lane north to West Good Hope Rd.) request to amend the Land Use Plan of the City of Glendale to change from residence use to business/office use for the following residence:

- 419 W. Good Hope Rd (Scaffidi)
- 7170 N. Port Washington Rd. (Kane)
- 7156 N. Port Washington Rd. (Bradley)
- 408 W. Sugar Lane (Blankenburg)

Enclosed with this letter is the application for review related to rezoning these four residential properties from R1 Residence District to B-1, Sub Area G2, which we believe will aid in the continued revitalization of the city with progressive planning and development. This request is for an amendment to the land use and a rezone of property only; no project plan exists. Upon approval of rezoning, the Planning Commission can address any project plan brought forth and ensure the design fits the cities standards.

Previously, the Plan Commission Review did not adopt the Port Washington Road-East Zoning request which was closed in January, 2008. During the review ten years ago, planning Commissioner Appel stated that he did not like the idea that the city holds the homeowner applicants' hostage

and he felt that it would be a good transition for the residential side of the street to be rezoned commercial property. Commissioner Appel stated "we cannot just ignore what is going on there, there is tremendous traffic, there are vibrations, all kinds of problems there", and he felt surprised that the plan did not incorporate an overlay for business on those lots from the beginning. "If you are going to do all that we did to the south up until Good Hope, this just kind of got left out".

Commissioner Flejsierowicz stated "because of traffic that has changed the nature of the houses from being residential to being kind of a nightmare". Also, Commissioner Colacino stated after walking through the area in question and seeing what these residents on Port Washington Road live with every day he "sympathizes with them tremendously". Since that this time, the city has continued to change and to grow. The problems with traffic, noise, lights, vibrations, etc. are far worse than ten years ago.

As you know, our properties are located in a highly visible location on the southeast corner of North Port Washington Road and West Good Hope Road, one block east of I-43. These properties are located on one of the busiest corners in the city and are easily accessible for the community and convenient for easy off, easy on interstate access. These properties are already surrounded by several differing types of commercial property uses, including business offices, hotels, retail, health care and large resident apartment sites. We do not understand how our properties were not included in the amended land use and rezoning in 1978, however, we believe now is the time to change this, as we are a remnant situation.

Please remember that Good Hope Road did not even exist with the first business plans. When my family purchased our home in 1957, there were open fields on the north east and north west corners of Good Hope Road and North Port Washington Road. There was not even a stop sign on the corner. The neighborhood has changed. This small, one block area is not a residential area anymore. It is an island in a business district, with Port Washington Road as a main thoroughfare to Glendale and Fox Point, along with its regional destinations. The traffic exceeds safe capacity of the street for residential usage, and includes street lights and bus stops outside our bedroom windows, causing a great lack of privacy for all of our families. Currently, many new business developments, expansion of I-43 and other road construction are underway, once again within a one-to-two block radius of our homes, making us an unappealing residential area.

Due to these circumstances it is very difficult for any of use to attract potential buyers for our resident properties. Therefore, we believe that the property is no longer appropriate for single family residence, but would be appropriate for additional business use in the area. For the City of Glendale,

[REDACTED]

this type of change would prevent a poor appearance of the area by providing a convenient business/office location for the developer, while the city ensures proper building design, with new beautiful landscaping-plenty of green space, and increasing city funds with the tax revenue.

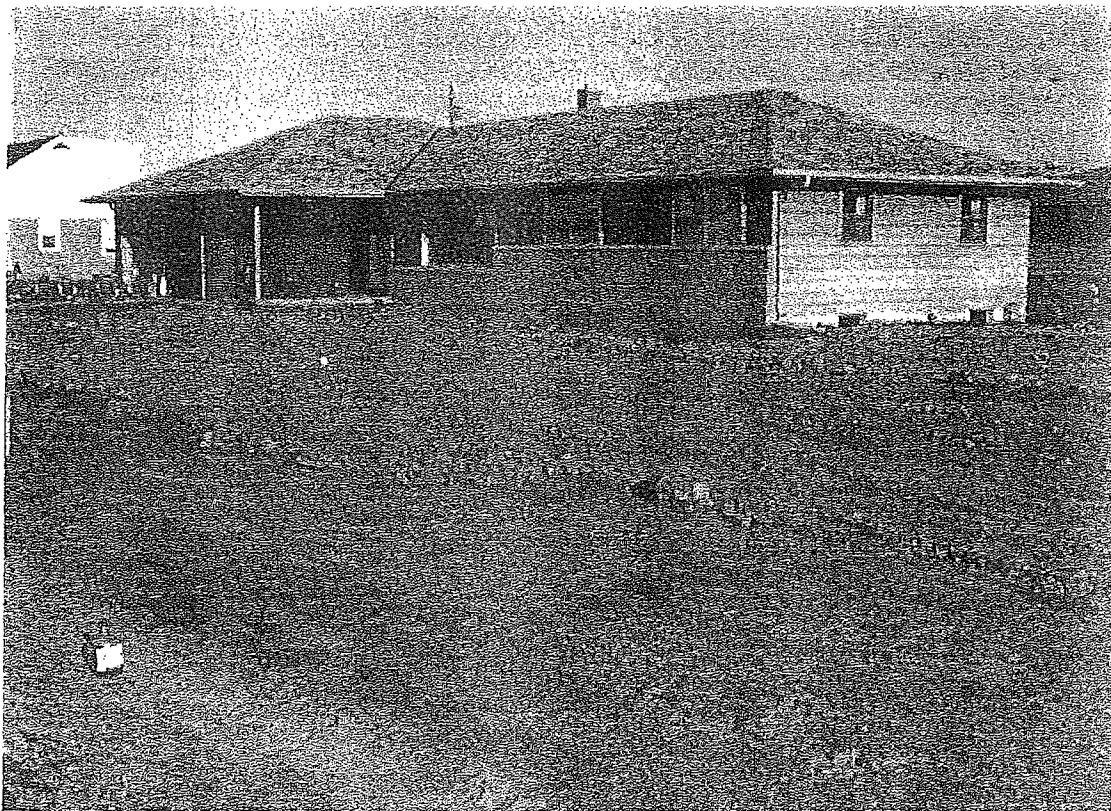
We understand that neighbors will have concerns regarding the properties use if rezoned. However, we do not believe this is "bad" for the neighborhood. The city can make proper plans for the development of the properties, which will be conducive to the city's needs and aesthetically appropriate to the community. With the proper planning and development of this area, the suburban environment and buffers to the neighbors can be maintained.

Neighbors should understand that we should not have to live as the buffer between them and the busiest street in the city. It is unfair that we cannot sell our properties to a potential business due to the land use/zoning, and we cannot sell to a family due to business district nature of the properties and roads around us.

Thank you for your time and attention to this matter.

Sincerely,

Don and Jennifer Scaffidi

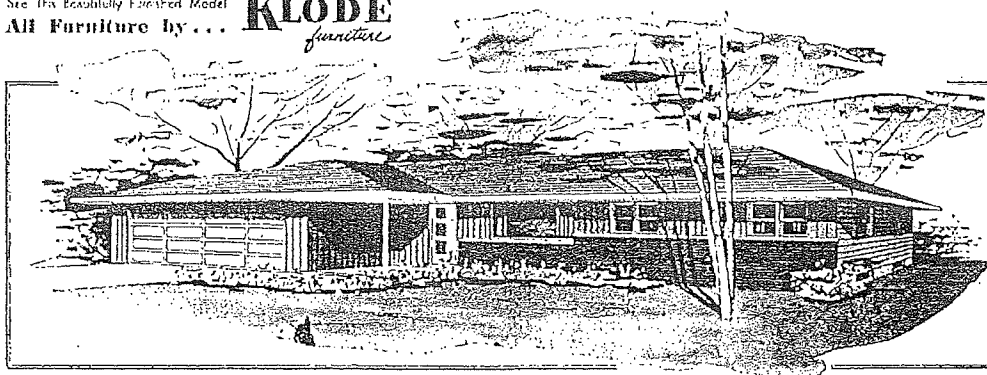


Boulevard presents *"The Homemaker"*

\$19,500 Complete
on Your Lot

See This Beautifully Finished Model
All Furniture by . . .

KLODE
furniture



Open Today, 1 to 9 p. m. ^(Weddays 1 to 3 p. m.) at 419 W. Good Hope Rd.

1,480 Sq. Ft. of Sumptuously PLANNED
Living Area—Study These Many Features

- 3 Bedrooms plus wood paneled family room
- Separate powder room
- Spare garage - brick or Split-Rock exterior as illustrated
- Aluminum storm and screen - 9-ft. Thermopane window
- Oak floor - Loc. 1st choice
- Bathrooms vanity
- Vent fan and clothes chute
- Driveway area in spec. kitchen
- Corrod Formica counters
- Inside planter
- This is a TELEPHONE PLANNED home
- Separate powder room
- Spare garage - brick or Split-Rock exterior as illustrated
- Aluminum storms and screen - 9-ft. Thermopane window
- Oak floor - Loc. 1st choice
- Bathrooms vanity
- Vent fan and clothes chute
- Driveway area in spec. kitchen
- Corrod Formica counters
- Inside planter

\$14,350

Partial for BASILICUSSE
in 1974-05: 1,200 sq. ft.

CUSTOM HOMES Firm \$12,000

Future Models

- 4715 N. 72nd St. • 8544 N. 43th St.

Units Available in

- Glendale • Bayide • Brown Deer • Brookfield

Trodes Accepted

Q24217 PRODUCTS
A2-D SERVICES BY

- [illegible]

6003 1:172



Boulevard Builders, Inc.

1800 W. Greenfield Ave.

EY. 3-5780

RD. W. GOOD HOPE RD. 66'

155.70

30.5 45.0

105.68

PAVEMENT

43.25 50.2 30.50

28.7 19.2 20.0

32.75 22.1 18.0 10.0

BASEMENT & CAP

ATT. CAR. WALLS

PUBLIC UTILITY EASEMENT

105.68

155.70

U.P.

SCALE - 1" = 40'-0"

BLADY, J. L. NO. 3494081
EX. 8, COMMITMENT NO. 05357200129

LOT 12

LOT 4

PUBLIC UTILITY EASEMENT
DOCUMENT NO. 3494081
EX. 8, COMMITMENT NO. 05357200129

CEILING
INTERSECTION
0.1' E

317.04'

WOOD FENCE
105.68'

N 13°10'55" W

105.68' (P)

FRAMED MASONRY
DWELLING #419

RAISED CONCRETE
AND STEP

FRAMED
SHED

WOOD FENCE

PUBLIC UTILITY EASEMENT
DOCUMENT NO. 3494081
EX. 8, COMMITMENT NO. 05357200129

SEWER EASEMENT
DOCUMENT NO. 3358434
EX. 10,
COMMITMENT NO. 05357200129

METAL FENCE
105.68' (P)

LOT 2

FRAMED
MASONRY
DWELLING
#7170

FRAMED
GARAGE

FRAMED
MASONRY
DWELLING
#7158

BRICK
PLANTER

ASPHALT

317.04'

105.68' (P)

N 13°10'55" W

CONCRETE CURB

CONCRETE
CURB
OPENING

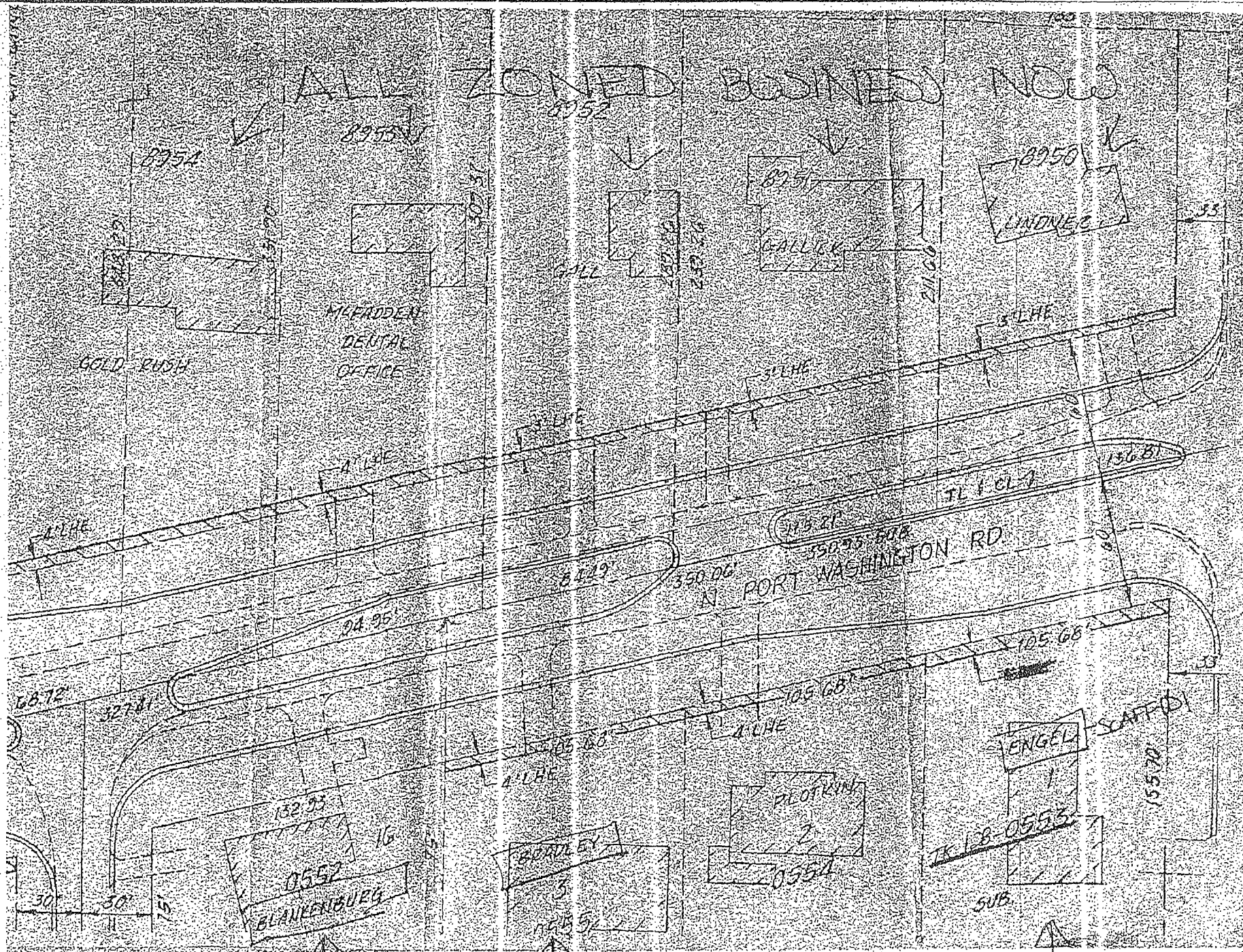
PORT WASHINGTON ROAD (R/W VARIES)

CONCRETE PAVEMENT

N 13°10'55" W

NO INGRESS/EGRESS PER PLAT
105.68' (P)

CONCRETE



The 3 families have been "stuck" in a

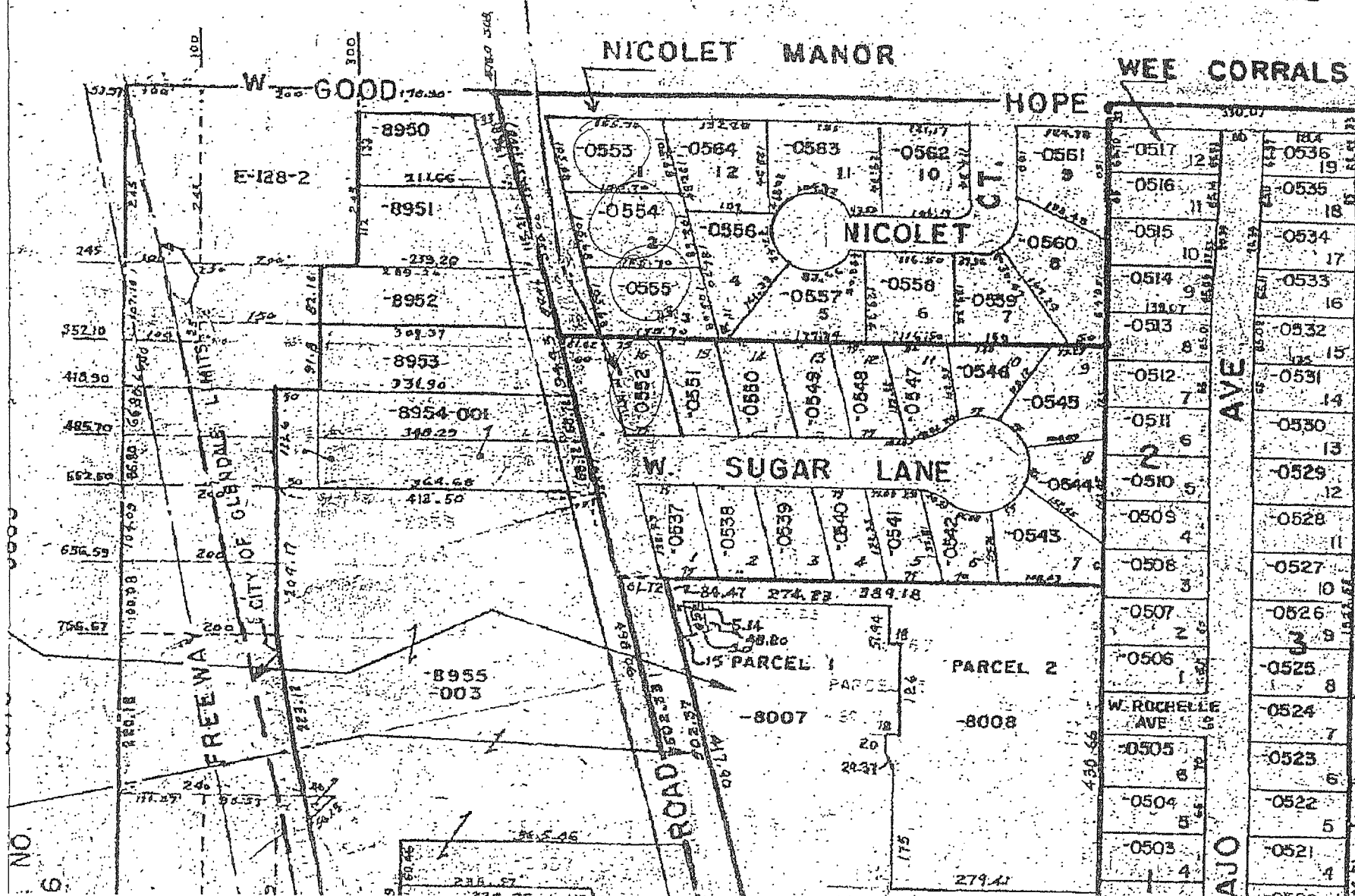
N.E. ¼ SEC. 20 T.8N

VILLAGE OF RIVER HILL
VILLAGE OF FOX POINT
CITY OF GLENDALE

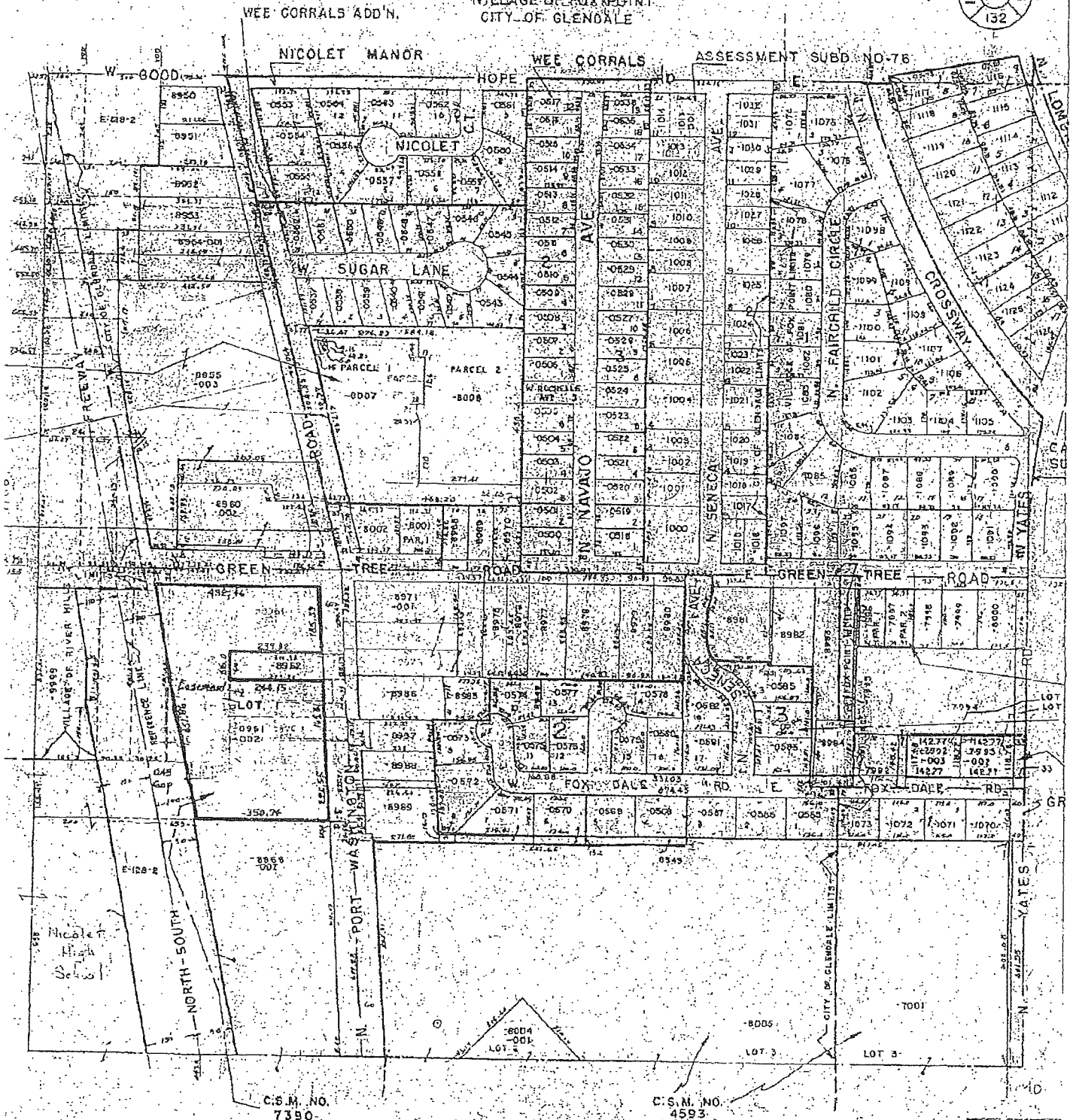
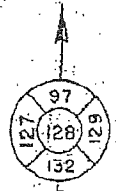
WEE CORRALS ADD'N

NICOLET MANOR

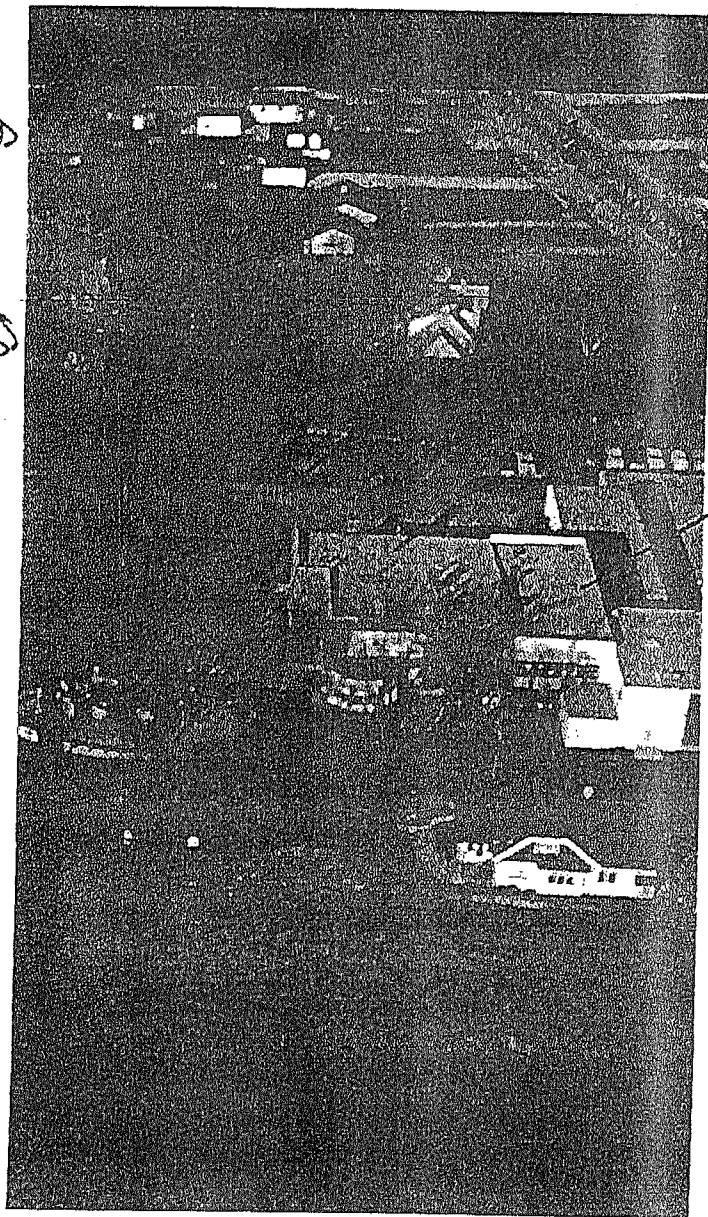
WEE CORRALS



VILLAGE OF RIVER HILLS
VILLAGE OF FOX POINT
CITY OF GLENDALE



Homes
→
Not
Business



Green Tree School
Neighborhood School
(Not a Hotel)



Good Hope Rd
Farmland

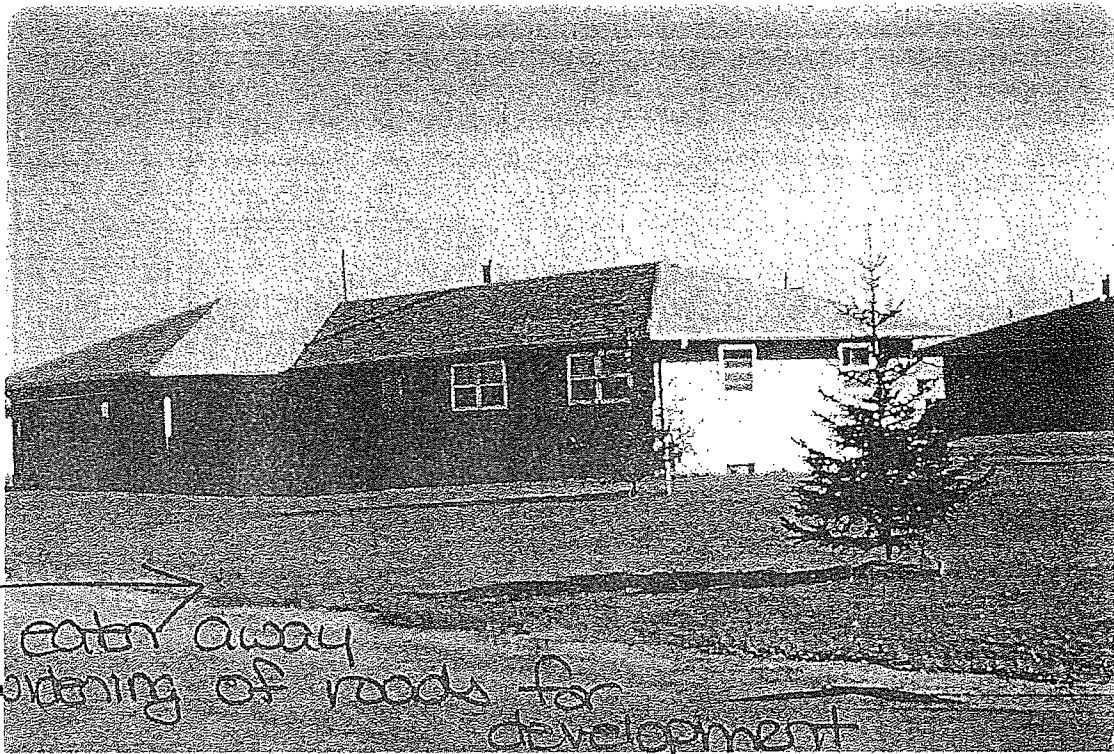
New Suburb
When my family
purchased home.

Port Washington Rd

↑
-North-



Facing North from driveway of
419 W. Good Hope Rd.





Neighborhood
School Playground

To: Mayor Bryan Kennedy
Common Council

1013
6-26-18

Alderman ~~Jim Daugherty~~ John Gelhard

Re: Rezoning east side of Port Washington Road
between Good Hope Road and Sugar Lane from
residential to commercial.

Some owners on Port Washington Road, Good Hope
and Sugar Lane are again trying to have their
property rezoned from single family homes
to commercial. The council voted down this
proposal approximately 11 years ago. My
neighbors and I own homes adjacent to
and near the property in question. We
oppose this rezoning change that would
have a negative impact on our homes.

Home owners requesting the rezoning
change anticipate the value of their
homes increasing while our homes value
would decrease.

The lots asking to be rezoned are
not very deep. There would be little
space for parking cars. Exiting the lots
on Port Washington Road, Good Hope
or Sugar Lane would cause severe
traffic problems.

Delivery trucks and garbage trucks would be noisy and disturb residential living. Constructing a high fence between business and residential property would be unsightly. It would imprison us.

My neighbors and I have owned our homes since 1978. We love the way our neighborhood looks. We want to continue living here. Owners wanting the zoning change do not.

Please do not consider rezoning the block. Let our Glendale homes continue to be a residential and family community.

Marilyn Troy
335 W Nicotet Court
53217
414-351-4759

3 of 3

GLENDALE

North Shore Herald

Homeowners ask city to rezone properties for commercial use

GLENDALE—Some residents living south of the busy North Port Washington Road and West Good Hope Road intersection have asked that their homes be zoned commercial.

They have not been approached by a developer as far as city officials know, City Adminis-

trator Richard Maslowski told the Common Council on Sept. 11.

"What precipitated the request is the office building just across the street," he said. During hearings on that development, some of the neighbors indicated that with the area get-

ting more built up, and the resulting increase in traffic, that business zoning for their homes might be better, Maslowski said. All are now zoned single-family.

