CITY OF GLENDALE

NOTE MEETING PLACE:

The Community Development Authority and Plan Commission will meet in the David Hobbs Honda For the People Community Room Richard E. Maslowski Community Park 2200 West Bender Road Glendale, Wisconsin 53209

AGENDA -- PLAN COMMISSION

Tuesday, September 3, 2019
6:00 P.M.

1. Roll Call and Pledge of Allegiance.

2. Adoption of Minutes of Meeting of August 6, 2019.

3. a. Specific Implementation Plan (SIP): Apartment Building and Garden Townhomes, 2510 West Good Hope Road (Former Prange Greenhouse). Review and approve Specific Implementation Plan for 48-unit Apartment Building and 41 Townhome Garden Apartments.
Tim Gokhman, New Land Enterprises

   b. Certified Survey Map, 2510 West Good Hope Road, Review and recommend to Common Council approval of the proposed CSM.
Tim Gokhman, New Land Enterprises

   c. Modify Specific Implementation Plan (SIP), ICAP Center, 6701 and 6789 North Port Washington Road (Former Nicolet High School District Recreation Fields), Resubmittal from March 5, 2019, Meeting. Review and approve proposal to modify the Specific Implementation Plan (SIP) for Phase I of the project which includes ALDI grocery store and Associated Bank, to include a multi-tenant building with a coffee store with a drive-in window within the northerly Phase II pad

   d. Plan Commission Review, 6030 North Green Bay Avenue (Lupient KIA). Review and approve proposal to modify the west elevation of the Lupient KIA dealership (removing Infiniti wing element).

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

CITY OF GLENDALE
PLAN COMMISSION MEETING MINUTES

Tuesday, August 6, 2019

The City Plan Commission Meeting convened in the David Hobbs Honda for the People Community Room, Richard E. Maslowski Community Park, 2200 West Bender, Glendale, Wisconsin (Glendale City Hall is being reconstructed), for the CDA Meeting and the Plan Commission's regular monthly meeting.

Candice Green, Deputy Clerk called the meeting to order at 6:00 p.m. and requested motion to elect a Chair Pro-Tem, as Mayor Kennedy was not present at 6 p.m.

Commissioner Bailey made a motion, seconded by Commissioner Cronwell to elect Commissioner Cole as Chair Pro-Tem. Approved unanimously.

Roll Call Plan Commission: Present: Mayor Bryan Kennedy (6:04 p.m.), Commissioners Kyle Mack, Karn Cronwell, Josh Wadzinski, Amanda Seligman, Bruce Cole, and Phillip Bailey. Absent: Fred Cohn

Other Officials and Staff present: Rachel Safstrom, City Administrator, Todd M. Stuebe, Director of Community Development, and Candice Green, Deputy Clerk/Treasurer.

Guest Speakers: Jolena Presti, Principal-In-Charge, Redevelopment and Implementation, and Meredith Perks, Project Manager and Comprehensive Plan Author from Vandewalle & Associates Inc.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, August 1, 2019, of the date and time of this meeting, the agenda was posted to 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.

MATTERS TO BE CONSIDERED.

Adoption of minutes from July 2, 2019 Plan Commission Meeting. Motion was made by Commissioner Cronwell, seconded by Commissioner Wadzinski to adopt minutes as presented. Approved unanimously.

3a. Plan Commission Review, CHASE Bank, 209 West Silver Spring Drive.
Review and approve architecture, site/landscaping, signage and lighting plans, as well as use and occupancy. Present on behalf of Chase Bank was Joe Prcela, J.P. Morgan Chase & Company and Tim Meseck, Architect.

Tim Meseck spoke on behalf of CHASE Bank in reference to the redevelopment of the Citgo site at 209 West Silver Spring Drive into a CHASE Bank branch. A market study has been done. There are 8 bankers planned for the site, which is intended to be 3000 square feet, 15 parking spots behind the building with the drive through to the west side of the building. The Architect would like to work with Staff on design guidelines for the decorative aspects of the proposed building, as well as on wall signage plans. For signage, Director Stuebe explained that the bank

would be allowed two wall signs and one monument sign. 3 wall signs would exceed what is allowable by City Ordinance.

Mayor Kennedy asked specifically about whether a traffic study had been done. Mr. Meseck answered yes, that there was a traffic study completed. Peak hours indicated that 12-17 vehicles would access the corner and that there would be approximately 29 trips through the drive-up bank teller. Saturday would be a peak day with 262 vehicles through the entire day.

Commissioner Cronwell asked if CHASE Bank was prepared for what may come of environmental affects on the property i.e. removal of fuel tanks, etc. Tim Meseck answered that there will be a Phase I & Phase II along with vapor barriers and monitoring of the soil. Hazardous Haul off would be managed per State Requirements. Commissioner Seligman asked where the haul-off would be re-located and the Mr. Meseck responded by saying it would be taken to an acceptable land fill location.

Mayor Kennedy asked what the timeline is on ground-breaking. Mr. Meseck's response was that the bank was going through regulatory steps now and then looking at the permitting with the city along with soil remediation; construction would be within the next year to eighteen months to complete depending on the DNR approvals. It will take a hard 80 days for the remediation portion of the project.

Chase Bank seeks Plan Commission approval to construct a CHASE Bank branch at 209 West Silver Spring Drive. The property is zoned B-1, Sub-Area D1, and Plan Commission review and approval of the project plans is required.

The staff recommendation is that Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans, for CHASE Bank to construct the proposed bank, as well as approval of the proposed use and occupancy, per to the following requirements;

1.) Signs require a Sign Permit per the City of Glendale Sign code;
2.) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
3.) All modifications within the street right-of-way require review and permit(s) issued per the requirements of the City of Glendale Department of Public Works (Right-of-Way; Watermain Tap, Driveway, etc.)
4.) All costs associated with approved and permitted modifications within the street right-of-way are the sole responsibility of CHASE Bank;
5.) All street trees to be maintained per the requirements of the Glendale Landscaping Guidelines and the Director of Public Works.
6.) Obtain a stormwater management permit subject to Section 6-5 of the Code of Ordinances and Milwaukee Metropolitan Sewerage District approval, if required;
7.) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
8.) Compliance with State of Wisconsin requirements for ADA parking.

Motion was made by Commissioner Wadzinski, seconded by Commissioner Cole to approve request as presented with 8 conditions, no inclusion of third wall sign, no monument signs; just 3 30" wall signs. The motion carried unanimously.

3b. Plan Commission Review/Planned Sign Program Amendment, Umansky Porche, 1400 West Silver Spring Drive.
Review and approve proposed changes to the exterior architecture and grounds and modifying the existing Planned Sign Program related to Porsche.

Umansky Porsche seeks Plan Commission approval to modify the exterior architecture and grounds and to modify the Planned Sign Program as relates to Porsche. The property is zoned B-1, L District and Plan Commission review and approval is required.

Ben Kronowski was present to speak on behalf of Umansky Motors. Mr. Kronkowski stated that Umansky Mercedes, Volkswagen and Porsche are looking to tear off and rebuild the exterior building façade of 1400 W Silver Spring. They will be extending the glass wall on the West end and installing a nano door to let show cars in and Asa Ablo Service doors to let cars in. The exterior will be black in color and they will be replacing the monument sign.

Staff Recommendation: Staff recommends that the Plan Commission grant approval of the proposed architectural, site, landscaping, lighting, and signage plans, as well as approval to modify the Planned Sign Program (PSP), for Umansky Porsche to construct the proposed improvements, per the following requirements:

1.) Signs require a Sign Permit per the City of Glendale Sign Code;
2.) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
3.) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
4.) Compliance with State of Wisconsin requirements for ADA parking.

Motion was made by Commissioner Bailey, seconded by Commissioner Wadzinski to approve the proposed changes to the exterior architecture and grounds and modify the existing Planned Sign Program for the Umansky Porsche dealership. Motion carried unanimously.

3c. Planned Sign Program Amendment, Barnabas Business Center, 4650 North Port Washington Road. Review and approve proposal to modify the existing Planned Sign Program for the Barnabas Business Center.

Cardinal Capital proposes to modify the Planned Sign Program for the Barnabas Business Center to provide for a three tenant directory or monument sign for three anchor tenants (Cardinal Capital, First Weber, and Kohner, Mann & Kailas) in lieu of a single tenant monument sign that was previously approved to be included in the Planned Sign Program but was never installed.

Recommendation from Staff to approve amended plan to remove 2 non-existent wall signs from the Planned Sign Program for Barnabas Business Center. Owner is amenable to this recommendation made by Staff.

Motion was made by Commissioner Wadzinski and seconded by Commissioner Cronwell to approve 3 tenant monument sign and take recommendation of staff and amend plan to remove 2 non-existent wall signs. All ayes. No noes.

3d. 2040 Comprehensive Plan Progress Update. Jolena Presti and Meredith Perks presented the Plan Commission with the 2040 Comprehensive Plan Progress Update.

City Administrator Safstrom spoke about the memo from Vandewalle & Associates, Inc that was included in the Plan Commission materials. The memo covered topics such as the start of links on the City website where residents can submit photos to staff for uploading to the site, special out-reach sessions such as one planned for Root Beer Bash, Clark Dietz is working on GIS mapping, Stakeholder focus group interviews will be held in August, and a city tour with staff and Land Use review is planned.

3e. Schedule Plan Commission Comprehensive Plan Working Meeting for 6:00 PM, September 24th. Meeting is planned for September 24, 2019. Meeting is scheduled by consensus.

Motion was made by Commissioner Cronwell and seconded by Commissioner Bailey to adjourn the meeting at 7:02 p.m. Motion carried unanimously.

Candice Green, Deputy Clerk/Treasurer

Respectfully Submitted: Candice S. Green

Meeting is 6:00 PM Tuesday

David Hobbs Honda For the People Community Room
Richard E. Maslowski Community Park
2200 West Bender Road
Glendale, Wisconsin

City of Glendale Plan Commission

6:00 P.M., Tuesday, September 3, 2019

- Plan Commission Report -

Glendale
RICH PAST.
BRIGHT FUTURE.

3a. <u>Specific Implementation Plan (SIP): Apartment Building and Garden Townhomes, 2510 West Good Hope Road (Former Prange Greenhouse)</u>. Review and approve Specific Implementation Plan for 48-unit Apartment Building and 41 Townhome Garden Apartments.

New Land Enterprises, LLP, has submitted the Specific Implementation Plan (SIP) for the Planned Development project located at 2510 West Good Hope Road (Refer to Plan Commission materials). With Plan Commission approval of the Specific Implementation Plan the developer may proceed to obtain City of Glendale Building Permits to construct the project.

New Land Enterprises states that acquisition of the real estate is complete. Developer estimates the construction cost at $13.4 million, and states that construction funds will be provided through New Land Enterprises' established lending partners and private equity investment, with construction loan closing to be completed by the end of 2019, with construction beginning between February and April of 2020, and construction complete in April of 2021. Developer states that Construction and Lease-Up will begin on buildings as others are still under demolition and construction.

<u>Necessary Action</u>

Staff recommends that the Plan Commission grant approval of the Specific Implementation Plan (SIP), that includes final architectural, site, landscaping, lighting, and signage plans, for New Land Enterprises to construct the approved project, as well as approval of the proposed use and occupancy, per the following requirements:

1) Signs require a Sign Permit per the City of Glendale Sign Code;
2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary;
3) Light poles are limited to 15 feet in height;
4) All modifications within the public street right-of-way require review and permit(s) issued per the requirements of the City of Glendale

Department of Public Works (Right-of-Way; Watermain Tap, Driveway, etc.) and/or Milwaukee County;

5) All costs associated with approved and permitted modifications within the public street right-of-way are the sole responsibility of New Land Enterprises;
6) All public street trees to be maintained per the requirements of the Glendale Landscaping Guidelines and the Director of Public Works.
7) Obtain a stormwater management permit subject to Section 6-5 of the Code of Ordinances and Milwaukee Metropolitan Sewerage District approval;
8) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
9) Compliance with State of Wisconsin requirements for ADA parking.

3b. **Certified Survey Map, 2510 West Good Hope Road**. Review and recommend to Common Council approval of the proposed CSM.

New Land Enterprises, LLP, has resubmitted the Certified Survey Map (CSM) for the project located at 2510 West Good Hope Road. Previously dedicated Public Street Right-of-Way and Utility Easements are required by the City of Glendale to be legally vacated.

Necessary Action

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 $175 administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, related to completing the Certified Survey Map and legally vacating previously dedicated Public Street Right-of-Way and Utility Easements.

3c. <u>Modify Specific Implementation Plan (SIP), ICAP Center, 6701 and 6789 North Port Washington Road (Former Nicolet High School District Recreation Fields), Resubmittal from March 5, 2019, Meeting.</u> Review and approve proposal to modify the Specific Implementation Plan (SIP) for Phase I of the project which includes ALDI grocery store and Associated Bank, to include a multi-tenant building with a coffee store with a drive-in window within the northerly Phase II pad

Brian Adamson of ICAP Development will formally present to the Plan Commission the proposed revised architecture, landscape, and site design related to the 5,700 square-foot multi-tenant commercial building (Refer to Plan Commission materials, the building is reduced in size from 6,600 square-feet to 5,700 square-feet), to include a Starbucks Coffee Store with drive-in window service amenity.

<u>Phase I Project Value</u>

For the originally approved Phase I project the Developer previously stated that the Phase I project has a total cost of over $6.0 million. The Developer has previously stated that the estimated value of the multi-tenant building is about $1.0 million, giving a revised total project cost of about $7.0 million. At the time of writing this report the revised estimated value of the multi-tenant building is not available.

<u>Project Schedule</u>

Construction of the ALDI and Associated Bank buildings is underway and Mr. Adamson has stated that he expects all three buildings to be completed in February of 2020, with Phase II to be presented to the Plan Commission as soon as a viable tenant and tenant improvement are in place.

<u>Necessary Action</u>

The necessary action by the Plan Commission is to approve the revised architecture, site, landscape, and signage concept related to the multi-tenant building, with the requirement that the remaining Phase II improvements come back to the Plan Commission for review and approval.

3d. **<u>Plan Commission Review, 6030 North Green Bay Avenue (Lupient KIA)</u>**. Review and approve proposal to modify the west elevation of the Lupient KIA dealership (removing Infiniti wing element).

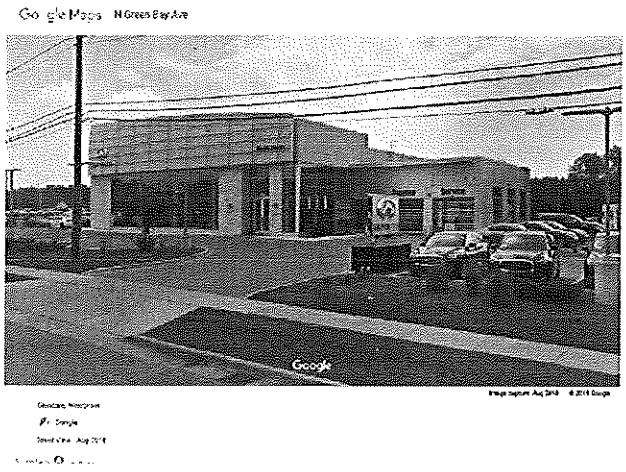
Lupient KIA seeks Plan Commission approval to modify the exterior architecture façade of the existing KIA automobile dealership building. The property is zoned PD-Planned Unit Development District and Plan Commission review and approval is required to evaluate the proposed scope of change as relates to the originally approved project and, if the change is not found to be a substantial alteration of the original plans, review and approval of the proposed architectural design.

The proposed scope of the exterior modifications includes removal of the Infiniti wing element along the top of the front façade (Refer to Google View Exhibit) that is a brand element identifiable with the Infiniti brand, installing white ACM panels in that space as well as where there is existing silver-gray ACM panels, and painting the entirety of EIFS surfaces white. The revised signage concept for the exterior façade is also shown.

<u>Necessary Action</u>

The necessary actions of the Plan Commission are to find that the proposed architectural changes are not a substantial change to the originally approved Planned Development project, and to then also approve the revised architecture and signage concept related to the KIA building.

Google View of the 6030 North Green Bay Avenue Architectural Facade



Rec'd 8/13/2019 3a.

KA

13 August 2019

Mr. Todd Stuebe
Director of Community Development
City of Glendale

Mr. Stuebe,

Korb + Associates Architects, on behalf of 2510 Good Hope LLC and New Land Enterprises, is requesting the implementation of a Planned Unit Development (PUD) for the property located at 2510 West Good Hope Road. The proposed redevelopment of this property would infill an empty lot which is the former site of an orchard. The existing greenhouse structures that occupied the site have since been demolished. The developer would also take on all environmental remediation without any cost to the city.

We believe this proposal maintains the integrity and quality of the existing neighborhood and ensures that the new development is compatible with the surrounding uses in the city of Glendale. The proposed project creates a peaceful, stable, diverse and safe townhouse style apartment community.

The project proposes construction of one apartment building and forty-one townhouse units, grouped into 8 buildings of four to six townhomes. The apartment building will face Good Hope Road and the townhouses will occupy the space behind and north of the proposed apartment building. The nine total buildings will house a total of eighty-nine dwelling units with the following breakdown:

The apartment building will house a total of 48 units

One Bedroom:	Twenty-Four	Typical rent: $1,650/ Month
Two Bedrooms:	Twenty-One	Typical rent: $2,100/ Month
Three Bedrooms:	Three	Typical rent: $2,400/ Month

The town houses have a total of 41 three-bedroom units

4-unit building:	One	Typical rent: $2,900 - $3,150/ Month
5-unit building:	Five	Typical rent: $2,900 - $3,150/ Month
6-unit building:	Two	Typical rent: $2,900 - $3,150/ Month

Parking will be achieved by housing a parking garage on the first floor of the apartment building which can park fifty-two vehicles, including one van accessible and one accessible parking stall. Each town house unit includes an attached garage with two parking spaces per unit, resulting in eighty-two parking spaces for the townhouse units. In addition, the project also contains two surface parking lots with forty-eight total parking stalls including one van accessible and two accessible parking stalls. The project can park a grand total of up to one hundred eighty-two vehicles, a ratio of 2.05 per dwelling unit.

The proposed development will feature such amenities as a community/party room, a fitness center, pet spa, on-site management offices and a ¼ mile pedestrian path.

The development team proposes wayfinding signage for the town house units at four locations. The name of the project is yet to be determined and no monument sign is planned. A freestanding mailbox kiosk will also be located at the eastern edge and intersection of roads for easy post office and resident access. Apartment mailboxes are located on the interior of the apartment building. The current planned Unnamed Public Street will serve as the western entry to the property and a new curb cut will be added to the west at the request of the developer.

The developer will maintain an onsite leasing office with full time maintenance staff for building maintenance, landscaping & snow removal. Trash & recycling will be contracted through a professional third-party service (e.g. Waste Management).

The developer estimates the hard construction cost of this project to be approximately $13.4 million. The project will be funded through a construction loan with one of New Land's established lending partners, and private equity.

2510 W Good Hope LLC has already purchased the land. Construction loan closing is anticipated to be complete by the end of 2019, with construction beginning in early 2020 with a Spring 2021 completion.

The project schedule is as follows:

-Abatement & Demolition: 1/1/20 – 2/1/20
-Construction*: 2/1/20 – 4/1/21
-Lease Up*: 4/1/20 - 1/1/21
*Construction and Lease Up will begin on buildings as the others are still under demolition and construction.

Please feel free to contact me with any questions or comments you may have on this application.

Best regards,

Jason Korb, AIA
Korb + Associates Architects.

Rec'd 8/13/2019

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

VERONA | WAUKESHA | KENOSHA | APPLETON | WESTON

July 29, 2019

Todd Stuebe
Director of Community Development
City of Glendale
5909 North Milwaukee River Parkway
Glendale, WI 53209

Re: **2510 Good Hope Townhomes**
JSD Project No. 18-8716

Dear Mr. Stuebe:

The following is our response to review comments received via email on February 1, 2019. Comments were provided by Matthew Mertens, Fire Marshal at North Shore Fire Department and Brandon Flunker, project engineer at Clark Dietz. We have formatted our response to present the review comment as presented in the original correspondence followed by our response in ***bold italics.***

Engineering Comments

2.a. Provide the conversion from the local vertical datum used and the NAVD88 vertical datum, as well as a legal description, or proper survey.
A Plat of Survey with vertical datum and legal description has been included with this submittal.

3.b. Provide the amount of existing impervious surface in square feet and acres on the pre-development site conditions plan.
The amount of existing impervious area has been added to the pre-development site conditions plan in both square feet and acres.

4.d. Provide the amount of proposed impervious surface in square feet and acres on the post-development site conditions plan.
The amount of proposed impervious area has been added to the post-development site conditions plan in both square feet and acres.

4.h. See attached storm sewer spreadsheet for mis-matched conveyance elevations, update accordingly.
The storm sewer lengths and inverts have been updated and the plans checked to verify that they correspond with the sizing spreadsheet.

4.i.a Provide calculations for the sediment trap sizing, show emergency spillway.
Sizing calculations for the temporary sediment trap have been added to the Grading and Erosion Control Plan. An emergency spillway for the sediment trap has also been shown.

4.i.b. It is understood that the underground water quality units are the exact same units, with exact invert elevations. Drainage areas to each unit are not exactly equal,

please divide the basin to show appropriate areas both for water Quality and Quantity modeling.

The site has been redesigned to utilize rooftop detention and a single underground detention vault with a permanent 4-foot deep sump. This redesign will eliminate the need for the two water quality units. All drainage areas and stormwater models have been revised accordingly.

6.a. The draft maintenance agreement must be recorded with the Register of Deeds.

A maintenance plan has been added to the stormwater management plan appendix.

7.a. The City of Glendale requires cost estimates for the construction, operation, and maintenance of each storm water management practice.

Cost estimates for the construction, operation, and maintenance of the stormwater practices have been added to the maintenance plan in the stormwater management plan appendix.

9.a. Plans and SWMP shall be certified by a Wisconsin Licensed Professional Engineer

The construction plans and stormwater management plan have been stamped/signed by a Wisconsin licensed professional engineer.

10.7 Detail differences in existing discharge points from the site compared to proposed discharge points from the site.

Added discussion to the stormwater management plan regarding existing and proposed discharge points.

10.8 Verify the adequacy of receiving storm sewer giving due consideration to existing and off-site flows.

Added discussion to the stormwater management plan explaining that the flows from the site are being reduced so it will not adversely affect the receiving storm sewer.

<u>Fire Department Comments</u>

In review of the civil drawings, the site access and hydrant locations all look to be in pretty good shape. I was not however able to find any additional information about the main sizes proposed or any details for the underground installations, (i.e. pipe type, restraint details, etc)?

The pipe sizes and material have been labeled on the plans and a restraint table added to the details sheet.

If there are any questions or further comments please do not hesitate to contact us.

Sincerely,
JSD Professional Services, Inc.

Jared Simon, P.E.

Rec'd 8/13/2019

STORMWATER MANAGEMENT PLAN

Project:
GOOD HOPE TOWN HOMES & APARTMENTS

City of Glendale, Wisconsin
JSD Project No: 18-8716

www.JSDinc.com

Planning & Development
Site/Civil Engineering
Transportation Engineering
Water Resources
Landscape Architecture
Surveying & Mapping
Construction Management

December 18, 2018
REVISED: July 29, 2019

Prepared for:

KORB + ASSOCIATES ARCHITECTS

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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Questions and comments can be directed to:

Jared Simon, P.E
Senior Staff Engineer
jared.simon@jsdinc.com

Phone: 262.513.0666
Fax: 262.513.1232

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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APPENDICES

APPENDIX 1 - LOCATION MAP

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APPENDIX 8 - MAINTENANCE PLAN

1.0 INTRODUCTION

Good Hope Town Homes & Apartments will be located northeast of the intersection of West Good Hope Road (CTH PP) and North Range Line Road in the Southwest 1/4 of the Southwest ¼ of Section 18, Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin. A map identifying the project location can be found in **Appendix 1**.

This Stormwater Management Plan has been created to address runoff rate control, water quality treatment, and infiltration requirements for the proposed Good Hope Town Homes & Apartments redevelopment.

The proposed redevelopment will consist of the construction of an apartment building with interior parking and eight, multiple-unit townhomes with associated asphalt parking and drive aisles. The roofs of the apartment building and townhomes have been designed to detain stormwater to reduce peak runoff rates from the site. An underground detention system will also be constructed along the east side of the site to provide water quality treatment for the paved areas and additional detention volume to further reduce peak runoff rates. The stormwater facilities have been designed to meet the requirements of the City of Glendale, Metropolitan Milwaukee Sewerage District, and Wisconsin Department of Natural Resources (WDNR). Please refer to **Section 3.0** and **Section 5.0** for design criteria and additional details of the stormwater facilities.

2.0 EXISTING CONDITIONS

The existing 5.63 acre site currently consists of three concrete driveway approaches and the remnants of multiple gravel building pads. As recently as 2013, the site contained two permanent structures and multiple of greenhouses surrounded by gravel hardscape. Access to the site is provided by three driveways off of West Good Hope Road. Residential properties to the west drain onto the site, which generally slopes toward the east. Discharge from the site occurs at the southeast corner where runoff flows into the West Good Hope Road right-of-way. See **Appendix 3** for an Existing Conditions Hydrology Exhibit.

Four soil types have been identified on-site using soils data obtained from the United States Department of Agriculture (USDA) – Natural Resources Conservation Service Web Soil Survey. On-site soils consist of Lamartine silt loam (hydrologic soil group B), Ashkum silty clay loam (HSG C), Mequon silt loam (HSG C), and Ozaukee silt loam (HSG C). A soil location map illustrating the various soils has been included in **Appendix 2**.

3.0 DESIGN CRITERIA

3.1 City of Glendale

Stormwater Management Regulations (Title 6, Chapter 5)

3.2 Milwaukee Metropolitan Sewerage District

MMSD – Surface Water and Storm Water Regulations (Chapter 13)

3.3 Wisconsin Department of Natural Resources

WDNR – Technical Standards (NR151 and NR216)

Water Quantity: City of Glendale storm water management regulations default to Milwaukee Metropolitan Sewerage District. For a redevelopment that disturbs more than 5 acres, but will not increase the impervious area by ½ acre or more, MMSD requires a 20% reduction to the pre-development peak release rates for the 2-year and 100-year storm events.

Water Quality: City of Glendale storm water management regulations default to WDNR NR151 for water quality requirements. NR151 requires redevelopment sites to reduce to the maximum extent practicable, the total suspended solids load from paved parking and driveways by 40%, based on an average annual rainfall, as compared to no runoff management controls. Please refer to **Section 5.2** for a description of the on-site water quality measures.

Infiltration: According to NR151.124(3)(b)3 redevelopment sites are exempt from infiltration requirements.

4.0 ANALYSIS

HydroCAD® Stormwater Modeling System (Version 10.00) software has been used to analyze stormwater characteristics for the redevelopment. HydroCAD® uses the accepted TR-55 methodology for determining stormwater peak runoff rates. Stormwater modeling was conducted for the 2-year and 100-year storm events with respective rainfall amounts of 2.64-inches and 6.06-inches in accordance with NOAA Atlas 14. Curve numbers for the existing and proposed ground cover were selected using the standard values specified in TR-55 for "B" and "C" type soils. Refer to **Appendix 3** and **Appendix 4** for additional HydroCAD® data.

5.0 DESIGN

Drainage areas 1S through 8S represent the townhomes and 9S represents the apartment building. Drainage area 10S represents the remainder of the onsite development which consists of portions of the building roofs, asphalt pavement, concrete sidewalks, and landscaped areas that will drain into the proposed underground detention system. Drainage area 11S represents runoff from existing residential development west and north of the proposed site that will continue to sheet flow onto the site as it does under existing conditions, but proposed storm sewer will intercept the runoff and direct it into the underground detention system. Onsite disturbed area represented by drainage area 12S will discharge from the site undetained. This undetained area is located primarily along the south edge of the property and will drain overland into the West Good Hope Road right-of-way as it does under existing conditions. A Proposed Conditions Hydrology Exhibit illustrating the drainage areas has been included in **Appendix 4.**

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Runoff from each of the nine rooftop drainage areas will initially be detained using roof detention. The roofs have been evaluated structurally and determined to be capable of holding up to 5 inches of water. Detention and flow control on each of the buildings will be controlled by roof drains consisting of a 6" diameter standpipe and a smaller vertical orifice. The orifices range in size from 1-inch to 2.5-inch depending on roof section. Runoff discharged from the roofs will then be conveyed to the proposed underground detention system via proposed storm sewer. The detention system is a concrete vault surrounded by a waterproof liner and will feature a sump at one end of the system to provide a 4-foot permanent water depth for the settling of suspended solids. The detention system has been designed to temporarily detain stormwater runoff and slowly release it to the existing storm sewer, thereby reducing peak runoff rates discharging from the site. Outflow from the detention system will be controlled by a 17" orifice and 4' wide weir that ultimately discharge through a 24" HDPE storm sewer to the existing storm sewer within Good Hope Road. The existing storm sewer in Good Hope Road is projected to have adequate capacity to handle post-development flows because the proposed on-site detention facilities will reduce peak flow rates from the site below the existing runoff rates that currently discharge to Good Hope Road. Please refer to **Appendix 6** for additional details of the underground detention system and outlet control structure.

5.1 Peak Runoff Release Rate Control

The total disturbed area for the proposed redevelopment will be 5.52 acres. The impervious area will increase from 3.46 acres under existing conditions to 3.62 acres after redevelopment; an increase of 0.16 acres. MMSD requires redevelopment sites that disturb more than 5 acres but will not increase the impervious area by at least one-half acre to reduce peak runoff release rates by 20% as compared to existing conditions for the 2-year and 100-year storm events. The storage volume provided in the underground detention system will temporarily detain stormwater runoff and reduce peak flow rates from the site. Tables 1, 2, and 3 present the proposed drainage areas and stormwater management facility characteristics.

Table 1 – Proposed Drainage Area Hydrologic Characteristics

Drainage Area (HydroCAD® Node)		Area (Acres)	Curve Number	Peak Runoff Rate (cfs)	
				2-year	100-year
1S	Roof – Townhome B	0.076	98	0.30	0.70
2S	Roof – Townhome C	0.128	98	0.50	1.16
3S	Roof – Townhome D	0.128	98	0.50	1.16
4S	Roof – Townhome E	0.102	98	0.40	0.93
5S	Roof – Townhome F	0.102	98	0.40	0.93
6S	Roof – Townhome G	0.102	98	0.40	0.93
7S	Roof – Townhome H	0.102	98	0.40	0.93
8S	Roof – Townhome I	0.102	98	0.40	0.93
9S	Roof – Apartment A	0.445	98	1.73	4.02
10S	Site	3.759	87	7.14	22.04
11S	Offsite	3.304	73	2.22	12.08
12S	Undetained	0.474	69	0.38	2.44

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Table 2 – Proposed Stormwater Management Facility Characteristics

Stormwater Management Facility		100-Year Depth of Storage (inches)
1P	Roof – Townhome B	4.68
2P	Roof – Townhome C	5.04
3P	Roof – Townhome D	5.04
4P	Roof – Townhome E	4.68
5P	Roof – Townhome F	4.68
6P	Roof – Townhome G	4.68
7P	Roof – Townhome H	4.68
8P	Roof – Townhome I	4.68
9P	Roof – Apartment A	4.44

Table 3 – Proposed Stormwater Management Facility Characteristics

Stormwater Management Facility			2-year	100-year
10P	Underground Detention System	Peak Inflow (cfs)	9.65	36.10
		Peak Outflow (cfs)	6.88	29.77
		Peak Water Surface Elevation	693.63	696.97
		Top of Vault Elevation	697.10	

The comparison of the existing and proposed peak runoff release rates presented in Table 4 is based on the onsite drainage areas only. Drainage Area 11S represents offsite area and was excluded from the peak runoff rate calculations since no reduction is required for offsite flow. However, offsite runoff contributing to the underground detention system was included in the model to determine high water levels and appropriate pipe capacities. Refer to **Appendix 3** and **Appendix 4** for further details of the existing and proposed peak runoff rate calculations.

Table 4 – Peak Runoff Rate (cfs)

Drainage Area (HydroCAD® Node)		2-year	100-year
A	Existing	7.40	23.14
	Allowable (20% reduction)	5.92	18.51
T	Proposed	5.75	17.40

5.2 Water Quality – Total Suspended Solids Treatment

WDNR regulations require redevelopment sites to remove 40% of total suspended solids from paved parking areas and roads. Runoff from the asphalt parking lots and drive aisles will be collected by storm inlets and directed to the underground detention system. Existing pavement on the residential properties located west of the site will also drain onto the site and into the underground detention system. The detention system has been modeled in WinSLAMM® using the wet pond control practice. Runoff from Drainage Area 12S, which includes a small portion of driveway, will drain off-site with no specific water quality treatment.

The total suspended solids reduction from the site has been determined by first calculating the mass of solids produced by the on-site paved parking and drives. This amount was then compared to the mass of solids removed by the underground detention system, which was calculated by multiplying the solids load produced by the paved parking and drives, both on-site and off-site, times the removal efficiency of the detention system. The solids loading from each drainage area and the mass of solids removed from each are shown below in Table 5.

Table 5 –Total Suspended Solids Removal Calculations

Drainage Area	Solids Yield (lbs.) from Paved Parking & Drives	Treatment Device	Removal Efficiency	Solids Removed (lbs.)
10S – Site	1241	Underground Detention System	39.61%	492
11S – Offsite	81	Underground Detention System	39.61%	32
12S - Undetained	58	N/A	0%	0

The on-site paved parking areas and drive aisles (10S and 12S) will produce 1299 lbs. of solids. This amount must be reduced by 40% to meet WDNR ordinance, which means 520 lbs. need to be removed to achieve the required reduction. The 4-foot deep sump within the underground detention system will remove 524 lbs., satisfying the WDNR requirement.

5.3 Storm Sewer

Storm sewer will be constructed to facilitate drainage for the proposed buildings, parking lots, and drive aisles. The storm sewers have been designed in accordance with the DSPS method. Storm sewer design computations have been included in **Appendix 7**.

6.0 CONCLUSION

The stormwater management facilities for the Good Hope Town Homes & Apartments redevelopment have been designed to meet or exceed City of Glendale ordinance, MMSD requirements, and WDNR technical standards NR151 and NR216. The post-development peak stormwater runoff rates have been reduced by more than 20% as compared to existing peak runoff rates for the 2-year and 100-year storm events. The 4-foot deep sump within the proposed underground detention system will reduce total suspended solids loading from parking areas and drives by more than 40%, satisfying the WDNR water quality requirement for a redevelopment. As a redevelopment site, the project site is exempt from WDNR infiltration requirements; therefore, infiltration measures have not been included in this stormwater management plan.

(Appendices Follow)

CITY OF GLENDALE — PLAN COMMISSION
Tuesday, February 5, 2019

The City Plan Commission convened in the David Hobbs Honda For the People Community Room, Richard E. Maslowski Community Park, 2200 West Bender, Glendale, Wisconsin (Glendale City Hall is being reconstructed), 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, Bruce Cole, Philip Bailey, and Josh Wadzinski. Absent: JoAnn Shaw.

Other Officials Present: Rachel Safstrom, 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 Thursday, January 28, 2019, of the date and time of this meeting, the agenda was posted to 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. Bailey, seconded by Comm. Cronwell, to approve the minutes of the meeting held Tuesday, January 8, 2019. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cole, Bailey, and Wadzinski. Noes: None. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

I. PUBLIC HEARING: Petition to Rezone 2510 West Good Hope Road (Certified Survey Map 8771, Lots 1, 2, 3, and 4, and Lands Previously Intended to be Dedicated for Public Street Purposes but Never Formally Accepted by the City for Public Street Purposes, Tax Key Parcels 1009984002, 1009984003, 1009984004, 1009985005 and the

Dedication Lands) from R-3 Residence District to PD-Planned Unit Development District-Multi-Family Residential, to include a 48-Unit Apartment Building located proximate and parallel to West Good Hope Road and, to the north of the Apartment Building, 41 Townhome Garden Apartments (Note: 7340 North Braeburn Lane, Tax Key Parcel 1009977001, is not included in this Project Plan and will remain as unplatted lands zoned R-3 Residence District. New Land Enterprises to present the project to the Plan Commission and Glendale Citizens, Citizen comments and input, and Plan Commission to evaluate and recommend to Common Council. Following Plan Commission recommendation to the Common Council the project will, at a future meeting, be presented to the Common Council and the Common Council will hold a Public Hearing.

The following Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

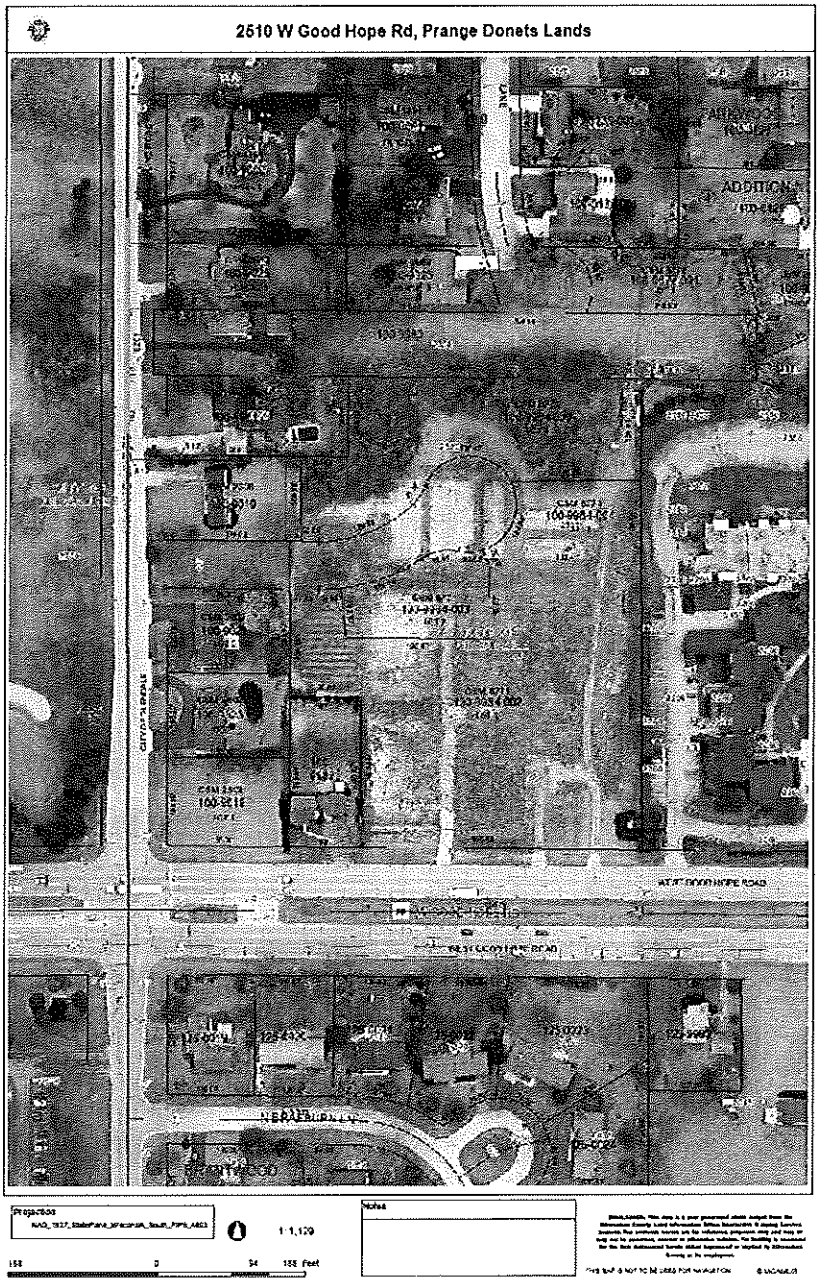
> PLAN COMMISSIONERS: Bring along Plan Commission materials from the December 4, 2019. Plan Commission meeting for reference.
>
> New Land Enterprises, LLP, seeks to rezone the 2510 West Good Hope Road from R-3 Residence District to PD Planned Unit Development District for a project that will include a 48-unit apartment building and 41 Townhome Garden Apartments configured as eight (8) buildings to include one four-unit building, five five-unit buildings, and two six-unit buildings. The proposed four-story apartment building is located proximate and parallel to West Good Hope Road, with the Townhome Garden Apartment buildings being located within the remaining lands to the north between the apartment building and the north property line. The 7340 North Braeburn Lane parcel (vacant) located at the south end of North Braeburn Lane is not included in the proposed project and will remain single-family residential use land zoned R-3 Residence District.
>
> New Land Enterprises will present the project to the Citizens and Plan Commission and public comment will be taken prior to discussion and inquiries by the Plan Commission, and possible recommendation to the Common Council.

Necessary Action

Recommend to Common Council with the below requirements. New Land Enterprises will, at a future meeting, present the project to the Common Council and Common Council will hold a Public Hearing. Following approval by the Common Council the project Specific Implementation Plan is submitted for review by the Plan Commission and a Development Agreement will be entered into between the City of Glendale and New Land Enterprises.

1) All modifications within the right-of-ways, disconnections or connections to City infrastructure systems (driveways, sanitary sewer, watermains, storm sewers, etc.), require prior review and approval by the City engineer and Director of Public Works, as well as permits from the City of Glendale Department of Public Works;
2) All costs associated with modifications within right-of-ways, disconnections and connections to City infrastructure systems are the sole responsibility of the applicant;
3) Obtain a stormwater management permit per Glendale Code of Ordinances 6-5, and Milwaukee Metropolitan Sewerage District approval, if required;
4) Signage requires a Sign Permit per the Glendale Sign Code;
5) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary;
6) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code;
7) City of Glendale building and fire codes per the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
8) Compliance with State of Wisconsin ADA parking requirements.

Aerial Photograph of the Site



Mayor Bryan Kennedy announced the Agenda item and stated that New Land Enterprises is proposing to develop the 2510 West Good Hope Road lands and that they will be presenting the project to the Citizens and the Plan Commission and that that will be followed by a Public Comment period, and then the Plan Commission will make inquiries, discuss, and decide.

Tim Gokhman introduced himself as representing New Land Enterprises.

Jason Korb introduced himself as the architect of record and said that as a matter of background they will first present the project as first presented to the Common Council and asked the audience to be patient as he will then introduce changes that they have made from input that they have received in the process. The project was presented using slides displayed using the large flat screen television located on the east wall of the Community Room which was visible to everybody in the room. Mr. Korb started with several contextual images of the development property as viewed from the east, west, and north, and then zoomed to views of the greenhouse as it was gradually removed leaving a vacant field, and noted the wooded buffer to the north, land not developing. Mr. Korb stated that the Site Plan big picture is 48 unit apartment building with 52 parking spaces inside, and 41 townhome garden apartments, pointed out that the apartment building is four-story, and that the townhome garden apartments are two-story with two car garages, with two-bedroom units and three-bedroom endcaps, continuing noting the walking path, and observed that the townhome garden apartments have both pitched and flat roofs, and that there are four, five, and six-unit buildings. Mr. Korb talked about the fire department access with a second curb cut, and based on their analyses the Fire Department would be able to maneuver around the site. Mr. Korb emphasized that the townhomes each front to terraced green space and that every townhome faces a terminal garden and that there is green space all around the perimeter, and commented that it was the only development in the vicinity with a walking path amenity. Mr. Korb said that the apartment building will have brick and siding with large windows.

Tim Gokhman suggested that for scale observe the street level view.

Mr. Korb continued speaking stating that the apartment building also has a surface parking lot, and again noted the large windows and the walking path, and then presented the back-of-house image where there will be cars, trash recycling, potted plants, suggesting a most utilitarian view, and that they want to be transparent, and then there is the semi-private outdoor space with the shared green space in between the garden townhomes, and noted that you see allot of these in Europe and that they are really excited about this, and that to observe scale to see the rooflines, continuing stating that they are well intentioned and hope that this is correct commentary, and that as the improvements are viewed from the east, west, and south there is a flat plain roofline.

Mr. Korb said that he would next present the redesign, and said that they added significant masonry to three sides that are visible from West Good Hope Road, and said that they added a decorative roof element, and that for the eastbound view added masonry, and for the southwest view a roof projection roof

element to emphasize the primary corner, and eastbound there is masonry across all four floors in order to create a signature corner.

Mayor Kennedy asked if there will be a berm along West Good Hope Road.

Mr. Korb said that the berm would mostly buffer noise and traffic along West Good Hope Road, and would also obscure the parking with frosted glass, so there would be several features, concluding stating that is it for the architecture.

Tim Gokhman noted that the other concern is traffic, and stated that they had a Traffic Study and that the traffic engineer is present this evening.

Mayor Kennedy stated that a question was raised about whether there would be any Section 8 low income housing or HOME Funds.

Tim Gokhman said that the project is a 100 percent market rate project and that there were not any subsidies asked from the City of Glendale, and that it is the company solely financing the project.

Mr. Korb stated that there is a Stormwater Management Plan with underground tanks and that it has to have Wisconsin Department of Natural Resources approval, observing that there is not enough space for open ponds, and that they cannot place the storage in the woods to the north as that is the high space.

Comm. Wadzinski commented that he thought that the proposed changes are fantastic and that he really appreciates their responding and that these are leaps and bounds improvements.

Mr. Korb said that is welcome input.

Comm. Cole said that he says what Comm. Wadzinski said.

Mayor Kennedy announced the Public Hearing open, and that four persons had indicated that they want to speak, and anybody else who wants to may speak.

An individual named Bob was recognized to speak but said that he thought it was only a meeting sign-in and did not want to speak.

Peter Evenson, 2260 West Good Hope Road (Manchester Village). Peter Evenson stated that he is a long-time resident and former property manager at the Manchester Village, continuing speaking to say that stormwater drainage is a big concern, and that he now understands that there will be an underground collection system.

Jason Korb said that the technology now includes plastic tanks less than eight feet in diameter, and that these tanks collect the stormwater and it is held in order to keep the release of stormwater to an acceptable rate.

Peter Evenson said that he is most concerned with the area along the borderline with Manchester, and asked where the retention tanks would be.

Mr. Korb said that they do not know yet, and shared that there will be inlets (where the water goes in) and that these lead to the tanks where the water is retained, and conjected that possible tank locations include the terraced gardens and underneath the lanes, continuing on saying that the way that the site is graded now gravity takes the water where it does now, and concluded that the Wisconsin Department of Natural Resources (WDNR) requires these measures whenever more than one-half acre of land is disturbed.

Tim Gokhman said that the total area of the property is about 5.4 acres, and that the multi-story apartment building is 16,000 square-feet, and that with the garden townhomes about 30,000 square-feet, giving the grand total, and that the lanes and walks also add to the total impervious area, and then subtracting gives how much is pervious.

Mr. Korb observed that looking at the site now a likely place for the tanks is the parking lot north of the apartment building.

Peter Evenson noted the grading of the area between the two properties and that he would like to see a berm that slants toward the Prange property, and that there are trees there now, not much of a berm.

Tim Gokhman said that headlights and the site line would be a mutual concern.

Peter Evenson said that there is a letter from Mr. Marx that has a concern about the ingress-egress being so close, and that they have the same problem as with the bank (TCF Bank) at the corner, and commented further that the four level building does not coincide to the neighborhood and that he thinks that it is too condensed with only three acres, while we (Manchester Village) has 13 acres for 272 units.

Mr. Gokhman observed that the project site is five acres and that comparatively Manchester Village includes 272 living units. Mr. Gokhman said that the project is not subsidized housing, it is market value and rents are usually driven by square footage, and added that Manchester Village's unit density is 21 units per acre versus 17.8 units per acre for the proposed project, and that it is the same with height as the buildings to the east (Manchester Village) is three-story with pitched roofs, and that if you look going east to west Manchester Village does not blend in at all and that, other than that they will have market rents based on the square footage. Mr. Gokhman continued stating that they will have 21 one-bedroom units in the 48 unit apartment building along West Good Hope Road and that the one-bedrooms will be about 700 to 800 square-feet with the rents starting at $1,500, and that the 41 garden townhomes apartments will only be two-bedroom and three-bedroom apartments and the that rent for a two-bedroom and a den will start at $1,700, adding that in the Riverwest Neighborhood they have a 31 unit building at 1,500 square feet and have a similar mix of young professionals, young families, and seniors, and added that the Beaumont in Whitefish Bay developed by

Mandel (Mandel Group project) has higher rents and the building is full, concluding stating about rents that the cost of construction is the cost of construction and that you cannot bring them in for less than $1,400 per month, and then said that their target market is young professionals and young families, and that buying can be difficult in comparison to the townhomes. Mr. Gokhman said that residents currently want to stay, keeping up the house, and that it is true that their mortgage payment may be half the cost of rent, but that they also have to pay property taxes and homeowners insurance, and said that that homeowners probably do not put away money for operation and maintenance, but they have to for their rental properties, so again the cost of a one-bedroom is around $1,500 and for a two-bedroom from $2,000 to $2,300 and $2,500.

Peter Evenson suggested that the square footage that is being talked about is not upscale.

Mr. Gokhman said let us agree to disagree, and that they own and manage 1,300 apartments in 26 buildings, and that the square footage ranges from 700 to 900 plus square feet, and that there is vintage, 1920 to 1960, and there is new and in-between, and that the units are smartly designed at 720 to 930 square feet, and that with 89 units they are slightly below what is typical for onsite management and that 100 is the magic number. Mr. Gokhman said that they are a Milwaukee company and that the in-laws live just down the street, and that landscaping and snow removal services are typical.

Jeff Katz identified himself as the president of the Manchester Village Association and said that he came in with negative feelings, however, that he has a little more level of comfort than from the previous presentation, and said that his big concern is drainage, and that the water table drainage is constantly filling their parking lot, and that a berm might solve a major issue.

Jason Korb stated that they are required to solve to get a building permit, and asked about the purchase price for condos, and that this is all rentals, and that is all for him.

Debbie Recht, (street address not provided), stated that she came with the same concerns, and that it looks lovely, and asked about the mechanicals on the roofs of the buildings.

Jason Korb said that all of the mechanicals are required to be inside, the boilers, and that they will have a mini-split in each unit and that they are about the size of a briefcase, they live on the roof.

Ms. Recht asked if he guarantees that it will not be seen from our building.

Mr. Korb said that it is called a mini-split or Mr. Slim, and that the Manchester Village second and third floors will not be able to see it.

Mr. Gokhman said that they will be sensitive.

Mayor Kennedy said that they are the size of a personal computer tower and that with the apartment building there will be 48 of them located on the roof and, for the record, they will be sensitive to the aesthetics, and that only part of the apartment building and not that slightly larger unit, the height is relative, and done right does enhance the community.

Boris (long undecipherable last name, address not provided) asked how many residents will live there.

Tim Gokhman said that with two bedroom apartments there will be 1.5 to 2.0 persons per unit so theoretically that would give 130 people, and with two people per unit there will be 178 people.

Susan Garrison, 2200 West Good Hope Road, identified herself as a resident of Manchester Village, and asked what the rent will be at 600 square-feet and at 900 square-feet.

Tim Gokhman said that the smallest units in the apartment building would be $725 and the largest would be $1,700.

Susan Garrison asked about the garden townhomes too.

Tim Gokhman said that the townhomes are two and three bedroom and the rents will be $2,000 to $3,000.

Susan Garrison said that she is also concerned about the traffic coming into Manchester Village, that there is not enough space to go in and out, and this is a big concern.

Tim Gokhman said that they have multiple points of ingress and egress, both West Good Hope Road and North Range Line Road.

Mr. Korb said that they are not going to ask Milwaukee County for a curb cut in the median.

Susan Garrison asked if there will be satellite antennas on the top of the building.

Tim Gokhman said that is a tricky topic and that they do not love them, and nobody has a dish, and that the do not want them as they are unsightly, and they do not want them to attach them to their buildings, and that they do not have to approve attachments to the buildings.

Neil Eisendrath, 2200 West Good Hope Road, identified himself as living in the 2200 West Good Hope Road building, expressed concern about multiple exits and entrances.

Mr. Korb said that they have two, West Good Hope Road and North Range Line Road, and that if they did not have two then it would be tough to turn around the Fire Department apparatus, and added that the North Shore Fire Department comments previously were positive, and they have to allow the Fire Department apparatus navigate, and said that he thought that there are three entrances and exists at Manchester Village, actually four with 272 living units, whereas they have two with 90 units.

Phillip Lane identified himself Ray, 7220 North Range Line Road, asked that the slide image with the red lines be shown again.

Mr. Gokhman and Mr. Korb tried to show the requested slide.

Mr. Lane said that the Fire Department will be coming in on North Range Line Road, and that he questioned the Council when we had the last developer, and Manchester Village was complaining about drainage, and said that my side needs a wooden fence, and that he is not telling them how close to my house, and that there is no barrier separating people with dogs and other pets, and the fire trucks drive on the grass, and that there will be a North Range Line Road curb cut.

Mayor Kennedy stated that it was always intended to be a roadway, and that previously with the nursing home it was one call per day, and there would be more concern with a nursing home, and asked how many calls per day are there to Manchester Village.

Comm. Cronwell wanted to clarify the concern with lack of separation and visual barrier.

Mayor Kennedy said that with the previous project it was one call per day, and that there would be more concern before with the nursing facility, and that as for the concern with the Fire Department driving across the lawn that would not be a concern unless there was an actual emergency, and that they will put as much shielding as the east side, the fire village.

Ray said north of the vacant lot there is a short stretch.

Mr. Korb said that it will be shielded by the other lot.

Ray observed they are pointing right there mow, come up on the property line, are we going to have (Undecipherable).

Mr. Korb said that there will be a 25-foot setback, and there is some protection from the other property, a short stretch.

Ray commented that it is a small area that dogs can go.

Tim Gokhman said that is a guarantee, that he put the cards out, that they have a 31-unit townhouse project of similar scale, and that there will be less pets in the multi-family than in the garden townhomes, and that they have leases, and there is a pet addendum with legal rules that requires a leash, and that the pet owner must pick-up after the pet, and said that they have been doing this for 25 years, the majority of their buildings have cameras with DVR, and concluded saying that they are pretty serious about enforcement, and that there should not be concerns about crossing the property line as there is nothing to do there and concluded saying we are a Milwaukee based developer.

Mr. Korb stated that for $500 they could plant arbor vitae and solve it all, and suggested they make us an offer.

Michael Marx, 2350 West Good Hope Road, identified himself as a resident of Manchester Village, and said that in the December 5, 2018, NOW

section of the Milwaukee Journal, the proposed development was described as peaceful, stable, diverse, and safe.

Mayor Kennedy said that he saw no low income housing or HOME funds.

Mr. Marx said that he had never seen wording, your language, and was only reading it from the newspaper.

Mayor Kennedy said there you go again.

Ms. Recht asked about the feasibility of a traffic signal at Range Line Road (there is a traffic signal at the intersection of West Good Hope Road and North Range Line Road).

Mayor Kennedy observed that West Good Hope Road is under Milwaukee County jurisdiction and that North Green Bay Avenue is under the jurisdiction of the State of Wisconsin, and that the City has been lobbying the State for ten years now about the weird X-shaped intersection, and does not know if the County will do anything along that line, the City wants crosswalks at North Green Bay Avenue and also at Pierron Road.

Ms. Recht said that maybe they could get the developer to pay for that.

Mayor Kennedy noted that traffic signals can cost several hundred thousand dollars.

City Administrator Rachel Safstrom observed that the intersection at West Good Hope Road and North Range Line Road was ranked number 6 for accidents with 29 crashes.

Peter Evenson commented that he hoped that they will re-examine the West Good Hope Road entrance, and will listen and act on their concerns, and said that he thought that previously the District had not acted on their concerns.

Unidentified woman from the audience commented that maybe they could put STOP signs at the exits.

Tim Gokhman commented that people normally know to stop before they exit.

The unidentified woman in the audience said if there are STOP signs at the exits there will be a clear view to go.

Mayor Kennedy observed that they probably do not have STOP signs at Manchester Village.

An unidentified person in the audience said no.

John Bieberitz of TADI the traffic engineering consultant suggested that the crash rate is low, and that the traffic volume would have to increase 60 percent in order to have STOP signals, and that is not what you want, and legally it cannot be done, and stated that right-in right-out would provide full access.

An unidentified woman in the audience commented that traffic gets worse and worse along West Good Hope Road.

Mayor Kennedy commented that if we stick with residential or something not commercial and from 7:00 to 9:00 there is a little evening traffic that is in line with the neighborhood, and that he thinks that there are more accidents in a commercial area.

Kathryn Huntsinger,7346 North Bethmaur Lane, asked about the height of the proposed buildings in comparison to the height of the Manchester Village.

Mr. Korb said that the building is six-feet greater than the peaks of Manchester Village's three four story buildings, and that there are three four-story buildings which would typically be about 48 feet tall, and that they are 50 feet from the curb of West Good Hope Road.

Tim Gokhman said that the buildings to the north have less height and are two-story.

Mayor Kennedy observed keeping more in line with the two-story homes, mostly ranch and two-story homes.

Motion by Comm. Cole, seconded by Comm. Vukovic to close the Public Hearing. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cole, Bailey, and Wadzinski. Noes: None. Abstain: None. Motion carried unanimously.

Mayor Kennedy stated that the Public Hearing is now closed and that the Plan Commission has a recommendation from City Staff that has eight requirements, to recommend to the Common Council, where the project will go through the same process and the same opportunities to comment.

Motion by Comm. Wadzinski, seconded by Comm. Vukovic that, per Staff recommendation, the Plan Commission recommend approval of the project to the Common Council per the eight requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cole, Bailey, and Wadzinski. Noes: None. Abstain: None. Motion carried unanimously.

II. <u>2040 Vision Plan. Referral for review and future reference the 2040 Vision Plan as completed by the City of Glendale Vision Committee and recommended to the Common Council (Adopted by the Common Council November 12, 2018)</u>.

The following Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

> The Common Council has adopted the 2040 Vision Plan, replacing the previous Vision Plan 2021. Plan Commissioners are encouraged to carefully review the 2040 Vision Plan as a guide in its continuing planning related activities and decision

Hearings at both the Plan Commission and Common Council, and that the Common Council will have a Public Hearing for the rezone, so the action may be to recommend to the Common Council to approve the rezone from R-7 Residence District to B-1, G2 District, and asked Staff to confirm if that is procedurally acceptable.

Director of Community Development Todd Stuebe affirmed that the Plan Commission may make the recommendation to the Common Council.

Motion by Comm. Wadzinski, seconded by Comm. Cronwell, that the Plan Commission recommends that the Common Council approve the rezoning of the four properties from R-7 Residence District to B-1, G2 District. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cohn, Cole, and Wadzinski. Noes: Comm. Shaw. Motion carried 5-1.

II. Referral from Common Council: Petition to Rezone 2510 West Good Hope Road (Certified Survey Map 8771, Lots 1, 2, 3, and 4, and Lands Previously Intended to be Dedicated for Public Street Purposes but Never Formally Accepted by the City for Public Street Purposes, Tax Key Parcels 1009984002, 1009984003, 1009984004, 1009985005 and the Dedicated Lands) from R-3 Residence District to PD-Planned Unit Development District-Residential to include a 48-Unit Apartment Building located proximate to West Good Hope Road and, to the north of the Apartment Building, 41 Townhome Garden Apartments (Note: 7340 North Braeburn Lane, Tax Key Parcel 1009977001, is not included in this Project Plan and will remain as unplatted lands zoned R-3 Residence District. Applicant to present Informational Statement and General Development Plan, Plan Commission to review, discuss, and schedule Public Hearing.

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

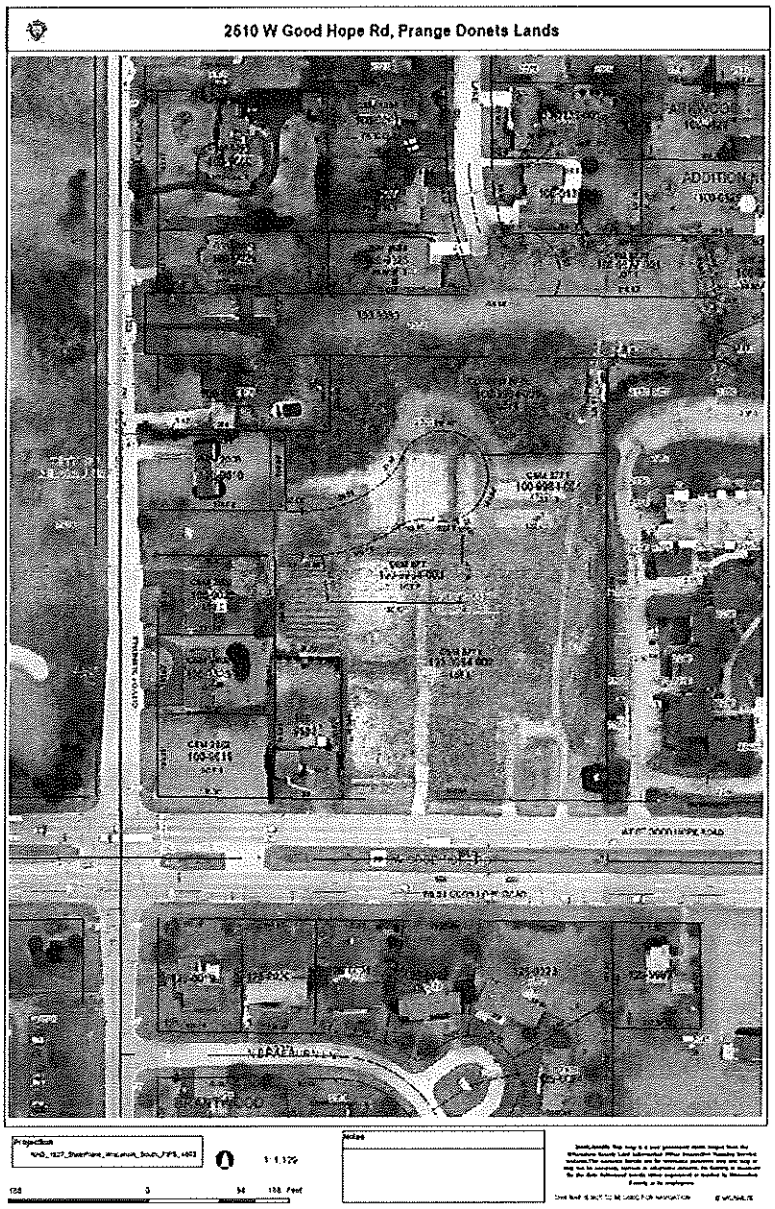
> New Land Enterprises, LLP, seeks to rezone the 2510 West Good Hope Road from R-3 Residence District to PD Planned Unit Development District for a project that will include a 48-unit apartment building and 41 Townhome Garden Apartments configured as eight (8) buildings to include one four unit building, five five unit buildings, and two six unit buildings. The proposed four-story apartment building is located proximate and parallel to West Good Hope Road, with the Townhome Garden Apartment buildings being located

within the remaining lands to the north between the apartment building and the north property line.

Necessary Action

Schedule a Public Hearing to take and consider public comment about the proposed Project Plan.

Aerial Photograph of the Site



Community Development Director Todd Stuebe stated that 89 living units are proposed as a 48-unit Apartment Building along West Good Hope Road and 41 Townhome Garden Apartments to the north, with a density of about 16 units per acre within the 5.42 acre property, and that Jason Korb is present this evening to present the proposed project to the Plan Commission.

Jason Korb introduced himself as project architect with Korb Associates Architects representing New Land Enterprises (Boris and Tim Gokhman arrived about this time). Mr. Korb walked the Plan Commission through the essential project concept and elements. Mr. Korb stated that the site was greenhouses for many years and as a result there is soil contamination at depth and, as a result, the cost to remediate would not support the previously proposed single-family residential. Mr. Korb said that New Land had done the math and came to the minimum density that would not require City participation was about 80 units, and believes that Glendale residents do not want to leave and not everybody wants to go downtown, and also do not want the maintenance, so they have arrived at this concept that includes townhomes in bundles of 4, 5, and 6, and that appropriately they are not too close to West Good Hope Road, they will have a berm feature to act as a buffer, and they have the density to support the development costs, continuing to present the artistic image views of the project, beginning with the townhomes indicating that there will be a boulevard from North Range Line Road and a single entrance drive from West Good Hope Road, so they will be removing two drive openings, and that as for the four story building there will be 30 feet to allow for utilities along West Good Hope Road where they will maintain a landscape buffer deliberately not develop one to one-1/2 acres.

Tim Gokhman responded to inquiries about the project and explained the design in terms of the perceived market for these units, explaining that they are not aware of anything else offering this concept with private two car garages and indoor heated parking, an interior lot, as well as scattered street parking.

Mayor Kennedy said that previously they have been shown landscape that looks really nice and asked of there will be this level of lush landscape.

Mr. Korb said that he agrees about Bender and that in a project like this...(Tim Gokhman commenced to speak).

Tim Gokhman said that if anybody is not familiar with their work to jump on their website and consider their 25 year portfolio which speaks for itself, and continued saying that the reason that the project has the scale that it does is they have to take care of the soil contamination and also they include on premise staff, that at this scale relates to having a different level of service and amenities, and that the job cannot be done at less, and suggested going to their properties, and that he is happy to schedule tours, and that they have all their own tools and trucks, and that they do both property development and management.

Comm. Cronwell suggested that she has to admit that it is appropriate to crunch the numbers, although the density gives some concern, and that it does seem like a lovely proposal, that the boulevards look lovely, if it is to scale.

Mr. Korb stated that the images are absolutely to scale, and that all the views which includes the artistic views are built from the Site Plan drawing.

Comm. Cronwell said that they are beautiful images not to scale.

Tim Gokhman said that the goal is to be consistent with the development to the east, and going north on scale with the single-family homes and leaving one acre.

Comm. Wadzinski said that the townhomes look great and inviting with contemporary materials, although has concerns with the four-story building, the articulation and three floors of fiber cement lap siding covering the entire building, and that he would like to look at more articulation of the apartment building, and would like to see views from eye level street view, that from above it looks great.

Mr. Korb said that he thought that they had that but they may not have it with them.

Comm. Wadzinski said the density is a concern, a problem you have, that it is not your lot, in fill around there, and that there is a golf course and park but not sidewalks, continuing that there are City, State, and County interests, one sidewalk connection along the street to the park, and that the last project had not left to West Good Hope Road, a boulevard straight west to North Range Line Road, and going to the north there is North Range line Road and North Green Bay Avenue coming in at funny angles, and a new development at the corner there adding traffic will dump traffic morning and night bother, already allot of accidents and fast-moving traffic along North Green Bay Avenue, and want to bring it to your attention now, the cut-through from North Range Line Road along Wending to North Green Bay Avenue, have to solve with a light to the north, it is expensive, complicated with State, County, and City, and this is a tremendous development, which needs to deal with.

Mayor Kennedy observed that they will add 60 to 80 cars per day.

Tim Gohkman said that they can have a look at it and have done traffic engineering studies before to make educated decisions, although every time they do a study they find that it does not make that much difference, that it is a goofy corner, and that where there is a will there is a way, and explains in terms of economics, marketability, who will live there, with the goals being to capture more than a single market segment, people in Shorewood and Whitefish Bay are looking to sell the homes, empty nesters, who want to stay, and the in-bound looking for the school system who are testing the market who are new to the community, and for those seeking non-steps the townhomes are not a solution, so two bedrooms without stairs mean a multi-story building, although all two-bedrooms is a mistake,

and the divorced, so diverse multiple housing types are more popular with one and two and three bedrooms, only the townhome limits.

Comm. Wadzinski thinks zoo with kids traffic patterns.

Tim Gokhman said they would complete the traffic engineering study.

Comm. Cohn said that he agrees with Comm. Wadzinski theory that the front building is a rectangular box with a flat roof, that is a sticking point, and although they have parking in the two car garages he does not see the parallel parking with each unit.

Mr. Korb said that they are wide enough to parallel park behind each unit, they do block the garage.

Comm. Cohn said that he does not see the entrances and asked if there is a central parking lot.

Mr. Korb said that there is a surface parking lot immediately north of the apartment building for the apartment building. And that they can also enjoy green space.

Comm. Cohn asked what the target price is for rentals.

Tim Gokhman said that for a one bedroom $1,500, two bedroom just below $2,000 to $2,300 per month.

Comm. Cohn asked what the big difference is between the apartment and the townhome.

Tim Gokhman said yes and no, the townhomes are bigger, the per square foot is higher in the apartment building.

Comm. Cole said that Comm. Wadzinski did a good job on the front building plan, regardless the density needs to go east, and that it is difficult to look at that density until you look at the traffic side.

Tim Gokhman said that in the Riverwest they have data points, they split the traffic into two egress-ingress points.

Comm. Shaw said that the entire project is rental property, with the townhome versus the row house, think of in England, and that she did not see the trash area for the project..

Mr.. Korb reiterated row house.

Tim Gokhman suggested it is more like condo versus apartment, that there will be multi-family in the building, apartment house with inside garage, pick-up car and then out, contract staff multi-family, townhome renters, 60 to 90 percent are still doing landscaping and snow removal, fire department access.

Mr. Korb said that there would be dedicated storage areas for snow, and that people spending that much money do expect things.

Motion by Comm. Cole, seconded by Comm. Cronwell, that the Plan Commission schedules a Public Hearing for 6:00 p.m., January 8, 2019. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cohn, Cole, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

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CATALYST CONSTRUCTION

PROJECT
GOOD HOPE ROAD APARTMENTS
AND TOWNHOMES
2510 W. Good Hope Road
Glendale, WI 53209

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NEW LAND ENTERPRISES
1540 N. Farwell Ave
Milwaukee, WI 53202

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Milwaukee, WI 53202

DESIGN BUILD
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CONF No	18-10-54
SCALE	
PHASE	SP PACKAGE
DATE	06/13/2019

EXTERIOR RENDERINGS

A500

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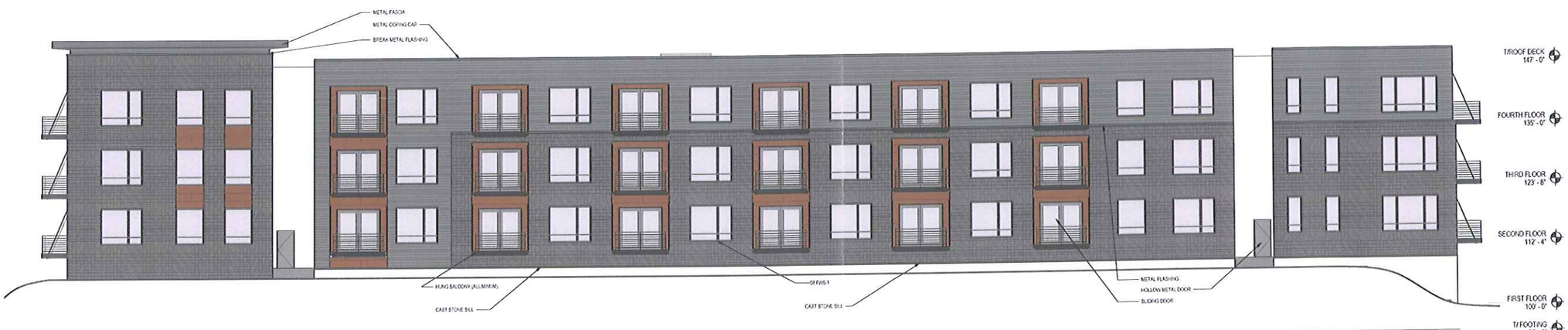
MATERIAL LEGEND (BASIS OF DESIGN)

04 FBR-1 MODULAR BRICK VENEER MFG: ENDICOTT CLAY PRODUCTS CO COLOR: MANGANESE IRONSPOT FINISH: ARTISAN MODULAR	04 FBR-2 MODULAR BRICK VENEER MFG: SUMMIT BRICK COMPANY COLOR: ALASKAN WHITE FINISH: SMOOTH MODULAR	07 SDG-1 LAP SIDING - FIBER CEMENT MFG: JAMESHARDIE COLOR: IRON GRAY FINISH: SMOOTH - LAP SIDING	07 SDG-2 FIBER CEMENT PANEL MFG: JAMESHARDIE COLOR: COUNTRYLANE RED FINISH: SMOOTH - PANEL	08 FWS-1 FIBERGLASS WINDOW SYSTEM MFG: PIELLA - IMPERVIA COLOR: MORNING SKY GRAY FINISH: FACTORY POWDER COAT



2 SOUTH COLOR ELEVATION
A200 1/8" = 1'-0"

1 NORTH COLOR ELEVATION
A200 1/8" = 1'-0"

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GOOD HOPE ROAD APARTMENTS AND TOWNHOMES
250 W Good Hope Road
Glendale WI 53209

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SCALE	As indicated
PHASE	SIP PACKAGE
DATE	06/13/2019

APARTMENT COLOR ELEVATIONS

A200

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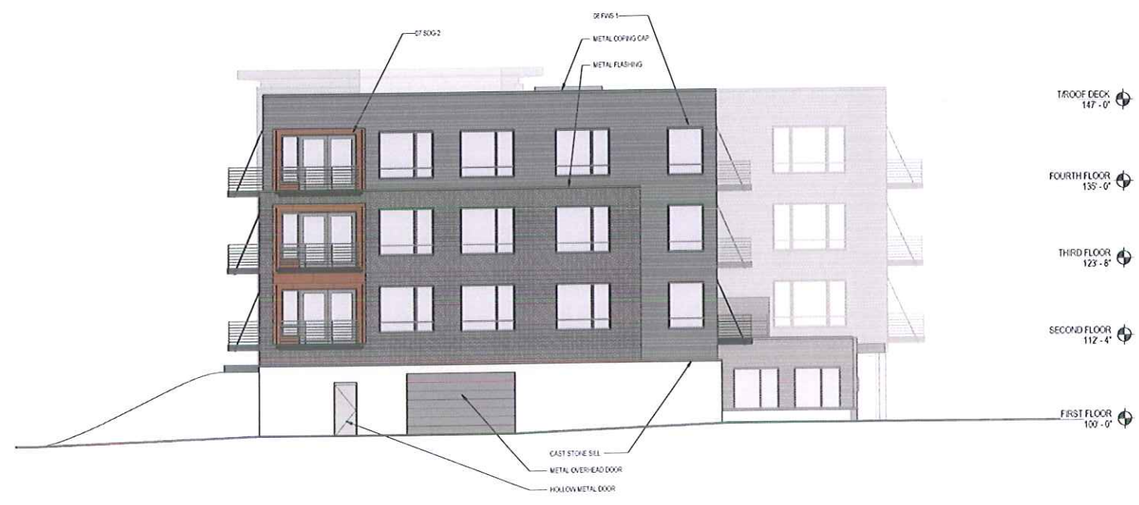
2 WEST COLOR ELEVATION
A201 1/8" = 1'-0"



1 EAST COLOR ELEVATION
A201 1/8" = 1'-0"

MATERIAL LEGEND (BASIS OF DESIGN)

	04 FBR-1 MODULAR BRICK VENEER MFG ENDICOTT CLAY PRODUCTS CO COLOR MANGANESE IRONSPOT FINISH ARTISAN MODULAR
	04 FBR-2 MODULAR BRICK VENEER MFG SUMMIT BRICK COMPANY COLOR ALASKAN WHITE FINISH SMOOTH MODULAR
	07 SDG-1 LAP SIDING - FIBER CEMENT MFG JAMESHARDIE COLOR IRON GRAY FINISH SMOOTH - LAP SIDING
	07 SDG-2 FIBER CEMENT PANEL MFG JAMESHARDIE COLOR COUNTRYLANE RED FINISH SMOOTH - PANEL
	08 FWS-1 FIBERGLASS WINDOW SYSTEM MFG PELLA - IMPERVIA COLOR MORNING SKY GRAY FINISH FACTORY POWDER COAT

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SCALE	As indicated
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DATE	06/13/2019

APARTMENT COLOR ELEVATIONS

A201

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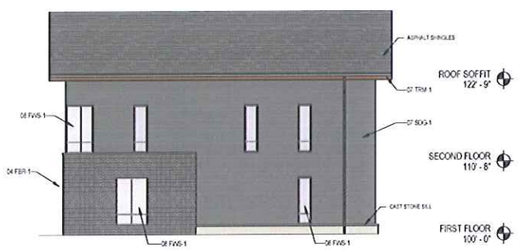
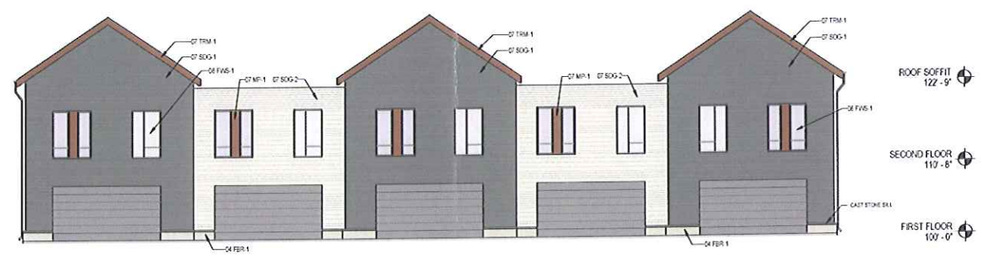
8 TYPICAL SIDE ELEVATION 2
A202 1/8" = 1'-0"



7 TYPICAL SIDE ELEVATION 1
A202 1/8" = 1'-0"

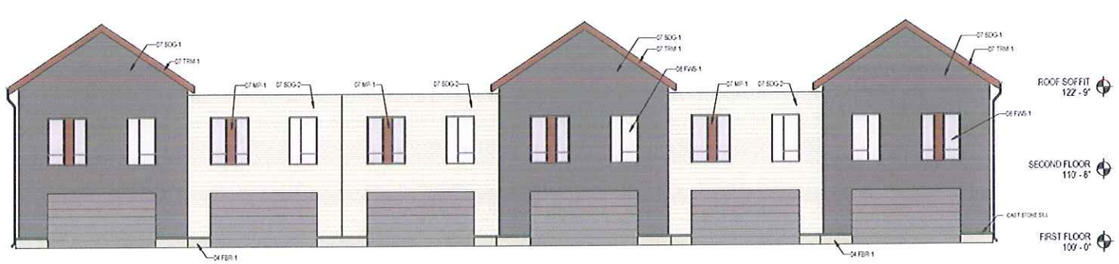
4 FRONT COLOR ELEVATION - 5-PLEX
A202 1/8" = 1'-0"



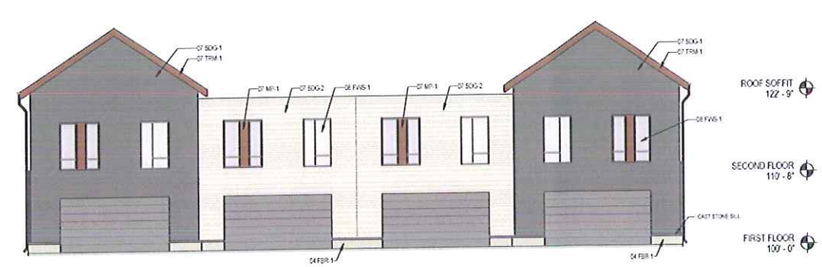
3 REAR ELEVATION - 5-PLEX
A202 1/8" = 1'-0"

6 FRONT ELEVATION - 6-PLEX
A202 1/8" = 1'-0"

2 FRONT ELEVATION - 4-PLEX
A202 1/8" = 1'-0"



5 REAR ELEVATION - 6-PLEX
A202 1/8" = 1'-0"



1 REAR ELEVATION - 4-PLEX
A202 1/8" = 1'-0"

MATERIAL LEGEND (BASIS OF DESIGN)

04 FBR-1 MODULAR BRICK VENEER
MFG ENDICOTT CLAY PRODUCTS CO
COLOR MANGANESE IRONSPOT
FINISH ARTISAN MODULAR

04 FBR-2 MODULAR BRICK VENEER
MFG SUMMIT BRICK COMPANY
COLOR ALASKAN WHITE
FINISH SMOOTH MODULAR

07 MP-1 BRAKE METAL ACCENT
MFG NA
COLOR COUNTRYLANE RED
FINISH FACTORY POWDER COAT

07 SDG-1 LAP SIDING - FIBER CEMENT
MFG JAMESHARDIE
COLOR IRON GRAY
FINISH SMOOTH - LAP SIDING

07 SDG-2 LAP SIDING -FIBER CEMENT
MFG JAMESHARDIE
COLOR NAVAJO BEIGE
FINISH SMOOTH - LAP SIDING

07 TRM-1 TRIM - FIBER CEMENT
MFG JAMESHARDIE
COLOR COUNTRYLANE RED
FINISH SMOOTH - FASCIA TRIM

06 FWS-1 FIBERGLASS WINDOW SYSTEM
MFG PELLA - IMPERVIA
COLOR MORNING SKY GRAY
FINISH FACTORY POWDER COAT

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REVISION No.:	DATE:

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DATE	06/30/19

TOWNHOME ELEVATIONS

A202

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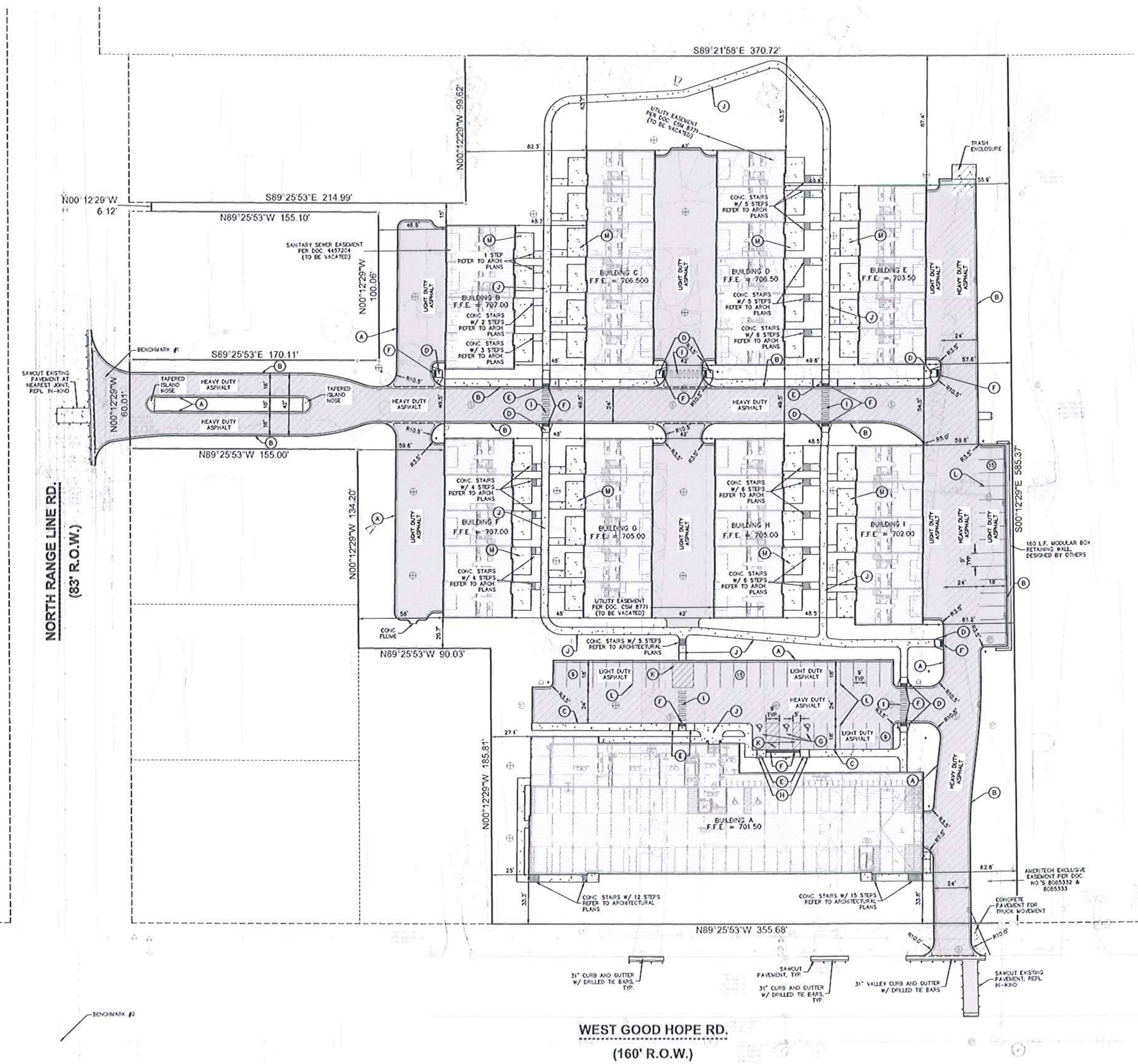

PAVING NOTES

1. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
   A. "STANDARD SPECIFICATIONS FOR SEWER AND WATER IN WISCONSIN", CURRENT EDITION, WITH ADDENDA.
   B. THE CITY OF GLENDALE MUNICIPAL CODE, CURRENT EDITION.
2. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF GLENDALE ENGINEER PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511).
4. THE CITY OF GLENDALE SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
5. JSD PROFESSIONAL SERVICES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
6. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO CONSTRUCT THE FACILITIES IN ACCORDANCE WITH THE DESIGN DRAWINGS.
7. EXISTING UTILITY INFORMATION IS BASED ON DIGGER'S HOTLINE UNDERGROUND UTILITY LOCATIONS, SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK.
8. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
10. ALL WORK TO BE COMPLETED IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
11. SEPARATE ARCHITECTURAL PLANS WILL BE PRODUCED FOR ALL BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
12. ALL NON-HARD SURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
14. MINIMUM PAVEMENT STRUCTURE TO BE VERIFIED BY GEOTECHNICAL ENGINEER.

   HOT MIX ASPHALT PAVEMENT PAVING SPECIFICATIONS

   A. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALT BINDER COURSE AND ASPHALT SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 450, 455 AND 460 OF THE STATE OF "WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS "STATE HIGHWAY SPECIFICATIONS".
   B. SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBGRADE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   C. 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 ASPHALT PAVEMENT 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).
   D. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   E. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO THE 1-1/4 INCH STONE DENSE GRADED BASE MATERIAL SPECIFICATION PER SECTION 305.2.2.1, STATE HIGHWAY SPECIFICATIONS.
   F. BINDER COURSE (LOWER LAYER PAVEMENT) – THE BINDER COURSE SHALL CONFORM TO THE E-0.3 HMA MIXTURE DESIGN PER TABLE 460-2 MIXTURE REQUIREMENTS, SECTION 460.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO THE 19.0MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 460-1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 460.2.2.3, STATE HIGHWAY SPECIFICATIONS.
   G. SURFACE COURSE (UPPER LAYER PAVEMENT) – THE SURFACE COURSE SHALL CONFORM TO THE E-0.3 HMA MIXTURE DESIGN PER TABLE 460-2 MIXTURE REQUIREMENTS, SECTION 460.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO THE 12.5MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 460-1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 460.2.2.3, STATE HIGHWAY SPECIFICATIONS.

   CONCRETE PAVEMENT PAVING SPECIFICATIONS

   A. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   B. CONCRETE PAVEMENT SHALL REINFORCED WITH 6"x6" WELDED WIRE MESH REINFORCEMENT.
   C. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
16. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
   A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
   B. THE LOCATION AND ELEVATION OF EXISTING:
      i. PIPE INVERTS
      ii. FLOOR ELEVATIONS
      iii. CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK.
      iv. HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES

   NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING.
17. ALL DIMENSIONS FOR ROADWAY, PARKING LOT, AND BUILDING LOCATION ARE PERPENDICULAR TO PROPERTY LINES UNLESS NOTED OTHERWISE.
18. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE FACE OF BUILDING.
19. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
20. ALL RADII ARE DIMENSIONED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
21. ALL COORDINATES AND DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
22. ALL CURB AND GUTTER IS WISDOT TYPE D, 18", UNLESS NOTED OTHERWISE. USE HIGH SIDE CURB AS NECESSARY TO DRAIN WATER PROPERLY.
23. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS FOR ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED TO COMPLETE PROPOSED ITEMS IN PLACE. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED AS SUCH.
25. ALL COSTS SHALL BE INCLUDED IN THE BID.
26. ALL PAVEMENT TO BE STANDARD DUTY PAVEMENT, UNLESS NOTED OTHERWISE.
27. REFER TO BUILDING PLANS FOR PATIO, LANDSCAPE WALL AND PLANTER BOX DETAILS.

SHEET INDEX

C1.0–C1.1	SITE PLAN
C2.0–C2.1	GRADING AND EROSION CONTROL PLAN
C3.0	STORM SEWER PLAN
C4.0	SANITARY SEWER AND WATERMAIN PLAN
C5.0–C5.6	DETAILS
T1.0–T1.1	TRAFFIC CONTROL PLAN (PHASE 1)
T2.0–T2.1	TRAFFIC CONTROL PLAN (PHASE 2)
T3.0–T3.1	TRAFFIC CONTROL PLAN (PHASE 3)

north

SCALE IN FEET

30' 0 30'

PAVEMENT STRIPING NOTES

1. STRIPING SHALL BE WHITE.
2. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
4. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
5. 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.
6. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300–400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATION)
8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION – CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF GLENDALE ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC., DATED MAY 2, 2019.

** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.

MINIMUM PAVEMENT STRUCTURE

HEAVY DUTY ASPHALT PAVEMENT
4" ASPHALTIC CONCRETE (2 LIFTS, 2.5" BINDER, 1.5" SURFACE)
LOWER LAYER (E-3 TYPE: 19.0 mm NOMINAL SIZE)
UPPER LAYER (E-3 TYPE: 12.5 mm NOMINAL SIZE)
10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD

LIGHT DUTY ASPHALT PAVEMENT
3.5" ASPHALTIC CONCRETE (2 LIFTS, 2" BINDER, 1.5" SURFACE)
LOWER LAYER (E-1 TYPE: 19.0 mm NOMINAL SIZE)
UPPER LAYER (E-1 TYPE: 9.5 mm NOMINAL SIZE)
8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD

CONCRETE SIDEWALK AND PATIO
6" CONCRETE
4" CRUSHED AGGREGATE BASE COURSE
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD

HEAVY DUTY CONCRETE PAVEMENT
X" CONCRETE
X" CRUSHED AGGREGATE BASE COURSE
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD

LEGEND

PROPOSED CURB AND GUTTER

PROPOSED FENCE

SITE PLAN DATA

1. DEVELOPMENT NAME: GOOD HOPE TOWN HOMES AND APARTMENTS
2. LOCATION: 2510 W. GOOD HOPE ROAD GLENDALE, WI 53209
3. OWNER/DEVELOPER: NEW LAND ENTERPRISES 1840 N. FARWELL AVENUE, SUITE A MILWAUKEE, WI 53020
4. ARCHITECT: KORB AND ASSOCIATES 648 N. PLANKINTON AVENUE, SUITE 240 MILWAUKEE, WI 53203
5. SITE AREA: 236,138 SQ. FT. (5.4210 AC.)
6. BUILDING AREA: 63,390 SQ. FT. (1.4552 AC) (26.8%)
7. BUILDING SETBACKS: REFER TO DIMENSIONS ON PLAN
8. BUILDING HEIGHT: REFER TO ARCHITECTURAL PLANS
9. PARKING COUNT: 3 EXTERIOR ADA STALLS, 45 EXTERIOR STANDARD STALLS, 47 INTERIOR STALLS, 82 INTERIOR TOWN HOME STALLS, 177 TOTAL STALLS
10. LSR: PROPOSED 39.41% / EXISTING 87.96%

SITE LEGEND

(A) 18" HIGH SIDE CONC. CURB & GUTTER (SEE DETAILS)
(B) 18" LOW SIDE CONC. CURB & GUTTER (SEE DETAILS)
(C) INTEGRAL CURB (SEE DETAILS)
(D) TYPE 'A' ACCESSIBLE ADA RAMP (SEE DETAILS)
(E) TYPE 'B' ACCESSIBLE ADA RAMP (SEE DETAILS)
(F) DETECTABLE WARNING FIELD (SEE DETAILS)
(G) ACCESSIBLE PARKING SPACE TYP. SEE DETAILS FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE)
(H) ACCESSIBLE PARKING SIGN
(I) 6'-0" WIDE PEDESTRIAN CROSSWALK
(J) CONCRETE SIDEWALK (SEE DETAILS)
(K) DIAGONAL HATCH – 4" AT 45° @ 2'-0" O.C.
(L) PARKING STRIPING
(M) CONCRETE PATIO, TYP.

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2: CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.26

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KORB + ASSOCIATES

NEW LAND

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CATALYST CONSTRUCTION

PROJECT:
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2510 W. Good Hope Road
Glendale, WI 53209

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Milwaukee, WI 53202

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STRUCTURAL:
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Waukesha, WI 53188

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CATALYST CONSTRUCTION
833 E. Michigan Ave.
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD:
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.	DATE

REVIEW SET ONLY
NOT FOR
CONSTRUCTION

COMM No.:	18010-04
SCALE:	AS NOTED
PHASE:	SIP SUBMITTAL
DATE:	06/13/2019

SITE PLAN

C1.0

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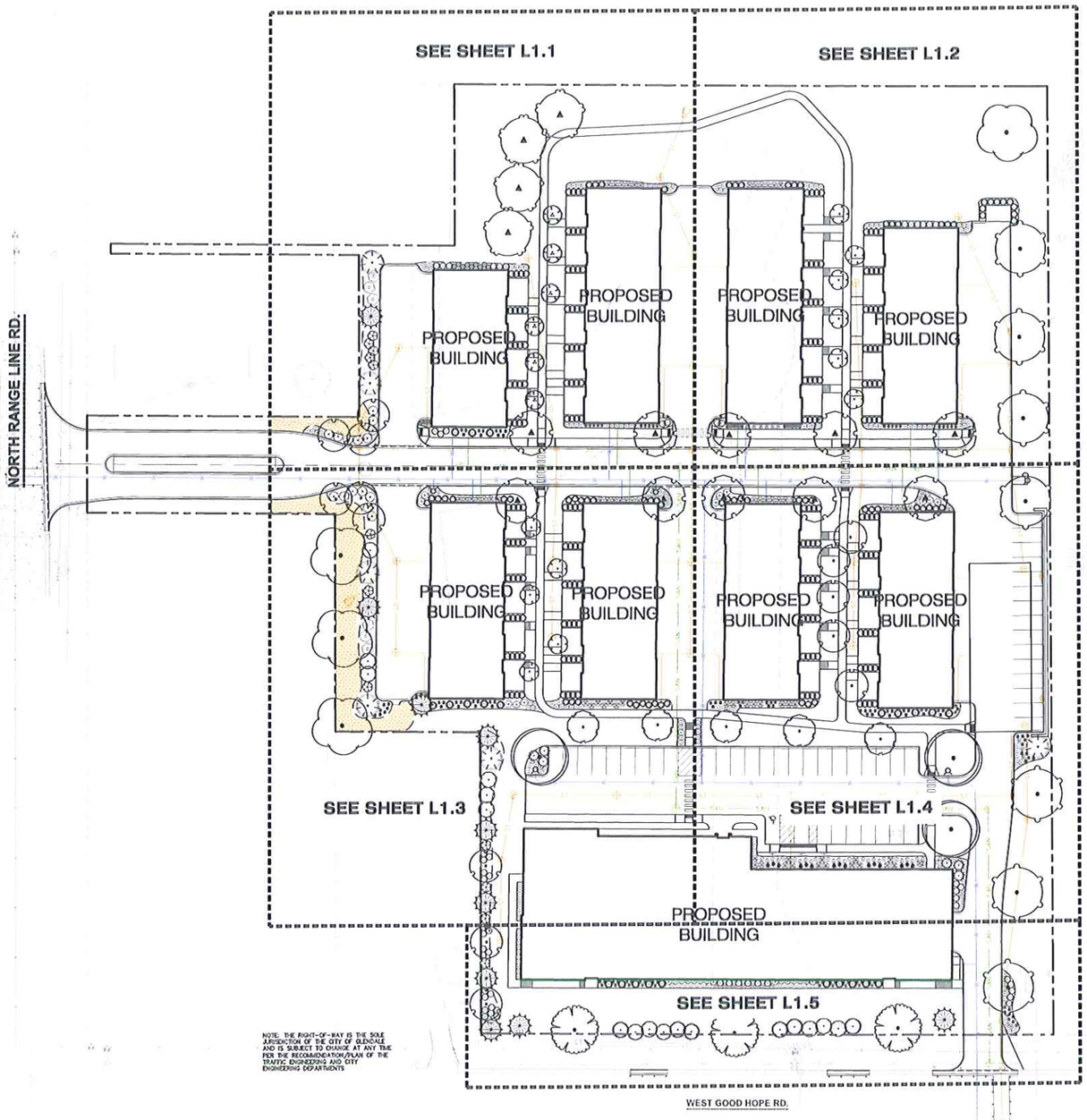
File: R:\2018\18-8716 2510 Good Hope Rd (Glendale WI)\Dwg\18-8716 C1.0 Site Plan.dwg Layout: C1.0 - 30x42 User: amertz Plotted: Aug 07, 2019 - 1:03pm Xref's:



NOTE: THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF GLENDALE AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- RETAINING WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- RAILING
- POLYETHYLENE EDGING
- PRAIRIE SEED MIX

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OF ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
6. REFER TO "LANDSCAPE DETAILS AND SPECS" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE.

PLANT SCHEDULE

DECIDUOUS CANOPY TREE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	1	Acer x freemanii 'Jeffersred' / Autumn Blaze Maple	B & B	2.5" Cal.
	3	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5" Cal.
	4	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	2.5" Cal.
	10	Gleditsia triacanthos inermis / Shine Master Honeylocust	B & B	2.5" Cal.
	4	Quercus bicolor / Swamp White Oak	B & B	2.5" Cal.
	7	Quercus macrocarpa / Bur Oak	B & B	2.5" Cal.

EVERGREEN TREE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	6	Juniperus chinensis 'Mountbatten' / Chinese Juniper	B & B	min. 6' Ht.
	8	Picea glauca densata / Black Hills Spruce	B & B	min. 6' Ht.
	12	Picea pungens 'Fat Albert' / Colorado Spruce	B & B	min. 6' Ht.
	10	Picea pungens 'Glauca' / Colorado Blue Spruce	B & B	min. 6' Ht.
	30	Thuja occidentalis 'Pyramidalis' / Pyramidal Arborvitae	5 gal.	min. 2.5' height and spread

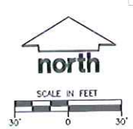
SMALL DECIDUOUS TREE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	14	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal.
	8	Betula nigra 'Little King' / Dwarf River Birch	B & B	1.5" Cal.
	8	Betula papyrifera / Whitebark / Whitebark Birch	B & B	1.5" Cal.
	11	Malus x 'Sentinel' / Sentinel Crab Apple	B & B	1.5" Cal.

DECIDUOUS SHRUB	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	6	Cephalanthus occidentalis / Buttonbush	5 gal.	min. 18"-24"
	8	Cornus sericea 'Isanti' / Isanti Redtwig Dogwood	5 gal.	min. 18"-24"
	18	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	5 gal.	min. 18"-24"
	8	Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry	5 gal.	min. 18"-24"
	18	Ilex verticillata 'Nana' / Red Sprite Winterberry	5 gal.	min. 18"-24"
	12	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5 gal.	min. 18"-24"
	18	Rosa arkansana 'Sir Cole' / Sir Cole Pagoda Burnet	5 gal.	min. 18"-24"
	8	Rosa alpina 'Green Mound' / Green Mound Alpine Dwarf	5 gal.	min. 18"-24"
	12	Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum	5 gal.	min. 18"-24"

EVERGREEN SHRUB	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	15	Juniperus sabina 'Mini Arcadia' / Mini Arcadia Juniper	5 gal.	18"-24" H.
	8	Juniperus x pfitzeriana 'Sea Green' / Sea Green Juniper	5 gal.	min. 18"-24"
	25	Pinus mugo mugo / Dwarf Mugo Pine	5 gal.	min. 18"-24"
	8	Taxus cuspidata 'Nana' / Dwarf Japanese Yew	5 gal.	min. 18"-24"

PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	18	Aquilegia canadensis 'Corbett' / Corbett Columbine	1 Gal.	10-12" H.
	81	Heuchera x 'Berry Smoothie' / Berry Smoothie Coral Bells	1 Gal.	10-12" H.
	12	Hosta x 'Fire and Ice' / Fire and Ice Hosta	1 Gal.	10-12" H.
	121	Hosta x 'Krossa Regal' / Krossa Regal Daylily	1 Gal.	10-12" H.
	14	Pennisetum alopecuroides 'Little Bunny Fox' / Little Bunny Fox Fountain Grass	1 Gal.	10-12" H.
	42	Salvia nemorosa 'Marcus' / Marcus Sage	1 Gal.	10-12" H.

ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	138	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Reed Grass	1 Gal.	10-12" H.
	12	Pennisetum alopecuroides 'Hamelin' / Hamelin Dwarf Fountain Grass	1 Gal.	10-12" H.



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DESIGN BUILD
MECHANICAL
ELECTRICAL
PLUMBING
FIRE PROTECTION

REVISION No.	DATE

REVIEW SET ONLY
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COMM No.	18010-04
SCALE	AS NOTED
PHASE	SIP SUBMITTAL
DATE	06/13/2019

LANDSCAPE PLAN OVERALL

L1.0

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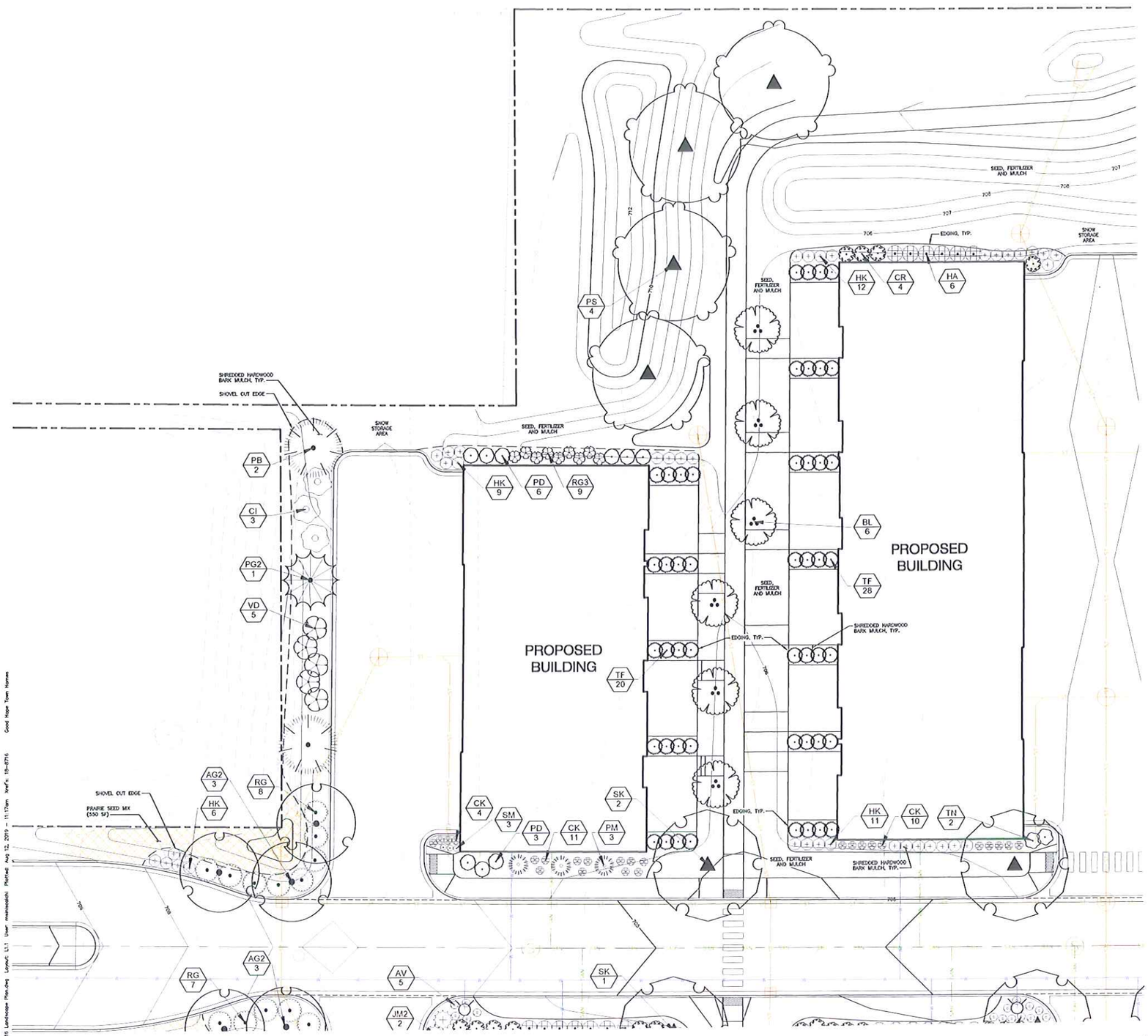
File: L:\2018\180716\dwg\18-8716 Landscape Plan.dwg Layout: L1.0 User: mwinnicotte Plotted: Aug 12, 2019 – 11:13am Xrefs: 18-8716 Good Hope Town Homes



SEE SHEET L1.3

SEE SHEET L1.2

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
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- ADA PARKING SIGN
- BIKE RACK
- RAILING
- POLYETHYLENE EDGING
- PRAIRIE SEED MIX

PLANT SCHEDULE L1.1

DECIDUOUS CANOPY TREE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	4	*Ginkgo biloba 'Princeton Sentry'* / *Princeton Sentry Ginkgo*	B & B	2.5"Cal
	2	*Gleditsia triacanthos 'Draves'* / *Street Keeper Honeylocust*	B & B	2.5"Cal
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	2	*Picea glauca densata* / *Black Hills Spruce*	B & B	Min. 6' Ht.
	1	*Picea pungens 'Glauca'* / *Colorado Blue Spruce*	B & B	Min. 6' Ht.
	43	*Thuja occidentalis 'Fastigiata'* / *Pyramidal Arborvitae*	5 gal	Min. 2.5' height and spread
SMALL DECIDUOUS TREE	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	3	*Amelanchier x grandiflora 'Autumn Brilliance'* / *'Autumn Brilliance' Serviceberry*	B & B	1.5"Cal
	6	*Betula nigra 'Little King' TM* / *Fox Valley Birch*	B & B	1.5"Cal
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	4	*Deutzia scabrida 'Ruby Spice'* / *Ruby Spice Deutzia*	3 gal	Min. 18"-24"
	3	*Cornus sericea 'Isanti'* / *Isanti Redosier Dogwood*	5 gal	Min. 18"-24"
	6	*Hydrangea arborescens 'Annabelle'* / *Annabelle Smooth Hydrangea*	3 gal	Min. 18"-24"
	9	*Physocarpus opulifolius 'Donna May'* / *Donna May Ninebark*	3 gal	Min. 18"-24"
	8	*Rhus aromatica 'Gro-Low'* / *Gro-Low Fragrant Sumac*	3 gal	Min. 18"-24"
	9	*Ribes alpinum 'Green Mound'* / *Green Mound Alpine Currant*	3 gal	Min. 18"-24"
	5	*Viburnum dentatum 'Arrowwood'* / *Arrowwood Viburnum*	5 gal	Min. 18"-24"
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	3	*Pinus mugo mugo* / *Dwarf Mugo Pine*	5 gal	Min. 18"-24"
	2	*Taxus cuspidata 'Nana'* / *Dwarf Japanese Yew*	5 gal	Min. 18"-24"
PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	38	*Nepeta x 'Kronze Regal'* / *Kronze Regal Catmint*	1 Gal	10-12" Ht.
	3	*Salvia nemorosa 'Marcheid'* / *Marright Salvia*	1 Gal	10-12" Ht.
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	25	*Calamagrostis x acutiflora 'Karl Foerster'* / *Feather Reed Grass*	1 Gal	10-12" Ht.

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NEW LAND

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DESIGN BUILD
MECHANICAL
ELECTRICAL
PLUMBING
FIRE PROTECTION

REVISION No.	DATE

north

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COMM No.	18010-04
SCALE	AS NOTED
PHASE	SIP SUBMITTAL
DATE	08/13/2019

LANDSCAPE PLAN OVERALL

L1.1

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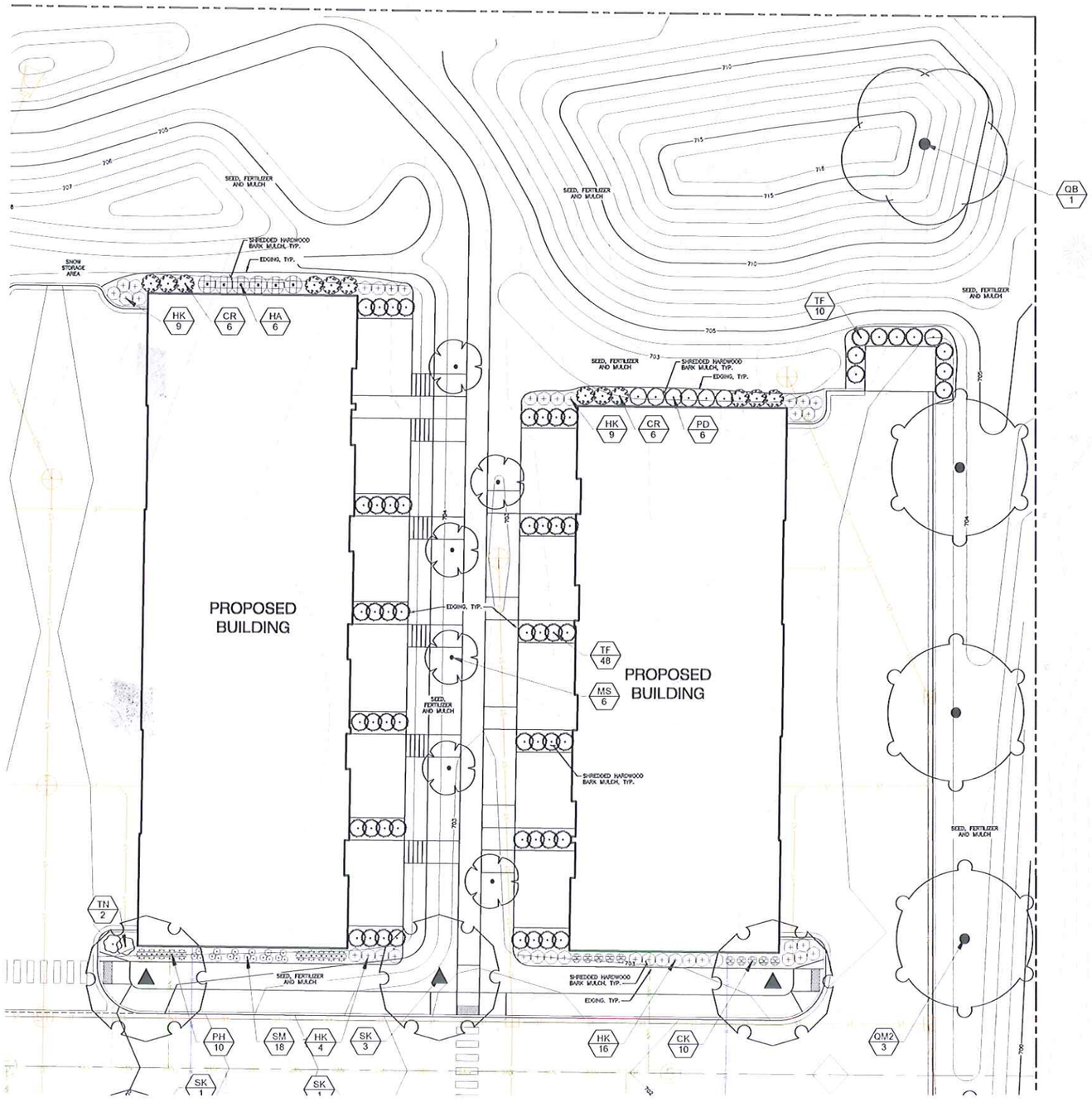
File: I:\2015\1587\5\dwg\15-8716 Landscape Plan.dwg Layout: L1.1 User: mwinsdoch Plotted: Aug 12, 2019 - 11:17am Xref's: 15-8716 Good Hope Town Homes



SEE SHEET L1.1

SEE SHEET L1.4

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- RETAINING WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- RAILING
- POLYETHYLENE EDGING
- PRAIRIE SEED MIX

PLANT SCHEDULE L1.2

DECIDUOUS CANOPY TREE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	3	*Gleditsia triacanthos 'Draves'* / *Street Keeper Honeylocust*	B & B	2.5"Cal
	1	*Quercus bicolor* / *Swamp White Oak*	B & B	2.5"Cal
	3	*Quercus muehlenbergii* / *Chinkapin Oak*	B & B	2.5"Cal
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	58	*Thuja occidentalis 'Fastigiata'* / *Pyramidal Arborvitae*	5 gal	Min. 2 ft height and spread
SMALL DECIDUOUS TREE	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	6	*Malus x 'Sentinel'* / *Sentinel Crab Apple*	B & B	1.5"Cal
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	12	*Clethra alnifolia 'Ruby Spice'* / *Ruby Spice Clethra*	3 gal	Min. 18"-24"
	6	*Hydrangea arborescens 'Annabelle'* / *Annabelle Smooth Hydrangea*	3 gal	Min. 18"-24"
	6	*Physocarpus opulifolius 'Donna May'* / *Donna May Ninebark*	3 gal	Min. 18"-24"
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	2	*Taxus cuspidata 'Nana'* / *Dwarf Japanese Yew*	5 gal	Min. 18"-24"
PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	38	*Hosta x 'Krossa Regal'* / *Krossa Regal Daylily*	1 Gal	10-12" Ht.
	18	*Salvia nemorosa 'Mainacht'* / *Maynight Salvia*	1 Gal	10-12" Ht.
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	10	*Calamagrostis x acutiflora 'Karl Foerster'* / *Feather Reed Grass*	1 Gal	10-12" Ht.
	10	*Pennisetum alopecuroides 'Hameln'* / *Hameln Dwarf Fountain Grass*	1 Gal	10-12" Ht.

KORB + ASSOCIATES

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CATALYST CONSTRUCTION

PROJECT:
GOOD HOPE ROAD APARTMENTS AND TOWNHOMES
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Glendale, WI 53209

OWNER:
NEW LAND ENTERPRISES
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ARCHITECT:
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LANDSCAPE PLAN DETAIL

L1.2

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north

SCALE IN FEET
10' 0 10'

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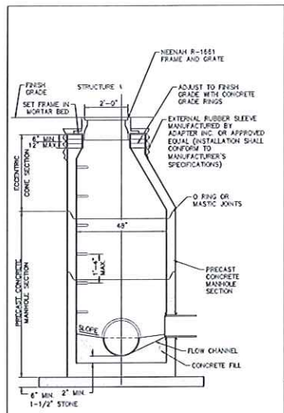
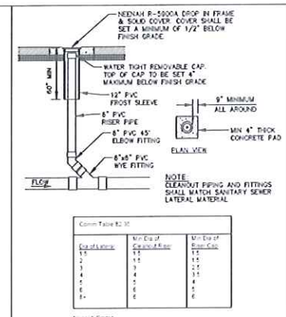


GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478
2. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET
3. USE MORTAR FOR PIPE CONNECTIONS
4. ALL MANHOLES SHALL HAVE RUBBER CHIMNEY BOOT SEALS

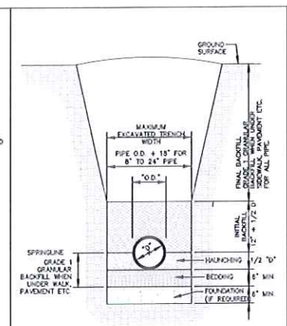
SANITARY SEWER MANHOLE

N.T.S.



SANITARY SEWER CLEANOUT

N.T.S.



TRENCH BACKFILL

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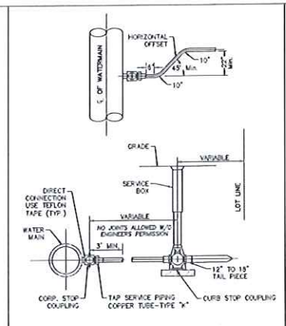
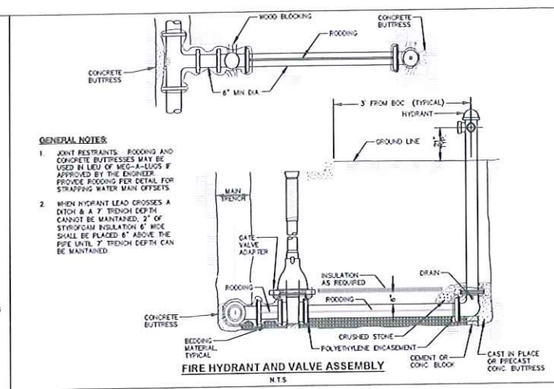


WATER SERVICE LINE AND VALVE

N.T.S.

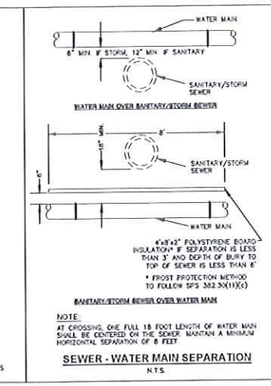


GENERAL NOTES:

1. JOINT RESTRAINTS: RODDING AND CONCRETE BUTTRESSES MAY BE USED IN LIEU OF MEG-A-LUGS IF APPROVED BY THE ENGINEER. PROVIDE RODDING PER DETAIL FOR STRAPPING WATER MAIN OFFSETS
2. WHEN HYDRANT LEAD CROSSES A DITCH & A 7' TRENCH DEPTH CANNOT BE MAINTAINED, 2" OF STYROFOAM INSULATION 6' WIDE SHALL BE PLACED 6" ABOVE THE PIPE UNTIL 7' TRENCH DEPTH CAN BE MAINTAINED

FIRE HYDRANT AND VALVE ASSEMBLY

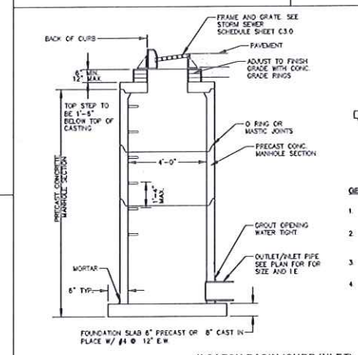
N.T.S.



NOTE:
AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATER MAIN SHALL BE CENTERED ON THE SEWER. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8 FEET.

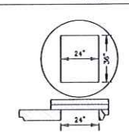
SEWER - WATER MAIN SEPARATION

N.T.S.



4' CATCH BASIN (CURB INLET)

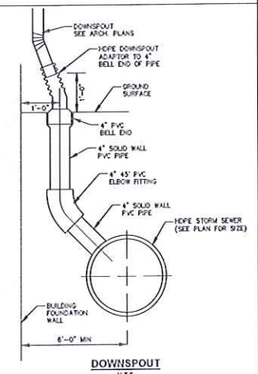
N.T.S.



FLAT TOP SLAB

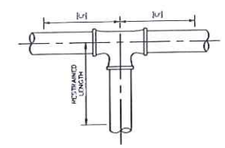
GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET
4. USE MORTAR FOR PIPE CONNECTIONS



DOWNSPOUT

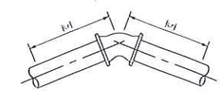
N.T.S.



TEES:

THE MINIMUM RESTRAINED LENGTH OF PIPE (Lr) TO EXTEND IN EACH DIRECTION ALONG THE RUN OF THE TEE SHALL BE A SOLID PIPE WITHOUT JOINTS, FITTINGS, ETC. THE LENGTH OF THE RESTRAINED BRANCH SHALL BE DERIVED FROM THE FOLLOWING TABLE.

MINIMUM ATTACHED LENGTH OF PIPE (Lr)											
TEE SIZE	0'	1'	2'	4'	5'	8'	12'	12'	14'	16'	18'+
	LENGTH OF RESTRAINED BRANCH										
6"x3"	12	6	1	1	1	1	1	1	1	1	1
8"x3"	15	9	3	1	1	1	1	1	1	1	1
12"x8"	15	6	1	1	1	1	1	1	1	1	1



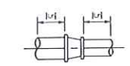
HORIZONTAL/VERTICAL BENDS:

THE MINIMUM RESTRAINED LENGTH OF PIPE (Lr) TO EXTEND IN BOTH DIRECTIONS FROM THE BEND SHALL BE DERIVED FROM THE FOLLOWING TABLE.

PIPE SIZE	VERTICAL BEND 11 1/4°	VERTICAL BEND 22 1/2°	VERTICAL BEND 45°
6"	2'	3'	5'
8"	2'	3'	7'

PIPE SIZE	HORIZONTAL BEND 11 1/4°	HORIZONTAL BEND 22 1/2°	HORIZONTAL BEND 45°
6"	1'	1'	2'
8"	1'	1'	2'

ALL FITTINGS SHALL BE RESTRAINED AT THE CONNECTION. RESTRAINED LENGTHS ASSUME 6 FEET OF COVER. CONTRACTOR SHALL NOTIFY ENGINEER WHERE WATER MAIN IS LESS THAN 6-FEET OF COVER



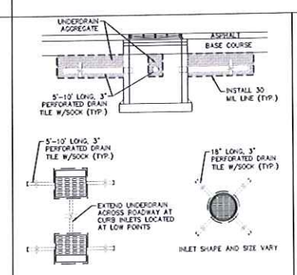
REDUCERS:

THE MINIMUM RESTRAINED LENGTH OF PIPE (Lr) TO EXTEND IN BOTH DIRECTIONS FROM THE REDUCER SHALL BE DERIVED FROM THE FOLLOWING TABLE.

REDUCER	MINIMUM RESTRAINED LENGTH
8"x6"	7'

WATERMAIN JOINT RESTRAINT LENGTHS

N.T.S.

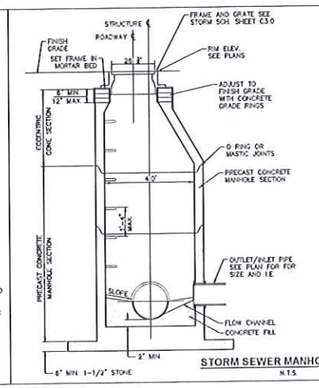


NOTES:

1. UNDERDRAINS SHALL BE INSTALLED ON ALL INLET/CATCH BASINS LOCATED WITHIN IMPERVIOUS PAVEMENTS.
2. UNDERDRAIN CONNECTIONS SHALL BE CORED ONSITE.
3. UNDERDRAIN VERTICAL LOCATION MAY VARY DEPENDING ON STORM SEWER PIPE LOCATION.
4. ALTERNATIVE DESIGN MAY BE SUBSTITUTED IF SHOP DRAWINGS ARE SUBMITTED AND APPROVED BY CITY OF GLENDALE.

CATCH BASIN/INLET UNDERDRAIN

N.T.S.



GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY
6. USE NEENAH R-2501-G BEEHIVE FRAME AND GRATE WHEN IN LANDSCAPE AREAS

STORM SEWER MANHOLE / INLET

N.T.S.

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CATALYST CONSTRUCTION

PROJECT:
GOOD HOPE ROAD APARTMENTS AND TOWNHOMES
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Glendale, WI 53209

OWNER:
NEW LAND ENTERPRISES
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Milwaukee, WI 53203

STRUCTURAL:
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305 N. Plankinton Ave
Suite 101
Milwaukee, WI 53203

CIVIL AND LANDSCAPE:
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Suite 1000
Milwaukee, WI 53202

DESIGN BUILD:
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REVISION No.	DATE

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DETAILS

C5.1

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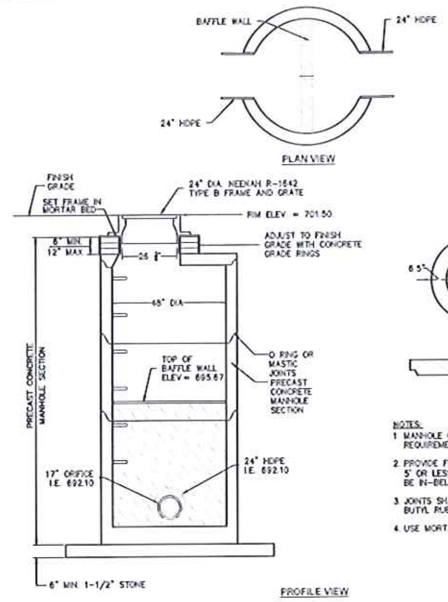

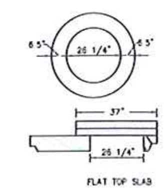

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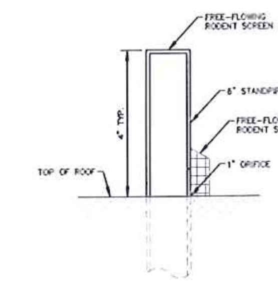
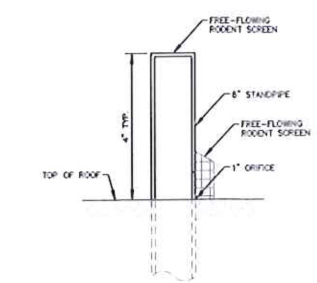
OUTLET CONTROL STRUCTURE
N.T.S.



GENERAL NOTES
1. THIS DETAIL HAS PROVIDED AS A GENERAL GUIDELINE REFER TO BUILDING PLANS FOR MATERIALS AND LOCATION
2. THIS GUIDELINE SHALL BE USED FOR ALL ROOF DRAINS ON BUILDING I

ROOF DRAIN OUTLET BUILDING A
N.T.S.



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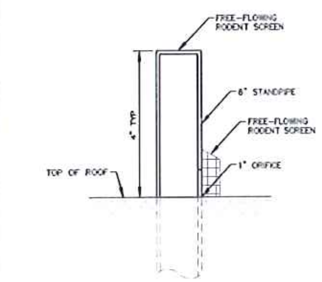
ROOF DRAIN OUTLET BUILDING B
N.T.S.



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ROOF DRAIN OUTLET BUILDING C
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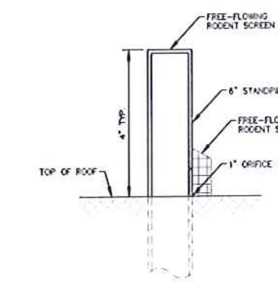

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ROOF DRAIN OUTLET BUILDING D
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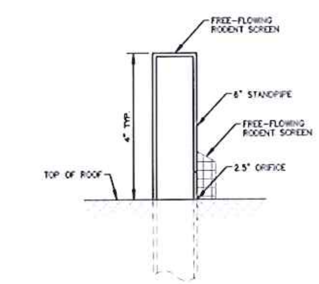

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ROOF DRAIN OUTLET BUILDING E
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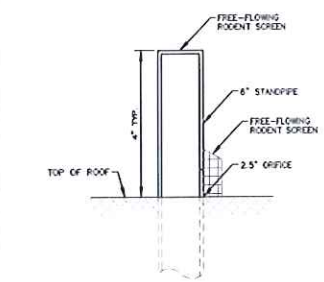

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2. THIS GUIDELINE SHALL BE USED FOR ALL ROOF DRAINS ON BUILDING E

ROOF DRAIN OUTLET BUILDING F
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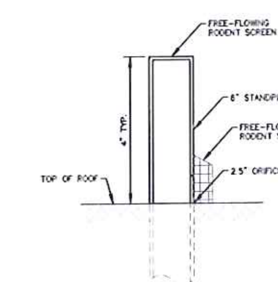

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ROOF DRAIN OUTLET BUILDING G
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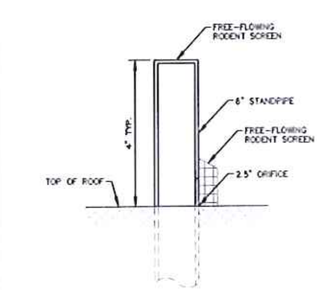

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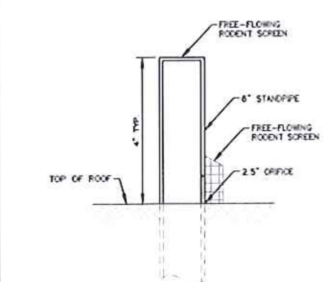
ROOF DRAIN OUTLET BUILDING H
N.T.S.



GENERAL NOTES
1. THIS DETAIL HAS PROVIDED AS A GENERAL GUIDELINE REFER TO BUILDING PLANS FOR MATERIALS AND LOCATION
2. THIS GUIDELINE SHALL BE USED FOR ALL ROOF DRAINS ON BUILDING H

ROOF DRAIN OUTLET BUILDING I
N.T.S.

DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STORM SEWER CALCULATIONS

Project Name: GOOD HOPE TOWN HOMES
Project Location: GLENDALE, WI
JSD Project Number: 18-8716
Performed by: AMH
Date: 7/29/2019

MILWAUKEE REGIONAL OFFICE
W238 N1610 Busse Road, Suite 100
Waukesha, Wisconsin 53188
Ph: (262) 513-0666 Fax: (262) 513-1232

MADISON REGIONAL OFFICE
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593
Ph: (608) 848-5060 Fax: (608) 848-2255

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

Structure abbreviations are as follows: ES - End Section, MH - Manhole, FI - Field Inlet, TD - Trench Drain, BC - Building Connection, RD - Roof Drain, STB - Stub

PIPE LOCATION		CONTRIBUTING AREA			PIPE FLOW			PIPE DATA				PIPE CAPACITY INFORMATION					DROP	ELEVATIONS			COVER TO CROWN (FT)
UP STRUCT	DOWN STRUCT	ROOF (SQ FT)	PAVED (SQ FT)	GRASS (SQ FT)	AREA RUNOFF (GPM)	TOTAL FLOW (GPM)	TOTAL FLOW (CFS)	LENGTH (FT)	DIA. (IN)	SLOPE (FT/FT)	Manning's n PVC=0.011 HDPE=0.012 RCP=0.013	REQD DROP	ACTUAL FLOW ACTUAL DROP	ACTUAL FLOW PARTS FULL	ACTUAL FLOW VEL (FPS)	FULL FLOW (CFS)	THRU STRUCT (FT)	RIM/(F/L) UP	INVERT UP	INVERT DOWN	
INL-15.1B	INL-15.1A	4,630	5,975	7,310	432	432	0.96	53.9	12	0.0150	0.012	0.03	0.81	0.40	5.55	4.73	0.00	706.00	703.07	702.26	1.83
INL-15.1A	INL-15	1,685	0	12,870	189	621	1.38	14.0	12	0.0052	0.012	0.02	0.07	0.55	3.65	2.78	0.00	704.90	702.26	702.19	1.54
ES-15.2D	INL-15.2B	1,618	0	15,800	214	214	0.48	34.9	12	0.0052	0.012	0.01	0.18	0.25	2.75	2.78	0.00	--------	702.76	702.58	
INL-15.2C	INL-15.2B	2,835	1,915	595	174	174	0.39	56.5	12	0.0052	0.012	0.01	0.29	0.21	2.54	2.78	0.00	706.35	702.88	702.58	2.37
INL-15.2B	INL-15.2A	2,260	2,450	1,025	172	560	1.25	53.3	12	0.0052	0.012	0.06	0.28	0.50	3.54	2.78	0.00	706.35	702.58	702.31	2.67
INL-15.2A	INL-15	0	3,160	470	102	662	1.47	22.0	12	0.0052	0.012	0.03	0.11	0.55	3.66	2.78	0.00	706.65	702.31	702.19	3.24
INL-14.1A	INL-14	4,250	3,010	26,240	508	508	1.13	119.4	12	0.0052	0.012	0.10	0.62	0.45	3.42	2.78	0.25	704.50	701.83	701.21	1.57
INL-14.2C	INL-14.2B	0	1,725	1,005	63	63	0.14	58.0	12	0.0052	0.012	0.00	0.30	0.10	1.91	2.78	0.00	704.40	701.62	701.32	1.68
INL-14.2B	INL-14.2A	0	1,945	1,160	71	134	0.30	46.9	12	0.0052	0.012	0.00	0.24	0.18	2.43	2.78	0.00	704.40	701.32	701.07	1.98
INL-14.2A	INL-14	1,155	2,360	1,420	131	264	0.59	22.0	12	0.0052	0.012	0.01	0.11	0.28	2.85	2.78	0.00	704.20	701.07	700.96	2.03
ES-13.1D	INL-13.1C	3,660	2,135	50,900	696	696	1.55	39.4	12	0.0052	0.012	0.06	0.20	0.55	3.66	2.78	0.00	------	700.79	700.59	
INL-13.1C	INL-13.1B	580	0	1,675	38	734	1.64	53.3	12	0.0052	0.012	0.10	0.28	0.58	3.71	2.78	0.00	705.00	700.59	700.31	3.31
INL-13.1B	INL-13.1A	6,240	3,235	65	340	1074	2.39	68.0	12	0.0052	0.012	0.26	0.35	0.77	3.99	2.78	0.00	705.60	700.31	699.96	4.19
INL-13.1A	MH-13	6,240	2,950	0	331	1405	3.13	51.5	12	0.0070	0.012	0.34	0.36	0.86	4.69	3.23	0.50	705.60	699.96	699.60	4.54
INL-13.2B	INL-13.2A	5,670	2,600	0	298	298	0.66	56.5	12	0.0052	0.012	0.02	0.29	0.30	2.94	2.78	0.00	704.20	701.00	700.71	2.10
INL-13.2A	MH-13	4,520	2,955	135	266	564	1.26	69.6	12	0.0052	0.012	0.07	0.36	0.50	3.54	2.78	1.25	704.20	700.71	700.35	2.39
INL-12.1A	INL-12	0	1,855	1,265	69	69	0.15	103.1	12	0.0150	0.012	0.00	1.55	0.10	3.24	4.73	0.50	702.55	698.84	697.30	2.61
INL-12.2C	INL-12.2B	0	1,800	1,110	66	66	0.15	58.0	12	0.0052	0.012	0.00	0.30	0.10	1.91	2.78	0.00	701.20	697.96	697.65	2.14
INL-12.2B	INL-12.2A	0	1,845	1,120	68	134	0.30	47.0	12	0.0052	0.012	0.00	0.24	0.18	2.43	2.78	0.00	701.20	697.65	697.41	2.45
INL-12.2A	INL-12	1,155	2,630	1,630	141	275	0.61	22.0	12	0.0052	0.012	0.01	0.11	0.30	2.94	2.78	0.50	701.10	697.41	697.30	2.59
INL-11B	INL-11.A	2,835	835	16,730	296	296	0.66	76.4	12	0.0052	0.012	0.02	0.40	0.50	3.54	2.78	0.00	702.00	698.43	698.04	2.47
INL-11.A	INL-11	2,835	4,255	1,620	256	551	1.23	72.5	12	0.0052	0.012	0.07	0.38	0.72	3.94	2.78	1.75	702.15	698.04	697.66	3.01
INL-15	INL-14	0	3,210	470	103	1386	3.09	123.2	12	0.0100	0.012	0.79	1.23	0.72	5.47	3.86	0.00	706.65	702.19	700.96	3.36
INL-14	MH-13	0	5,635	2,425	197	2355	5.25	84.8	12	0.0190	0.012	1.57	1.61	0.88	7.72	5.32	0.25	704.10	700.96	699.35	2.04
MH-13	INL-12	0	0	0	0	4325	9.64	105.3	15	0.0195	0.012	2.00	2.05	0.87	9.08	9.77	0.25	705.55	699.10	697.05	5.08
INL-12	INL-11	0	5,515	2,595	195	4863	10.84	93.2	18	0.0095	0.012	0.85	0.89	0.86	7.15	11.09	0.00	701.10	696.80	695.91	2.65
INL-11	VAULT-10	0	635	250	22	5436	12.11	70.8	18	0.0128	0.012	0.80	0.91	0.86	8.32	12.89	-------	702.30	695.91	695.00	4.74
INL-27	INL-26	0	245	2,065	27	27	0.06	49.0	12	0.0052	0.012	0.00	0.25	0.07	1.59	2.78	0.00	700.45	697.78	697.52	1.57
INL-26	MH-25	0	245	4,940	55	82	0.18	41.5	12	0.0052	0.012	0.00	0.22	0.12	2.05	2.78	0.00	700.45	697.52	697.31	1.83
MH-25	INL-24	0	0	0	0	82	0.18	64.1	12	0.0052	0.012	0.00	0.33	0.12	2.05	2.78	0.00	701.50	697.31	696.98	3.09
INL-24	INL-23	1,260	5,790	28,010	496	578	1.29	108.9	12	0.0052	0.012	0.12	0.57	0.47	3.48	2.78	0.00	700.20	696.98	696.41	2.12
INL-23	INL-22	21,335	5,950	2,450	1027	1606	3.58	78.2	12	0.0100	0.012	0.67	0.78	0.64	5.59	3.86	0.00	700.15	696.41	695.63	2.64
INL-22	INL-21	0	4,920	2,470	175	1781	3.97	59.4	12	0.0110	0.012	0.63	0.65	0.68	5.88	4.05	0.00	699.60	695.63	694.97	2.97
INL-21	VAULT-20	0	1,565	1,025	58	1839	4.10	39.5	12	0.0120	0.012	0.45	0.47	0.66	6.14	4.23	-------	699.55	694.97	694.50	3.45
INL-31	VAULT-30	0	3,935	725	128	128	0.29	6.8	24	0.0052	0.012	0.00	0.04	0.17	3.76	17.67	-------	700.35	695.04	695.00	3.11
INL-41	VAULT-40	0	5,100	380	161	161	0.36	6.8	24	0.0052	0.012	0.00	0.04	0.17	3.76	17.67	-------	700.35	695.04	695.00	3.11

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GOOD HOPE ROAD APARTMENTS AND TOWNHOMES
2510 W. Good Hope Road
Glendale, WI 53209

OWNER:
NEW LAND ENTERPRISES
1840 N. Farwell Ave.
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833 E. Michigan Ave.
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD:
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.:	DATE:

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DETAILS

C5.2

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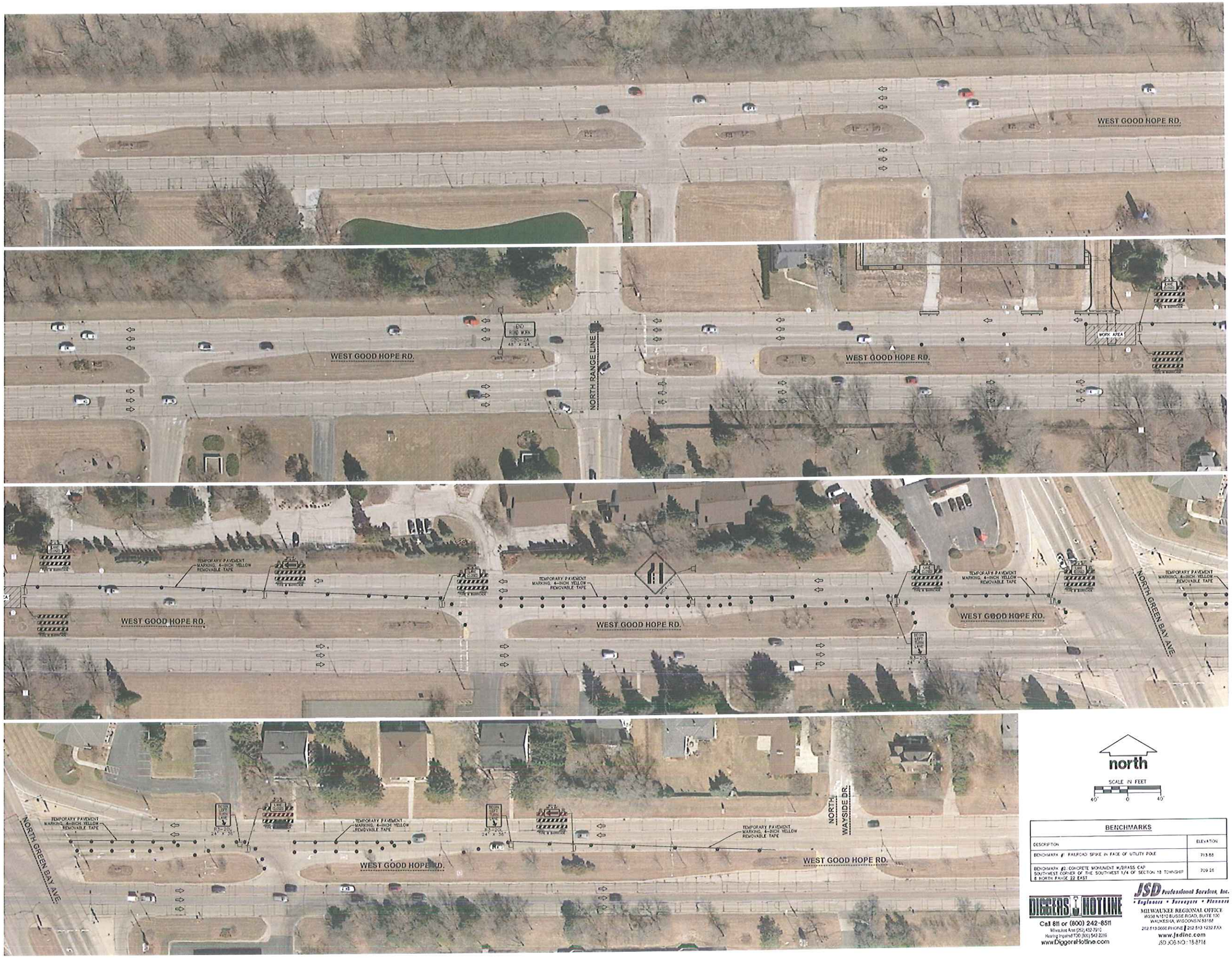

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NEW LAND

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CATALYST CONSTRUCTION

PROJECT:
GOOD HOPE ROAD APARTMENTS AND TOWNHOMES
2210 W. Good Hope Road
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DESIGN BUILD:
MECHANICAL
ELECTRICAL
PLUMBING
FIRE PROTECTION

REVISION No.	DATE

north

SCALE IN FEET
40' 0 40'

BENCHMARKS	
DESCRIPTION	ELEVATION
BENCHMARK #1 RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2 CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.26

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TRAFFIC CONTROL PLANS (PHASE 1)

T1.0

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ELECTRICAL,
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FIRE PROTECTION

REVISION No:	DATE

north

SCALE IN FEET

40' 0 40'

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2: CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.26

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TRAFFIC CONTROL PLANS (PHASE 1)

T1.1

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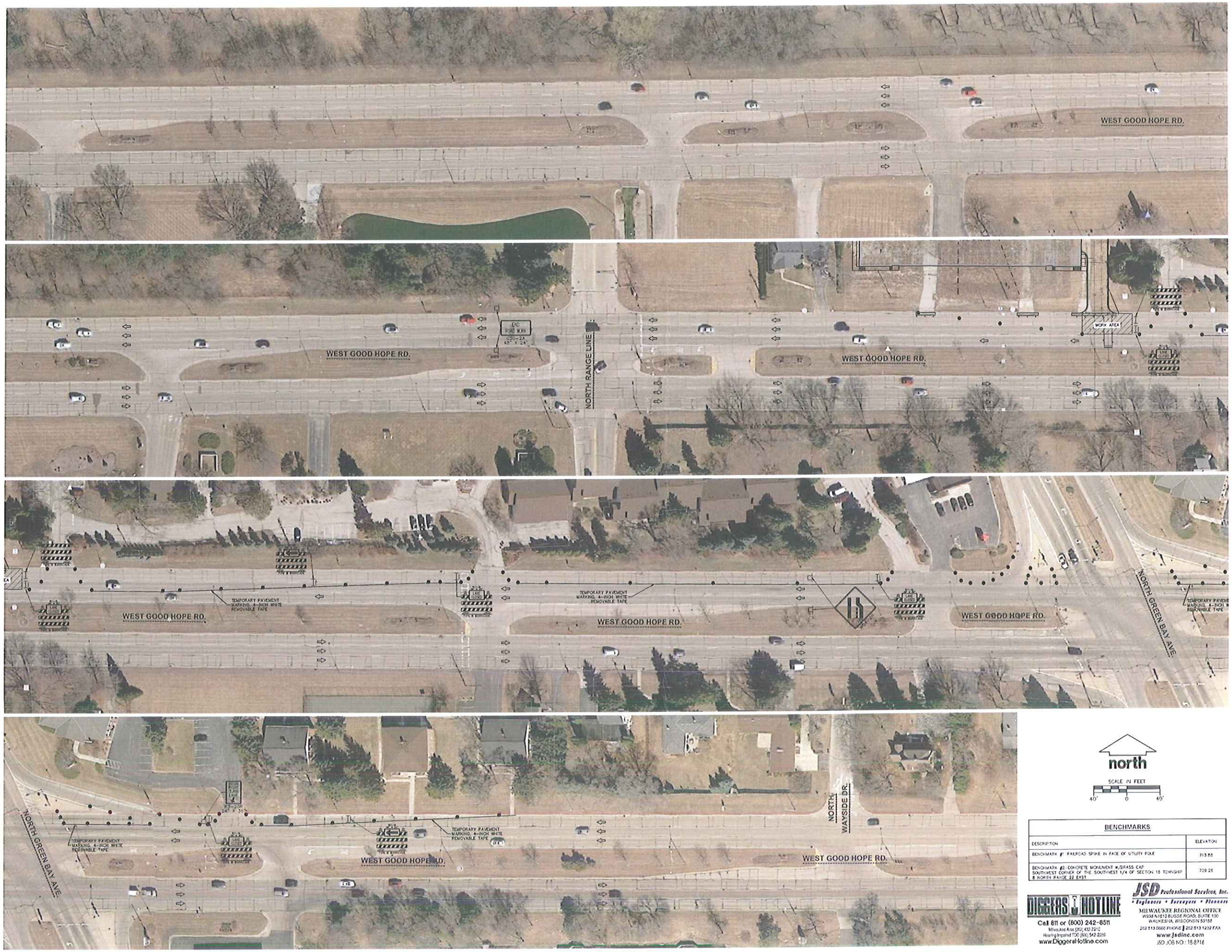

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FIRE PROTECTION

REVISION No.	DATE

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SCALE IN FEET
40' 0 40'

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2: CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.26

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TRAFFIC CONTROL PLANS (PHASE 2)

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FIRE PROTECTION

REVISION No.	DATE

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SCALE IN FEET

40' 0 40'

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2: CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH, RANGE 22 EAST	709.26

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TRAFFIC CONTROL PLANS (PHASE 2)

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ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.	DATE

north

SCALE IN FEET
40' 0 40'

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1 RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2 CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.26

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TRAFFIC CONTROL PLANS (PHASE 3)

T3.0

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File: H:\2015\15-8716 2515 Good Hope Rd (Glendale WI)\Dwg\15-8716 CTL-0 Traffic Control.dwg Layout: T3.0 30x42 User: amerry Plotted: Aug 07, 2019 - 1:37pm

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NEW LAND

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Glendale, WI 53209

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1245 N. Farwell Ave
Milwaukee, WI 53202

ARCHITECT:
KORB AND ASSOCIATES ARCHITECTS
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Suite 240
Milwaukee, WI 53203

STRUCTURAL:
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CIVIL AND LANDSCAPE:
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Suite 100
Waukesha, WI 53188

CONSTRUCTION MANAGER:
CATALYST CONSTRUCTION
833 E. Michigan Ave
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD
MECHANICAL
ELECTRICAL
PLUMBING
FIRE PROTECTION

REVISION No.	DATE

north

SCALE IN FEET

40' 0 40'

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1 - RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2 - CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.25

REVIEW SET ONLY
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COMM No.	1801004
SCALE	AS NOTED
PHASE	SP-SUBMITTAL
DATE	06/10/2019

TRAFFIC CONTROL PLANS (PHASE 3)

T3.1

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JSD JOB NO.: 18-8716

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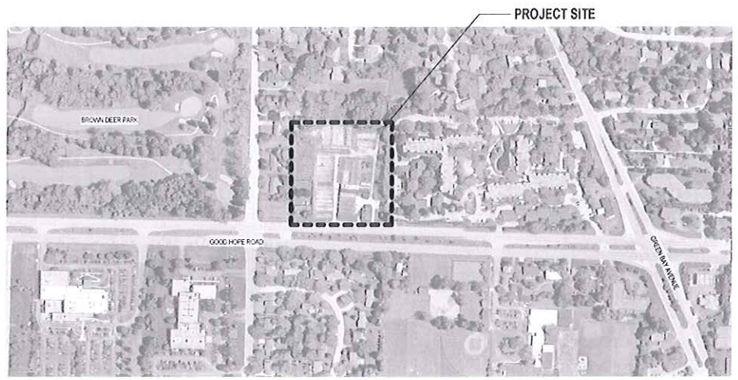
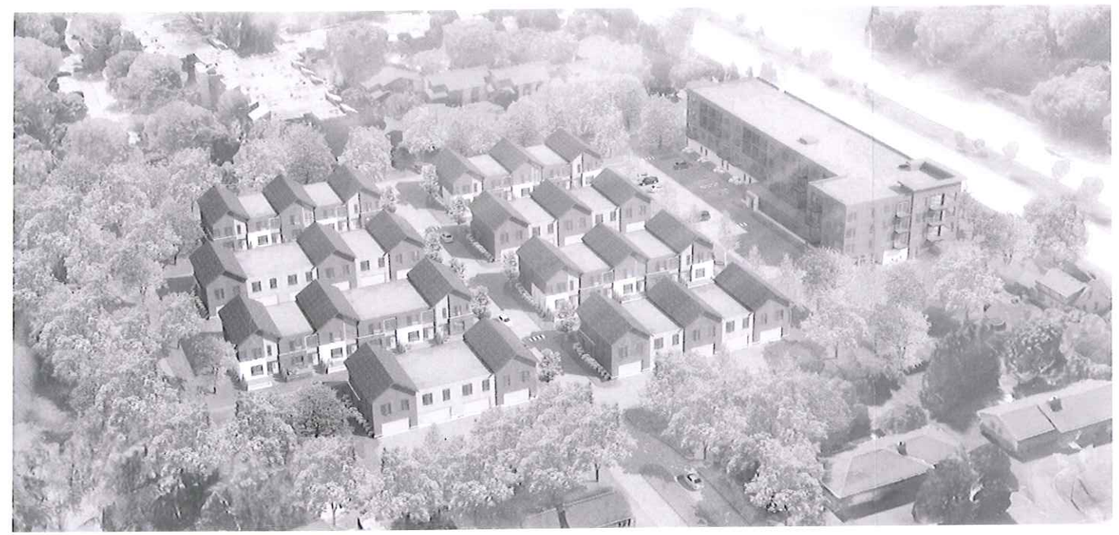
GOOD HOPE ROAD

2510 W. GOOD HOPE RD.
GLENDALE, WI 53209

SIP PACKAGE 08/13/2019





OWNER	ARCHITECT	STRUCTURAL ENGINEER:	CIVL AND LANDSCAPE:	CONSTRUCTION MANAGER	DESIGN BUILD
NEW LAND ENTERPRISES 1840 N. Farwell Ave. Milwaukee, WI 53202 P 414.271.5263	KORB AND ASSOCIATES ARCHITECTS 648 N. Plankinton Ave. Suite 240 Milwaukee, WI 53203 P 414.273.8230	SPIRE ENGINEERING, INC. 305 N. Plankinton Ave. Suite 101 Milwaukee, WI 53203 P 414.278.9200	JSD PROFESSIONAL SERVICES, INC. W238 N1610 Busse Road Suite 100 Waukesha, WI 53188 P 262.513.0666	CATALYST CONSTRUCTION 833 E. Michigan Ave. Suite 1000 Milwaukee, WI 53202 P 414.727.6840	MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION

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G000 COVER SHEET

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C1.1 TRUCK MOVEMENT PLAN
C2.0 GRADING AND EROSION CONTROL PLAN (PHASE 1)
C2.1 GRADING AND EROSION CONTROL PLAN (PHASE 2)
C3.0 STORM SEWER PLAN
C4.0 SANITARY SEWER AND WATERMAIN PLANS
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A500 EXTERIOR RENDERINGS

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PHASE	SIP PACKAGE
DATE	08/13/2019

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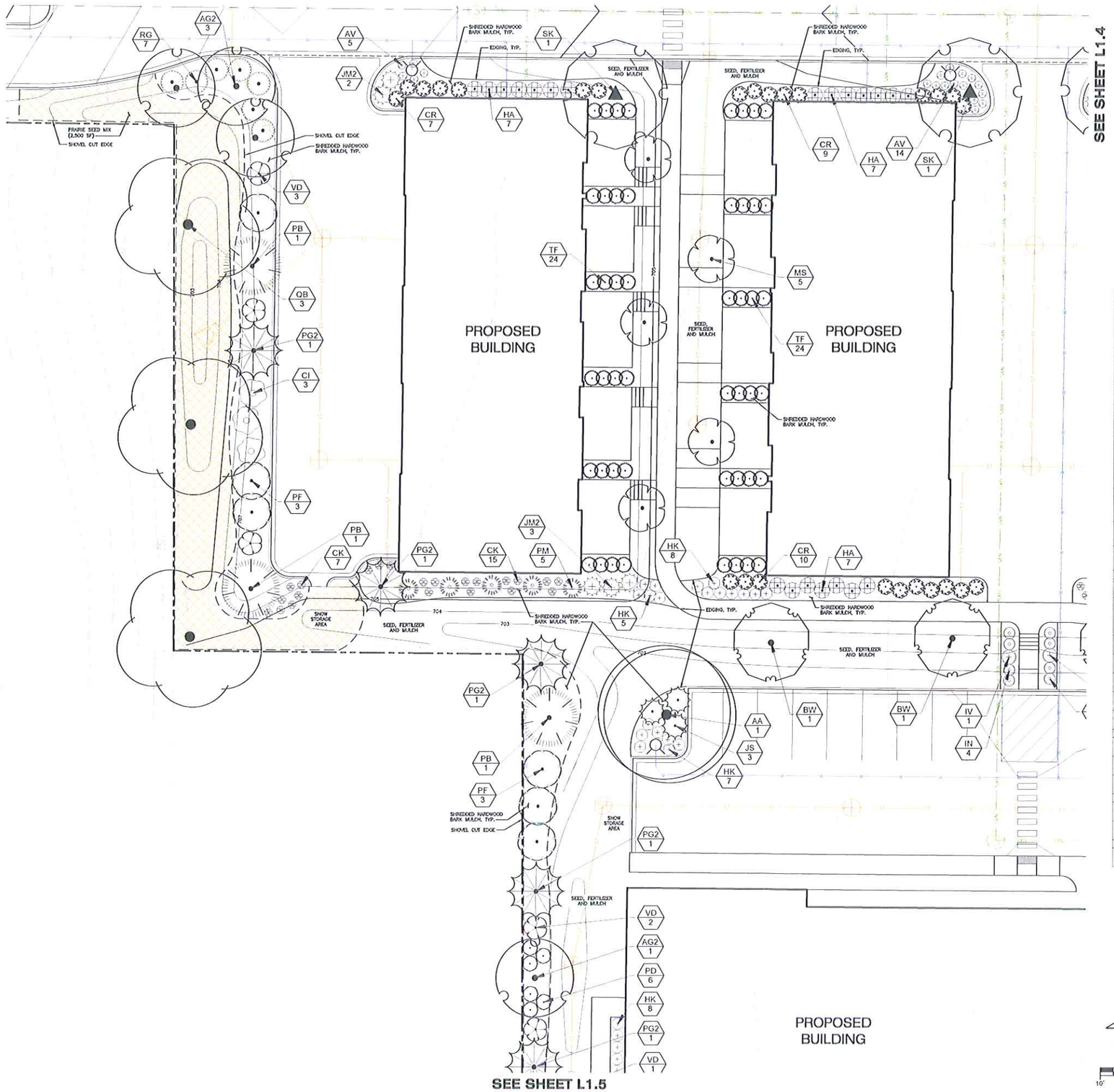

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- RETAINING WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- RAILING
- POLYETHYLENE EDGING
- PRAIRIE SEED MIX

PLANT SCHEDULE L1.3

DECIDUOUS CANOPY TREE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	1	*Acer x freemanii 'Jeffersred'* / *Autumn Blaze Maple*	B & B	2.5"Cal
	2	*Gleditsia triacanthos 'Draves'* / *Street Keeper Honeylocust*	B & B	2.5"Cal
	3	*Quercus bicolor* / *Swamp White Oak*	B & B	2.5"Cal
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	3	*Picea glauca densata* / *Black Hills Spruce*	B & B	Min. 8' Ht.
	6	*Picea pungens 'Fat Albert'* / *Colorado Spruce*	B & B	Min. 6' Ht.
	5	*Picea pungens 'Glauca'* / *Colorado Blue Spruce*	B & B	Min. 6' Ht.
	43	*Thuja occidentalis 'Fastigiata'* / *Pyramidal Arborvitae*	5 gal	Min. 2 ft height and spread
SMALL DECIDUOUS TREE	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	4	*Amelanchier x grandiflora 'Autumn Brilliance'* / *'Autumn Brilliance' Serviceberry*	B & B	1.5"Cal
	2	*Betula populifolia 'Whitespire'* / *Whitespire Birch*	B & B	1.5"Cal
	5	*Malus x 'Sentinel'* / *Sentinel Crab Apple*	B & B	1.5"Cal
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	26	*Clethra alnifolia 'Ruby Spice'* / *Ruby Spice Clethra*	3 gal	Min. 18"-24"
	3	*Cornus sericea 'Isanti'* / *Isanti Redosier Dogwood*	5 gal	Min. 18"-24"
	21	*Hydrangea arborescens 'Annabelle'* / *Annabelle Smooth Hydrangea*	3 gal	Min. 18"-24"
	1	*Ilex verticillata 'Jim Dandy'* / *Jim Dandy Winterberry*	3 gal	Min. 18"-24"
	4	*Ilex verticillata 'Nana'* / *Red Sprite Winterberry*	3 gal	Min. 18"-24"
	6	*Physocarpus opulifolius 'Donna May'* / *Donna May Ninebark*	3 gal	Min. 18"-24"
	7	*Rhus aromatica 'Gro-Low'* / *Gro-Low Fragrant Sumac*	3 gal	Min. 18"-24"
	6	*Viburnum dentatum 'Arrowwood'* / *Arrowwood Viburnum*	5 gal	Min. 18"-24"
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	5	*Juniperus sabina 'Mini Arcadia'* / *Mini Arcadia Juniper*	5 gal	18-12" Ht.
	3	*Juniperus x pfitzeriana 'Sea Green'* / *Sea Green Juniper*	5 gal	Min. 18"-24"
	5	*Pinus mugo mugo* / *Dwarf Mugo Pine*	5 gal	Min. 18"-24"
PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	12	*Astilbe chinensis 'Visions In White'* / *Chinese Astilbe*	1 Gal	18-12" Ht.
	28	*Hosta x 'Krossa Regal'* / *Krossa Regal Daylily*	1 Gal	18-12" Ht.
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	22	*Calamagrostis x acutiflora 'Karl Foerster'* / *Feather Reed Grass*	1 Gal	18-12" Ht.

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Milwaukee, WI 53202

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ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.	DATE

north

SCALE IN FEET
10' 0 10'

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DATE	08/13/2019

LANDSCAPE PLAN DETAIL

L1.3

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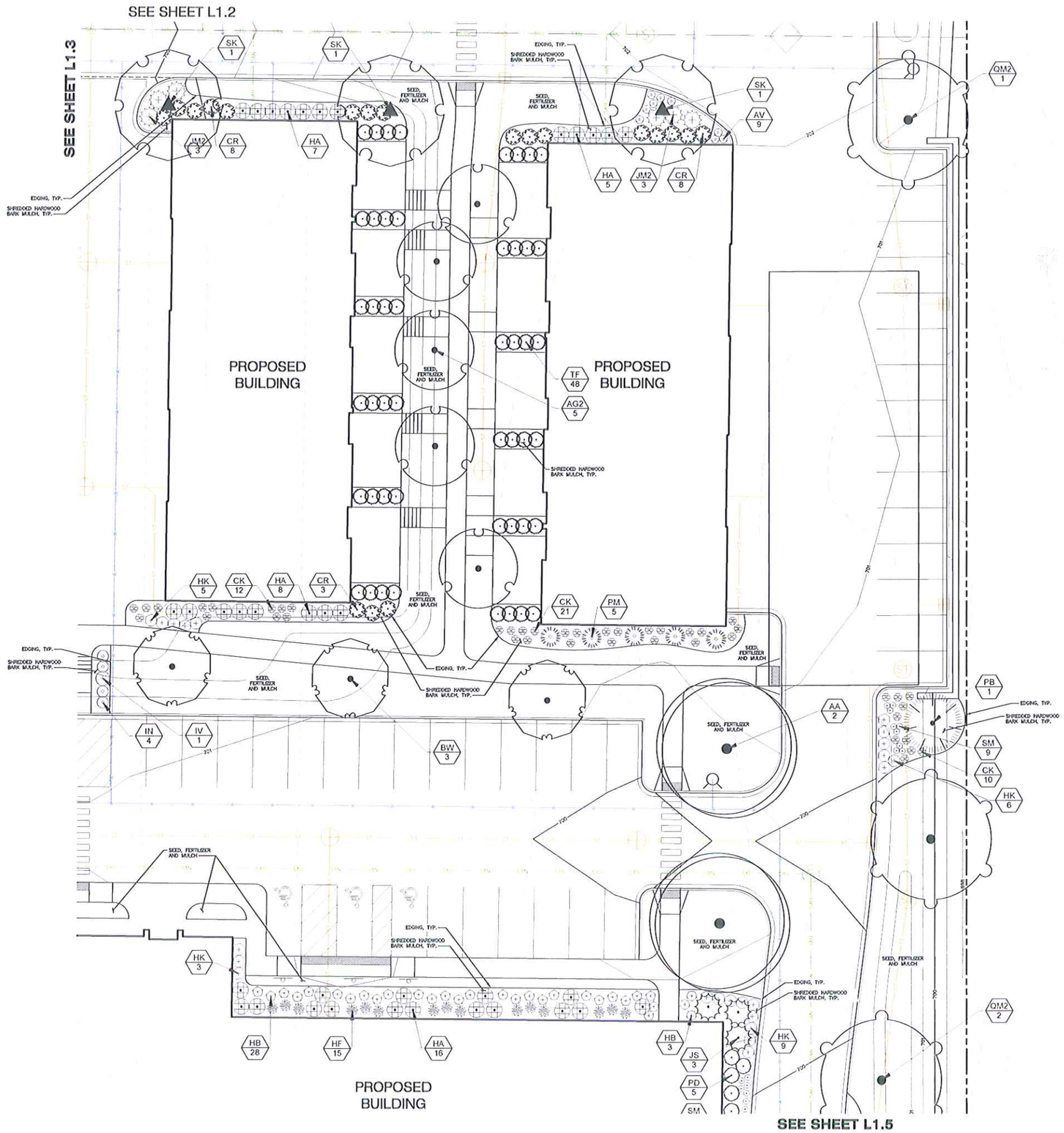

LEGEND

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- RETAINING WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- RAILING
- POLYETHYLENE EDGING
- PRAIRIE SEED MIX

PLANT SCHEDULE 1.4

DECIDUOUS CANOPY TREE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	2	*Acer x freemanii 'Jeffersred' / Autumn Blaze Maple*	B & B	2.5"Cal
	3	*Gleditsia triacanthos 'Draves' / Street Keeper Honeylocust*	B & B	2.5"Cal
	3	*Quercus muehlenbergii / Chinkapin Oak*	B & B	2.5"Cal
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	1	*Picea glauca densata / Black Hills Spruce*	B & B	Min. 6' Ht.
	43	*Thuja occidentalis 'Fastigiata' / Pyramidal Arborvitae*	5 gal	Min. 2 ft height and spread
SMALL DECIDUOUS TREE	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	5	*Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry*	B & B	1.5"Cal
	3	*Betula populifolia 'Whitespire' / Whitespire Birch*	B & B	1.5"Cal
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	19	*Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra*	3 gal	Min. 18"-24"
	36	*Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea*	3 gal	Min. 18"-24"
	1	*Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry*	3 gal	Min. 18"-24"
	4	*Ilex verticillata 'Nana' / Red Sprite Winterberry*	3 gal	Min. 18"-24"
	5	*Physocarpus opulifolius 'Donna May' / Donna May Ninebark*	3 gal	Min. 18"-24"
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	6	*Juniperus sabina 'Mini Arcadia' / Mini Arcadia Juniper*	5 gal	10-12" Ht.
	3	*Juniperus x pfitzeriana 'Sea Green' / Sea Green Juniper*	5 gal	Min. 18"-24"
	5	*Pinus mugo mugo / Dwarf Mugo Pine*	5 gal	Min. 18"-24"
PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	9	*Astilbe chinensis 'Visions In White' / Chinese Astilbe*	1 Gal	10-12" Ht.
	31	*Heuchera x 'Berry Smoothie' / Berry Smoothie Coral Bells*	1 Gal	10-12" Ht.
	15	*Hosta x 'Fire and Ice' / Fire and Ice Hosta*	1 Gal	10-12" Ht.
	23	*Hosta x 'Krossa Regal' / Krossa Regal Daylily*	1 Gal	10-12" Ht.
	19	*Salvia nemorosa 'Mainacht' / Mainight Salvia*	1 Gal	10-12" Ht.
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**
	43	*Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass*	1 Gal	10-12" Ht.

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NEW LAND ENTERPRISES

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CATALYST CONSTRUCTION

PROJECT:
GOOD HOPE ROAD APARTMENTS AND TOWNHOMES
2910 W. Good Hope Road
Glendale, WI 53209

OWNER:
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1840 N. Farwell Ave.
Milwaukee, WI 53202

ARCHITECT:
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848 N. Plankinton Ave.
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SCALE:	AS NOTED
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DATE:	09/13/2019

LANDSCAPE PLAN DETAIL

L1.4

north

SCALE IN FEET
10' 0 10'

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PLANT SCHEDULE L1.5

	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
DECIDUOUS CANOPY TREE				
	3	*Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree*	B & B	2.5"Cal
	1	*Quercus muehlenbergii / Chinkapin Oak*	B & B	2.5"Cal
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	6	*Juniperus chinensis 'Mountbatten' / Chinese Juniper*	B & B	Min. 6' Ht.
	6	*Picea pungens 'Fat Albert' / Colorado Spruce*	B & B	Min. 6' Ht.
	4	*Picea pungens 'Glauca' / Colorado Blue Spruce*	B & B	Min. 6' Ht.
SMALL DECIDUOUS TREE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	2	*Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance Serviceberry*	B & B	1.5"Cal
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	4	*Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry*	3 gal	Min. 18"-24"
	11	*Ilex verticillata 'Nana' / Red Sprite Winterberry*	3 gal	Min. 18"-24"
	26	*Physocarpus opulifolius 'Donna May' / Donna May Ninebark*	3 gal	Min. 18"-24"
	1	*Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum*	5 gal	Min. 18"-24"
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	10	*Pinus mugo mugo / Dwarf Mugo Pine*	5 gal	Min. 18"-24"
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	24	*Hosta x 'Krossa Regal' / Krossa Regal Daylily*	1 Gal	10-12" Ht.
	14	*Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage*	1 Gal	10-12" Ht.
	26	*Salvia nemorosa 'Marbacht' / Moonlight Sallvia*	1 Gal	10-12" Ht.
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	38	*Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass*	1 Gal	10-12" Ht.

LEGEND

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- PRAIRIE SEED MIX

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NEW LAND ENTERPRISES

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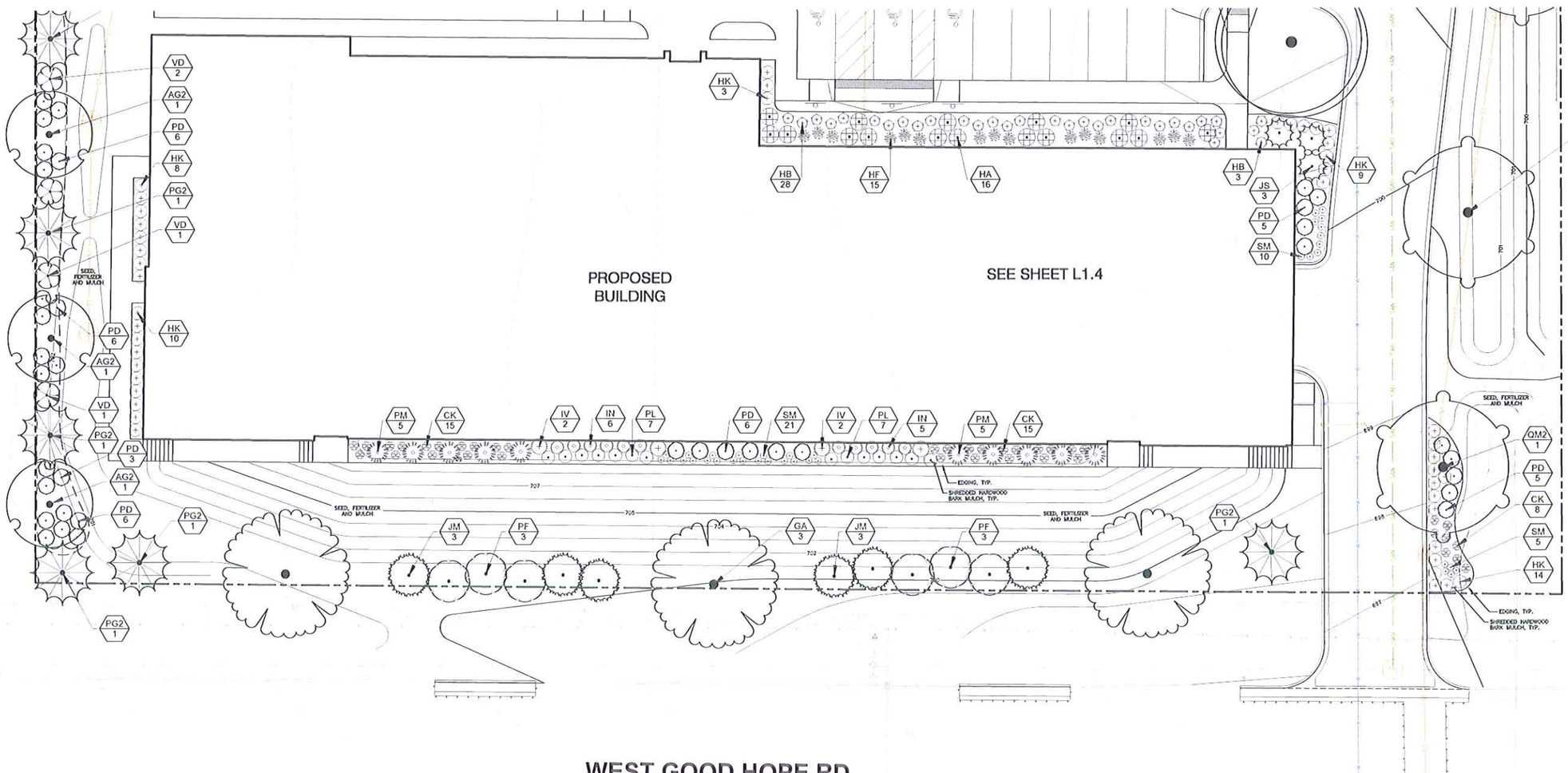
SEE SHEET L1.3



WEST GOOD HOPE RD.

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LANDSCAPE PLAN DETAIL

L1.5

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File: I:\2018\186716\Dwg\18-8716 Landscape Plan.dwg Layout: L1.5 User: mmirsopoh Plotted: Aug 12, 2019 - 11:22am Xref's: 18-8716 Good Hope Town Homes

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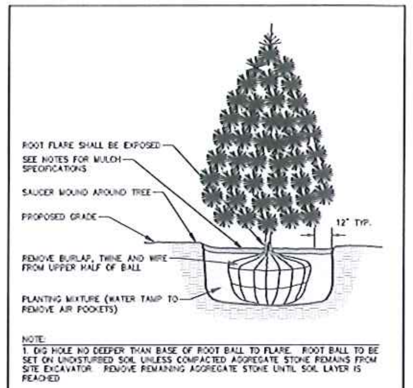
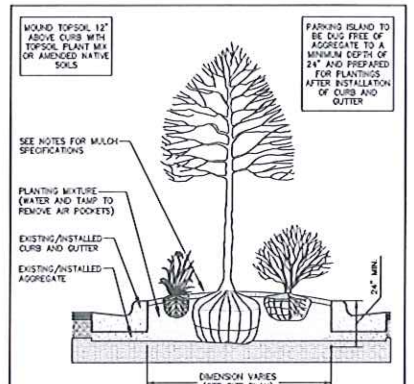


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

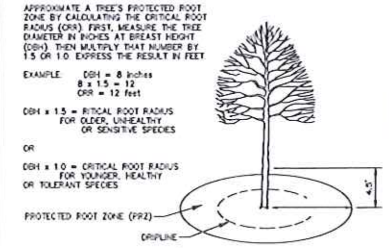
APPROXIMATE A TREE'S PROTECTED ROOT ZONE BY CALCULATING THE CRITICAL ROOT RADIUS (CRR). FIRST, MEASURE THE TREE DIAMETER IN INCHES AT BREAST HEIGHT (DBH). THEN MULTIPLY THAT NUMBER BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

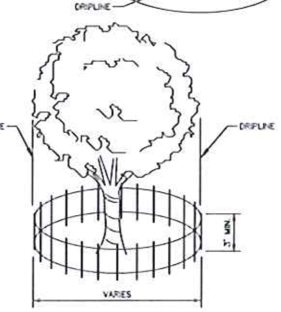
EXAMPLE: DBH = 8 Inches
8 x 1.5 = 12
CRR = 12 feet

DBH x 1.5 = RITICAL ROOT RADIUS FOR OLDER, UNHEALTHY OR SENSITIVE SPECIES

OR

DBH x 1.0 = CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES





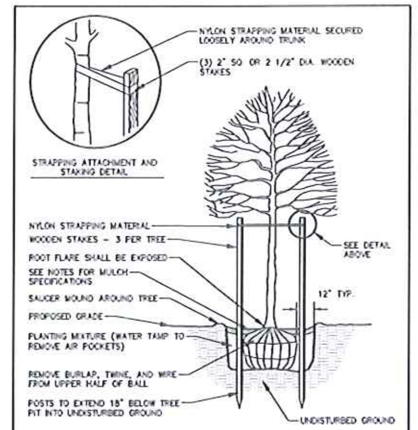
NOTE:
1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS.

2. NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS.

3. IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

TREE PROTECTION DETAIL

N.T.S.

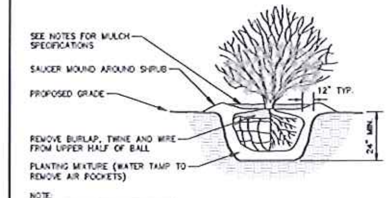


1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

2. REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

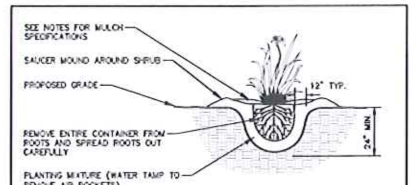
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED.

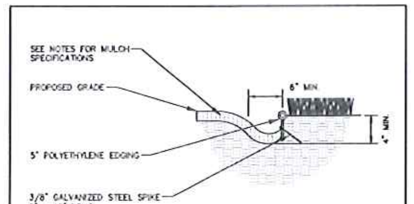
SHRUB PLANTING DETAIL

N.T.S.



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.



POLYETHYLENE LANDSCAPE EDGING DETAIL

N.T.S.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.

2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.

4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY, IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.

3. MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.

5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.

2. MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.

3. MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.

4. MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.

5. MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

6. MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

7. MATERIALS - (ALTERNATE 1): TREE WATERING BAGS. ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG." PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

8. MATERIALS - (ALTERNATE 2): ROOT WATERING SYSTEM. ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATER AERATION/WATERING TUBES. PRODUCT TO BE "ROOTWELL PRO-318, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.

SEEDING NOTES

1. MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.

KA KORB + ASSOCIATES

NL NEW LAND

spire

JSD

CATALYST CONSTRUCTION

PROJECT:
GOOD HOPE ROAD APARTMENTS AND TOWNHOMES
2510 W. Good Hope Road
Glendale, WI 53209

OWNER:
NEW LAND ENTERPRISES
1840 N. Farwell Ave.
Milwaukee, WI 53202

ARCHITECT:
KORB AND ASSOCIATES ARCHITECTS
648 N. Plankinton Ave.
Suite 240
Milwaukee, WI 53203

STRUCTURAL:
SPIRE ENGINEERING, INC.
305 N. Plankinton Ave.
Suite 101
Milwaukee, WI 53203

CIVIL AND LANDSCAPE:
JSD PROFESSIONAL SERVICES, INC.
W238 N1610 Busse Road
Suite 100
Waukesha, WI 53188

CONSTRUCTION MANAGER:
CATALYST CONSTRUCTION
833 E. Michigan Ave.
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD:
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.	DATE:

REVIEW SET ONLY
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CONSTRUCTION

COMM No.:	18010-04
SCALE:	AS NOTED
PHASE:	SIP SUBMITTAL
DATE:	08/13/2019

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Milwaukee Area (262) 432-7910
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www.DiggersHotline.com

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
262.513.0666 PHONE | 262.513.1232 FAX
www.jsdinc.com
JSD JOB NO.: 18-8716

LANDSCAPE
DETAILS & SPECS

L2.0

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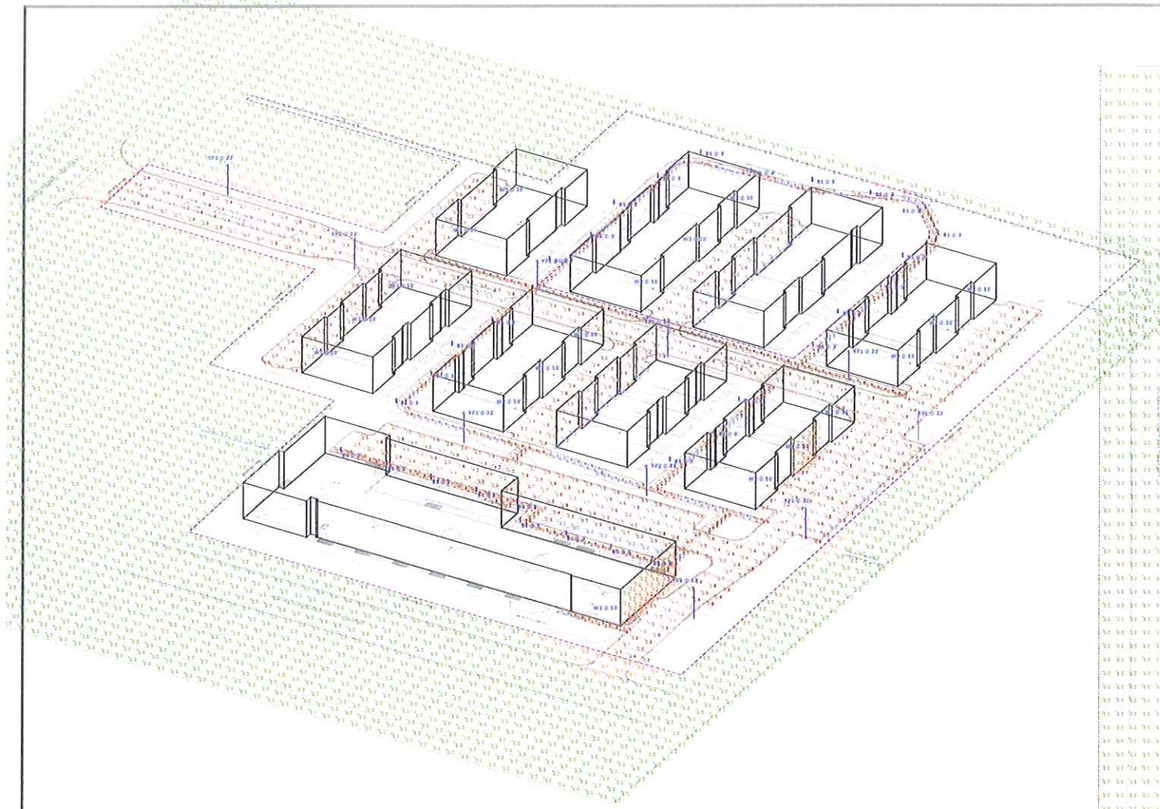
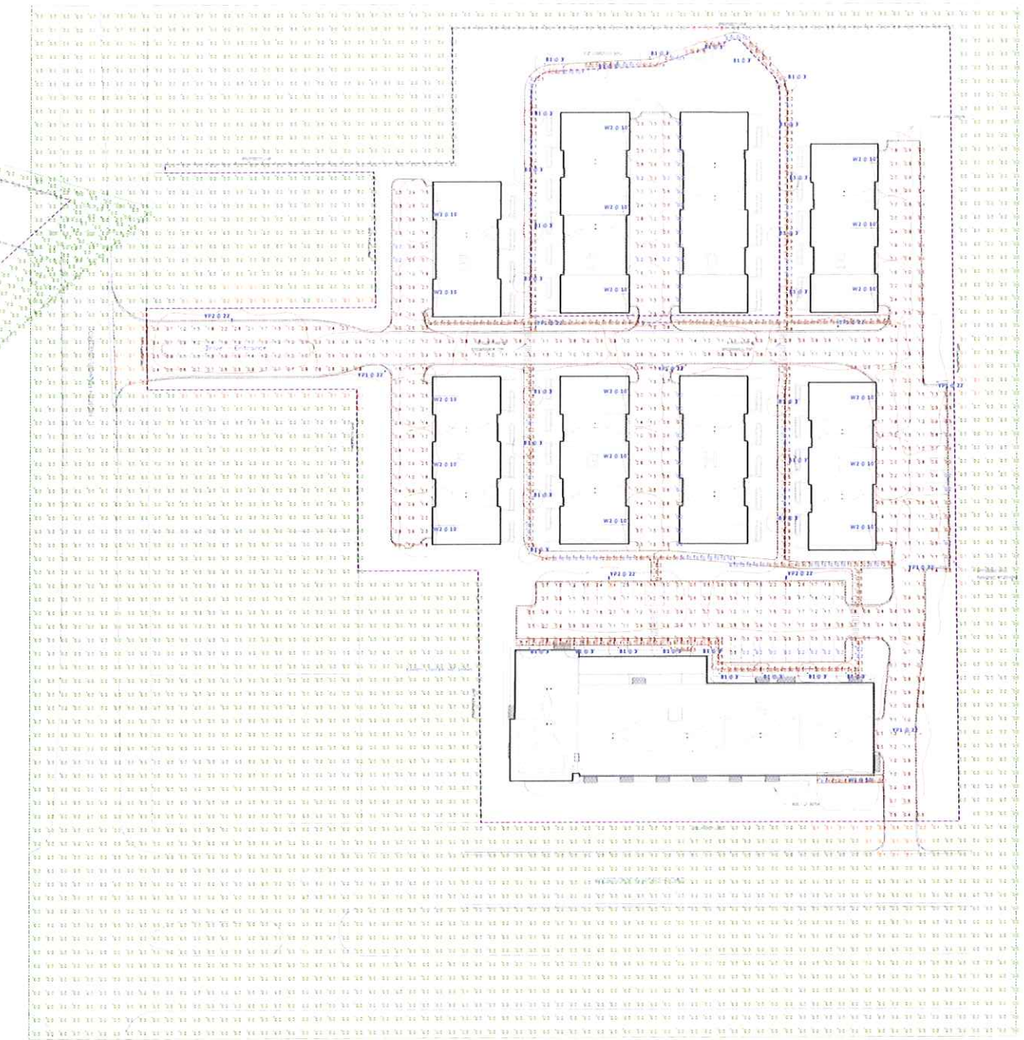


South East View



Plan View
Scale - 1" = 40ft

Statistics

Description	Symbol	Avg	Min	Avg/Min
Drive & Parking	+	1.0 fc	0.2 fc	5.0:1
Outside Property Boundary	+	0.0 fc	0.0 fc	N/A
Walkway - North	+	0.5 fc	0.1 fc	5.0:1
Walkway - South	+	0.4 fc	0.1 fc	4.0:1
Walkway - Unit A - North	+	0.7 fc	0.2 fc	3.5:1
Walkway - Unit A - South	+	1.9 fc	0.6 fc	3.2:1
Wall - Apartments	+	0.2 fc	0.0 fc	N/A
Wall - Townhouse	+	0.1 fc	0.0 fc	N/A

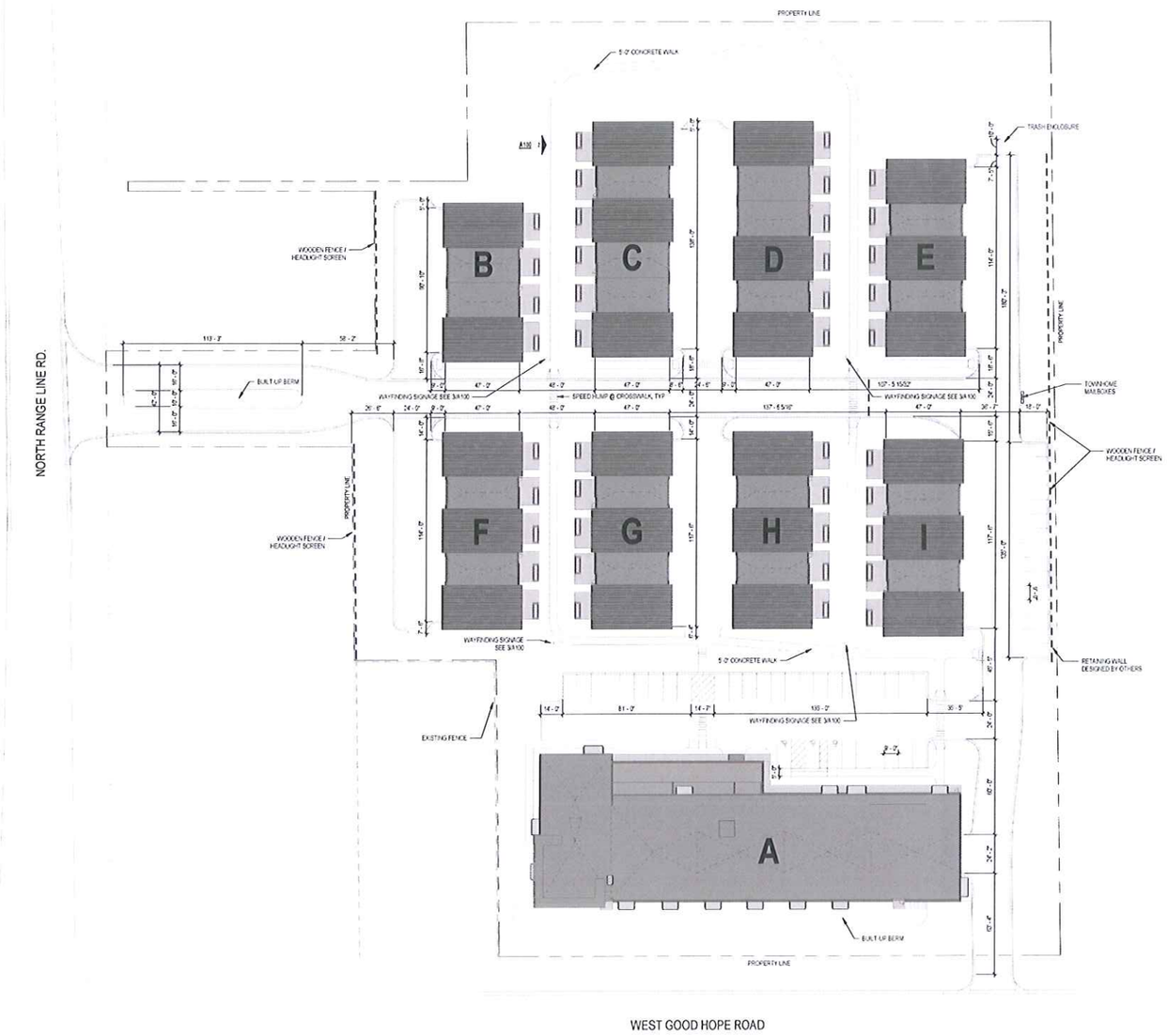
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B1	30	Forms+Surfaces		Fusion Bollard	B1 Fusion Bollard LB31N LED N3.mlt	33.97	0.9	33.9344
	W2	18	EATON - HUBBAR (EDISON (FORMER COOPER LIGHTING)	GLF AF 350 LED B1 SL4	IMPACT ELITE LED FRAMELESS LUMINAIRE LIGHT SQUARE WITH FACUSED OPTICS TYPE IV W/SPILL CONTROL	GLF AF 350 LED B1 SL4.ies	179.4014	0.9	20.09
	YP1	7	EATON - HUBBAR (EDISON (FORMER COOPER LIGHTING)	GLEON AF 01 LED B1 SL2 800	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRT 4000K, 8000+8 LIGHTSQUARE WITH 19 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS Facal, Roadway, Sidewalk, Site, Street, Subdivision, Security, Commercial0.0 ies Fixture, Vendor Fixture, Manufacturer ABSOLUTE PHOTOMETRY (0.8 BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 25.75 FEET	GLEON AF 01 LED B1 SL2	300.4014	0.9	44
	YP2	7	EATON - HUBBAR (EDISON (FORMER COOPER LIGHTING)	GLEON AF 02 LED B1 SL3 400	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRT 4000K, 4000+4 LIGHTSQUARE WITH 19 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS Facal, Roadway, Sidewalk, Site, Street, Subdivision, Security, Commercial0.0 ies Fixture, Vendor Fixture, Manufacturer ABSOLUTE PHOTOMETRY (0.8 BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 25.75 FEET	GLEON AF 02 LED B1 SL3	250.4415	0.9	44

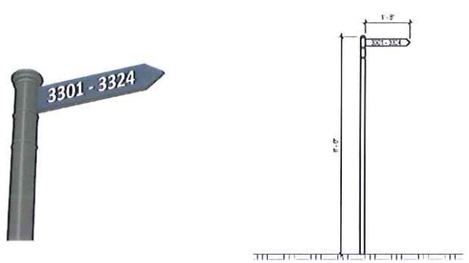
MUERMANN ENGINEERING
Solid planning, superior solutions

WEST GOOD HOPE ROAD
SIGHT LIGHTING CALCULATION

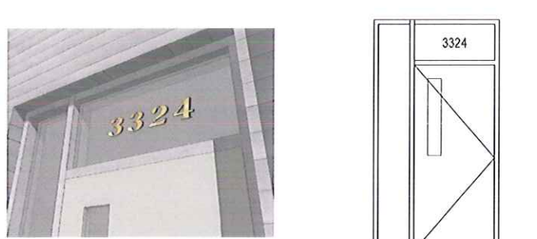
Designer
DRN
Date
8.5.2.19
Scale
1" = 40'-0"
Drawing No
18 0
Summary



1 SITE PLAN
A100 1/32" = 1'-0"



3 WAYFINDING SIGNAGE
A100 1/2" = 1'-0"



2 TYPICAL TOWNHOME ENTRY
A100 1/2" = 1'-0"

KORB + ASSOCIATES

NEW LAND

spire

JSD

CATALYST CONSTRUCTION

PROJECT
GOOD HOPE ROAD APARTMENTS AND TOWNHOMES
2516 W. Good Hope Road
Glendale WI 53209

OWNER
NEW LAND ENTERPRISES
1840 N. Farwell Ave
Milwaukee WI 53202

ARCHITECT
KORB AND ASSOCIATES ARCHITECTS
648 N. Plankinton Ave
Suite 240
Milwaukee WI 53203

STRUCTURAL
SPIRE ENGINEERING, INC
308 N. Plankinton Ave
Suite 101
Milwaukee WI 53203

CIVIL AND LANDSCAPE
JSD PROFESSIONAL SERVICES, INC
W238 N 1610 Busse Road
Suite 100
Waukesha WI 53188

CONSTRUCTION MANAGER
CATALYST CONSTRUCTION
833 E. Michigan Ave
Suite 1000
Milwaukee WI 53202

DESIGN BUILD
MECHANICAL
ELECTRICAL
PLUMBING
FIRE PROTECTION

REVISION No.:	DATE:

REVIEW SET - NOT FOR CONSTRUCTION -

CONM No.	190104
SCALE	As indicated
PHASE	SP PACKAGE
DATE	06/10/2019

SITE PLAN & SIGNAGE PLAN

A100

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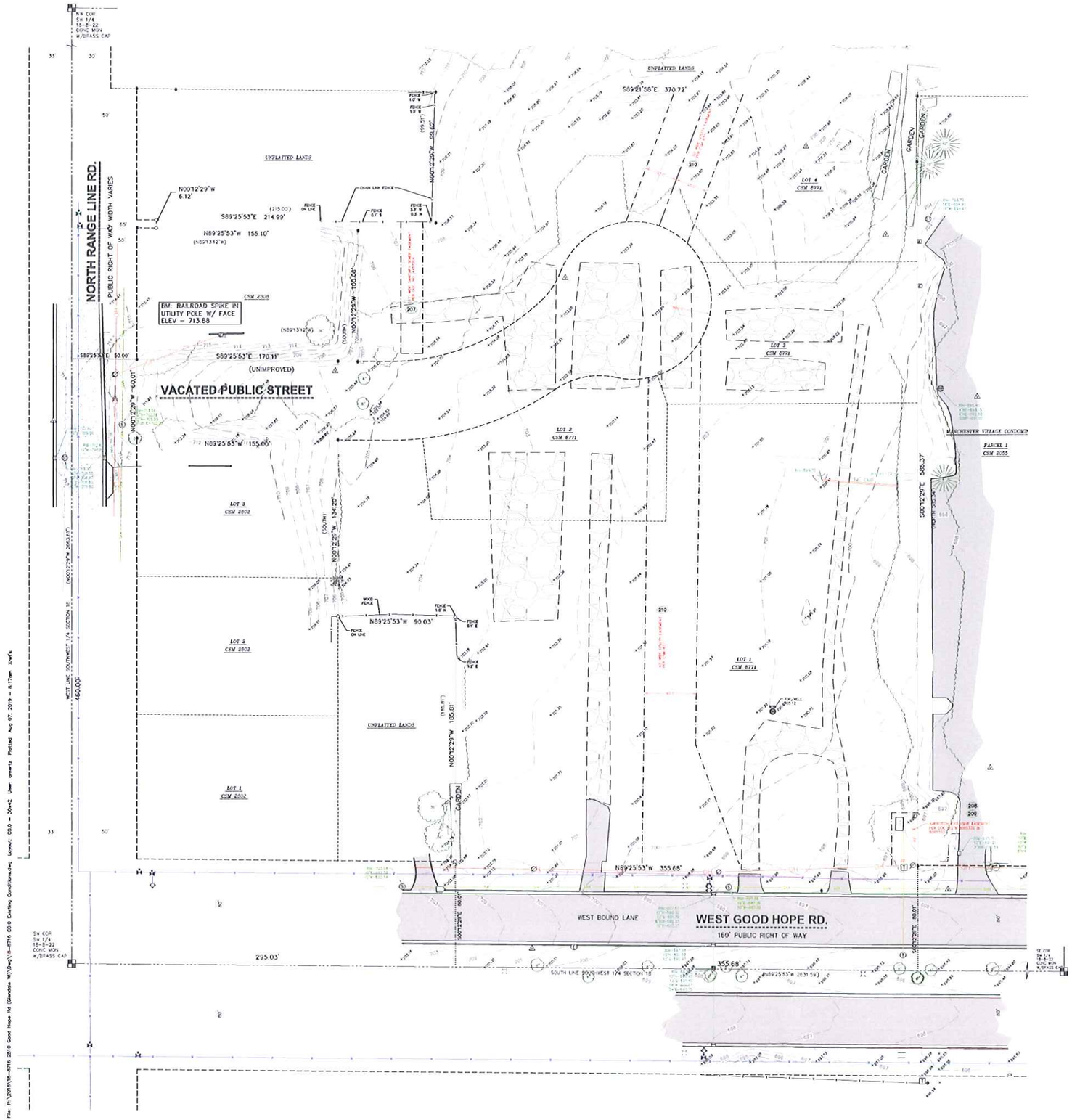

EXISTING CONDITIONS EXHIBIT

LOTS 1-4 OF CERTIFIED SURVEY MAP NO. 8871, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

NOTES

1. FIELD WORK COMPLETED BY JSD PROFESSIONAL SERVICES, INC. ON OCTOBER 12, 2018.
2. ALL BEARINGS REFER TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 18, WHICH HAS A WISCONSIN STATE PLAN COORDINATE SYSTEM (SOUTH ZONE)(NAD27) BEARING OF N00°12'29"W.
3. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK IS A CONCRETE MONUMENT W/BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 18, T8N, R22E, ELEVATION = 709.264
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20183912838 & 20183912848, WITH A CLEAR DATE OF OCTOBER 8, 2018.
7. UTILITY COMPANIES CONTACTED THRU DIGGER'S HOTLINE:
   - CITY OF GLENDALE — TIME WARNER CABLE
   - WE ENERGIES — AT&T DISTRIBUTION
   - CITY OF MILWAUKEE — WISCONSIN DOT SOUTHEAST REGION
   - MILWAUKEE COUNTY DPW
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1-800-242-8511.
9. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
10. THIS PARCEL IS ZONED R-3 RESIDENCE DISTRICT PER CITY OF GLENDALE ZONING MAP REVISED SEPTEMBER, 2011.
11. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
12. THIS PARCEL FALLS IN FEMA ZONE "X" - AREAS OF MINIMAL FLOODING AND IS ON FIRM PANEL NO. 55079C0039E, WHICH IS NOT PRINTED.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(CHICAGO TITLE INSURANCE COMPANY, FILE No.: 974430, COMMITMENT DATE: JULY 02, 2018 AT 8:00 A.M., ISSUE DATE: LAST REVISED 8/14/18)

201. UTILITY EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED SEPTEMBER 29, 1925 AS DOCUMENT NO. 1382830.
   DOES NOT AFFECT PROPERTY-UTILITY LINES ARE OFF PROPERTY AS PLOTTED HEREON
202. UTILITY EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED DECEMBER 1, 1960 AS DOCUMENT NO. 3849197.
   DOES NOT AFFECT PROPERTY-NO OVERHEAD WIRES OBSERVED
203. SANITARY SEWER AND WATER MAINS EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED APRIL 7, 1967 AS DOCUMENT NO. 4310056.
   DOES NOT AFFECT PROPERTY-NOTHING TO PLOT (EASEMENT IS ENTIRELY WITHIN RIGHT OF WAY)
204. SANITARY SEWER AND WATER MAINS EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED APRIL 7, 1967 AS DOCUMENT NO. 4310058.
   DOES NOT AFFECT PROPERTY-NOTHING TO PLOT
205. SANITARY SEWER AND WATER MAINS EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED APRIL 7, 1967 AS DOCUMENT NO. 4310063.
   DOES NOT AFFECT PROPERTY-NOTHING TO PLOT
206. RESOLUTION RECORDED 04/12/1968 AS DOCUMENT NO. 4384898.
   ESTABLISHES RIGHT OF WAY WIDTHS-NOTHING FURTHER TO PLOT
207. SANITARY SEWER EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED APRIL 17, 1969 AS DOCUMENT NO. 4457204.
   AFFECTS PROPERTY AS PLOTTED HEREON
208. UTILITY EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 18, 2001 AS DOCUMENT NO. 8085333.
   AFFECTS PROPERTY AS PLOTTED HEREON
209. UTILITY EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 18, 2001 AS DOCUMENT NO. 8085333.
   AFFECTS PROPERTY AS PLOTTED HEREON
210. UTILITY EASEMENTS AND SETBACK LINES SET FORTH ON CERTIFIED SURVEY MAP NO. 8771, RECORDED FEBRUARY 16, 2016 AS DOCUMENT NO. 10540324.
   AFFECTS PROPERTY AS PLOTTED HEREON

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 8871 RECORDED FEBRUARY 16, 2016 IN REEL 8824, AS DOCUMENT NO. 10540324, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

CONTAINING 236,138 SQUARE FEET OR 5.4210 ACRES.