Residents living in six homes petitioned the city. Three of the homes are on North Port Washington Road, two are on West

Good Hope Road and one is on West Sugar Lane.

The council sent their request on to the Plan Commission, which will review it, do a land-use study and hold a public hearing before making a recommendation.

The process will be lengthy,

Maslowski said, partly because city officials would want the study to be comprehensive.

"We would look at multiple potential uses and their impacts on Nicolet Court and the city as a whole," he said.

— Jane Ford, Staff Writer

PHOTO BY JANE FORD FOR THE NORTH SHORE HERALD

July 17, 2018

Todd Stuebe
City of Glendale
Community Development Department
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

SUBJECT: General Development Plan & Site Implementation Plan Submittal
6701 & 6789 North Port Washington Road

Project Location:

The land commonly known as 6701 & 6789 North Port Washington Road, which is currently owned and used by the Nicolet School District as soccer fields and tennis courts. The site is 5.9 acres (260,333 SF) and includes two legal parcels. A Legal Description is included on the survey provided with this submittal (the "Property"). The Applicant has the Property under contract for purchase.

Project Description:

ICAP Development seeks to redevelop the Property described above for multiple commercial uses. The first phase of the proposed redevelopment ("Phase I") includes an approximately 20,500 sq. ft. grocery store operated by Aldi Inc. and a 3,156 sq. ft. branch bank facility operated by Associated Bank. Building elevations, including a summary of materials, are included with this submittal. The Aldi store will employ approximately ten (10) employees with hours of operation anticipated to be 9AM – 8PM, Monday through Sunday. An average of eight (8) truck deliveries per week is anticipated.

The Associated Bank shall provide drive-through and counter-service to bank customers Monday through Saturday, with ATM service 24/7.

The total cost of Phase I of the Project is project to exceed \$6M.

The second Phase of the proposed redevelopment (shown as Phase II on the site plan) shall consist of one or two additional building structures and appurtenant parking and greenspace areas. While building design, site layout and uses are not identified for Phase II, the Applicant anticipates uses that are complimentary to Phase I and the surrounding parcels which may include retail, medical, mixed-use housing or hospitality. Portions of Phase II will be fully landscaped as part of Phase I to create screening from Port Washington Road and a welcoming entrance to the Project. Until developed, the remaining areas of Phase II will be seeded and maintained in a first-class manner. Applicant anticipates submitting development plans for Phase II to the City of Glendale prior to December 31, 2019.

Zoning & Use:

The Property has been rezoned from S-1 Special Institutional to PD Planned Unit Development District via action by the Glendale Common Council on June 11th. The site and building designs contained in this submittal are consistent with the June 11th approval. The Project is complimentary to the surrounding properties and adds to the mixture of building materials that exist in the surrounding area. The Property is located in a highly-visible location along I-43 and Port Washington Road and is surrounded by several differing types of commercial uses including commercial (retail and health-care immediately and further to the north along Port Washington Road), residential (Coventry Apartments), and institutional (Nicolet High School, North Shore Library, Cardinal Stritch University). The City of Glendale's Comprehensive Plan and 2021 Vision call for a mix of uses along North Port Washington Road. As such, the Applicant believes that additional commercial uses,



especially users that can service and complement the surrounding institutions, is a positive and appropriate addition to the area.

Access and Traffic:

A Traffic Impact Analysis (the "TIA") was completed based on the Project and submitted to the City of Glendale and Milwaukee County on July 6th. The TIA made several recommendations that have been incorporated into the development plans including:

- Full traffic signal installed at southern access point. This traffic signal will also serve Cardinal Stritch and will create a fully-signalized intersection at the main entrance to Cardinal Stritch and the Property.
- Dedicated right-turn lanes and left-turn lane into the Property.
- Elimination of left-turn movements in to/out of the Property at the northern access point.

With these improvements implemented into the plans, the Project will have a positive impact on the flow of traffic along this section of Port Washington Road and will not negatively impact the surrounding intersections.

Project Operation:

The Project will be subdivided into four (4) separate parcels. The approximate lot lines of each parcel are shown on the Site Plan (sheet C-4) included with this submittal. All parcels within the Project will be subject to a perpetual Reciprocal Easement and Maintenance Agreement which will grant cross-access easements and create operation/maintenance obligations between each parcel within the Property. Initially, the Applicant will own all parcels within the Project. However, Associated Bank intends to purchase its parcel in the future. The Reciprocal Easement and Maintenance Agreement will allow for ownership transfers to occur without impacting the overall operation and cohesiveness of a unified mixed-use project.

Project Signage:

Building signage, including detailed dimensions, for Phase I is shown on the building renderings contained in this submittal. A free-standing monument sign is anticipated within Phase I at the northern entrance to the Project. A rendering of the monument sign is included with this submittal. Directional signage within the Property is also anticipated.

Environmental Considerations:

No wetland and floodplain areas exist on the Property. Additionally, no Recognized Environmental Conditions were identified during Applicant's investigation.

Schedule:

Applicant desires to commence construction on Phase I of the Project in fall 2018 with substantial completion occurring in fall 2019. Applicant anticipates submittal plans for Phase II prior to December 31, 2019.

Request: Applicant is very excited to present this development plan to the City of Glendale and respectfully requests approval of the General Development Plan and Site Implementation Plan as submitted.

The following documents are included with this submittal:

- Civil Engineering Infrastructure Plans designed by Pinnacle Engineering (Sheets C-1 through C-18)
- Landscaping and Photometric Plans designed by InSite Landscape Design (Sheets LSP 1.1 through LSP 1.4, PHO1.1, PHO1.2)



- Detailed Civil Engineering Infrastructure Plans and Landscaping Plans for Associated Bank designed by Kapur and Associates, Inc (Sheets C102 through C110 and Sheets L101 and L102).
- Building Elevations, including material summary, for Aldi, Inc. designed by MS Consultants Inc (Sheets A131 and A102).
- Building Elevations, including material summary, for Associated Bank designed by Rinka Chung (5 Pages).
- Storm Water Management Report created by Pinnacle Engineering (33 pages).

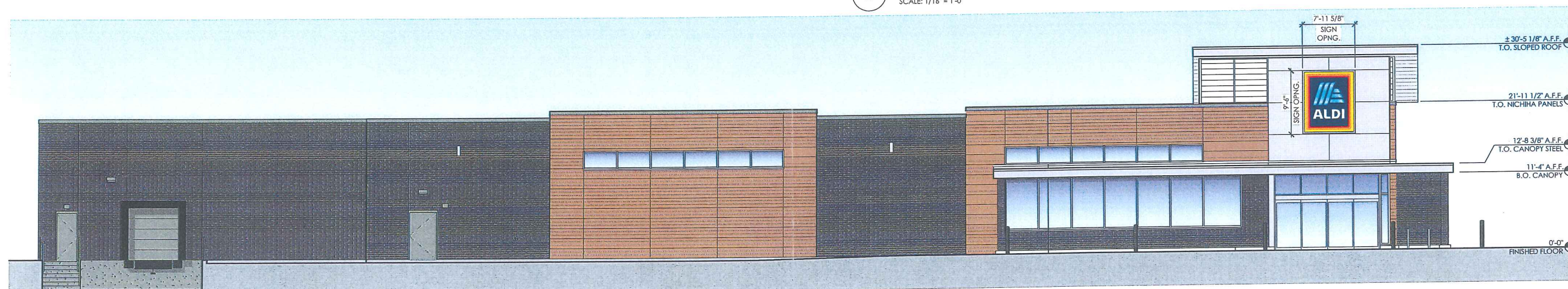
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "B.R. Adamson", with a long horizontal flourish extending to the right.

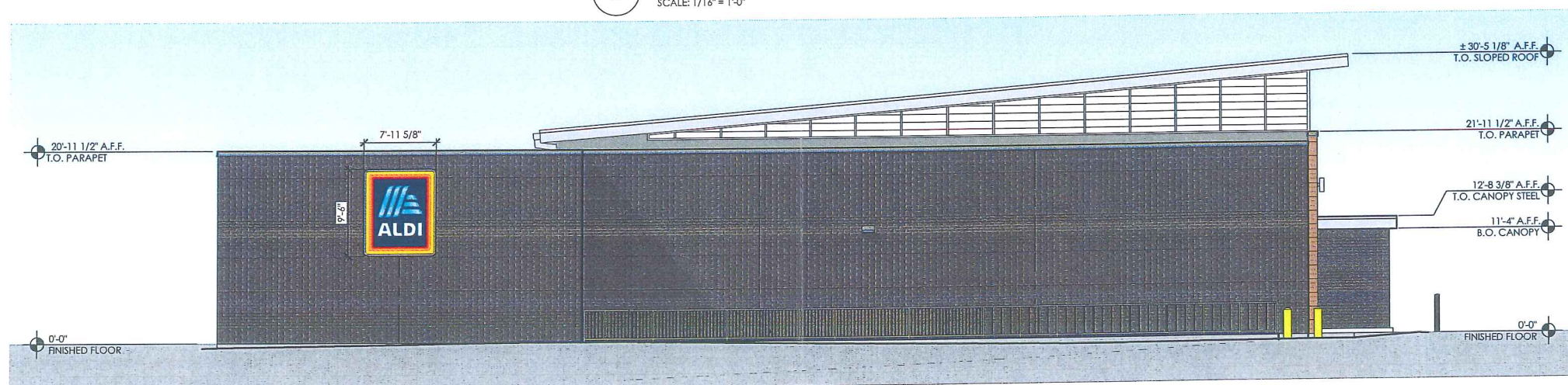
Brian R Adamson
ICAP Development LLC



3 East Elevation
SCALE: 1/16" = 1'-0"



2 South Elevation
SCALE: 1/16" = 1'-0"



1 West Elevation
SCALE: 1/16" = 1'-0"



DATE	REVISION

CUSTOMER APPROVAL _____ DATE _____

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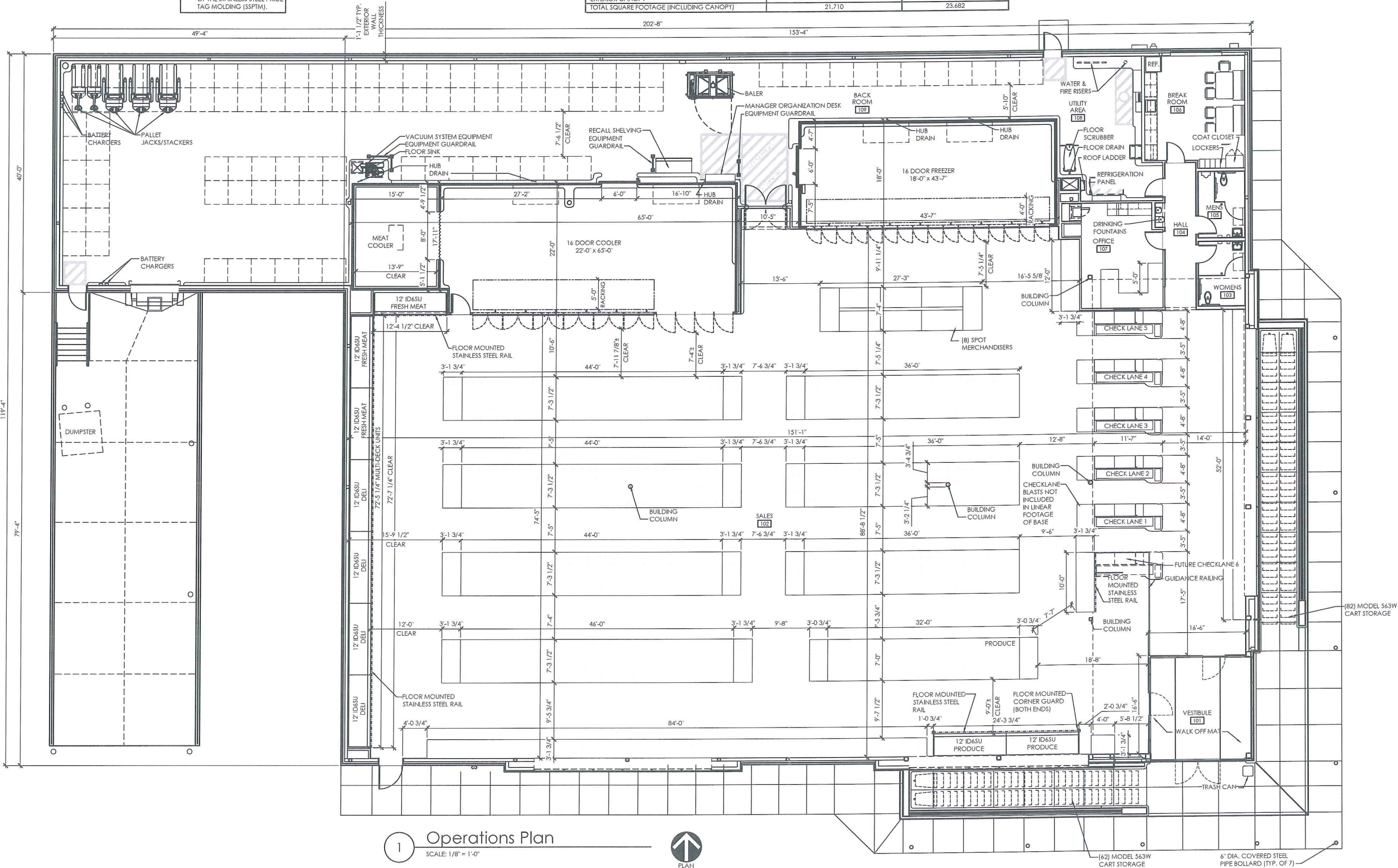
CLIENT	ALDI				
ADDRESS	NORTH PORT WASHINGTON RD.				
CITY	GLENDALE	STATE	WI	DESIGNER	KM
DRWG. NO.	16787	SCALE:	NOTED	DATE:	07.17.2018
				SALESPERSON	TD
				SHEET NO.	1

Z:\Design\A\ALDI\G\GLENDALE WI\ALDI - GLENDALE WI.cdr

- NOTES:
- THIS DRAWING IS FOR GENERAL FIXTURING LAYOUT AND REFERENCE TO EQUIPMENT ONLY. ALL INFORMATION IS FOR ALDI OPERATIONAL USE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
 - ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD.
 - ALL SHELVING DIMENSIONS ARE TO FACE OF GONDOLA.
 - THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
 - ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
 - GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).

AREA SUMMARY			
OCCUPANCY USE	ROOM NAME	V7 ER PROTOTYPE	V8 ER PROTOTYPE
MERCANTILE (M)	SALES / VESTIBULE	12,137	14,809
	MEN'S ROOM	85	107
	WOMEN'S ROOM	83	107
	HALL	132	151
SUBTOTAL (MERCANTILE)		12,437	15,174
BUSINESS (B)	OFFICE	252	289
	BREAK ROOM	305	419
SUBTOTAL (BUSINESS)		557	708
STORAGE / STOCK (S-1)	BACKROOM	4,270	3,376
	COOLER	1,313	1,313
	FREEZER	734	648
SUBTOTAL (STORAGE / STOCK)		6,317	5,337
SUBTOTAL (OCCUPANCIES)		19,311	21,219
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		1,116	1,180
BUILDING SQUARE FOOTAGE		20,427	22,399
EXTERIOR CANOPY		1,283	1,283
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		21,710	23,682

OPERATIONS DATA		
ITEM	GLENDALE	V8 ER PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	838'-10"	906'-2"
ASSUMED PALLET STORAGE	97	81
BUILDING DIMENSIONS	119'-4" x 178'-0"	119'-4" x 178'-0"
SALES FLOOR DIMENSIONS	74'-5" x 151'-1"	74'-6" x 175'-9"
LENGTH OF MULTIDECK	108'	116'
COOLER MILK DOORS	4	4
COOLER GENERAL DOORS	12	12
FREEZER GENERAL DOORS	16	16
SPOT MERCHANDISERS	8	13
CART STORAGE	(144) MODEL 563W	(144) MODEL 563W



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

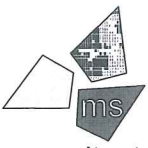


PRELIMINARY - NOT FOR CONSTRUCTION

Issued:	Date:
A Concept No. 3	07/05/18
B	
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
8	
9	

DO NOT SCALE PLANS

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ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY: AML / KTA / CGS

REVIEWED BY: ACC

Seal



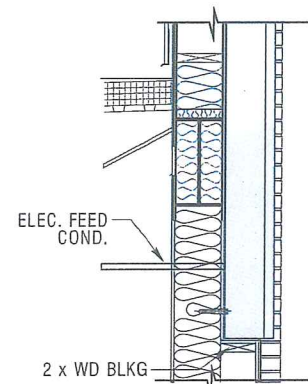
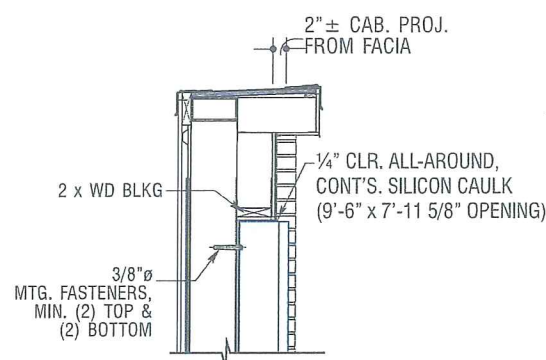
ALDI Inc.
9342 South 13th Street
Oak Creek, WI 53154
(414) 570-1860
(414) 570-1864 fax

ALDI Inc. Store #: TBD
Glendale, WI
North Port Washington Rd.
Glendale, WI 53217
Milwaukee County
Project Name & Location:

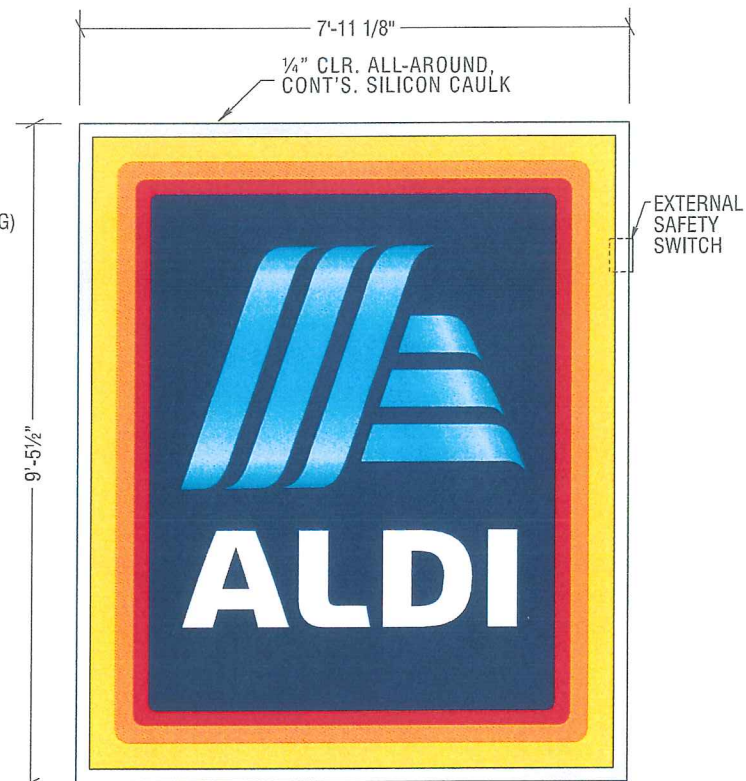
Operations Plan

Drawing Name:	Project No.
Prototype Rls. 02/07/18	40321-92
Type: RHSD-V7	

Scale: As Noted	Drawing No. A-131
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End View



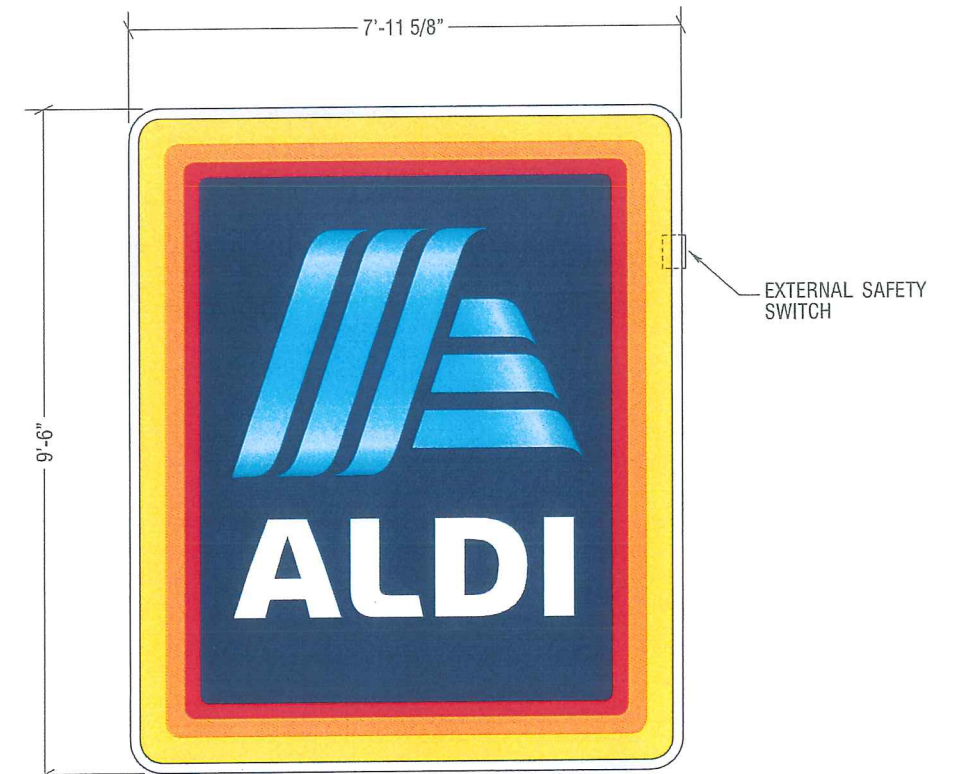
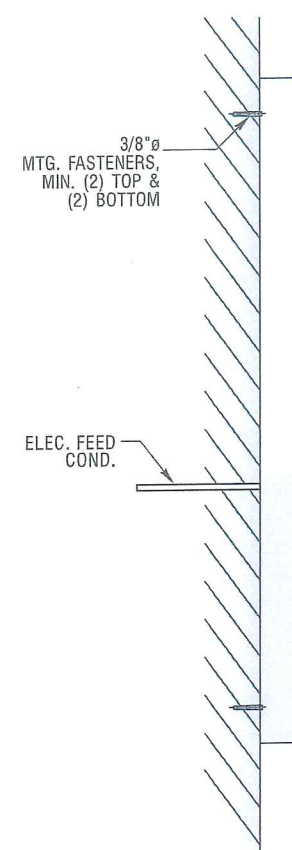
DESCRIPTION:

- FLEX FACE GRAPHICS:
 - COPY, WHITE ON A PMS #281 BLUE BKGD.
 - LOGO, PRINTED GRADIENT
 - OUTER BORDER, PMS #7548 YELLOW
 - CENTER BORDER, PMS #3564 ORANGE
 - INNER BORDER, PMS #2035 RED
- ALUMINUM CABINET & MOULDING, "SLATE GRAY" ENAMEL FIN.

A Standard 'Flex-Face' Illum'd. Wall Sign
TWO(2) req'd. scale: 3/8"=1'-0"

PANTONE COLORS

- Pantone® 7548 C Yellow
- Pantone® 3564 C Orange
- Pantone® 2035 C Red
- Pantone® 281 C Dark Blue



DESCRIPTION:

- FLEX FACE GRAPHICS:
 - COPY, WHITE ON A PMS #281 BLUE BKGD.
 - LOGO, PRINTED GRADIENT
 - OUTER BORDER, PMS #7548 YELLOW
 - CENTER BORDER, PMS #3564 ORANGE
 - INNER BORDER, PMS #2035 RED
- ALUMINUM CABINET & MOULDING, "SLATE GRAY" ENAMEL FIN.

B Standard 'Flex-Face' Illum'd. Wall Sign
ONE(1) req'd. scale: 3/8"=1'-0"

PANTONE COLORS

- Pantone® 7548 C Yellow
- Pantone® 3564 C Orange
- Pantone® 2035 C Red
- Pantone® 281 C Dark Blue



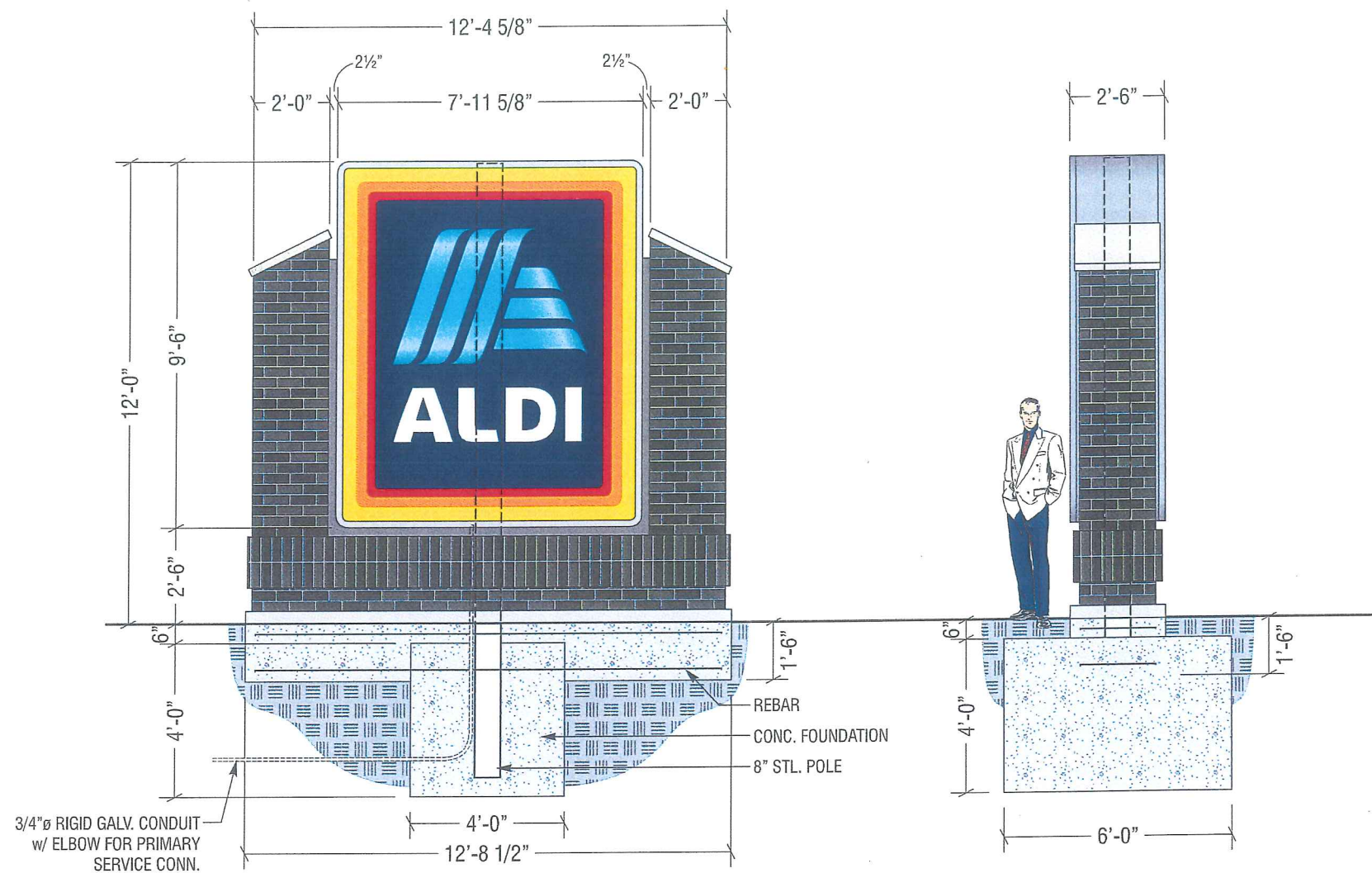
DATE	REVISION

CUSTOMER APPROVAL _____ DATE _____

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ADDRESS	NORTH PORT WASHINGTON RD.			
CITY	GLENDAL	STATE	WI	DESIGNER KM SALESPERSON TD
DRWG. NO.	16787	SCALE:	NOTED	DATE: 07.17.2018 SHEET NO. 2

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C ONE(1) NEW D/F INTERNALLY ILLUMINATED MONUMENT DISPLAY
 SCALE: 1/4"=1'

DESCRIPTION:

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 - CENTER BORDER, PMS #3564 ORANGE
 - INNER BORDER, PMS #2035 RED
- ALUMINUM CABINET & MOULDING, "SLATE GRAY" ENAMEL FIN.
- MASONRY TO MATCH BUILDING

PANTONE COLORS

- Pantone® 7548 C Yellow
- Pantone® 3564 C Orange
- Pantone® 2035 C Red
- Pantone® 281 C Dark Blue



DOYLE

GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O. BOX 1068 ADDISON, IL 60101 630-543-9490 FAX 630-543-9493

DATE	REVISION

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DATE

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ADDRESS	NORTH PORT WASHINGTON RD.						
CITY	GLENDALE	STATE	WI	DESIGNER	KM	SALESPERSON	TD
DRWG. NO.	16787	SCALE:	NOTED	DATE:	07.17.2018	SHEET NO.	3

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ASSOCIATED BANK - GLENDALE



EXTERIOR RENDERING

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EXTERIOR ELEVATIONS

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EXTERIOR ELEVATIONS

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DESIGNED: MTS

DRAWN: MTS

CHECKED: MTS

DATE: 01/19/18

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

NICOLET HIGH SCHOOL REDEVELOPMENT

GLENDALE, WI

PLANS PREPARED
FOR

ALDI INC.