LEGEND

- MAG NAIL SET
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- GOVERNMENT CORNER
- CHISELED "X" FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- PK/MAG NAIL FOUND
- 3/4" REBAR FOUND
- CONTROL POINT
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- SOIL BORING
- MONITORING WELL
- BOLLARD
- FLAG POLE
- MAIL BOX
- POST
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- VENT PIPE
- WATERMAIN OR GASMAIN VALVE
- WATER MANHOLE
- HYDRANT
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- ENDWALL/END OF PIPE
- GAS REGULATOR/METER
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- AIR CONDITION UNIT
- LIGHT POLE
- POWER POLE W/GUY
- YARD LIGHT
- TRAFFIC SIGNAL
- PULL BOX
- SIGNAL CONTROLLER BOX
- VAULT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE MANHOLE
- CABLE PEDESTAL

- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- FENCE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- STEAM LINE
- NATURAL GAS
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- EDGE OF WOODS OR BRUSH
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- BUILDING
- EDGE OF BITUMINOUS
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS REFRACED BY THIS SURVEY
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- STUMP
- MARSH

north

SCALE IN FEET

30' 0 30'

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2: CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.26

DIGGERS HOTLINE
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Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
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WAUKESHA, WISCONSIN 53188
262.513.0666 PHONE | 262.513.1232 FAX
www.Jsdinc.com
JSD JOB NO.: 18-8716

KORB + ASSOCIATES

NEW LAND

spire

JSD

CATALYST CONSTRUCTION

PROJECT:
GOOD HOPE ROAD APARTMENTS AND TOWNHOMES
2510 W. Good Hope Road
Glendale, WI 53209

OWNER:
NEW LAND ENTERPRISES
1840 N. Farwell Ave.
Milwaukee, WI 53202

ARCHITECT:
KORB AND ASSOCIATES ARCHITECTS
648 N. Plankinton Ave.
Suite 240
Milwaukee, WI 53203

STRUCTURAL:
SPIRE ENGINEERING, INC.
305 N. Plankinton Ave.
Suite 101
Milwaukee, WI 53203

CIVIL AND LANDSCAPE:
JSD PROFESSIONAL SERVICES, INC.
W238 N1610 Busse Road
Suite 100
Waukesha, WI 53188

CONSTRUCTION MANAGER:
CATALYST CONSTRUCTION
833 E. Michigan Ave.
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD:
MECHANICAL
ELECTRICAL
PLUMBING
FIRE PROTECTION

REVISION No.	DATE

REVIEW SET ONLY
NOT FOR CONSTRUCTION

COMM No.	1801004
SCALE	AS NOTED
PHASE	SIP SUBMITTAL
DATE	09/13/2018

EXISTING CONDITIONS EXHIBIT

C0.0

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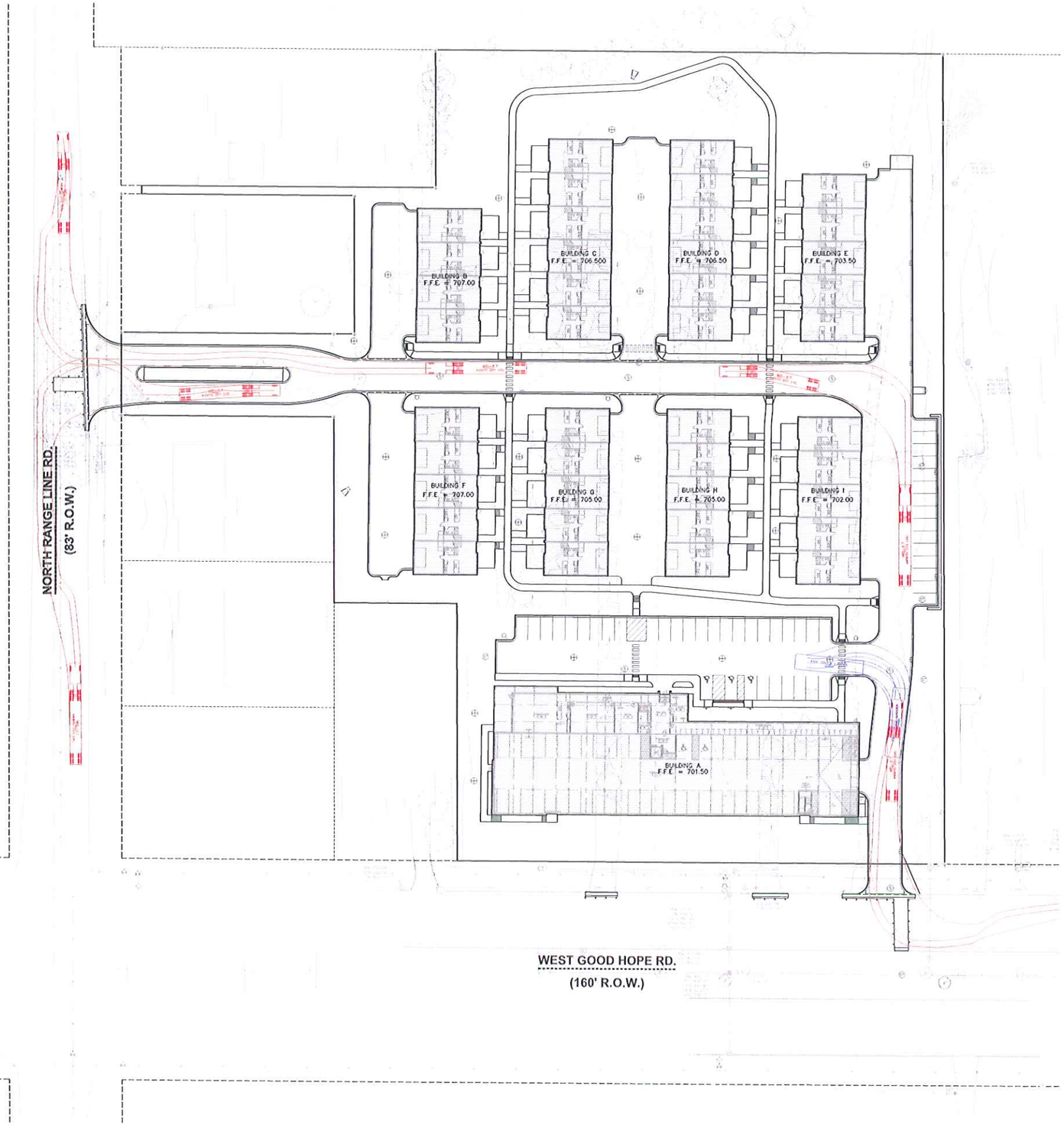

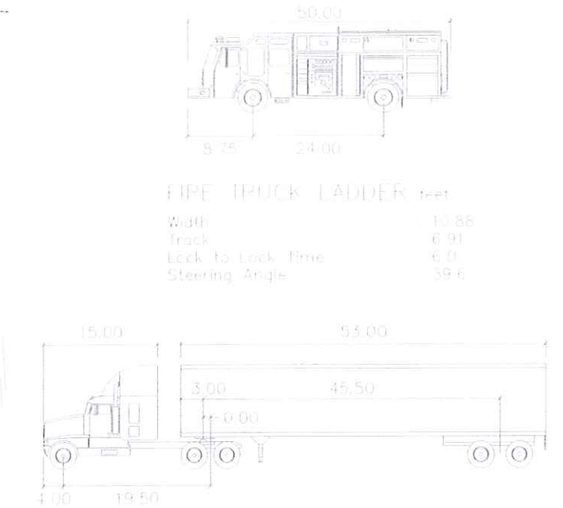

KORB + ASSOCIATES

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833 E. Michigan Ave.
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.	DATE

north

SCALE IN FEET

30' 0 30'

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2: CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.06

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JSD JOB NO.: 18-8716

REVIEW SET ONLY
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COMM No.	180104
SCALE	AS NOTED
PHASE	SP-SUBMITTAL
DATE	06/13/2019

TRUCK MOVEMENT PLAN

C1.1

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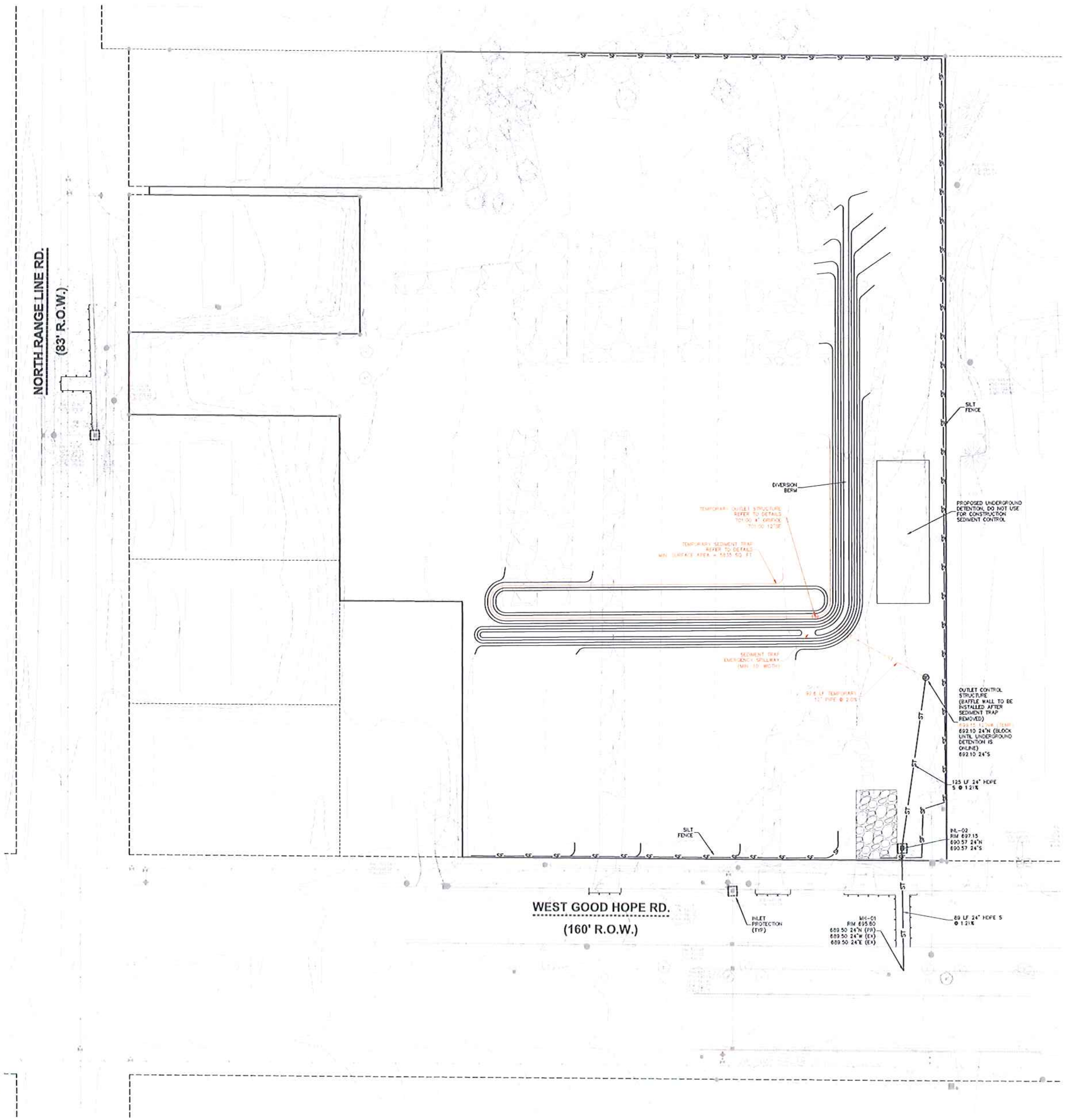
File: K:\2018\18-8716 2510 Good Hope Rd (Glendale WI)\Dwg\18-8716 C1.0 Site Plan.dwg Layout: C1.1 - 30x42 User: amartz Plotted: Aug 07, 2019 - 1:04pm



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EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'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 THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF GLENDALE ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL PERMITS PRIOR TO COMMENCING WITH WORK.
4. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY JSD/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
5. 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.
6. 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 PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
7. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE GOVERNING AGENCIES.
8. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
   - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
   - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
   - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
10. 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.
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 PRIOR TO THE COMPLETION OF EACH WORK DAY.
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.
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 THIRTY (30) 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 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 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 PART IV D.4. (c-f). OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.
   - SILT FENCE – REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
   - CONSTRUCTION ENTRANCE – AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
   - DITCH CHECK (STRAW BALES) – RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.
   - EROSION CONTROL MATTING – REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.
   - DIVERSION BERM/SWALE – REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.
   - INLET PROTECTION – CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE BAG BECOMES ONE-HALF FULL OF SEDIMENT.

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

- CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.
- DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
  A. COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
  B. ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
  C. FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
  D. PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
- STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

CONSTRUCTION SITE SEQUENCE NOTES

2510 W. GOOD HOPE ROAD
GLENDALE, WI

ALL SITE GRADING WORK AND EROSION CONTROL EFFORTS SHALL BE PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

STAGED OPERATIONS

1. INSTALL INLET PROTECTION AND TRACKING PAD AT ENTRANCE TO SITE.
2. INSTALL PERIMETER SEDIMENT CONTROL AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.
3. CONDUCT DEMOLITION OF EXISTING SITE FEATURES.
4. CONDUCT ROUGH GRADING EFFORTS.
5. CONSTRUCT BUILDING FOOTING/FOUNDATIONS.
6. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
7. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENT, WALKS, ETC.
8. THE CONTRACTOR SHALL TOPSOIL AND SEED DISTURBED PORTIONS OF THE SITE AS THEY ARE COMPLETED AS IS PRACTICAL.
9. ALL OF THE EROSION CONTROL MEASURES FOR THE ENTIRE SITE MUST BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH WISCONSIN DNR REQUIREMENTS AND AS REQUIRED BY THE CITY OF GLENDALE.

SEDIMENT TRAP SIZING

REQUIRED SURFACE AREA = 1560 * DRAINAGE AREA
(MEDIUM TEXTURED SOILS – SILT LOAM)

DRAINAGE AREA = 3.74 ACRES

REQUIRED SURFACE AREA = 5835 S.F.

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2: CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.26

north

SCALE IN FEET
30' 0 30'

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KORB + ASSOCIATES
NEW LAND
spire
JSD
CATALYST CONSTRUCTION

PROJECT:
GOOD HOPE ROAD APARTMENTS AND TOWNHOMES
2510 W. Good Hope Road
Glendale, WI 53209

OWNER:
NEW LAND ENTERPRISES
1840 N. Farwell Ave.
Milwaukee, WI 53202

ARCHITECT:
KORB AND ASSOCIATES ARCHITECTS
648 N. Plankinton Ave.
Suite 240
Milwaukee, WI 53203

STRUCTURAL:
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Waukesha, WI 53188

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833 E. Michigan Ave.
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Milwaukee, WI 53202

DESIGN BUILD:
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.	DATE

REVIEW SET ONLY
NOT FOR CONSTRUCTION

COMM No.	18010-04
SCALE	AS NOTED
PHASE	SIP SUBMITTAL
DATE	06/13/2019

GRADING AND EROSION CONTROL PLAN (PHASE 1)

C2.0

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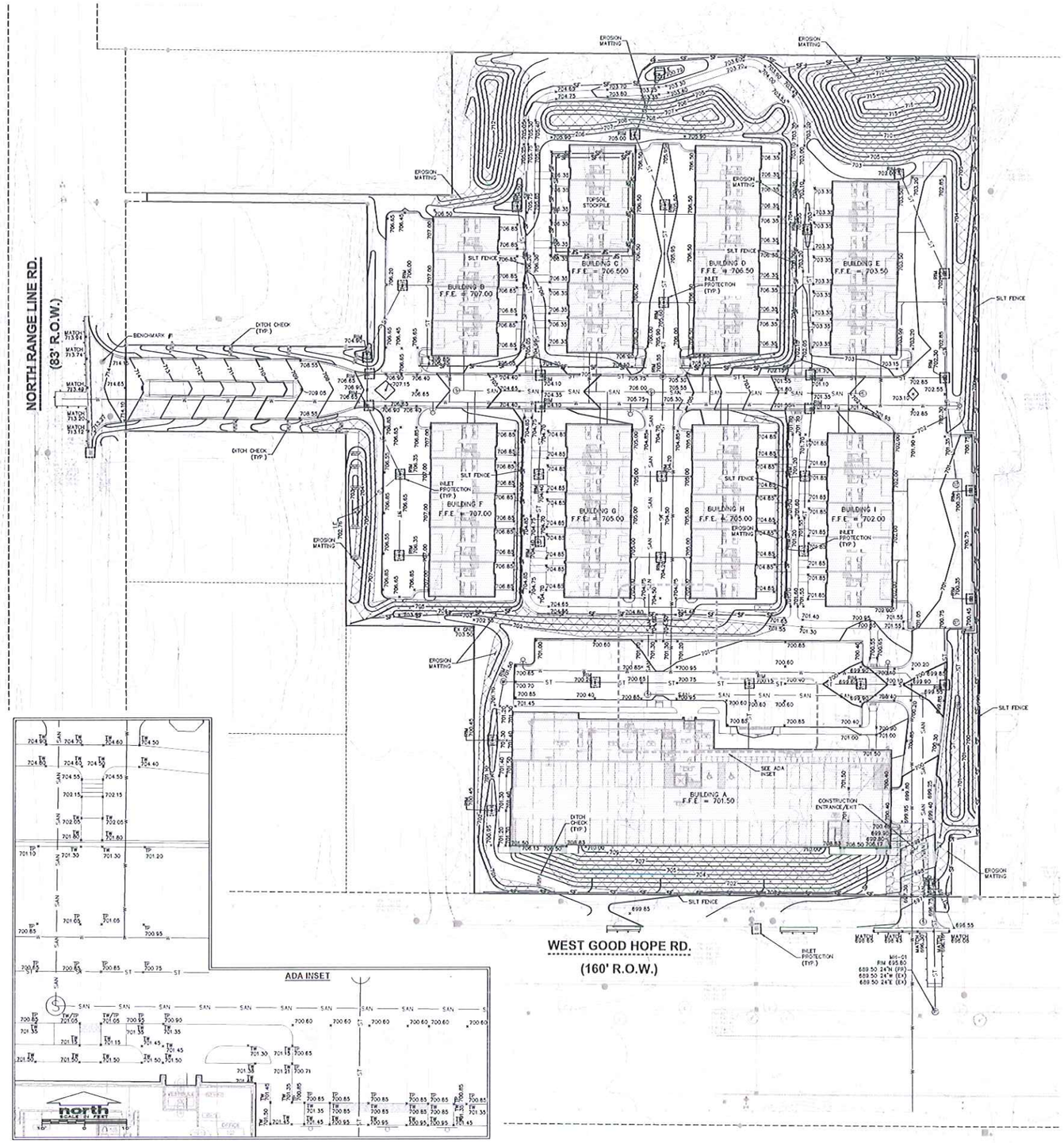

LEGEND

- EXISTING 1" IRON PIPE FOUND
- EXISTING IRON PIPE FOUND (SIZE NOTED)
- EXISTING PK/MAG NAIL FOUND
- EXISTING CONTROL POINT
- BENCHMARK
- SOIL BORING
- EXISTING FLAG POLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING CLEAN OUT
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING SPRINKLER VALVE BOX
- EXISTING STORM MANHOLE
- EXISTING ROUND CASTED INLET
- EXISTING SQUARE CASTED INLET
- EXISTING CURB INLET
- EXISTING GAS VALVE
- EXISTING MANHOLE – UNVERIFIED TYPE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING POWER POLE W/GUY
- EXISTING TRAFFIC SIGNAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING BUSH
- PROPOSED DITCH CHECK
- PROPOSED INLET PROTECTION
- EXTERIOR PROPERTY LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING GAS
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND FIBER
- EXISTING UNDERGROUND TELEP.
- EXISTING UNDERGROUND ELEC.
- 710 — PROPOSED 5' CONTOUR
- 711 — PROPOSED 1' CONTOUR
- ST — PROPOSED STORM SEWER
- SAN — PROPOSED SANITARY SEWER
- W — PROPOSED WATERMAIN
- SF — PROPOSED SILT FENCE
- PROPOSED SAWCUT
- 700.00 × — PROPOSED SPOT GRADE ELEVATION FINISH GRADE
- PROPOSED STORM MANHOLE
- PROPOSED INLET
- PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED EROSION MATTING

GRADING NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
   A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
   B. LOCATION AND ELEVATION OF:
      I. EXISTING PIPE INVERTS
      II. FLOOR ELEVATIONS
      III. CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK.
      IV. HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.

   NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
2. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED. MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. THIS GRADING PLAN IS BASED ON INFORMATION FROM MULTIPLE SOURCES. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED GRADES MEET EXISTING. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO JSD PROFESSIONAL SERVICES, INC. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
4. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
5. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
   - CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE. THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
   - THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
6. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
7. PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CONSTRUCTION SHALL BE BASED UPON PROPOSED SPOT ELEVATIONS, WHERE PROVIDED.
8. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC. AND DATED MAY 2, 2019 FOR SITE COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
9. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
10. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
12. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
13. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT. (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
14. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
15. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
17. 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.
18. CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.

CONSTRUCTION SITE SEQUENCE NOTES

2510 W. GOOD HOPE ROAD
GLENDALE, WI

ALL SITE GRADING WORK AND EROSION CONTROL EFFORTS SHALL BE PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

STAGED OPERATIONS

1. INSTALL INLET PROTECTION AND TRACKING PAD AT ENTRANCE TO SITE.
2. INSTALL PERIMETER SEDIMENT CONTROL AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.
3. CONDUCT DEMOLITION OF EXISTING SITE FEATURES.
4. CONDUCT ROUGH GRADING EFFORTS.
5. CONSTRUCT BUILDING FOOTING/FOUNDATIONS.
6. INSTALL UTILITY PIPING AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION.
7. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENT, WALKS, ETC.
8. THE CONTRACTOR SHALL TOPSOIL AND SEED DISTURBED PORTIONS OF THE SITE AS THEY ARE COMPLETED AS IS PRACTICAL.
9. ALL OF THE EROSION CONTROL MEASURES FOR THE ENTIRE SITE MUST BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH WISCONSIN DNR REQUIREMENTS AND AS REQUIRED BY THE CITY OF GLENDALE.

KORB + ASSOCIATES

NEW LAND ENTERPRISES

spire

JSD

CATALYST CONSTRUCTION

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REVISION No.	DATE

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2: CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.26

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30' 0 30'

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GRADING AND EROSION CONTROL PLAN (PHASE 2)

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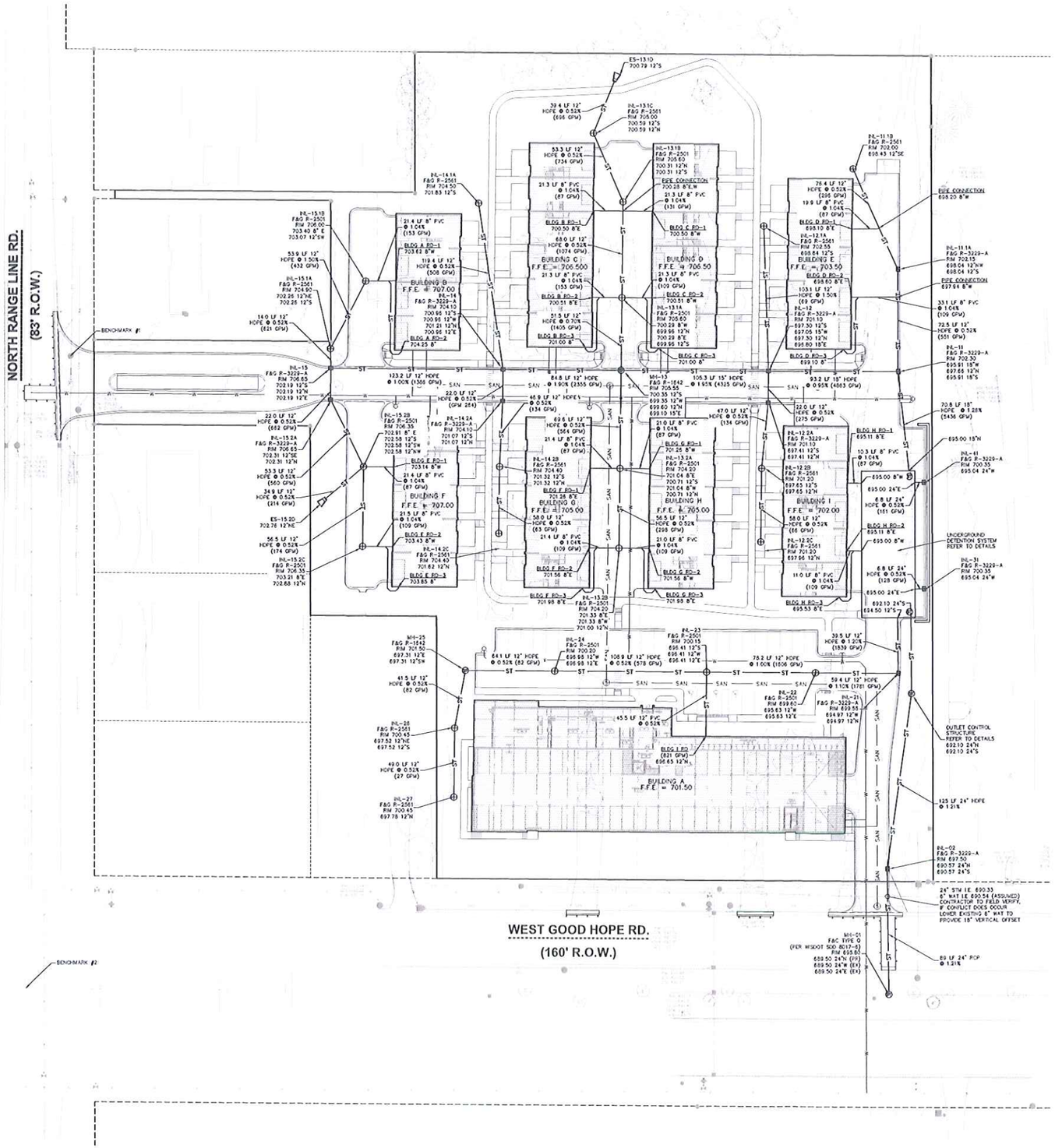

GENERAL STORM SEWER NOTES

1. EXISTING UTILITY INFORMATION IS BASED ON DIGGERS HOTLINE UNDERGROUND UTILITY LOCATIONS, FIELD SURVEY, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES.
2. CONTACT DIGGERS HOTLINE PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
   A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
   B. LOCATION AND ELEVATION OF:
      i. EXISTING PIPE INVERTS
      ii. FLOOR ELEVATIONS
      iii. CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK
      iv. HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES

   NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
4. THE CONTRACTOR SHALL CONTACT THE CITY OF GLENDALE ENGINEERING DEPARTMENT 72-HOURS IN ADVANCE OF SANITARY, WATER, AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
5. STORM SEWER CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", CURRENT EDITION, HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS". IN ADDITION, CONSTRUCTION SHALL CONFORM TO ALL STATE AND LOCAL CODES. SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
6. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
7. PIPE – ALL PIPE MATERIAL BENEATH STREET PAVEMENT SHALL BE REINFORCED CONCRETE PIPE. STORM SEWER OUTSIDE OF RIGHT-OF-WAY SHALL BE HIGH DENSITY POLYETHYLENE OR POLYVINYL CHLORIDE. REFER TO FOLLOWING SPECIFICATIONS:
   A. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS III (MINIMUM) WITH RUBBER GASKET JOINTS ASTM C-443
   B. HIGH DENSITY POLYETHYLENE SMOOTH-WALLED INTERIOR CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS MEETING "N" VALUE OF 0.010 AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE S MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D3350, D2412, AND D2321 WITH ELASTOMERIC GASKETS CONFORMING TO ASTM F477.
   C. POLYVINYL CHLORIDE PIPE (PVC) SHALL BE A SDR-35 PVC PIPE MEETING THE REQUIREMENTS OF AST M D-3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS MEETING THE REQUIREMENTS OF ASTM D-3212.
8. INLETS AND FRAMES
   A. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE SPS 382.36(8)(b).
   B. FRAMES AND GRATES SHALL BE GRAY IRON MATERIAL (PER ASTM A-48) OF STYLES / CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS.
9. MANHOLES AND FRAMES
   A. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE SPS 382.35(8)(a)b.
   B. FRAMES AND LIDS SHALL BE GRAY IRON MATERIAL (PER ASTM A-48) OF STYLES/CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS. CHIMNEY SEALS SHALL BE OPTEX SPECIALTY PRODUCTS, OR EQUAL.
10. CLEANOUTS – CLEANOUTS SHALL BE EQUIPPED WITH FROST SLEEVES IN ACCORDANCE WITH SPS 382.35(5)(a)2. (REFER TO DETAIL)
11. BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS B BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES PLANNED PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL AND CLASS B BEDDING. LANDSCAPED AREAS MAY BE CLASS C BEDDING WITH COMPACTED SPOIL BACKFILL CONFORMING TO SECTION 643.5 OF THE "STANDARD SPECIFICATIONS".
12. FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER AND SHALL BE INSPECTED BY THE CITY OF GLENDALE PRIOR TO BACKFILLING.
13. WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE CITY OF GLENDALE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN THE RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.

LEGEND

EXISTING 1" IRON PIPE FOUND	EXTERIOR PROPERTY LINE
EXISTING IRON PIPE FOUND (SIZE NOTED)	EXISTING STORM SEWER
EXISTING PK/MAG NAIL FOUND	EXISTING SANITARY SEWER
EXISTING CONTROL POINT	EXISTING WATER MAIN
BENCHMARK	EXISTING GAS
SOIL BORING	EXISTING OVERHEAD UTILITIES
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EXISTING SIGN	EXISTING UNDERGROUND TELEP
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EXISTING SPRINKLER VALVE BOX	EXISTING BUSH
EXISTING STORM MANHOLE	PROPOSED STORM SEWER
EXISTING FOUND CASTED INLET	PROPOSED STORM SEWER INLET
EXISTING SQUARE CASTED INLET	PROPOSED STORM SEWER MANHOLE
EXISTING CURB INLET	PROPOSED SANITARY SEWER
EXISTING GAS VALVE	PROPOSED SANITARY MANHOLE
EXISTING MANHOLE – UNVERIFIED TYPE	PROPOSED WATERMAIN
EXISTING ELECTRIC MANHOLE	PROPOSED HYDRANT
EXISTING ELECTRIC PEDESTAL	
EXISTING ELECTRIC METER	
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SCALE	AS NOTED
PHASE	SIP SUBMITTAL
DATE	09/13/2019

STORM SEWER PLAN

C3.0

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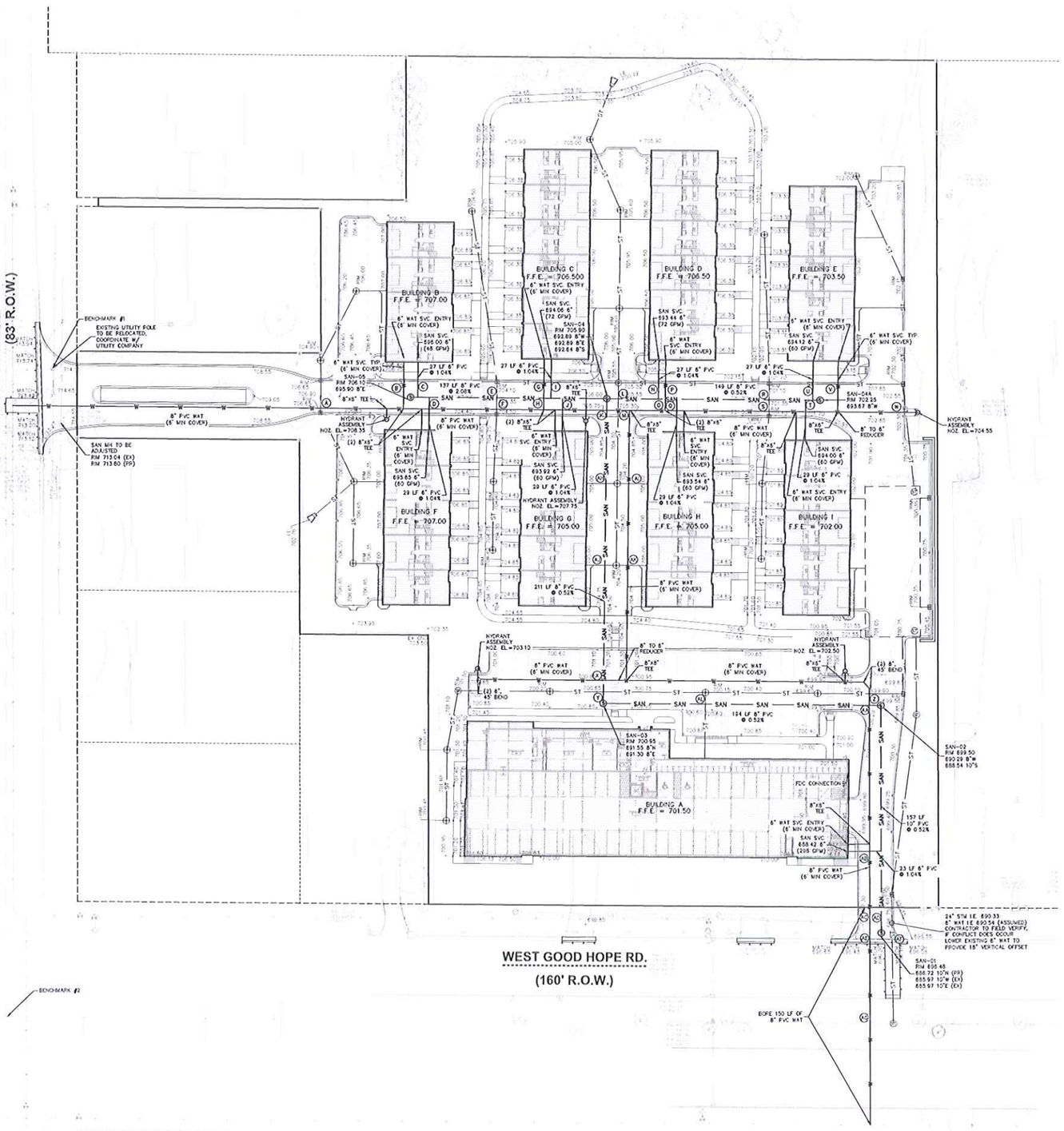

GENERAL UTILITY NOTES

1. EXISTING UTILITY INFORMATION IS BASED ON DIGGERS HOTLINE UNDERGROUND UTILITY LOCATIONS, FIELD SURVEY, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES.
2. CONTACT DIGGERS HOTLINE PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
   - A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK
   - B. ELEVATION AND SIZE OF EXISTING UTILITIES
   - C. FLOOR ELEVATIONS
   - D. CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK
   - E. HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.

   NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
4. THE CONTRACTOR SHALL CONTACT THE CITY OF GLENDALE ENGINEERING DEPARTMENT 72-HOURS IN ADVANCE OF SANITARY, WATER, AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
5. SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", CURRENT EDITION, HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS". IN ADDITION, CONSTRUCTION SHALL CONFORM TO ALL STATE AND LOCAL CODES SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
6. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
7. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
8. BACKFLOW PREVENTION DEVICES AND THE DOMESTIC WATER METER(S) ARE LOCATED WITHIN THE BUILDING(S). REFER TO BUILDING PLANS.
9. REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
10. TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2f) OF THE STATE STATUTES AND CITY OF GLENDALE REQUIREMENTS.
11. WATER MAIN SPECIFICATIONS
    - A. PIPE – WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
    - B. VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.2.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
    - C. 10-GAUGE TRACER WIRE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM UNITS AND ENCLOSED IN A RISER BOX WITH WATER ON THE COVER.
    - D. HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF GLENDALE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWER CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.
    - E. BEDDING AND COVER MATERIAL–FIRE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS, OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".
    - F. BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES PLANNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
12. SANITARY SEWER SPECIFICATIONS
    - A. PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE SDR-26 POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D-3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS MEETING THE REQUIREMENTS OF ASTM D-3212.
    - B. BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION:

      COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTION OF THESE MATERIALS. WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRING LINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT.
    - C. BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.8.0 OF THE "STANDARD SPECIFICATIONS." SLURRY BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES PLANNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE SLURRY BACKFILL.
    - D. CLEANOUTS – CLEANOUTS SHALL BE EQUIPPED WITH FROST SLEEVES PER SPS 382.35 (5)(A)2. (REFER TO DETAIL).
13. FOR LOCATIONS WHERE THERE IS LESS THAN 8 FEET OF COVER OVER THE TOP OF THE WATER MAIN PIPE, WATER MAIN SHALL BE INSULATED IN ACCORDANCE WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM. THIS WORK SHALL BE INCLUDED ON THE UNIT COST FOR WATER MAIN.
14. FOR LOCATIONS WHERE THERE IS LESS THEN 4 FEET OF COVER OVER THE TOP OF THE SANITARY SEWER PIPE, THE SANITARY SEWER SHALL BE INSULATED IN ACCORDANCE WITH SPS 382.30(1)(C) 3. THIS WORK SHALL BE INCLUDED IN THE UNIT COST FOR SANITARY SEWERS.
15. ALL SANITARY SEWER SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, EXFILTRATION OF WATER, AND DEFLECTION FOR FLEXIBLE THERMOPLASTIC PIPE PER THE STANDARD SPECIFICATIONS.
16. ALL UTILITY SERVICE CLEANOUTS ARE LOCATED WITHIN THE BUILDING, UNLESS SPECIFIED OTHERWISE. REFER TO BUILDING PLUMBING PLANS.

PIPE CROSSING TABLE

CROSSING I.D.	UPPER PIPE	LOWER PIPE
A	12" STM I.E. 702.29	8" WAT w/I.E. 699.69
B	12" STM I.E. 701.61	6" WAT w/I.E. 699.25
C	12" STM I.E. 701.51	6" SAN I.E. 695.86
D	8" WAT w/I.E. 698.80	6" SAN I.E. 695.70
E	12" STM I.E. 701.02	8" SAN I.E. 694.47
F	12" STM I.E. 701.06	8" WAT w/I.E. 697.43
G	12" STM I.E. 700.34	6" WAT w/I.E. 698.24 (1' OFFSET)
H	6" WAT w/I.E. 698.59	8" SAN I.E. 693.81
I	12" STM I.E. 700.24	6" SAN I.E. 693.69
J	8" WAT w/I.E. 698.47	6" SAN I.E. 693.70
K	8" WAT w/I.E. 699.08	6" SAN I.E. 692.60
L	12" STM I.E. 670.41	8" SAN I.E. 692.93
M	12" STM I.E. 700.45	8" WAT w/I.E. 698.38 (1' OFFSET)
N	15" STM I.E. 698.55	6" SAN I.E. 693.27
O	8" WAT w/I.E. 697.94	6" SAN I.E. 693.10
P	15" STM I.E. 698.45	6" WAT w/I.E. 696.45 (17" OFFSET)
Q	8" WAT w/I.E. 697.11	6" SAN I.E. 693.39
R	15" STM I.E. 697.36	8" SAN I.E. 693.48
S	15" STM I.E. 697.40	8" WAT w/I.E. 694.43
T	8" WAT w/I.E. 695.03	8" SAN I.E. 693.80
U	15" STM I.E. 696.51	6" SAN I.E. 693.96
V	15" STM I.E. 696.34	6" WAT w/I.E. 694.25 (17" OFFSET)
W	15" STM I.E. 695.66	6" WAT I.E. 693.65 (26" OFFSET)
X	6" WAT w/I.E. 694.35	6" SAN I.E. 691.63
Y	12" STM I.E. 696.78	8" SAN I.E. 691.59
Z	12" STM I.E. 695.22	6" WAT w/I.E. 693.22
AA	8" WAT w/I.E. 693.53	8" SAN I.E. 690.30
AB	8" WAT w/I.E. 692.46	8" SAN I.E. 690.27
AC	8" WAT w/I.E. 690.80	6" WAT (EX.) w/I.E. 690.54
AD	6" WAT (EX.) w/I.E. 690.54	10" SAN I.E. 687.76
AE	8" WAT w/I.E. 690.30	10" SAN (EX.) I.E. 686.06
AF	24" STM I.E. 690.25	10" SAN (EX.) I.E. 685.88
AG	24" STM (EX.) I.E. 689.87	8" WAT w/I.E. 687.50 (18" OFFSET)
AH	8" STM I.E. 701.12	8" SAN I.E. 692.34
AI	8" STM I.E. 701.12	8" WAT w/I.E. 698.00
AJ	8" STM I.E. 701.41	8" SAN I.E. 692.04
AK	8" STM I.E. 701.41	8" WAT w/I.E. 698.00
AL	12" STM I.E. 696.45	8" SAN I.E. 689.90

LEGEND

EXISTING 1" IRON PIPE FOUND	EXTERIOR PROPERTY LINE
EXISTING IRON PIPE FOUND (SIZE NOTED)	EXISTING STORM SEWER
EXISTING PK/MAG NAIL FOUND	EXISTING SANITARY SEWER
EXISTING CONTROL POINT	EXISTING WATER MAIN
BENCHMARK	EXISTING GAS
SOIL BORING	EXISTING OVERHEAD UTILITIES
EXISTING FLAG POLE	EXISTING UNDERGROUND FIBER
EXISTING SIGN	EXISTING UNDERGROUND TELEP
EXISTING SANITARY MANHOLE	EXISTING UNDERGROUND ELEC
EXISTING CLEAN OUT	EXISTING TELEPHONE PEDESTAL
EXISTING HYDRANT	EXISTING DECIDUOUS TREE
EXISTING WATER VALVE	EXISTING CONIFEROUS TREE
EXISTING SPRINKLER VALVE BOX	EXISTING BUSH
EXISTING STORM MANHOLE	PROPOSED STORM SEWER
EXISTING ROUND CASTED INLET	PROPOSED STORM SEWER INLET
EXISTING SQUARE CASTED INLET	PROPOSED STORM SEWER MANHOLE
EXISTING CURB INLET	PROPOSED SANITARY SEWER
EXISTING GAS VALVE	PROPOSED SANITARY MANHOLE
EXISTING MANHOLE – UNVERIFIED TYPE	PROPOSED WATERMAIN
EXISTING ELECTRIC MANHOLE	PROPOSED HYDRANT
EXISTING ELECTRIC PEDESTAL	
EXISTING ELECTRIC METER	
EXISTING ELECTRIC TRANSFORMER	
EXISTING LIGHT POLE	
EXISTING POWER POLE W/GUY	
EXISTING TRAFFIC SIGNAL	
EXISTING TELEPHONE MANHOLE	

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2: CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.26

north

SCALE IN FEET

30' 0 30'

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CATALYST CONSTRUCTION

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Glendale, WI 53209

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NEW LAND ENTERPRISES
1340 N. Farwell Ave.
Milwaukee, WI 53202

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833 E. Michigan Ave.
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.	DATE

REVIEW SET ONLY
NOT FOR CONSTRUCTION

COMM No.	18010.04
SCALE:	AS NOTED
PHASE:	SP SUBMITTAL
DATE:	08/13/2019

SANITARY SEWER AND WATERMAIN PLANS

C4.0

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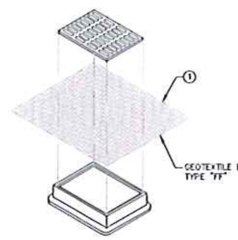
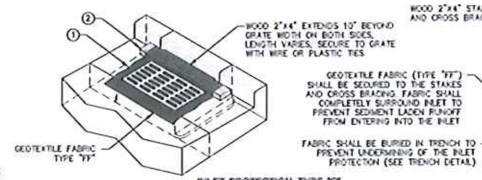
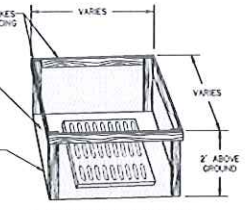
File: R:\2018\18-8716 2510 Good Hope Rd (Glendale MF)\Dwg\18-8716 C4.0 Sanitary and Water Plan.dwg Layout: C4.0 - 30x42 User: smartz Plotted: Aug 07, 2019 - 1:11pm



INLET PROTECTION - TYPE "B"
(WITHOUT CURB BOX)



INLET PROTECTION, TYPE "C"
(WITH CURB BOX)



INLET PROTECTION - TYPE "A"

TYPE "B" INSTALLATION NOTES

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

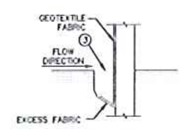
GENERAL NOTES

1. TYPE "FF" GEOTEXTILE FABRIC INLET PROTECTION SHALL BE SELECTED FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S PRODUCT ACCEPTABILITY (PAL) LIST. FABRIC INLET PROTECTION AND MANUFACTURED ALTERNATIVES SHALL BE IN COMPLIANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1060.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

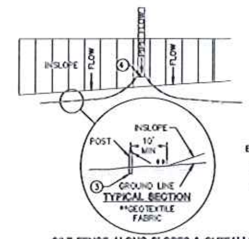
③ FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.



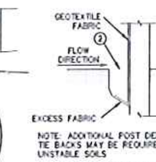
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

TRENCH DETAIL

INLET PROTECTION
N.T.S.



SILT FENCE ALONG SLOPES & OUTFALLS

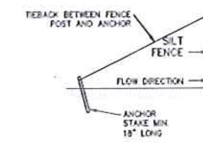


NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

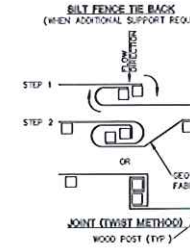
TRENCH DETAIL

GENERAL NOTES

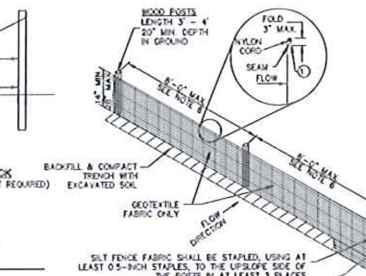
1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

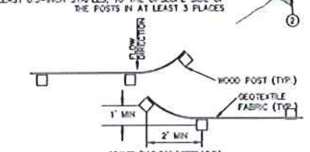


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



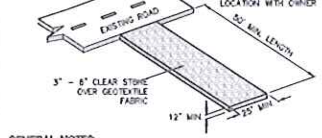
JOINT (TWIST METHOD)





JOINT (HOOK METHOD)

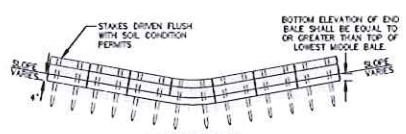
SILT FENCE DETAIL
N.T.S.



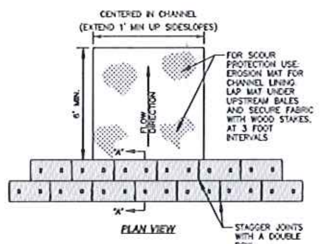
GENERAL NOTES

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6-INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH WisDOT TYPE "R" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

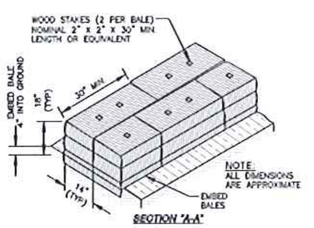
CONSTRUCTION ENTRANCE
N.T.S.



FRONT ELEVATION



PLAN VIEW

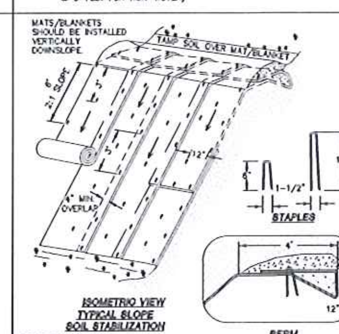


SECTION "A-A"

GENERAL NOTES:

1. INSTALLED, THE MINIMUM HEIGHT OF DITCH CHECKS SHALL BE 10-INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 18-INCHES FOR MANUFACTURED OR BIODEGRADABLE MATERIALS.
2. DITCH CHECKS MUST BE INSTALLED WITH THE CENTER LOWER THAN THE SIDES FORMING A WEIR.
3. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY TWO-FEET OF DROP IN THE CHANNEL.
4. DITCH CHECK SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24- HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
5. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH HALF OF THE HEIGHT OF THE LOWEST BALE.
6. DITCH CHECKS SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED.
7. DITCH CHECK CONSTRUCTION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1062). EROSION MATTING SCOUR PROTECTION SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1053)

DITCH CHECK (STRAW BALES)
N.T.S.



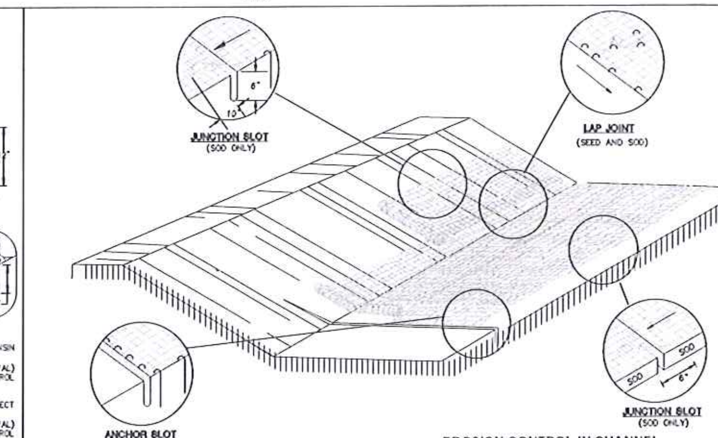
ISOMETRIC VIEW
TYPICAL SLOPE
SOIL STABILIZATION

BERM

GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
5. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.

EROSION MATTING
N.T.S.



EROSION CONTROL IN CHANNEL
N.T.S.

GENERAL NOTES

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

2. VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.

3. LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

4. JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4' (FEET), (1.219 m) APART. EDGES OF EROSION MAT SHALL BE IMPRESSED IN THE SOIL. EROSION MAT SHALL BE MEASURED AND PAID FOR IN ACCORDANCE WITH THERE STANDARD SPECIFICATIONS.

EROSION MAT OVER SOD

A. ONLY JUTE FABRIC SHALL BE PERMITTED OVER SOD.

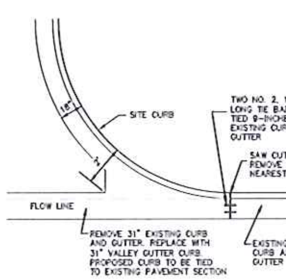
B. WOOD STAKES FOR SOD MAY BE OMITTED BY THE ENGINEER IF THE EXISTING SLOPE AND SOIL CONDITIONS SO WARRANT.

C. THE WIDTH OF THE EROSION MAT SHALL ALWAYS EQUAL THE SOD WIDTH.

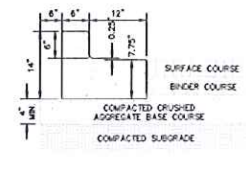
D. SOD STRIPS MAY BE PLACED EITHER LONGITUDINALLY OR TRANSVERSELY TO THE FLOW OF THE DITCH.

EROSION MAT OVER SEEDING

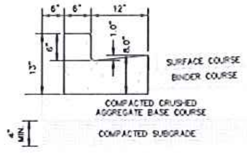
JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET (30.48m) ON GRADES UP TO AND INCLUDING 3% AND 50 FEET (15.24m) ON GRADES EXCEEDING 3%.



DRIVEWAY ENTRANCE DETAIL
N.T.S.



CONCRETE HIGH SIDE
(REJECT) CURB & GUTTER

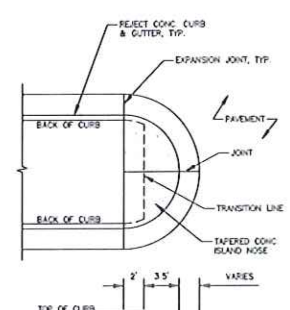


CONCRETE LOW SIDE
(COLLECT) CURB & GUTTER

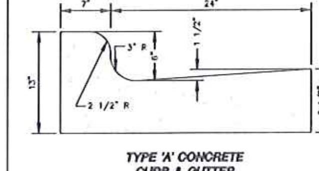
GENERAL NOTES

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

18" CURB AND GUTTER
N.T.S.



TAPERED ISLAND NOSE
N.T.S.

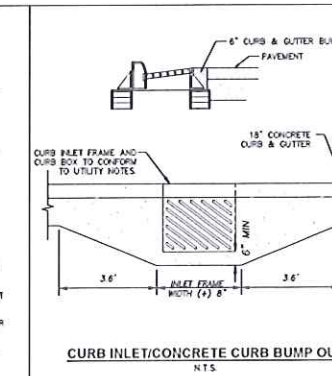


TYPE 'A' CONCRETE
CURB & GUTTER

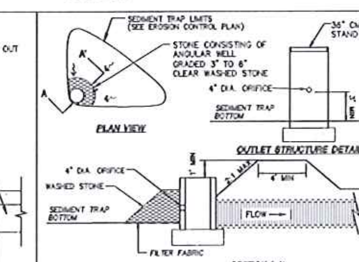
GENERAL NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

31" STANDARD CURB & GUTTER
N.T.S.



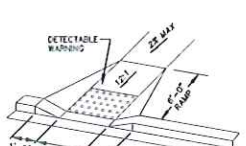
CURB INLET/CONCRETE CURB BUMP OUT
N.T.S.



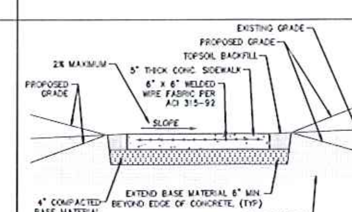
GENERAL NOTES

1. SEDIMENT TRAP SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
2. SIDE SLOPES SHALL BE STABILIZED AS SOON AS THEY ARE CONSTRUCTED.
3. IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY.
4. THE DEPTH OF THE SEDIMENT TRAP FROM THE BOTTOM OF THE TRAP TO THE INVERT OF THE OUTLET ORIFICE SHALL BE AT LEAST 3 FEET.
5. THE SEDIMENT TRAP SHALL HAVE A LENGTH TO WIDTH RATIO OF AT LEAST 2:1. SIDE SLOPES SHALL BE NO STEEPER THAN 2:1.
6. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF ONE FOOT.
7. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF WDNR TS 1056.

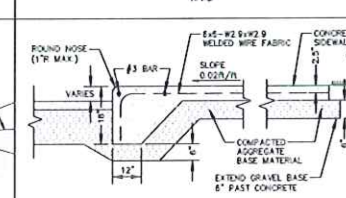
SEDIMENT TRAP W/ OUTLET STRUCTURE
N.T.S.



TYPE A HANDICAP ACCESSIBLE RAMP DETAIL
N.T.S.



CONCRETE SIDEWALK
N.T.S.



INTEGRAL CONCRETE CURB & WALK
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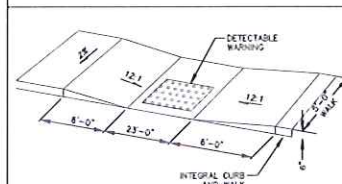

TYPE B HANDICAP ACCESSIBLE RAMP DETAIL
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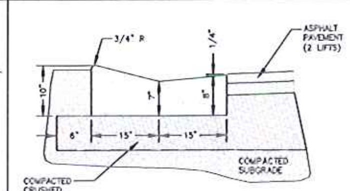
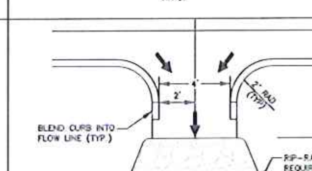


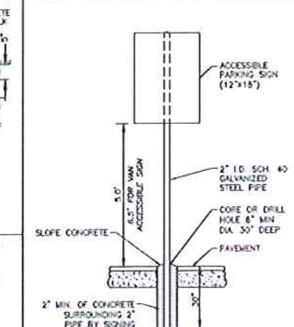
VALLEY GUTTER CURB
N.T.S.



GENERAL NOTES:

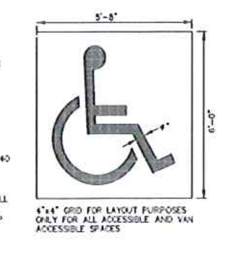
1. PITCH CONCRETE/ASPHALT AT 2% FROM FLOW LINE OF GUTTER SECTION TO C/L OF FLUME

FLUME DETAIL
N.T.S.



NOTE:
SIGNAGE DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

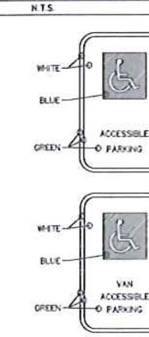
ACCESSIBLE PARKING SIGN AND POST INSTALLATION
N.T.S.



4"x4" GRID FOR LAYOUT PURPOSES ONLY FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

PAINTED SYMBOL
N.T.S.



NOTE:
SIGNAGE AND SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

SIGN DETAILS
N.T.S.

KORB + ASSOCIATES

NEW LAND

spire

JSD

CATALYST CONSTRUCTION

PROJECT:
GOOD HOPE ROAD APARTMENTS AND TOWNHOMES
2510 W. Good Hope Road
Glendale, WI 53209

OWNER:
NEW LAND ENTERPRISES
1840 N. Farwell Ave.
Milwaukee, WI 53202

ARCHITECT:
KORB AND ASSOCIATES ARCHITECTS
648 N. Plankinton Ave
Suite 240
Milwaukee, WI 53203

STRUCTURAL:
SPIRE ENGINEERING, INC.
305 N. Plankinton Ave
Suite 101
Milwaukee, WI 53203

CIVIL AND LANDSCAPE:
JSD PROFESSIONAL SERVICES, INC.
W238 N1610 Busse Road
Suite 100
Waukesha, WI 53188

CONSTRUCTION MANAGER:
CATALYST CONSTRUCTION
833 E. Michigan Ave
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD:
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.	DATE

REVIEW SET ONLY
NOT FOR
CONSTRUCTION

COMM No.:	18010-04
SCALE:	AS NOTED
PHASE:	SIP SUBMITTAL
DATE:	06/13/2019

DETAILS

C5.0

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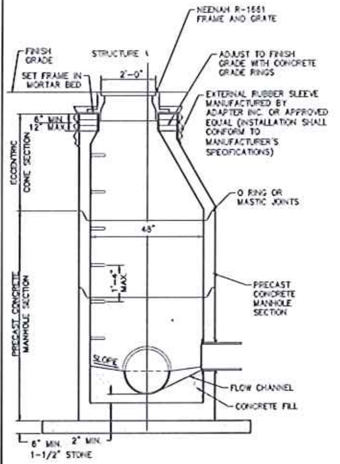
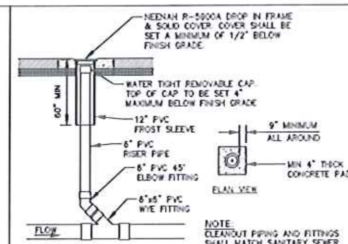


GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
3. USE MORTAR FOR PIPE CONNECTIONS.
4. ALL MANHOLES SHALL HAVE RUBBER CHIMNEY BOOT SEALS.

SANITARY SEWER MANHOLE

N.T.S.



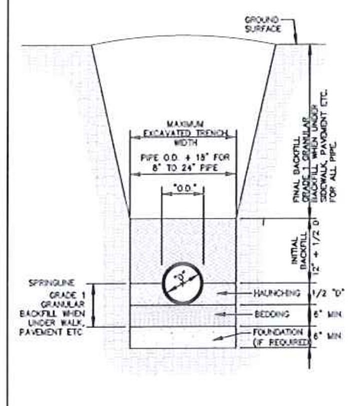
NOTE:
CLEANOUT PIPING AND FITTINGS SHALL MATCH SANITARY SEWER LATERAL MATERIAL.

Comm Table 82.30		
Dia of Lateral	Min Dia of Cleanout Riser	Min Dia of Riser Cap
1.5	1.5	1.5
2	1.5	1.5
3	3	2.5
4	4	3.5
5	5	4
6	6	5
8+	6	6

Neenah Grates
R-5900A 12 inch Pipe

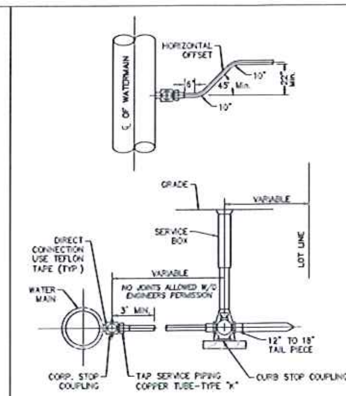
SANITARY SEWER CLEANOUT

N.T.S.



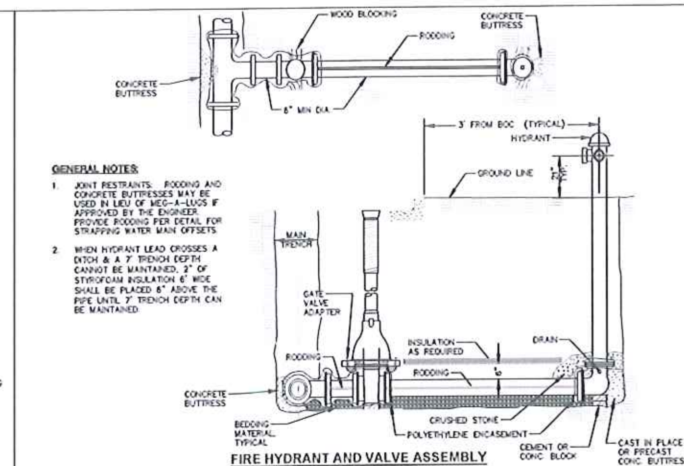
TRENCH BACKFILL

N.T.S.



WATER SERVICE LINE AND VALVE

N.T.S.

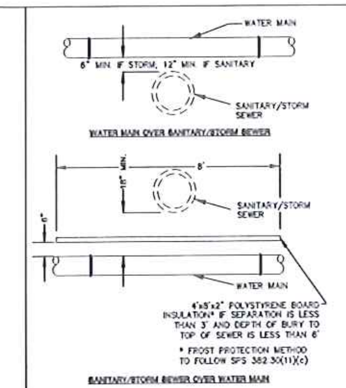


GENERAL NOTES:

1. JOINT RESTRAINTS: RODDING AND CONCRETE BUTTRESSES MAY BE USED IN LIEU OF MEG-A-LUGS IF APPROVED BY THE ENGINEER. PROVIDE RODDING PER DETAIL FOR STRAPPING WATER MAIN OFFSETS.
2. WHEN HYDRANT LEAD CROSSES A DITCH & A 7' TRENCH DEPTH CANNOT BE MAINTAINED, 2" OF STYROFOAM INSULATION 6' WIDE SHALL BE PLACED 6" ABOVE THE PIPE UNTIL 7' TRENCH DEPTH CAN BE MAINTAINED.

FIRE HYDRANT AND VALVE ASSEMBLY

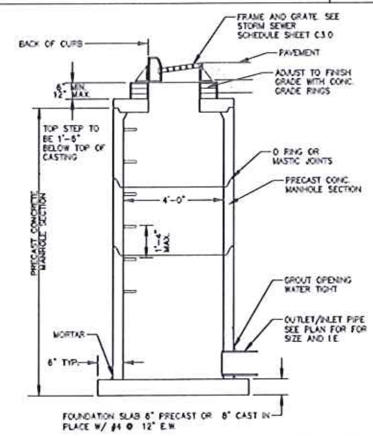
N.T.S.

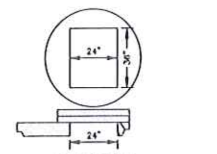


NOTE:
AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATER MAIN SHALL BE CENTERED ON THE SEWER. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8 FEET.

SEWER - WATER MAIN SEPARATION

N.T.S.





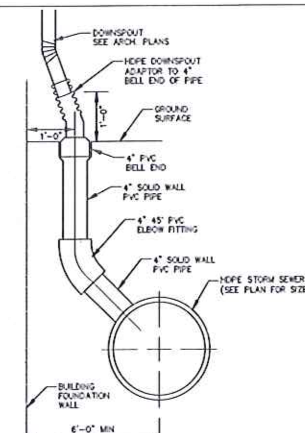
FLAT TOP SLAB

GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.

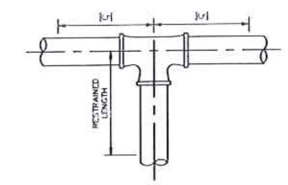
4' CATCH BASIN (CURB INLET)

N.T.S.



DOWNSPOUT

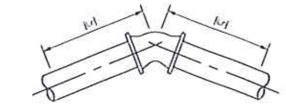
N.T.S.



TEES:

THE MINIMUM RETRAINED LENGTH OF PIPE (Lr) TO EXTEND IN EACH DIRECTION ALONG THE RUN OF THE TEE SHALL BE A SOLID PIPE WITHOUT JOINTS, FITTINGS, ETC. THE LENGTH OF THE RESTRAINED BRANCH SHALL BE DERIVED FROM THE FOLLOWING TABLE.

TEE SIZE	MINIMUM ATTACHED LENGTH OF PIPE (Lr) 0'	1'	2'	4'	5'	8'	10'	12'	14'	16'	16'+
	LENGTH OF RESTRAINED BRANCH										
8"x6"	12	6	1	1	1	1	1	1	1	1	1
8"x8"	15	9	3	1	1	1	1	1	1	1	1
12"x8"	15	6	1	1	1	1	1	1	1	1	1



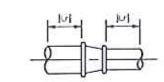
HORIZONTAL/VERTICAL BENDS:

THE MINIMUM RESTRAINED LENGTH OF PIPE (Lr) TO EXTEND IN BOTH DIRECTIONS FROM THE BEND SHALL BE DERIVED FROM THE FOLLOWING TABLE.

PIPE SIZE	VERTICAL BEND 11 1/4'	VERTICAL BEND 22 1/2'	VERTICAL BEND 45'
6"	2'	3'	5'
8"	2'	3'	7'

PIPE SIZE	HORIZONTAL BEND 11 1/4'	HORIZONTAL BEND 22 1/2'	HORIZONTAL BEND 45'
6"	1'	1'	2'
8"	1'	1'	1'

ALL FITTINGS SHALL BE RESTRAINED AT THE CONNECTION. RESTRAINED LENGTHS ASSUME 6 FEET OF COVER. CONTRACTOR SHALL NOTIFY ENGINEER WHERE WATER MAIN IS LESS THAN 6-FEET OF COVER.



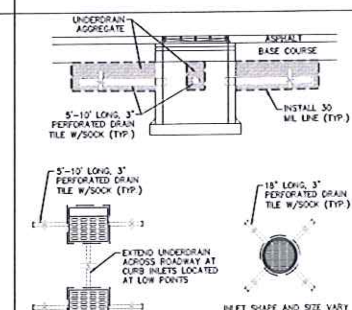
REDUCERS:

THE MINIMUM RESTRAINED LENGTH OF PIPE (Lr) TO EXTEND IN BOTH DIRECTIONS FROM THE REDUCER SHALL BE DERIVED FROM THE FOLLOWING TABLE.

REDUCER	MINIMUM RESTRAINED LENGTH
6"x8"	7'

WATERMAIN JOINT RESTRAINT LENGTHS

N.T.S.

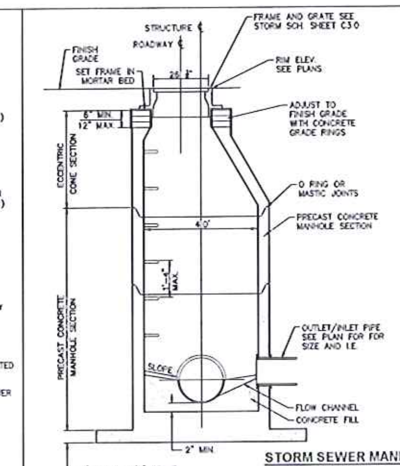


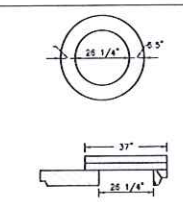
NOTES:

1. UNDERDRAINS SHALL BE INSTALLED ON ALL INLET/CATCH BASINS LOCATED WITHIN IMPERVIOUS PAVEMENTS.
2. UNDERDRAIN CONNECTIONS SHALL BE CORED ONSITE.
3. UNDERDRAIN VERTICAL LOCATION MAY VARY DEPENDING ON STORM SEWER PIPE LOCATION.
4. ALTERNATIVE DESIGN MAY BE SUBSTITUTED IF SHOP DRAWINGS ARE SUBMITTED AND APPROVED BY CITY OF GLENDALE.

CATCH BASIN/INLET UNDERDRAIN

N.T.S.





FLAT TOP SLAB

GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY.
6. USE NEENAH R-2501-G BEEHIVE FRAME AND GRATE WHEN IN LANDSCAPE AREAS.

STORM SEWER MANHOLE / INLET

N.T.S.

KORB + ASSOCIATES

NEW LAND

spire

JSD

CATALYST CONSTRUCTION

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GOOD HOPE ROAD APARTMENTS AND TOWNHOMES
2510 W. Good Hope Road
Glendale, WI 53209

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ARCHITECT:
KORB AND ASSOCIATES ARCHITECTS
648 N. Plankinton Ave.
Suite 240
Milwaukee, WI 53203

STRUCTURAL:
SPIRE ENGINEERING, INC.
306 N. Plankinton Ave.
Suite 101
Milwaukee, WI 53203

CIVIL AND LANDSCAPE:
JSD PROFESSIONAL SERVICES, INC.
W238 N1610 Busse Road
Suite 100
Waukesha, WI 53188

CONSTRUCTION MANAGER:
CATALYST CONSTRUCTION
833 E. Michigan Ave.
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD:
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.	DATE

REVIEW SET ONLY
NOT FOR
CONSTRUCTION

COMM No.	18010-04
SCALE	AS NOTED
PHASE	SIP SUBMITTAL
DATE	06/13/2019

DETAILS

C5.1

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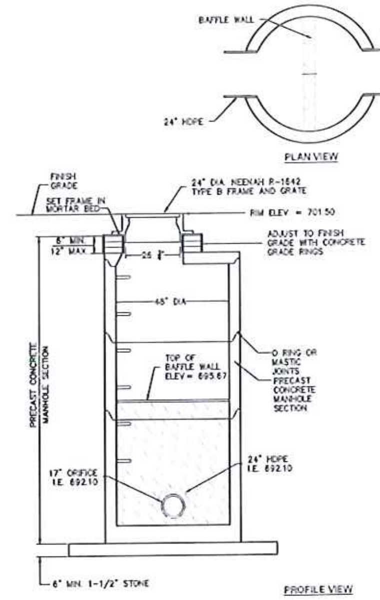
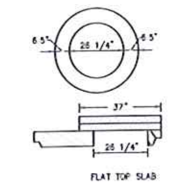
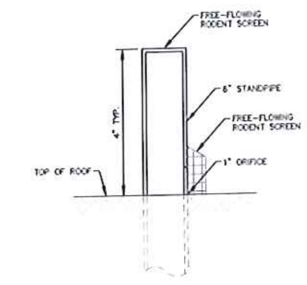




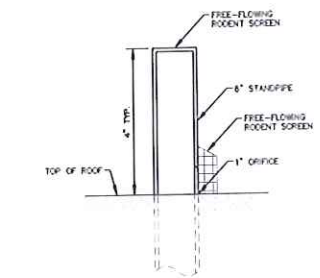
NOTES:
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLAB TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.

OUTLET CONTROL STRUCTURE
N.T.S.



GENERAL NOTES
1. THIS DETAIL HAS PROVIDED AS A GENERAL GUIDELINE REFER TO BUILDING PLANS FOR MATERIALS AND LOCATION
2. THIS GUIDELINE SHALL BE USED FOR ALL ROOF DRAINS ON BUILDING I

ROOF DRAIN OUTLET BUILDING A
N.T.S.



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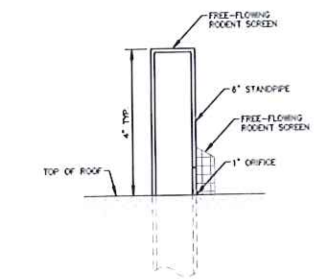
2. THIS GUIDELINE SHALL BE USED FOR ALL ROOF DRAINS ON BUILDING A

ROOF DRAIN OUTLET BUILDING B
N.T.S.



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ROOF DRAIN OUTLET BUILDING C
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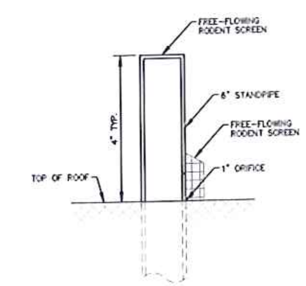

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ROOF DRAIN OUTLET BUILDING D
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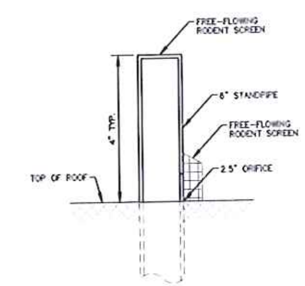

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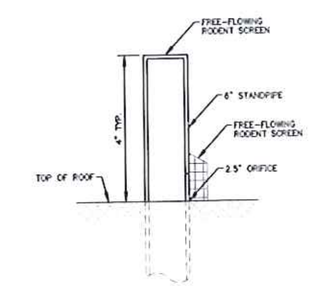
ROOF DRAIN OUTLET BUILDING E
N.T.S.



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ROOF DRAIN OUTLET BUILDING F
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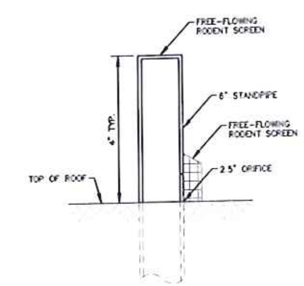

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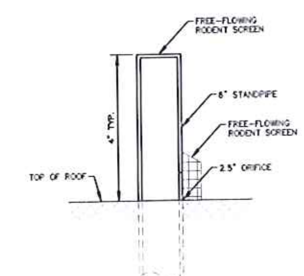
ROOF DRAIN OUTLET BUILDING G
N.T.S.



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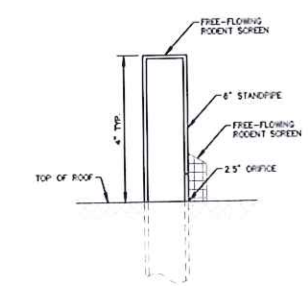
ROOF DRAIN OUTLET BUILDING H
N.T.S.



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2. THIS GUIDELINE SHALL BE USED FOR ALL ROOF DRAINS ON BUILDING H

ROOF DRAIN OUTLET BUILDING I
N.T.S.

DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STORM SEWER CALCULATIONS

Project Name: GOOD HOPE TOWN HOMES
Project Location: GLENDALE, WI
JSD Project Number: 18-8716
Performed by: ABM
Date: 7/29/2019

MILWAUKEE REGIONAL OFFICE
W238 N1610 Busse Road, Suite 100
Waukesha, Wisconsin 53188
Ph: (262) 513-0666 Fax: (262) 513-1232

MADISON REGIONAL OFFICE
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593
Ph: (608) 848-5060 Fax: (608) 848-2255

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

Structure abbreviations are as follows: ES - End Section, MH - Manhole, FI - Field Inlet, TD - Trench Drain, BC - Building Connection, RD - Roof Drain, STB - Stub

PIPE LOCATION		CONTRIBUTING AREA			PIPE FLOW			PIPE DATA				PIPE CAPACITY INFORMATION					DROP	ELEVATIONS			COVER TO CROWN
UP STRUCT	DOWN STRUCT	ROOF (SQ FT)	PAVED (SQ FT)	GRASS (SQ FT)	AREA RUNOFF (GPM)	TOTAL FLOW (GPM)	TOTAL FLOW (CFS)	LENGTH (FT)	DIA. (IN)	SLOPE (FT/FT)	Manning's n PVC=0.011 HDPE=0.012 RCP=0.013	REQD DROP	ACTUAL FLOW ACTUAL DROP	ACTUAL FLOW PARTS FULL	VEL (FPS)	FULL FLOW (CFS)	THRU STRUCT (FT)	RIM/(F/L) UP	INVERT UP	INVERT DOWN	(FT)
INL-15.1B	INL-15.1A	4,630	5,975	7,310	432	432	0.96	53.9	12	0.0150	0.012	0.03	0.81	0.40	5.56	4.73	0.00	706.00	703.07	702.26	1.63
INL-15.1A	INL-15	1,685	0	12,870	189	621	1.38	14.0	12	0.0052	0.012	0.02	0.07	0.55	3.66	2.78	0.00	704.90	702.26	702.19	1.54
ES-15.2D	INL-15.2B	1,618	0	15,800	214	214	0.48	34.9	12	0.0052	0.012	0.01	0.18	0.25	2.75	2.78	0.00	--------	702.76	702.58	
INL-15.2C	INL-15.2B	2,835	1,915	595	174	174	0.39	56.5	12	0.0052	0.012	0.01	0.29	0.21	2.54	2.78	0.00	706.35	702.88	702.58	2.37
INL-15.2B	INL-15.2A	2,260	2,450	1,025	172	560	1.25	53.3	12	0.0052	0.012	0.06	0.28	0.50	3.54	2.78	0.00	706.35	702.58	702.31	2.67
INL-15.2A	INL-15	0	3,160	470	102	662	1.47	22.0	12	0.0052	0.012	0.03	0.11	0.55	3.66	2.78	0.00	706.65	702.31	702.19	3.24
INL-14.1A	INL-14	4,250	3,010	26,240	508	508	1.13	119.4	12	0.0052	0.012	0.10	0.62	0.45	3.42	2.78	0.25	704.50	701.83	701.21	1.57
INL-14.2C	INL-14.2B	0	1,725	1,005	63	63	0.14	58.0	12	0.0052	0.012	0.00	0.30	0.10	1.91	2.78	0.00	704.40	701.62	701.32	1.66
INL-14.2B	INL-14.2A	0	1,945	1,160	71	134	0.30	46.9	12	0.0052	0.012	0.00	0.24	0.16	2.43	2.78	0.00	704.40	701.32	701.07	1.98
INL-14.2A	INL-14	1,155	2,380	1,420	131	264	0.59	22.0	12	0.0052	0.012	0.01	0.11	0.28	2.65	2.78	0.00	704.20	701.07	700.96	2.03
ES-13.1D	INL-13.1C	3,660	2,135	50,900	696	696	1.55	39.4	12	0.0052	0.012	0.06	0.20	0.55	3.65	2.78	0.00	------	700.79	700.59	
INL-13.1C	INL-13.1B	580	0	1,675	38	734	1.64	53.3	12	0.0052	0.012	0.10	0.28	0.58	3.71	2.78	0.00	705.00	700.59	700.31	3.31
INL-13.1B	INL-13.1A	6,240	3,235	65	340	1074	2.39	68.0	12	0.0052	0.012	0.26	0.35	0.77	3.99	2.78	0.00	705.60	700.31	699.96	4.19
INL-13.1A	MH-13	6,240	2,950	0	331	1405	3.13	51.5	12	0.0070	0.012	0.34	0.36	0.86	4.69	3.23	0.50	705.60	699.96	699.60	4.54
INL-13.2B	INL-13.2A	5,670	2,600	0	298	298	0.66	56.5	12	0.0052	0.012	0.02	0.29	0.30	2.94	2.78	0.00	704.20	701.00	700.71	2.10
INL-13.2A	MH-13	4,520	2,955	135	266	564	1.26	69.6	12	0.0052	0.012	0.07	0.36	0.50	3.54	2.78	1.25	704.20	700.71	700.35	2.39
INL-12.1A	INL-12	0	1,855	1,265	69	69	0.15	103.1	12	0.0150	0.012	0.00	1.55	0.10	3.24	4.73	0.50	702.55	698.84	697.30	2.61
INL-12.2C	INL-12.2B	0	1,800	1,110	66	66	0.15	58.0	12	0.0052	0.012	0.00	0.30	0.10	1.91	2.78	0.00	701.20	697.96	697.65	2.14
INL-12.2B	INL-12.2A	0	1,845	1,120	68	134	0.30	47.0	12	0.0052	0.012	0.00	0.24	0.18	2.43	2.78	0.00	701.20	697.65	697.41	2.45
INL-12.2A	INL-12	1,155	2,630	1,630	141	275	0.61	22.0	12	0.0052	0.012	0.01	0.11	0.30	2.94	2.78	0.50	701.10	697.41	697.30	2.59
INL-11B	INL-11.A	2,835	835	16,730	296	296	0.66	76.4	12	0.0052	0.012	0.02	0.40	0.50	3.54	2.78	0.00	702.00	698.43	698.04	2.47
INL-11.A	INL-11	2,835	4,255	1,620	256	551	1.23	72.5	12	0.0052	0.012	0.07	0.38	0.72	3.94	2.78	1.75	702.15	698.04	697.66	3.01
INL-15	INL-14	0	3,210	470	103	1386	3.09	123.2	12	0.0100	0.012	0.79	1.23	0.72	5.47	3.86	0.00	706.65	702.19	700.96	3.36
INL-14	MH-13	0	5,635	2,425	197	2355	5.25	84.8	12	0.0190	0.012	1.57	1.61	0.88	7.72	5.32	0.25	704.10	700.96	699.35	2.04
MH-13	INL-12	0	0	0	0	4325	9.64	105.3	15	0.0195	0.012	2.00	2.05	0.87	9.08	9.77	0.25	705.55	699.10	697.05	5.08
INL-12	INL-11	0	5,515	2,595	195	4863	10.84	93.2	18	0.0095	0.012	0.85	0.89	0.86	7.15	11.09	0.00	701.10	696.80	695.91	2.65
INL-11	VAULT-10	0	635	250	22	5436	12.11	70.8	18	0.0128	0.012	0.80	0.91	0.86	8.32	12.89	-------	702.30	695.91	695.00	4.74
INL-27	INL-26	0	245	2,065	27	27	0.06	49.0	12	0.0052	0.012	0.00	0.25	0.07	1.59	2.78	0.00	700.45	697.78	697.52	1.57
INL-26	MH-25	0	245	4,940	55	82	0.18	41.5	12	0.0052	0.012	0.00	0.22	0.12	2.05	2.78	0.00	700.45	697.52	697.31	1.83
MH-25	INL-24	0	0	0	0	82	0.18	64.1	12	0.0052	0.012	0.00	0.33	0.12	2.05	2.78	0.00	701.50	697.31	696.98	3.09
INL-24	INL-23	1,260	5,790	28,010	496	578	1.29	108.9	12	0.0052	0.012	0.12	0.57	0.47	3.48	2.78	0.00	700.20	696.98	696.41	2.12
INL-23	INL-22	21,335	5,950	2,450	1027	1606	3.58	78.2	12	0.0100	0.012	0.67	0.78	0.84	5.59	3.86	0.00	700.15	696.41	695.63	2.64
INL-22	INL-21	0	4,920	2,470	175	1781	3.97	59.4	12	0.0110	0.012	0.63	0.65	0.88	5.88	4.05	0.00	699.60	695.63	694.97	2.87
INL-21	VAULT-20	0	1,565	1,025	58	1839	4.10	39.5	12	0.0120	0.012	0.45	0.47	0.86	6.14	4.23	-------	699.55	694.97	694.50	3.45
INL-31	VAULT-30	0	3,935	725	128	128	0.29	6.8	24	0.0052	0.012	0.00	0.04	0.17	3.76	17.67	-------	700.35	695.04	695.00	3.11
INL-41	VAULT-40	0	5,100	380	161	161	0.36	6.8	24	0.0052	0.012	0.00	0.04	0.17	3.75	17.67	-------	700.35	695.04	695.00	3.11

KA KORB + ASSOCIATES ARCHITECTS
NEW LAND
spire
JSD
CATALYST CONSTRUCTION

PROJECT:
GOOD HOPE ROAD APARTMENTS AND TOWNHOMES
2510 W. Good Hope Road
Glendale, WI 53209

OWNER:
NEW LAND ENTERPRISES
1840 N. Farwell Ave.
Milwaukee, WI 53202

ARCHITECT:
KORB AND ASSOCIATES ARCHITECTS
648 N. Plankinton Ave
Suite 240
Milwaukee, WI 53203

STRUCTURAL:
SPIRE ENGINEERING, INC.
306 N. Plankinton Ave
Suite 101
Milwaukee, WI 53203

CIVIL AND LANDSCAPE:
JSD PROFESSIONAL SERVICES, INC.
W238 N1610 Busse Road
Suite 100
Waukesha, WI 53188

CONSTRUCTION MANAGER:
CATALYST CONSTRUCTION
833 E. Michigan Ave
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD:
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.	DATE

REVIEW SET ONLY
NOT FOR
CONSTRUCTION

COMM No.:	18010-04
SCALE:	AS NOTED
PHASE:	SIP SUBMITTAL
DATE:	08/13/2019

DETAILS

C5.2

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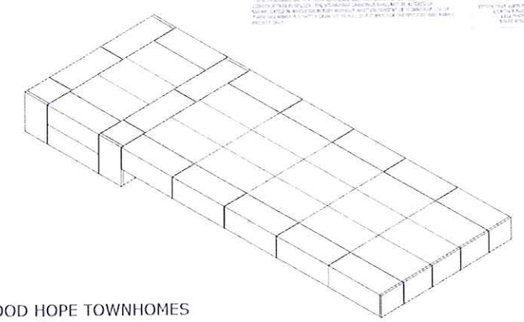
File: P:\2018\18-8716 2510 Good Hope Rd (Glendale WI)\Dwg\18-8716 C5.0 Details.dwg Layout: C5.2 - 30x42 User: amertz Plotted: Aug 07, 2019 - 1:20pm Xrefs:

StormTrap

SHEET INDEX

SHEET	DESCRIPTION
0.0	COVER SHEET
1.0	SINGLETRAP DESIGN CRITERIA
1.1	DOUBLETRAP DESIGN CRITERIA
2.0	SINGLETRAP SYSTEM LAYOUT
2.1	SINGLETRAP FOUNDATION LAYOUT
3.0	SINGLETRAP INSTALLATION SPECIFICATIONS

STORMTRAP CONTACT INFORMATION



GOOD HOPE TOWNHOMES
GLENDALE, WI

ENGINEER INFORMATION
JSD PROFESSIONAL SERVICES
N168 N1610 BUSSE RD
STE 100
WAUKESHA, WI 53186
PROJECT INFORMATION
GOOD HOPE TOWNHOMES

GLENDALE, WI
CURRENT ISSUE DATE
6/22/2019
ISSUED FOR:
PRELIMINARY

SCALE
SHEET TITLE
COVER SHEET
SHEET NUMBER:
0.0

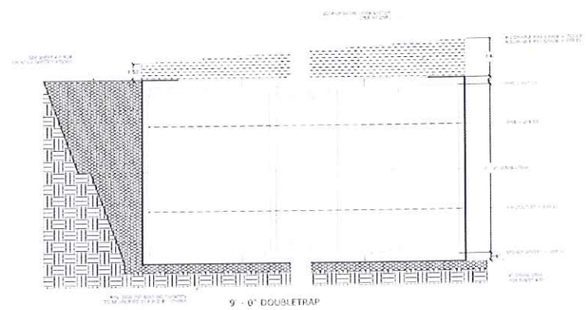
STRUCTURAL DESIGN LOADING CRITERIA

STORMTRAP SYSTEM INFORMATION

SITE SPECIFIC DESIGN CRITERIA

5' - 0" SINGLETRAP

SCALE
SHEET TITLE
SINGLETRAP DESIGN CRITERIA
SHEET NUMBER
1.0



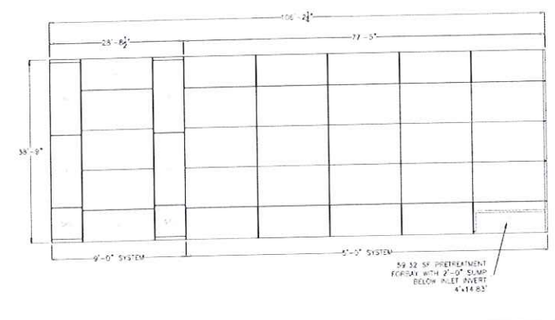
9' - 0" DOUBLETRAP

SHEET TITLE
DOUBLETRAP DESIGN CRITERIA
SHEET NUMBER
1.1

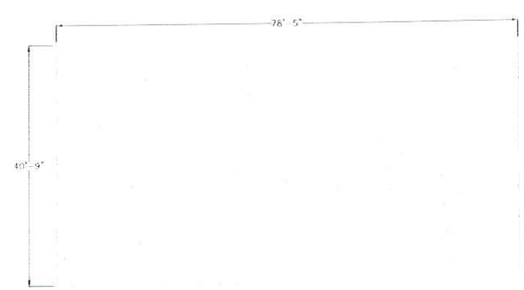
BILL OF MATERIALS

BILL OF MATERIALS

5'-0" LIVE VOLUME - APPROX 18,510 CF



SHEET TITLE
SINGLETRAP SYSTEM LAYOUT
SHEET NUMBER
2.0



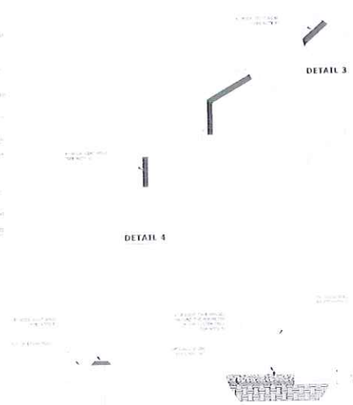
NOTES:

CONTROL JOINT DETAIL

STORMTRAP FOUNDATION DETAIL

SHEET TITLE
SINGLETRAP FOUNDATION LAYOUT
SHEET NUMBER
2.1

STORMTRAP INSTALLATION SPECIFICATIONS



SHEET TITLE
SINGLETRAP INSTALLATION SPECIFICATIONS
SHEET NUMBER
3.0

KORB + ASSOCIATES

NEW LAND

spire

JSD

CATALYST CONSTRUCTION

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Waukesha, WI 53186

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CATALYST CONSTRUCTION
838 E. Michigan Ave
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD
MECHANICAL
ELECTRICAL
PLUMBING
FIRE PROTECTION

REVISION No.	DATE

REVIEW SET ONLY
NOT FOR CONSTRUCTION

COMM No.	18010-04
SCALE	AS NOTED
PHASE	SIP SUBMITTAL
DATE	06/13/2019

DETAILS

C5.3

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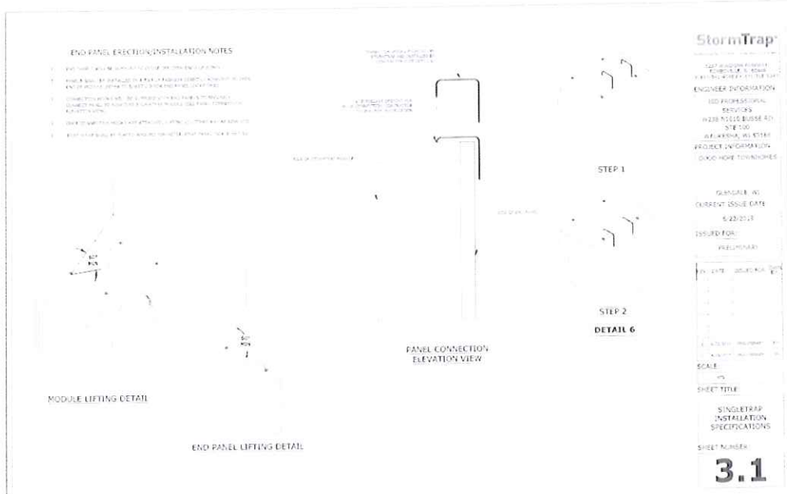

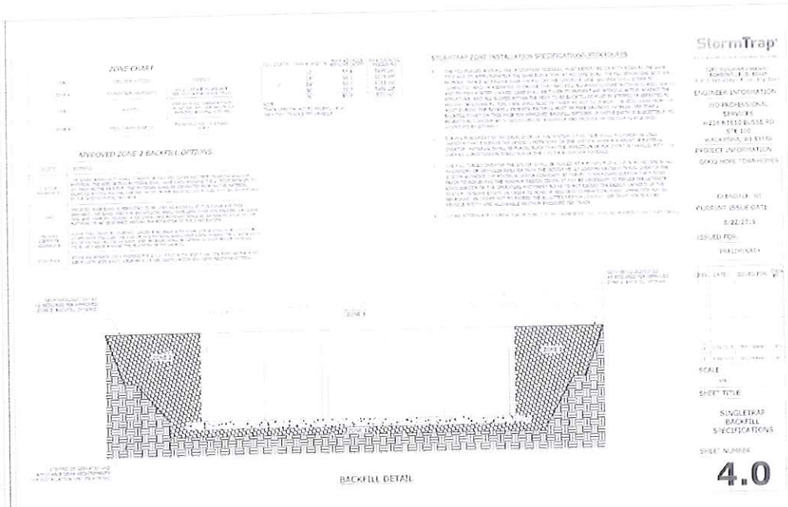

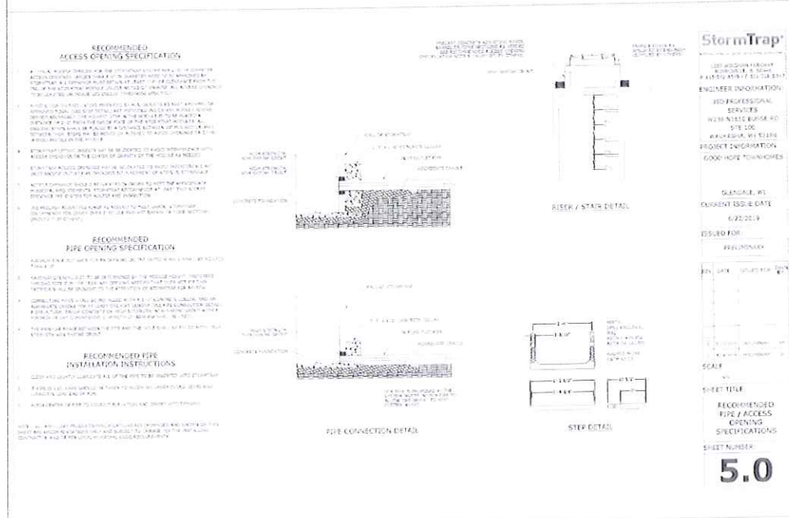

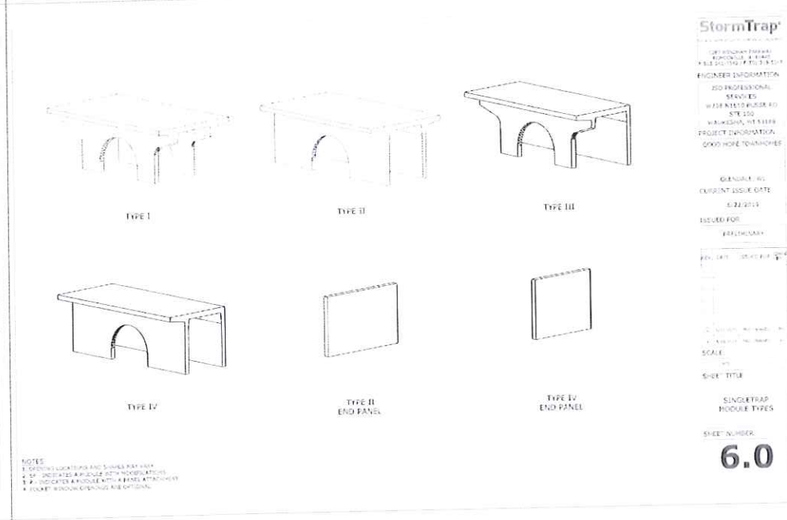

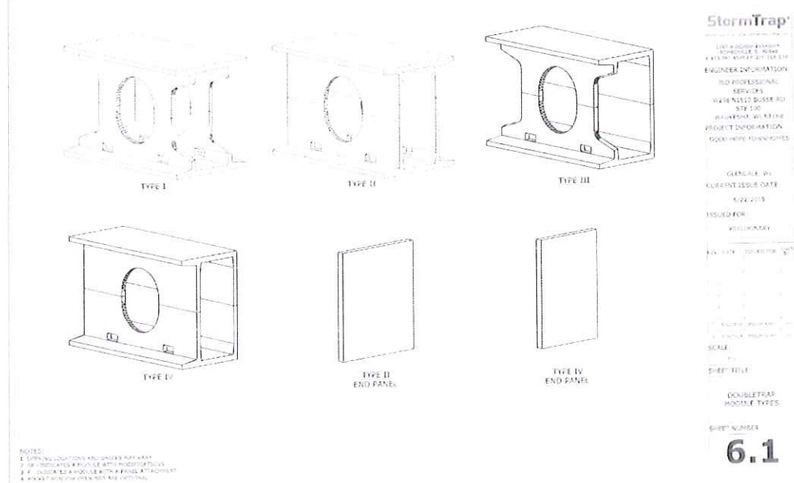

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NEW LAND

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CATALYST CONSTRUCTION

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GOOD HOPE ROAD APARTMENTS AND TOWNHOMES
2510 W. Good Hope Road
Glendale, WI 53209

OWNER
NEW LAND ENTERPRISES
1840 N. Farwell Ave
Milwaukee, WI 53202

ARCHITECT
KORB AND ASSOCIATES ARCHITECTS
648 N. Plankinton Ave
Suite 240
Milwaukee, WI 53203

STRUCTURAL:
SPIRE ENGINEERING, INC.
305 N. Plankinton Ave
Suite 101
Milwaukee, WI 53203

CIVIL AND LANDSCAPE:
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Suite 100
Waukesha, WI 53188

CONSTRUCTION MANAGER:
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833 E. Michigan Ave
Suite 1000
Milwaukee, WI 53202

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ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.	DATE

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COMM No.	1601004
SCALE	AS NOTED
PHASE	SP SUBMITTAL
DATE	06/13/2019

DETAILS

C5.4

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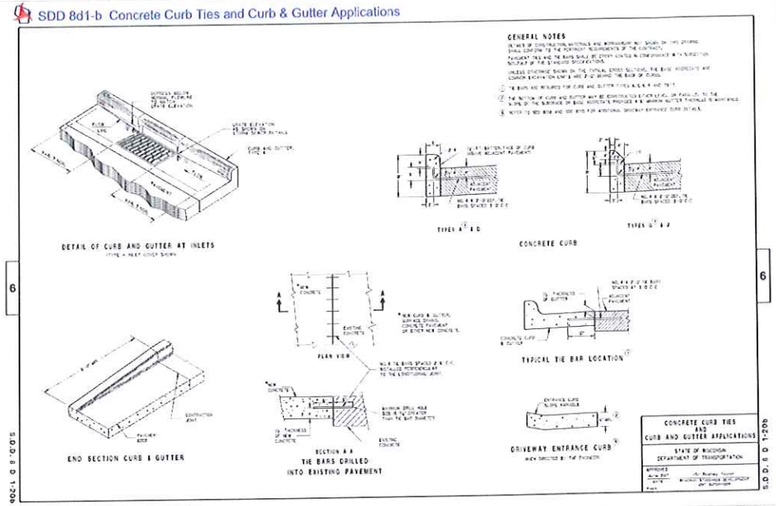
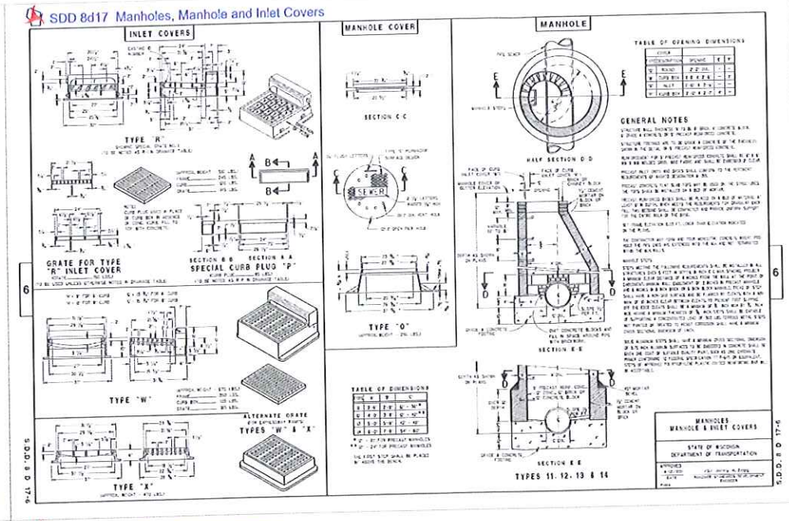


SDD 8d17 Manholes, Manhole and Inlet Covers



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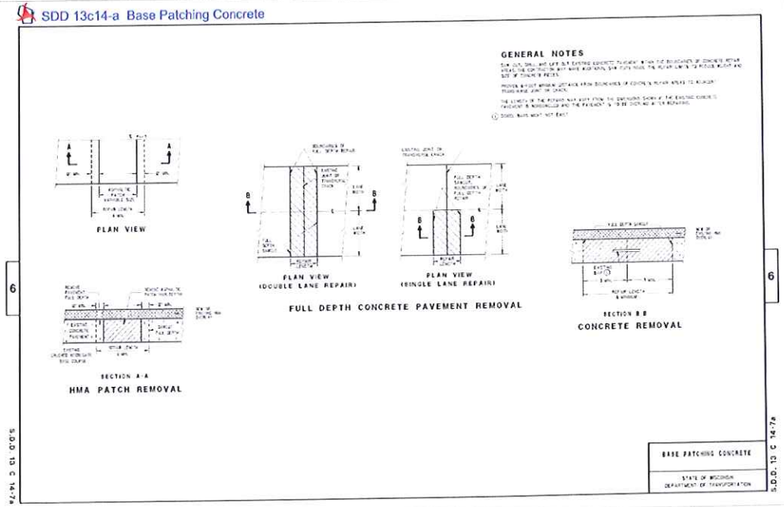

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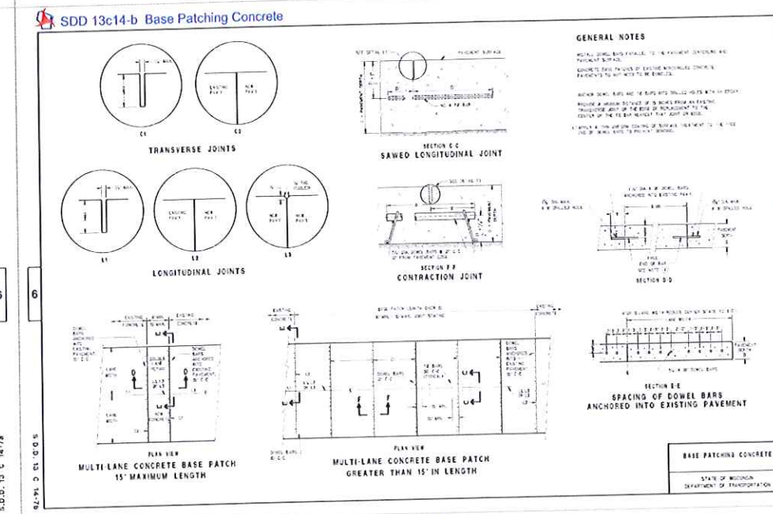
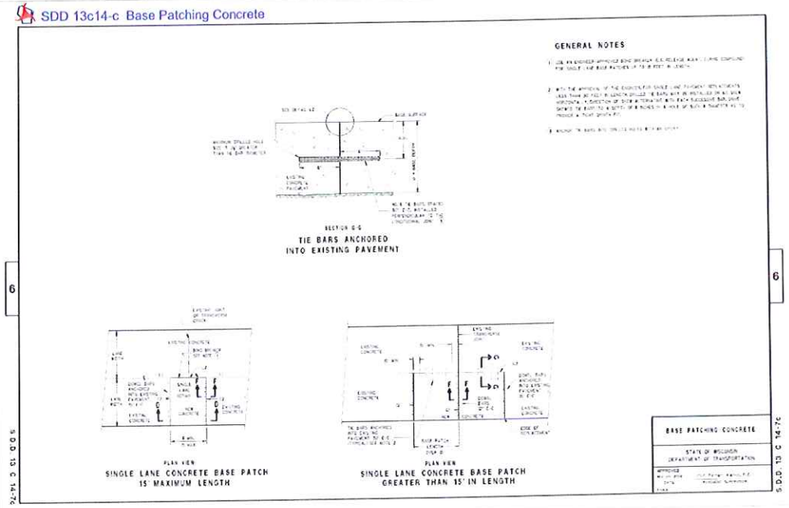
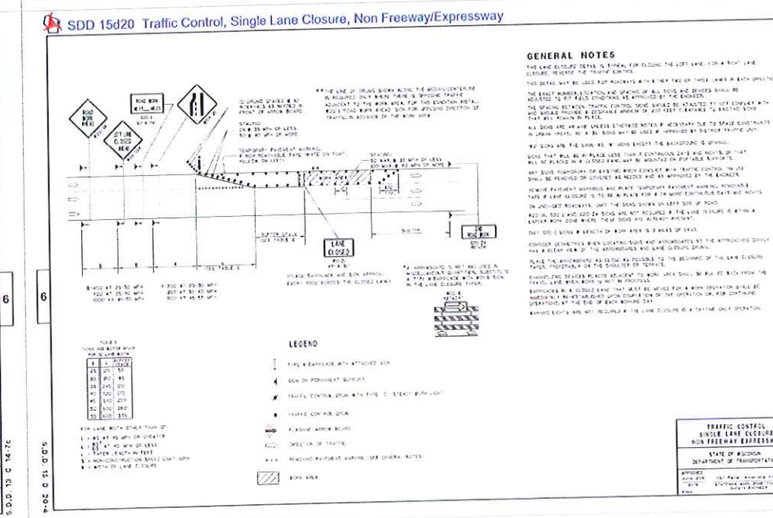


SDD 13c14-c Base Patching Concrete



SDD 15d20 Traffic Control, Single Lane Closure, Non Freeway/Expressway



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2510 W. Good Hope Road
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Milwaukee, WI 53202

ARCHITECT:
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Suite 240
Milwaukee, WI 53203

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Milwaukee, WI 53203

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Suite 100
Waukesha, WI 53188

CONSTRUCTION MANAGER:
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833 E. Michigan Ave
Suite 1000
Milwaukee, WI 53202

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PLUMBING,
FIRE PROTECTION

REVISION No.	DATE

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COMM No:	1301004
SCALE	AS NOTED
PHASE	BP SUBMITTAL
DATE	06/13/2019

DETAILS

C5.5

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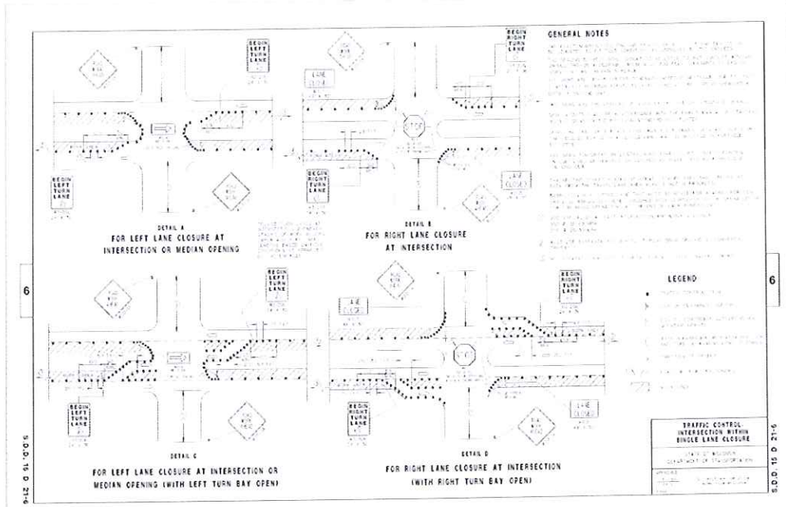
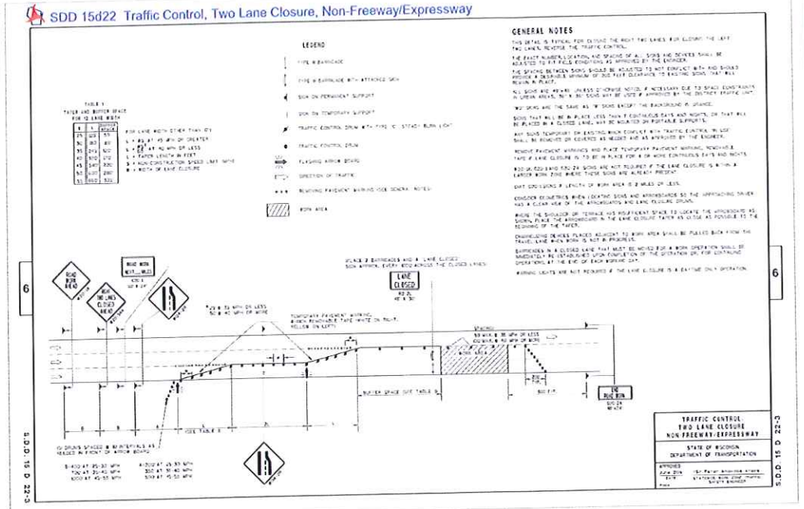


SDD 15d22 Traffic Control, Two Lane Closure, Non-Freeway/Expressway



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Waukesha, WI 53188

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833 E. Michigan Ave.
Suite 1000
Milwaukee, WI 53202

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FIRE PROTECTION

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COMM No.	1801004
SCALE:	AS NOTED
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DATE:	08/13/2019

DETAILS

C5.6

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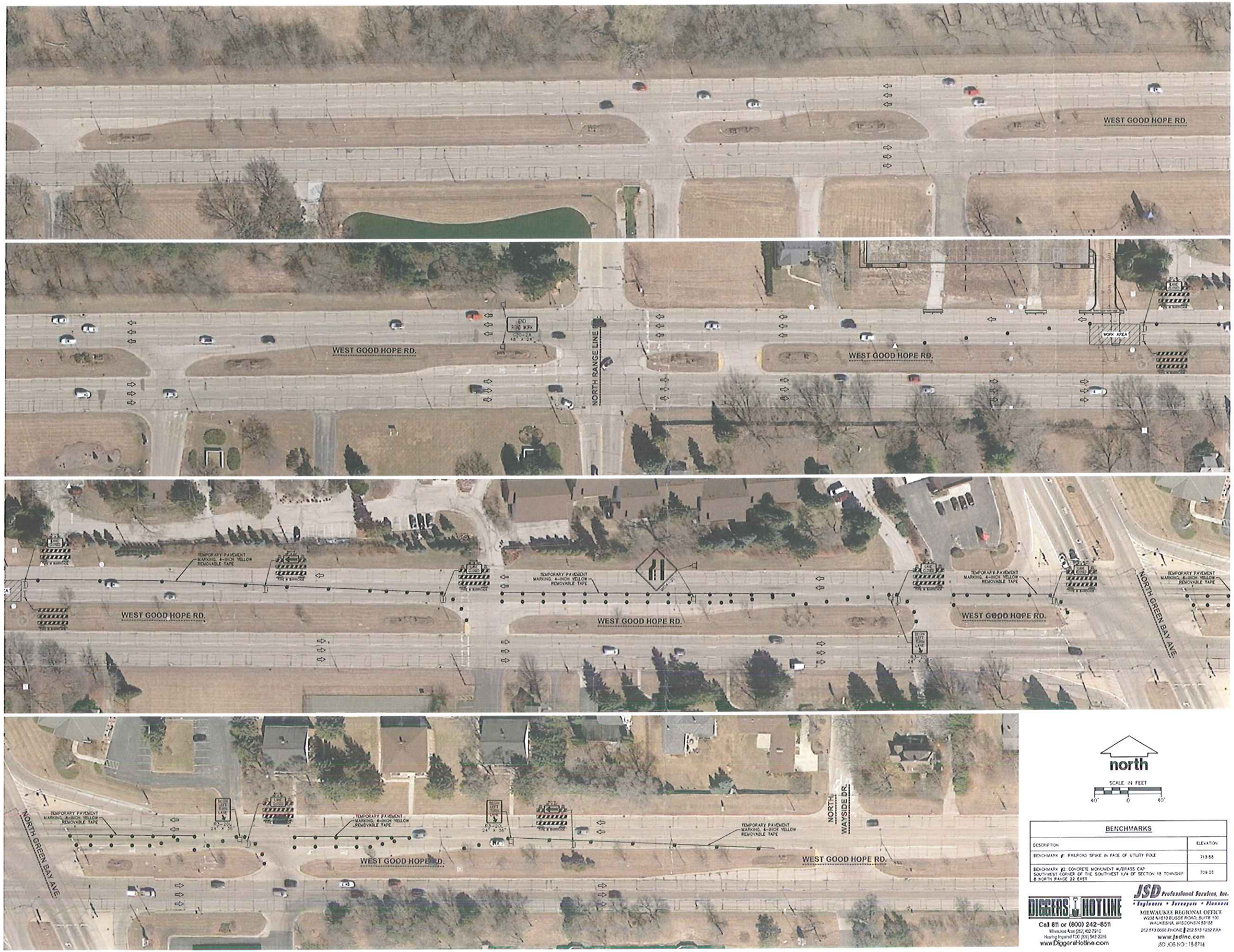

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1340 N. Farwell Ave.
Milwaukee, WI 53202

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Milwaukee, WI 53203

STRUCTURAL:
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Milwaukee, WI 53203

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Suite 100
Waukesha, WI 53188

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833 E. Michigan Ave.
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.	DATE

north

SCALE IN FEET
40' 0 40'

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2: CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH, RANGE 22 EAST	709.26

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TRAFFIC CONTROL PLANS (PHASE 1)

T1.0

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Glendale, WI 53209

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Milwaukee, WI 53202

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Suite 243
Milwaukee, WI 53203

STRUCTURAL:
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Suite 101
Milwaukee, WI 53203

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Suite 1000
Milwaukee, WI 53202

DESIGN BUILD:
MECHANICAL
ELECTRICAL
PLUMBING
FIRE PROTECTION

REVISION No.	DATE

north

SCALE IN FEET

40' 0 40'

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2: CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.26

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DATE:	09/13/2019

TRAFFIC CONTROL PLANS (PHASE 1)

T1.1

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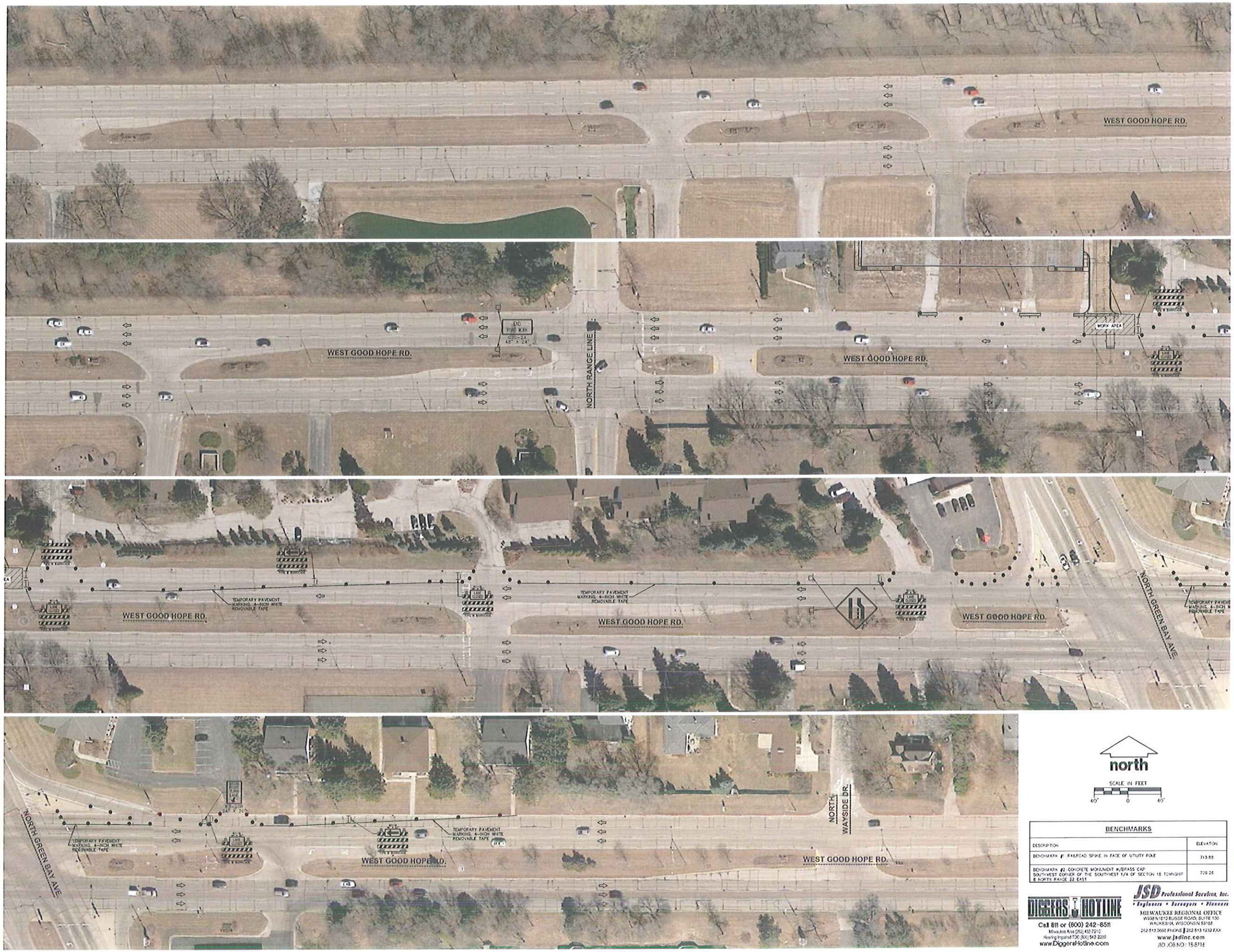

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Glendale, WI 53209

OWNER:
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Milwaukee, WI 53202

ARCHITECT:
KORB AND ASSOCIATES ARCHITECTS
648 N. Plankinton Ave.
Suite 340
Milwaukee, WI 53203

STRUCTURAL:
SPIRE ENGINEERING, INC.
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Suite 101
Milwaukee, WI 53203

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Suite 1000
Milwaukee, WI 53202

DESIGN BUILD
MECHANICAL
ELECTRICAL
PLUMBING
FIRE PROTECTION

REVISION No.	DATE

north

SCALE IN FEET

40' 0 40'

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1 : RAILROAD SPIKE IN FACE OF UTILITY POLE	713.85
BENCHMARK #2 : CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.26

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TRAFFIC CONTROL PLANS (PHASE 2)

T2.0

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Glendale, WI 53209

OWNER:
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1840 N. Farwell Ave
Milwaukee, WI 53202

ARCHITECT:
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648 N. Plankinton Ave
Suite 243
Milwaukee, WI 53203

STRUCTURAL:
SPIRE ENGINEERING, INC.
308 N. Plankinton Ave
Suite 101
Milwaukee, WI 53203

CIVIL AND LANDSCAPE:
JSD PROFESSIONAL SERVICES, INC
W238 N 1812 Busse Road
Suite 100
Waukesha, WI 53188

CONSTRUCTION MANAGER:
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833 E. Michigan Ave
Suite 1030
Milwaukee, WI 53202

DESIGN BUILD:
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.	DATE

north

SCALE IN FEET

40' 0 40'

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2: CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.26

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TRAFFIC CONTROL PLANS (PHASE 2)

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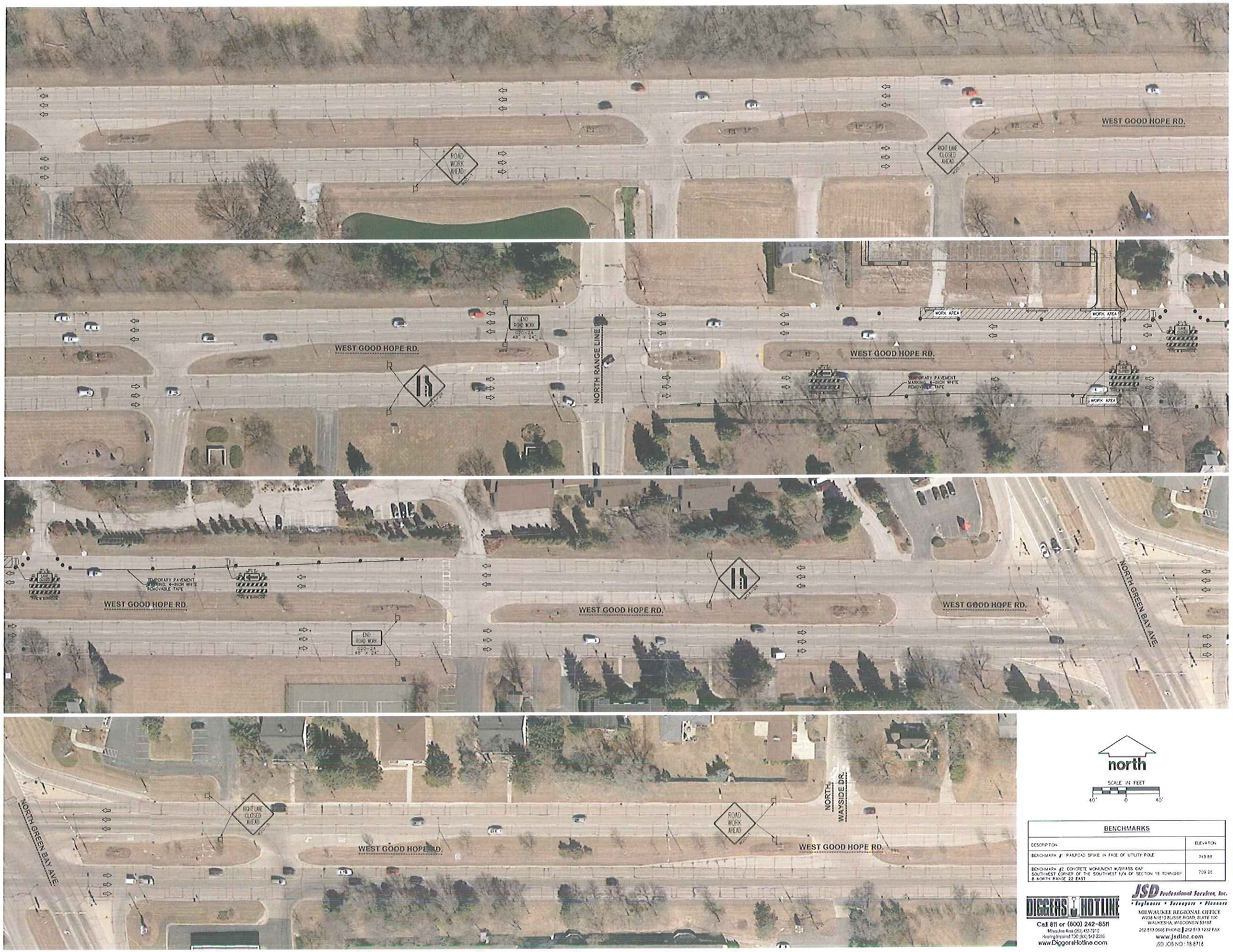

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Milwaukee, WI 53202

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ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.	DATE

north

SCALE IN FEET
40' 0 40'

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: RAILROAD SPIKE IN FACE OF UTILITY POLE	713.88
BENCHMARK #2: CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.26

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TRAFFIC CONTROL PLANS (PHASE 3)

T3.0

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Suite 240
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STRUCTURAL:
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Milwaukee, WI 53203

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Suite 100
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CONSTRUCTION MANAGER:
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833 E. Michigan Ave.
Suite 1030
Milwaukee, WI 53202

DESIGN BUILD:
MECHANICAL
ELECTRICAL
PLUMBING
FIRE PROTECTION

REVISION No.	DATE

north

SCALE IN FEET

40' 0 40'

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: RAILROAD SPIKE IN FACE OF UTILITY POLE	713.85
BENCHMARK #2: CONCRETE MONUMENT W/BRASS CAP SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18 TOWNSHIP 8 NORTH RANGE 22 EAST	709.26

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TRAFFIC CONTROL PLANS (PHASE 3)

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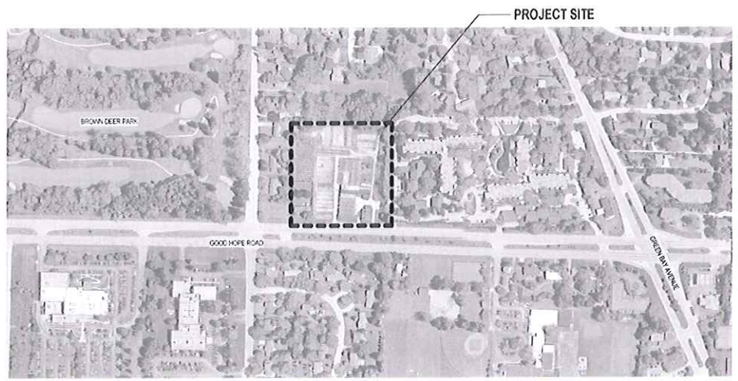
MILWAUKEE REGIONAL OFFICE
W238 N1812 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
262.513.0666 PHONE | 262.513.1232 FAX
www.jsdinc.com
JSD JOB NO.: 18-8716

File: H:\2018\18-8716 2510 Good Hope Rd (Glendale WI)\Dwg\18-8716 CT1.0 Traffic Control.dwg Layout: T3.1 30x42 User: amartz Plotted: Aug 07, 2019 - 1:27pm Xref:

GOOD HOPE ROAD

2510 W. GOOD HOPE RD.
GLENDALE, WI 53209

SIP PACKAGE 08/13/2019



OWNER	ARCHITECT	STRUCTURAL ENGINEER:	CIVL AND LANDSCAPE:	CONSTRUCTION MANAGER	DESIGN BUILD
NEW LAND ENTERPRISES 1840 N. Farwell Ave. Milwaukee, WI 53202 P 414.271.5263	KORB AND ASSOCIATES ARCHITECTS 648 N. Plankinton Ave. Suite 240 Milwaukee, WI 53203 P 414.273.8230	SPIRE ENGINEERING, INC. 305 N. Plankinton Ave. Suite 101 Milwaukee, WI 53203 P 414.278.9200	JSD PROFESSIONAL SERVICES, INC. W238 N1610 Busse Road Suite 100 Waukesha, WI 53188 P 262.513.0666	CATALYST CONSTRUCTION 833 E. Michigan Ave. Suite 1000 Milwaukee, WI 53202 P 414.727.6840	MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION

DRAWING INDEX:

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G000 COVER SHEET

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C1.1 TRUCK MOVEMENT PLAN
C2.0 GRADING AND EROSION CONTROL PLAN (PHASE 1)
C2.1 GRADING AND EROSION CONTROL PLAN (PHASE 2)
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C5.0 DETAILS
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A201 APARTMENT ELEVATIONS
A202 TOWNHOME ELEVATIONS
A500 EXTERIOR RENDERINGS

Rec'd 8/13/2019

KORB + ASSOCIATES

NEW LAND

spire

JSD

CATALYST CONSTRUCTION

PROJECT
GOOD HOPE ROAD APARTMENTS AND TOWNHOMES
2510 W. Good Hope Road
Glendale, WI 53209

OWNER
NEW LAND ENTERPRISES
1840 N. Farwell Ave.
Milwaukee, WI 53202

ARCHITECT
KORB AND ASSOCIATES ARCHITECTS
648 N. Plankinton Ave.
Suite 240
Milwaukee, WI 53203

STRUCTURAL
SPIRE ENGINEERING, INC
305 N. Plankinton Ave.
Suite 101
Milwaukee, WI 53203

CIVIL AND LANDSCAPE
JSD PROFESSIONAL SERVICES, INC
W238 N1610 Busse Road
Suite 100
Waukesha, WI 53188

CONSTRUCTION MANAGER
CATALYST CONSTRUCTION
833 E. Michigan Ave.
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION

REVISION No.:	DATE:

REVIEW SET - NOT FOR CONSTRUCTION -

COMM No.	18-010-04
SCALE	
PHASE	SIP PACKAGE
DATE	08/13/2019

COVER SHEET

G000

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Rec'd 8/13/2019 3b

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

VERONA | WAUKESHA | KENOSHA | APPLETON | WESTON

July 17, 2019

City of Glendale

Re: Request for a new CSM & street vacation

To Whom It May Concern:

As an authorized representative of New Land Enterprises, JSD Professional Services requests the following to be appoved:
1) Certified Survey Map
2) Street Vacations

Certified Survey Map

New Land Enterprises hereby requests to combine the following tax key numbers: 1009984002, 1009984003, 1009984004 & 1009984005 into a single 5.3993 acre parcel as shown on the preliminary certified survey map.

New Land Enterprises intends to build multi-family townhomes with access to West Good Hope Road as well as North Range Line Road.

Street & Utility Vacation

New Land Enterprises hereby requests that the streets & utility easement shown on the Street Vacation Exhibit and Utility Easement Vacation Exhibit also be reviewed so that these areas may be included in the lands of the certified survey map for development.

Providing a new certified survey map will be economically beneficial for the City of Glendale as well as New Land Enterprises.

Petitioners

JSD Professional Services, Inc.
(ICO) New Land Enterprises

Andrew W. Wilkowski, P.L.S.
Survey Department Manager

Enclosures

cc: Justin Johnson, JSD
Andrew Mertz, JSD
Walter Shuk, New Land Enterprises
Boris Gokhman, New Land Enterprises

W238N1610 Busse Rd., Ste. 100 • Waukesha, WI 53188 • Phone: 262.513.0666 • Fax: 262.513.1232

STREET VACATION EXHIBIT

A PART OF CERTIFIED SURVEY MAP NO. 8871 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10540324, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

LEGAL DESCRIPTION

A 60' PUBLIC STREET VACATION BEING PART OF CERTIFIED SURVEY MAP NO. 8871 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10540324, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE N00°12'29"W ALONG THE WEST LINE OF SAID 1/4 SECTION 460.00 FEET; THENCE S89°25'53"E 50.00 FEET TO A POINT ON THE EAST LINE OF NORTH RANGE LINE ROAD, BEING THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 2308 AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING S89°25'53"E ALONG THE SOUTH LINE OF SAID MAP 193.16 FEET; THENCE NORTHEASTERLY 129.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 170.00 FEET AND WHOSE CHORD BEARS N68°40'22"E 126.79 FEET; THENCE NORTHEASTERLY 26.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 60.00 FEET AND WHOSE CHORD BEARS N34°04'39"E 26.38 FEET; THENCE SOUTHEASTERLY 273.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 60.02 FEET (RECORDED AS 60.00 FEET) AND WHOSE CHORD BEARS S28°05'43"E 81.24 FEET; THENCE SOUTHWESTERLY 47.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 60.00 FEET AND WHOSE CHORD BEARS S79°22'29"W 47.15 FEET; THENCE SOUTHWESTERLY 137.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 230.00 FEET AND WHOSE CHORD BEARS S73°24'10"W 135.76 FEET; THENCE N89°25'53"W 192.35 FEET TO A POINT ON THE EAST LINE OF SAID ROAD; THENCE N00°12'29"W ALONG SAID EAST LINE AND PARALLEL WITH THE WEST LINE OF SAID 1/4 SECTION 60.01' TO THE POINT OF BEGINNING.