9342 SOUTH 13th STREET
OAK CREEK, WI 53154



LOCATION MAP
SCALE: NTS

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER AREA DRAIN	⊙	⊙
STORM SEWER INLET (ROUND CASTING)	⊙	⊙
STORM SEWER INLET (RECTANGULAR CASTING)	⊙	⊙
PRECAST FLARED END SECTION	⊙	⊙
CONCRETE HEADWALL	⊙	⊙
VALVE VAULT	⊙	⊙
VALVE BOX	⊙	⊙
FIRE HYDRANT	⊙	⊙
BUFFALO BOX	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
DRAIN TILE	—	—
WATER MAIN	—	—
UTILITY CROSSING	—	—
LIGHTING	—	—
ELECTRICAL CABLE	—	—
OVERHEAD WIRES	—	—
CAUTION EXISTING UTILITIES NEARBY	—	—
ELECTRICAL TRANSFORMER OR PEDESTAL	—	—
POWER POLE	—	—
POWER POLE WITH LIGHT	—	—
STREET SIGN	—	—
GAS MAIN	—	—
TELEPHONE LINE	—	—
CONTOUR	—	—
SPOT ELEVATION	—	—
WETLANDS	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	—	—
DITCH OR SWALE	—	—
DIVERSION SWALE	—	—
OVERFLOW RELIEF ROUTING	—	—
TREE WITH TRUNK SIZE	—	—
SOIL BORING	—	—
TOPSOIL PROBE	—	—
FENCE LINE, TEMPORARY SILT	—	—
FENCE LINE, WIRE	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	CATCH BASIN	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
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
D	EDGE OF PAVEMENT	SAW	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
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	WM	WATER MAIN
NTS	NOT TO SCALE	Δ	INTERSECTION ANGLE

GENERAL NOTES

- 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.
- A GEOTECHNICAL REPORT HAS NOT YET BEEN PREPARED 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.
- 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.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGERS HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- 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.
- 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."
- 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.

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PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MATERIAL OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL BECOME THE RESPONSIBILITY OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

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

REVISIONS

NO.	DATE	BY	REVISION
1	01/19/18	MTS	SCALE: N/A
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SHEET

C-1

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COVER SHEET

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COVER SHEET

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 380, 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 FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC 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 DIGGERS 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. ALL DIMENSIONS ARE 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.
13. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
15. 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.
16. CONTRACTOR SHALL COMPLY WITH ALL MILWAUKEE COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
17. 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. 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 UNSUITABLE 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 RESPECTIVALLY, 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-688) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT AND GRANULAR SOIL 43 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-388) 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 +/- 1/2" 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 SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSSTREAM 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 SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12, WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR 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 ADS NYLOLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT.
6. CLEANOUTS FOR SANITARY SEWER LATERALS SHALL BE PLACED AT MAXIMUM SEPARATION OF EVERY 90'.
7. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE.
8. 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. 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.
9. 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 CODES. TRENCH SECTION 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 TIRSH BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
10. 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.
11. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
12. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MAN-HOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

12. 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.
13. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO ALL GRADATION REQUIREMENTS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4 INCH DIAMETER UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
14. 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.
15. 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.
16. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO DOT STANDARD SPECIFICATIONS. TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
17. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO STANDARD SPECIFICATIONS. CONSTRUCTION JOINTS SHALL HAVE A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 80'. CONCRETE SHALL BE FINISHED WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IS REQUIRED.
19. 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.
19. 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.

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. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMPs 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 SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPs. 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. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP 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 BMPs PRIOR TO REUSE 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.
10. IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. 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.
12. 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.
13. 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.
14. 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. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. 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.
16. 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.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN 575BN 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.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH OR MORE PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

DEMOLITION NOTES

1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. 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, CABLES/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 REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
9. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
10. CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.



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GENERAL NOTES

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REG. JOB No. 1143.00	MJS	SHEET
REG. PM	SCALE	C-2
START DATE 07/19/18		C-18
DATE 07/19/18		

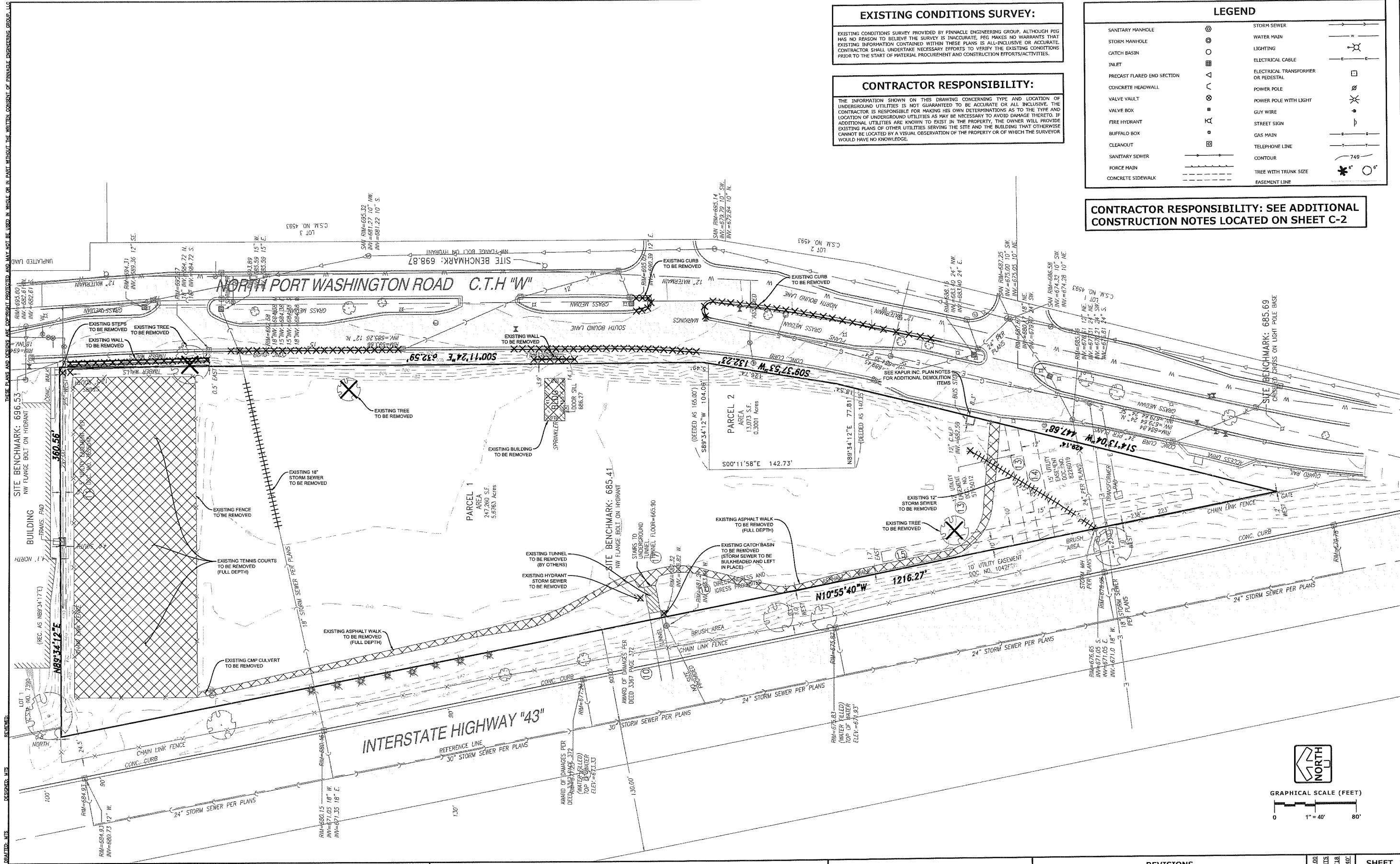
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EXISTING CONDITIONS SURVEY:

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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

SANITARY MANHOLE	⊙	STORM SEWER	—
STORM MANHOLE	⊙	WATER MAIN	—
CATCH BASIN	⊙	LIGHTING	⊙
INLET	⊙	ELECTRICAL CABLE	—
PRECAST FLARED END SECTION	⊙	ELECTRICAL TRANSFORMER OR PEDESTAL	⊙
CONCRETE HEADWALL	⊙	POWER POLE	⊙
VALVE VAULT	⊙	POWER POLE WITH LIGHT	⊙
VALVE BOX	⊙	GUY WIRE	⊙
FIRE HYDRANT	⊙	STREET SIGN	⊙
BUFFALO BOX	⊙	GAS MAIN	—
CLEANOUT	⊙	TELEPHONE LINE	—
SANITARY SEWER	—	CONTOUR	749
FORCE MAIN	—	TREE WITH TRUNK SIZE	6"
CONCRETE SIDEWALK	—	EASEMENT LINE	—

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

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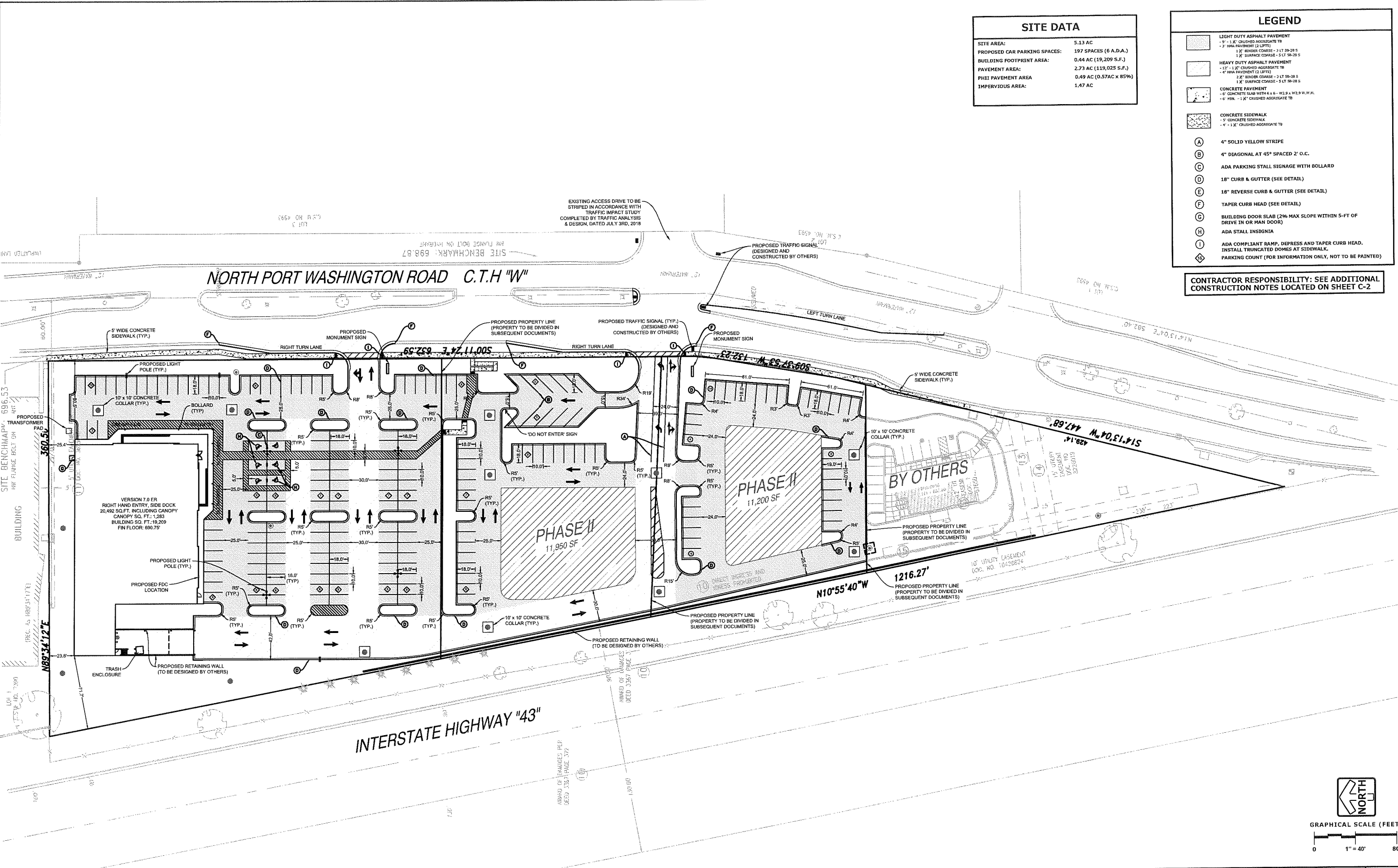
GLENDALE, WI

EXISTING CONDITIONS & DEMO PLAN

REVISIONS	

PEG JOB No. 1143.00	MTS	SHEET
START DATE 01/19/18	SCALE 1" = 40'	C-3
DATE 01/19/18	SCALE 1" = 40'	C-18

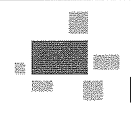
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SITE DATA	
SITE AREA:	5.13 AC
PROPOSED CAR PARKING SPACES:	197 SPACES (6 A.D.A.)
BUILDING FOOTPRINT AREA:	0.44 AC (19,209 S.F.)
PAVEMENT AREA:	2.73 AC (119,025 S.F.)
PHI1 PAVEMENT AREA:	0.49 AC (0.57AC x 85%)
IMPERVIOUS AREA:	1.47 AC

LEGEND	
	LIGHT DUTY ASPHALT PAVEMENT - 5" - 1 1/2" CRUSHED AGGREGATE TB - 2" HMA PAVEMENT (2 LIFTS) - 1 1/2" SURFACE COURSE - 3 LT 50-20-5 - 1 1/2" SURFACE COURSE - 3 LT 50-20-5
	HEAVY DUTY ASPHALT PAVEMENT - 5" - 1 1/2" CRUSHED AGGREGATE TB - 4" HMA PAVEMENT (2 LIFTS) - 2 1/2" SURFACE COURSE - 3 LT 50-20-5 - 1 1/2" SURFACE COURSE - 3 LT 50-20-5
	CONCRETE PAVEMENT - 6" CONCRETE SLAB WITH 6 x 6 - W2.5 x W2.5 W.W.J. - 6" HMA - 1 1/2" CRUSHED AGGREGATE TB
	CONCRETE SIDEWALK - 5" CONCRETE SIDEWALK - 4" - 1 1/2" CRUSHED AGGREGATE TB
	4" SOLID YELLOW STRIPE
	4" DIAGONAL AT 45° SPACED 2' O.C.
	ADA PARKING STALL SIGNAGE WITH BOLLARD
	18" CURB & GUTTER (SEE DETAIL)
	18" REVERSE CURB & GUTTER (SEE DETAIL)
	TAPER CURB HEAD (SEE DETAIL)
	BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAIN DOOR)
	ADA STALL INSIGNIA
	ADA COMPLIANT RAMP, DEPRESS AND TAPER CURB HEAD, INSTALL TRUNCATED DOMES AT SIDEWALK, PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

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



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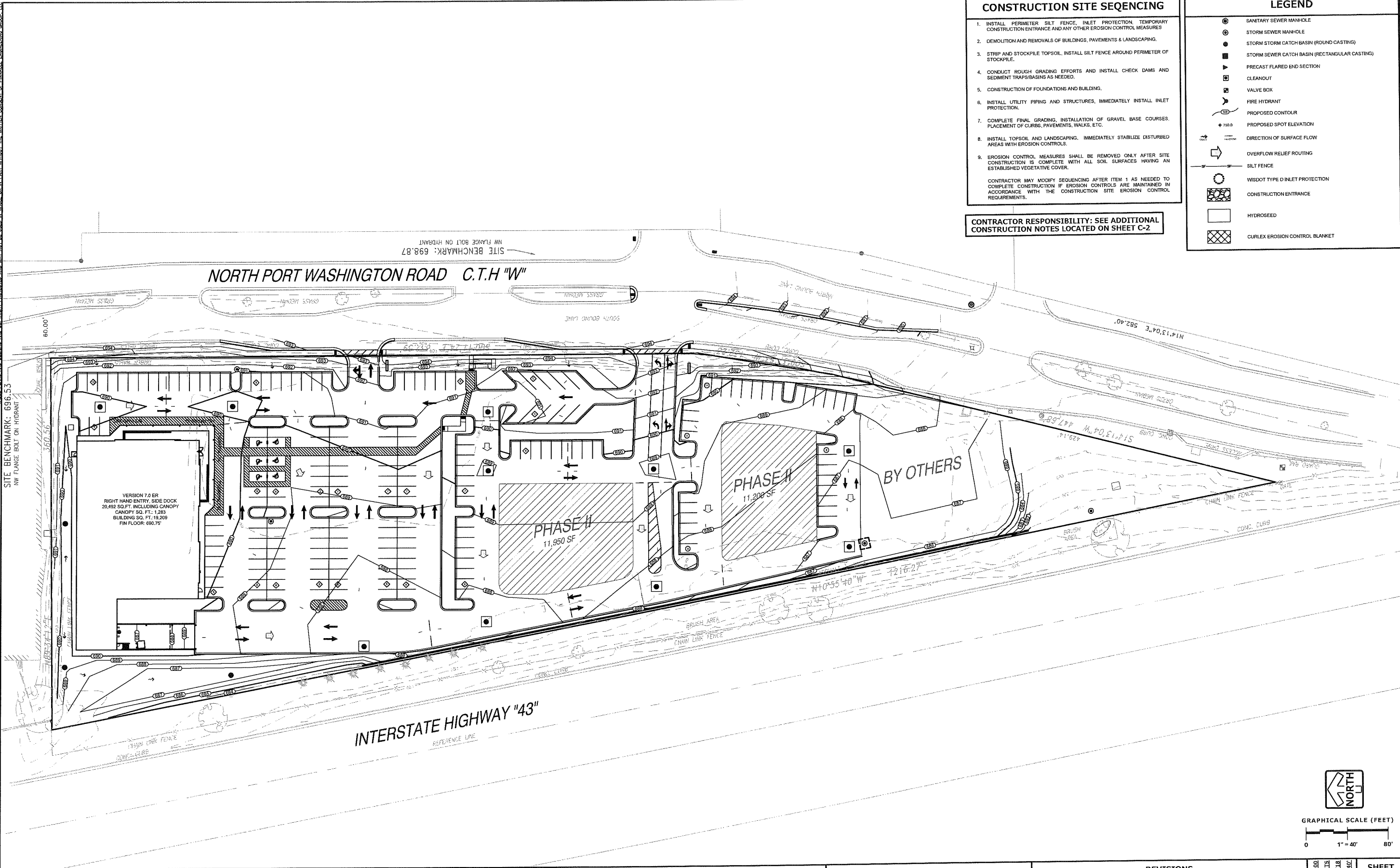
NICOLET HIGH SCHOOL REDEVELOPMENT GLENDALE, WI

SITE DIMENSION & PAVING PLAN

REVISIONS	

FIG. JOB NO. 1143.00	MTS	SHEET C-4
START DATE 01/19/18	SCALE 1"=40'	C-18

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CONSTRUCTION SITE SEQUENCING

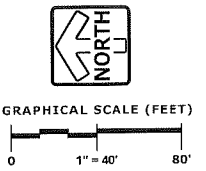
1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
2. DEMOLITION AND REMOVALS OF BUILDINGS, PAVEMENTS & LANDSCAPING
3. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE
4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED
5. CONSTRUCTION OF FOUNDATIONS AND BUILDING
6. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION
7. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
8. INSTALL TOPSOIL AND LANDSCAPING, IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS
9. 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.

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

LEGEND

- SANITARY SEWER MAN-HOLE
- STORM SEWER MAN-HOLE
- STORM CATCH BASIN (ROUND CASTING)
- STORM CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- WSDOT TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE
- HYDROSEED
- CURLEX EROSION CONTROL BLANKET



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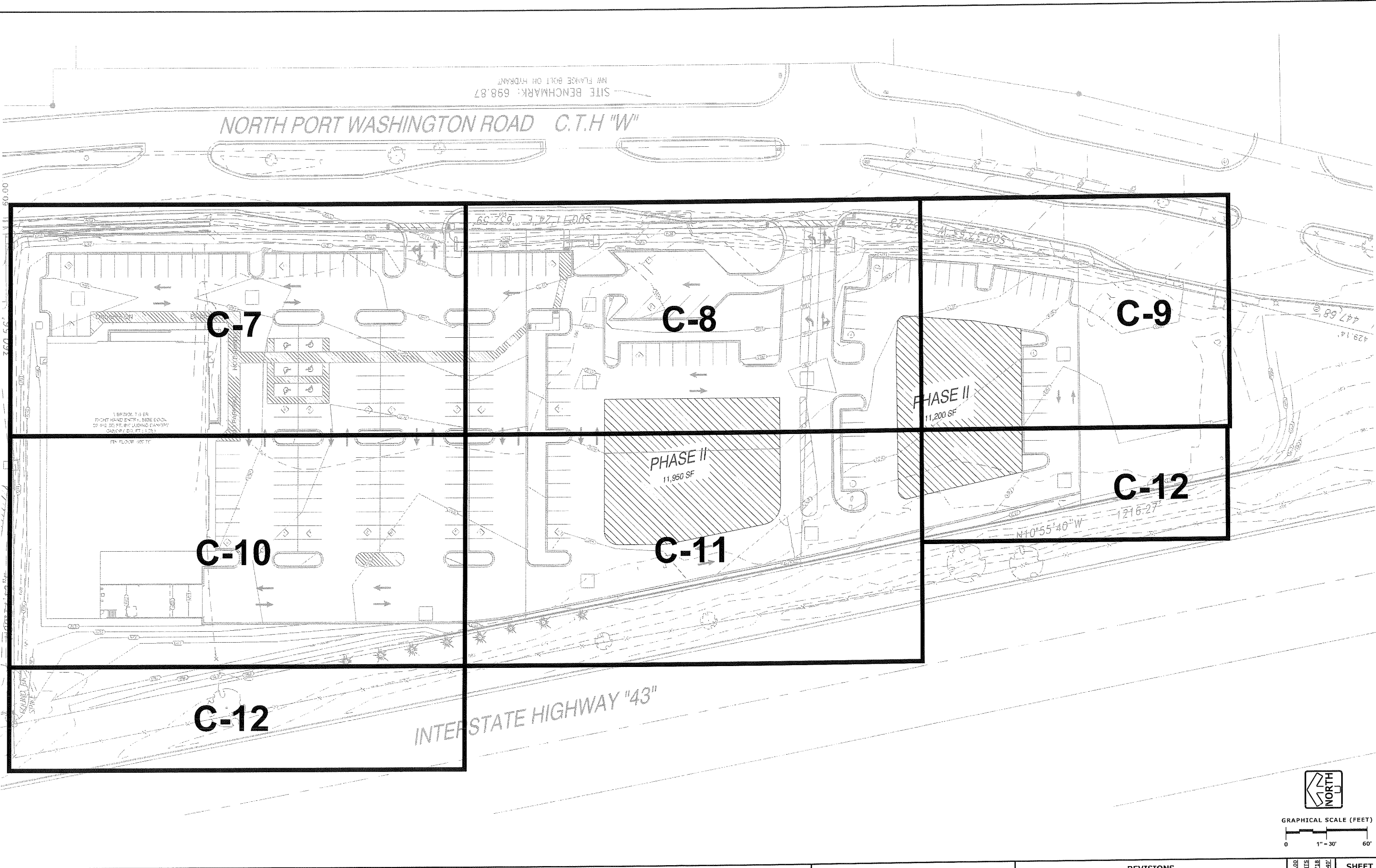
GRADING AND EROSION CONTROL PLAN

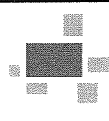
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PGS JOB No. 1143.00
MTS
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SHEET C-5
C-18

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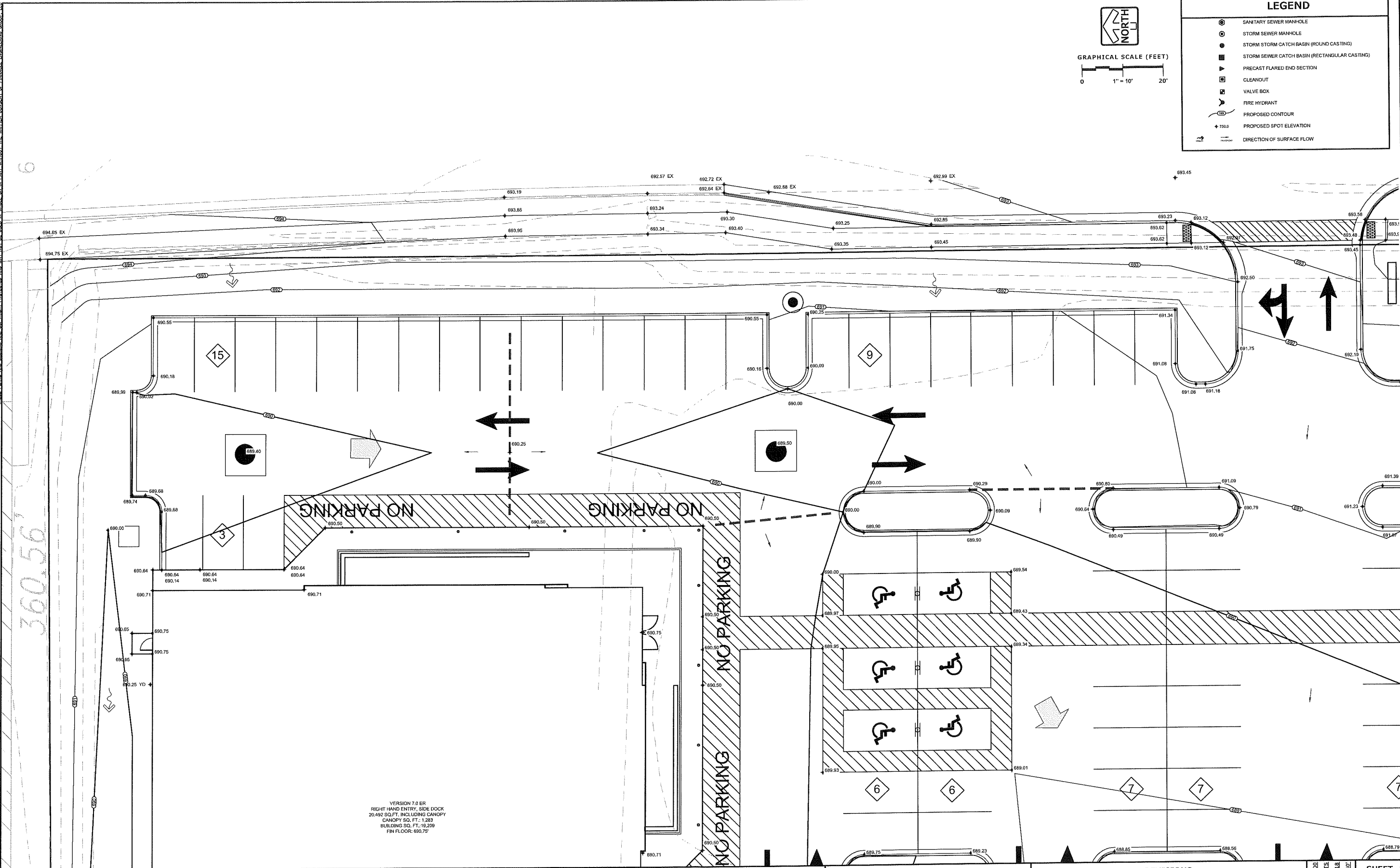
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SPOT GRADE KEY SHEET

REVISIONS	

FIG. JOB No. 1143.00	MTS	SHEET
FIG. PM	START DATE 01/19/18	C-6
SCALE 1"=40'		C-18

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DATE: 01/19/18
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SPOT GRADE PLAN



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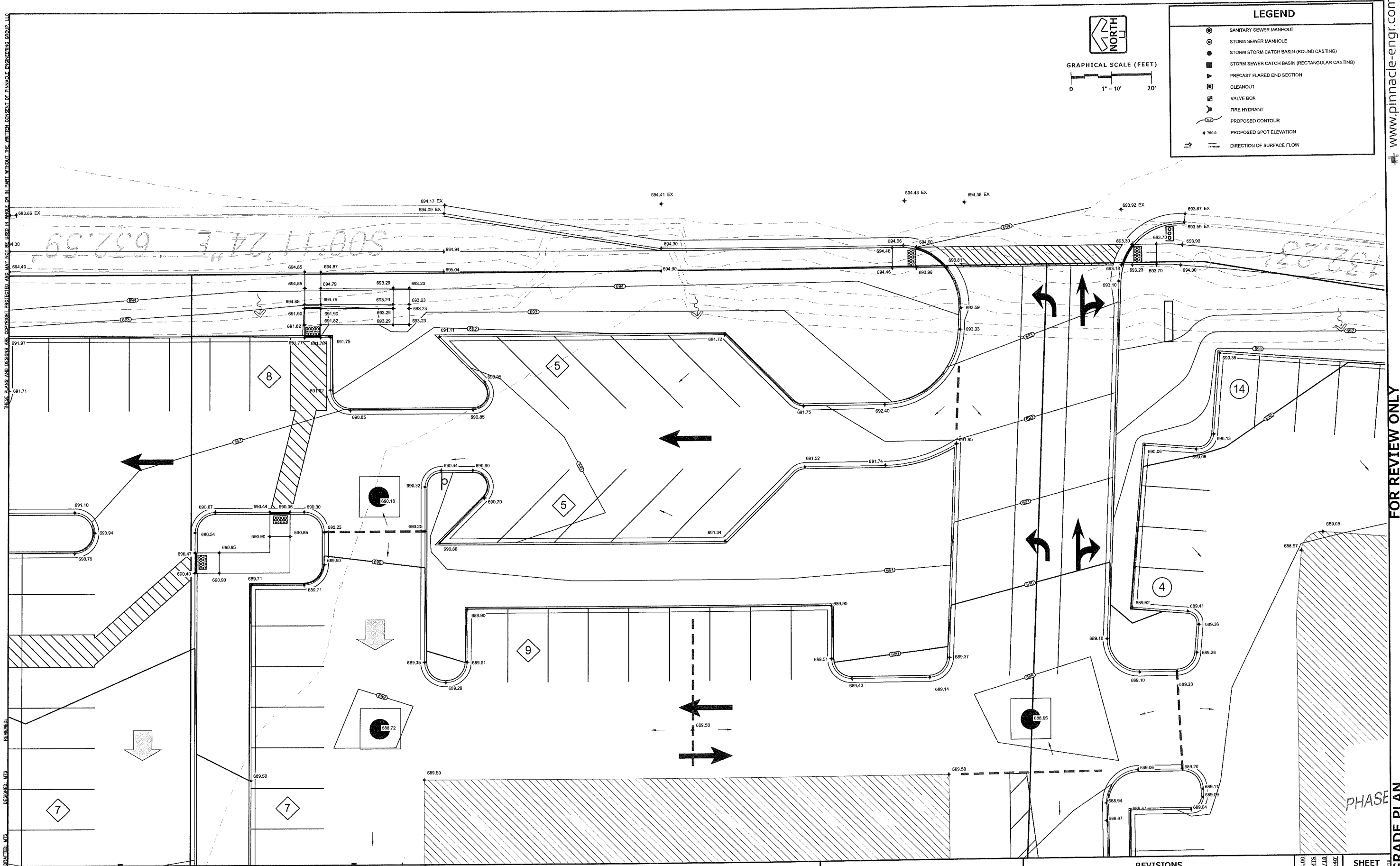
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SPOT GRADE PLAN