LANDS CONTAINING 32,063 SQUARE FEET OR 0.7361 ACRES.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	129.93'	170.00'	68.33	43°47'30"	126.79'	N68°40'22"E
C2	26.60'	60.00'	13.52	25°23'56"	26.38'	N34°04'39"E
C3	273.49'	60.02'	70.19	261°04'00"	91.24'	S28°05'43"E
C4	48.46'	60.00'	25.64	46°16'35"	47.15'	S79°22'29"W
C5	137.82'	230.00'	71.05	34°19'55"	135.76'	S73°24'10"W

EXHIBIT

PUBLIC STREET VACATION

PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
N238 W1610 BUSSE ROAD,
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

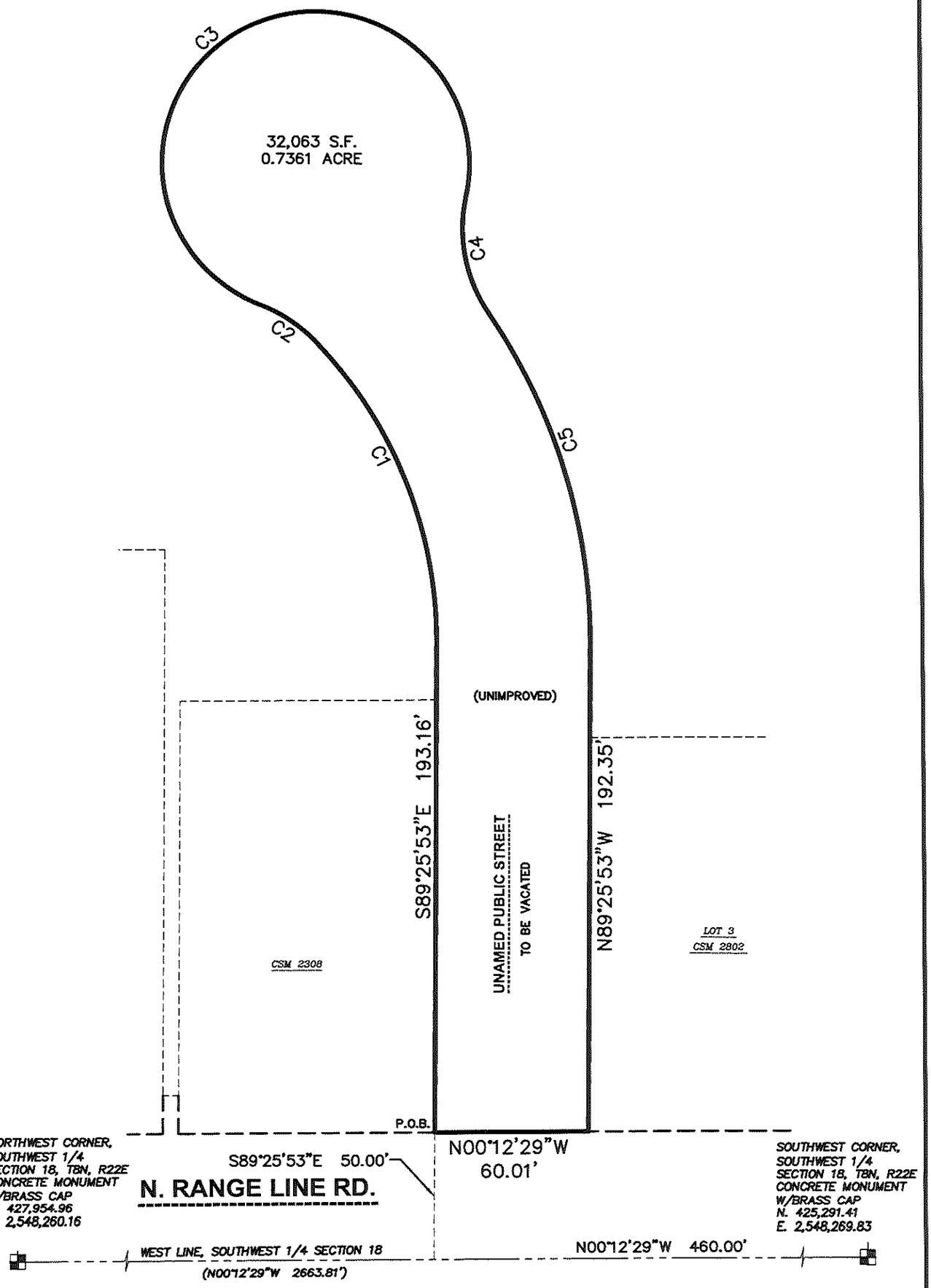
PREPARED FOR:
KORB & ASSOCIATES
648 N. PLANKINGTON
MILWAUKEE, WI

PROJECT NO:	18-8716	SURVEYED BY:	-
FILE NO:	B-*	DRAWN BY:	DHS
FIELDBOOK/PG:	-	CHECKED BY:	AWW
SHEET NO:	2 OF 2	APPROVED BY:	JJJ

File: R:\2018\18-8716 2510 Good Hope Rd (Glendale WI)\Dwg\188716 EXHIBIT ROAD VACATE.dwg Layout: SHEET 2 User: dspanjar Plotted: Jun 07, 2019 - 2:03pm

STREET VACATION EXHIBIT

A PART OF CERTIFIED SURVEY MAP NO. 8871 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10540324, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN



EXHIBIT

PUBLIC STREET VACATION

PREPARED BY:	PREPARED FOR:				
JSD Professional Services, Inc. • Engineers • Surveyors • Planners N238 W1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 PHONE: (262)513-0666	KORB & ASSOCIATES 648 N. PLANKINGTON MILWAUKEE, WI	PROJECT NO: 18-8716 FILE NO: B-* FIELDBOOK/PG: - SHEET NO: 1 OF 2	SURVEYED BY: - DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: JLJ	north 0 25' 50' SCALE: 1" = 50'	

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UTILITY EASEMENT VACATION EXHIBIT

A PART OF CERTIFIED SURVEY MAP NO. 8871 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10540324, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

LEGAL DESCRIPTION

UTILITY EASEMENTS OF VARIOUS WIDTHS BEING PART OF CERTIFIED SURVEY MAP NO. 8871 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10540324, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP (CSM): THENCE S00°12'29"E 99.62 FEET; THENCE N89°25'53"W 9.89 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S00°12'29"E 100.02 FEET; THENCE N89°25'53"W 17.00 FEET; THENCE N89°12'29"W 100.02 FEET; THENCE S89°25'53"E 17.00 FEET TO THE POINT OF BEGINNING.

LANDS CONTAINING 1,700 SQUARE FEET OR 0.0390 ACRES.

ALSO:
COMMENCING AT THE NORTHWEST CORNER OF SAID CSM: THENCE S89°21'58"E ALONG THE NORTH LINE OF SAID CSM 183.49 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING S89°21'58"E ALONG SAID LINE 53.20 FEET; THENCE S20°35'47"W 121.01 FEET; THENCE NORTHWESTERLY 51.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 60.02 FEET AND WHOSE CHORD BEARS N71°00'17"W 50.02 FEET; THENCE N20°35'47"E 104.24 FEET TO A POINT ON SAID NORTH LINE AND THE POINT OF BEGINNING.

LANDS CONTAINING 5,448 SQUARE FEET OR 0.1251 ACRES.

ALSO:
COMMENCING AT THE SOUTHWEST CORNER OF SAID CSM: THENCE S89°25'53"E ALONG THE SOUTH LINE OF SAID CSM AND THE NORTH LINE OF WEST GOOD HOPE ROAD 143.70 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N00°34'07"E 369.19 FEET; THENCE NORTHEASTERLY 27.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER IS TO THE NORTHWEST, WHOSE RADIUS IS 60.02 FEET AND WHOSE CHORD BEARS N54°12'18"E 49.67 FEET; THENCE S00°34'07"W 307.95 FEET; THENCE S20°20'14"E 97.09 FEET TO A POINT ON SAID NORTH LINE; THENCE N89°25'53"W ALONG SAID NORTH LINE 74.64 FEET TO THE POINT OF BEGINNING.

LANDS CONTAINING 16,748 SQUARE FEET OR 3845 ACRES.

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L-1	N89°25'53"W	9.89'
L-2	S00°12'29"E	100.02'
L-3	N89°25'53"W	17.00'
L-4	N00°12'29"W	100.02'
L-5	S89°25'53"E	17.00'
L-6	S89°21'58"E	53.20'
L-7	N89°25'53"W	74.64'

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	51.59'	60.02'	27.51	49°14'59"	50.02'	N71°00'17"W
C2	51.21'	60.02'	27.28	48°53'09"	49.67'	N54°12'18"E

EXHIBIT

VARIOUS WIDTH UTILITY EASEMENT VACATIONS

PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
N238 W1610 BUSSE ROAD,
SUITE 100
WAUKESHA, WISCONSIN 53186
PHONE: (262)513-0666

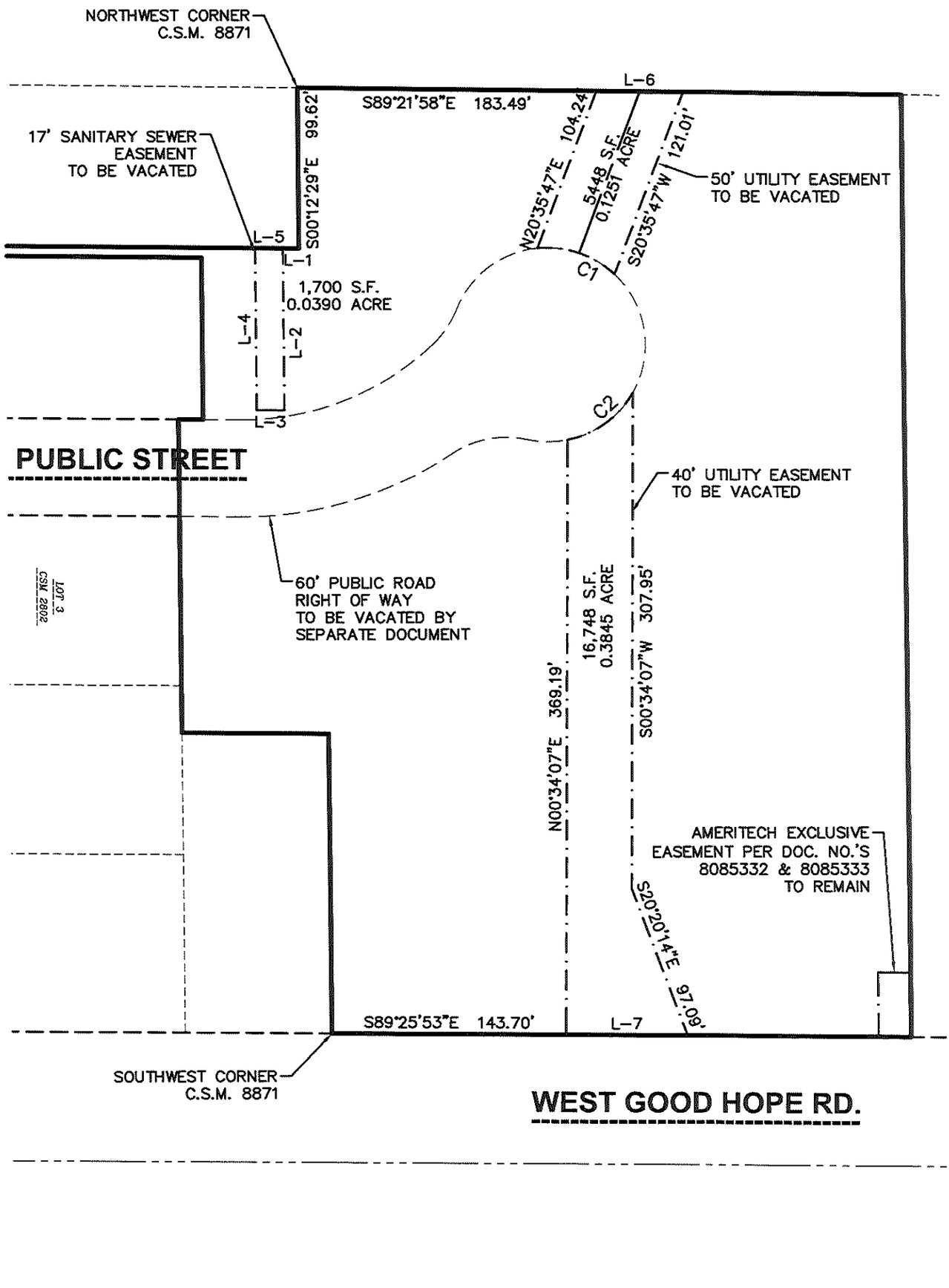
PREPARED FOR:
KORB & ASSOCIATES
648 N. PLANKINGTON
MILWAUKEE, WI

PROJECT NO:	18-8716	SURVEYED BY:	-
FILE NO:	B-*	DRAWN BY:	DHS
FIELDBOOK/PG:	-	CHECKED BY:	AWW
SHEET NO:	2 OF 2	APPROVED BY:	JLJ

File: R:\2018\18-8716 2510 Good Hope Rd (Glendale WI)\Dwg\188716 EXHIBIT EASEMENTS VACATE.dwg Layout: SHEET 2 User: dspanjar Plotted: Jun 07, 2019 - 2:50pm

UTILITY EASEMENT VACATION EXHIBIT

A PART OF CERTIFIED SURVEY MAP NO. 8871 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10540324, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN



EXHIBIT

VARIOUS WIDTH UTILITY EASEMENT VACATIONS

PREPARED BY:	PREPARED FOR:				
JSD Professional Services, Inc. • Engineers • Surveyors • Planners N238 W1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 PHONE: (262)513-0666	KORB & ASSOCIATES 648 N. PLANKINGTON MILWAUKEE, WI	PROJECT NO: 18-8716 FILE NO: B-* FIELDBOOK/PG: - SHEET NO: 1 OF 2	SURVEYED BY: - DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: JLJ	north 0 40' 80' SCALE: 1" = 80'	

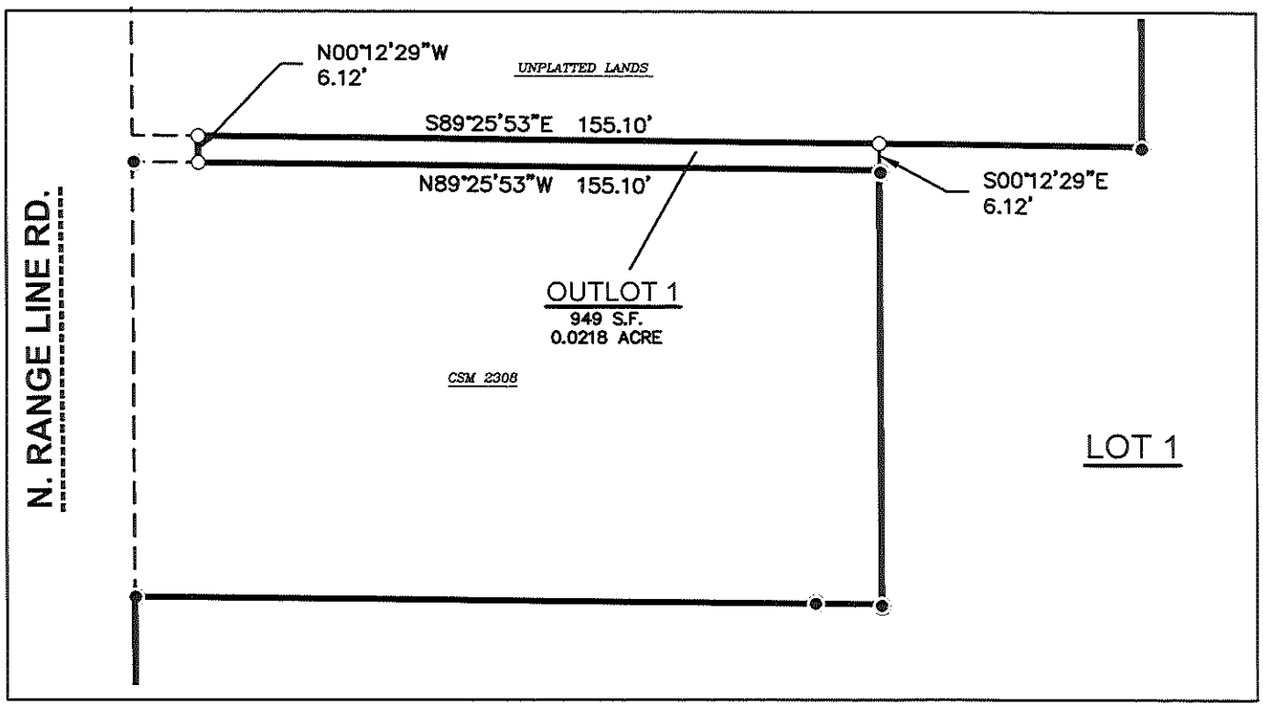
File: R:\2018\18-8716 2510 Good Hope Rd (Glendale WI)\Dwg\188716 EXHIBIT EASEMENTS VACATE.dwg Layout: SHEET 1 User: dspanjar Plotted: Jun 07, 2019 - 2:27pm

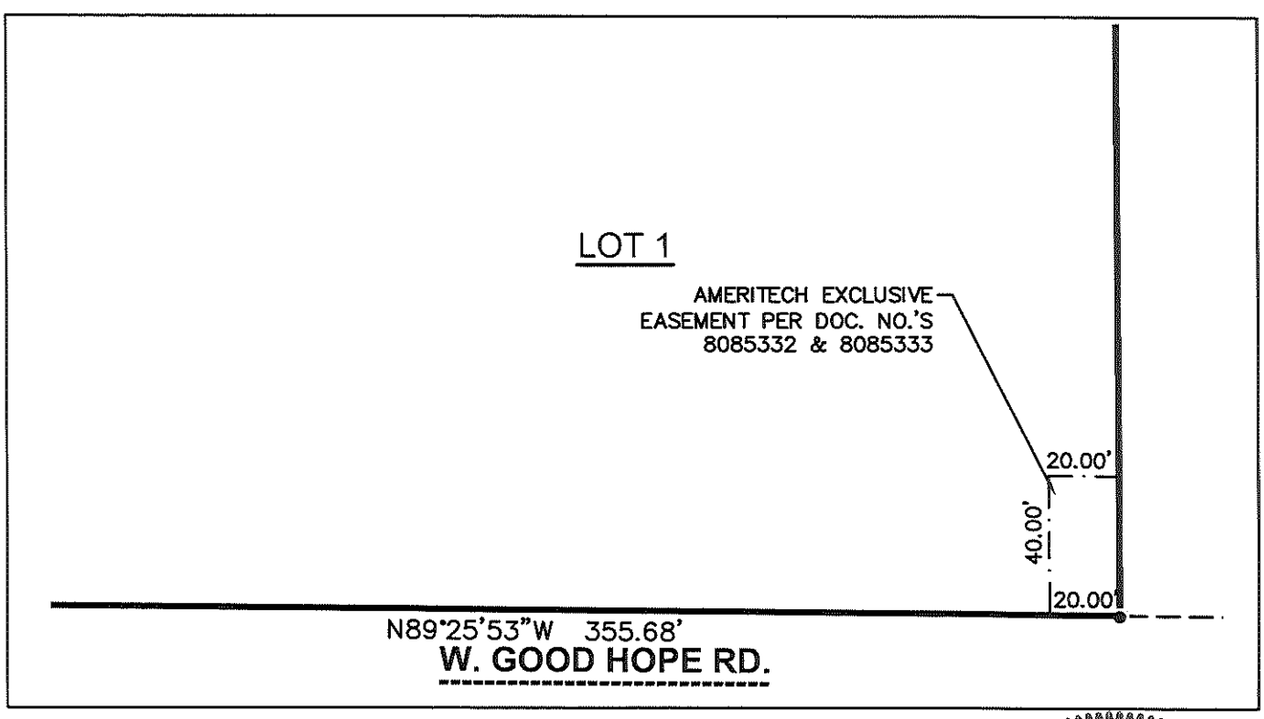
PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF CERTIFIED SURVEY MAP NO. 8871 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10540324 AND THAT PORTION OF A VACATED STREET, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

OUTLOT AND EASEMENT DETAIL





north

SCALE IN FEET

40' 0 40'

WISCONSIN
ANDREW W. WILKOWSKI
S-3121
WATERTOWN WI
LAND SURVEYOR

JUNE 13, 2019

PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
N238 W16610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

THIS INSTRUMENT WAS DRAFTED BY ANDREW W WILKOWSKI, S-3121.

File: R:\2018\18-8716 2510 Good Hope Rd (Glendale WI)\Dwg\188716 CSM.dwg Layout: CSM 2 of 4 User: dsponjar Plotted: Jun 13, 2019 - 1:39pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF CERTIFIED SURVEY MAP NO. 8871 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10540324 AND THAT PORTION OF A VACATED STREET, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

ALL BEARINGS ARE REFER TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 18, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)(NAD27) BEARING OF N00°12'29"W. (SEPT. 2017 REVISION)

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

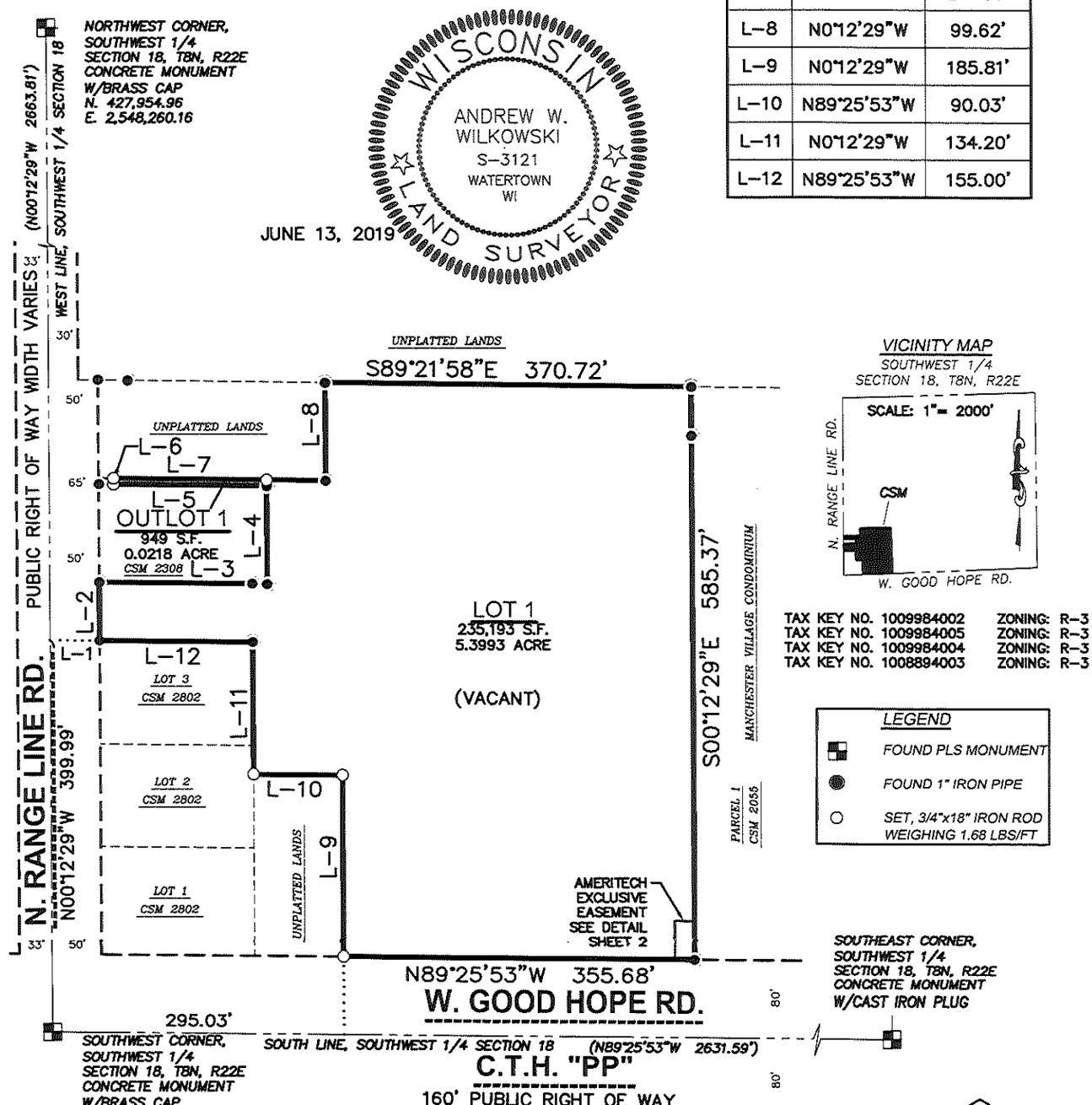
ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

SEE SHEET 2 FOR OUTLOT AND EASEMENT DETAILS

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S89°25'53"E	50.00'
L-2	N0°12'29"W	60.01'
L-3	S89°25'53"E	170.11'
L-4	N0°12'29"W	100.06'
L-5	N89°25'53"W	155.10'
L-6	N0°12'29"W	6.12'
L-7	S89°25'53"E	214.99'
L-8	N0°12'29"W	99.62'
L-9	N0°12'29"W	185.81'
L-10	N89°25'53"W	90.03'
L-11	N0°12'29"W	134.20'
L-12	N89°25'53"W	155.00'

WISCONSIN
ANDREW W. WILKOWSKI
S-3121
WATERTOWN WI
LAND SURVEYOR

JUNE 13, 2019



THIS INSTRUMENT WAS DRAFTED BY ANDREW W WILKOWSKI, S-3121.

SURVEYED BY:	SUBDIVIDER/OWNER:			
JSD Professional Services, Inc. • Engineers • Surveyors • Planners N238 W1610 BUSSE ROAD SUITE 100 WAUKESHA, WISCONSIN 53188 PHONE: (262)513-0666	NEW LAND ENTERPRISES, LLC 1818 N. FARWELL AVE. MILWAUKEE, WI 53202	PROJECT NO: 18-8716 FILE NO: B-* FIELDBOOK/PG: - SHEET NO: 1 OF 4	SURVEYED BY: JA DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: JLJ	

File: R:\2018\18-8716 2510 Good Hope Rd (Glendale WI)\Dwg\188716 CSM.dwg Layout: CSM 1 of 4 User: dspanjar Plotted: Jun 13, 2019 - 1:39pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF CERTIFIED SURVEY MAP NO. 8871 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10540324 AND THAT PORTION OF A VACATED STREET, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, ANDREW W. WILKOWSKI, PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF CERTIFIED SURVEY MAP NO. 8871 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10540324 AND THAT PORTION OF A VACATED STREET, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

LOTS 1, 2 3 AND 4 OF CERTIFIED SURVEY MAP NUMBER 8871 AND THAT VACATED PORTION OF A PUBLIC STREET, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

LANDS CONTAINS 236,142 SQUARE FEET OR 5.4211 ACRES.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF NEW LAND ENTERPRISES, LLC.

THAT THE MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

_____
ANDREW W. WILKOWSKI
PROFESSIONAL WISCONSIN LAND SURVEYOR S-3121

JUNE 13, 2019
DATE

WISCONSIN
ANDREW W.
WILKOWSKI
S-3121
WATERTOWN
WI
LAND SURVEYOR

PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
N238 W1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

THIS INSTRUMENT WAS DRAFTED BY ANDREW W WILKOWSKI, S-3121.

File: R:\2018\18-8716 2510 Good Hope Rd (Glendale WI)\Dwg\188716 CSM.dwg Layout: CSM 3 of 4 User: dspanjar Plotted: Jun 13, 2019 - 1:39pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF CERTIFIED SURVEY MAP NO. 8871 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10540324 AND THAT PORTION OF A VACATED STREET, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

NEW LAND ENTERPRISES, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF GLENDALE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID NEW LAND ENTERPRISES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____DAY OF _____, 2019.

NEW LAND ENTERPRISES, LLC

BY: _____

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY) SS

_____, PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2019, THE ABOVE NAMED_____ OF THE ABOVE NAMED NEW LAND ENTERPRISES, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN MY COMMISSION EXPIRES

COMMON COUNCIL CERTIFICATE OF APPROVAL

THIS CERTIFIED SURVEY MAP APPROVED BY THE COMMON COUNCIL OF THE CITY OF GLENDALE ON THIS _____DAY OF _____, 2019.

_____
RACHEL A. REISS, CITY ADMINISTRATOR

WISCONSIN
ANDREW W. WILKOWSKI
S-3121
WATERTOWN WI
LAND SURVEYOR

JUNE 13, 2019

PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
N238 W1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

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File: R:\2018\18-8716 2510 Good Hope Rd (Glendale WI)\Dwg\188716 CSM.dwg Layout: CSM 4 of 4 User: dspanjar Plotted: Jun 13, 2019 - 1:39pm

Rec'd 8/13/2019
3c.

ICAP DEVELOPMENT

August 13, 2019

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

SUBJECT: Amendment to Planned Development Agreement – Phase I
6745 - 6825 North Port Washington Road

Project Location:

The land commonly known as 6745 - 6825 North Port Washington Road. The site is 5.9 acres (260,333 SF) and includes four, recently created parcels. A legal description is included on the Certified Survey Map which is included with this submittal (the "Property"). The Property is owned by Forcap Glendale LLC, which is a related entity to ICAP Development LLC ("Applicant").

Project Description:

The City of Glendale previously approved rezoning the Property to Planned Development District and entered into a Planned Development Agreement with Applicant, which was recorded October 30 2018. At that time, Phase I of the development included a 20,000+/- sq. ft. single-story retail building on Lot 1 and a 2,500 +/- sq. ft. retail branch bank facility on Lot 4.

On March 5, 2019 the Glendale Plan Commission approved a modification to the Specific Implementation Plan (SIP) Site Plan for the Project to include the Lot 2 building in Phase I of the Project, but required resubmittal of the building design for Lot 2.

Since that time, the Applicant has refined development plans for Phase I and the building design for Lot 2. This 5,700+/- sq. ft. building would consist of 2-3 retail, medical or office users and would include a drive-thru facility and small outdoor patio area. The façade of the building has been revised since March 5th to create additional horizontal and vertical relief and a more distinct use of different materials. Canopies have been added over front and side windows for both aesthetic and functional purposes.

Extensive evergreen landscaping has been added on the west side of the building to screen both the drive-thru facility and building from I-43. The exterior patio is located in an area that is visible from N Port Washington Road and will be an added pedestrian amenity to the development.

Request: The Applicant is very excited to present this detailed development plan to the City of Glendale and respectfully requests that the previously approved Planned Development Agreement be amended to incorporate these additions and changes submitted hereto.

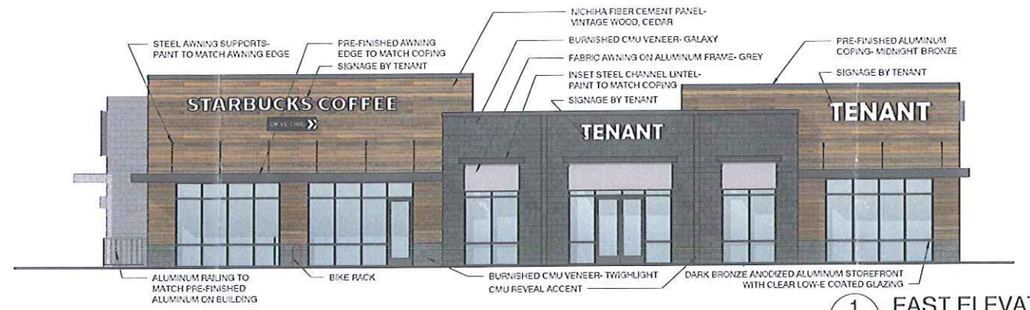
The following documents are included with this submittal:

- Building Elevations for 5,700+/- sq. ft. Outlot Building (sheets A1.0, A5.0, A5.1, A6.2) dated August 13, 2019
- Revised Monument Sign Rendering dated July 17, 2019
- Revised Site Civil Plans (sheets C-1, C-2, C-4, C-5, C-14) dated July 31, 2019

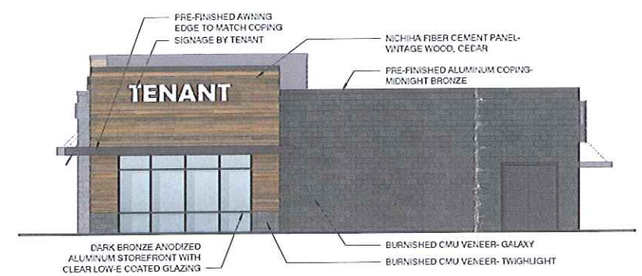
- Landscaping Plans (Sheets LSP1.1 – LSP1.5) dated August 9, 2019
- Photometric Plans (Sheets PHO1.1 – PHO1.4) dated August 9, 2019

Respectfully Submitted,

Brian R Adamson
ICAP Development LLC

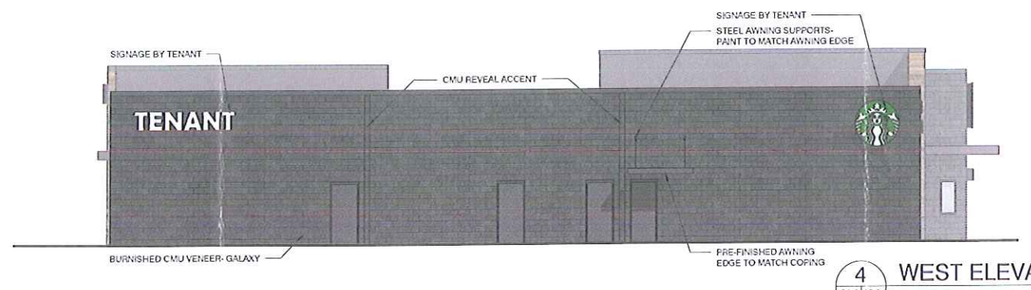


1 A3.1 A5.0 EAST ELEVATION
1/8" = 1'-0"



2 S2.0 A5.0 NORTH ELEVATION
1/8" = 1'-0"

3 S2.0 A5.0 SOUTH ELEVATION
1/8" = 1'-0"



4 S2.0 A5.0 WEST ELEVATION
1/8" = 1'-0"

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ICAP DEVELOPMENT

NEW BUILDING FOR:
NORTH PORT WASHINGTON ROAD DEVELOPMENT
N PORT WASHINGTON RD
GLENDALE, WI 53217

REVISIONS
NO. REV DATE DESCRIPTION

PROJECT INFO
Original Issue Date 08/15/2019
Project No. 19.013
Drawn By TM

PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for bidding or construction-related purposes.

SHEET TITLE
COLOR ELEVATIONS

A5.0

NOT FOR CONSTRUCTION

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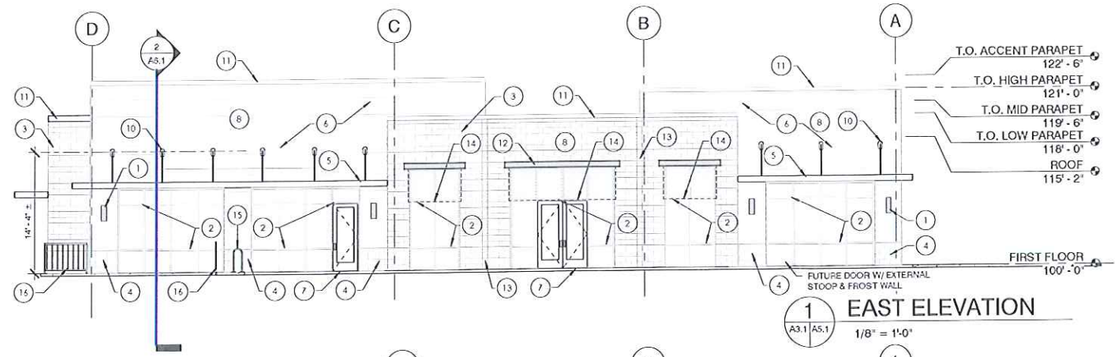
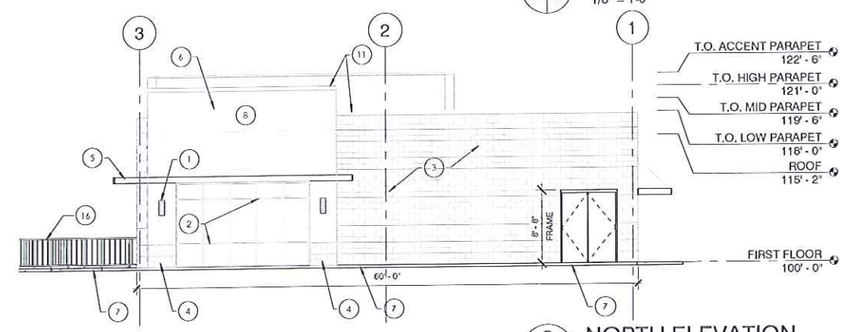
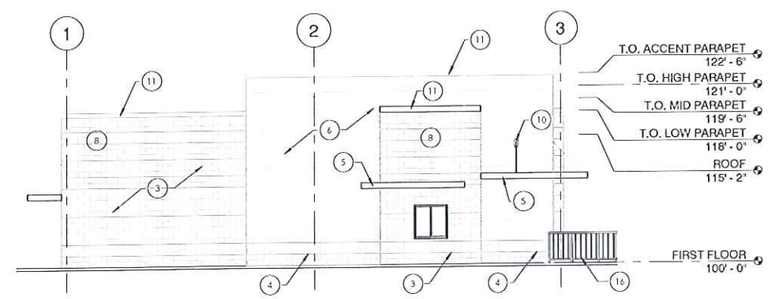


1 A3.1 A5.1 EAST ELEVATION
1/8" = 1'-0"

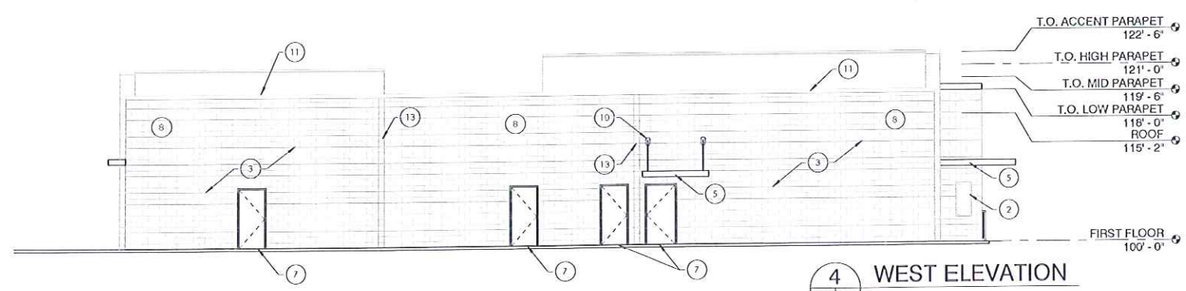


2 A5.2 A5.1 NORTH ELEVATION
1/8" = 1'-0"

ELEVATIONS - KEYED NOTES	
TAG #	DESCRIPTION
1	DECORATIVE WALL SCONCE - WAC LIGHTING - MODERN FORMS - URBAN. BLACK - TYPICAL. ALIGN TOP OF FIXTUREWITH TOP OF STOREFRONT DOOR. (DARK SKY FRIENDLY)
2	1" INSULATED CLEAR + CLEAR WITH SOLARBAN 60 (OR EQUAL) LOW E COATING IN DARK BRONZE ANODIZED ALUMINUM FRAMING STOREFRONT SYSTEM. PROVIDE SILL AND HEAD FLASHING AS RECOMMENDED BY MFR FOR OPENING AND SPAN CONDITIONS. SAFETY GLAZING AS REQD. BY CODE. TYP. GLAZING SYSTEM MINIMUM ENERGY CRITERIA: .350 U-VALUE, .330 SHGC.
3	8" x 16" x 4" BURNISHED CMU VENEER - COUNTY MATERIALS - GALAXY 63 239C
4	8" x 16" x 4" BURNISHED CMU VENEER - COUNTY MATERIALS - TWIGHLIGHT 63 210B
5	PRE-FINISHED ALUMINUM AWNING EDGE. DETAILS TBD
6	NICHIHA FIBER CEMENT PANEL - WOOD SERIES - VINTAGE WOOD - CEDAR
7	CONCRETE STOOP/PAD, SEE STRUCTURAL AND CIVIL DRAWINGS
8	FUTURE TENANT SIGNAGE, TBD
10	STEEL AWNING SUPPORTS - PAINT TO MATCH AWNING EDGE. ANCHROAGE AND DETAILS TBD
11	PRE-FINISHED ALUMINUM COPING, PAC CLAD - MIDNIGHT BRONZE OR APPROVED EQUAL
12	INSET STEEL CHANNEL LINTEL - REFER TO STRUCTRURAL DRAWINGS FOR SIZE - PAINT TO MATCH ALUMINUM COPING
13	CMU REVEAL - INSET CMU BLOCK 3/4"
14	FABRIC AWNING
15	BIKE RACK MOUNTED TO CONC SLAB, SEE CIVIL DRAWINGS
16	PREFINISHED RAILING SYSTEM - COLOR: TBD



3 S2.0 A5.1 SOUTH ELEVATION
1/8" = 1'-0"



4 S2.0 A5.1 WEST ELEVATION
1/8" = 1'-0"

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ICAP DEVELOPMENT

NEW BUILDING FOR:
NORTH PORT WASHINGTON ROAD DEVELOPMENT
N PORT WASHINGTON RD
GLENDALE, WI 53217

REVISIONS
NO. REV. DATE DESCRIPTION

PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, alteration, or revision. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO
Original Issue Date 08/12/2019
Project No. 19.010
Drawn By TM

SHEET TITLE
INTERIOR AND EXTERIOR ELEVATIONS

A5.1

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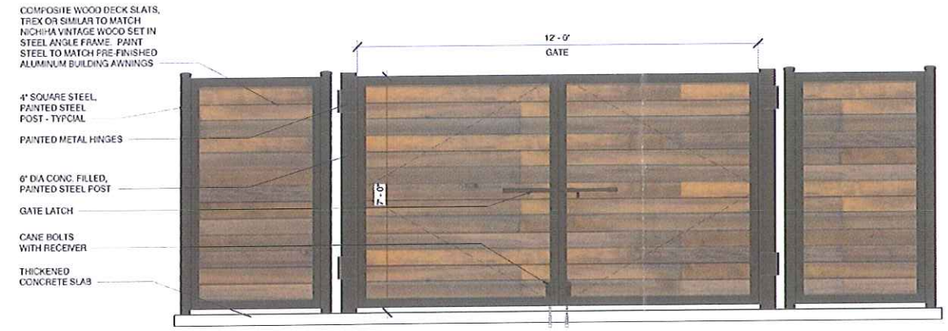
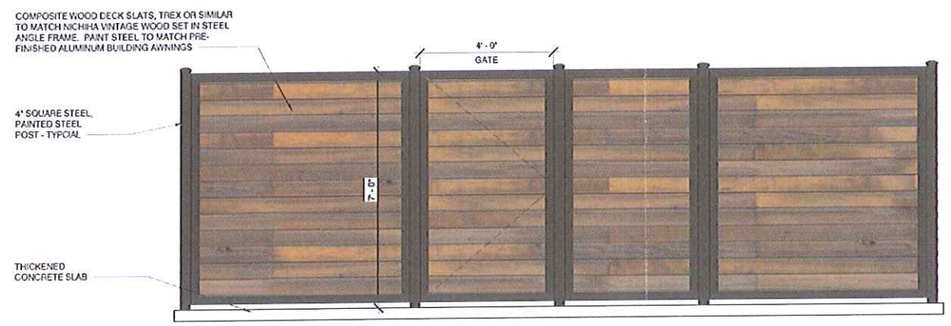


3 A5.2 A6.2 DUMPSTER ENCLOSURE ELEVATION - WEST

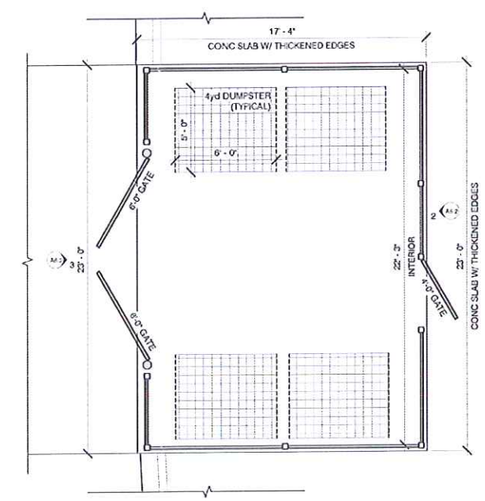
1/2" = 1'-0"

NOTE: ALL DUMPSTER ENSLOSURE POSTS TO BE MOUNTED TO TOP OF THICKENED EDGE OF CONCRETE SLAB. PIER FOOTINGS CANNOT BE USED DUE TO UNDERGROUND STORMWATER CISTERNS UNDER PORTIONS OF THE DUMPSTER ENCLOSURE.



2 A5.2 A6.2 DUMPSTER ENCLOSURE ELEVATION -EAST

1/2" = 1'-0"



1 A5.1 A6.2 DUMPSTER ENCLOSURE PLAN

1/4" = 1'-0"

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ICAP DEVELOPMENT

NEW BUILDING FOR:
NORTH PORT WASHINGTON ROAD DEVELOPMENT
N PORT WASHINGTON RD
GLENDALE, WI 53217

REVISIONS

NO.	REV DATE	DESCRIPTION

PROJECT INFO

Original Issue Date: 06/13/2019
Project No.: 19 013
Drawn By: TM

PROGRESS DOCUMENTS

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SHEET TITLE: DETAILS

A6.2

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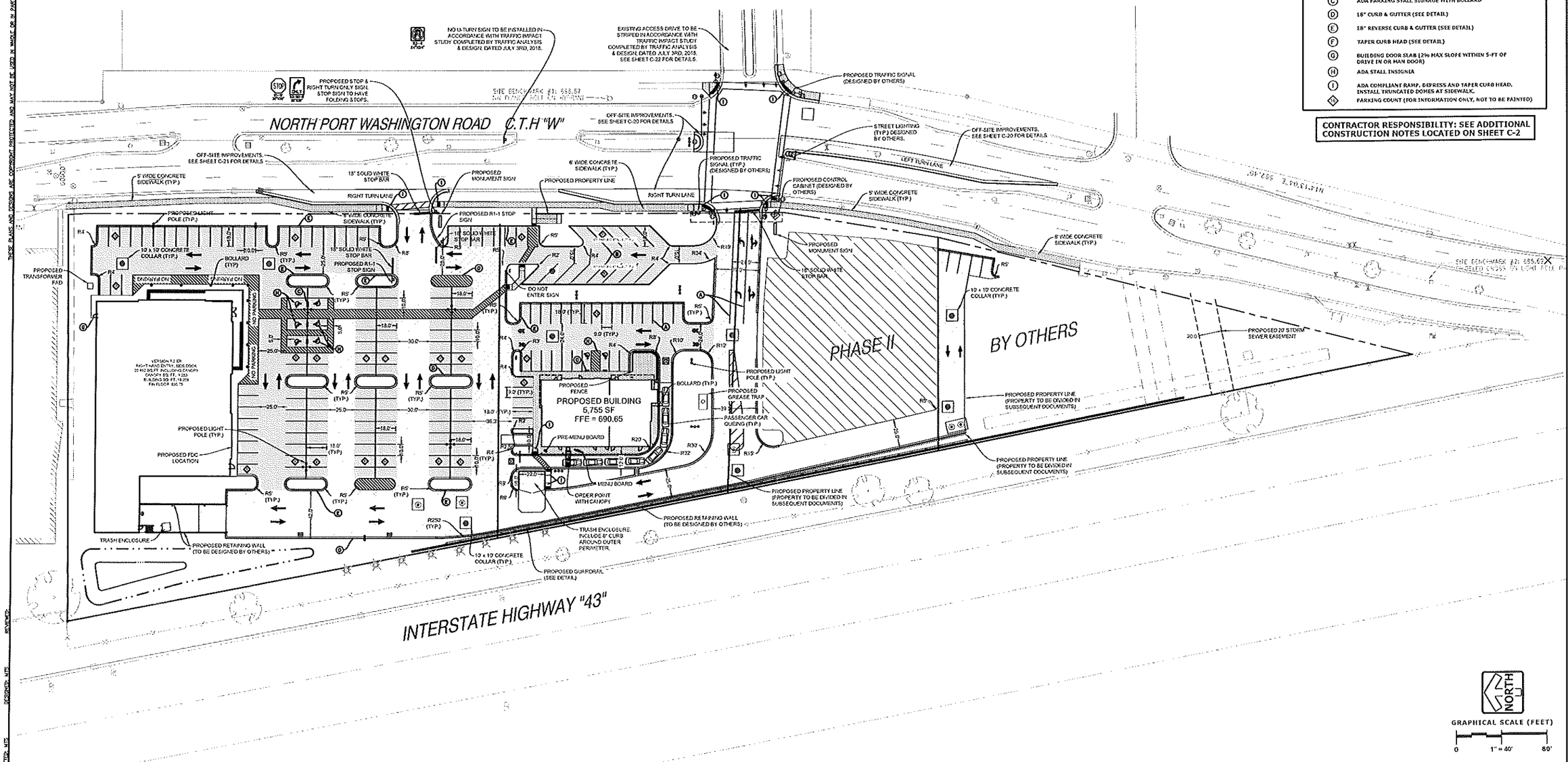
SITE DATA

SITE AREA:	5.13 AC (6.11 AC INCLUDING OFFSITE)
PROPOSED CAR PARKING SPACES:	197 SPACES (6 A.D.A.)
BUILDING FOOTPRINT AREA:	0.68 AC (UP TO 1 AC WITH PH 2 OR EXPANSION AREAS)
PAVEMENT AREA:	3.16 AC (UP TO 3.54 WITH PH 2 OR EXPANSION AREAS)
GRASS AREA:	1.57 AC
TOTAL IMPERVIOUS AREA:	3.84 AC (167,015 S.F.) (UP TO 4.54 WITH PH 2 OR EXPANSION AREAS)

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
  - 3" - 1 1/4" CRUSHED AGGREGATE TB
  - 3" ASPHALT PAVEMENT (2 LIFTS)
    - 1 1/4" BINDER COURSE - 3-LT 58-28 S
    - 1 1/4" SURFACE COURSE - 5-LT 58-28 S
- HEAVY DUTY ASPHALT PAVEMENT
  - 12" - 1 1/4" CRUSHED AGGREGATE TB
  - 4" ASPHALT PAVEMENT (2 LIFTS)
    - 2" BINDER COURSE - 3-LT 58-28 S
    - 2" SURFACE COURSE - 5-LT 58-28 S
- CONCRETE PAVEMENT
  - 8" CONCRETE SLAB (SEE CONSTRUCTION DETAILS)
- CONCRETE SIDEWALK
  - 5" CONCRETE SIDEWALK
  - 4" - 1 1/4" CRUSHED AGGREGATE TB
- (A) 4" SOLID YELLOW STRIPE
- (B) 4" DIAGONAL AT 45° SPACED 2' O.C.
- (C) ADA PARKING STALL SIGNAGE WITH BOLLARD
- (D) 18" CURB & GUTTER (SEE DETAIL)
- (E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
- (F) TAPER CURB HEAD (SEE DETAIL)
- (G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
- (H) ADA STALL INSIGNIA
- (I) ADA COMPLIANT RAMP, DEPRESS AND TAPER CURB HEAD, INSTALL TRUNCATED DOMES AT SIDEWALK.
- (10) 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 SOCCER FIELD REDEVELOPMENT

GLENDALE, WI

SITE DIMENSION & PAVING PLAN

REVISIONS

1	REV PER CITY COMMENTS	02/11/19	5	REV TO TRAFFIC CONTROL	06/18/19
2	REV PER CITY COMMENTS	04/23/19	6	REV PER SBUXS & COUNTY	07/15/19
3	REV PER CITY COMMENTS	05/08/19	7	REV TO SBUXS BLDG	07/31/19
4	REV PER FD	05/16/19			

PEG JOB No. 1143.00
PEG PM MTS
START DATE 01/16/18
SCALE 1"=40'

SHEET C-4
C-39

SITE DIMENSION & PAVING PLAN

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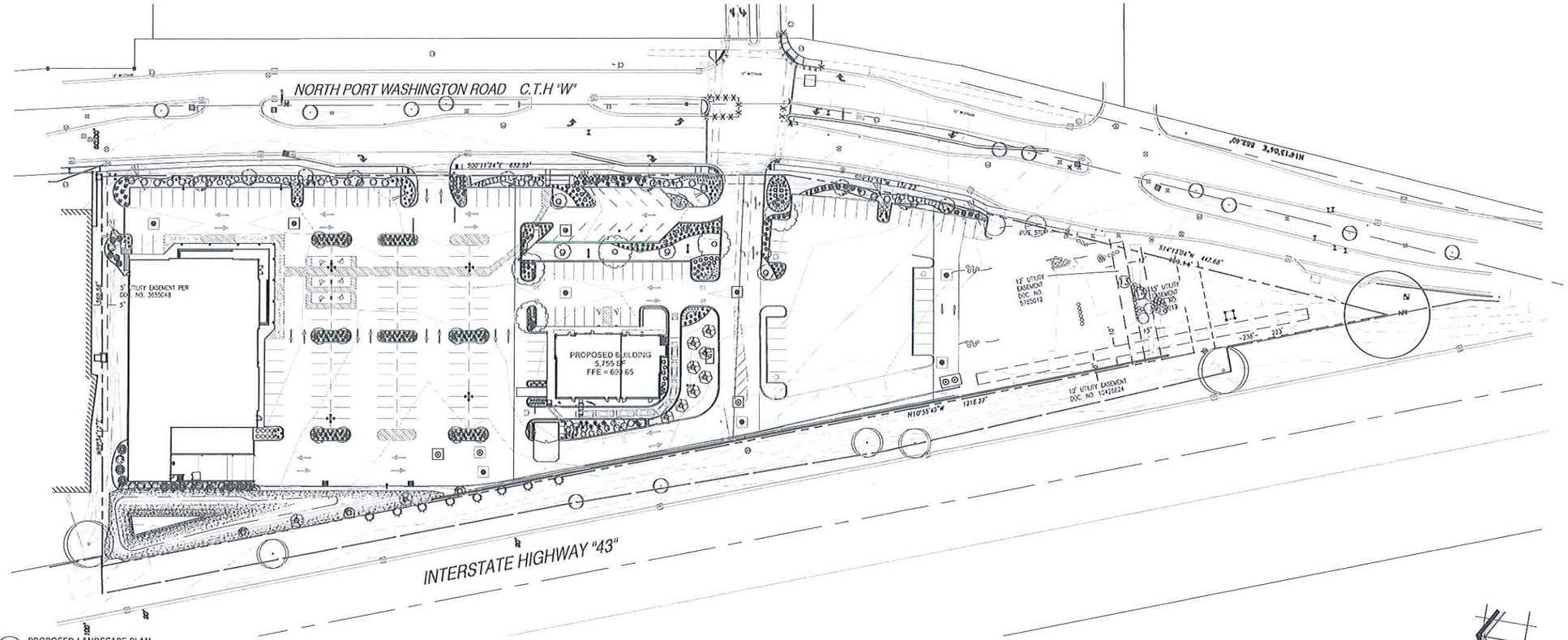

1 PROPOSED LANDSCAPE PLAN

SCALE: 1" = 50'-0"

LANDSCAPE PLAN GENERAL NOTES

* * PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. * *

1. 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 UTILITIES 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.
2. ALL PLANTINGS SPECIFIED FOR THE NICOLET HIGH SCHOOL REDEVELOPMENT (AND ALDI FOOD STORE #42) PROJECT PLANTING TABLES (SHEETS LSP1.2 - LSP1.3) SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
3. ALL DEVIATIONS FROM THE APPROVED NICOLET HIGH SCHOOL REDEVELOPMENT (AND ALDI FOOD STORE #42) 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.
4. 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.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. 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.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
8. 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 LISTS IN ALL CASES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES, MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
10. 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 ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
13. 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.
14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE FIELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.4 FOR FURTHER INFORMATION.
15. 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.
16. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
17. 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.
18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.4 FOR FURTHER INFORMATION.
19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RINGS ALL LAWN TREES.
20. 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
21. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
22. 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.
23. PER ALDI SPECIFICATIONS, TWO LAYERS OF WEED BARRIER MADE FROM FIBERGLASS AND ULTRA-VIOLET LIGHT RESISTANT MATERIAL SHALL BE PLACED IN ALL PLANTING BEDS UNDERNEATH SHREDDED BARCK MULCH. MAKE PROPER OPENINGS FOR ALL PLANT MATERIAL TO ALLOW FOR GROWTH AND PLANT SURVIVABILITY.
24. LAWN INSTALLATION: PER ALDI SPECIFICATIONS: CONTRACTOR TO FINISH 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 SEEDED 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 ESTABLISH. 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 ECL BLANKET AND ESTAPLE FROM AMERICAN EXCELSIOR COMPANY - LOCAL SUPPLIER: REINDER'S (800) 785-3301. A CURLEX EROSION CONTROL MATTING AND ESTAPLES 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.
25. 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.
26. 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.
27. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECIEVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTING. IT IS RECOMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECIEVE AN APPLIATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
28. 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	5b (-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	xxxxx SQ. FT. (xxx Acres)
TOTAL GREENSPACE	xxxxx SQ. FT. (xxx Acres)
SITE LANDSCAPE PERCENTAGE	xxx%
TOTAL PARKING STALLS	xxx STALLS

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE CITY OF GLENDALE LANDSCAPE REQUIREMENTS SET FORTH IN SECTION 13.1.12 SITE REGULATIONS: 13.1.15 SCREENS AND BUFFERS: 13.1.17 SITE PLAN APPROVAL: SIGN LANDSCAPING PERPENDICULAR TO THE STREET: 13.1.22 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 OF GLENDALE. 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 RELETHAT AFFIDAVIT WITH THE CITY OF GLENDALE

EXISTING CONDITIONS GENERAL NOTES

1. 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.
2. 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.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.
5. 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
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WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SAT., SUN. OR LEGAL HOLIDAYS)

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OR

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www.insitedesigninc.com
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
09/26/18		Revisions Based on Client Comments / Construction Documents
01/30/19		Revisions Based on Site Changes
02/14/19		Revisions Based on Additional Site Changes
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08/09/19		Revisions Based on Additional Site Changes

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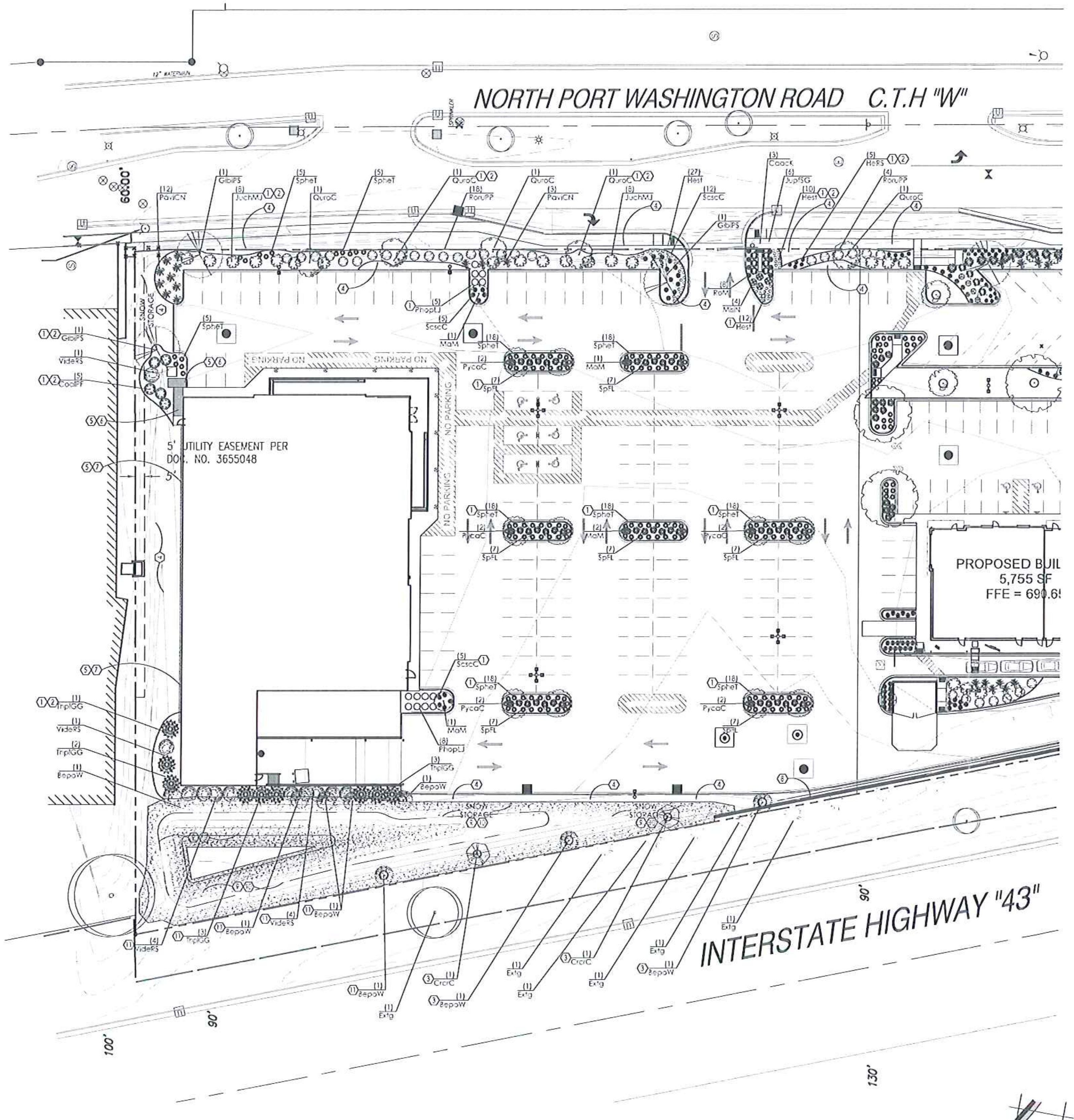
Sheet Title:

PROPOSED OVERALL LANDSCAPE PLAN, AND GENERAL NOTES

Date of Drawing:	08/09/19
Scale:	1" = 30'-0"
Drawn By:	MCD
Job Number:	L18-068
Sheet Number:	LSP1.1

L18-068 - NICOLET HIGH SCHOOL REDEVELOPMENT - 08/09/2019



1 PROPOSED PARTIAL LANDSCAPE PLAN - ALDI FOOD STORE #XX

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) 500-9592 www.Diggershotline.com OR

811 Know what's below. Call before you dig.

Proposed Plant Material Table - LSP1.2

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	BepoW		Betula populifolia 'Whitespire'	Whitespire Japanese White Birch	8' - 10' - Clump B&B	1
2	CrcrC		Crataegus crus-galli inermis 'Cruzam'	Cruzam Thornless Cockspur Hawthorn	2"-Cal - B&B	
3	GibiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2"-Cal - B&B	2
5	MaM		Malus 'Marilee'	Marilee Flowering Crab	2"-Cal - B&B	
10	PycaC		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2"-Cal - B&B	
5	QuroC		Quercus robur 'Crimschmidt'	Crimson Spire English Oak	2 1/2"-Cal - B&B	
-	Extg		Existing to Remain	Existing to Remain	Existing	

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
9	ThplGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	6' - B&B	
-	Extg		Existing to Remain	Existing to Remain	Existing	

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	CoalPF		Cornus alba 'Prairie Fire'	Prairie Fire Dogwood	24' - 30' - B&B	
13	PhopLJ		Physocarpus opulifolius 'Hoogi021'	Little Joker Ninebark	18" - Cont	
8	RoM		Rosa 'Meimirrot'	Apricot Drift Groundcover Rose	18" - Cont	
22	RoruPP		Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	18" - Cont	
49	SpFL		Spiraea x 'Fire Light'	Fire Light Spirea	18" - Cont	
11	VideRS		Viburnum dentatum 'Ralph Senior'	Autumn Jazz Viburnum	3' - B&B	

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
15	JuchMJ		Juniperus chinensis 'Mint julep'	Mint julep juniper	18" - 24" - B&B	
6	JupfSG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	CoacK		Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	1-Gal - Cont	
4	MisiN		Miscanthus sinensis 'Nippon'	Nippon Maiden Grass	1-Gal - Cont	
12	PaviCN		Panicum virgatum 'Cloud Nine'	Cloud Nine Tall Switch Grass	1-Gal - Cont	
22	ScscC		Schizachyrium scoparium 'Carousel'	Carousel Little Blue Stem	1-Gal - Cont	
141	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2" pot	
49	Hest		Hemerocallis x 'Stella D' Oro'	Stella D' Oro Daylily	4 1/2" pot	

Storm water Managment Seed

Quantity	Symbol	Description
~12,000 sqft		Acting as a natural biofilter, the plants in this seed mix capture stormwater runoff. They are well-adapted to the fluctuating water levels and poor water quality commonly associated with stormwater retention areas and detention basins. Wildflowers: Mud Plantain, Marsh (Red) Milkweed, New England Aster, Wild Senna, Spotted Joe Pye Weed, Boneset, Sawtooth Sunflower, Marsh Blazing Star, Monkey Flower, Wild Bergamot, Wild Quinine, Ditch Stonecrop, Mountain Mint, Black-Eyed Susan, Sweet Black-Eyed Susan, Cup Plant, Riddell's Goldenrod, Blue Vervain, Ironweed. Grasses, Sedges & Rushes: Common Burr Sedge, Common Hop Sedge, Brown Fox Sedge, Virginia Wild Rye, Fowl Manna Grass, Dudley's Rush, Rice Cut Grass, Switchgrass, Fowl Bluegrass, Dark-Green Bulrush, Wool Grass, Great Bulrush, Prairie Cordgrass

Comments

1. Multi - Stem (3) Specimen Clump
2. Male Only

(1) [illegible] REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.

(2) EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE. TYPICAL ALL PLANT MATERIAL AREAS. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.

(3) MULCHED 4'-0" DIA. TREE RING BED AREA w/ MILLED FINISHED ALUMINUM LANDSCAPE EDGE. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. REFER TO LSP1.4, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.

(4) SEEDED AREAS OF TURF GRASS. REPAIR ANY AND ALL TURF DAMAGE FROM THE CONSTRUCTION PROCESS. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE TURF GRASS FOR PROPER GERMINATION AND SURVIVABILITY OF THE SEED MIX. ALSO REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. REFER TO GRADING PLAN FOR FURTHER INFORMATION. ALSO REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.

(5) ALUMINUM LANDSCAPE EDGE TO SEPARATE AGGREGATE FROM BARK MULCH AND/OR TURF GRASS. REFER TO LSP1.4, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.

(6) 0'-3" DEEP MAINTENANCE AREA w/ 3/4" AUTUMN SMOKE CHIPS AGGREGATE STONE CHIP MULCH FOR LINED w/ WEED BARRIER. REFER TO LSP1.4 FOR FURTHER INFORMATION.

(7) 0'-3" DEEP BY 1'-0" WIDE MAINTENANCE STRIP w/ 3/4" AUTUMN SMOKE CHIPS AGGREGATE STONE CHIP MULCH (FROM LEMKE STONE: 262-502-1579 www.lemkestone.com) LINED WITH WEED BARRIER AND ALUMINUM EDGING. REFER TO LSP1.4 FOR FURTHER INFORMATION.

(8) NEW INTERLOCKING SEGMENTED ROCKWOOD 8" CLASSIC CHISELED FACE RETAINING WALL AND CAP IN BLUESTONE COLOR w/ PERFORATED DRAIN TILE. GEOSYNTHETIC REINFORCEMENT FROM ROCHESTER CONCRETE PRODUCTS. ROCHESTER CONCRETE PRODUCTS CONTACT INFORMATION: CHAD PETERSON (262) 758-2354 CHAD.PETERSON @ROCHESTERCP.COM. REFER TO MANUFACTERER'S INSTALLATION INFORMATION. DETAIL 2/LSP1.4, CIVIL ENGINEERING, RETAINING WALL DESIGN ENGINEERING FOR FURTHER INFORMATION.

(9) AREA FOR BIO-RETENTION BASIN TO BE SEEDED WITH STORMWATER/BIOINFILTRATION SEED MIX FROM AGRECOL. Telephone: 608.223.3571 Email: ecosolutions@agrecol.com IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE SEED MIX FOR PROPER GERMINATION AND SURVIVABILITY. SEED MIX IT TO BE INSTALLED AT A RATE OF 6.00 PLS LBS/Acre. (APPROXIMATLY 12,000 SQ. FT.) ALSO REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. REFER TO GRADING PLAN FOR FURTHER INFORMATION REGARDING INSTALLATION.

(10) BIONET - S150BN- SHORT-TERM BIODEGRADABLE DOUBLE-NET STRAW BLANKET (0.23 INCHES) INSTALLED AT BIO RETENTION BASIN ABOVE STORMWATER/BIOINFILTRATION SEED MIX AND BELOW ANY PROPOSED RIPRAP - INSTALL WITH 4 INCH BIODEGRADABLE NORTH AMERICAN GREEN BIOSTAKE.

(11) ALL PLANT MATERIAL WITHIN THE STORMWATER/BIOINFILTRATION SEED MIX AREAS ARE TO BE INSTALLED WITH A 4'-0" DIAMETER RING. A LESSER/TEMPORARY MULCH RING IS INTENDED FOR FOR THESE PLANTS FOR THE INITIAL FIRST SEASON'S ROOT ESTABLISHMENT. AFTER THE FIRST GROWING SEASON IT IS EXPECTED THAT THE TREE / LARGE SHRUB WOULD BE ESTABLISHED AND WOULD NO LONGER REQUIRE A MULCH RING AND THE STORMWATER/BIOINFILTRATION SEED MIX WILL ESTABLISH ITSELF AND COVER THE TREE RING / ROOT BALL ALONG WITH THE REST OF THE BASIN AREA. REFER TO LSP1.4, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.

InSite LANDSCAPE DESIGN
Landscape Consulting & Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

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Issuance and Revisions:

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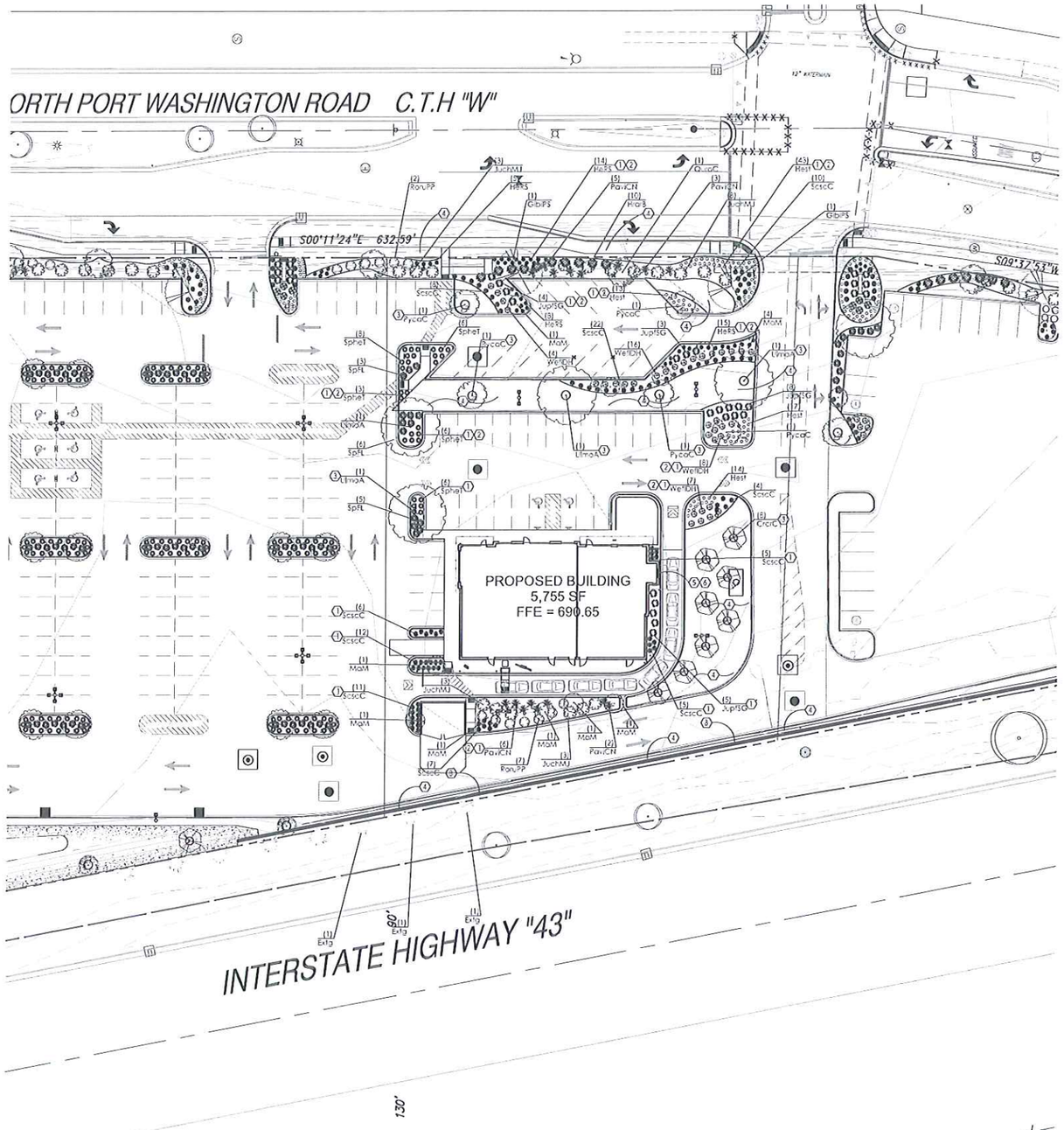
Sheet Title:

PROPOSED PARTIAL LANDSCAPE PLAN FOR - ALDI FOOD STORE #XX AND PLANT MATERIAL TABLE

Date of Drawing:	08/09/19
Scale:	1" = 30'-0"
Drawn By:	MCD
Job Number:	L18-068
Sheet Number:	LSP1.2



1 PROPOSED PARTIAL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

North

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Proposed Plant Material Table - LSP1.3

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	CrcrC		Crataegus crus-galli inermis 'Cruzam'	Cruzam Thornless Cockspur Hawthorn	2"-Col - B&B	
2	GibiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2"-Col - B&B	2
11	MoM		Malus 'Marilee'	Marilee Flowering Crab	2"-Col - B&B	
5	PycaC		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2"-Col - B&B	
1	QurbC		Quercus robur 'Crimschmidt'	Crimson Spire English Oak	2 1/2"-Col - B&B	
3	UlmaA		Ulmus 'Morton' Accolade	Accolade Elm	2 1/2"-Col - B&B	
-	Extg		Existing to Remain	Existing to Remain	Existing	

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
-	Extg		Existing to Remain	Existing to Remain	Existing	

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
10	HraB		Hydrangea arborescens NCHA4	Incredibol Blush Smooth Hydrangea	18" - 24" - Cont	
9	RorUPP		Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	18" - Cont	
9	SpFL		Spiraea x. Fire Light	Fire Light Spirea	18" - Cont	
35	WeiFDH		Weigela florida 'Dark Horse'	Dark Horse Weigela	18" - Cont	

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
17	JuchMJ		Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	18" - 24" - B&B	
20	JupiSG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
16	PaviCN		Panicum virgatum 'Cloud Nine'	Cloud Nine Tall Switch Grass	1-Gal - Cont	
90	ScscC		Schizachyrium scoparium 'Carousel'	Carousel Little Blue Stem	1-Gal - Cont	
23	SphaT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
42	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	41/2" pot	
88	HesT		Hemerocallis x 'Stella D' Oro'	Stella D' Oro Daylily	41/2" pot	

Comments

1. Multi - Stem (3) Specimen Clump
2. Male Only

CODED NOTES

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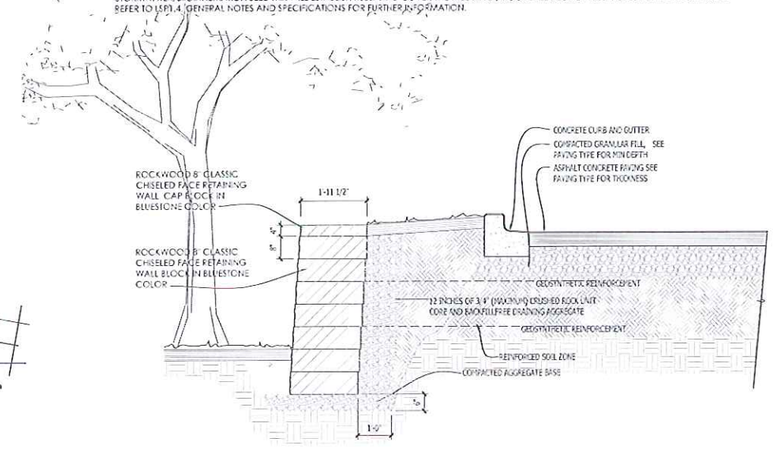
2. EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE. TYPICAL ALL PLANT MATERIAL AREAS. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
3. MULCHED 4-0" DIA. TREE RING BED AREA w/ MILLED FINISHED ALUMINUM LANDSCAPE EDGE. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. REFER TO LSP1.4 GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. SEEDED AREAS OF TURF GRASS. REPAIR ANY AND ALL TURF DAMAGE FROM THE CONSTRUCTION PROCESS. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE TURF GRASS FOR PROPER GERMINATION AND SURVIVABILITY OF THE SEED MIX. ALSO REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. REFER TO GRADING PLAN FOR FURTHER INFORMATION. ALSO REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
5. ALUMINUM LANDSCAPE EDGE TO SEPARATE AGGREGATE FROM BARK MULCH AND/OR TURF GRASS. REFER TO LSP1.4. GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
6. 0-3 DEEP MAINTENANCE AREA w/ 3/4" AUTUMN SMOKE CHIPS AGGREGATE STONE CHIP MULCH FOR LINED w/ WEED BARRIER. REFER TO LSP1.4 FOR FURTHER INFORMATION.
7. 0-3" DEEP BY 1'-0" WIDE MAINTENANCE STRIP w/ 3/4" AUTUMN SMOKE CHIPS AGGREGATE STONE CHIP MULCH (FROM LEMKE STONE. 262-502-1579 www.lemkestone.com) LINED WITH WEED BARRIER AND ALUMINUM EDGING. REFER TO LSP1.4 FOR FURTHER INFORMATION.
8. NEW INTERLOCKING SEGMENTED ROCKWOOD 8" CLASSIC CHISELED FACE RETAINING WALL AND CAP IN BLUESTONE COLOR w/ PERFORATED DRAIN TILE. GEOSYNTHETIC REINFORCEMENT FROM ROCHESTER CONCRETE PRODUCTS. ROCHESTER CONCRETE PRODUCTS CONTACT INFORMATION: CHAD PETERSON (262) 768-2354 CHAD.PETERSON@ROCHESTERCP.COM . REFER TO MANUFACTURER'S INSTALLATION INFORMATION. DETAIL 2/LSP1.4. CIVIL ENGINEERING. RETAINING WALL DESIGN ENGINEERING FOR FURTHER INFORMATION.
9. AREA FOR BIO-RETENTION BASIN TO BE SEEDED WITH STORMWATER/BIOINFILTRATION SEED MIX FROM AGRECOL. Telephone: 608.223.3571 Email: ecoformions@agrecol.com IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE SEED MIX FOR PROPER GERMINATION AND SURVIVABILITY. SEED MIX IT TO BE INSTALLED AT A RATE OF 6.00 PLS LBS/Acre. (APPROXIMATLY 12,000 SQ. FT.) ALSO REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. REFER TO GRADING PLAN FOR FURTHER INFORMATION REGARDING INSTALLATION.
10. BIONET - S150BN- SHORT-TERM BIODEGRADABLE DOUBLE-NET STRAW BLANKET (0.25 INCHES) INSTALLED AT BIO RETENTION BASIN ABOVE STORMWATER/BIOINFILTRATION SEED MIX AND BELOW ANY PROPOSED RIPRAP - INSTALL WITH 4 INCH BIODEGRADABLE NORTH AMERICAN GREEN BIOSTAKE.
11. ALL PLANT MATERIAL WITHIN THE STORMWATER/BIOINFILTRATION SEED MIX AREAS ARE TO BE INSTALLED WITH A 4-0" DIAMETER RING. A LESSER/TEMPORARY MULCH RING IS INTENDED FOR FOR THESE PLANTS FOR THE INITIAL FIRST SEASON'S ROOT ESTABLISHMENT. AFTER THE FIRST GROWING SEASON IT IS EXPECTED THAT THE TREE / LARGE SHRUB WOULD BE ESTABLISHED AND WOULD NO LONGER REQUIRE A MULCH RING AND THE STORMWATER/BIOINFILTRATION SEED MIX WILL ESTABLISH ITSELF AND COVER THE TREE RING / ROOT BALL ALONG WITH THE REST OF THE BASIN AREA. REFER TO LSP1.4 GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.



2 INTERLOCKING PAVER RETAINING WALL SECTION

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

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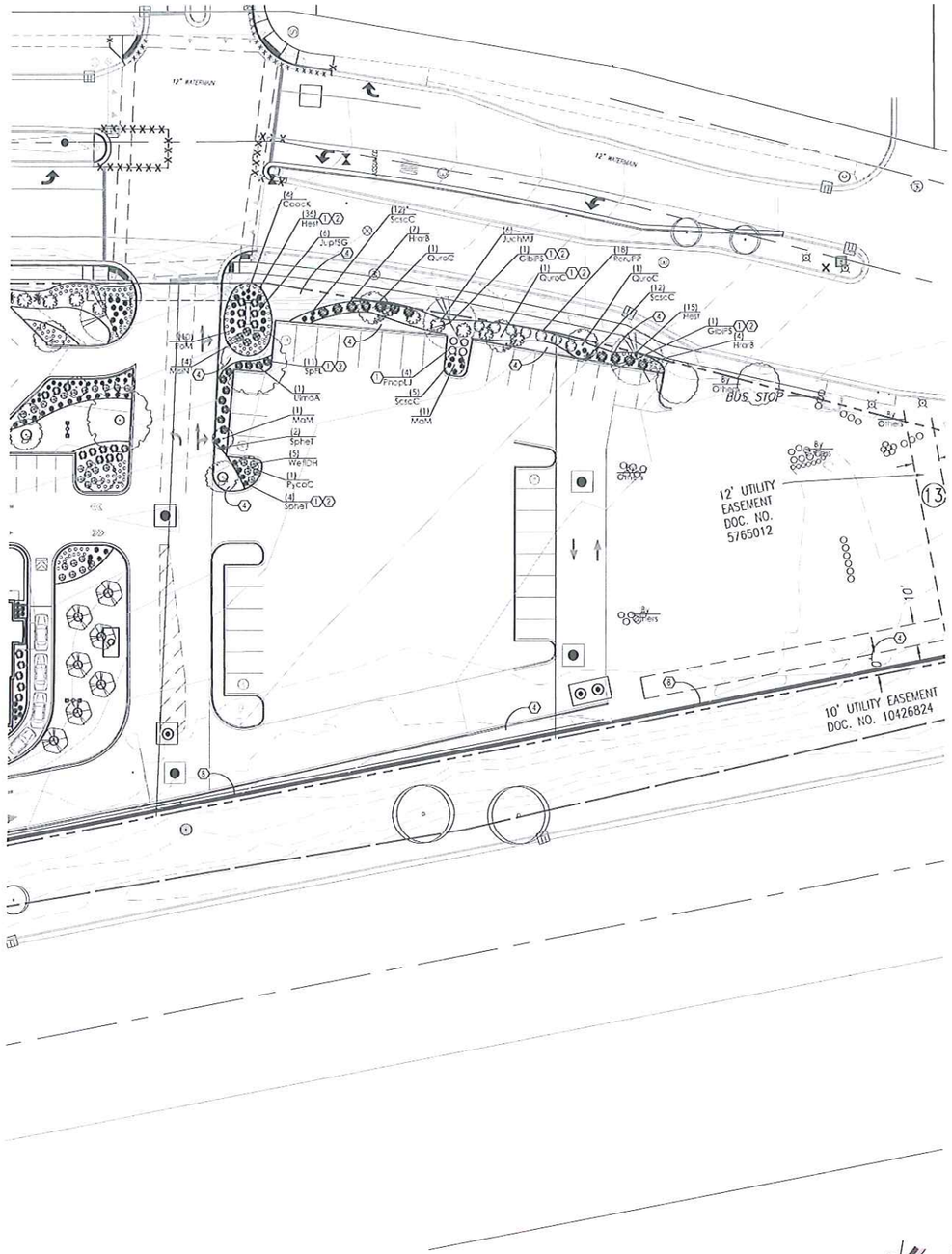
PROPOSED PARTIAL LANDSCAPE PLAN, AND PLANT MATERIAL TABLE

Date of Drawing:	08/09/19
Scale:	1" = 30'-0"
Drawn By:	MCD
Job Number:	L18-068
Sheet Number:	LSP1.3

L18-068 - NICOLET HIGH SCHOOL REDEVELOPMENT - 08/09/2019



1 PROPOSED PARTIAL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

North

"TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOT LINE
WISCONSIN STATUTE 1983.0715 (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) 500-8592
www.Diggershotline.com
CR

811 Know what's below. Call before you dig.

Proposed Plant Material Table - LSP1.3

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	CrcrC		Crataegus crus-galli inermis 'Cruzam'	Cruzam Thornless Cockspur Hawthorn	2"-Col - B&B	
2	GibiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	21/2"-Col - B&B	2
9	MaM		Malus 'Marilee'	Marilee Flowering Crab	2"-Col - B&B	
5	PycaC		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2"-Col - B&B	
1	QuroC		Quercus robur 'Crimschmidt'	Crimson Spire English Oak	21/2"-Col - B&B	
3	UlmoA		Ulmus 'Morton' Accolade	Accolade Elm	21/2"-Col - B&B	
-	Extg		Existing to Remain	Existing to Remain	Existing	

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
-	Extg		Existing to Remain	Existing to Remain	Existing	

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
10	HraB		Hydrangea arborescens NCHA4	Incredibal Blush Smooth Hydrangea	18" - 24" - Cont	
9	RoruPP		Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	18" - Cont	
9	SpFL		Spiraea x. 'Fire Light'	Fire Light Spirea	18" - Cont	
35	WeiflDH		Weigela florida 'Dark Horse'	Dark Horse Weigela	18" - Cont	

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
14	JuchMJ		Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	18" - 24" - B&B	
20	JupfSG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
14	PavaCN		Panicum virgatum 'Cloud Nine'	Cloud Nine Tall Switch Grass	1-Gal - Cont	
90	ScscC		Schizachyrium scoparium 'Carousel'	Carousel Little Blue Stem	1-Gal - Cont	
23	SphaT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
42	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	41/2" pot	
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Comments

1. Multi - Stem (3) Specimen Clump
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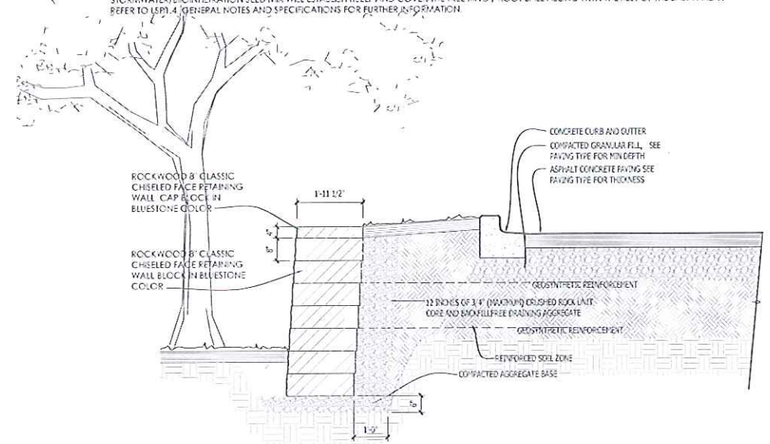

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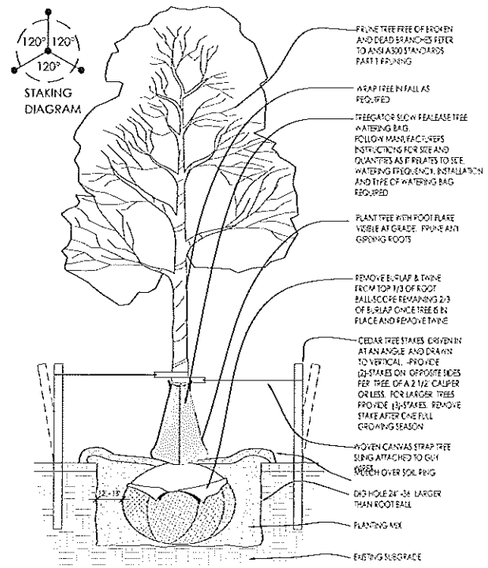
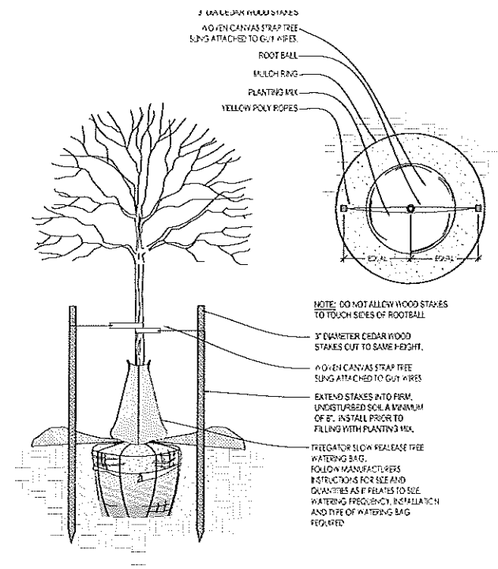


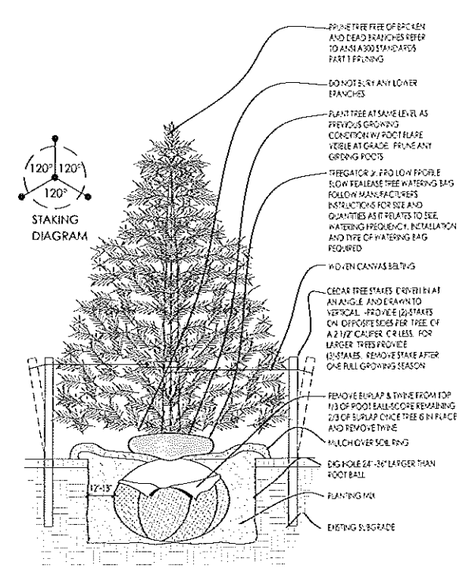
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



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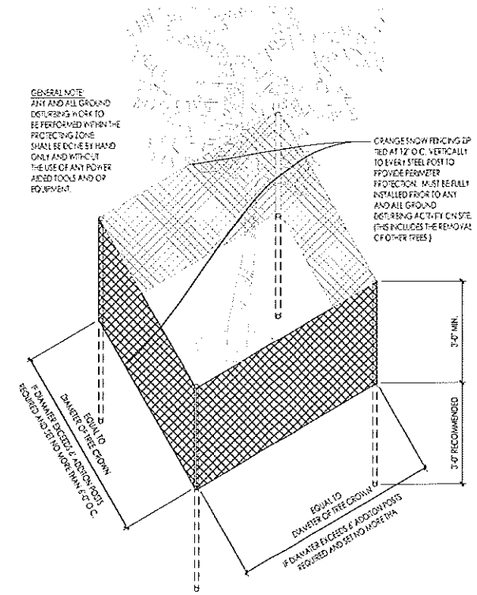

4 EXISTING TREE PROTECTION DETAIL

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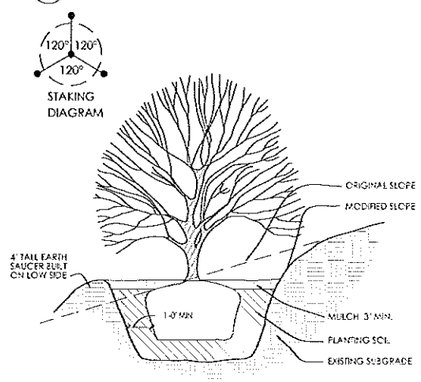
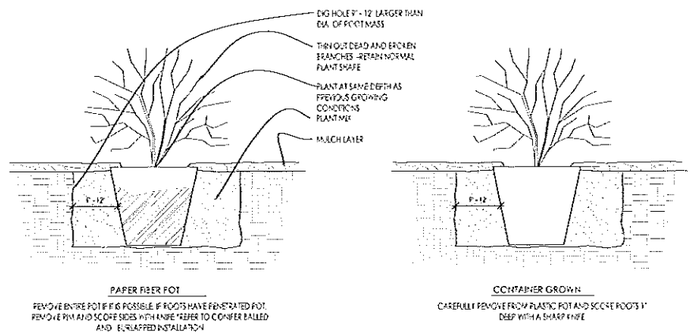


5 SLOPE PLANTING DETAIL

SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



6 DECIDUOUS SHRUB PLANTING DETAIL

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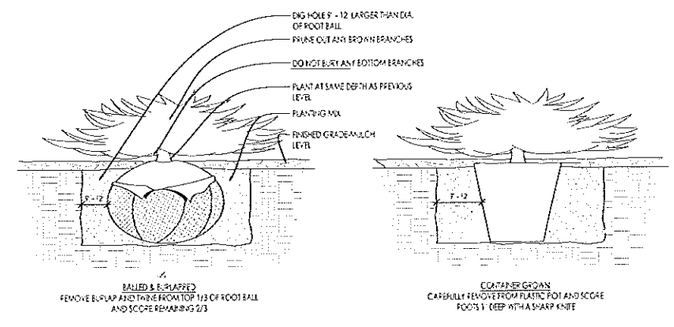

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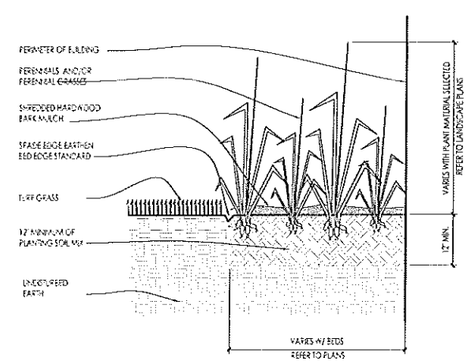

8 PERENNIAL BED PLANTING DETAIL

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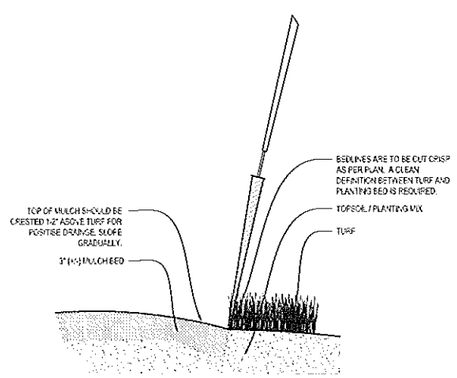
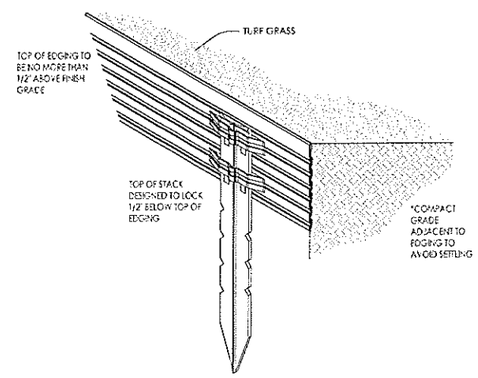


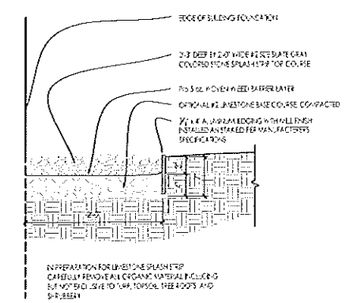
9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL

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



11 COMPACTED GRAVEL SPLASH STRIP

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Sheet Title:

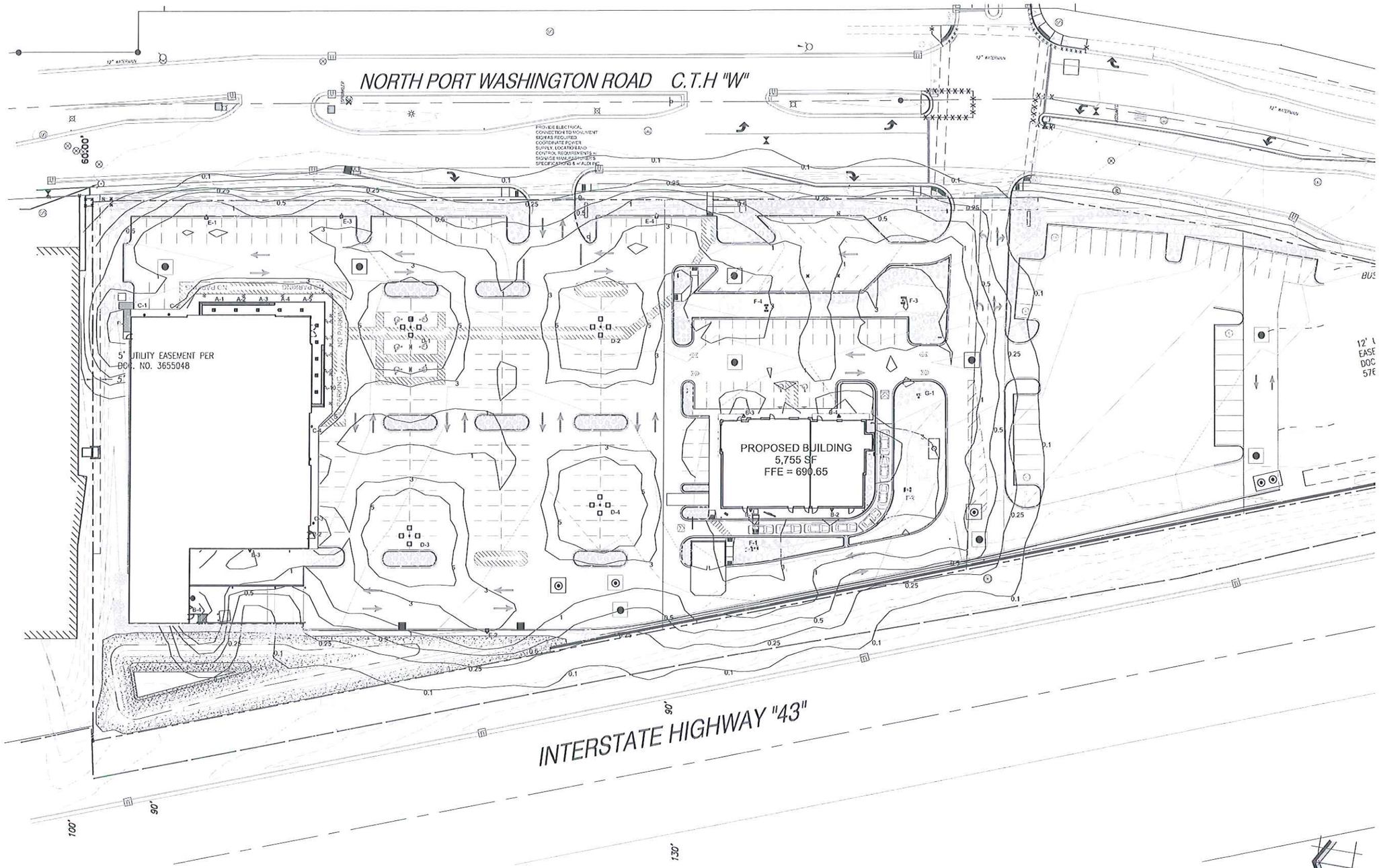
PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing:	08/09/19
Scale:	As Noted
Drawn By:	MCD
Job Number:	L18-068

Sheet Number:

LSP1.5

L18-068 - NICOLET HIGH SCHOOL REDEVELOPMENT - 08/09/2019



1 PROPOSED OVERALL PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

EXISTING CONDITIONS GENERAL NOTES:

1. 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 ARCHITECTS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
3. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, TELECOMUNICATION AND ACCESS PANELS W/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.

PHOTOMETRIC GENERAL NOTES:

1. 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.
2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL 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.
3. 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
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 PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
(800) 242-8511 (262) 432-7910
(877) 500-8592
www.DiggersHotline.com
OR
811 Know what's below. Call before you dig.

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Wauwatosa, WI 53226
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Project:

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

Issuance and Revisions:

Date	Number	Description
07/16/18		Client Review Submittal
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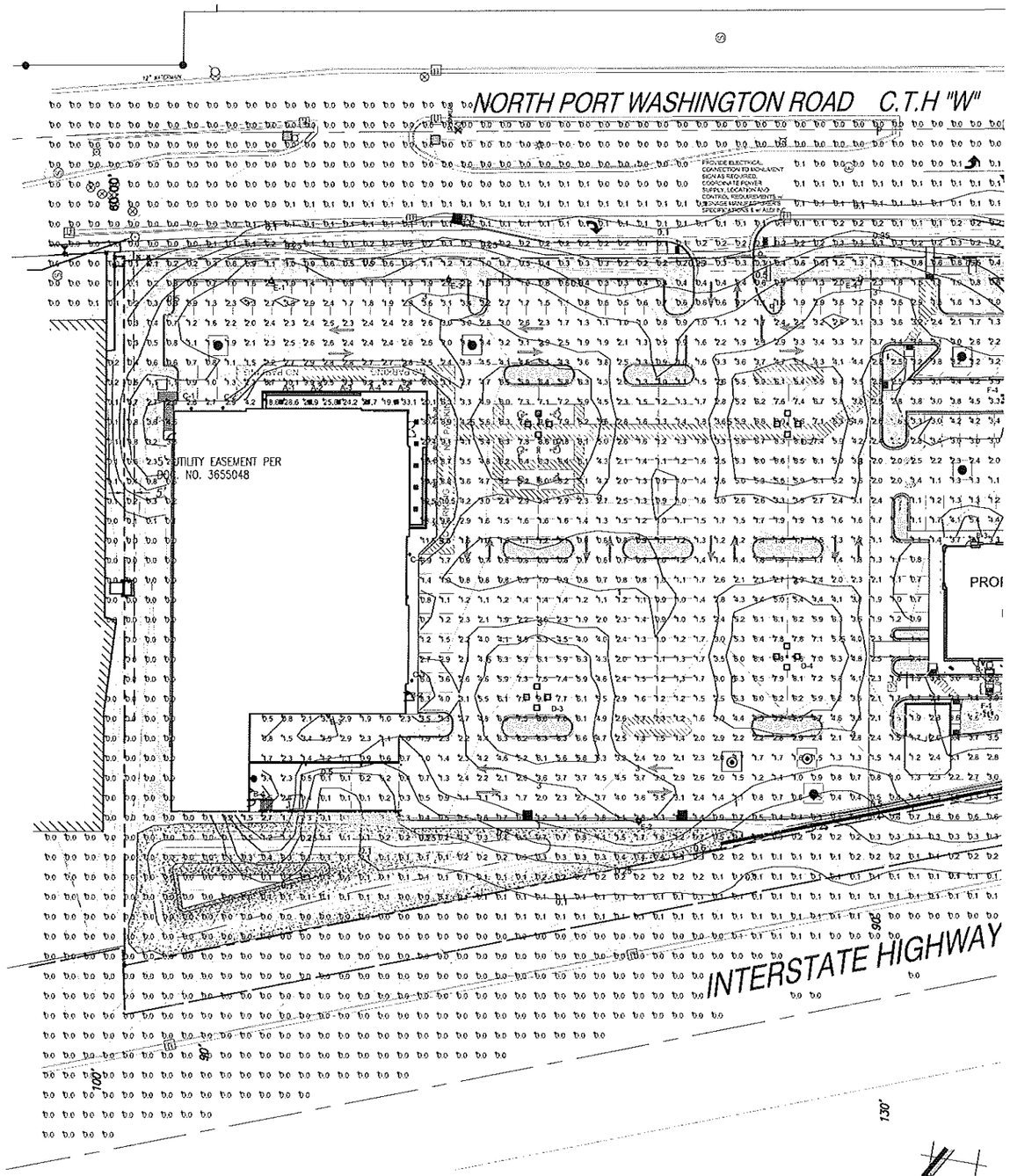
Sheet Title:

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

Date of Drawing:	08/09/19
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L18-068
Sheet Number:	PHO1.1

L18-068 - NICOLET HIGH SCHOOL REDEVELOPMENT - 08/09/2019



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN - ALDI FOOD STORE #42

SCALE: 1" = 20'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	10	CPY250-A-DM-F-C-UL-CS	Cree CPY250 Canopy / Soffit Luminaire w/ Flat Lens, 122W, 5700K Platinum Silver Factory Finish, Provide Canopy Mounting Plate	72 type X1E AWT LEDs on white square PCB, 5700K color temperature.	CPY250-A-xx-F-A-UL-xx-57K_RESTL-2013-0002.ies	Absolute	1.00	43.4
	B	4	XSPW-A-0-3-M-C-UL-CS	Cree XSPW Series Wallpack Luminaire, Type III Medium, 5700K, 0 Input Power Designator, Platinum Silver factory finish, U.L. listed for Wet Locations	4 type MDA LEDs	XSPWA43FC-U_RESTL-014-00018.IES	Absolute	1.00	42.7
	C	4	PROGRESS: P5642-52/30K P8798-31	CONFIGURED FROM PROGRESS: P5642-3030K8 6" Dia. uptown wall mount LED cylinder with LEDs moved closer to opening. Platinum Silver Factory Finish with top cover lens cover	CONFIGURED FROM 40-NRNa LEDs 3000K	P5642-3030K_160002 0.IES	Absolute	1.00	58
	D	4	OSQ A M 4ME A 57K-UL-SV w-OSQ-DA-SV, CL-SSP-4011-25 -D6-FS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 5700K on NEW concrete base	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A xx 4ME A w-OSQ 57K_CONFIGURED.ies	Absolute	1.00	448
	E	4	OSQ A M 4ME A 57K-UL-SV w/OSQ BLSMF-DA-SV, CL-SSP-4011-25 -D6-FS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium w/ Backlight Shield, A Input Power Designator, 5700K on NEW concrete base	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A xx 4ME A w-OSQ-BLSMF 57K_CONFIGURED.ies	Absolute	1.00	112

STATISTICS

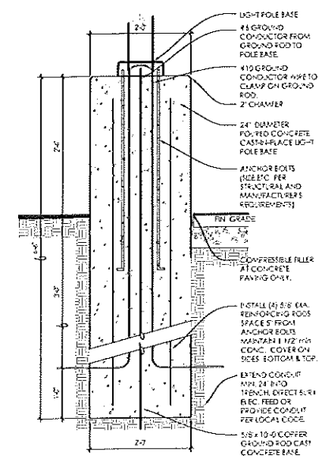
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max
Calc Zone #9	+	1.1 fc	33.7 fc	0.0 fc	N/A	N/A	-1.0	2.2	0.0:1

LUMINAIRE NOTES

1. 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
2. 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
3. ALL PROPOSED AREA / FLOOD FIXTURE HEADS ARE TO BE IESNA DARK-SKY COMPLIANT AND TO HAVE FULL CUTOFF HOUSE SIDE SHIELDING HARDWARE WHERE REQUIRED. W/ OPTIONAL PHOTOCELL CONTROL
4. ALL PROPOSED AREA / FLOOD ARE TO BE INSTALLED WITH ENEMA PHOTOCELL CONTROL
5. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT MOUNTING HEIGHTS OF ALL BUILDING MOUNTED FIXTURES

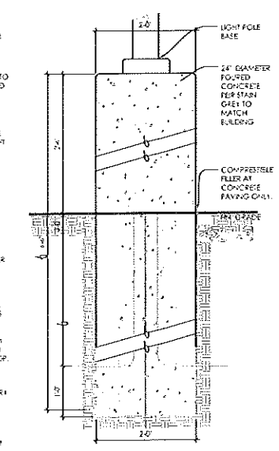
THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS.

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/LEDS AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE. TOLERANCE IN LAMPS/LEDS AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.



2 LIGHT POLE BASE - SECTION

SCALE: 3/4" = 1'-0"



3 LIGHT POLE BASE - ELEVATION

SCALE: 3/4" = 1'-0"

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

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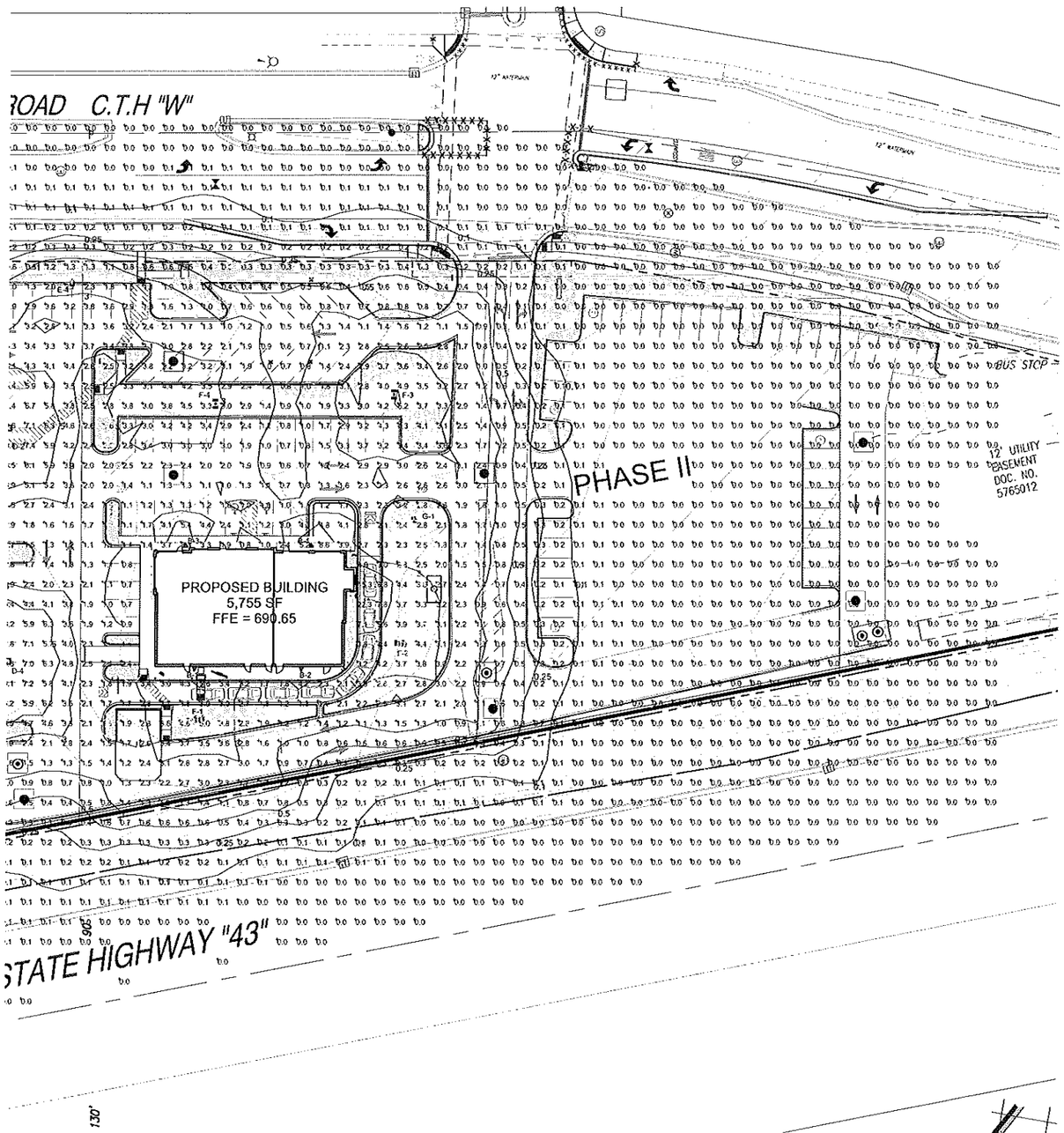
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L18-068
Sheet Number:	PHO1.2

L18-068 - NICOLET HIGH SCHOOL REDEVELOPMENT - 08/09/2019



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN - STARBUCKS BUILDING

SCALE 1" = 10'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	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	XSPWA3FC-U_RESTL-0014-5018.IES	Absolute	1.00	42.7
	F	4	OSQ A M 4ME A 57K-UL-SV w OSQ -DA-SV, CL-SSP-4011-25 -DS-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 5700K on NEW concrete base	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A M 4ME A w OSQ57K_CONFIGURED.ies	Absolute	1.00	224
	G	1	OSQ A M 4ME A 57K-UL-SV w OSQ -DA-SV, CL-SSP-4011-25 -DS-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 5700K on NEW concrete base	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A M 4ME A w OSQ57K_CONFIGURED.ies	Absolute	1.00	112

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max
Calc Zone #6	+	1.1 fc	33.7 fc	0.0 fc	N/A	N/A	-1.0	2.2	0.0:1

LUMINAIRE NOTES

1. 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
2. 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.
3. ALL PROPOSED AREA / FLOOD FIXTURE HEADS ARE TO BE IESNA DARK-SKY COMPLIANT AND TO HAVE FULL CUTOFF HOUSE SIDE SHIELDING HARDWARE WHERE REQUIRED. W/ OPTIONAL PHOTOCELL CONTROL
4. ALL PROPOSED AREA / FLOOD ARE TO BE INSTALLED WITH RNEMA PHOTOCELL CONTROL
5. 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.

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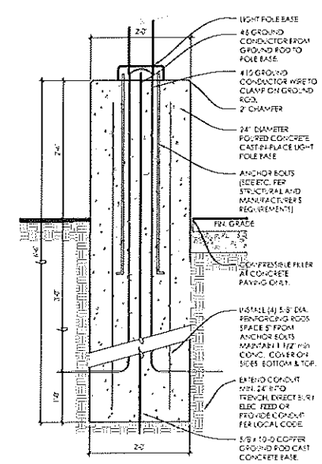
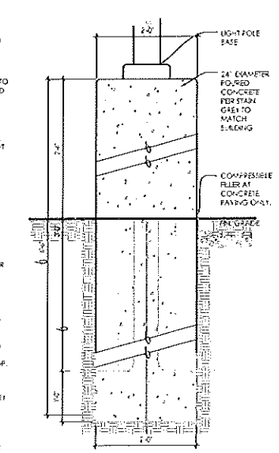


2 LIGHT POLE BASE - SECTION

SCALE 3/4"=1'-0"



3 LIGHT POLE BASE - ELEVATION

SCALE 3/4"=1'-0"

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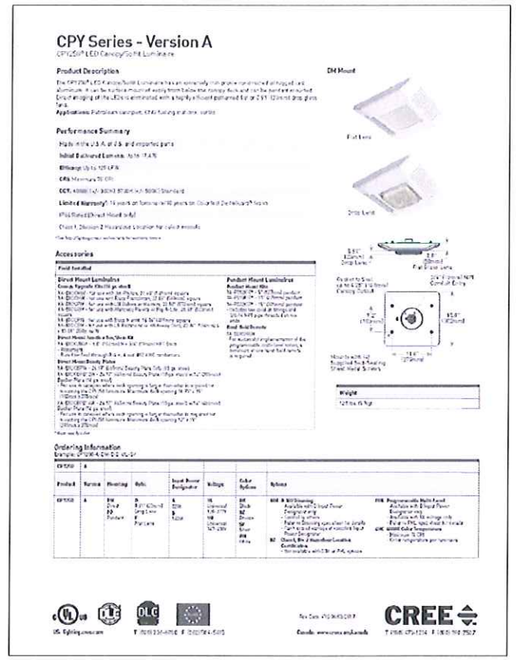
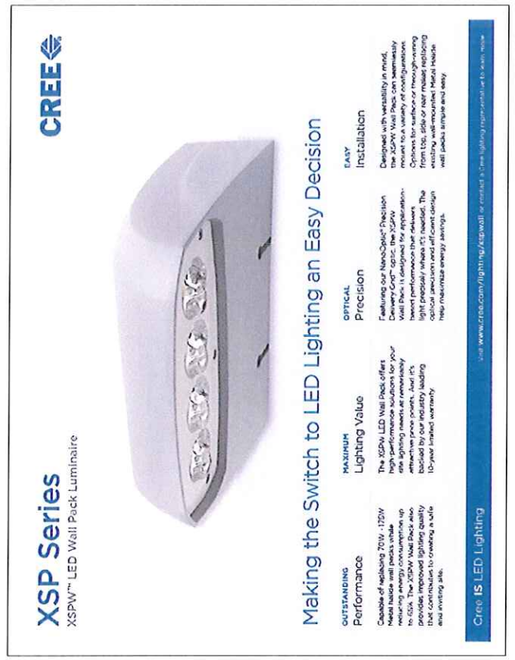
Sheet Number:	PHO1.3

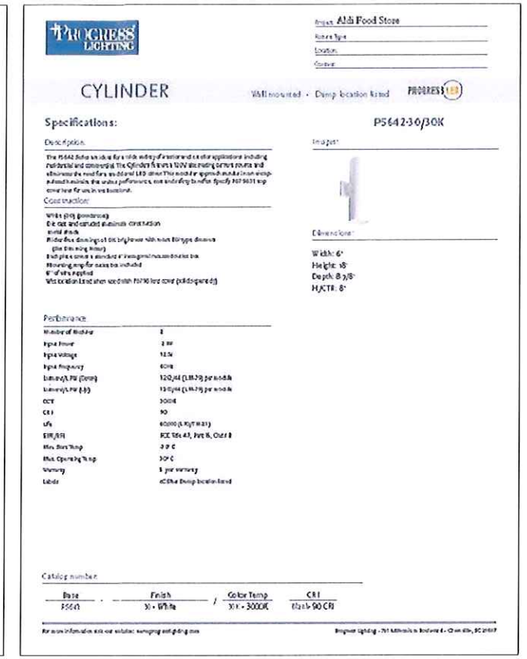
L18-068 - NICOLET HIGH SCHOOL REDEVELOPMENT - 08/09/2019



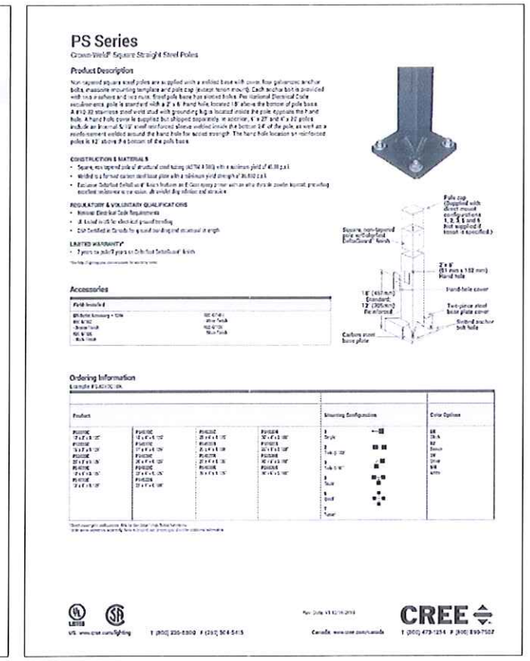
1 CPY SERIES LED CANOPY / SOFFIT LUMINAIRE



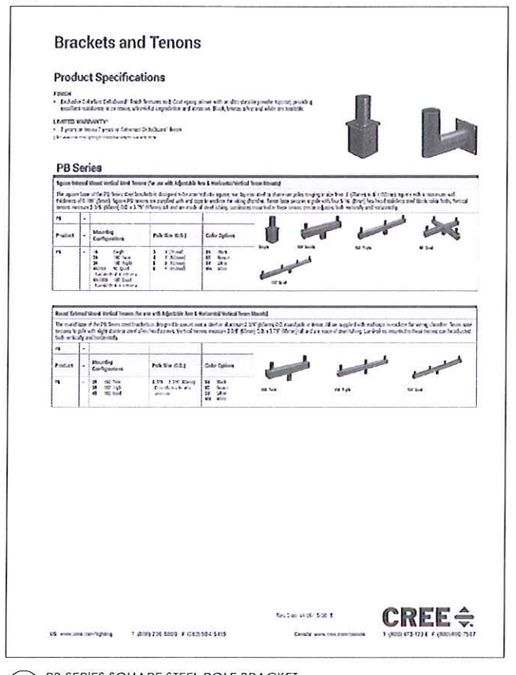
2 XPS SERIES EXTERIOR LED WALL PACK



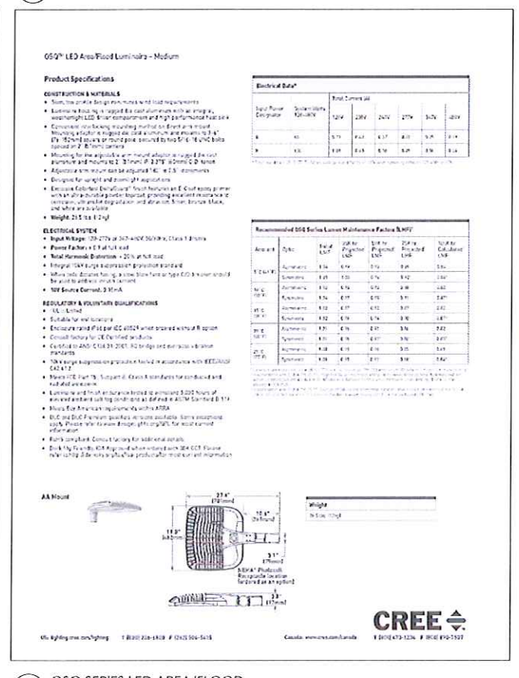
3 PROGRESS TOWER ELEMENT CYLINDER SCONCE



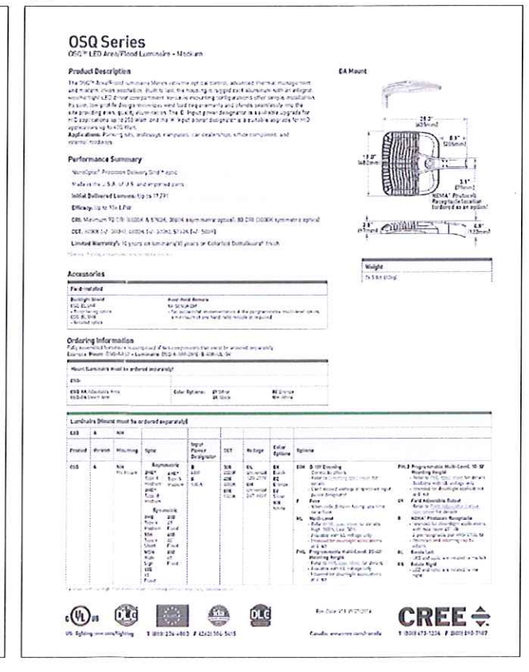
4 PS SERIES SQUARE STEEL POLE

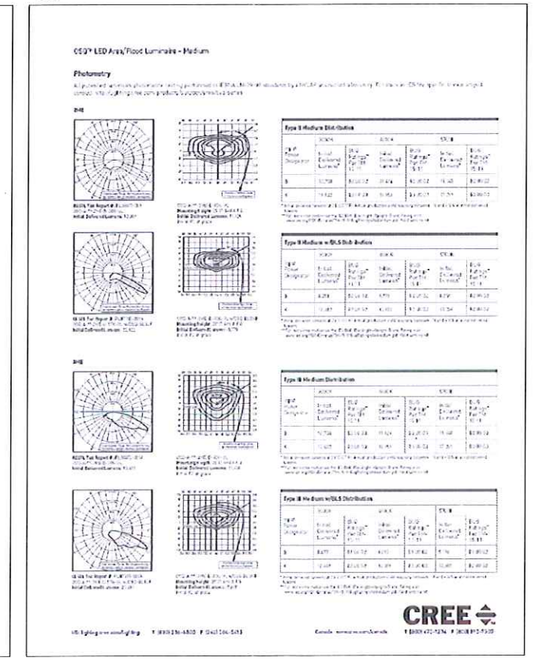


5 PB SERIES SQUARE STEEL POLE BRACKET



6 OSQ SERIES LED AREA/FLOOD





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08/09/19		Revisions Based on Additional Site Changes

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

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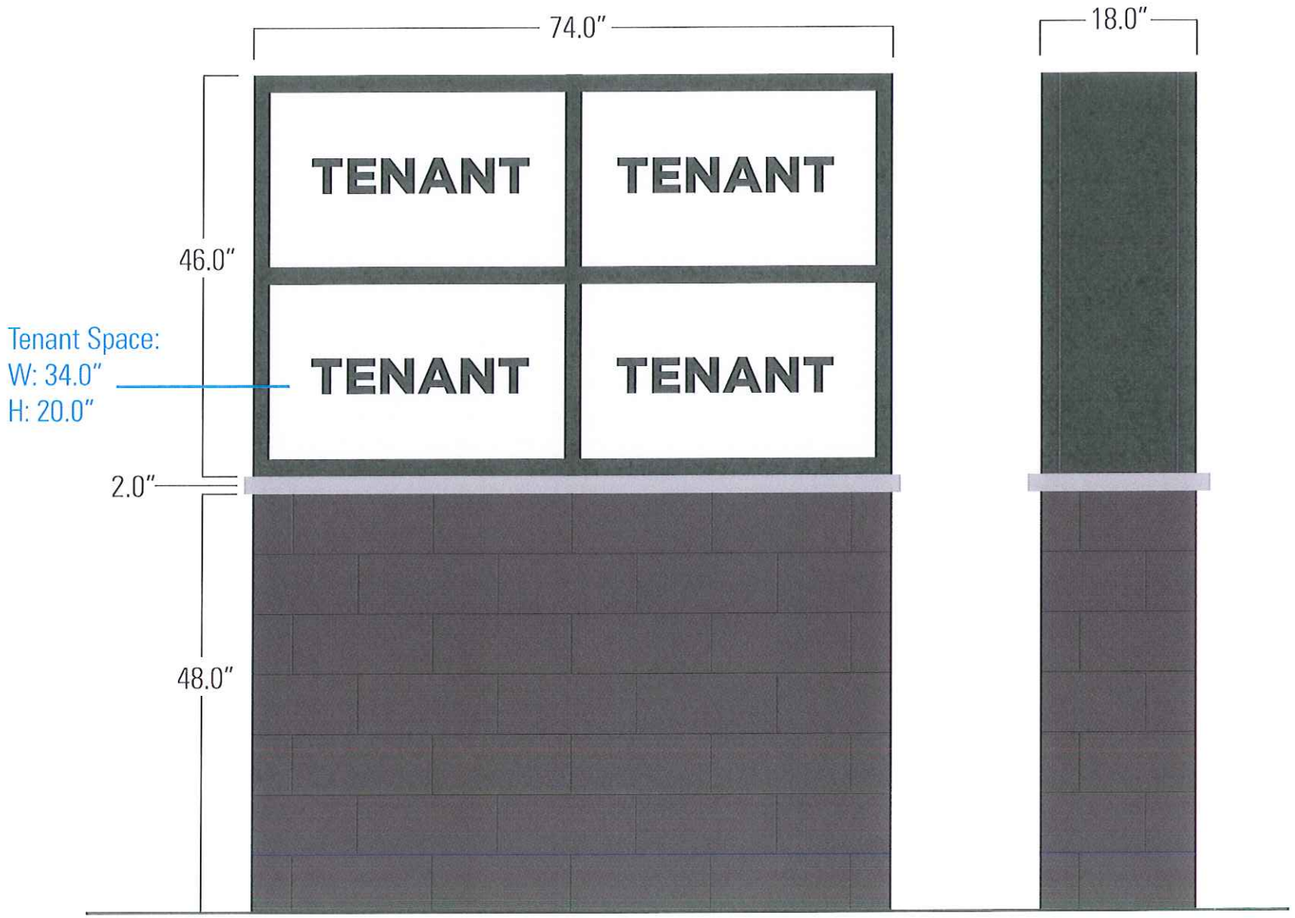
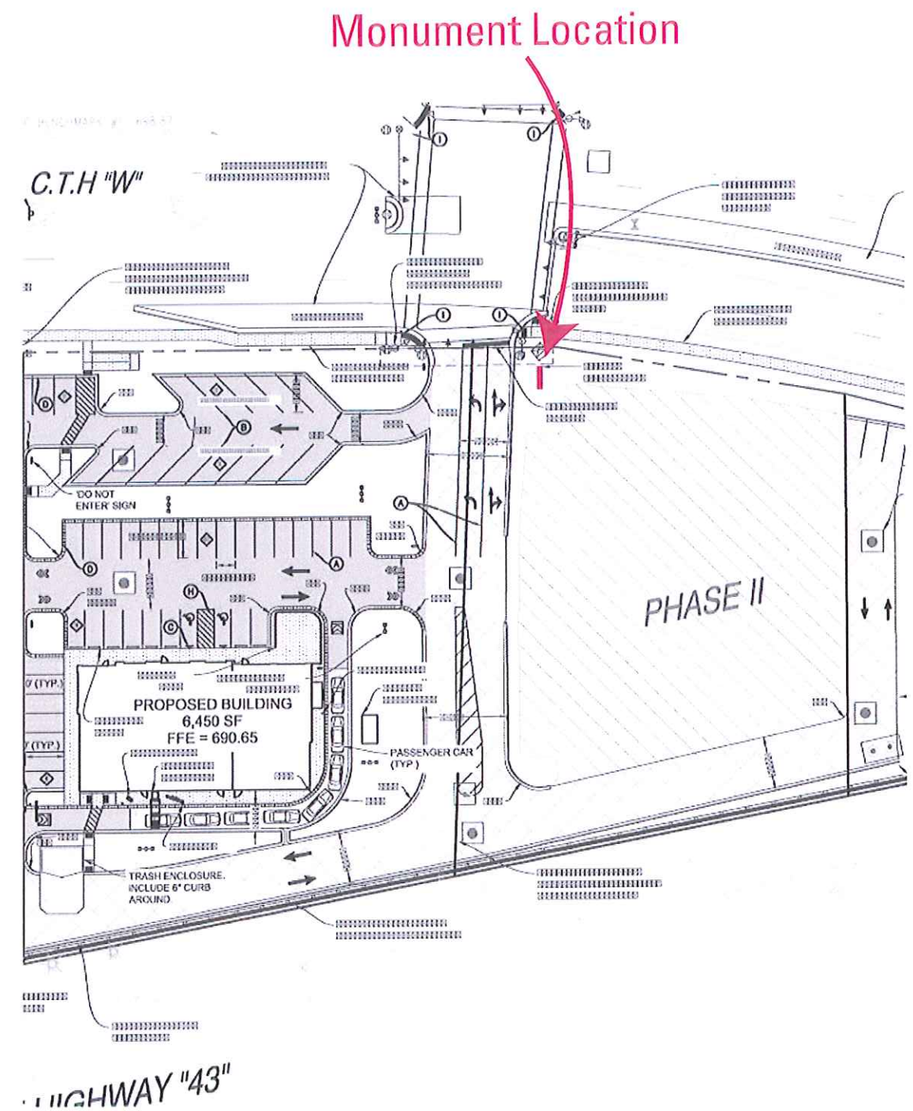
Sheet Title:

PROPOSED LIGHT FIXTURES

Date of Drawing:	08/09/19
Scale:	NONE
Drawn By:	MCD
Job Number:	L18-068
Sheet Number:	PH01.4

L18-068 - NICOLET HIGH SCHOOL REDEVELOPMENT - 08/09/2019





INNOVATIVE SIGNS

www.Innovative-Signs.com

Client

Form Development

EST/INV #

EST - XXXX

Size

See Above

Quantity

■1 □2 □3 □4 □5 □88

Materials & Specs

Monument
- Internally Illuminated(LED)
- Black Cabinet
- Polycarbonate Face's
- Translucent Vinyl Faces
- Brick Base to match building

Colors

■ Black

Revisions

□ REVISION
□ REVISION
□ REVISION
□ REVISION
□ REVISION

Representative

Brad H.

Designer

Brian Harrigan
Date: 07/17/2019

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CONSTRUCTION SITE SEQENCING

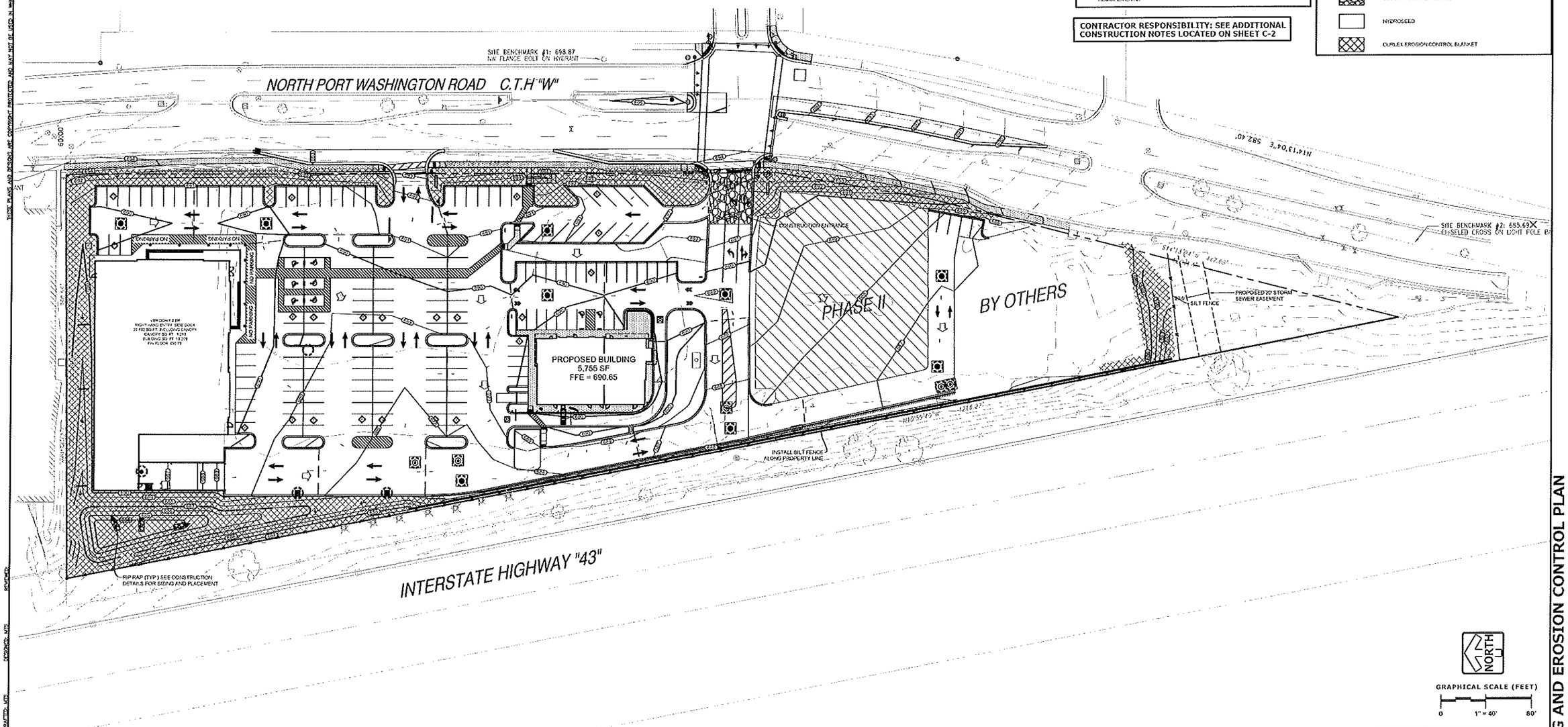
1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
2. DEMOLITION AND REMOVALS OF BUILDINGS, PAVEMENTS & LANDSCAPING.
3. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
4. CONDUCT ROUGH GRADING EFFORTS 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 MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- 755.0 PROPOSED SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- WISDOT TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE
- HYDROSEED
- CURLEX EROSION CONTROL BLANKET



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GRADING AND EROSION CONTROL PLAN

PLAN | DESIGN | DELIVER

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

NICOLET SOCCER FIELD REDEVELOPMENT

GLENDALE, WI

GRADING AND EROSION CONTROL PLAN

REVISIONS

1	REV PER CITY COMMENTS	02/11/19	5	REV TO TRAFFIC CONTROL	06/18/19
2	REV PER CITY COMMENTS	04/23/19	6	REV PER SBUXS & COUNTY	07/15/19
3	REV PER CITY COMMENTS	05/08/19	7	REV TO SBUXS BLDG	07/31/19
4	REV PER FD	05/16/19			

PEG JOB No. 1143.00
PEG PM MTS
START DATE 01/10/18
SCALE 1"=40'

SHEET
C-5
C-39

Z:\PROJECTS\2017\1143.00-WI\CAD\SHEETS\C-5 GRADING AND EROSION CONTROL PLAN.DWG

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GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY 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 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. 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 UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE SANITARY AND STORM

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. 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.
3. CONTRACTOR SHALL NOT PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
4. 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 NYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT.
5. CLEANOUTS FOR SANITARY SEWER LATERALS SHALL BE PLACED AT MAXIMUM SEPARATION OF EVERY 50'.
6. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE.
7. 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.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. MANDREL TESTING ON SANITARY LINES MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
10. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE 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 50'. CONCRETE SHALL BE FINISHED WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IS REQUIRED.
18. 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.