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REC PM. MTS
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SHEET
C-7
C-18



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SPOT GRADE PLAN

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SHEET
C-8
C-18

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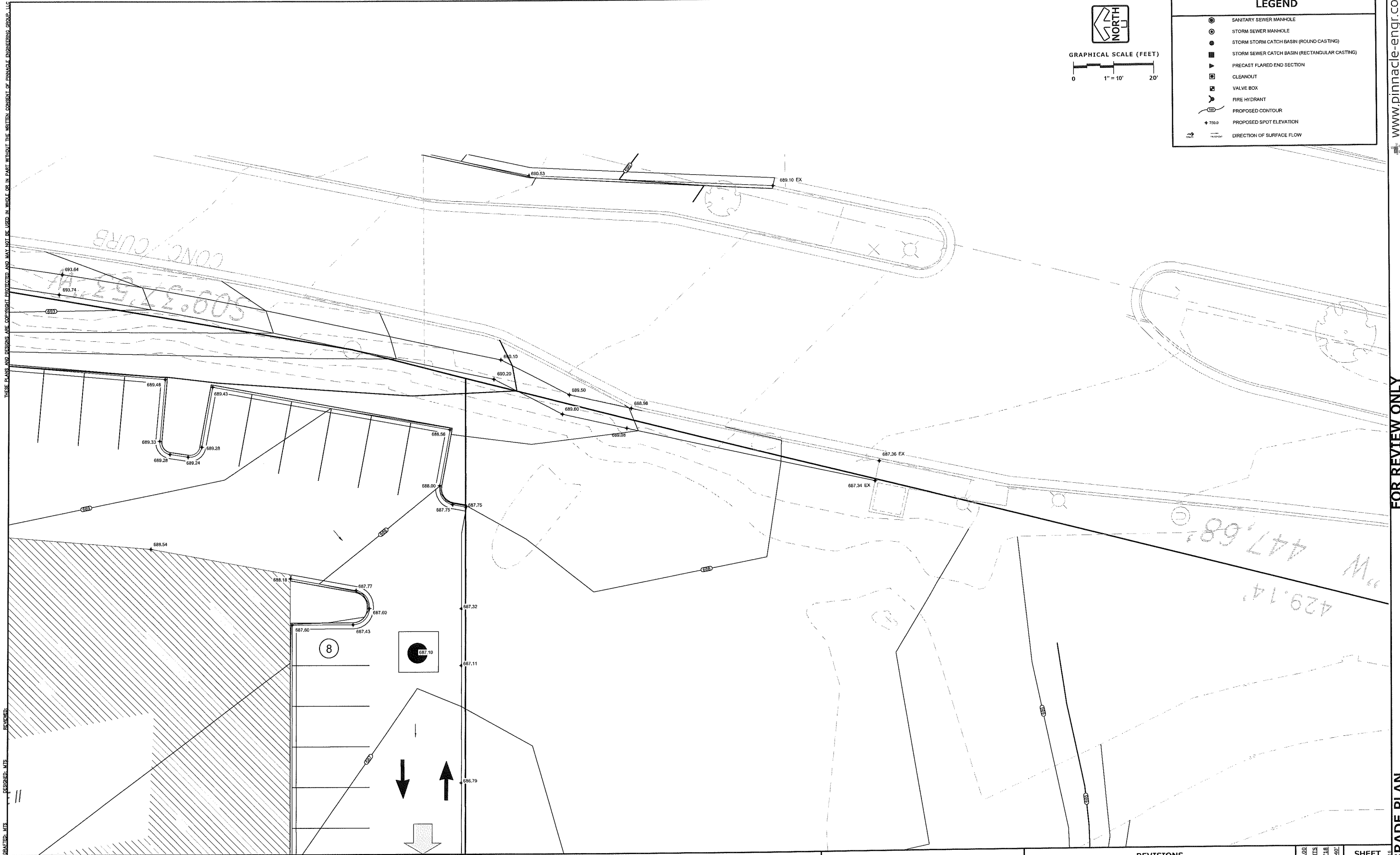
SPOT GRADE PLAN

REVISIONS	

FIG. JOB No. 1143.00
REG. NO. MTS
START DATE 01/19/18
SCALE 1"=40'

SHEET
C-9
C-18

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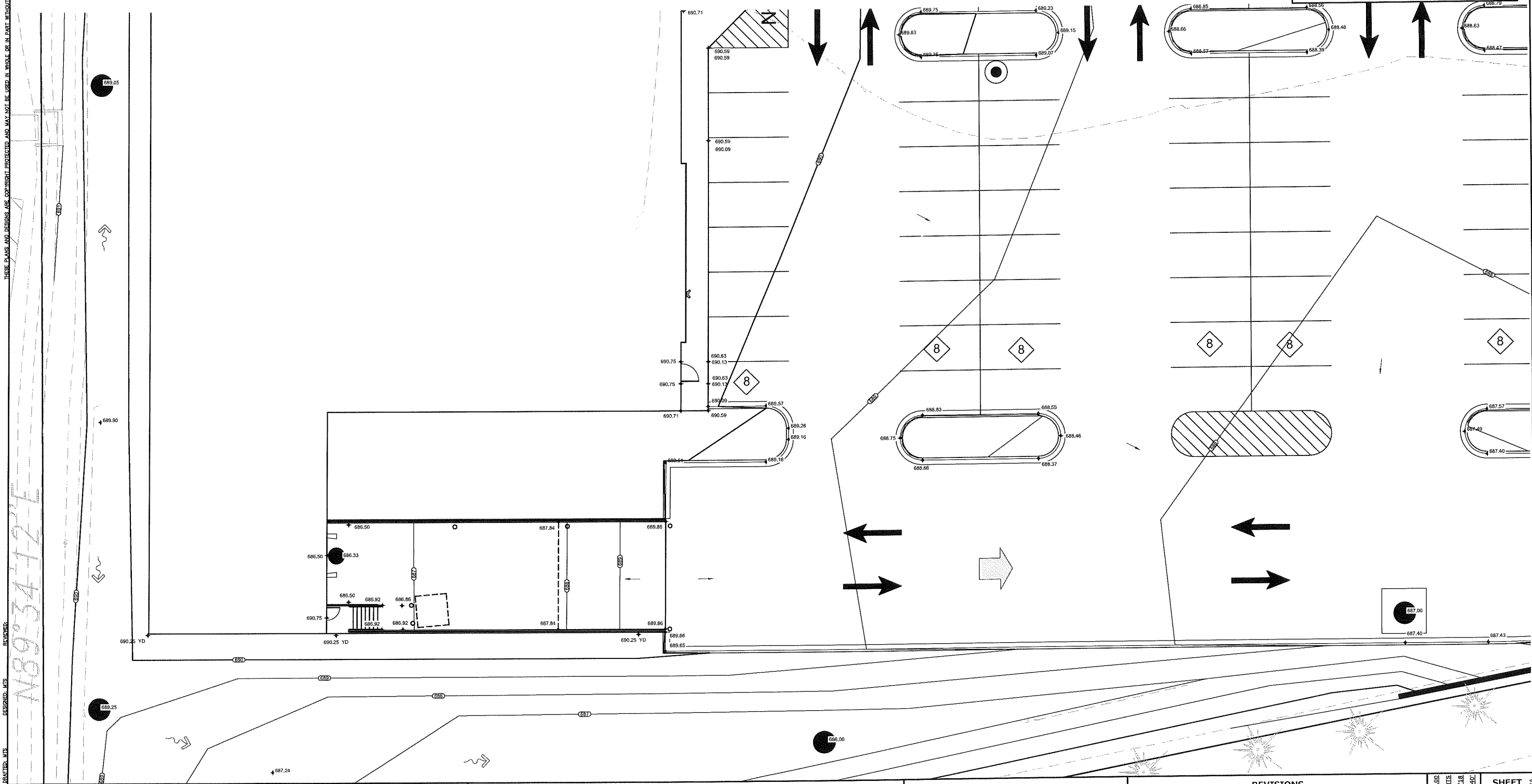
SPOT GRADE PLAN

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SHEET
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SPOT GRADE PLAN

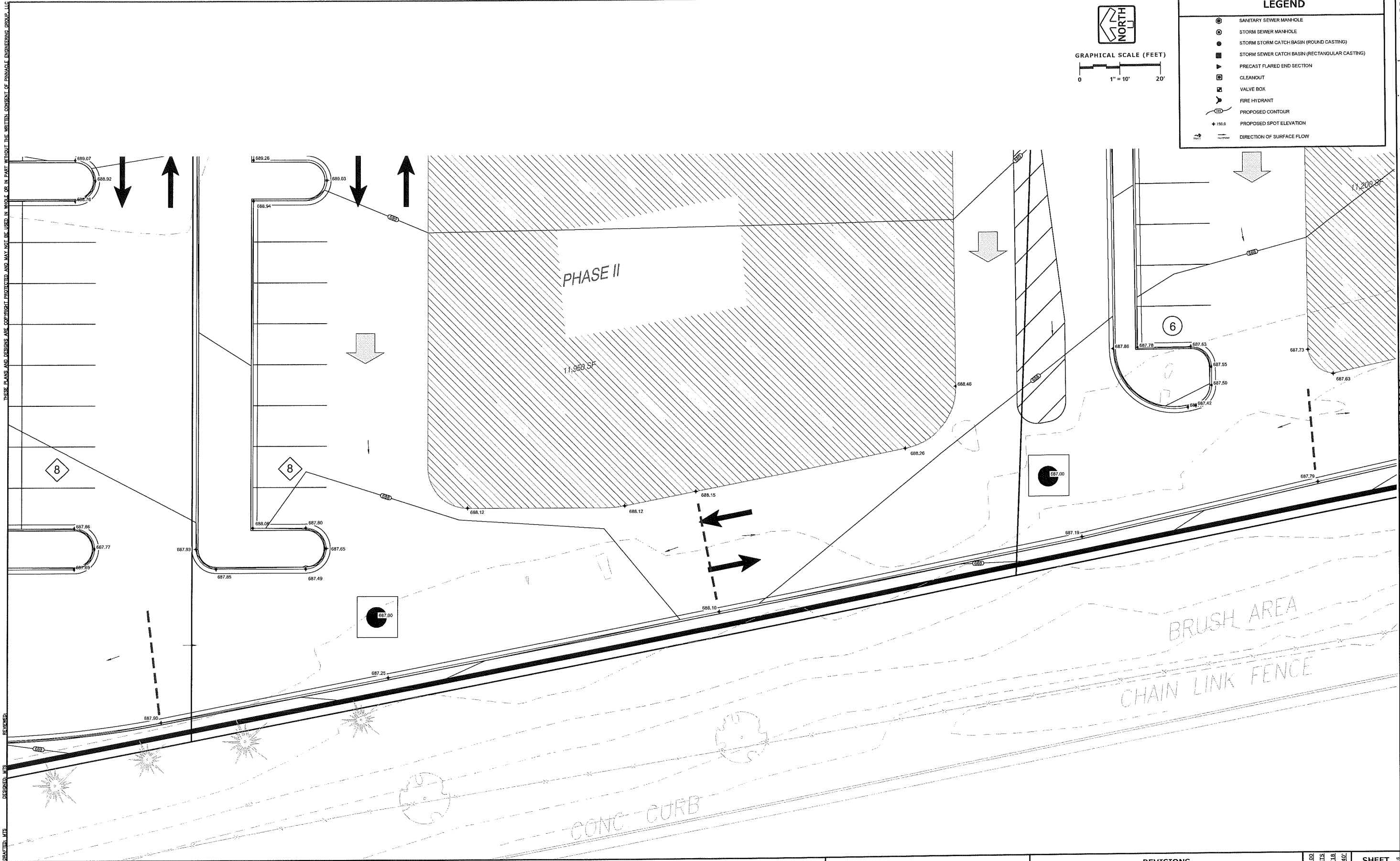
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FIG. JOB No. 1143.00	MTS	SHEET
FIG. PM	START DATE 01/19/18	C-11
SCALE 1"=40'		C-18

SPOT GRADE PLAN

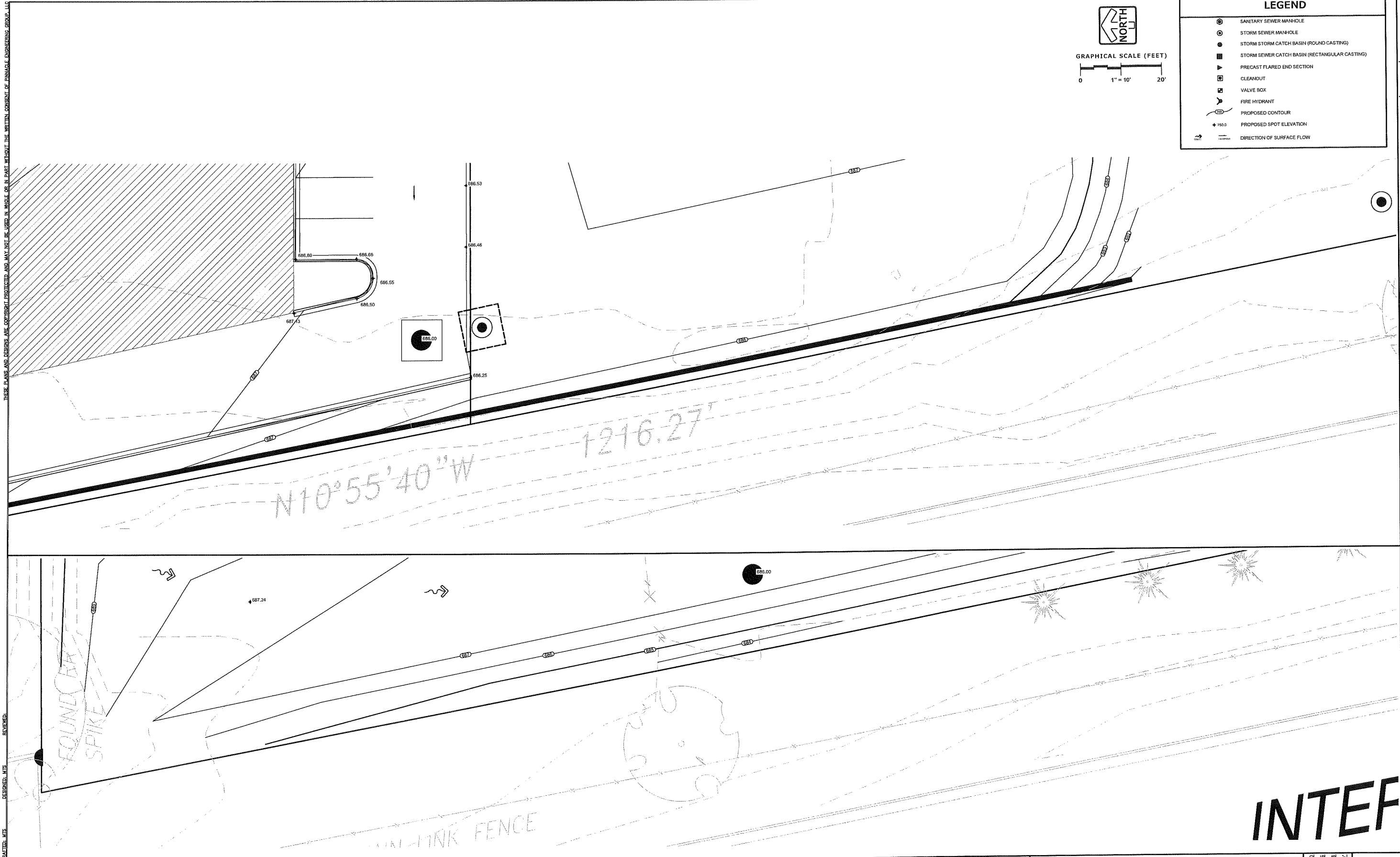
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DESIGNED: MTS
DRAWN: MTS
REVIEWED:



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SPOT GRADE PLAN



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BROOKFIELD, WI 53005
(262) 754-8888

CHICAGO (BUSINESS) OFFICE: NATIONWIDE

NICOLET HIGH SCHOOL REDEVELOPMENT GLENDALE, WI

SPOT GRADE PLAN

REVISIONS

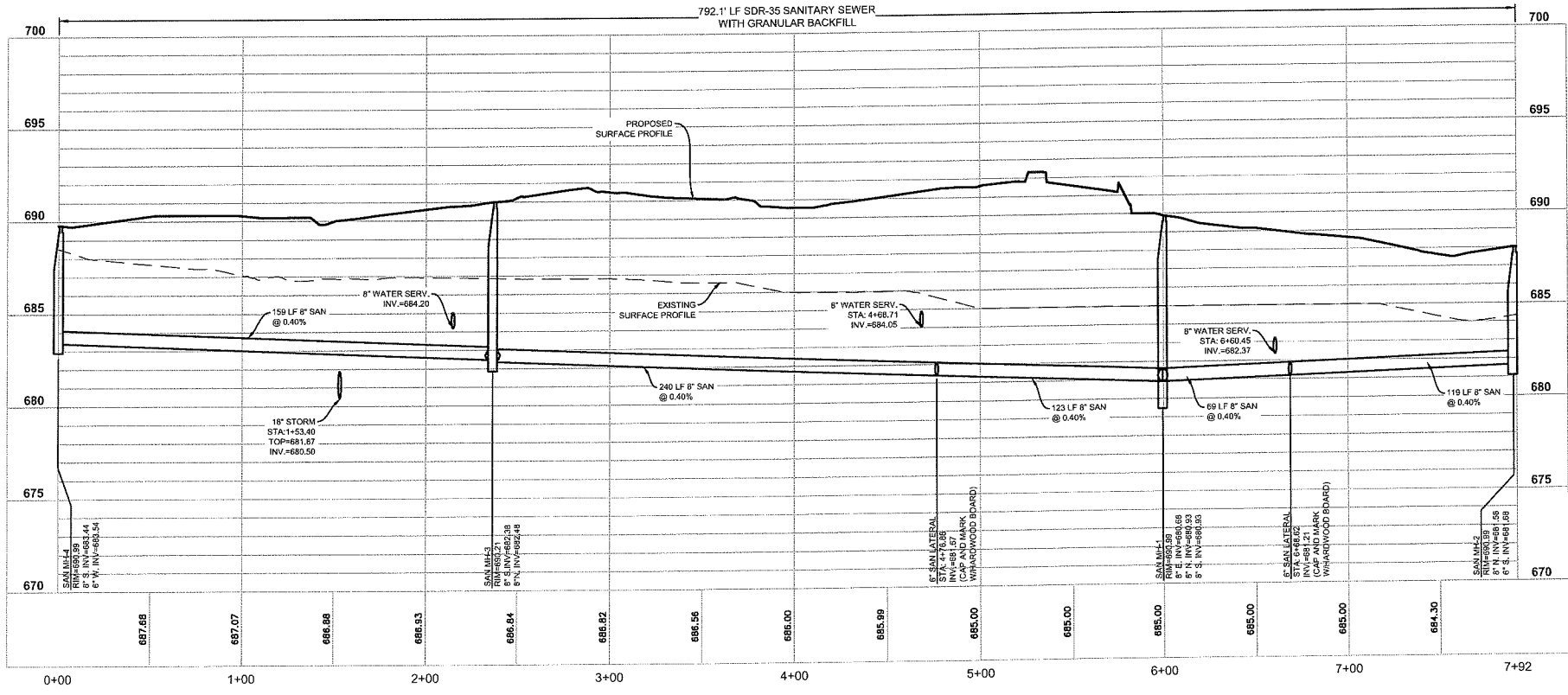
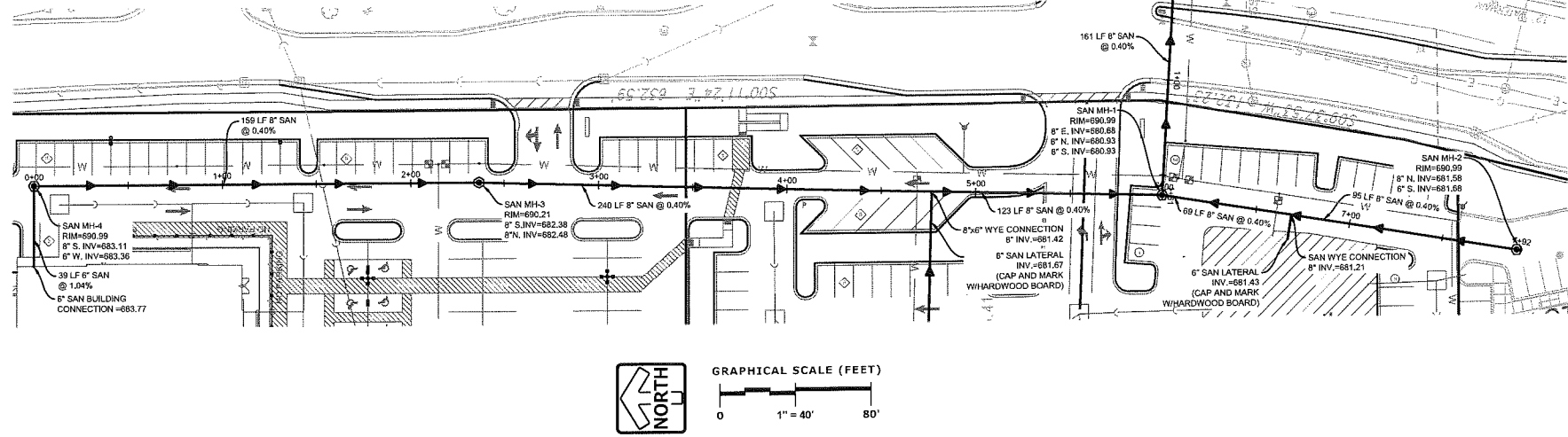
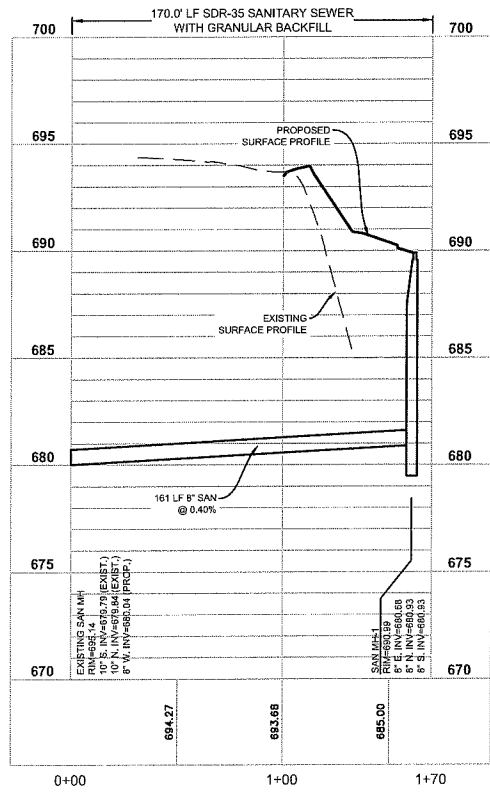
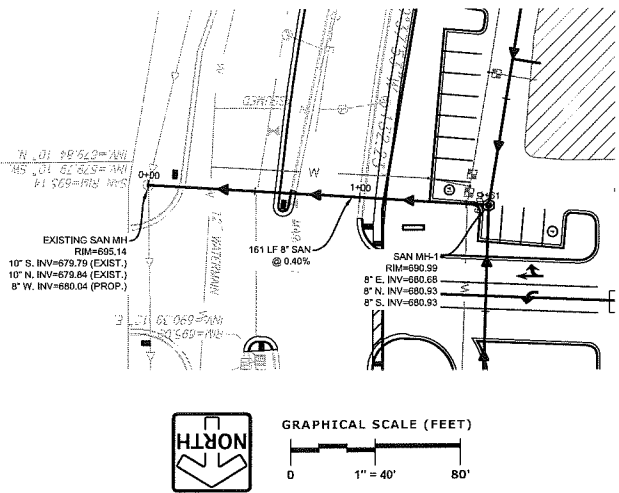
REG JOB No. 1143.00
REG PM: MTS
START DATE: 01/19/18
SCALE: 1"=40'

SHEET
C-12
C-18



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CHECKED: MTS
DATE: 01/19/18



LEGEND

- SANITARY SEWER MANHOLE
- 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
- FORCE MAIN
- STORM SEWER
- DRAIN TILE
- WATER MAIN
- FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL

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

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CHICAGO OFFICE: 1111 N. WABASH AVE., 11TH FLOOR, CHICAGO, IL 60602

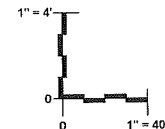
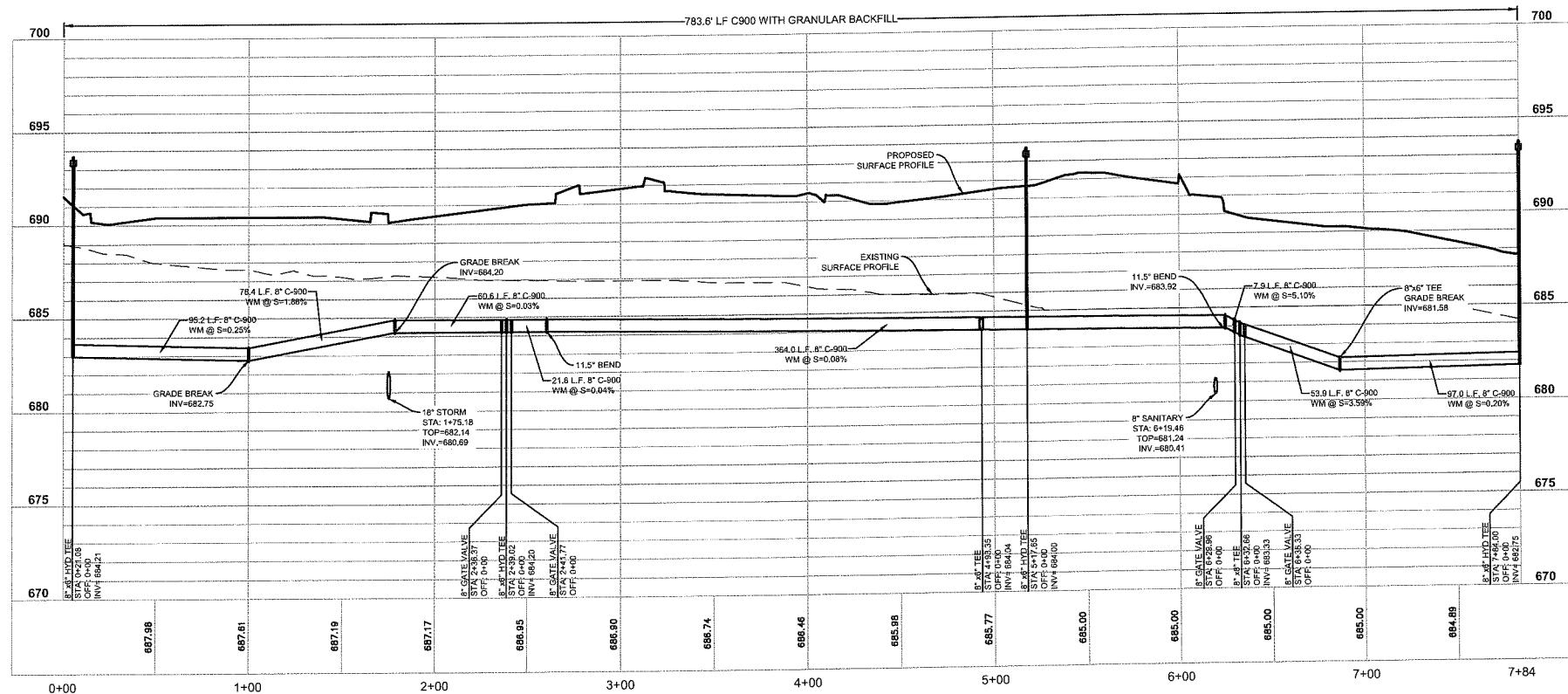
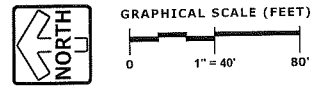
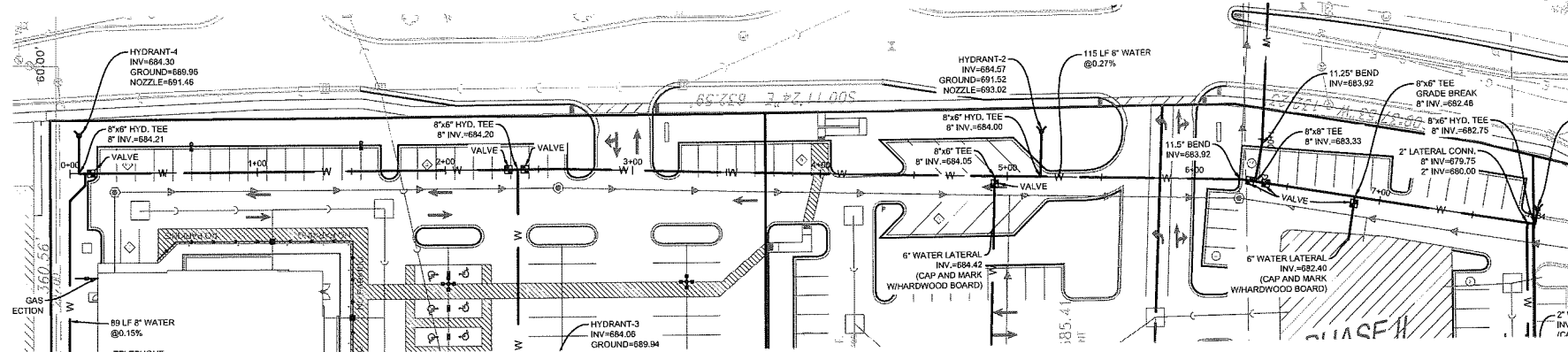
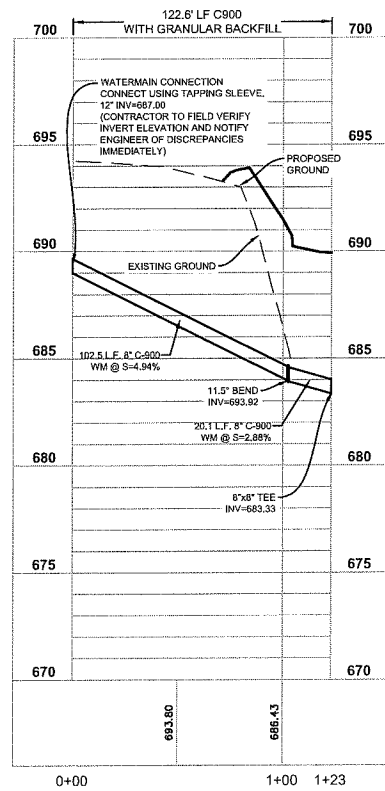
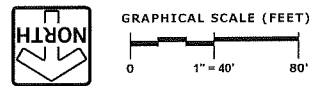
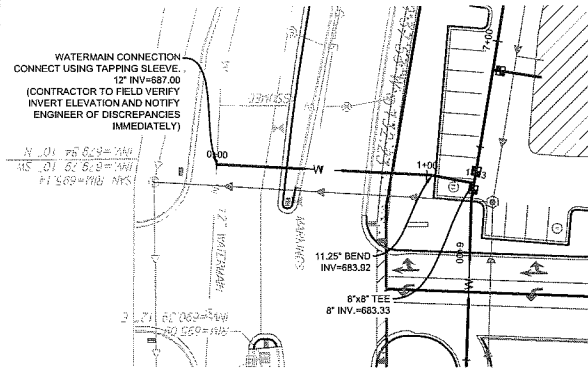
NICOLET HIGH SCHOOL REDEVELOPMENT
GLENDALE, WI

SANITARY PROFILE

REVISIONS	

PROJECT No. 1143.00
SHEET C-14
C-18

START DATE 01/19/18
SCALE 1"=40'



LEGEND

	SANITARY SEWER MANHOLE
	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
	FORCE MAIN
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL

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



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NICOLET HIGH SCHOOL REDEVELOPMENT

GLENDAL, WI

WATER PROFILE

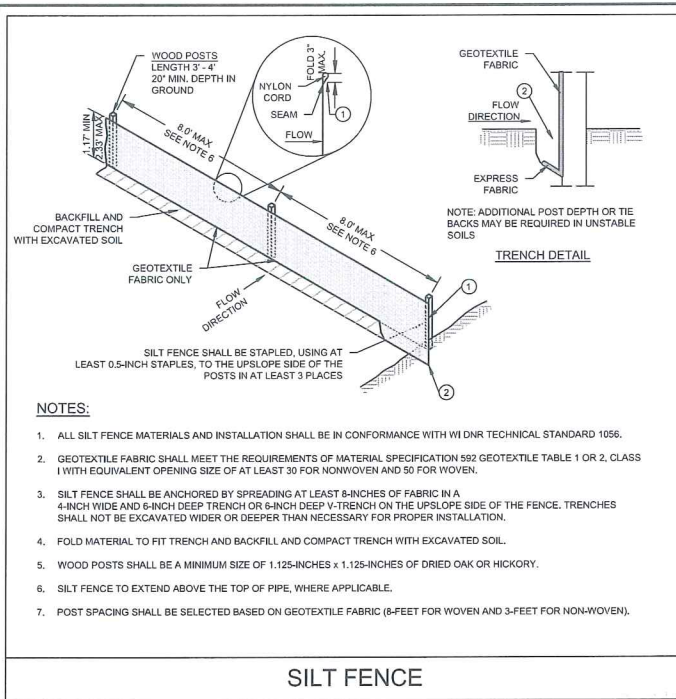
REVISIONS			

REG JOB No. 1143.00
REG PM MTS
START DATE 01/19/18
SCALE 1"=40'

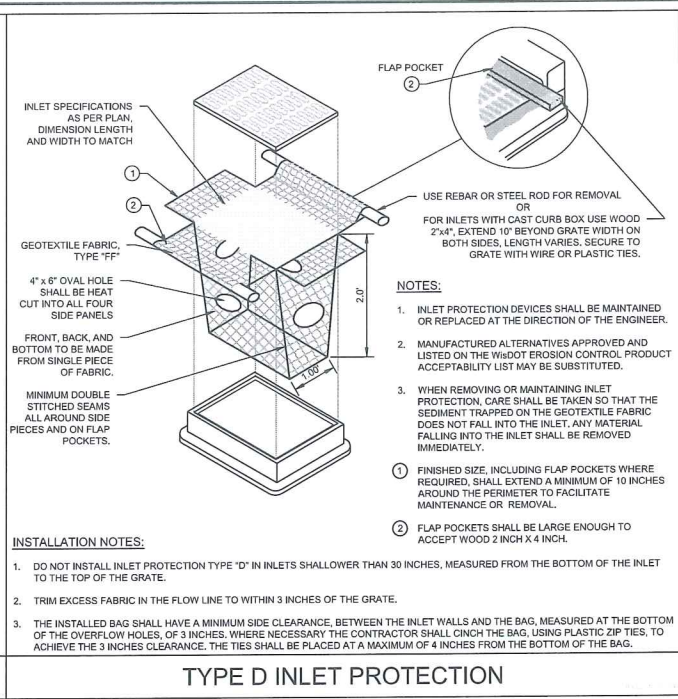
SHEET
C-15
C-18

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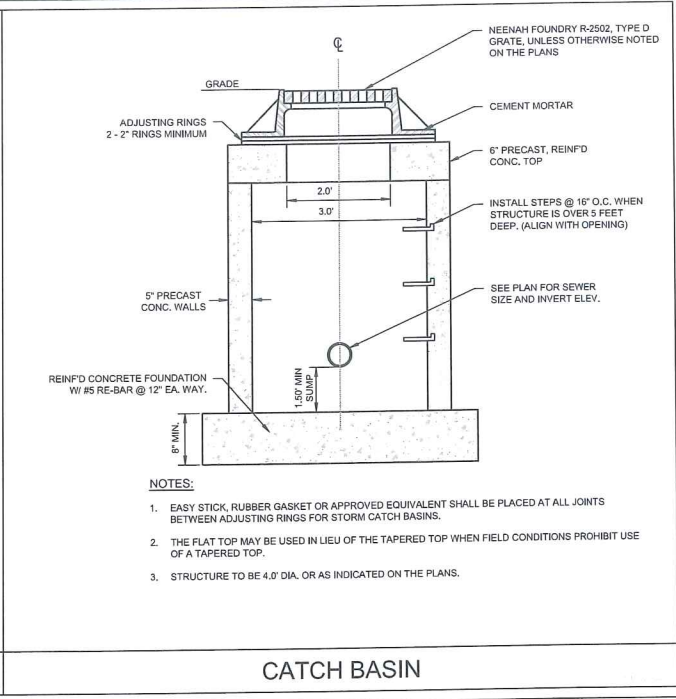
DESIGNED: MTS
DRAFTED: MTS
REVIEWED:



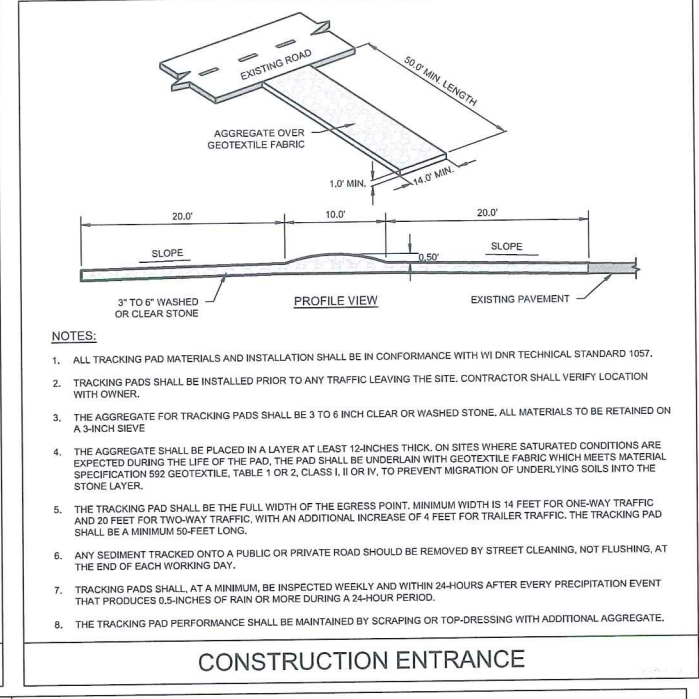
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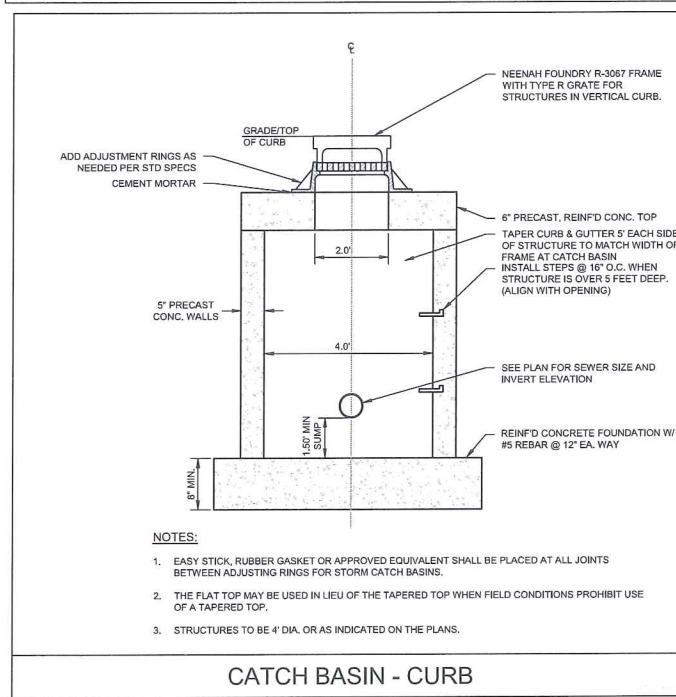
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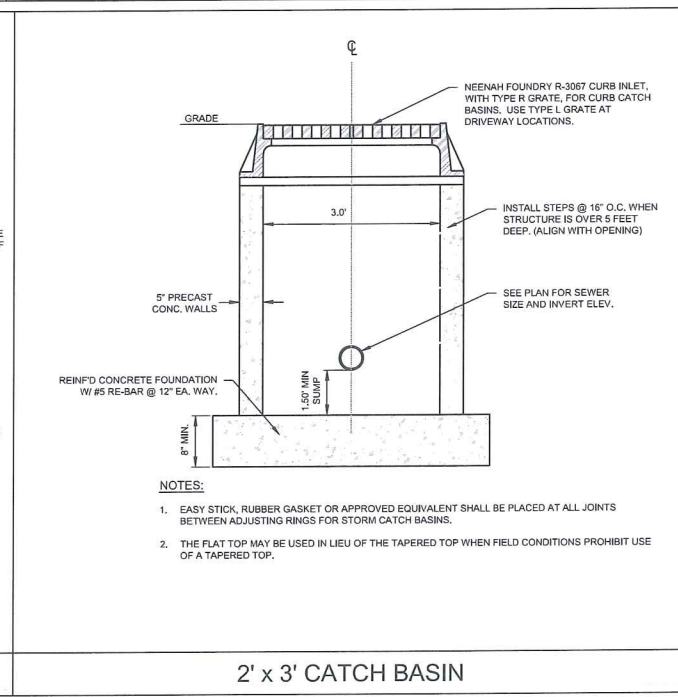
CATCH BASIN



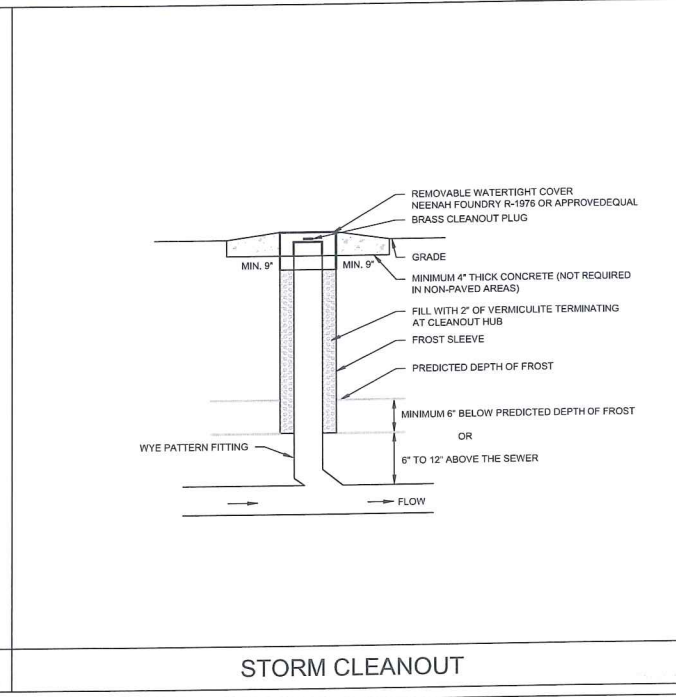
CONSTRUCTION ENTRANCE



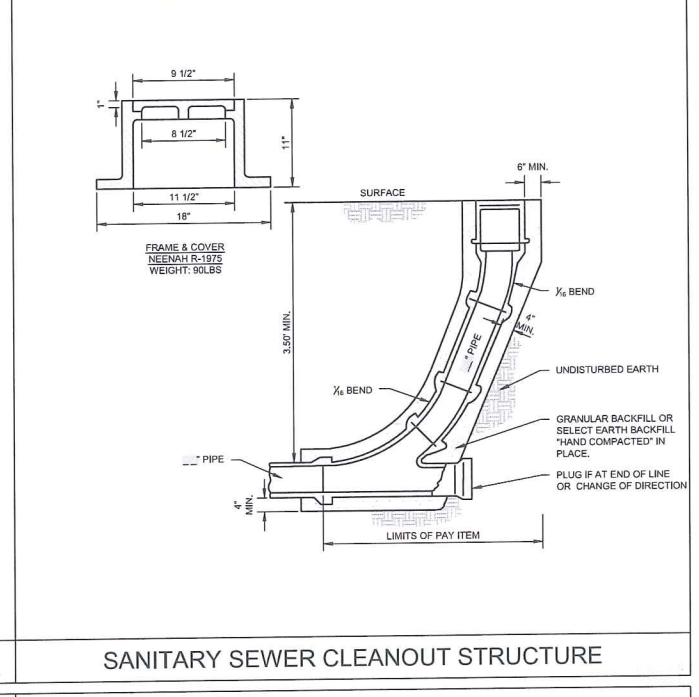
CATCH BASIN - CURB



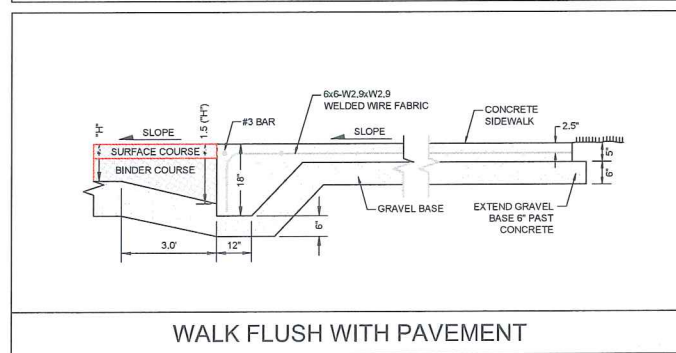
2' x 3' CATCH BASIN



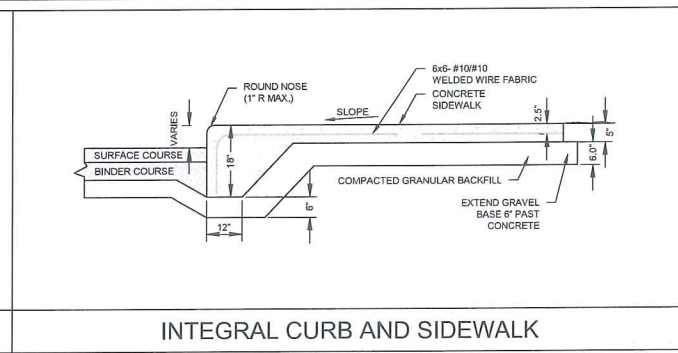
STORM CLEANOUT



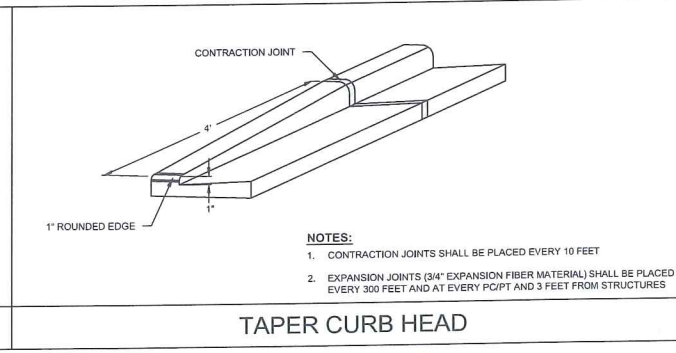
SANITARY SEWER CLEANOUT STRUCTURE



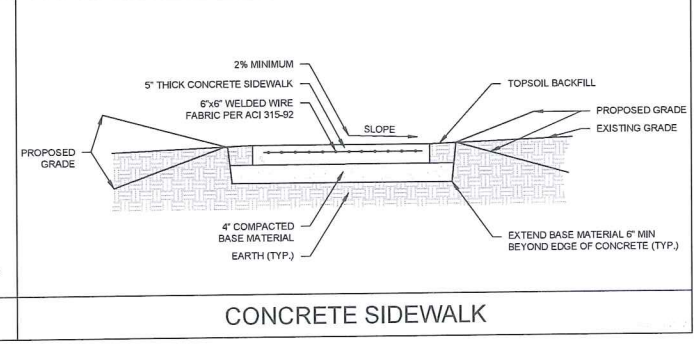
WALK FLUSH WITH PAVEMENT



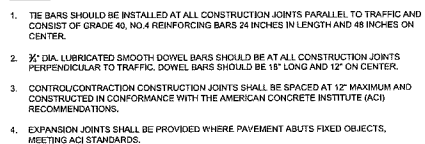
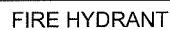
INTEGRAL CURB AND SIDEWALK



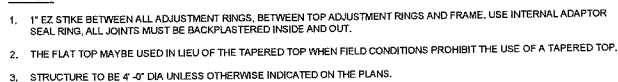
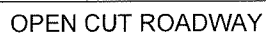
TAPER CURB HEAD



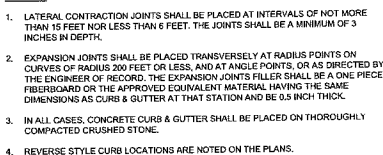
CONCRETE SIDEWALK



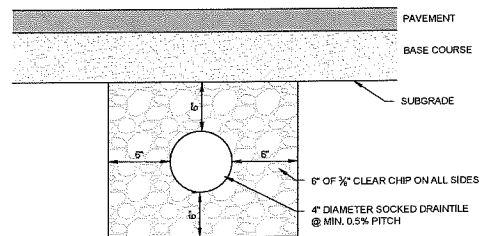
CONCRETE PAVEMENT



SANITARY MANHOLE



18" VERTICAL FACE CURB



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PLOTTED: MTS

NOTES

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION 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. ALL PROPOSED CURB AND GUTTER SHALL BE 18" VERTICAL FACE CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED, CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
3. ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

6. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
8. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
9. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF CALEDONIA ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
10. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
11. 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.

12. 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.
13. 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.
14. 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.
15. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
16. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
17. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-

CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.

WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

CRUSHED AGGREGATE BASE COURSE: THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS AS DEFINED AS "DENSE GRADED BASE."

BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS. USAGE OF RECYCLED ASPHALT SHINGLES IN MIX IS

NOT PERMITTED.

SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS. USAGE OF RECYCLED ASPHALT SHINGLES IN MIX IS NOT PERMITTED.

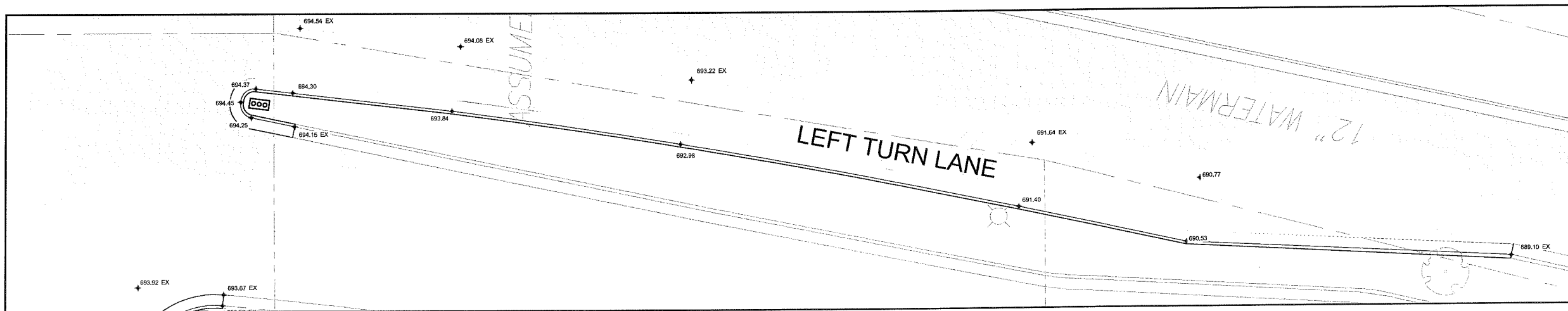
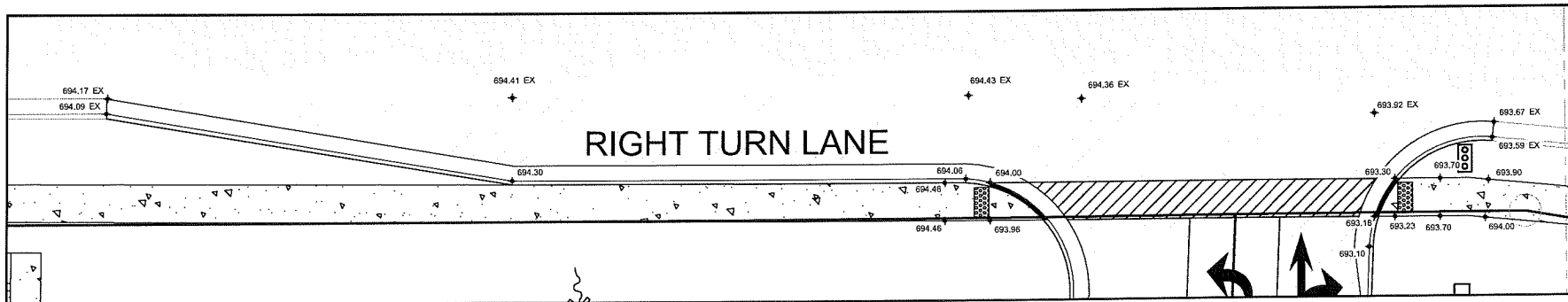
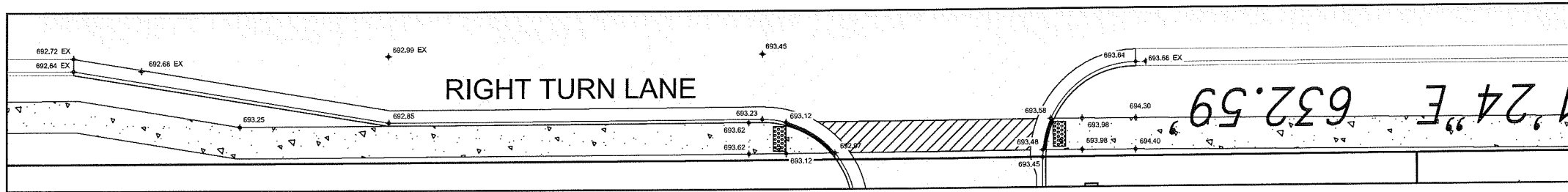
ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
 - 4" - 1 1/2" CRUSHED AGGREGATE TB
 - 3" HMA PAVEMENT (2 LIFTS)
 - 1 1/2" BINDER COURSE - 5 LT 50-20 S
 - 1 1/2" SURFACE COURSE - 5 LT 50-20 S
- HEAVY DUTY ASPHALT PAVEMENT
 - 12" - 1 1/2" CRUSHED AGGREGATE TB
 - 4" HMA PAVEMENT (2 LIFTS)
 - 2 1/2" BINDER COURSE - 3 LT 50-20 S
 - 1 1/2" SURFACE COURSE - 5 LT 50-20 S
- CONCRETE PAVEMENT
 - 6" CONCRETE SLAB WITH 6 x 6 - W2.0 x W2.0 W.W.J.
 - 4" MIN. - 1 1/2" CRUSHED AGGREGATE TB
- CONCRETE SIDEWALK
 - 5" CONCRETE SIDEWALK
 - 4" - 1 1/2" CRUSHED AGGREGATE TB

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



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CHICAGO OFFICE: 1500 N. LAKE STREET, SUITE 200
(773) 344-8888

NICOLET HIGH SCHOOL REDEVELOPMENT
GLENDALE, WI

OFF-SITE IMPROVEMENTS

REVISIONS

NO.	DESCRIPTION	DATE

FIG. JOB No. 1143.00	MTS	SHEET
FIG. PM	MTS	C-18
START DATE 01/19/18	SCALE 1"=30'	C-18

Project:

NICOLET HIGH
SCHOOL
REDEVELOPMENT
North Port Wahington Rd
Glendale, WI 53209

Issuance and Revisions:

Date	Number	Description
07/16/18		Client Review Submital
07/17/18		Plan Commission Submital

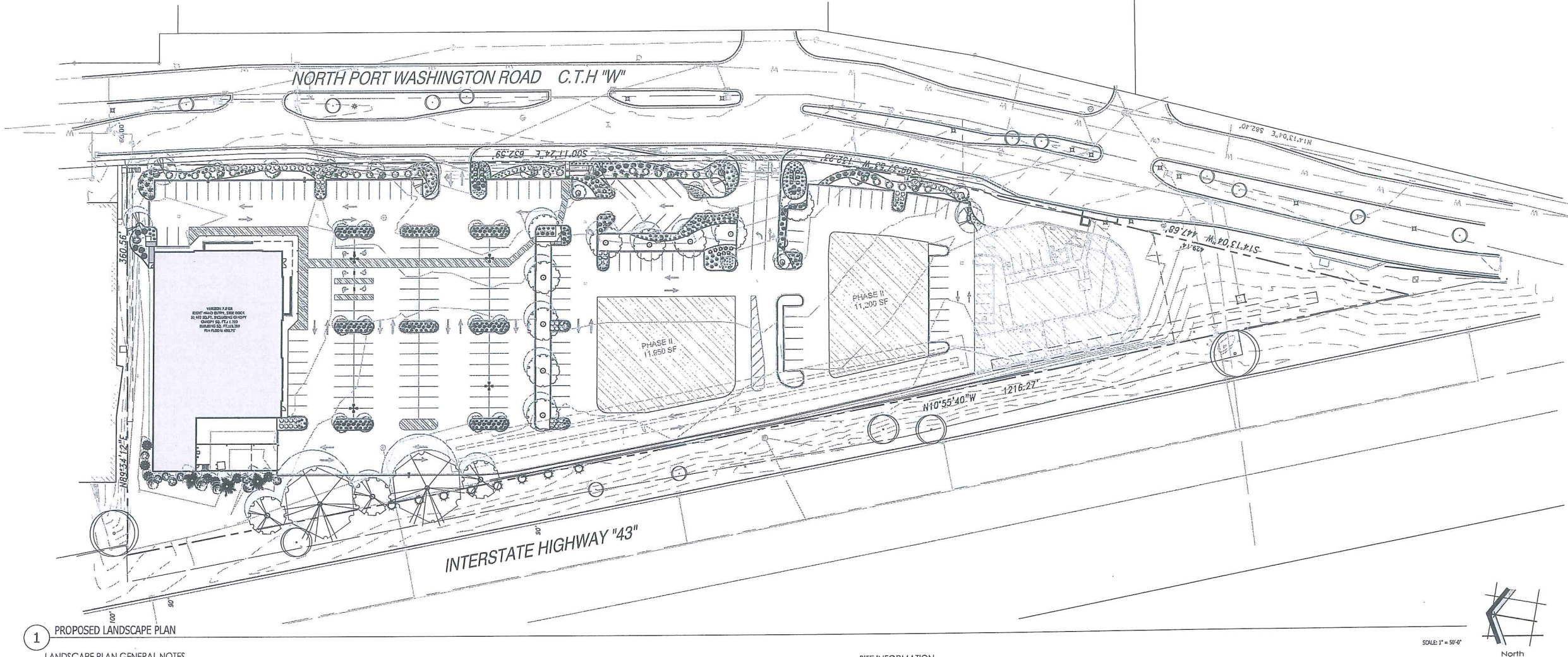
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ARCHITECT.

Sheet Title:

PROPOSED OVERALL
LANDSCAPE PLAN,
AND GENERAL NOTES

Date of Drawing:	07/17/18
Scale:	1" = 30'-0"
Drawn By:	MCD
Job Number:	L18-068
Sheet Number:	

LSP1.1



1 PROPOSED LANDSCAPE PLAN

LANDSCAPE PLAN GENERAL NOTES

- ** PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. **
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITY ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SPECIFIED FOR THE NICOLET HIGH SCHOOL REDEVELOPMENT (AND ALDI FOOD STORE #XX) PROJECT PLANTING TABLES (LSP1.1) SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
 - ALL DEVIATIONS FROM THE APPROVED NICOLET HIGH SCHOOL REDEVELOPMENT (AND ALDI FOOD STORE #XX) PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
 - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
 - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 - ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
 - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUIED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.4 FOR FURTHER INFORMATION.
 - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
 - ALL PERENNIAL ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.4 FOR FURTHER INFORMATION.

- PER EVERY 100 SQUARE FEET ADD:
ONE - 2 CUBIC FOOT BALE OF PEAT MOSS. 2 POUNDS OF 5-10-5 GARDEN FERTILIZER. 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 - PER ALDI SPECIFICATIONS, TWO LAYERS OF WEED BARRIER MADE FROM FIBERGLASS AND ULTRAVIOLET LIGHT RESISTANT MATERIAL SHALL BE PLACED IN ALL PLANTING BEDS UNDERNEATH SHREDDED BARK MULCH. MAKE PROPER OPENINGS FOR ALL PLANT MATERIAL TO ALLOW FOR GROWTH AND PLANT SURVIVABILITY.
 - LAWN INSTALLATION: PER ALDI SPECIFICATIONS, CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (4" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER). APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PER ALDI SPECIFICATION REQUIREMENTS:
METHOD OF INSTALLATION BE SEED BY BROADCAST SPREADER METHOD; ALL SEEDING OPERATIONS SHALL BE PERFORMED IN SUCH A MANNER THAT THE SEED IS APPLIED IN THE SPECIFIED QUANTITIES EVENLY DISTRIBUTED THROUGHOUT THE AREA SOWN AND UNIFORMLY TEXTURED LAWN. IN THE DESIGNATED TURF GRASS AREAS, APPLICATION FERTILIZER SHALL BE PLACED AT A MINIMUM OF 80 POUNDS PER ACRE AND SEED AT A MINIMUM OF 200 POUNDS PER ACRE. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. PROVIDE A 100% BIODEGRADABLE WOOD FIBER EROSION CONTROL BLANKET AND E-STARLES. A 100% BIODEGRADABLE TURF STAPLE FOR ALL TURF AREAS, SUCH THAT IT PROVIDES TEMPORARY PROTECTION FOR TURF GRASS SEED AND TOPSOIL DURING THE GERMINATION AND ROOT SYSTEM DEVELOPMENT STAGE. SPECIFIED BLANKET: CURLEX 1 CL BLANKET AND E-STARLES FROM AMERICAN EXCELSIOR COMPANY - LOCAL SUPPLIER: REINDER'S (800) 785-3301. A CURLEX EROSION CONTROL MATTING AND E-STARLES SHOULD BE USED IN SWALES AND STEEP GRADES WITH SLOPES GREATER THAN THREE (3) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL RISE AND WHERE APPLICABLE.
 - REQUIRED SEED MIXES:
DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER INFORMATION
 - DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.
 - ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPARENT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
 - MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
1. NECESSARY IRRIGATION (IF REQUIRED)
2. INTEGRATED PEST MANAGEMENT
3. PROPER FERTILIZATION
4. TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED,
5. REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
6. WEED MANAGEMENT AND BED CARE.

SITE INFORMATION

USDA PLANT HARDINESS ZONE	Sb (-15 to -10 Degrees F)
LOT ZONING	S-1 - Special (Institutional) District
LOT AREA	260,333 SQ. FT. (5.98 Acres)
SITE BUILDING AREA (ALDI FOOD STORE)	20,492 SQ. FT.
TOTAL IMPERVIOUS	xxxxxx SQ. FT. (xxx Acres)
TOTAL GREENSPACE	xxxxxx SQ. FT. (xxx Acres)
SITE LANDSCAPE PERCENTAGE	xxxx%
TOTAL PARKING STALLS	xxx STALLS

DESIGN COMPLIANCE. THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE CITY OF GLENDALE LANDSCAPE REQUIREMENTS SET FOR IN SECTION 13.1.12 SITE REGULATIONS; 13.1.15 SCREENS AND BUFFERS; 13.1.174 SITE PLAN APPROVAL; SIGN LANDSCAPING PERPENDICULAR TO THE STREET; 13.1.122 EXTERNAL LIGHTING, GLARE AND HEAT
CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY/VILLAGE/TOWN OF XXXXXXX. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF GLENDALE

EXISTING CONDITIONS GENERAL NOTES

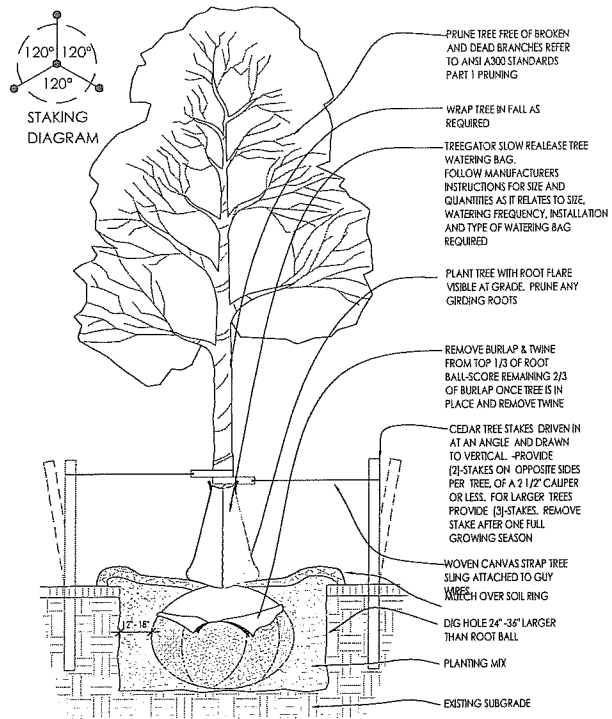
- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.
- INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOT LINE
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

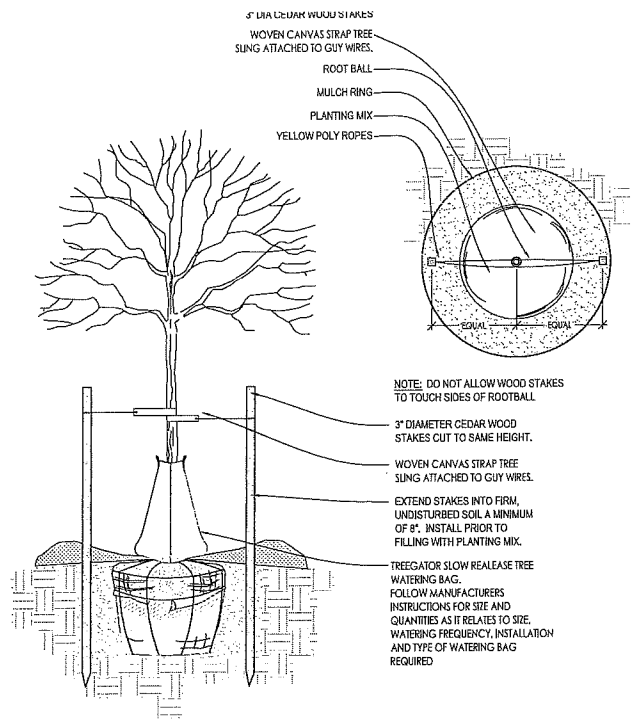
UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (877) 500-9992 www.DiggersHotline.com OR
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Know what's below. Call before you dig.

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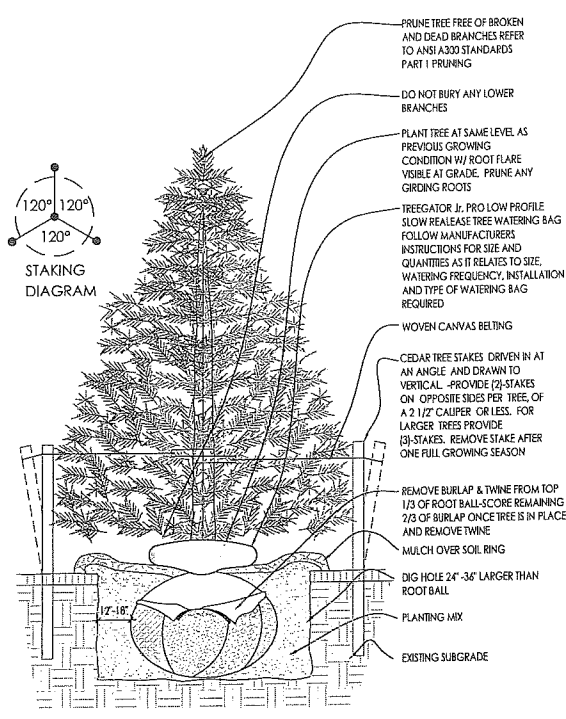
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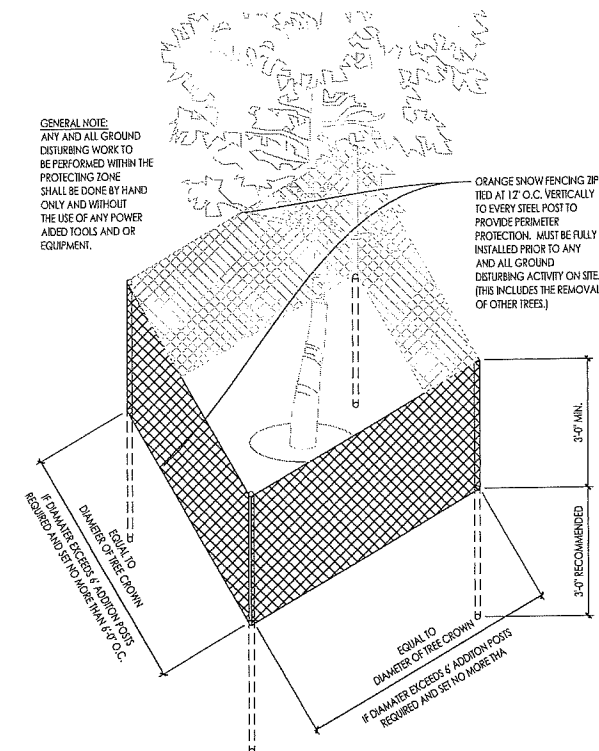
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



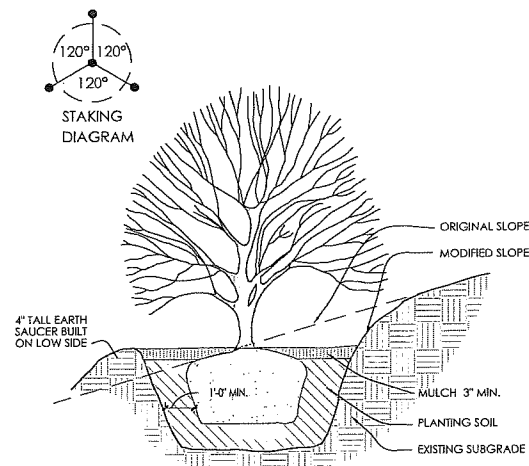
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



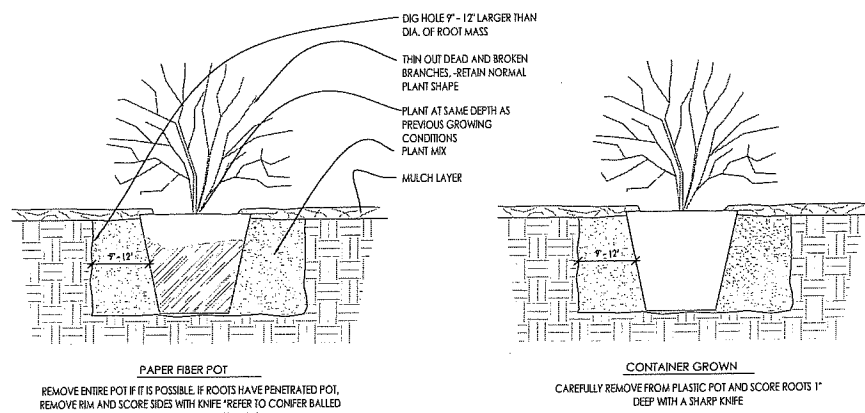
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



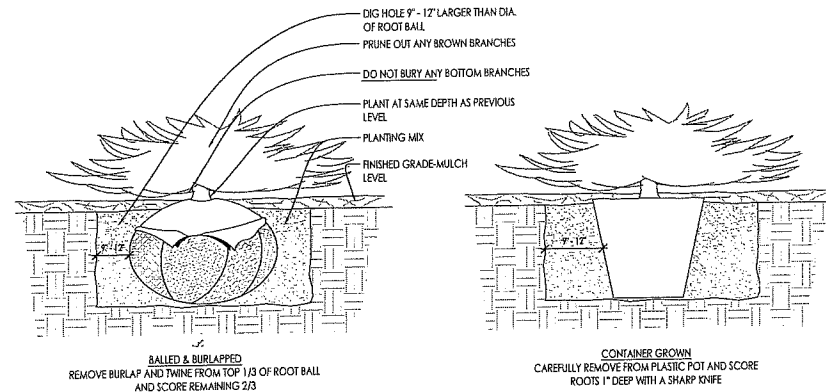
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



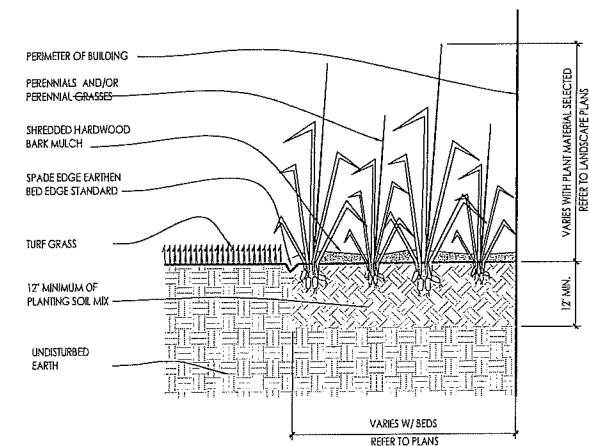
5 SLOPE PLANTING DETAIL SCALE: NONE
REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



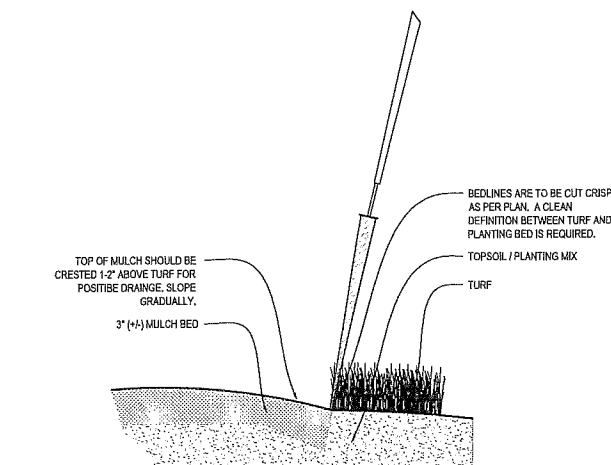
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



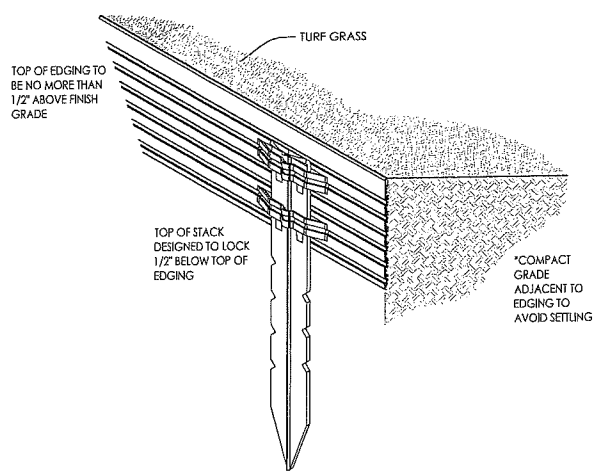
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



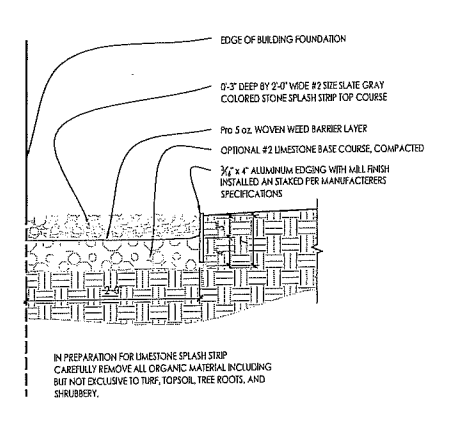
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2\"/>



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1\"/>

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mdavis@insitedesigninc.com

Project:
**NICOLET HIGH SCHOOL
REDEVELOPMENT**
North Port Wahington Rd
Glendale, WI 53209

Issuance and Revisions:		
Date	Number	Description
07/16/18		Client Review Submittal
07/17/18		Plan Commission Submittal

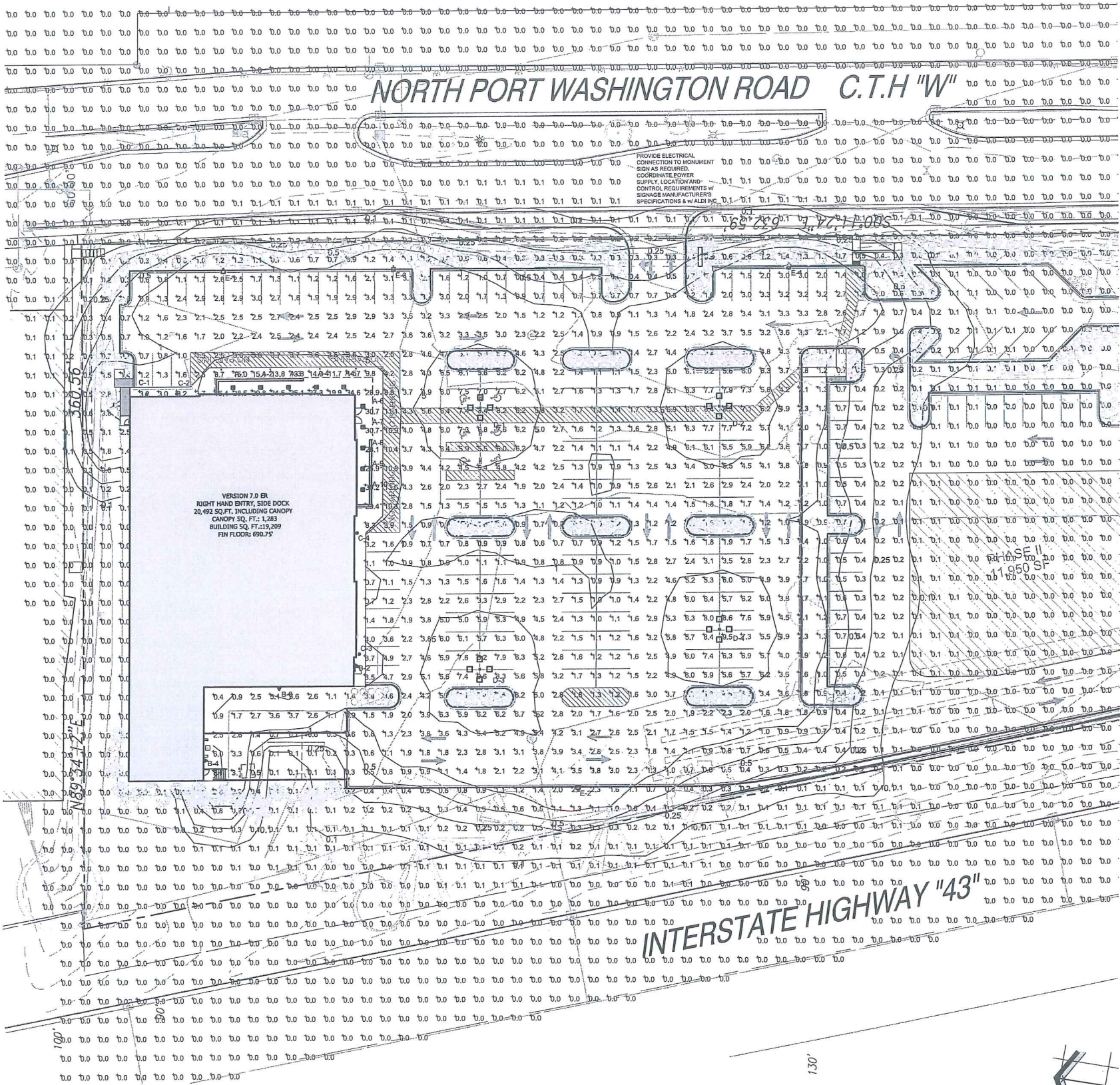
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Sheet Title:
**PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS**
Date of Drawing: 07/17/18
Scale: As Noted
Drawn By: MCD
Job Number: L18-068
Sheet Number:

LSP1.2

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L18-068 - NICOLET HIGH SCHOOL, REDEVELOPMENT - 07/17/2018



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN - ALDI FOOD STORE #XX

EXISTING CONDITIONS GENERAL NOTES:

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES (E.G. WATER, SEWER, TELECOMMUNICATION) AND ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.

PHOTOMETRIC GENERAL NOTES:

- BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
- THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTIC DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
- IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

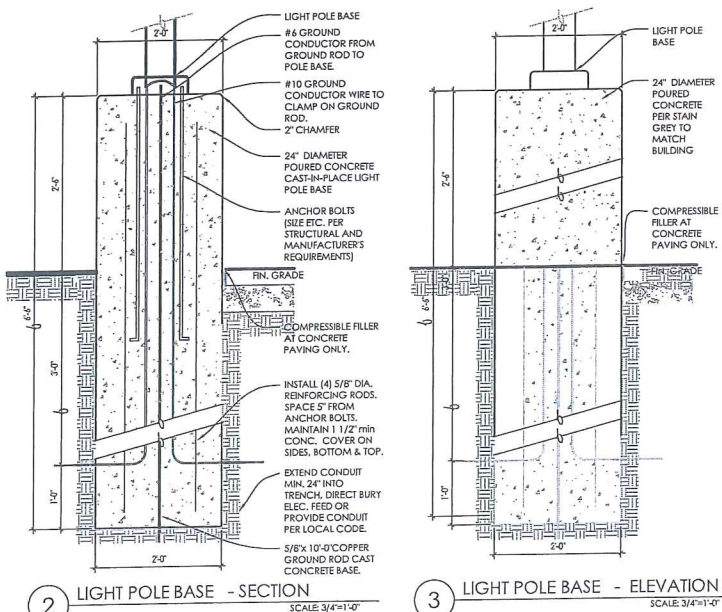
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TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (877) 500-9572 www.DiggersHotline.com

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2 LIGHT POLE BASE - SECTION
3 LIGHT POLE BASE - ELEVATION

ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

- ALL NEW POLE MOUNTED FIXTURES (HEADS AND TENONS) AND NEW 20'-0" SQUARE LIGHT POLES w/ SILVER FINISH ARE TO BE INSTALLED ON NEW POURED CONCRETE LIGHT POLE BASE FOUNDATIONS
- ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
- ALL PROPOSED AREA / FLOOD FIXTURE HEADS ARE TO BE ISENA DARK-SKY COMPLIANT AND TO HAVE FULL CUTOFF HOUSE SIDE SHIELDING HARDWARE WHERE REQUIRED. W/ OPTIONAL PHOTOCCELL CONTROL.
- ALL PROPOSED AREA / FLOOD ARE TO BE INSTALLED WITH RNEMA PHOTOCCELL CONTROL.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT MOUNTING HEIGHTS OF ALL BUILDING MOUNTED FIXTURES

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	10	CPY250-A-DI-MF-C-UL-CS	Cree CPY250 Canopy / Soffit Luminaire w- Flat Lens, 122W, 5700K Platinum Silver Factory Finish, Provide Canopy Mounting Plate	72 type XTE AWT LEDs on white square PCB, 5700K color temperature.	CPY250-A-xx-F-A-UL-xx-57K_RESTL-2013-0002.les	Absolute	1.00	434
	B	4	XSPW-A-0-3-M-C-UL-CS	Cree XSPW Series Wallpack Luminaire, Type III Medium, 5700K, C Input Power Designator, Platinum Silver factory Finish, U.L. listed for Wet Locations	4 type MDA LEDs	XSPWAX3FC-U_RESTL-2014-0018.les	Absolute	1.00	427
	C	4	PROGRESS: P5642-32030K P8758-31	CONFIGURED FROM PROGRESS: P5642-3030K9 6" Dia. up/down wall mount LED cylinder with LEDs moved closer to opening. Platinum Silver Factory Finish with top cover lens cover	CONFIGURED FROM 40-Nichia LEDs 3000K	P5642-3030K_160002.0.ies	Absolute	1.00	58
	D	4	OSQ A NM 4ME A 57K-UL-SV w/OSQ-DA-SV, CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 5700K, NEW concrete base	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A xx 4ME A w- OSQ 57K_CONFIGU RED.les	Absolute	1.00	448
	E	4	OSQ A NM 4ME A 57K-UL-SV w/OSQ-BSLMF-DA-SV, CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium w/ Backlight Shield, A Input Power Designator, 5700K, NEW concrete base	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A xx 4ME A w- OSQ-BSLMF 57K_CONFIGU RED.les	Absolute	1.00	112
STATISTICS									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max
Calc Zone #6	+	0.7 fc	38.2 fc	0.0 fc	N / A	N / A	-1.0	2.2	0.0:1
LUMINAIRE NOTES									

INSITE
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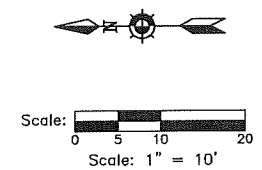
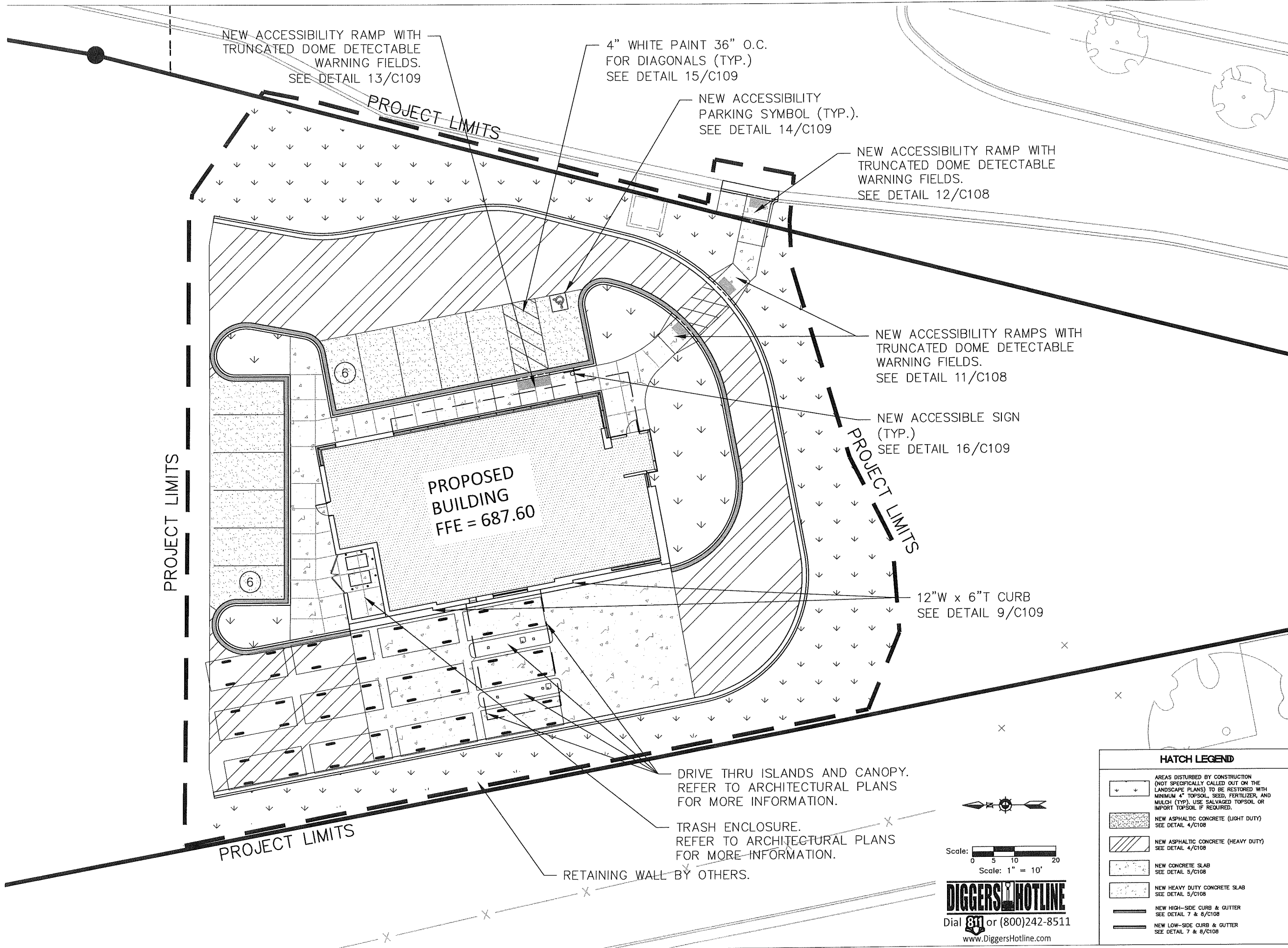
PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

Date of Drawing: 07/17/18
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L18-068
Sheet Number:

PH01.1

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L18-068 - NICOLET HIGH SCHOOL REDEVELOPMENT - 07/17/2018



HATCH LEGEND	
	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) SEE DETAIL 4/C108
	NEW ASPHALTIC CONCRETE (HEAVY DUTY) SEE DETAIL 4/C108
	NEW CONCRETE SLAB SEE DETAIL 5/C108
	NEW HEAVY DUTY CONCRETE SLAB SEE DETAIL 5/C108
	NEW HIGH-SIDE CURB & GUTTER SEE DETAIL 7 & 8/C108
	NEW LOW-SIDE CURB & GUTTER SEE DETAIL 7 & 8/C108

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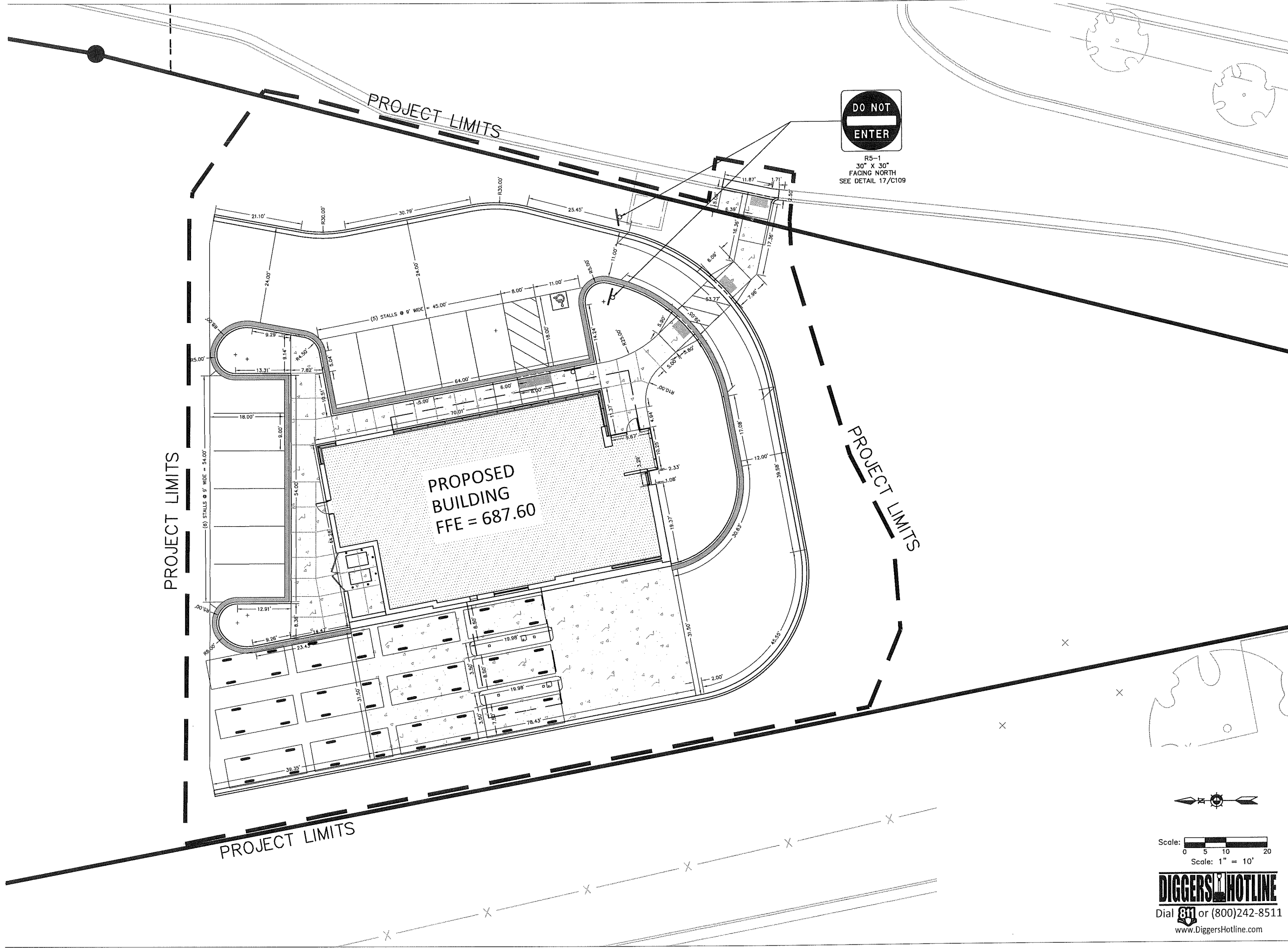
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SITE PLAN

Sheet No. **C102**



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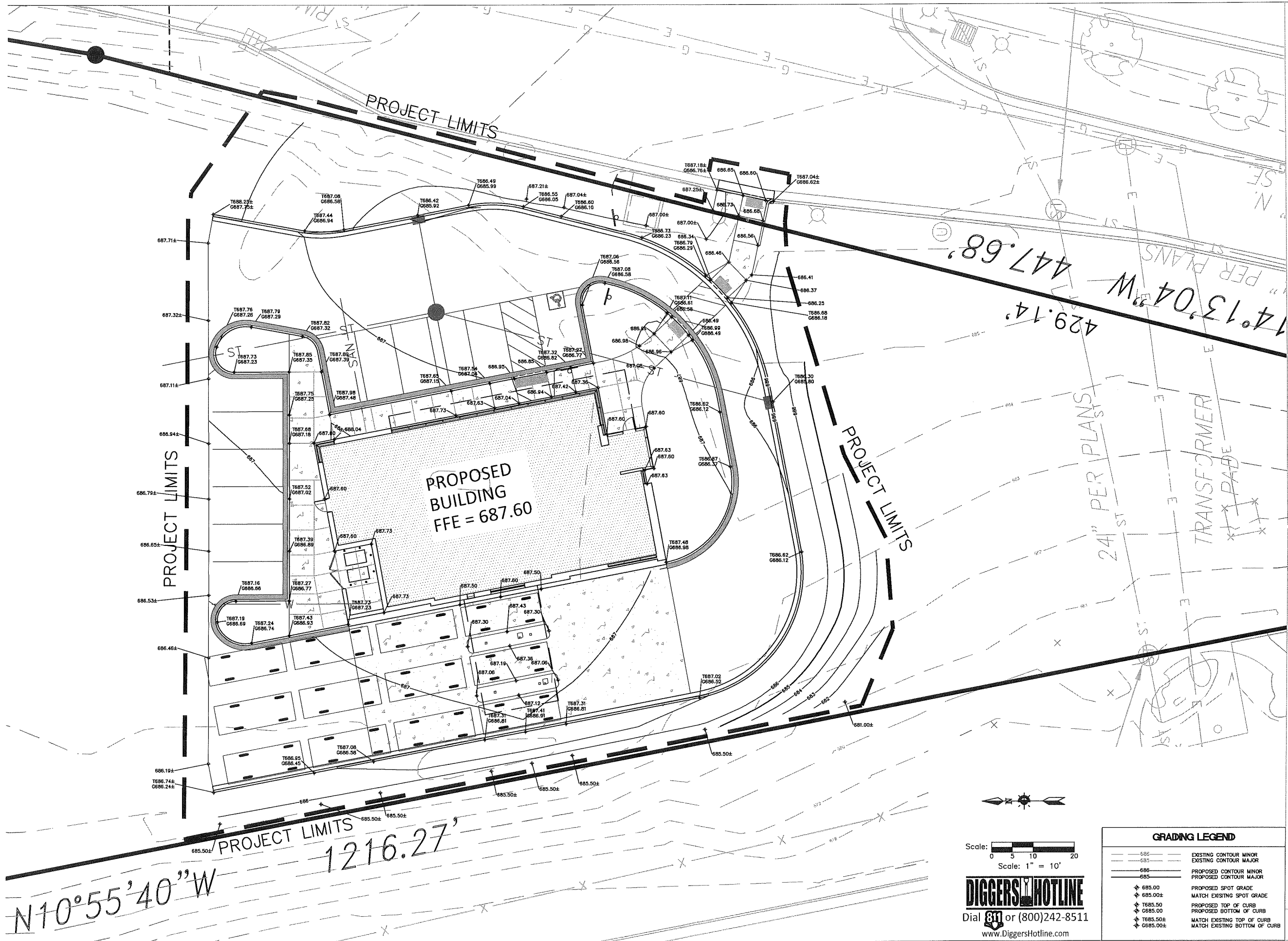
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**SITE GEOMETRIC
& TRAFFIC
CONTROL PLAN**

Sheet No. **C103**



Scale: 0 5 10 20
Scale: 1" = 10'

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GRADING LEGEND	
---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED CONTOUR MAJOR
◆ 685.00	PROPOSED SPOT GRADE
◆ 685.50±	MATCH EXISTING SPOT GRADE
◆ 685.50	PROPOSED TOP OF CURB
◆ 685.00	PROPOSED BOTTOM OF CURB
◆ 685.50±	MATCH EXISTING TOP OF CURB
◆ 685.00±	MATCH EXISTING BOTTOM OF CURB

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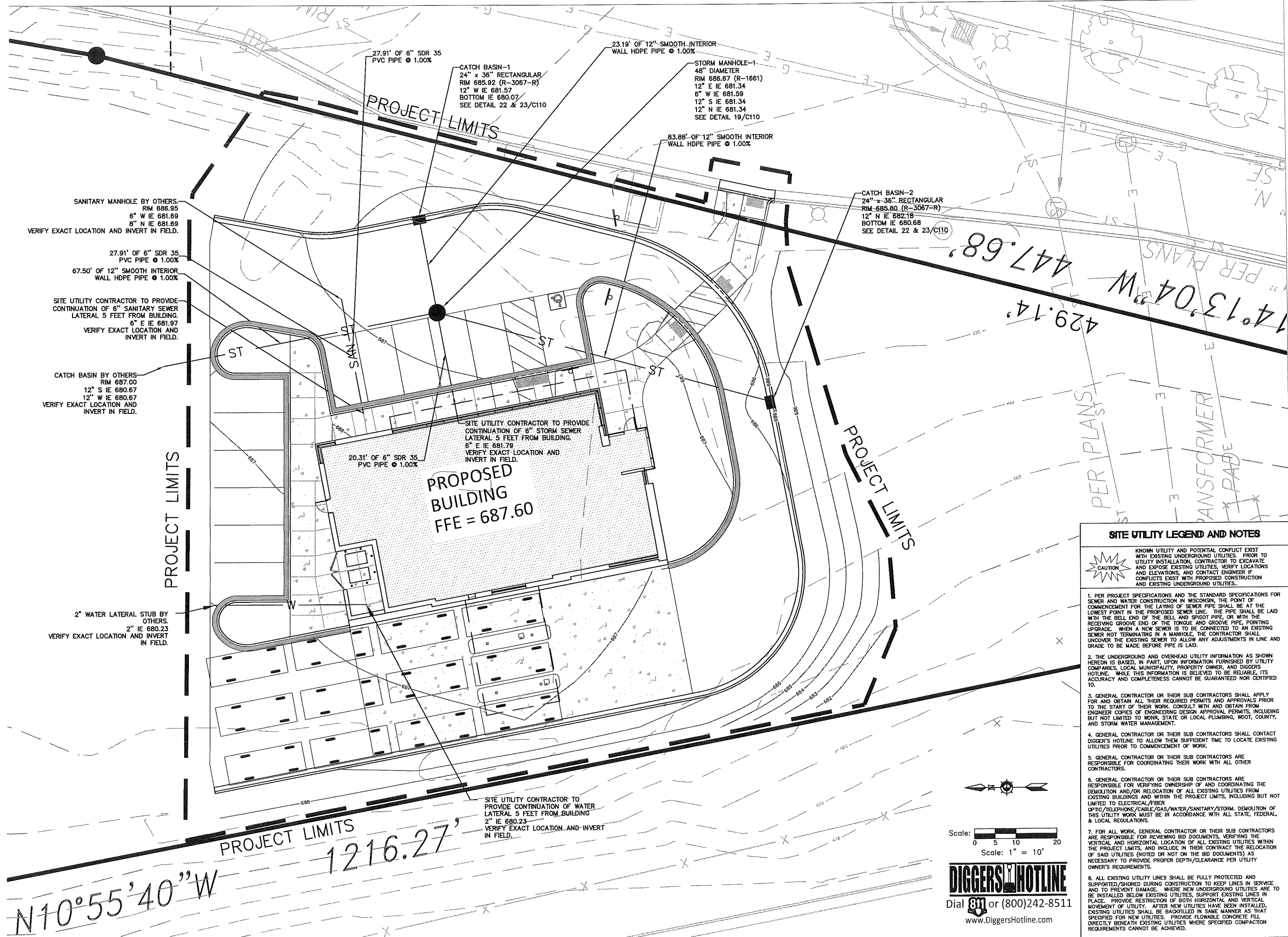
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GLENDALE, WI
Issue Date 07/13/2018

SITE GRADING
PLAN

88242
RCA Project No.:
Sheet Title

Sheet No. C104



SITE UTILITY LEGEND AND 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 UPWARD. 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 WDM, STATE OR LOCAL PLUMBING, WDW, 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.

8. ALL EXISTING UTILITY LINES SHALL BE FULLY PROTECTED AND SUPPORTED/SHORED DURING CONSTRUCTION TO KEEP LINES IN SERVICE AND TO PREVENT DAMAGE. WHERE NEW UNDERGROUND UTILITIES ARE TO BE INSTALLED BELOW EXISTING UTILITIES, SUPPORT EXISTING LINES IN PLACE. PROVIDE RESTRICTION OF BOTH HORIZONTAL AND VERTICAL MOVEMENT OF UTILITY. AFTER NEW UTILITIES HAVE BEEN INSTALLED, EXISTING UTILITIES SHALL BE BACKFILLED IN SAME MANNER AS THAT SPECIFIED FOR NEW UTILITIES. PROVIDE FLOWABLE CONCRETE FILL DIRECTLY BENEATH EXISTING UTILITIES WHERE SPECIFIED COMPACTION REQUIREMENTS CANNOT BE ACHIEVED.

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Scale: 1" = 10'

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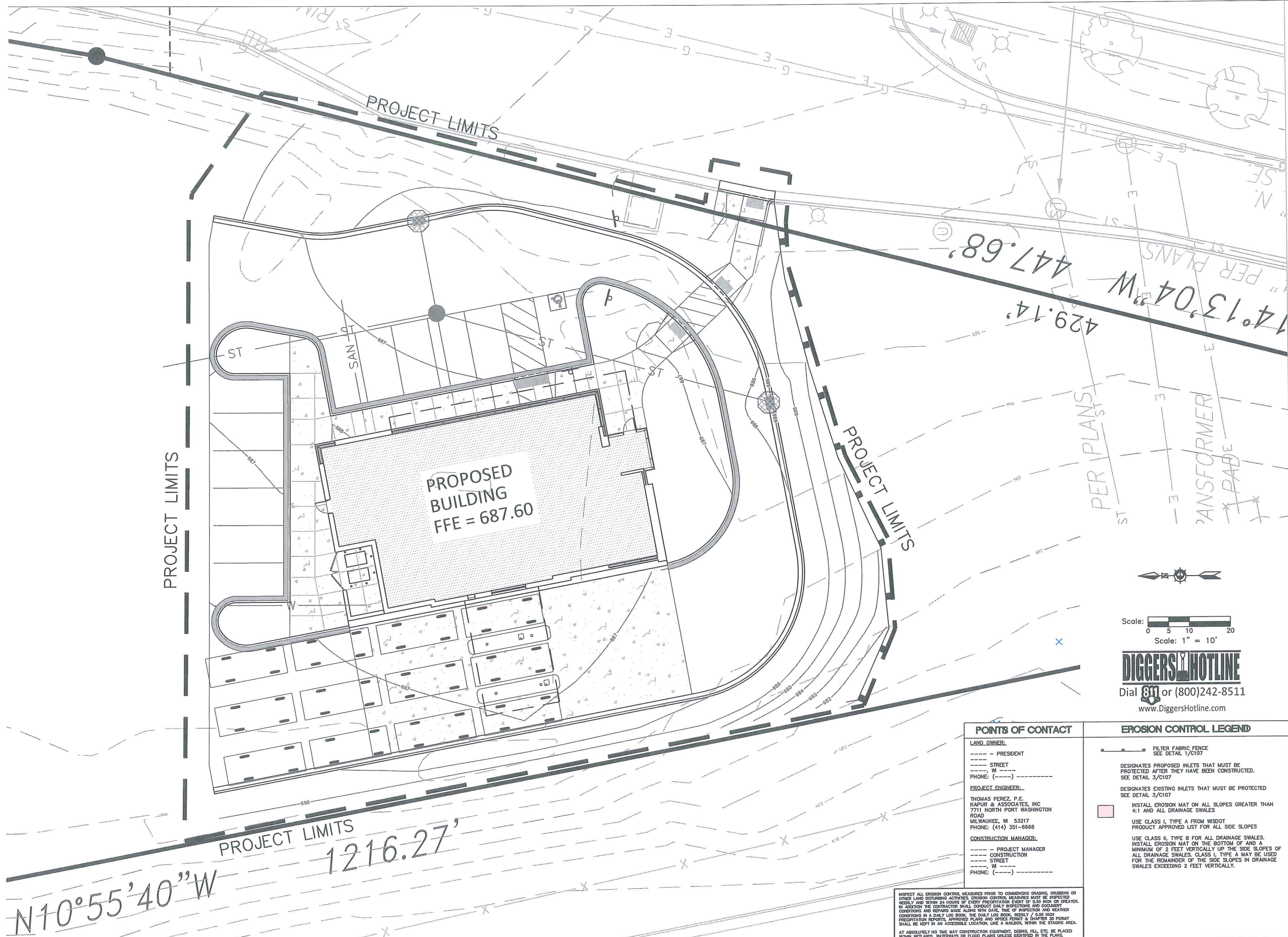
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SITE UTILITY PLAN

Sheet No. **C105**



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----- STREET
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CONSTRUCTION MANAGER:
----- PROJECT MANAGER
----- CONSTRUCTION
----- STREET
----- WI
PHONE: (-----)

EROSION CONTROL LEGEND

----- FILTER FABRIC FENCE
SEE DETAIL 1/C107

DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
SEE DETAIL 3/C107

DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED
SEE DETAIL 3/C107

INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES

USE CLASS I, TYPE A FROM WISDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES

USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, MINIMUM 1/2" X 8 1/2" INCH PRECIPITATION REPORTS, APPROVED PLANS AND VEHICLE PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION LIKE A HANGAR, WITHIN THE STAGING AREA. AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

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SITE EROSION CONTROL PLAN

Sheet No. C106

EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER MONR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

A. INLET PROTECTION SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET.

B. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

C. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

D. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

E. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

F. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

G. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

H. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

I. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

J. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

K. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

L. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

M. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

N. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

O. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

P. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

Q. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

R. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

S. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

T. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

U. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

V. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

W. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

X. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

Y. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

Z. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS FOR MONR TECHNICAL STANDARD 1059 AS FOLLOWS:

A. ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS LISTED FOR INLET PROTECTION. GEOTEXTILE FABRIC TYPE FF IN THE CURRENT EDITION OF THE MONR PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE P.A.L. PLEASE REFER TO THIS WEBSITE:
<http://www.wisconsin.gov/transportation/standards/monr-standards.html>

B. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

C. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

D. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

E. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

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X. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

Y. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

Z. INLET PROTECTION SHALL BE MAINTAINED AS SHOWN ON THE PLAN SHEET.

3. A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO PREVENT OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER MONR TECHNICAL STANDARD 1057 AS FOLLOWS:

A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 8 INCH CLEAR OR WASHED STONE. ALL MATERIAL BE RETAINED BY 3 INCH SIEVE.

B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED. TRACKING PADS WILL BE UNDERLAIN WITH WADOT TYPE R GEOTEXTILE FABRIC.

C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EXCESS POND (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.

D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.

E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.

F. THE TRACKING PAD SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 0.50 INCH OR MORE DURING A 24-HOUR PERIOD.

G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 1" OF SEDIMENT OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

4. THE CONSTRUCTION SITE PERIMETER AND TOPSOIL MEASURES AS INDICATED ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER MONR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

A. SILT FENCE ENDS SHALL BE EXTENDED UPLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.

B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.

C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL, OR WOOD SUPPORT POSTS.

D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.

E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.

F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND ANCHORED JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.

G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.

H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 18 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 4 INCH DEEP TRENCH, OR 8 INCH DEEP TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY DEEPER THAN 18 INCHES.

I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.

J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1058.

K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.

L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION. THE ROOT CUTTING WITHIN A RADIUS OF 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.

M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.

N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 0.50 INCH OR MORE DURING A 24-HOUR PERIOD.

O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.

P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSIT REACH 1/2 THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-USE-RELATED ACTIVITIES MAY NOT BE CONDUCTED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEEDS AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER MONR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.

B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.

C. THE SOIL SHALL HAVE A PH RANGE OF 5.0 TO 8.0.

D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATP 20.01 REGARDING NURSERY NEED SEED CONTENT AND LABELING.

E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.

F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL, THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT OR CEREAL RYE APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.0 TONS/ACRE. SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 55 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW GOES ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE MONR.

G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.

H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.

I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDING AND MULCHED SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.50 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL EROSION IS DEEMED ESTABLISHED OR THE SOIL IS LAND REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.

J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDING AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.

K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.

L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.

M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.

N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE OVERSEED AREAS, TECHNICAL STANDARDS 1053 AND 1056 SHALL BE FOLLOWED.

O. WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.

P. SEEDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOOPPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.

7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.

8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

1. OBTAIN PLAN APPROVAL FROM THE CITY OF GLENDALE, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.

2. CONSTRUCTION IS SCHEDULED TO BEGIN IN FALL OF 2018, DEPENDENT ON WEATHER & GROUND CONDITIONS.

3. A GRAVEL TRACKING PAD UNDERLAIN WITH WADOT TYPE R GEOTEXTILE FABRIC, ALONG WITH A TEMPORARY CULVERT IF NECESSARY AS SHOWN ON THE PLANS, BE INSTALLED PRIOR TO CONSTRUCTION OF THE ROADWAY DITCH AS NECESSARY. IF INSTALLED, THE TEMPORARY CULVERT SHALL BE REMOVED AT END OF CONSTRUCTION ACTIVITIES. IF INDICATED ON PLANS, INSTALL CONSTRUCTION FENCE AND ANY TEMPORARY TRAFFIC CONTROL.

4. SILT FENCE AND INLET FILTER PROTECTION SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.

5. SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.

6. CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.

7. TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOOPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY OUT. STOOPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOOPILES WILL BE REMOVED FROM THE SITE.

8. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.

9. AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/PLANTING/MULCHING AND INSTALLED EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.

10. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER MONR TECHNICAL STANDARD 1058. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANTI-EROSION POLYACRYLAMIDE CONFORMING TO MONR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE REQUIREMENTS IN TABLE 1 BELOW.

11. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.

12. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES, INLET FILTER PROTECTION, AND TRIANGULAR SILT DICES SHALL BE REMOVED, AND ACCUMULATED SEDIMENT IN THE SEDIMENT BASIN/STORM WATER POND SHALL BE PROPERLY DISPOSED OF. IN ADDITION, THE CONTRACTOR MUST ENSURE THAT THE STORM WATER POND IS RETURNED TO THE SLOPES AND GRADES SHOWN ON THE PROJECT PLANS AND DETAILS.

13. IF REQUIRED, FINAL 45-DEGREE SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.

14. BARE SOIL LEFT UNSTABILIZED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER MONR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 12 ABOVE.

15. WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE. HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED OR STABILIZATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND MONR.

DEWATERING PLAN

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED MONR TECHNICAL STANDARD 1061.

2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS, OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER SENSITIVE WATER AREAS.

3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET, HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm, HAS A GRAB TENSILE STRENGTH OF 300 LBS, MULLION BURST OF 500 P.S.F., PERMEABILITY OF 0.2 CM/SEC, FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DRAINAGE FLOW AREA SHALL CONSIST OF WELDED AND UNWELDED SEAMS.

4. POLYMER APPROVED BY THE MONR MEETING MONR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENT. THE CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEET (MSDS) FOR MONR BEFORE USE ON-SITE FOR MONR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEET (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND MONR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S AND MONR'S APPLICATION RATES FOR THE POLYMER, WITH MONR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE. THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.

5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.

6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCING SEDIMENT FROM GRADE.

7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG (VOLUME COMMON SENSE - SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED).

8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:

A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.

B. OBSERVED WATER TABLE AT TIME OF DEWATERING.

C. MAINTENANCE ACTIVITIES.

D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE, APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER, DATE AND TIME APPLIED.

E. WEATHER CONDITIONS DURING APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR MONR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND HAVE AVAILABLE UPON REQUEST.

REVIEW THE FOLLOWING FOR MORE INFORMATION:

MONR TECHNICAL STANDARD 1061 FOR DEWATERING - <http://www.wisconsin.gov/transportation/standards/monr-standards.html>

MONR TECHNICAL STANDARD 1051 FOR POLYMER - <http://www.wisconsin.gov/transportation/standards/monr-standards.html>

TABLE 1 - MAXIMUM PERIOD OF BARE SOIL FOR SLOPES GREATER THAN 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS

TABLE FROM WI DNR GUIDANCE DOC # 3800-2015-06

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION, THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS IMPROVE PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, USE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/USACE.

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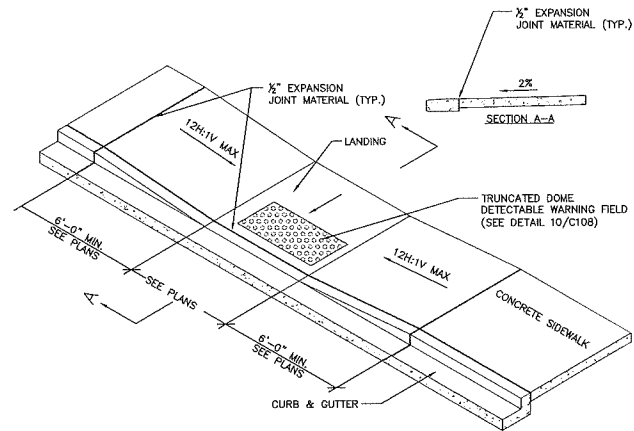
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GLENDAL, WI
Issue Date 07/13/2018

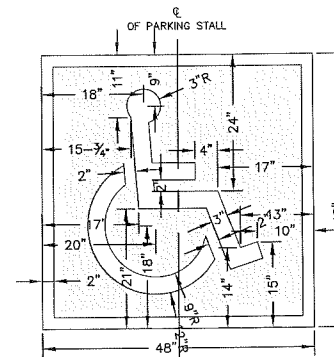
SITE DETAILS

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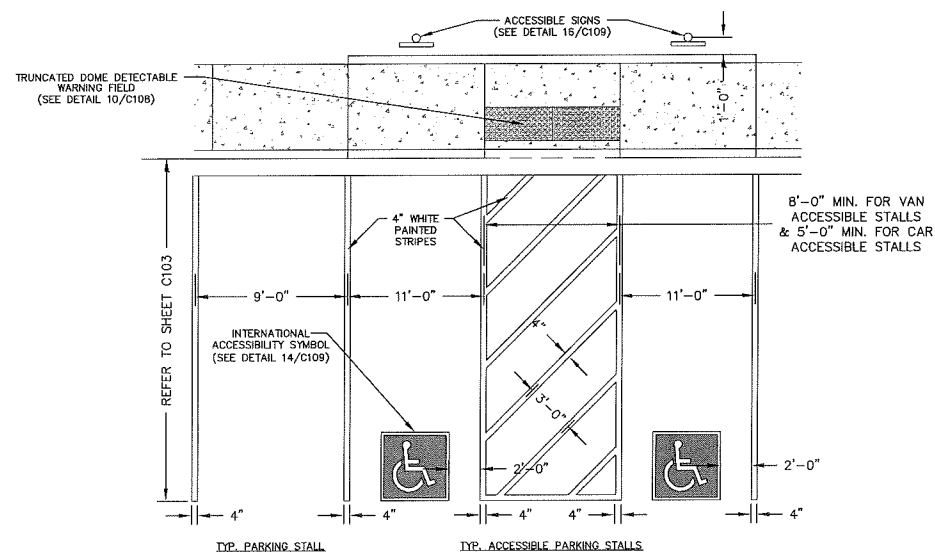
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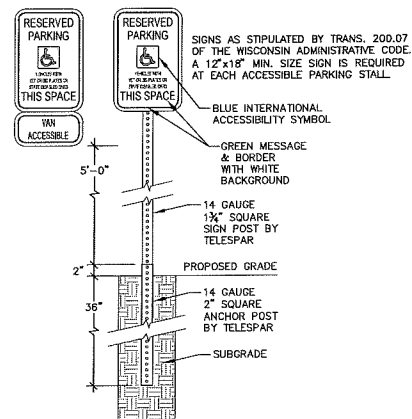
13 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED
DOME DETECTABLE WARNING FIELD
N.T.S.



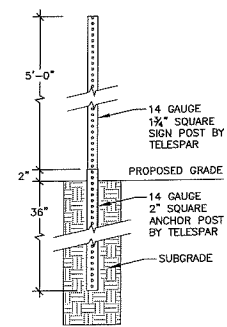
14 INTERNATIONAL ACCESSIBILITY SYMBOL
FOR PARKING STALLS
N.T.S.



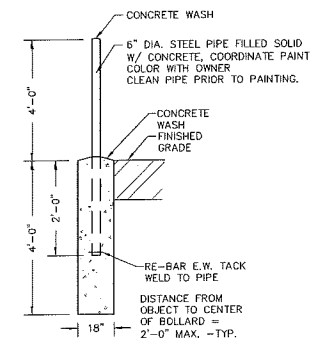
15 ACCESSIBLE PARKING STALL MARKING
N.T.S.



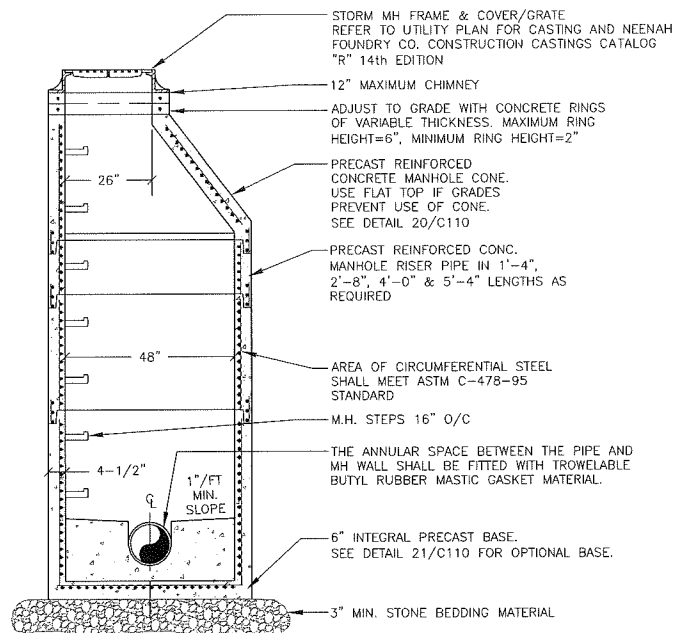
16 ACCESSIBLE PARKING STALL SIGN
N.T.S.



17 SIGN POST DETAIL
N.T.S.



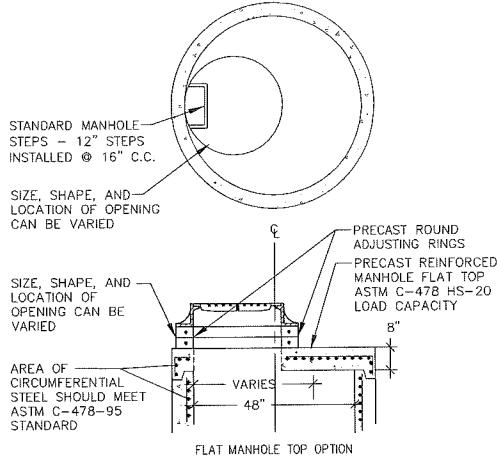
18 STEEL BOLLARD
N.T.S.



STORM MANHOLE NOTES:

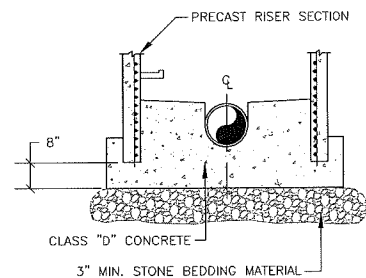
- 1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
- 2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
- 3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
- 4.) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
- 5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

19 STORM MANHOLE DETAIL
N.T.S.

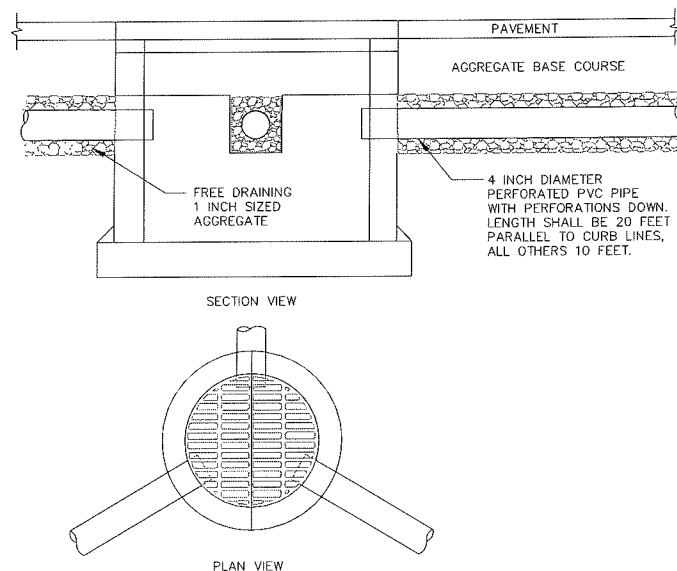


NOTE: USE ONLY WHEN LACK OF COVER PREVENTS USE OF CONE MANHOLE

20 OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER
N.T.S.



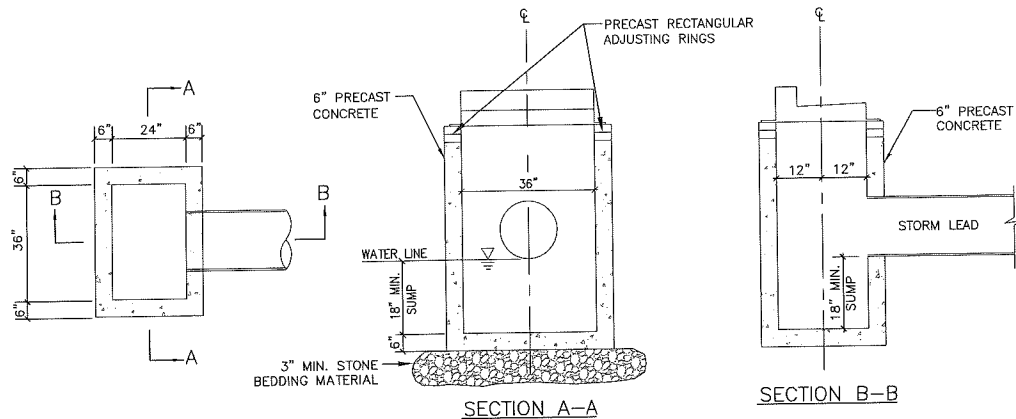
21 OPTIONAL POURED MANHOLE BASE FOR MANHOLES
N.T.S.



NOTE: A MINIMUM OF TWO STUB DRAINS SHOULD BE PLACED AT EACH CATCH BASIN. THE STUB DRAINS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF VEHICLE TRAVEL TO MINIMIZE THE POTENTIAL FOR "FROST BUMPS" WHICH MAY OCCUR BECAUSE OF DIFFERING DEPTHS OF FILL MATERIAL. IN ADDITION, PLEASE NOTE THAT THIS DETAIL IS INTENDED AS A TYPICAL DETAIL ONLY AND CERTAIN CONSTRUCTION CONSIDERATIONS MAY LIMIT ITS DUPLICATION IN THE FIELD. HOWEVER, AN APPROXIMATION OF THESE CONDITIONS SHOULD MINIMIZE EXCESSIVE BUILD-UP OF WATER IN THE AGGREGATE BASE COURSE IN THE AREA OF THE CATCH BASINS.

REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION ON PAVEMENT SUBDRAINAGE.

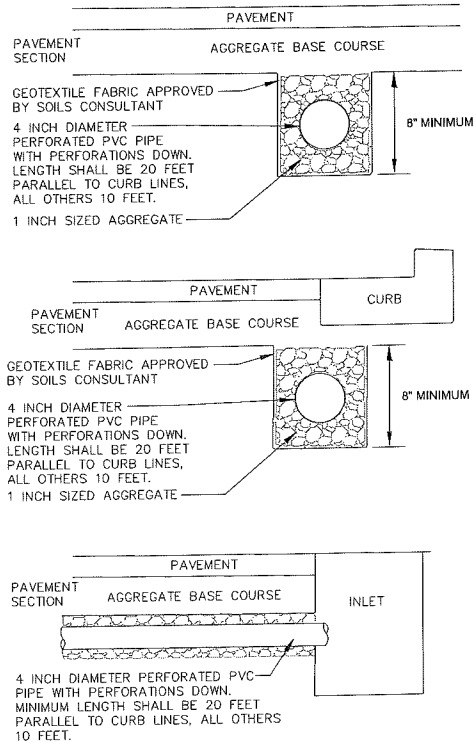
23 PAVEMENT DRAINTILE SUBDRAINAGE SYSTEM
N.T.S.



MANUFACTURED TO WISCONSIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS

NOTE: REFER TO SITE UTILITY PLAN FOR FRAME & GRATE.

22 24" X 36" STORM CATCH BASIN WITH GUTTER INLET/CURB BOX FRAME & GRATE
N.T.S.



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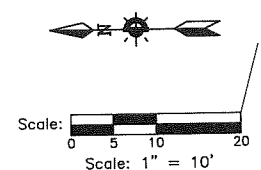
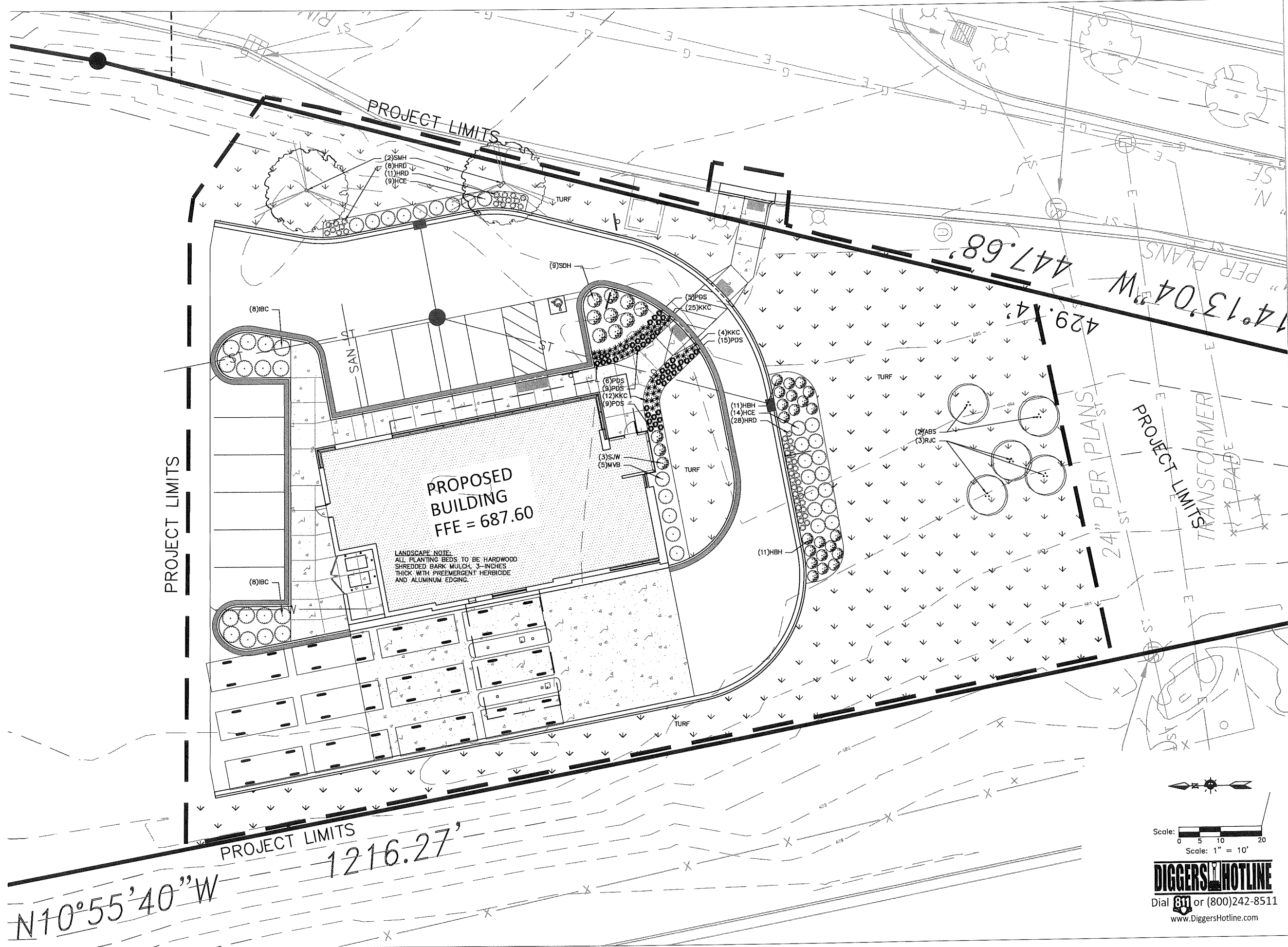
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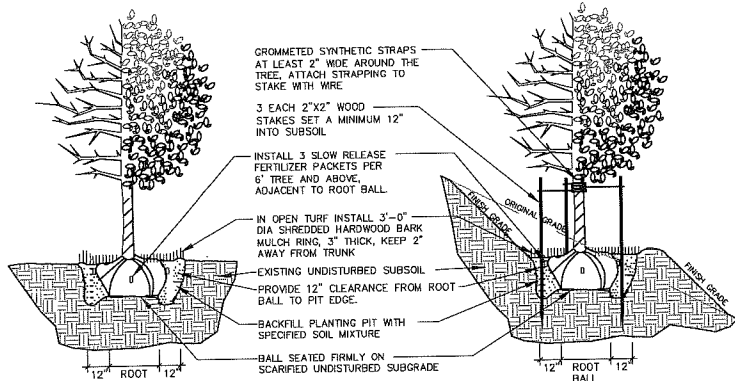
SITE LANDSCAPE PLAN

L101

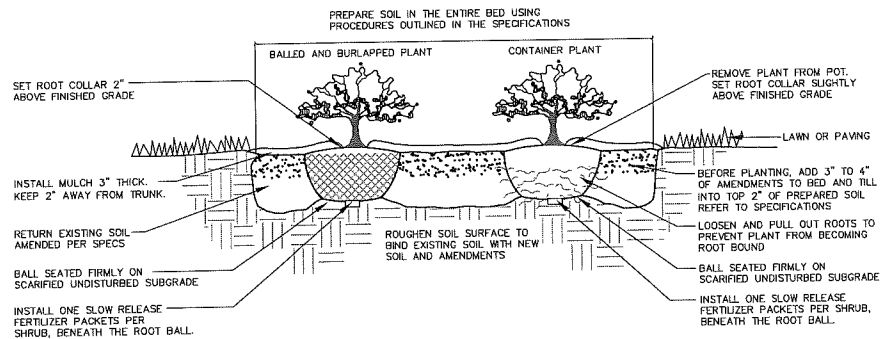
Plant Schedule							
	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size	Comment
						Maturity in ft. (Height/Spread)	
Deciduous Trees							
ABS	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2	Per Plan	1.5" caliper B&B	20'/20'	
SMH	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2	Per Plan	2" caliper B&B	50-80'/35'	
RJC	Malus 'Jewelcole' PP3,267	Red Jewel Crabapple	3	Per Plan	1.5" caliper B&B	20'/15'	
Deciduous Shrubs							
HBH	Lonicera periclymenum 'Honeybush'	Honeybush Honeysuckle	22	Per Plan	24" tall cont.	2'/3-4'	
HCE	Cotoneaster lucidus	Hedge Cotoneaster	23	Per Plan	24" tall cont.	8-10'/8-10'	Maintain at 36" hedge
IBC	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	16	Per Plan	#3 cont.	2-3'/4-5'	
MVB	Buddleia 'Miss Violet'	Miss Violet Butterfly Bush	5	Per Plan	#2 cont.	4-5'/4-5'	
SDH	Hydrangea quercifolia 'Sikes Dwarf'	Sikes Dwarf Oak Leaf Hydrangea	8	Per Plan	#2 cont.	2-3'/4'	
SJW	Hypericum kalmianum	St. John's Wort	3	Per Plan	#2 cont.	2-4'/2-4'	
Perennials							
KKK	Nepeta 'Kit Kat'	Kit Kat Catmint	41	Per Plan	1 gal.	18"/18-24"	
PDS	Sporobolus heterolepis	Prairie Dropseed	44	Per Plan	1 gal.	2'/18"	
HRD	Heimerocallis 'Happy Returns'	Happy Returns Daylily	53	Per Plan	1 gal.	18"/16-24"	

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.

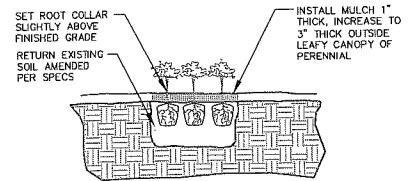
- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK MULCHES OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH WITH PREEMERGENT HERBICIDE AND ALUMINIUM 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.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- 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.
- 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.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- 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.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- 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.
- FOR INDIVIDUAL TREES PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE).
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES IN LAWN AREAS, 5'-0" DIA.
- STAKING - ONLY STAKE 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.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.



3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



4 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



5 PERENNIAL PLANTING
N.T.S.

1 LANDSCAPE SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



Associated Bank

LSA-30 Illuminated Letters

6'- 7" x 10'- 8"

26.7 Sq. Ft.

5" Deep
Letters



Paint letter returns to match 3M 3630-76 Holly Green Vinyl

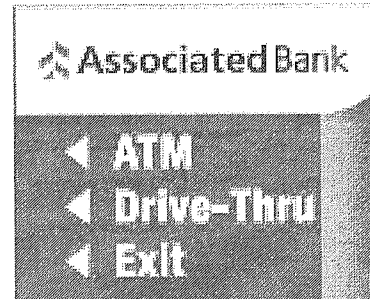
*Paint logo returns to match 3M 3630-156 Vivid Green Vinyl

*Note: A 1/8" white perimeter outline is standard
for all letter sizes.
A ratio formula (outline width to letter cap height)
is not to be used.

The logo



does not receive a white outline



D-12 Directional Sign

Aluminum; Illuminated

3'- 0" x 4'- 0" (5'- 0" OAH)

12 Sq. Ft.

7/20/2018

NSFD

Stuebe, Todd

From: Brian Adamson <brian.adamson@icap-dev.com>
Sent: Tuesday, July 31, 2018 2:47 PM
To: Mark Seidl; M Mertens; Reiss, Rachel; Imig, Charlie; Mustafa Emir
Cc: Glendale Inspections; Stuebe, Todd
Subject: RE: CITY OF GLENDALE, WISCONSIN: 6701 and 6789 N Port Washington Rd [FW: Plan Commission Comments - July/August]

Mr, Mertens,

I am just following up on this email to see if you have any other questions or comments regarding the development and the plans provided by Pinnacle Engineering last week.

Brian R Adamson
Managing Partner
ICAP Development
414-412-8633 | Mobile
414-278-6873 | Direct
brian.adamson@icap-dev.com
www.icap-dev.com

833 E Michigan Street, Suite 540
Milwaukee, WI 53202



From: Mark Seidl <mseidl@pinnacle-engr.com>
Sent: Thursday, July 26, 2018 12:32 PM
To: M Mertens <mmertens@nsfire.org>; r.reiss@glendale-wi.gov; Imig, Charlie <c.imig@glendale-wi.gov>; Mustafa Emir <Mustafa.Emir@clarkdietz.com>; Brian Adamson <brian.adamson@icap-dev.com>
Cc: Glendale Inspections <inspections@glendale-wi.gov>; Stuebe, Todd <T.Stuebe@glendale-wi.gov>
Subject: RE: CITY OF GLENDALE, WISCONSIN: 6701 and 6789 N Port Washington Rd [FW: Plan Commission Comments - July/August]

Mr. Mertens –

Please see below for my comments in red and attached for a few truck turning exhibits for the proposed development.

Please let me know if you need anything further.

Mark



Mark Seidl | Senior Project Engineer

PINNACLE ENGINEERING GROUP
CIVIL ENGINEERING | NATURAL RESOURCES | SURVEYING

15850 W. Bluemound Road | Suite 210 | Brookfield, WI 53005
(262) 754-8888 Main | (262) 754-8792 Direct | (262) 754-8850 Fax
mseidl@pinnacle-engr.com | www.pinnacle-engr.com

PLAN | DESIGN | DELIVER

CONFIDENTIALITY NOTICE:

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From: M Mertens <mmertens@nsfire.org>

Sent: Tuesday, July 24, 2018 1:38 PM

To: r.reiss@glendale-wi.gov; Imig, Charlie <c.imig@glendale-wi.gov>; Mustafa Emir <Mustafa.Emir@clarkdietz.com>; Brian Adamson <brian.adamson@icap-dev.com>

Cc: Glendale Inspections <inspections@glendale-wi.gov>; Stuebe, Todd <T.Stuebe@glendale-wi.gov>; Mark Seidl <mseidl@pinnacle-engr.com>

Subject: RE: CITY OF GLENDALE, WISCONSIN: 6701 and 6789 N Port Washington Rd [FW: Plan Commission Comments - July/August]

Sorry for the delayed response, I was out sick yesterday.

In catching up and the short notice, I am already scheduled this afternoon, but will include comments/ questions here for discussion and clarification:

1. NSFD will be looking to make sure site access will be functional year-round (snow encroachment). The site is rather tight and we will need to make sure a minimum 20' fire lane is maintainable and all turns are capable of our rig maneuvers. See attached exhibits. We ran a 43' ladder truck for the turning radii
2. Fire hydrant locations and distances to the most remote portions of structures will need to be evaluated in accordance with the IFC. Please review the hydrant locations and let me know if you have any concerns. The hydrants were proposed to conform to code with respect to hydrant spacing and FDC coverage.
3. Pre-construction meetings with contractors and discussion on permit process and inspections will need to be addressed. Understood. Meeting will be set up prior to construction.

If you have any further questions, let me know.

Thank you and Stay Safe!

Matthew J. Mertens

NSFD - Fire Marshal

mmertens@nsfire.org

Office: 414-357-0113 ext. 1511

Fax: 414-351-0495

Plan Review, Inspection and Permit Fee Application

Owner/Occupant Information Worksheet

From: Reiss, Rachel [mailto:R.Reiss@glendale-wi.gov]

Sent: Monday, July 23, 2018 9:18 AM

To: Imig, Charlie <c.imig@glendale-wi.gov>; Mustafa Emir <Mustafa.Emir@clarkdietz.com>; Brian Adamson <brian.adamson@icap-dev.com>

Cc: Glendale Inspections <inspections@glendale-wi.gov>; Stuebe, Todd <T.Stuebe@glendale-wi.gov>; M Mertens <mmertens@nsfire.org>; Mark Seidl <mseidl@pinnacle-engr.com>

Subject: RE: CITY OF GLENDALE, WISCONSIN: 6701 and 6789 N Port Washington Rd [FW: Plan Commission Comments - July/August]

I will be there at 2:30 p.m.

Rachel A. Reiss
City Administrator
City of Glendale

From: Imig, Charlie

Sent: Friday, July 20, 2018 3:21 PM

To: Mustafa Emir; Brian Adamson

Cc: Glendale Inspections; Stuebe, Todd; mmertens@nsfire.org; Mark Seidl; Reiss, Rachel

Subject: RE: CITY OF GLENDALE, WISCONSIN: 6701 and 6789 N Port Washington Rd [FW: Plan Commission Comments - July/August]

That works for me; however, I am looping in Rachel Reiss our City Administrator. She's back in the office on Monday.

Thank you.

Charlie.

Charlie Imig

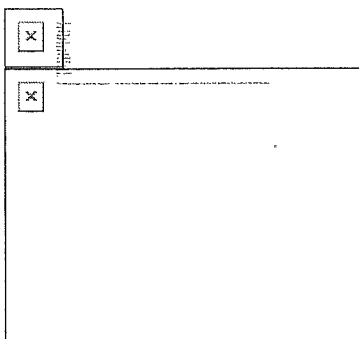
Director of Public Works

City of Glendale

5909 N Milwaukee River Parkway

Glendale, Wisconsin 53209

Tel: (414) 228-1746



From: Mustafa Emir [mailto:Mustafa.Emir@clarkdietz.com]

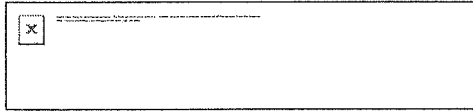
Sent: Friday, July 20, 2018 12:35 PM

To: Brian Adamson

Cc: Glendale Inspections; Imig, Charlie; Stuebe, Todd; mmertens@nsfire.org; Mark Seidl

Subject: Re: CITY OF GLENDALE, WISCONSIN: 6701 and 6789 N Port Washington Rd [FW: Plan Commission Comments - July/August]

That will work - but we should await feedback from Rachel and Charlie before we set this up.



Mustafa Emir, PhD, PE
Vice President
Clark Dietz, Inc. 759 N. Milwaukee Street, Suite 624, Milwaukee, WI 53202
p 414.831.2863 / c 414.315.1933
mustafa.emir@clarkdietz.com / clarkdietz.com

On Jul 20, 2018, at 12:24 PM, Brian Adamson <brian.adamson@icap-dev.com> wrote:

3PM would work for us as well. Mustafa- We could meet a couple minutes early with you if you have a hard stop at 3:30.

Brian R Adamson
Managing Partner
ICAP Development
414-412-8633 | Mobile
414-278-6873 | Direct
brian.adamson@icap-dev.com
www.icap-dev.com

833 E Michigan Street, Suite 540
Milwaukee, WI 53202

<image006.jpg>

From: Glendale Inspections <inspections@glendale-wi.gov>
Sent: Friday, July 20, 2018 12:14 PM
To: Brian Adamson <brian.adamson@icap-dev.com>; Mustafa Emir <Mustafa.Emir@clarkdietz.com>; Imig, Charlie <c.imig@glendale-wi.gov>; Stuebe, Todd <T.Stuebe@glendale-wi.gov>; mmertens@nsfire.org
Cc: Mark Seidl <mseidl@pinnacle-engr.com>; Tom.Howald@aldi.us
Subject: RE: CITY OF GLENDALE, WISCONSIN: 6701 and 6789 N Port Washington Rd [FW: Plan Commission Comments - July/August]

Tuesday I am not available till after 3 PM
Tod Doebler
Building Inspection

From: Brian Adamson [mailto:brian.adamson@icap-dev.com]
Sent: Friday, July 20, 2018 12:09 PM
To: Mustafa Emir; Imig, Charlie; Stuebe, Todd; mmertens@nsfire.org
Cc: Glendale Inspections; Mark Seidl; Tom.Howald@aldi.us
Subject: RE: CITY OF GLENDALE, WISCONSIN: 6701 and 6789 N Port Washington Rd [FW: Plan Commission Comments - July/August]

We could do 2PM on Tuesday. Would that work for the City side?

Brian R Adamson
Managing Partner
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414-278-6873 | Direct
brian.adamson@icap-dev.com
www.icap-dev.com

833 E Michigan Street, Suite 540
Milwaukee, WI 53202

<image002.jpg>

From: Mustafa Emir <Mustafa.Emir@clarkdietz.com>
Sent: Friday, July 20, 2018 11:36 AM
To: Brian Adamson <brian.adamson@icap-dev.com>; Imig, Charlie <c.imig@glendale-wi.gov>; Stuebe, Todd <T.Stuebe@glendale-wi.gov>; mmertens@nsfire.org
Cc: Glendale Inspections <inspections@glendale-wi.gov>; Mark Seidl <mseidl@pinnacle-engr.com>; Tom.Howald@aldi.us
Subject: RE: CITY OF GLENDALE, WISCONSIN: 6701 and 6789 N Port Washington Rd [FW: Plan Commission Comments - July/August]

My availability next week;

Monday 23rd: 9AM to 1PM
Tuesday 24th: 8AM to 9:30 AM, 12PM to 3:30PM
Thursday 26th: 1PM to 3:30 PM
Friday 27th: 1Pm to 3PM

Mustafa Emir, PhD, PE
Clark Dietz, Inc.
414.831.2863

From: Brian Adamson [<mailto:brian.adamson@icap-dev.com>]
Sent: Friday, July 20, 2018 10:57 AM
To: Imig, Charlie <c.imig@glendale-wi.gov>; Stuebe, Todd <T.Stuebe@glendale-wi.gov>; mmertens@nsfire.org
Cc: Glendale Inspections <inspections@glendale-wi.gov>; Mustafa Emir <Mustafa.Emir@clarkdietz.com>; Mark Seidl <mseidl@pinnacle-engr.com>; Tom.Howald@aldi.us
Subject: RE: CITY OF GLENDALE, WISCONSIN: 6701 and 6789 N Port Washington Rd [FW: Plan Commission Comments - July/August]

All,

Would Monday afternoon, say 2:30PM, work for the City Staff to meet? If not, is there another time Monday afternoon that works for everyone?

Brian R Adamson
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414-278-6873 | Direct
brian.adamson@icap-dev.com
www.icap-dev.com

833 E Michigan Street, Suite 540
Milwaukee, WI 53202

<image003.jpg>

From: Imig, Charlie <c.imig@glendale-wi.gov>
Sent: Friday, July 20, 2018 10:47 AM
To: Brian Adamson <brian.adamson@icap-dev.com>; Stuebe, Todd <T.Stuebe@glendale-wi.gov>
Cc: Glendale Inspections <inspections@glendale-wi.gov>; Mustafa Emir <Mustafa.Emir@clarkdietz.com>
Subject: RE: CITY OF GLENDALE, WISCONSIN: 6701 and 6789 N Port Washington Rd [FW: Plan Commission Comments - July/August]

Good Morning All,

I have included Mustafa Emir, our City Engineer, in the correspondence. He should be included as well.

As far as next week, I will be out of the office both Thursday and Friday. Thank you.

Charlie.

Charlie Imig

*Director of Public Works
City of Glendale
5909 N Milwaukee River Parkway
Glendale, Wisconsin 53209
Tel: (414) 228-1746*

<image004.png>

<image005.png>

From: Brian Adamson [mailto:brian.adamson@icap-dev.com]
Sent: Friday, July 20, 2018 10:36 AM
To: Stuebe, Todd
Cc: Imig, Charlie; Glendale Inspections
Subject: RE: CITY OF GLENDALE, WISCONSIN: 6701 and 6789 N Port Washington Rd [FW: Plan Commission Comments - July/August]

Thank you Todd. I have reached out to my engineer and I will provide dates/times next week for a meeting.

Brian R Adamson

Managing Partner
ICAP Development
414-412-8633 | Mobile
414-278-6873 | Direct
brian.adamson@icap-dev.com
www.icap-dev.com

833 E Michigan Street, Suite 540
Milwaukee, WI 53202

<image002.jpg>

From: Stuebe, Todd <T.Stuebe@glendale-wi.gov>
Sent: Friday, July 20, 2018 10:35 AM

To: Brian Adamson <brian.adamson@icap-dev.com> (brian.adamson@icap-dev.com)
<brian.adamson@icap-dev.com>
Cc: Imig, Charlie <c.imig@glendale-wi.gov>; Glendale Inspections <inspections@glendale-wi.gov>
Subject: RE: CITY OF GLENDALE, WISCONSIN: 6701 and 6789 N Port Washington Rd [FW: Plan Commission Comments - July/August]

Also please include City Engineer Mustafa Emir. We could meet in the City Services Building in the City of Glendale City Services Facility.

From: Stuebe, Todd
Sent: Friday, July 20, 2018 10:24 AM
To: Brian Adamson <brian.adamson@icap-dev.com> (brian.adamson@icap-dev.com)
Cc: Imig, Charlie; Glendale Inspections
Subject: CITY OF GLENDALE, WISCONSIN: 6701 and 6789 N Port Washington Rd [FW: Plan Commission Comments - July/August]

Brian:

These are the comments that I received from Matthew Mertens, Fire Marshal with the North Shore Fire Department.

Based on the comments it would seem prudent to meet with the North Shore Fire Department soon. Also, it would make sense that the City (Charlie Imig, Tod Doeblner, and myself) be present for those meetings.

Regards:

CITY OF GLENDALE, WISCONSIN

Todd Stuebe, Dir. of Community Development
414-228-1704

From: M Mertens [<mailto:mmertens@nsfire.org>]
Sent: Friday, July 20, 2018 10:11 AM
To: Stuebe, Todd
Cc: Glendale Inspections; J Maydak
Subject: Plan Commission Comments - July/August

Todd,

The NSFD comments for the Nicolet HS Redevelopment project are simply that a pre-construction/ pre-development meeting will need to take place to address the following items:

1. Site Access and water supply (fire lanes, turn radii and fire hydrant types and locations etc.)
2. Construction permits, inspections and approval processes.

If you have any questions, please let me know.

Matt

Thank you and Stay Safe!

Matthew J. Mertens

Fire Marshal

North Shore Fire Department

Fire Prevention Bureau

665 E. Brown Deer Road

Bayside, WI 53217

mmertens@nsfire.org

Office: 414-357-0113 ext. 1511

Fax: 414-351-0495

Plan Review, Inspection and Permit Fee Application

Owner/Occupant Information Worksheet