SPECIFICATIONS FOR PRIVATE WATERMAIN

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. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
3. CONTRACTOR SHALL NOT SHUT OFF WATER WITHOUT PRIOR APPROVAL.
4. MATERIALS FOR WATER SERVICES SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7. WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
5. MATERIALS FOR COMBINATION WATER SERVICES AND COMBINATION PRIVATE WATER MAINS SHALL COMPLY WITH NFPA 24 AND THE PROVISIONS SPECIFIED IN PAR (d).
6. NEW OR REPAIRED COMBINATION WATER SERVICES OR COMBINATION PRIVATE WATERMAINS SHALL BE FLUSHED AND DISINFECTED PRIOR TO USE IN ACCORDANCE WITH NFPA 24.
7. THE EXTENSION OF A MUNICIPAL WATERMAIN (FROM SUPPLY SIDE OF THE PROPERTY CONTROL VALVE) FOR THE PURPOSE OF SUPPLYING FIRE PROTECTION SYSTEMS AND HYDRANTS ARE CONSIDERED PRIVATE FIRE SERVICE MAIN PER NFPA 3.8.1.11. SAID MAIN SHALL BE INSPECTED BY THE COMMERCIAL BUILDING INSPECTOR AND AUTHORITY HAVING LOCAL JURISDICTION (LOCAL FIRE MARSHALL/FIRE INSPECTOR/ FIRE CHIEF)
8. MATERIALS AND INSTALLATIONS OF THIS PRIVATE FIRE SERVICE SHALL MEET AWWA STANDARDS, NFPA 24 AND THE SPECIFICATIONS OF THE ENGINEER OF RECORD.
9. 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.
10. WATERMAIN SHALL BE INSPECTED BY AUTHORITY HAVING LOCAL JURISDICTION AND SHALL BE INSTALLED AND MEET SPS 382.40(8), SPS 384.30(4), AND SPS 384.30(6)3.
11. SPECIAL ATTENTION MUST BE MADE TO NFPA 24 REQUIREMENTS. SUCH REQUIREMENTS ARE BUT NOT INCLUSIVE TO:
   - HYDROSTATIC PRESSURE TESTING SHALL BE AT 200 PSI.
   - MINIMUM FLOW RATE FOR FLUSHING SHALL BE 880 GPM FOR 6" MAINS AND 1,560 GPM FOR 8" MAINS.
   - PIPE DEFLECTIONS ARE NOT ALLOWED. ALL CHANGES IN DIRECTION SHALL BE SECURED AND RESTRAINED PROPERLY.
12. THRUST BLOCKS SHALL BE PERMITTED WHERE SOIL IS STABLE AND CAPABLE OF RESISTING THE ANTICIPATED THRUST FORCES.
13. THRUST BLOCKS SHALL BE CONCRETE OF A MIX NOT LEANER THAN ONE PART CEMENT, TWO AND ONE-HALF PARTS SAND, AND FIVE PARTS STONE.
14. THRUST BLOCKS SHALL BE PLACED BETWEEN UNDISTURBED EARTH AND THE FITTING TO BE RESTRAINED AND SHALL BE CAPABLE OF RESISTING THE CALCULATED THRUST FORCES.
15. WHEREVER POSSIBLE, THRUST BLOCKS SHALL BE LOCATED SO THAT THE JOINTS ARE ACCESSIBLE FOR REPAIR.
16. SEE SHEET C-21 FOR ADDITIONAL DETAILS REGARDING THRUST BLOCKS.

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 (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. 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 SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

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

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

   DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
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 S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
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, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
8. CONTRACTOR SHALL 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.

COUNTY EXCAVATION SPECIFICATIONS

1. THE TRENCH SHALL BE EXCAVATED TO A SUFFICIENT WIDTH AND DEPTH TO PERMIT THE PROPER LAYING OF PIPE OR CONDUIT, USING SPECIAL CARE TO AVOID DAMAGING CONDUITS OR PIPES WHICH ALREADY OCCUPY SPACE IN TRENCH LOCATION.
2. CONCRETE PAVEMENT OR CONCRETE CURB AND GUTTER SHALL BE REMOVED BY SAW-CUTTING FULL-DEPTH AND REMOVING JOINT TO JOINT (FULL SLABS). DIAGONAL, ANGLED OR ARCED CUTS ARE NOT ALLOWED.
3. ASPHALT PAVEMENTS SHALL BE SAW-CUT FULL-DEPTH FOR REMOVAL. SAW-CUTS SHALL BE PARALLEL AND PERPENDICULAR TO THE CENTERLINE OF THE ROAD. IF THE EDGE OF THE TRENCH IS WITHIN TWO FEET OF THE EDGE OF THE LANE, THE PAVEMENT SHALL BE REMOVED TO THE EDGE OF THE LANE. THE MINIMUM LIMITS OF REMOVAL SHALL BE FROM THE EDGE OF THE LANE TO THE CENTER OF THE LANE.
4. WHEN CUTTING INTO A TWO-COURSE PAVEMENT SUCH AS A CONCRETE BASE WITH AN ASPHALT WEARING COAT, THE CONCRETE PAVEMENT AND CONCRETE BASE SHALL BE SAW-CUT FULL-DEPTH AND REMOVED JOINT TO JOINT (FULL SLABS). THE SAW-CUTS SHALL BE ALONG EXISTING JOINTS. DIAGONAL, ANGLED OR ARCED CUTS ARE NOT ALLOWED.
5. WHERE PAVEMENT OR TRAFFIC CONDITIONS WARRANT, MILWAUKEE COUNTY WILL REQUIRE TUNNEL OR BORING METHODS TO BE USED. TRENCHES AND TUNNEL SECTIONS SHALL BE BRACED AS REQUIRED BY OSHA.

COUNTY BACKFILL SPECIFICATIONS

1. ALL TRENCHES EXCAVATED UNDER PAVEMENT SHALL BE BACKFILLED WITH A SLURRY MIX CONSISTING OF:
   1.1. 1,350 LB. SAND 775 LB. #1 STONE 1,150 LB. #2 STONE 25 GAL. OF WATER PER CUBIC YARD.
   *(THIS SLURRY MIX IS COMMONLY REFERRED TO AS GAS COMPANY SLURRY AGGREGATE MIX #2).
2. ALL TRENCHES EXCAVATED UNDER SIDEWALKS, DRIVEWAYS AND WITHIN TEN FEET (10') OF THE EDGE OF PAVEMENT ON LAND CONTROLLED OR MAINTAINED BY MILWAUKEE COUNTY, SHALL BE BACKFILLED WITH APPROVED SAND OR GRAVEL, AND COMPACTED.
3. ON SHOULDERS AND DRIVEWAYS THE TOP EIGHT INCHES (8") SHALL BE GRAVEL OR CRUSHED STONE MATERIAL OR BITUMINOUS OR PORTLAND CEMENT CONCRETE IF PRESENTLY IN PLACE. EXCAVATED MATERIAL SHALL IMMEDIATELY BE HAULED OFF THE RIGHT-OF-WAY BY THE PERMITTEE OR THEIR AGENT.
4. THE CONTRACTOR SHALL MAINTAIN THE PAVEMENT TRENCH SURFACE WITH A TEMPORARY ASPHALT SURFACE UNTIL SUCH TIME AS THE PERMANENT BITUMINOUS OR PORTLAND CEMENT CONCRETE IS REPLACED BY THE CONTRACTOR. IF, IN THE JUDGMENT OF THE REPRESENTATIVE OF THE DIRECTOR OF TRANSPORTATION, THE CONDITION OF THE BACKFILL WARRANTS, THE MATERIAL SHALL BE THOROUGHLY FLUSHED WITH WATER.
5. TUNNEL SECTIONS SHALL BE BACKFILLED WITH CONCRETE CONSISTING OF A MINIMUM OF TWO (2) BAGS OF CEMENT PER CUBIC YARD OF GRADED AGGREGATE.
6. THE CONTRACTOR SHALL SUPPLY A COPY OF THE DELIVERY TICKETS OF ALL MATERIAL USED FOR BACKFILLING TO THE DIRECTOR OF TRANSPORTATION.

COUNTY PAVEMENT REPLACEMENT SPECIFICATIONS

1. PAVEMENT AND CURB AND GUTTER SHALL BE REPLACED BY PERMITTEE THE SAME THICKNESS AS THE ADJACENT SLAB AND/OR CURB AND GUTTER WITH CLASS "A" 7 BAG, HIGH EARLY STRENGTH PORTLAND CEMENT CONCRETE.
2. CONSTRUCTION METHODS AND MATERIAL SHALL MEET THE REQUIREMENTS TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
3. NEW CONCRETE PAVEMENT OR CONCRETE CURB AND GUTTER SHALL BE DOWELED TO THE EXISTING PAVEMENT AND/OR CURB AND GUTTER WITH DRILLED AND DRIVEN NO. 6 EPOXY-COATED 24-INCH DEFORMED BARS PLACED 36" C-C, EXCEPT IN WHEEL PATHS WHERE FOUR 1¼" DOWELS, 15" C-C SHALL BE PLACED.
4. REPLACEMENT OF ASPHALT PAVEMENT SHALL BE TWO-INCHES THICKER THAN THE ADJACENT PAVEMENT. THE MIX DESIGN SHALL BE DETERMINED BY MILWAUKEE COUNTY.
5. THE ASPHALT WEARING COURSE OF A TWO-COURSE PAVEMENT SHALL BE REPLACED TO MATCH THE THICKNESS OF THE ADJACENT PAVEMENT.
6. NEW PORTLAND CEMENT CONCRETE SHALL BE BARRICADED AND TRAFFIC KEPT OFF FOR A PERIOD OF NOT LESS THAN 72 HOURS OR UNTIL THE NEW CONCRETE ATTAINS THE STRENGTH NECESSARY TO SUPPORT SUCH TRAFFIC.
7. ALL TRENCHES IN SHOULDERS OR PRIVATE ENTRANCES SHALL BE SURFACED BY THE PERMITTEE WITH THE SAME TYPE OF MATERIAL AND RESTORED TO THE SAME CONDITION AS THE ORIGINAL SURFACE.

DRAFTED: MTS DESIGNED: MTS REVIEWED:

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NICOLET SOCCER FIELD REDEVELOPMENT
GLENDALE, WI

GENERAL NOTES

REVISIONS

No.	Revision	Date	No.	Revision	Date
1	REV PER CITY COMMENTS	02/11/19	5	REV TO TRAFFIC CONTROL	06/18/19
2	REV PER CITY COMMENTS	04/23/19	6	REV PER SBUXS & COUNTY	07/15/19
3	REV PER CITY COMMENTS	05/08/19	7	REV TO SBUXS BLDG	07/31/19
4	REV PER FD	05/16/19			

PEG JOB No. 1143.00
PEG PM MTS
START DATE 01/19/18
SCALE N/A

SHEET C-2
C-39

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GENERAL NOTES

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CROSSINGS

1. 8" WAT OVER 15" STM — 8" WAT B.O.P. 683.55 — 15" STM T.O.P. 682.02
2. 8" SAN OVER 15" STM — 8" SAN B.O.P. 682.71 — 15" STM T.O.P. 681.89
3. 6" WAT OVER 8" SAN — 6" WAT B.O.P. 683.54 — 8" SAN T.O.P. 683.17
4. 6" WAT OVER 8" SAN — 6" WAT B.O.P. 684.34 — 8" SAN T.O.P. 682.65
5. 8" WAT OVER 8" SAN — 8" WAT B.O.P. 683.85 — 8" SAN T.O.P. 681.41
6. 6" WAT OVER 8" SAN — 6" WAT B.O.P. 682.50 — 8" SAN T.O.P. 681.95
7. 8" SAN OVER 2" WAT — 8" SAN B.O.P. 681.54 — 2" WAT T.O.P. 679.95
8. 10" STM OVER 2" WAT — 10" STM B.O.P. 681.80 — 2" WAT T.O.P. 680.22
9. 6" STM OVER 8" SAN — 6" STM B.O.P. 684.03 — 8" SAN T.O.P. 683.23
10. 12" STM OVER 6" SAN — 12" STM B.O.P. 685.56 — 6" SAN T.O.P. 682.51
11. 15" STM OVER 18" STM — 15" STM B.O.P. 679.70 — 18" STM T.O.P. 679.22

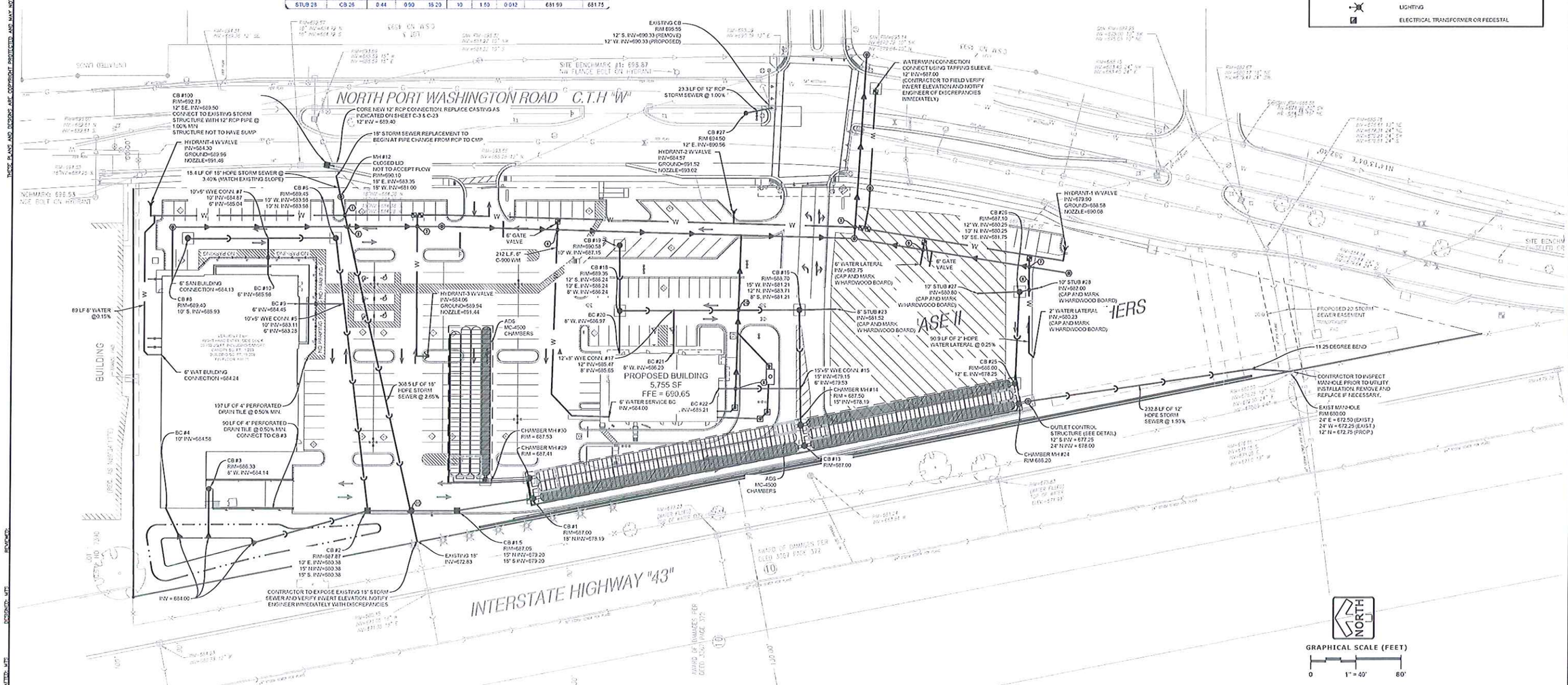
Upstream Structure	Downstream Structure	Acres A	Coefficient C	Length (ft)	Diameter (in)	Slope (%)	Manning Coefficient	Invert Up	Invert Down
CB 3	POND	0.09	0.61	43.00	8	0.30	0.012	684.13	684.00
BC 4	POND	0.68	0.69	29.00	10	2.00	0.012	684.58	684.00
CB 8	WYE 7	0.20	0.68	70.70	10	1.50	0.012	685.93	684.87
WYE 7	CB 6	0.00	0.30	59.43	10	1.50	0.012	684.87	683.98
CB 6	WYE 5	0.26	0.73	57.83	10	1.50	0.012	683.98	683.11
WYE 5	CB 2	0.00	0.30	181.80	10	1.50	0.012	683.11	680.38
CB 2	CB 1.5	0.14	0.69	78.60	15	1.50	0.012	680.38	679.20
CB 1.5	CB 1	0.83	0.87	67.60	18	1.50	0.012	679.20	678.19
BC 10	WYE 7	0.02	0.90	31.60	6	3.00	0.012	685.99	685.04
BC 9	WYE 5	0.02	0.90	39.10	6	3.00	0.012	684.45	683.23
CB 19	CB 18	0.34	0.67	57.20	10	1.60	0.012	687.15	686.24
CB 18	WYE 17	0.18	0.74	48.10	12	1.60	0.012	686.24	685.47
WYE 17	CB 16	0.00	0.30	109.80	12	1.60	0.012	685.47	683.71
CB 16	WYE 15	0.38	0.71	68.60	15	3.00	0.012	681.21	679.15
WYE 15	MH 14	0.00	0.60	31.90	15	3.00	0.012	679.15	678.19
BC 20	CB 18	0.08	0.90	36.60	8	2.00	0.012	686.97	686.24
BC 21	WYE 17	0.08	0.90	35.80	8	2.00	0.012	686.20	685.47
BC 22	WYE 15	0.01	0.90	71.10	6	8.00	0.012	685.21	679.52
STUB 23	CB 16	0.11	0.90	31.70	8	1.00	0.012	681.52	681.21
CB 26	CB 25	0.18	0.72	79.70	12	2.50	0.012	680.24	678.25
STUB 27	CB 26	0.11	0.90	38.30	10	1.50	0.012	680.79	680.25
STUB 28	CB 26	0.44	0.90	16.20	10	1.50	0.012	681.99	681.75

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

ALL UTILITIES OUTSIDE OF COUNTY R.O.W. SHALL BE PRIVATE INTERCEPTOR MAINS

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
- W — WATER MAIN
- FP — FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL



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GLENDALE, WI

UTILITY PLAN

REVISIONS

1	REV PER CITY COMMENTS	02/11/19	5	REV TO TRAFFIC CONTROL	06/18/19
2	REV PER CITY COMMENTS	04/23/19	6	REV PER SBUXS & COUNTY	07/15/19
3	REV PER CITY COMMENTS	05/03/19	7	REV TO SBUXS BLDG	07/31/19
4	REV PER FD	05/16/19			

PEG JOB No. 1143.00
PEG PM MTS
START DATE 01/12/18
SCALE 1"=40'

SHEET
C-14
C-39

UTILITY PLAN

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GENERAL NOTES:

A. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION.

B. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.

C. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.

D. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY CONCERNS PRIOR TO STARTING WORK.

E. DO NOT SCALE THE DRAWINGS. IF A CONTRADICTION OCCURS WITHIN THE CONTRACT DOCUMENTS OR INFORMATION IS UNCLEAR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.

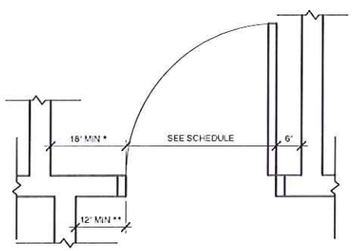
F. CONTRACTOR SHALL COORDINATE WITH THE WORK OF OTHERS NOT INCLUDED IN THE THIS CONTRACT AS DIRECTED BY THE OWNER.

G. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FACE OF WALL FINISH, U.N.O.

H. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.

I. THE WORD ALIGN AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

J. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.



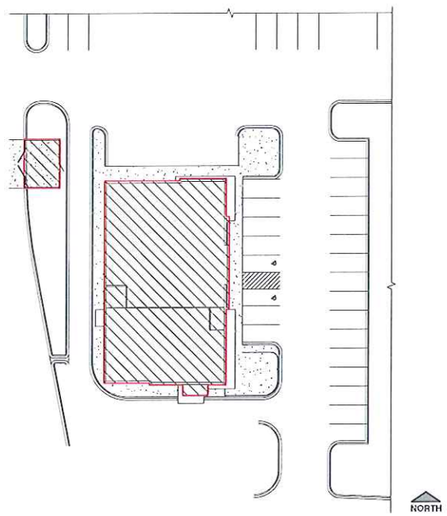
* TYPICAL FRONT APPROACH CLEARANCES, 24" IF LATCH APPROACH, 42" IF HINGE APPROACH

** 12" MIN. IF BOTH CLOSER AND LATCH ARE PROVIDED, 6" MIN. IF BOTH CLOSER AND LATCH ARE NOT PROVIDED

SEE ANSI A117.1.1 (FIG.404.2.3.2) FOR FURTHER INFORMATION

2 A1.0 TYP. DOOR OFFSET

3/4" = 1'-0"

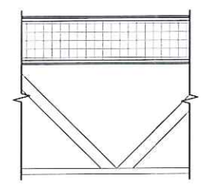


1 A5.1 A1.0 OVERALL BUILDING AND SITE PLAN

1/32" = 1'-0" * FINAL SITE PLAN AND CIVIL ENGINEERING BY OTHERS

OCCUPANCY LOAD WORKSHEET						
ROOM #	ROOM NAME	FLOOR AREA	Room Occupancy	DENSITY SF/ PERSON	OCCUPANT LOAD BY CALCULATION	OCCUPANT LOAD BY ACTUAL NUMBER
100	TENANT 1	1908 SF	Mercantile - Basement and Grade Floor Areas	60	31.8	32
101	TENANT 2	3305 SF	Mercantile - Basement and Grade Floor Areas	60	55.1	56
102	BUILDING MECH	95 SF	Accessory Mechanical Equipment Room	300	0.3	1
Grand total		5308 SF				89

PROJECT INFORMATION:	
OCCUPANCY:	M
CONSTRUCTION TYPE	V
SQUARE FOOTAGE:	5,791 SF
NUMBER OF FLOOR LEVELS	1
FULLY SPRINKLERED	YES

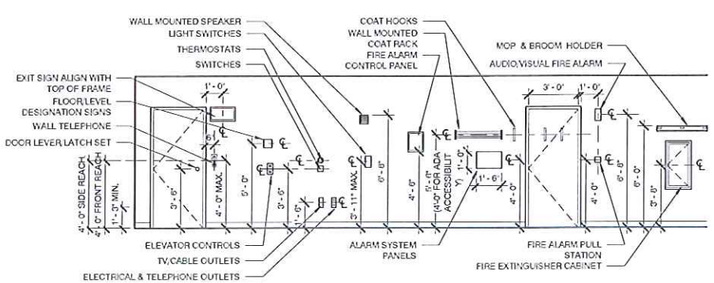


R-1

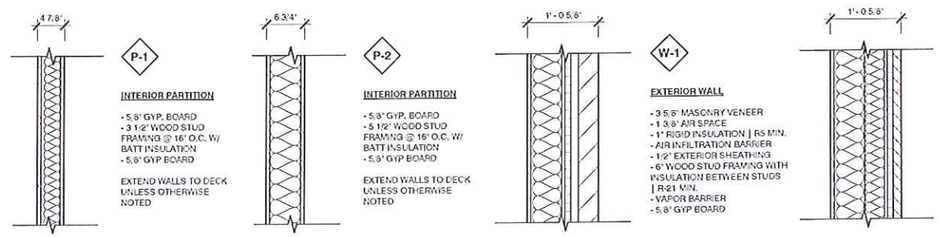
- FULLY ADHERED EPDM MEMBRANE
- 1/2" DENS GLASS SHEATHING
- MIN R35 FLAT RIGID INSULATION (2 LAYERS W/ STAGGERED JOINTS)
- 5/8" PLYWOOD/OSB SHEATHING, PER STRUCTURAL
- 6 MIL POLYETHYLENE VAPOR BARRIER
- WOOD TRUSS PER STRUCTURAL

ROOF TYPES

1" = 1'-0"

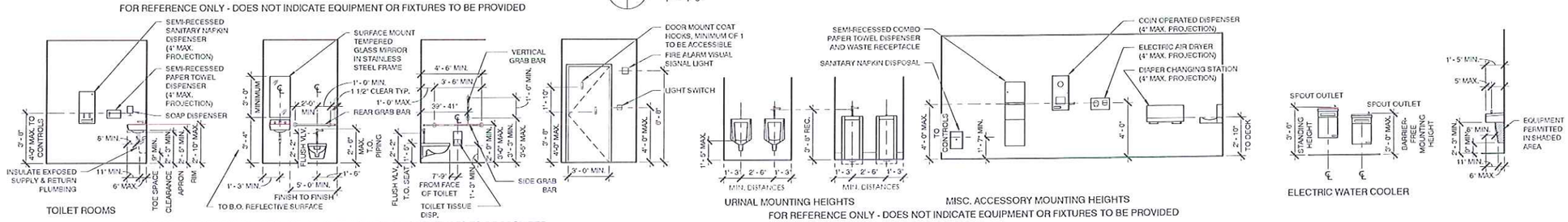


FOR REFERENCE ONLY - DOES NOT INDICATE EQUIPMENT OR FIXTURES TO BE PROVIDED



WALL TYPES

1" = 1'-0"



FOR REFERENCE ONLY - DOES NOT INDICATE EQUIPMENT OR FIXTURES TO BE PROVIDED

TYPICAL MOUNTING HEIGHTS

1/4"=1'-0"

NEW BUILDING FOR:
NORTH PORT WASHINGTON ROAD DEVELOPMENT
N PORT WASHINGTON RD
GLENDALE, WI 53217

ARCHITECTURAL

A1.0 TITLE SHEET, SHEET INDEX, OVERALL BUILDING AND SITE PLAN, WALL TYPES, AND TYPICALS

A3.1 CONSTRUCTION/FINISH PLAN

A5.0 COLOR ELEVATIONS

A5.1 INTERIOR AND EXTERIOR ELEVATIONS

A6.1 WALL SECTIONS

A6.2 DETAILS

in. studio architecture
833 E. Michigan St. | Suite 540 | Milwaukee, WI 53202
ph: 414.276.5604 | www.instudioarch.com

ICAP DEVELOPMENT

NEW BUILDING FOR:
NORTH PORT WASHINGTON ROAD DEVELOPMENT
N PORT WASHINGTON RD
GLENDALE, WI 53217

REVISIONS

NO.	REV. DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not for construction purposes and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Original Issue Date: 08/13/2019

Project No.: 19.012

Drawn By: TM

SHEET TITLE

TITLE SHEET, SHEET INDEX, OVERALL BUILDING AND SITE PLAN, WALL TYPES, AND TYPICALS

A1.0

NOT FOR CONSTRUCTION

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Y:\Shared\In-Studio\ACTIVE PROJECTS\North Port Washington Road Development - ICAP\4-Construction Documents\19 0809 N Port Wash Rdvrl
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ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS
FOR

NICOLET SOCCER FIELD REDEVELOPMENT

GLENDALE, WI

PLANS PREPARED
FOR

ALDI INC.

9342 SOUTH 13th STREET
OAK CREEK, WI 53154

LOCATION MAP
SCALE: NTS

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C-37	OFF-SITE TRAFFIC CONTROL PLAN
C-38	OFF-SITE TRAFFIC CONTROL PLAN
C-39	OFF-SITE TRAFFIC CONTROL PLAN

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		CAUTION
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
STREET SIGN		
GAS MAIN		
TELEPHONE LINE		
CONTOUR	743	743
SPOT ELEVATION	× (750.00)	× 750.00
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	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE
NTS	NOT TO SCALE		

GENERAL NOTES

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

BENCHMARKS & DATUM

REFERENCE BENCHMARK:

BENCHMARK #1 : NW FLANGE BOLT ON HYD
ELEV 698.87

BENCHMARK #2: CHISELED CROSS ON LIGHT POLE BASE
ELEV 685.69

DATUM: NAVD29 USED FOR SURVEY

LOCAL DATUM CONVERSION TO NAVD88 = -580.603

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DIRECTOR OF PUBLIC WORKS
VILLAGE OF GLENDALE
cimig@glendale-wi.gov

MUSTAFA EMIR, PhD, PE
VILLAGE ENGINEER
CLARK DIETZ, INC.
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MILWAUKEE, WI 53202
(414)831-2663
mustafa.emir@clarkdietz.com

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Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

DRAFTED: MTS
DESIGNED: MTS
REVIEWED:

NICOLET SOCCER FIELD REDEVELOPMENT
GLENDALE, WI

COVER SHEET

REVISIONS

1	REV PER CITY COMMENTS	02/11/19	5	REV TO TRAFFIC CONTROL	06/18/19
2	REV PER CITY COMMENTS	04/23/19	6	REV PER SBUXS & COUNTY	07/15/19
3	REV PER CITY COMMENTS	05/08/19	7	REV TO SBUXS BLDG	07/31/19
4	REV PER FD	05/16/19			

PEG JOB No. 1143.00
PEG PM MTS
START DATE 01/19/18
SCALE N/A

SHEET
C-1
C-39

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COVER SHEET

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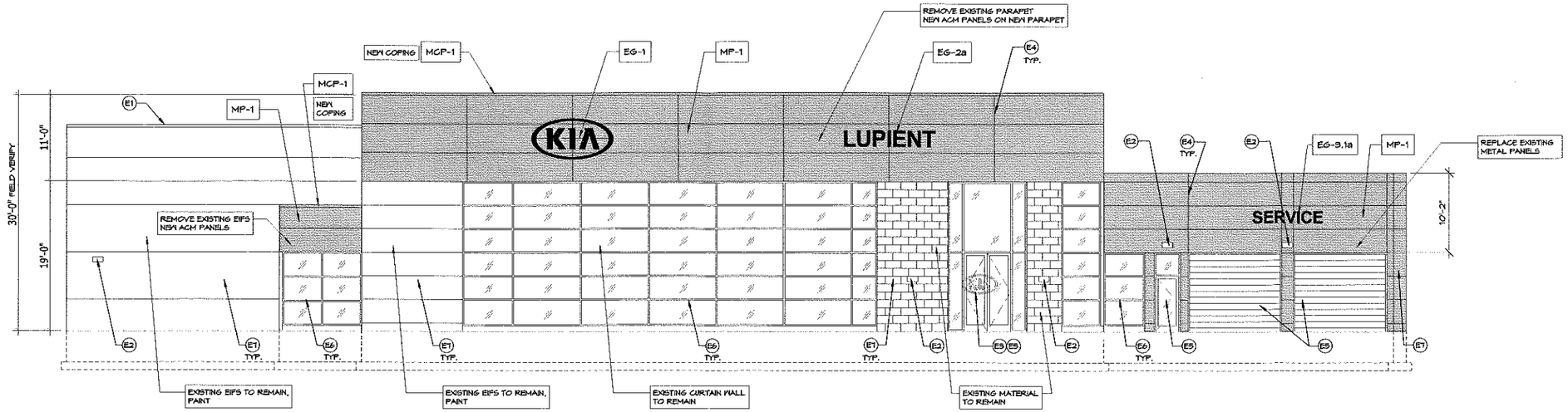
3d.

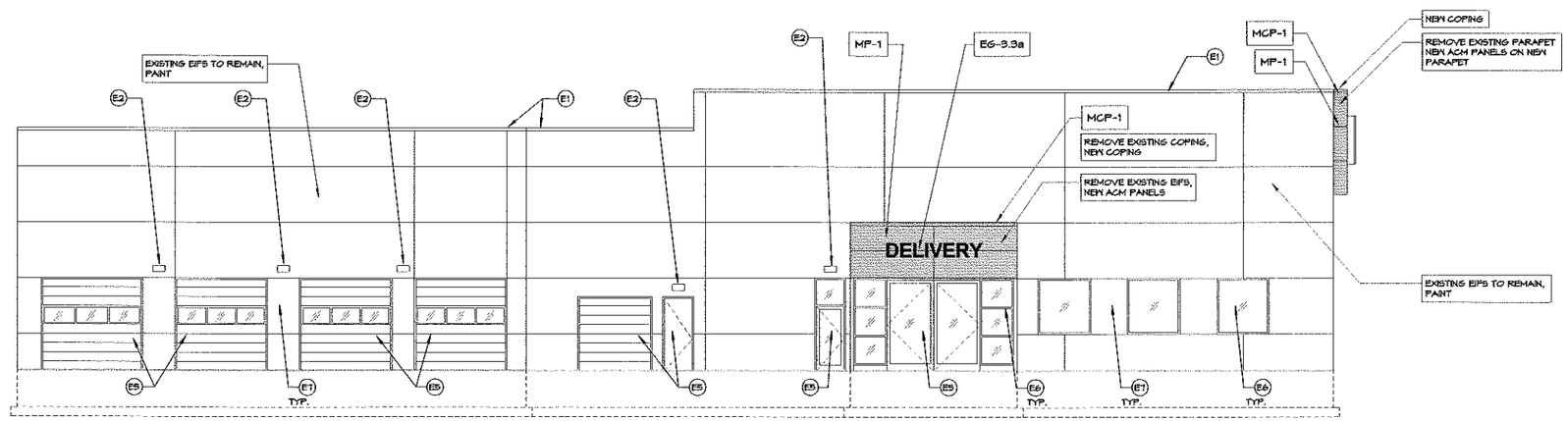
Rec'd 8/26/2019



1 / A-4.1 WEST (FRONT) ELEVATION

1/8" = 1'-0"

NOTE: PAINT ALL EXISTING EFIS
COLOR: EP-2



2 / A-4.1 NORTH (LEFT) ELEVATION

1/8" = 1'-0"

GENERAL ELEVATION NOTES:

- SIGNAGE IS SUBJECT TO LOCAL JURISDICTION REQUIREMENTS.
- ALL GRAPHICS AND WALL PANELS MAY REQUIRE BLOCKING OR OTHER POSITIVE FORM OF ANCHORAGE. COORDINATE WITH THE GRAPHICS VENDOR PRIOR TO CLOSING ANY WALL CAVITIES. SELECT SIGNS ARE ELECTRIFIED. REFER TO ELEVATIONS TO IDENTIFY WHICH GRAPHICS REQUIRE POWER.
- METAL PANEL SECTIONS NOT TO EXCEED 15'-0" IN LENGTH.
- EG-3.1 TO ALWAYS BE CENTERED ABOVE SERVICE RECEPTION DOORS UNLESS OTHERWISE NOTED.
- COORDINATE POWER AND ACCESS PANELS FOR KIA LOGO AND EXTERIOR BUILDING SIGNAGE AS REQUIRED. SCHEDULE AND COORDINATE INSTALLATION WITH PATTISON SIGN GROUP AS REQUIRED.

NOTE:

A.C.M. JOINT COLOR LEGEND FOR JOINT FILLER STRIPS:

- WHITE A.C.M. TO WHITE A.C.M.= WHITE JOINT FILLER STRIP

EXTERIOR FINISH KEY NOTES

KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY
E1	METAL COPING: EXISTING METAL COPING TO REMAIN.	E4	METAL PANEL JOINT REFER TO ELEVATIONS FOR LOCATION.	E7	EXISTING MATERIAL TO REMAIN: EXISTING MATERIALS APPROVED BY KMA.	EG-1	EXTERIOR BUILDING SIGNAGE: THE KIA BRAND MARK SIGNAGE, KIA LOGO. MANUFACTURER: PATTISON SIGN GROUP, INC. TYPE/SPEC: INDIVIDUAL LETTERS & LOGO SIGNAGE - PER KIA STANDARDS, COORDINATE WITH PATTISON SIGN GROUP, TYP. LIGHTING: BACKLIT (CONTRACTOR PROVIDE POWER & CONTROLS- (INDIVIDUAL WIRES TO EACH LETTER) NOTES: CONTRACTOR TO PROVIDE REQUIRED BLOCKING, COORD. WITH SIGN VENDOR/INSTALLER. SIGNS PURCHASED BY OWNER & INSTALLED BY PATTISON SIGN, LOCAL INSTALLER.	EG-3.3a	EXTERIOR BUILDING SIGNAGE: THE KIA BRAND MARK, DELIVERY SIGNAGE IN RED. MANUFACTURER: PATTISON SIGN GROUP, INC. TYPE/SPEC: INDIVIDUAL LETTERS & LOGO SIGNAGE - PER KIA STANDARDS, COORDINATE WITH PATTISON SIGN GROUP, TYP. LIGHTING: BACKLIT (CONTRACTOR PROVIDE POWER & CONTROLS- (INDIVIDUAL WIRES TO EACH LETTER) NOTES: CONTRACTOR TO PROVIDE REQUIRED BLOCKING, COORD. WITH SIGN VENDOR/INSTALLER. SIGNS PURCHASED BY OWNER & INSTALLED BY PATTISON SIGN, LOCAL INSTALLER.
E2	PROVIDE NEW LIGHTING DECORATIVE LED WALL-PAK LIGHT FIXTURE.	E5	DOOR: EXISTING DOOR TO REMAIN.	MP-1	METAL WALL PANEL- PREFINISHED (A.C.M.): MANUFACTURER: ALPOLIC ACM SUPPLIED AND INSTALLED BY LOCAL VENDOR OR PATTISON SIGN GROUP. BUILDING TO BE SCANNED AND MEASURED PRIOR TO SHOP DRAWINGS. TYPE/SPEC: DRY JOINT SYSTEM/RAINSCREEN SYSTEM (4MM4SAN'K) COLOR: SAN WHITE CONTACT: DAVID J. KEARNEY AT APOLIC, (757) 382-5724	EG-2a	EXTERIOR BUILDING SIGNAGE: THE KIA BRAND MARK, DEALER SIGNAGE IN RED. MANUFACTURER: PATTISON SIGN GROUP, INC. TYPE/SPEC: INDIVIDUAL LETTERS & LOGO SIGNAGE - PER KIA STANDARDS, COORDINATE WITH PATTISON SIGN GROUP, TYP. LIGHTING: BACKLIT (CONTRACTOR PROVIDE POWER & CONTROLS- (INDIVIDUAL WIRES TO EACH LETTER) NOTES: CONTRACTOR TO PROVIDE REQUIRED BLOCKING, COORD. WITH SIGN VENDOR/INSTALLER. SIGNS PURCHASED BY OWNER & INSTALLED BY PATTISON SIGN, LOCAL INSTALLER.	EP-2	EXTERIOR PAINT: PAINT EXISTING EIFS. MANUFACTURER: BENJAMIN MOORE. COLOR: OC-61 WHITE DIAMOND. NOTES: CONTACT JASON WALKER AT BENJAMIN MOORE (773) 547-8648 CONTACT MANUFACTURER TO OBTAIN APPROPRIATE PRIMER & PAINT SERIES FOR SUBSTRATE.
E3	DOOR PULL ASSEMBLY (DP-2): INSTALL DOOR PULL ASSEMBLY (DP-2) AT PRIMARY ENTRANCE PER EXTERIOR FINISH SCHEDULE.	E6	GLAZING/WINDOW: EXISTING GLAZING/WINDOW TO REMAIN.	MCP-1	METAL WALL COPING- PREFINISHED (A.C.M.): MANUFACTURER: ALPOLIC	EG-3.1a	EXTERIOR BUILDING SIGNAGE: THE KIA BRAND MARK, SERVICE SIGNAGE IN RED. MANUFACTURER: PATTISON SIGN GROUP, INC.		

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Architectural Group Inc.
500 North Commercial Street
Neenah, Wisconsin 54956
Phone: 920-722-3445 Fax: 920-722-6606
www.gries.design

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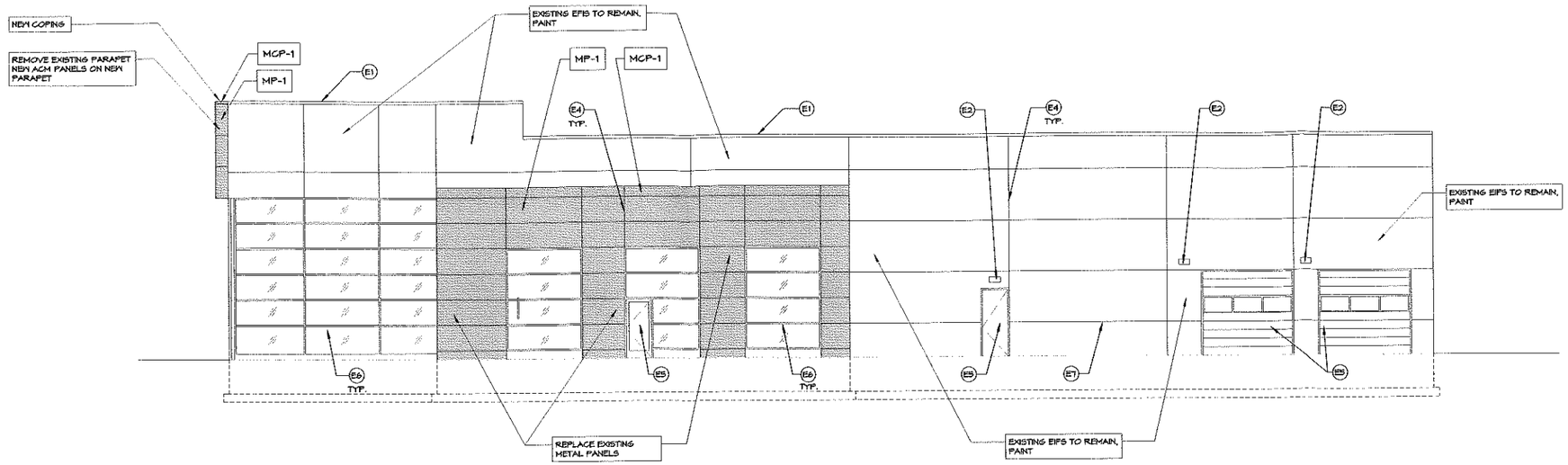
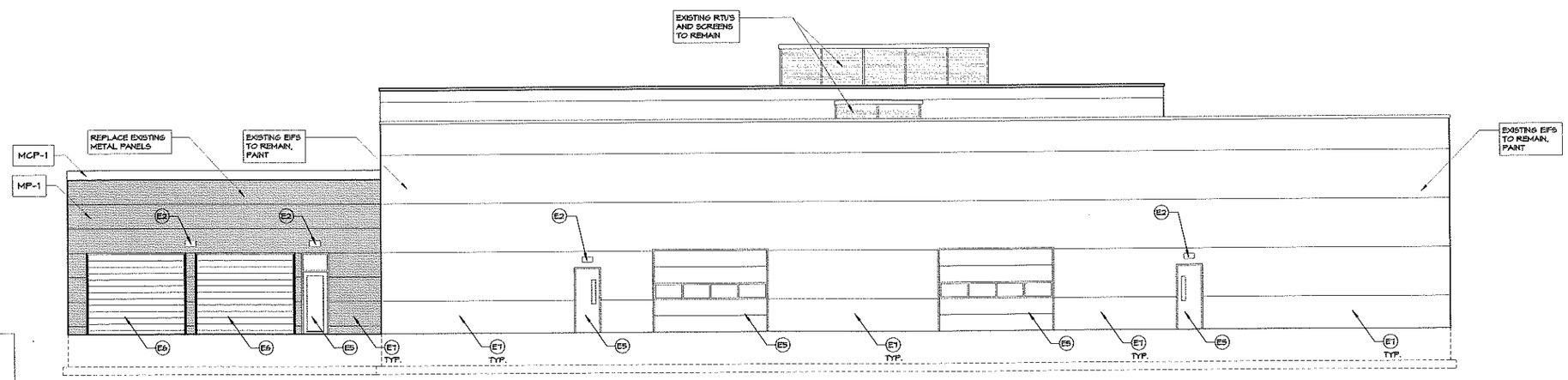
RENOVATION PROJECT FOR:
LUPIENT KIA
GLENDALE, WISCONSIN

date: 6/19/19
job: 19-054
d. by: LAK
rev.:



NOTE: PAINT ALL EXISTING EFIS
COLOR: EP-2

1 A-4.2 SOUTH (RIGHT) ELEVATION
1/8" = 1'-0"



2 A-4.2 EAST (REAR) ELEVATION
1/8" = 1'-0"

GENERAL ELEVATION NOTES:

- SIGNAGE IS SUBJECT TO LOCAL JURISDICTION REQUIREMENTS.
- All GRAPHICS AND WALL PANELS MAY REQUIRE BLOCKING OR OTHER POSITIVE FORM OF ANCHORAGE. COORDINATE WITH THE GRAPHICS VENDOR PRIOR TO CLOSING ANY WALL CAVITIES. SELECT SIGNS ARE ELECTRIFIED. REFER TO ELEVATIONS TO IDENTIFY WHICH GRAPHICS REQUIRE POWER.
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- EG-3.1 TO ALWAYS BE CENTERED ABOVE SERVICE RECEPTION DOORS UNLESS OTHERWISE NOTED.
- COORDINATE POWER AND ACCESS PANELS FOR KIA LOGO AND EXTERIOR BUILDING SIGNAGE AS REQUIRED. SCHEDULE AND COORDINATE INSTALLATION WITH PATTISON SIGN GROUP AS REQUIRED.

NOTE:

A.C.M. JOINT COLOR LEGEND FOR JOINT FILLER STRIPS:

- WHITE A.C.M. TO WHITE A.C.M.= WHITE JOINT FILLER STRIP

EXTERIOR FINISH KEY NOTES

KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY
E1	METAL COPING: EXISTING METAL COPING TO REMAIN.	E4	METAL PANEL JOINT REFER TO ELEVATIONS FOR LOCATION.	E7	EXISTING MATERIAL TO REMAIN: EXISTING MATERIALS APPROVED BY KMA.	EG-1	EXTERIOR BUILDING SIGNAGE: THE KIA BRAND MARK SIGNAGE, KIA LOGO. MANUFACTURER: PATTISON SIGN GROUP, INC. TYPE/SPEC: INDIVIDUAL LETTERS & LOGO SIGNAGE - PER KIA STANDARDS, COORDINATE WITH PATTISON SIGN GROUP, TYP. LIGHTING: BACKLIT (CONTRACTOR PROVIDE POWER & CONTROLS- (INDIVIDUAL KNIPS TO EACH LETTER) NOTES: CONTRACTOR TO PROVIDE REQUIRED BLOCKING, COORD. WITH SIGN VENDOR/INSTALLER. SIGNS PURCHASED BY OWNER & INSTALLED BY PATTISON SIGN, LOCAL INSTALLER.	EG-3.3a	EXTERIOR BUILDING SIGNAGE: THE KIA BRAND MARK, DELIVERY SIGNAGE IN RED. MANUFACTURER: PATTISON SIGN GROUP, INC. TYPE/SPEC: INDIVIDUAL LETTERS & LOGO SIGNAGE - PER KIA STANDARDS, COORDINATE WITH PATTISON SIGN GROUP, TYP. LIGHTING: BACKLIT (CONTRACTOR PROVIDE POWER & CONTROLS- (INDIVIDUAL KNIPS TO EACH LETTER) NOTES: CONTRACTOR TO PROVIDE REQUIRED BLOCKING, COORD. WITH SIGN VENDOR/INSTALLER. SIGNS PURCHASED BY OWNER & INSTALLED BY PATTISON SIGN, LOCAL INSTALLER.
E2	PROVIDE NEW LIGHTING DECORATIVE LED WALL-PAK LIGHT FIXTURE.	E5	DOOR: EXISTING DOOR TO REMAIN.	MP-1	METAL WALL PANEL- PREFINISHED (A.C.M.): MANUFACTURER: ALPOLIC ACM SUPPLIED AND INSTALLED BY LOCAL VENDOR OR PATTISON SIGN GROUP. BUILDING TO BE SCANNED AND MEASURED PRIOR TO SHOP DRAWINGS. TYPE/SPEC: DRY JOINT SYSTEM/RAINSCREEN SYSTEM (4MM45AN) COLOR: SAN WHITE CONTACT: DAVID J. KEARNEY AT APOLIC, (757) 382-5124	EG-2a	EXTERIOR BUILDING SIGNAGE: THE KIA BRAND MARK, DEALER SIGNAGE IN RED. MANUFACTURER: PATTISON SIGN GROUP, INC. TYPE/SPEC: INDIVIDUAL LETTERS & LOGO SIGNAGE - PER KIA STANDARDS, COORDINATE WITH PATTISON SIGN GROUP, TYP. LIGHTING: BACKLIT (CONTRACTOR PROVIDE POWER & CONTROLS- (INDIVIDUAL KNIPS TO EACH LETTER) NOTES: CONTRACTOR TO PROVIDE REQUIRED BLOCKING, COORD. WITH SIGN VENDOR/INSTALLER. SIGNS PURCHASED BY OWNER & INSTALLED BY PATTISON SIGN, LOCAL INSTALLER.	EP-2	EXTERIOR PAINT: PAINT EXISTING EIFS. MANUFACTURER: BENJAMIN MOORE. COLOR: OC-61 WHITE DIAMOND. NOTES: CONTACT JASON WALKER AT BENJAMIN MOORE (773) 541-8648 CONTACT MANUFACTURER TO OBTAIN APPROPRIATE PRIMER & PAINT SERIES FOR SUBSTRATE.
E3	DOOR PULL ASSEMBLY (DP-2):	E6	GLAZING/WINDOW:	MCP-1	METAL WALL COPING- PREFINISHED (A.C.M.):	EG-3.1a	EXTERIOR BUILDING SIGNAGE: THE KIA BRAND MARK, SERVICE SIGNAGE IN RED.		

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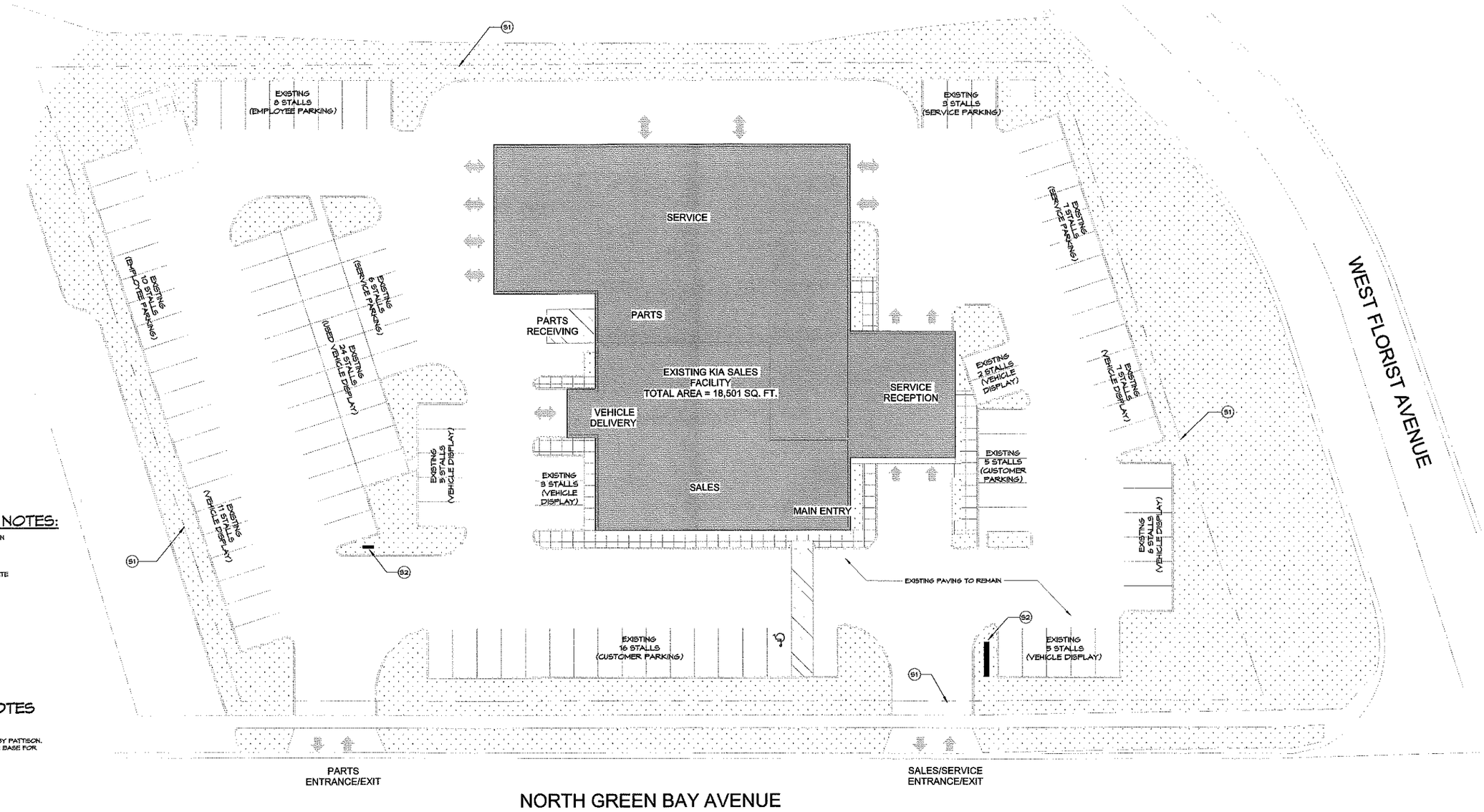
RENOVATION PROJECT FOR:
LUPIENT KIA
GLENDALE, WISCONSIN

date: 8/19/19
job: 19-054
d. by: LAK
rev.:



GENERAL SITE PLAN NOTES:

- SIGNAGE IS SUBJECT TO LOCAL JURISDICTION REQUIREMENTS.
- SITE SIZE: 2.0 ACRES.
- EXISTING SITE LIGHTING TO REMAIN. ADEQUATE ILLUMINATION IS PROVIDED.

KEYED SITE PLAN NOTES

1 PROPERTY LINE.
2 DIRECTIONAL SIGNAGE AND/OR PYLON SIGN BY PATTISON. PATTISON TO VERIFY REUSE OF EXISTING SIGN BASE FOR PYLON SIGN.

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RENOVATION PROJECT FOR:
LUPIENT KIA
GLENDALE, WISCONSIN

date: 8/19/19
job: 19-084
d. by: LAK
rev.:

more Public Hearing, and that a Public Hearing is the only way to get a drive-through, that this is breaking precedent of 20 years.

Comm. Wadzinski reiterated that this evening the Plan Commission is not approving anything, only scheduling a Public Hearing.

Mayor Kennedy stated that the Plan Commission cannot approve anything, we cannot act, that this is a rezone, and that a Development Agreement must be approved at the Common Council.

Comm. Wadzinski stated that he did not want to run the risk, and that it is designed very well and fits the site, although the context is what he has a real problem with.

Motion by Comm. Wadzinski, seconded by Comm. Bailey, that the Plan Commission schedule a Public Hearing 6:00 p.m., Tuesday, April 9, 2019. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

IV. Modify Specific Implementation Plan (SIP), ICAP Center, 6701 and 6789 North Port Washington Road (Former Nicolet High School District Recreation Fields). Review and approve proposal to modify the Specific Implementation Plan (SIP) for Phase I of the project which includes ALDI grocery store and Associated Bank, to include a multi-tenant building with a coffee store with a drive-in window within the northerly Phase II pad.

The following Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

> Brian Adamson of ICAP Development will formally present to the Plan Commission the proposed modified 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 existing street address numbers 6701 and 6789 North Port Washington Road (Refer to Aerial photograph).
>
> The initially approved Specific Implementation Plan (SIP) included the Phase I construction of the site improvements for an ALDI grocery store (about 20,500 square-feet) and Associated Bank (about 3,156 square-feet), and two vacant building pads to be constructed in Phase II of the project. The proposed change is to incorporate the northerly Phase II building pad into the initial Phase I construction, leaving only

a single remaining building pad to be built in Phase II of the project. As such, Phase I of the project will now also include a 6,600 square-foot multi-tenant building (two to four retail and/or office tenants) that will include a national coffee shop that will have a drive-in window service and a patio space for patrons. Also, eight parking stalls have been added to the south of the Associated Bank building and drive lane.

Project Architecture and Civil Site Improvements

The project plans for the modified Phase I are included in the Plan Commission materials, which includes architecture for the proposed multi-tenant building, as well as design drawings for the proposed site, landscaping, lighting, and signage, as well as an underground stormwater management facility.

As with the previously approved Phase I project elements, the multi-tenant building architecture is modern with modern materials that includes Nichia Fiber Cement Panel (Wood Series-Vintage Wood), Nichia Fiber Cement Panel (Metallic Series-Ribbed-Mother of Pearl), 8"x16" Burnished CMU Block (County Materials-Galaxy-63 239C (BB-1)), and store front glass wall and door.

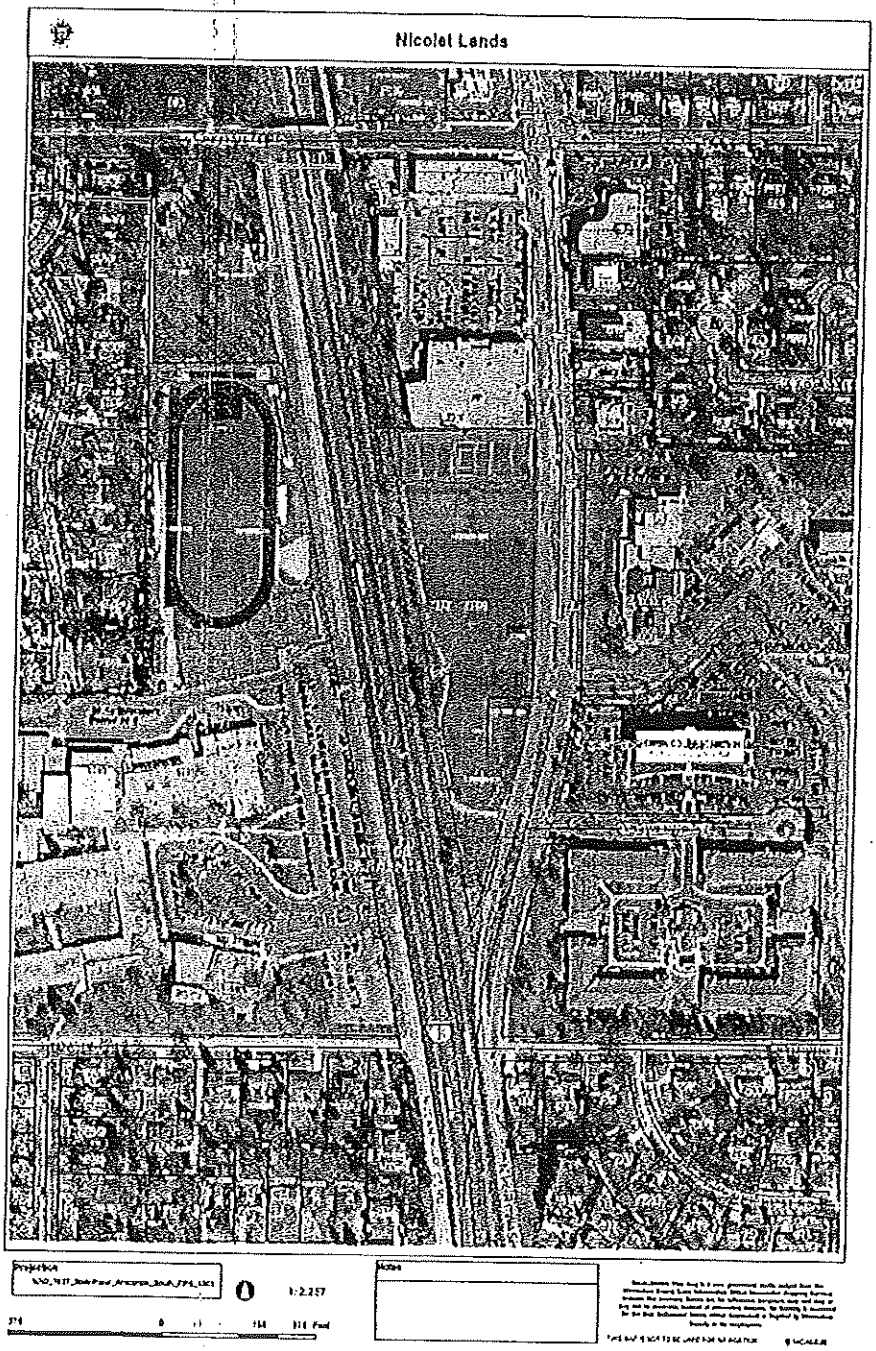
Phase I Project Value

For the originally approved Phase I project the Developer stated that the Phase I project has a total cost of over $6.0 million. The Developer has stated that the estimated value of the multi-tenant building is about $1.0 million, giving a revised total project cost of about $7.0 million.

Project Schedule

The Developer seeks to begin the modified Phase I improvements in the Spring of 2019 with completion by end of 2019, and anticipates that the remaining Phase II pad will be a 2020 project.

Aerial Photograph of the Nicolet Upper Fields Site and Environs



Required Action

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

Community Development Director Stuebe stated that the necessary action is for the Plan Commission to approve the modified Specific Implementation Plan, with the requirement that the Developer return to the Plan Commission for review and approval of Phase II.

Brian Adamson presented the proposed changes to the Specific Implementation Plan (SIP) first, noting that eight parking stalls will be added to the Associated Bank site, and passed around a Material Board and talked about the Nichia panel product and said that a Nichia is also being used on the ALDI store, cladding, observing that it is a darker storefront, and that it complements the other buildings within the project, and assured that the mechanicals on the roof will be screened by the parapet, and that the building will be 22 feet in height.

Mayor Kennedy asked about the tenants, and suggested that although Mr. Adamson may not be able to disclose the specific company, asked is it a national coffee shop, and that there is a drive-in window service and there should not be any traffic concerns.

Mr. Adamson indicated the proposed arrangement as to how it operates within the Site Plan, that there will be nine stacking spaces, with 18 to 20 all the way around the building, and that they want to keep the stacking out of the interior drive lanes, that it will all be shielded from view from North Port Washington Road, and queue inside the site. Mr. Adamson stated that rather than adding this as Phase II they are adding it now.

Mayor Kennedy stated that there is a development complex to the north with similar traffic, this development will have ALDI, ALDI is a national company and that there will be a bank as well, and that adding this building to Phase I fits in with the environment and will also fit in with the Phase II, and is like the Cousin's stores.

Comm. Wadzinski stated that his concern is not with the Site Plan or building size, but that the other buildings in the site are monumental and that the added building is not in context at all, that the highway can block the façade, and suggested that there be more developed thought from an architecture perspective. Comm. Wadzinski stated that he likes the Nichia material, more so when it looks like weathered wood, the concern being that the design does not look like it is far enough along, acknowledging that the Nichia is an expensive material, but that it

looks under-developed, it is contemporary, brutally stark, certainly the signage will pop, the concern being with the overall building, not the site or concept, it is a prime location in Glendale.

Mr. Adamson suggested that we can disagree on the architecture, and that he likes it, suggesting that they can incorporate the Nichia product on the back of the building, and that it is the biggest building that they are able to fit on the site.

Comm. Wadzinski stated that his concern is not with the site layout or the size of the building.

Mayor Kennedy stated that it looks as if this ties things together.

Comm. Wadzinski stated that it is not monumental, different materials, looks plain, flat, continuing stating that he is not trying to be the designer of the building, and the view from the freeway is just dark and black color, and the front looks as though it is for signage and is devoid of articulation

Brian Adamson stated that we can look at the back, doing something.

Comm. Wadzinski commented that that can probably be taken care of with the landscape design, however, these thin bands, proportions, and lack of articulation, acknowledging that it is contemporary, but is concerned with what the building looks like on the site.

Mr. Adamson said that we can disagree about that.

Comm. Wadzinski stated that his concern is not with site issues, his concern is with the architecture.

Comm. Cronwell asked for clarification as to what are we approving, and observed that we are approving the layout.

Comm. Wadzinski stated that the library design had a lot of glass look.

Comm. Shaw suggested that it is flat.

City Administrator Rachel Safstrom observed that what we are approving is the Site Plan and Architecture.

Mr. Adamson articulated that we have a bifurcate...that the Site helps, and that they are able to move forward with the Site Plan approval and the CSM, and will come back with a revised architecture for the building.

Comm. Wadzinski emphasized that he is not trying to slow progress, and that this is the first time he is seeing these items.

Comm. Cronwell suggested that the problem is context, the broader picture.

Comm. Wadzinski stated that what he would like to see is more of a monumental building, and to jump in with both feet and make it so.

Motion by Comm. Cole, seconded by Comm. Wadzinski, that the Plan Commission approve the modified Specific Implementation Plan (SIP) Site Plan with the requirement to return to the Plan Commission for review and approval of the proposed Lot 2 building architecture redesign and to return to the Plan

Commission for review and approval of Phase II. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

V. Certified Survey Map, ICAP Center, 6701 and 6789 North Port Washington Road (Former Nicolet High School District Recreation Fields). Review and recommend to Common Council approval of the proposed CSM.

The following Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

> 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 $235 ($175.00 plus 4x$15) administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, if any.

Community Development Director Stuebe stated that the necessary action is for the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the $235 ($175.00 plus 4x$15) administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, if any.

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

VI. Reschedule Regular April Plan Commission meeting to 6:00 p.m. TUESDAY, APRIL 9, 2019, due to the Tuesday, April 2, 2019, Election.

The following Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows: