

Planning Department

W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0770 Fax (262) 691-1798

**PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, June 16, 2022
6:00 PM**

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road, Pewaukee, WI 53072

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding the Site and Building Plans for Kowal Investment Group for Property Located at N28 W25301 Bluemound Road (PWC 0925990003)
 3. Discussion and Action Regarding the Site and Building Plans for Spring Creek Church for Property Located at N35 W22000 Capitol Drive (PWC 0909999005)
 4. Discussion and Action Regarding the Site and Building Plans for the City of Pewaukee DPW Salt Shed and Fueling Station for Property Located at W225 N3131 Duplainville Road (PWC 0911993006)
 5. Adjournment

Ami Hurd
Deputy Clerk

6/9/2022

NOTICE

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner, Nick Fuchs, at (262) 691-6007 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 2.**

DATE: June 16, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for Kowal Investment Group for Property Located at N28 W25301 Bluemound Road (PWC 0925990003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Kowal staff report 6.16.22

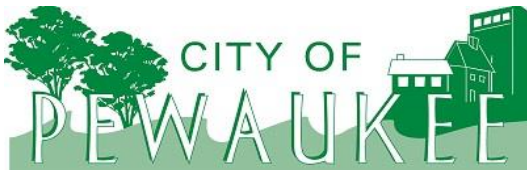
Kowal narrative

Kowal civil plans

Kowal landscape plans

Kowal staff comment response

Kowal land survey



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of June 16, 2022

Date: 06/09/2022

Project Name: Site & Building Plan Review

Project Address/Tax Key No.: N28W25301 Bluemound Rd./PWC 0925990003

Applicant: Briohn Building Corp.

Property Owner: KOWAL PROPERTIES PEWAUKEE LLC

Current Zoning: B-4 Office & LC Lowland Conservancy

2050 Land Use Map Designation: Medium density residential (6,500 Sq.Ft. – ½ Ac/D.U.)

Use of Surrounding Properties: Bluemound Rd. to the north, single-family residential to the south, multi-family residential to the west, and Hwy 16 to the east.

Project Description/Analysis:

In 2020, the City approved a rezoning, Comprehensive Master Plan Amendment, certified survey map, and site and building plans for the construction of a two-story 24,000 square foot office building for property located at N28W25206 (now N28W25301) Bluemound Road.

Since those approvals, the applicant has decided to not move forward with a two-story building. As such, a new Site & Building Plan Review Application was submitted. The new plans are similar to the site layout of the previous plans; however, now a single-story, 14,807 square foot building is proposed.

The plans provided detail the building and associated parking and landscaping. The site includes a patio on the north side of the building and a 52-stall parking lot to the south off the building. The site will consist of approximately 71.2 percent greenspace.

The landscape plan includes definition along Bluemound Road and along the Highway 16 frontage. The existing wooded areas will remain as a buffer along the northern edge of the site. Staff finds that the landscape plan provides diverse and sufficient tree coverage since two species of evergreen and decorative trees are included with trees extending south of the drive along Bluemound Road and around the storm water pond.

Staff has no objections related to the Lighting Plan, which contains all light levels within the property boundaries. The building and pole lights are dimmable to ensure light levels and glare will not adversely impact the surrounding residential uses.

A sign package, including a monument sign by the drive entrance and a wall sign on the western facade, will be submitted at a later date. All signs must comply with the standards of Section 17.0700 and will require staff review and approval of a Sign Permit.

Staff recommends that final Engineering Department approval of grading, erosion control, and storm water management plans be obtained prior to any land disturbing activities.

Recommendation:

A motion to approve the proposed building and site development plans submitted by Briohn Building Corporation for the property located at N28W25301 Bluemound Rd.



BRIOHN BUILDING CORPORATION

April 29, 2022

Applicant's Contact Person:
Briohn Building Corporation
c/o Caitlin LaJoie
3885 N. Brookfield Road, Suite 200
Brookfield, Wisconsin 53045
(262) 790-0500

Property Owner:
Kowal Investment Group
W238 N1660 Busse Rd., Suite 100 | Waukesha, WI 53188
D: 262-290-5821 | O: 262-522-4040 | TF: 877-560-4040 | F: 262-522-3787
www.TheKowalWay.com

RE: Application for Site and Building Plan Review of Proposed Single-Story 14,807
Gross Square Foot Office Building at N28W25206 Bluemound Road, City of
Pewaukee, Wisconsin.

To Whom It May Concern:

Please accept this narrative in connection with the proposed project referenced
above for Site and Building Plan Review by the City of Pewaukee.

Current Zoning District:
B-4 Office District

Description of Existing Environmental Features:
Parcels are bounded by Highway 16 to the west, Highway JJ to the north and to the
east, and southern boundary is a small triangle of land owned by property owner on
east side of Highway JJ. WDNR website shows no delineated wetlands on site and no
environmental corridors.
The South side of the site is partially wooded, slopes to the north. The North side of
the site is generally open, with an existing house on the northeast edge of the parcel.
This is also the high point of the overall site. Site slopes to the south west, toward
Highway 16 Right-of-Way.

Projected number of Employees and or customers:
Proposed financial consultant owner/tenant is considering occupying the entire
building, with space planned for 25-30 employees and additional room for growth.

DESIGN / BUILD
CONSTRUCTION

ARCHITECTURAL
DESIGN

DEVELOPMENT

PROPERTY
MANAGEMENT



Existing Site:
Total area is 138,591 SF (3.18 acres)

Building Gross Area: 14,807 GSF
Building Net Area: 14,318 SF

Parking Proposed:

We are intending an initial impervious area that is 93,966 sf (0.92 acres) and includes 52 parking stalls. Please note that the suggested minimum parking per Section 17.0600 (of 1/200sf plus 1 space per two employees) could be as high as 90 per ordinance, which exceeds all likely scenarios of building use.

Green space ratio:

Based on the impervious areas noted above, we are indicating an initial green space of 98,625 sf (2.26 acres), which is 71.2%, and greater than the 40% Minimum Green Space required per ordinance.

Storm Water Management:

A Storm Water Management Plan is provided. Please note that there has been additional coordination with the Lake Pewaukee Sanitary District, the State of Wisconsin Department of Transportation, the Waukesha County DPW, and the Waukesha County Airport during the development of the site design and Storm Water Management Plan.

Traffic Generation:

The occurrence of onsite generated peak levels are during typical 8am-5pm weekday business hours, with additional evening and weekend events. Anticipated customer visitations are anticipated to be low during normal work hours for the proposed owner/tenant. Our submission represents a design that has been coordinated with the Waukesha County DPW, and was coordinated with the entrance drive of the development immediately across Bluemound Road from our development.

Exterior Building Materials and landscape:

We propose to construct a new one-story office building with materials used in a contemporary architectural style. See building elevations for preliminary material concepts. The landscape design will provide some definition along the street and along the freeway frontage; landscape plans will be provided for review, and will meet or exceed municipal standards. The existing Parcel 1 has some existing wooded areas that will remain as a buffer along the north edge of the site, along Highway JJ.

DESIGN / BUILD
CONSTRUCTION

ARCHITECTURAL
DESIGN

DEVELOPMENT

PROPERTY
MANAGEMENT



BRIOHN BUILDING
CORPORATION

Project Schedule:

We intend to proceed with this project as the pace of municipal approval allows. We are scheduled to submit for state plan review in July 2022, then intend to submit for building permit and engineering final reviews immediately afterward. We anticipate this would have us receiving permits and starting construction at the beginning of September 2022.

**DESIGN / BUILD
CONSTRUCTION**

We look forward to receiving feedback and collaborating with the City on this proposed development. Please let me know if clarification is needed or there are additional questions.

Thank you,

**ARCHITECTURAL
DESIGN**

Caitlin LaJoie
Director of Land Development
clajoie@briohn.com
262-790-0500

DEVELOPMENT

**PROPERTY
MANAGEMENT**

PROPOSED OFFICE BUILDING

CITY OF PEWAUKEE, WISCONSIN

SHEET INDEX

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C2.0	SITE DIMENSION AND PAVEMENT ID PLAN
C2.1	PUBLIC ROADWAY PAVEMENT ID PLAN
C2.2	ROADWAY SIGHT LINE PLAN
C3.0	SITE GRADING AND DRAINAGE PLAN
C4.0	SITE EROSION CONTROL PLAN
C5.0	SITE UTILITY PLAN
C5.1	WATER LATERAL PLAN AND PROFILE
C6.0	DETAILS
C6.1	DETAILS
C6.2	DETAILS
CS-1	ALTA/NSPS LAND TITLE SURVEY
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN ENLARGEMENTS
L2.0	LANDSCAPE NOTES AND DETAILS



PROJECT AREA
NOT TO SCALE



PROJECT INFORMATION

OWNER
CONTACT: Mary Albrecht
Kowal Investment Group
W238N1660 Busse Road, Suite 100
Waukesha, WI 53188
P: 262-290-5881
malbrecht@kowalinvestmentgroup.com

CIVIL CONSULTANT
CONTACT: Rizal Iskandarsjach
JSD Professional Services
W238N1610 Busse Road, Suite 100
Waukesha, WI 53188
P: 262-513-0666
riz@jsdinc.com

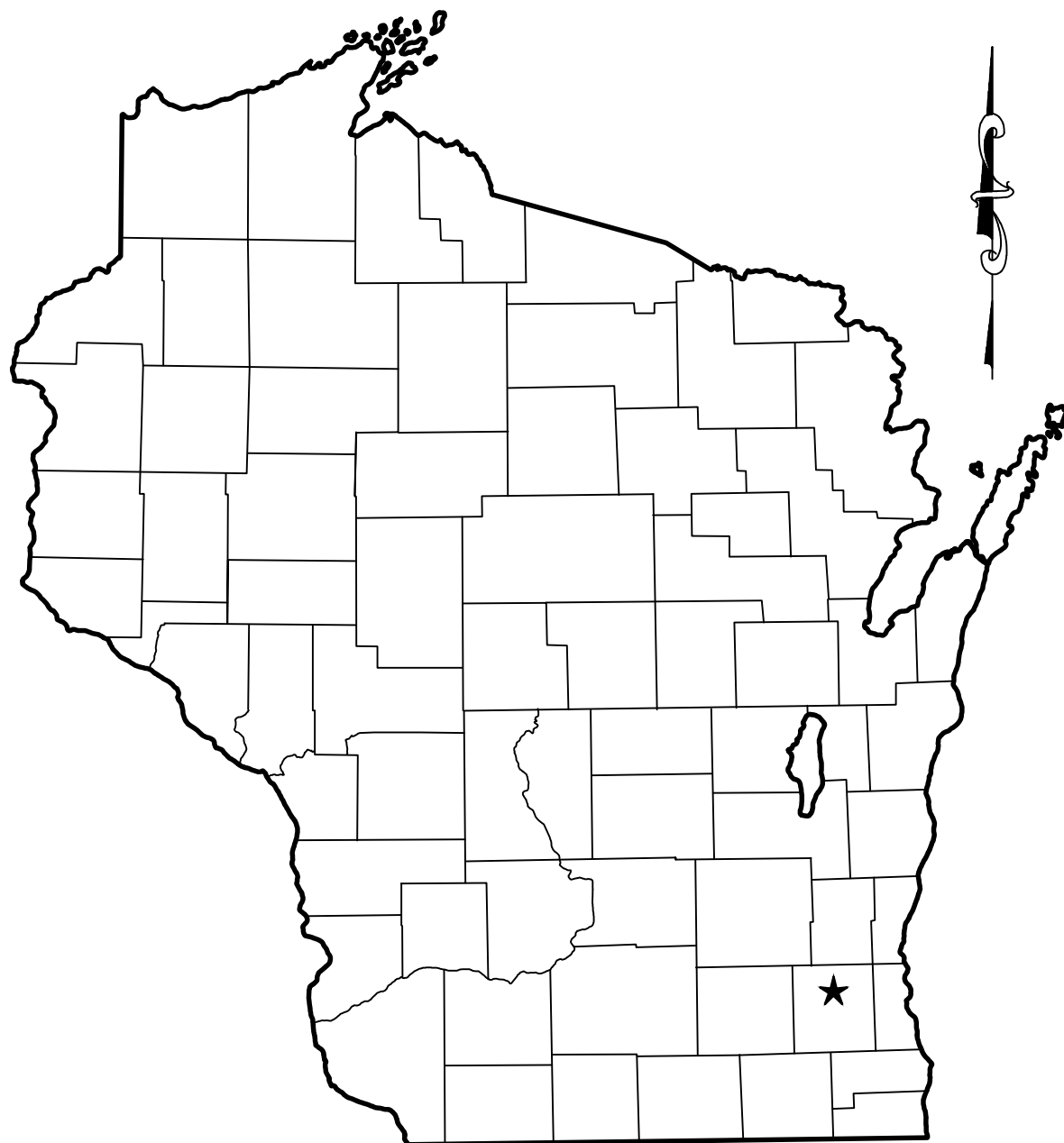
ARCHITECT
CONTACT: Paul Grzeszak AIA, LEED AP
Briohn Design Group, LLC
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045
P: 262-790-0500
paulg@briohn.com

DEVELOPER
CONTACT: Mike Mksich, LEED, AP BD+C
Briohn Design Group, LLC
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045
P: 262-790-0500
mmksich@briohn.com

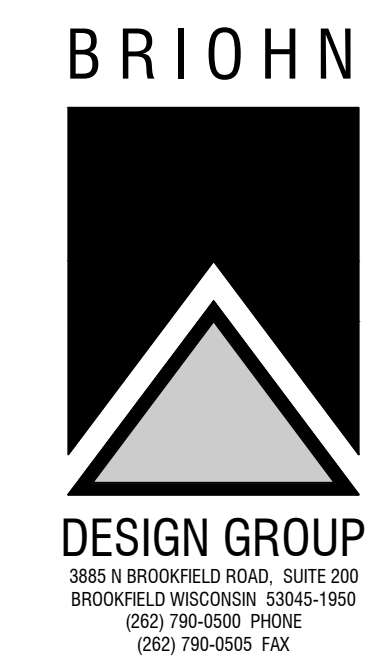
MUNICIPAL CONTACTS

CITY OF PEWAUKEE
DEPARTMENT OF PUBLIC WORKS
CONTACT: Magdelene Wagner, P.E.
W240 N3065 Pewaukee Road
P: 262-691-0770
wagner@pewaukee.wi.us

WAUKESHA COUNTY
DPW ENGINEERING
CONTACT: Jason Mayer
515 W. Moreland Blvd., Rm. 220
P: 262-548-7749
JMayer@waukeshacounty.gov



SITE MAP

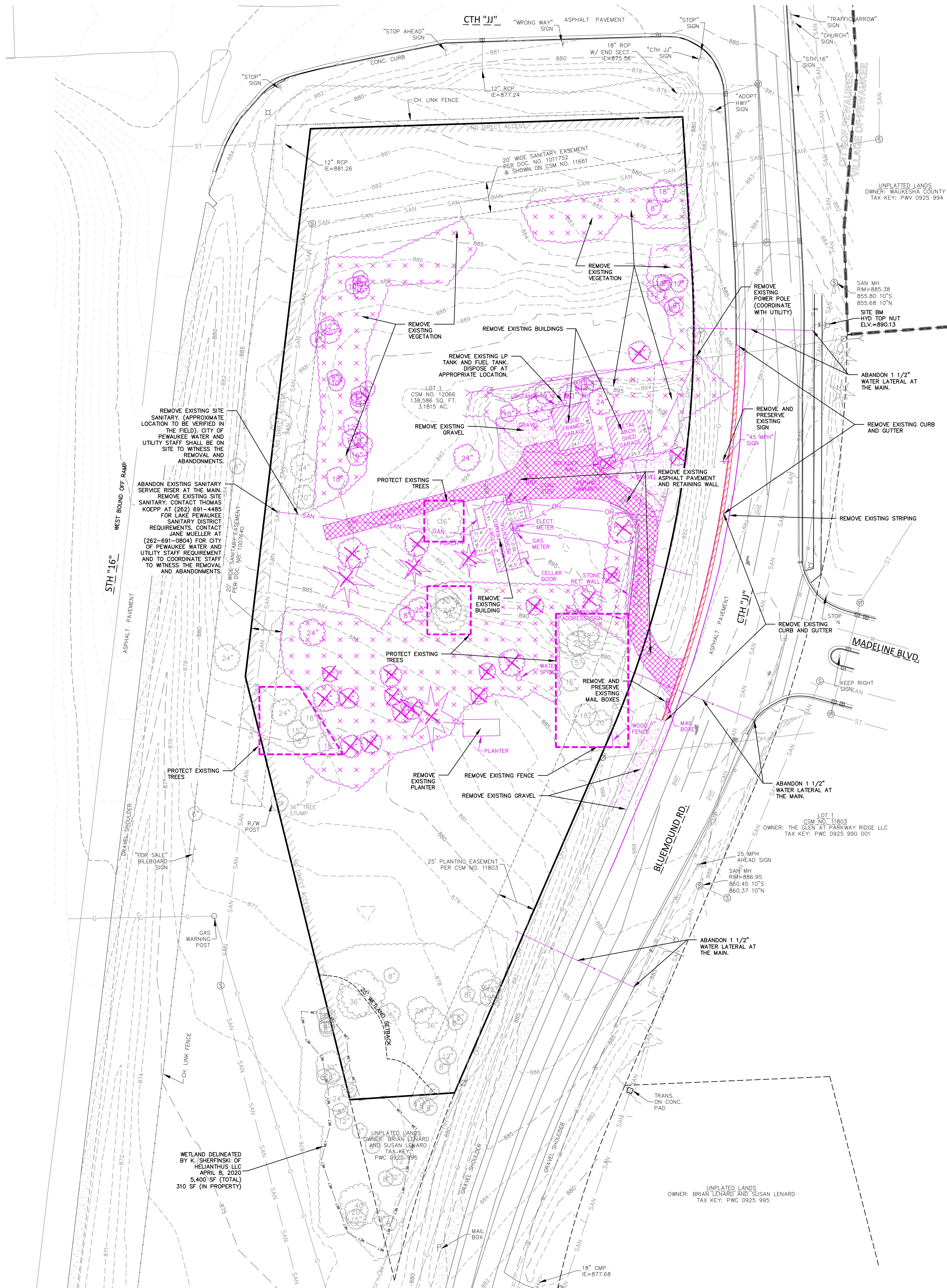


TITLE SHEET

PROPOSED DEVELOPMENT:
KOWAL INVESTMENT GROUP
BLUEMOUND ROAD
PEWAUKEE, WI

JOB: 20-9495
DRAWN: APM
CHECKED:
DATE: 05/25/2022
SHEET:

C0.0



DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., IN A LAWFUL MANNER, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
2. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
3. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD PROFESSIONAL SERVICES, INC. (JSD) TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
4. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS, PRIVATE DRIVES AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. CONTRACTOR TO MAINTAIN CONTINUOUS ACCESS TO SURROUNDING PROPERTIES AND REMAINING PARTS OF THE SITE AT ALL TIMES DURING THE DEMOLITION.
6. ALL VEGETATION WITHIN THE EXISTING ISLANDS TO BE REMOVED SHALL BE REMOVED BY THE CONTRACTOR IN THEIR ENTIRETY.
7. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION, COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION.
10. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED PAVEMENT, WALK, ETC. OR WITHIN 24" THEREOF SHALL BE FILLED AND BACKFILLED WITH GRANULAR MATERIALS AND COMPACTED PER SPECIFICATIONS.

GENERAL NOTES:

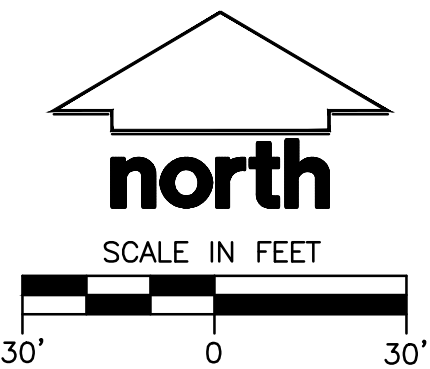
1. REFER TO THE EXISTING CONDITIONS PLAN FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
3. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

11. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 11.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 11.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING THE DESIGN ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - 11.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - 11.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
 - 11.5. PERFORMING UTILITY LOCATE OBSERVATIONS (ULO) ON ALL UTILITY CROSSINGS. CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES OR CONFLICTS PRIOR TO THE START OF UTILITY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES TO CONDUCT ULO'S.
12. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
13. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE TO REMAIN, THAT ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL NOTIFY JSD OF ANY ROOF LEADERS AND/OR STORM DRAIN LINES ENCOUNTERED DURING DEMOLITION WHICH ARE NOT SHOWN ON THE PLANS PRIOR TO ABANDONMENT OR REMOVAL.
15. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
16. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
17. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
18. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.2.4. OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND MUNICIPALITY SPECIFICATIONS.
19. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.1.4.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND MUNICIPALITY SPECIFICATIONS.
20. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED BUILDING MATERIAL AND/OR SOILS SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
21. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, CURB, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

LEGEND

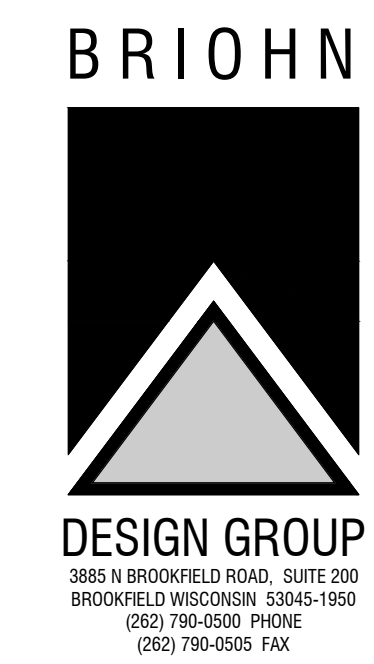
⊙	SANITARY SEWER MANHOLE	⊗	POWER POLE
⊕	STORM MANHOLE	—	GUY WIRE
⊖	CLEAN OUT	•	BOLLARD
⊕	CATCH BASIN ROUND	⊙	TRAFFIC LIGHT
⊕	CATCH BASIN SQUARE	⊙	SOIL BORING
⊕	CURB INLET	— SAN —	SANITARY SEWER
⊕	FIRE HYDRANT	— W —	WATER MAIN
⊕	WATER VALVE	— ST —	STORM SEWER
⊕	GAS VALVE	— G —	UNDERGROUND GAS
⊕	LIGHT POLE	— E —	UNDERGROUND ELECTRIC
⊕	YARD LIGHT	— T —	UNDERGROUND TELEPHONE
⊕	MAIL BOX	— FIB —	UNDERGROUND FIBER OPTICS
⊕	TELEPHONE PEDESTAL	— OH —	OVERHEAD UTILITY
⊕	ELECTRICAL MANHOLE		
⊕	SIGN		

DEMOLITION LEGEND	
[Pattern]	REMOVE EXISTING ITEM
[Pattern]	REMOVE EXISTING ASPHALT PAVEMENT
[Pattern]	REMOVE EXISTING GRAVEL
[Pattern]	REMOVE EXISTING CONCRETE
[Pattern]	REMOVE EXISTING VEGETATION
[Pattern]	REMOVE EXISTING TREE



DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 20-9495
JSD PROJ. MGR.: RWI

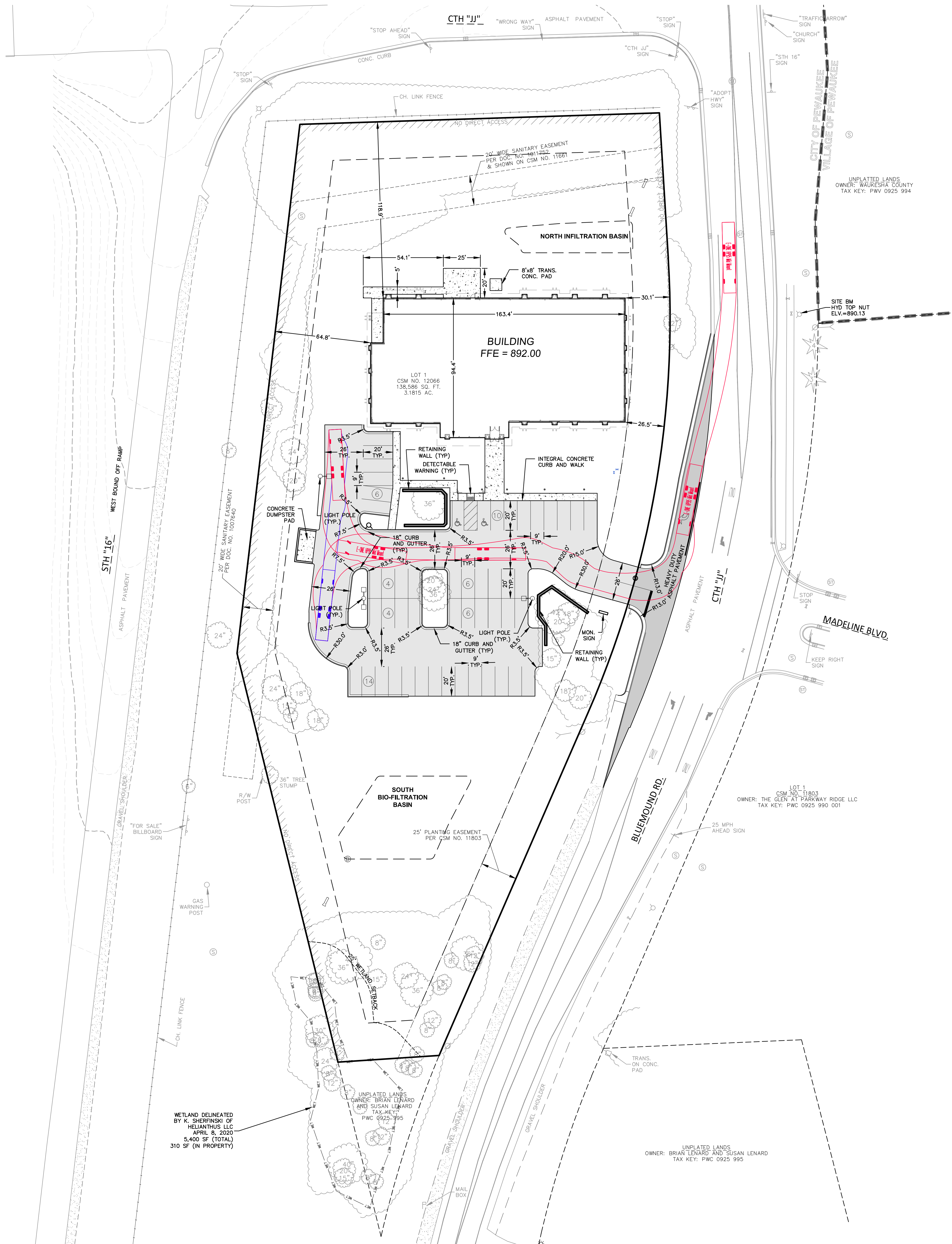


DEMO PLAN

PROPOSED DEVELOPMENT:
KOWAL INVESTMENT GROUP
BLUEMOUND ROAD
PEWAUKEE, WI

JOB: 20-9495
DRAWN: APM
CHECKED:
DATE: 05/25/2022
SHEET:

C1.0



PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION - CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF PEWAUKEE ORDINANCES, AND THE GEOTECHNICAL REPORT.

ALL HEAVY DUTY PAVING WITHIN BLUEMOUND ROAD RIGHT OF WAY SHALL BE SUBJECT TO WAUKESHA COUNTY APPROVAL AUTHORITY.

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

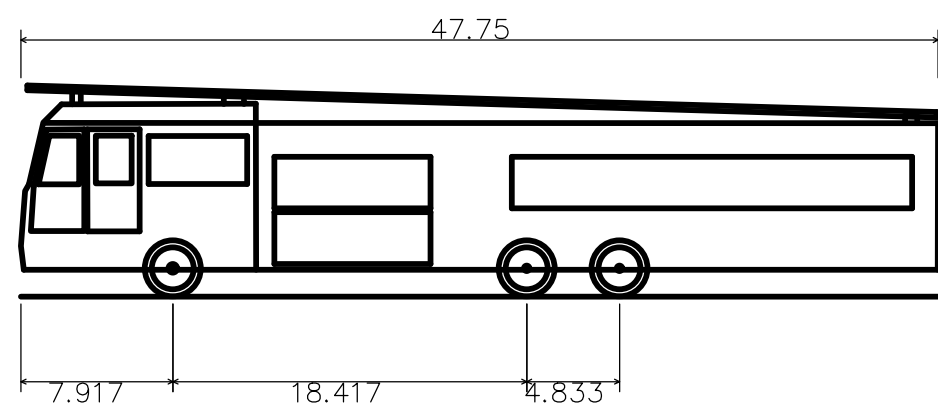
MINIMUM PAVEMENT STRUCTURE

- LIGHT DUTY ASPHALT PAVEMENT
 - 3.5" ASPHALTIC CONCRETE (2 LIFTS, 2" BINDER, 1-1/2" SURFACE)
 - LOWER LAYER (2" BINDER, ALT 58.28 S)
 - UPPER LAYER (1.5" SURFACE, ALT 58.28 S)
 - 9" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
 - CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
- HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET C-2.1)
- CONCRETE DUMPSITER
 - 6" CONCRETE WITH MESH REINFORCEMENT
 - 6" CRUSHED AGGREGATE BASE COURSE
 - CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
- RETAINING WALL

SITE DATA TABLE	
LOT AREA	138,591 SF (3.18 AC)
IMPERVIOUS SURFACE AREA	39,966 SF (0.92 AC)
OPEN SPACE AREA	98,625 SF (2.28 AC)
GREEN SPACE	71.28
EXTERIOR PARKING STALLS	50 SPACES
EXTERIOR HANDICAP PARKING STALLS	2 STALLS
CURRENT ZONING PER CITY OF PEWAUKEE GIS MAP ZONING LAYER: PARCEL 1 OF CSM NO. 11861 AND LOT 2 OF CSM NO. 11803 ARE ZONED RS-3 (1.0 AC. MIN. AREA) BOTH PROPERTIES TO BE COMBINED VIA A PROPOSED CSM AND REZONED TO B-4 OFFICE DISTRICT THE COMPREHENSIVE MASTER PLAN TO BE AMENDED TO OFFICE COMMERCIAL	

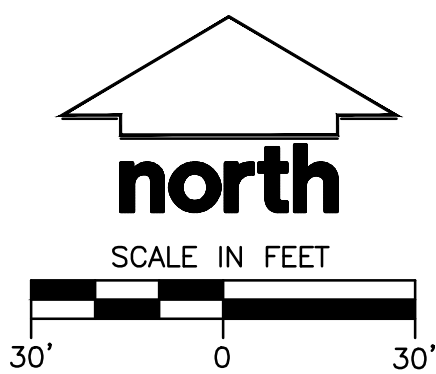
LEGEND

- SANITARY SEWER MANHOLE
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- CLEAN OUT
- CATCH BASIN ROUND
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- FIRE HYDRANT
- WATER VALVE
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- YARD LIGHT
- MAIL BOX
- TELEPHONE PEDESTAL
- ELECTRIC MANHOLE
- SIGN
- POWER POLE
- GUY WIRE
- BOLLARD
- TRAFFIC LIGHT
- SOIL BORING
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTICS
- OVERHEAD UTILITY



E-ONE HP95 Mid Mount
Overall Length 47.750ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°

BENCH MARK
HYDRANT TOP NUT
BLUEMOUND ROAD (EAST)
ELEV = 890.13



GENERAL NOTES AND SPECIFICATIONS

- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS RECEIVED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- ALL FIELD/RAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

PAVING NOTES

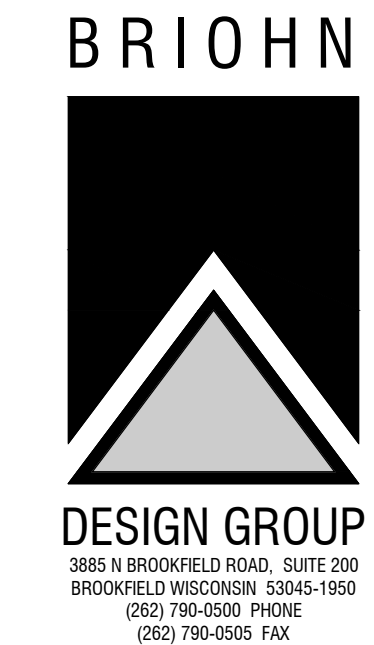
- ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF PEWAUKEE ORDINANCES.
- CONCRETE PAVING SPECIFICATIONS -
CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS -
CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 30° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (1° C).
GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
CRUSHED AGGREGATE BASE COURSE - BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

PAVEMENT STRIPING NOTES

- STRIPING SHALL BE YELLOW.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 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.
- 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.
- 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 STRIPS STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- 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)
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 20-9495
JSD PROJ. MGR.: RWI

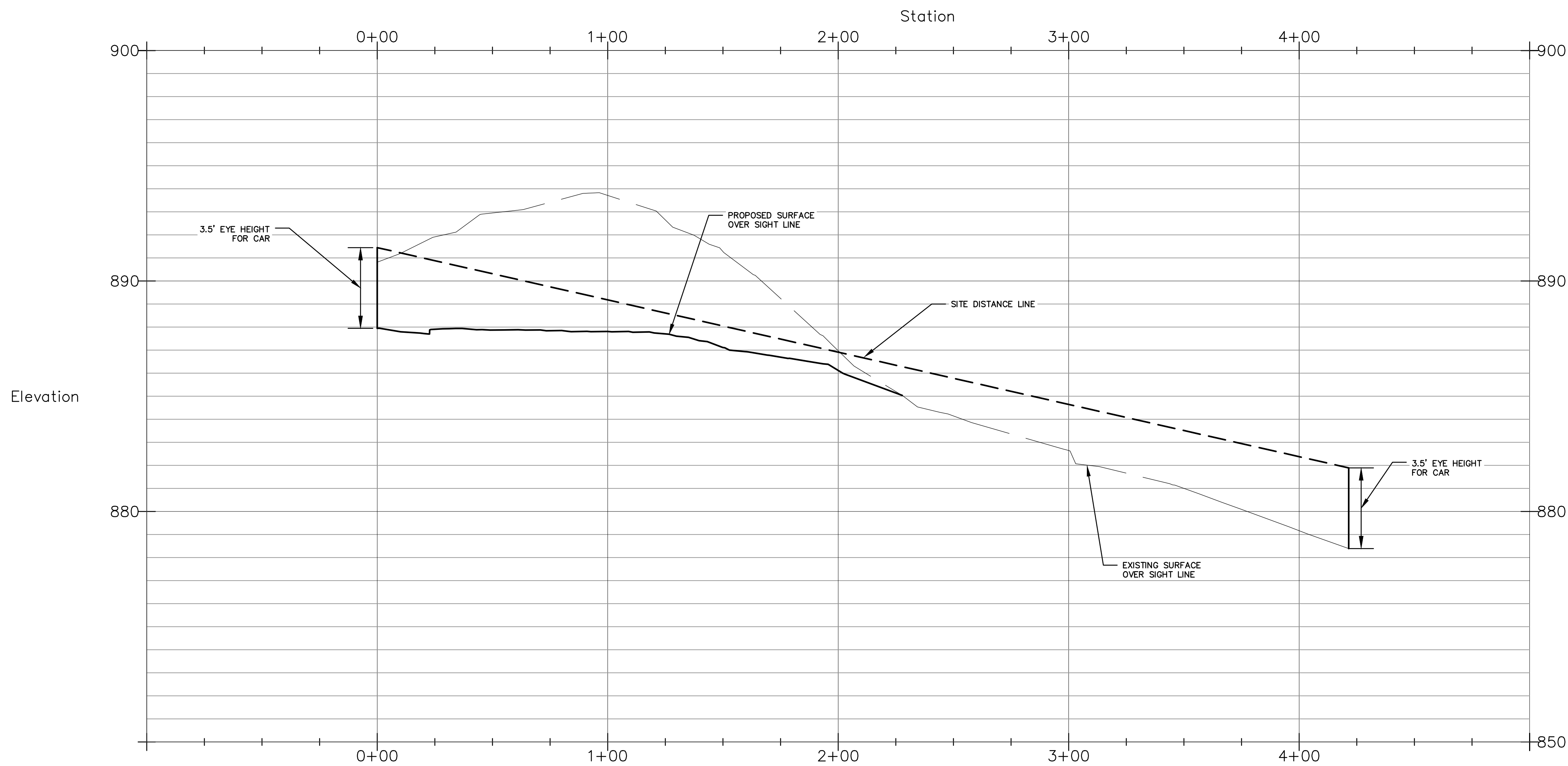
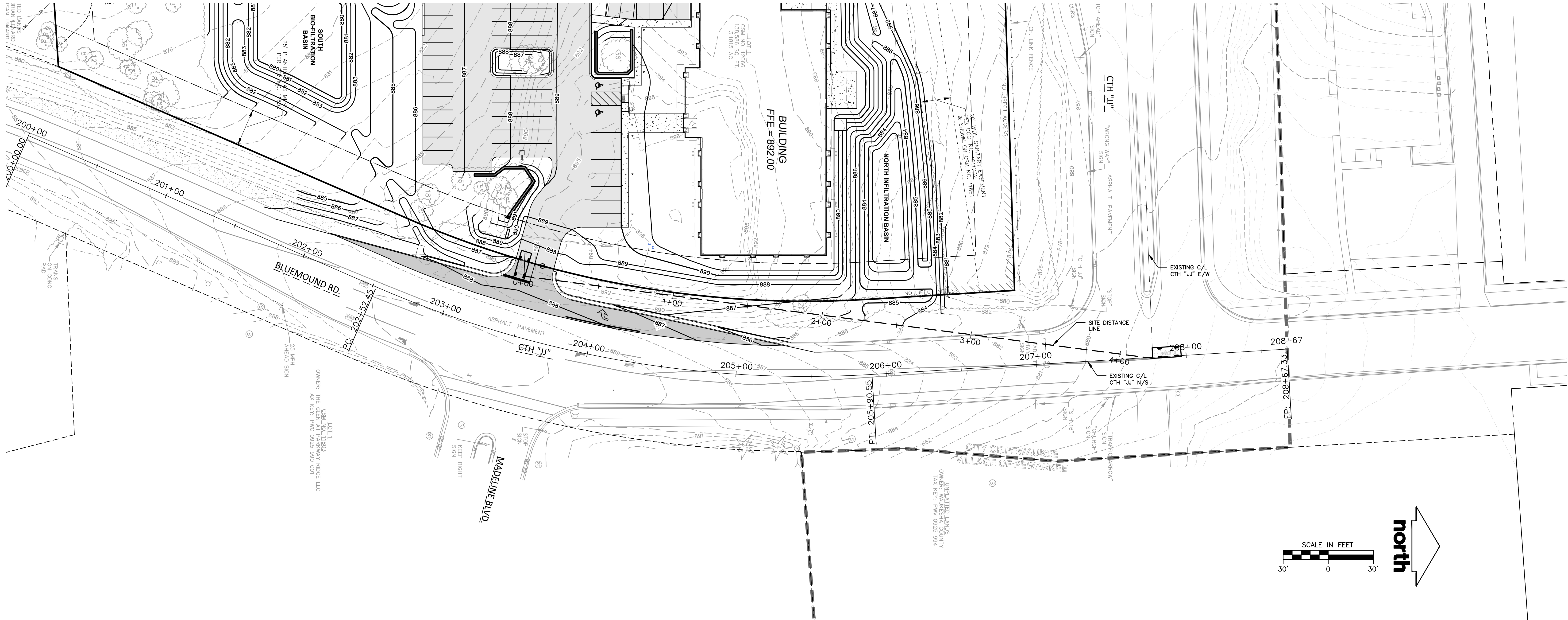


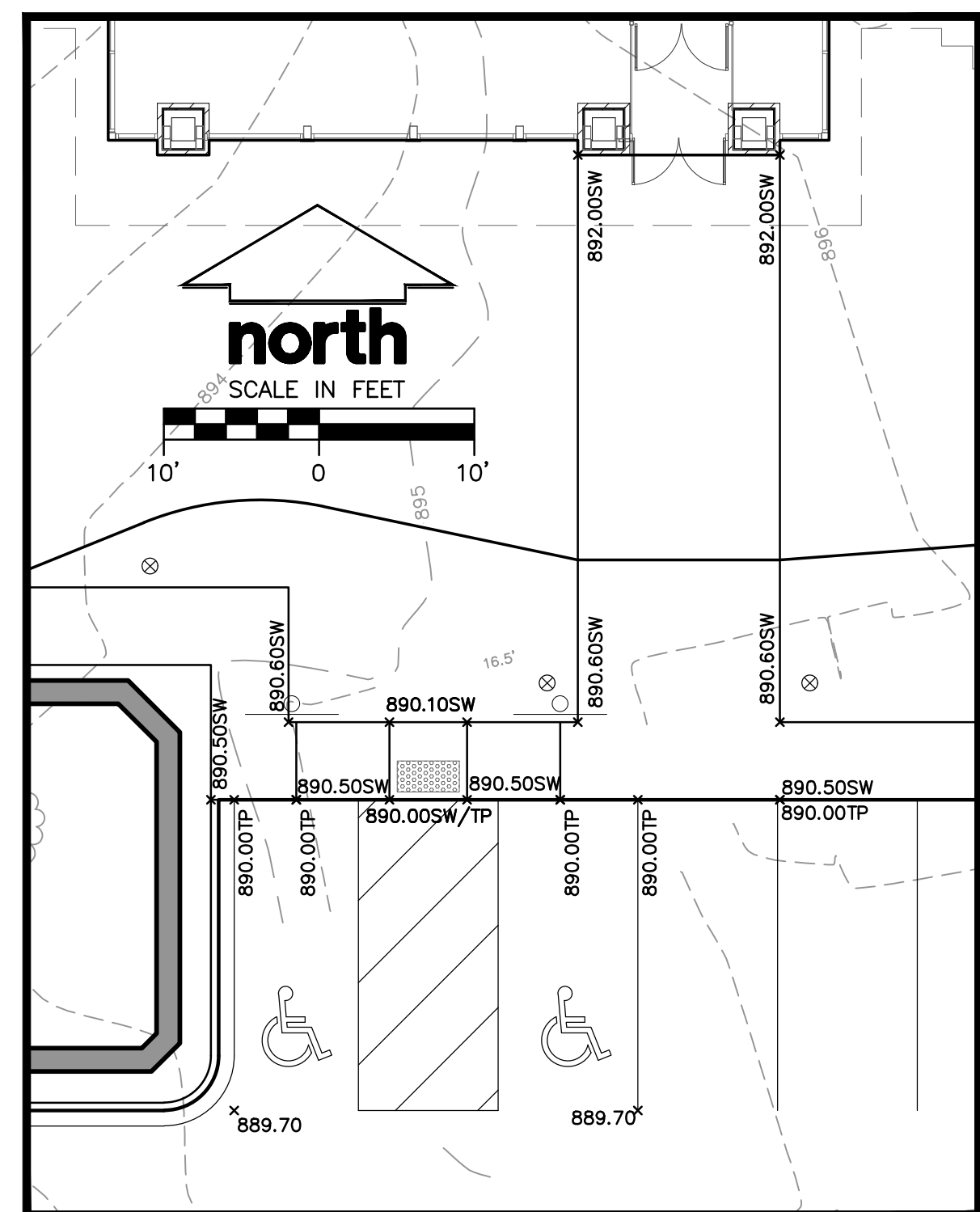
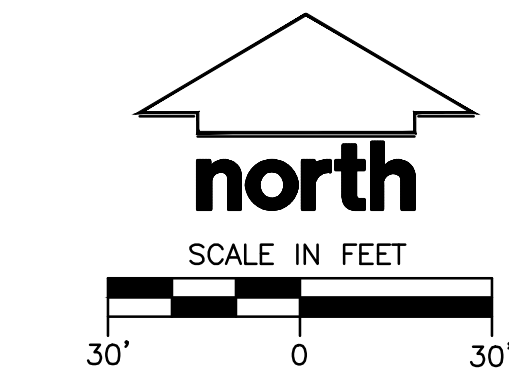
SITE DIMENSION AND PAVEMENT ID PLAN

PROPOSED DEVELOPMENT:
KOWAL INVESTMENT GROUP
BLUEMOUND ROAD
PEWAUKEE, WI

JOB: 20-9495
DRAWN: APM
CHECKED:
DATE: 05/25/2022
SHEET:

C2.0





CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO US/ PROFESSIONAL SERVICES, INC. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHALL BE INDICATED BY THE PROPOSED GRADING PLAN.

3. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPicted IN THE PLANS.

4. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. MULTIPLE US 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 PRACTICE. THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

5. 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. ANY PROPOSED CHANGES TO THE ORIGINAL GRADING PLAN SHALL BE APPROVED BY THE ENGINEER/OWNER.

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 ALLEVATE EXCESS WATER FROM EXISTING OR NEW DITCHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF SOILS TO THE OPEN AIR AND PREVENT EROSION OF SOILS.

7. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTON STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT FOR SITE, COMPACTON REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTON ENGINEER/OWNER APPROVED MATERIALS ARE NOT AVAILABLE TO DETERMINE IF THE MATERIALS TO BE USED ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL DESIGN CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.

8. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS TO BRING THE MATERIAL INTO COMPLIANCE, AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.

9. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WEET TO PERMIT PROPER COMPACTON MAY BE SPREAD IN FIELD AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF THE SPREAD MATERIAL. MATERIAL THAT IS TOO WEET TO PERMIT PROPER COMPACTON SHALL BE LIMITED UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE EXISTING GRADING OR THE GRADING PLAN. ANY MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL, THE MAXIMUM COMPACTON LIFT DEPTH.

10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.

11. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.

12. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE GRADING PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.

13. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING S&U UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.

14. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL MEASURES. UPON CONSTRUCTION IS COMPLETED, CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.

15. 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.

16. 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 NECESSARY PERMITS FROM THE APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO APPROVAL OF ANY WORK WITHIN SAID OFFICIALS' RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACTOR'S ESTIMATION. SHALL INCLUDE ALL NECESSARY MEASURES TO RESTORE RIGHT-OF-WAY TO AS-BUILT INCLUDING LANDSCAPING.

17. CONTRACTOR SHALL COMPLY WITH ALL CITY/AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.

LEGEND

	SANITARY SEWER MANHOLE		POWER POLE
	STORM MANHOLE		GUY WIRE
	CLEAN OUT		BOLLARD
	CATCH BASIN ROUND		TRAFFIC LIGHT
	CATCH BASIN SQUARE		SOIL BORING
	CURB INLET		
	FIRE HYDRANT	— SAN —	SANITARY SEWER
	WATER VALVE	— W —	WATER MAIN
	GAS VALVE	— ST —	STORM SEWER
	LIGHT POLE	— G —	UNDERGROUND GAS
	YARD LIGHT	— E —	UNDERGROUND ELECTRIC
	MAIL BOX	— T —	UNDERGROUND TELEPHONE
	TELEPHONE PEDESTAL	— FIB —	UNDERGROUND FIBER OPTICS
	ELECTRICAL MANHOLE	— OH —	OVERHEAD UTILITY
	SIGN		

BENCH MARK
HYDRANT TOP NUT
BLUEMOUND ROAD (EAST)
ELEV = 890.13

SITE GRADING AND DRAINAGE PLAN

3714 133HS

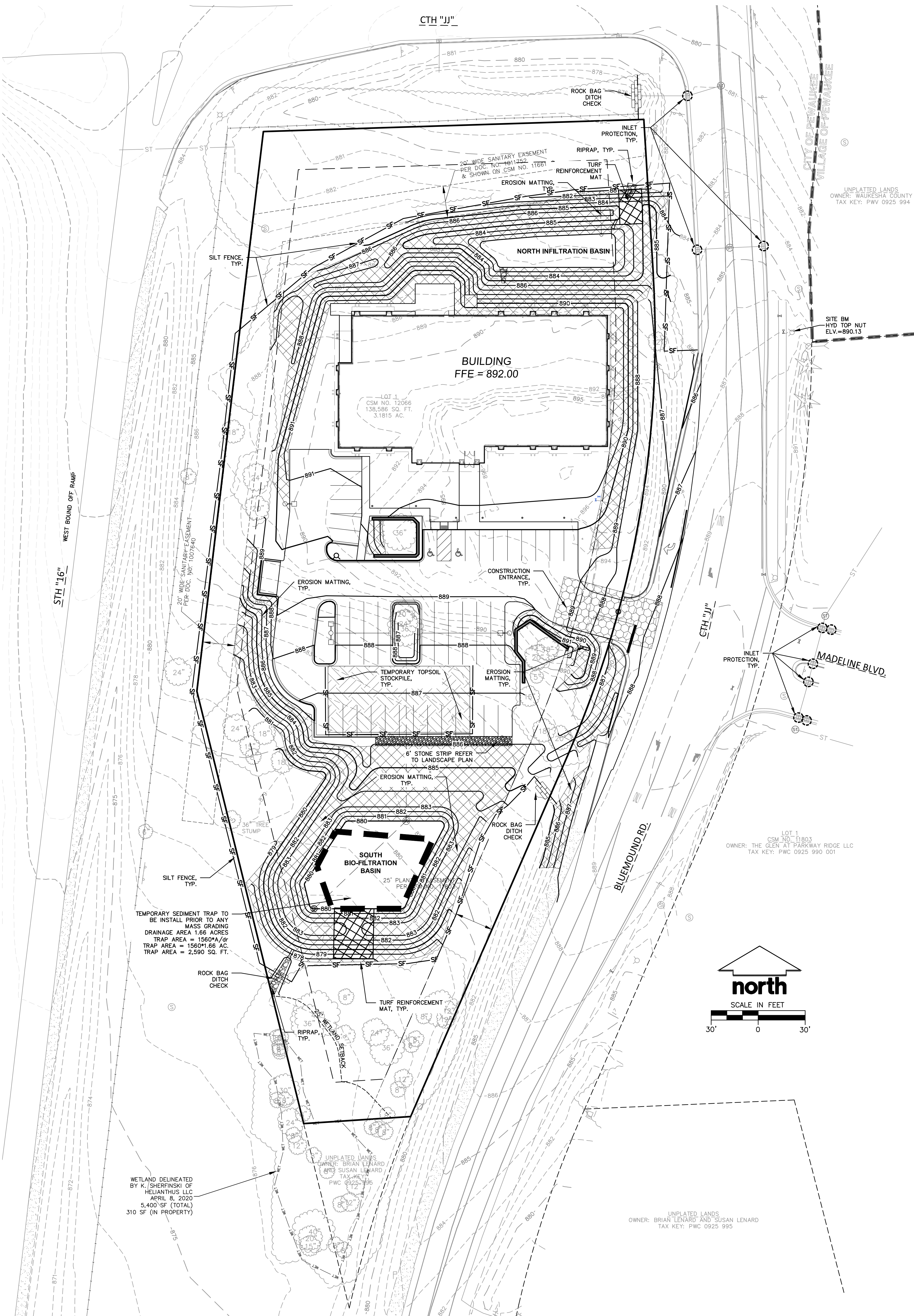
PROPOSED DEVELOPMENT:
KOWAL INVESTMENT GROUP
BLUEMOUND ROAD
PEWAUKEE, WI

[illegible]

JOB:	20-9495
DRAWN:	APM

CHECKED: _____
DATE: 05/25/2022
SHEET: _____

C3.0



EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF PEWAUKEE OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND THE CITY OF PEWAUKEE ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- 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. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF PEWAUKEE PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF PEWAUKEE.
- 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 TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF. AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ON SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND DNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO DNR TECHNICAL STANDARD 1068.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH DNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH DNR REQUIREMENTS.
- DEWATERING SHALL COMPLY WITH THE CITY OF PEWAUKEE TECHNICAL STANDARDS. ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTECHNICAL FILTER BAG CONFORMING TO DNR TECHNICAL STANDARD 1061. THE GEOTECHNICAL BAG SHALL BE PLACED ON VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST, THE GEOTECHNICAL BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO DNR STANDARD 1055. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.
- STABILIZATION PRACTICES:
 - AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - CONSIDERATIONS: WINTER EXCAVATION AND EARTHWORK ACTIVITIES SHOULD BE LIMITED IN EXTENT AND DURATION TO MINIMIZE POTENTIAL EROSION AND SEDIMENTATION IMPACTS. EXPOSE ONLY AS MUCH AREA AS NECESSARY TO COMPLETE THE WORK AND CAN BE STABILIZED IN 1 DAY PRIOR TO ANY RAIN OR SNOW EVENT. SUBSEQUENT WORK AREAS SHOULD NOT BE EXPOSED UNTIL THE PREVIOUSLY EXPOSED AREA HAS BEEN STABILIZED.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES INSTALLED FOR THE PROJECT SHOULD BE ROUTINELY MAINTAINED, CLEANED, INSPECTED, AND REPAIRED AS NEEDED FOR THE CONSTRUCTION SEASON. TEMPORARY EMBANKMENTS SHOULD BE FULLY VEGETATED OR OTHERWISE STABILIZED BY ACCEPTED METHODS.

WINTER CONSTRUCTION SITE EROSION CONTROL

- GENERAL:
 - A PROJECT INVOLVING CONSTRUCTION BETWEEN NOVEMBER 1 AND MAY 1 WILL REQUIRE MEASURES TO STABILIZE THE SITE OVER WINTER. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, GRAVEL ROAD BASE OR 70 PERCENT MATURE VEGETATIVE COVER OR RIP-RAP BY NOVEMBER 1, THEN THE SITE MUST BE PROTECTED WITH OVER-WINTER STABILIZATION PRACTICES.
- CONSIDERATIONS: WINTER EXCAVATION AND EARTHWORK ACTIVITIES SHOULD BE LIMITED IN EXTENT AND DURATION TO MINIMIZE POTENTIAL EROSION AND SEDIMENTATION IMPACTS. EXPOSE ONLY AS MUCH AREA AS NECESSARY TO COMPLETE THE WORK AND CAN BE STABILIZED IN 1 DAY PRIOR TO ANY RAIN OR SNOW EVENT. SUBSEQUENT WORK AREAS SHOULD NOT BE EXPOSED UNTIL THE PREVIOUSLY EXPOSED AREA HAS BEEN STABILIZED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES INSTALLED FOR THE PROJECT SHOULD BE ROUTINELY MAINTAINED, CLEANED, INSPECTED, AND REPAIRED AS NEEDED FOR THE CONSTRUCTION SEASON. TEMPORARY EMBANKMENTS SHOULD BE FULLY VEGETATED OR OTHERWISE STABILIZED BY ACCEPTED METHODS.
- MAINTENANCE REQUIREMENTS:
 - MAINTENANCE MEASURES SHOULD OCCUR THROUGHOUT CONSTRUCTION, INCLUDING THE OVER-WINTER PERIOD. AFTER EACH RAINFALL, SNOWSTORM OR PERIOD OF THAWING AND RUNOFF, THE CONSTRUCTION SITE CONTRACTOR SHOULD CONDUCT AN INSPECTION OF ALL EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO ENSURE THEIR CONTINUING FUNCTION.
 - FOR ANY AREA STABILIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO NOVEMBER 1, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION IN THE SPRING TO ASCERTAIN THE CONDITION OF VEGETATIVE COVER AND REPAIR ANY DAMAGED AREAS OR BARE SPOTS AND RESEED AS REQUIRED TO ACHIEVE AN ESTABLISHED VEGETATIVE COVER (AT LEAST 70 PERCENT AREA VEGETATED WITH HEALTHY, VIGOROUS GROWTH).
 - SPECIFICATIONS: TO ADEQUATELY PROVIDE SEDIMENT AND EROSION CONTROL DURING COLD WEATHER AND EARLY SPRING RUNOFF, THE FOLLOWING STABILIZATION TECHNIQUES SHALL BE EMPLOYED DURING THE PERIOD FROM NOVEMBER 1 TO MAY 1. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO ONLY WHAT IS REQUIRED TO PERFORM THE WORK. THE EXPOSED AREA SHOULD BE PROTECTED AGAINST EROSION BY METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR RUNOFF PRODUCING CONDITIONS.
- II. STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS:
 - ALL PROPOSED VEGETATED AREAS HAVING A SLOPE LESS THAN 15 PERCENT WHICH DO NOT EXHIBIT A MINIMUM 70 PERCENT VEGETATIVE GROWTH BY NOVEMBER 1, OR WHICH IS DISTURBED AFTER NOVEMBER 1, SHOULD BE DORMANT SEEDS AT A RATE 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND COVERED WITH 2 TO 3 TONS OF HAY OR STRAW MULCH PER ACRE WITH EITHER ANCHORED NETTING OR AN APPROVED TACKIFIER FROM THE WISDOT PRODUCT ACCEPTABILITY LIST. AN EROSION CONTROL BLANKET OR TYPE A SOIL STABILIZER FROM THE WISDOT PRODUCT ACCEPTABILITY LIST MAY BE USED IN LIEU OF MULCH AND NETTING OR MULCH AND TACKIFIER.
 - ALL PROPOSED VEGETATED AREAS HAVING A SLOPE GREATER THAN 15 PERCENT WHICH DO NOT EXHIBIT A MINIMUM OF 70 PERCENT VEGETATIVE GROWTH BY NOVEMBER 1 OR WHICH ARE DISTURBED AFTER NOVEMBER 1, SHOULD BE DORMANT SEEDS AT A RATE 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET.
 - ALL STONE COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 1.
 - INSTALLATION OF ANCHORED HAY OR STRAW MULCH SHOULD NOT OCCUR OVER SNOW GREATER THAN 1 INCH IN DEPTH.
 - ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED WITH NETTING OR TACKIFIER FROM WISDOT PRODUCT ACCEPTABILITY LIST.
 - STOCKPILES OF SOIL MATERIALS SHOULD BE SEEDS AND MULCHED FOR OVERWINTER PROTECTION WITH HAY OR STRAW AT 2 TO 3 TONS PER ACRE. MULCHING SHOULD BE DONE WITHIN 24 HOURS OF STOCKPILING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. NO SOIL STOCKPILE SHOULD BE LOCATED WITHIN 25 FEET OF ANY WETLAND OR OTHER WATER RESOURCE AREA. SOIL STABILIZER TYPE A OR EROSION CONTROL BLANKET MAY BE USED IN LIEU OF MULCH.
 - FROZEN MATERIALS SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION THAT IS AWAY FROM ANY AREA NEEDING TO BE PROTECTED. STOCKPILES OF FROZEN MATERIAL CAN MELT IN THE SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO HIGH MOISTURE CONTENT IN THE SOIL.
 - INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH OR OVER FROZEN GROUND.
 - ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED AND STABILIZED BY OCTOBER 15. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM 70 PERCENT VEGETATIVE GROWTH BY NOVEMBER 1, OR WHICH ARE DISTURBED AFTER NOVEMBER 1, SHOULD BE STABILIZED WITH TEMPORARY STONE AND FILTER FABRIC OR TEMPORARY SEED AND EROSION CONTROL BLANKETS APPROPRIATE TO THE DESIGN FLOW CONDITIONS.
 - ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 1.
 - SEDIMENT BARRIERS THAT ARE INSTALLED DURING FROZEN CONDITIONS SHOULD CONFORM TO CONSERVATION PRACTICE STANDARD 1071 V.C.1.C ANCHORED IN PLACE AND IN FULL CONTACT WITH THE GROUND SURFACE. SILT FENCE AND HAY BALES SHOULD NOT BE INSTALLED WHEN FROZEN GROUND CONDITIONS PREVENT PROPER EMBEDMENT OF THESE BARRIERS.
 - AFTER DECEMBER 1, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS CEASED FOR THE WINTER SEASON SHOULD BE PROTECTED WITH A 3 INCH LAYER OF SAND AND GRAVEL WITH A GRADATION CONFORMING TO TABLE 37 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

CONSTRUCTION SITE SEQUENCING

- INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
- DEMOLISH AND REMOVE EXISTING STRUCTURES. ABANDON AND REMOVE EXISTING UTILITIES. CONDUCT CLEARING AND GRUBBING OPERATIONS. REMOVE AND STOCKPILE EXISTING TOPSOIL.
- CONSTRUCT SEDIMENT TRAP AT THE SOUTH END OF THE SITE AS SHOWN ON THE PLANS AND CONDUCT ROUGH GRADING EFFORTS.
- CONSTRUCT BUILDING FOUNDATIONS AND BUILDING STRUCTURE.
- INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
- COMPLETE FINAL GRADING, RETAINING WALLS, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH SEED AND MULCH OR SEED AND EROSION CONTROL MATTING AS SPECIFIED ON THE PLAN.
- REMOVE SEDIMENT TRAP AND COMPLETE BIO-FILTRATION BASIN AND INFILTRATION BASIN.
- DO NOT REMOVE EROSION CONTROL DEVICES WITHOUT THE APPROVAL OF THE CITY OF PEWAUKEE AND THE WISCONSIN DNR.
- ALL CHANGES TO THE CONSTRUCTION SITE SEQUENCING AND EROSION CONTROL PLAN MUST BE APPROVED BY THE CITY OF PEWAUKEE AND THE WISCONSIN DNR PRIOR TO IMPLEMENTATION.

LEGEND

- SANITARY SEWER MANHOLE
- STORM MANHOLE
- PROPOSED STORM MANHOLE
- CLEAN OUT
- CATCH BASIN ROUND
- CATCH BASIN SQUARE
- CURB INLET
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- YARD LIGHT
- MAIL BOX
- TELEPHONE PEDESTAL
- ELECTRICAL MANHOLE
- SIGN
- POWER POLE
- GUY WIRE
- BOLLARD
- TRAFFIC LIGHT
- SOIL BORING
- SAN - SANITARY SEWER
- W - WATER MAIN
- ST - STORM SEWER
- G - UNDERGROUND GAS
- E - UNDERGROUND ELECTRIC
- T - UNDERGROUND TELEPHONE
- FIB - UNDERGROUND FIBER OPTICS
- OH - OVERHEAD UTILITY

LEGEND

- SILT FENCE
- INLET PROTECTION
- TEMPORARY TOPSOIL STOCKPILE
- RIPRAP
- CONSTRUCTION ENTRANCE
- TURF REINFORCEMENT MAT
- EROSION MATTING
- ROCK BAG DITCH CHECK

BENCH MARK

HYDRANT TOP NUT
BLUEMOUND ROAD (EAST)
ELEV = 890.13

Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

JSD
MILWAUKEE REGIONAL OFFICE
W238 N11610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 20-9495
JSD PROJ. MGR.: RWI

BRIORN

DESIGN GROUP

9845 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-1950
(262) 780-0000 PHONE
(262) 780-0005 FAX

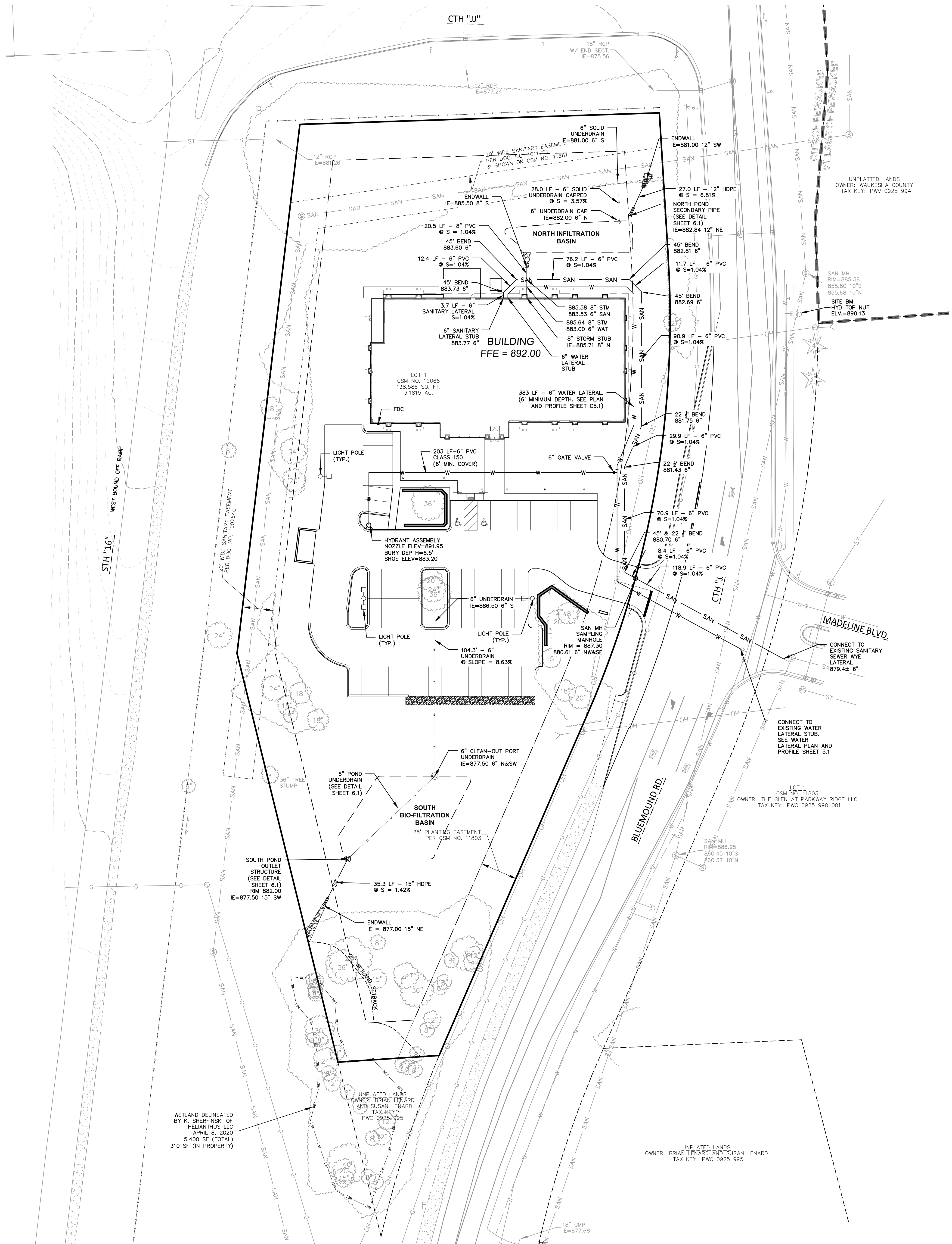
SITE EROSION CONTROL
PLAN

SHEET TITLE

PROPOSED DEVELOPMENT:
KOWAL INVESTMENT GROUP
BLUEMOUND ROAD
PEWAUKEE, WI

JOB: 20-9495
DRAWN: APM
CHECKED:
DATE: 05/25/2022
SHEET:

C4.0



UTILITY NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF PEWAUKEE CONSTRUCTION STANDARDS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
- TRACER WIRE SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AND CITY OF PEWAUKEE REQUIREMENTS.
- 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.
- 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.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
- STORM SEWER SPECIFICATIONS -
PIPE - HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".
INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS". FRAME & GRATE SHALL BE NEENAH R-2501 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL.
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.
WATER MAIN SPECIFICATIONS -
PIPE - POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18 WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATERMANS SHALL BE INSTALLED WITH BLUE INSTALLATION TRACER WIRE AND CONFORM WITH SPS 382.30 (11)(4).
VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATION OF THE CITY OF PEWAUKEE. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.
BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS". CRUSHED STONE CHIPS ARE REQUIRED FOR BEDDING AND COVER MATERIAL FOR WATERMAIN INSTALLATION WITHIN PUBLIC RIGHT OF WAY.
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 RUNNING 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 8.43.5 OF THE "STANDARD SPECIFICATIONS".
BACKFILL MATERIAL IN CITY OF PEWAUKEE STREETS (E.G. MADELINE BLVD.) SHALL BE SLURRY BACKFILL. BACK FILL MATERIAL WITHIN THE BLUEMOUND ROAD RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS OF WAUKESHA COUNTY.
SANTARY SEWER SPECIFICATIONS -
PIPE - SANTARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
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 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
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 RUNNING 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 8.43.5 OF THE "STANDARD SPECIFICATIONS".
BACKFILL MATERIAL IN CITY OF PEWAUKEE STREETS (E.G. MADELINE BLVD.) SHALL BE SLURRY BACKFILL. BACK FILL MATERIAL WITHIN THE BLUEMOUND ROAD RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS OF WAUKESHA COUNTY.
MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF PEWAUKEE.
- WATER MAIN, SANTARY FORCE MAIN, AND SANTARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
- TRACER WIRE SHALL BE INSTALLED ALONG THE SANTARY SEWER SERVICE. THE TRACER WIRE SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
- ALL NEW ON-SITE SANTARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- THE CONTRACTOR SHALL CONTACT THE CITY OF PEWAUKEE WATER AND SEWER UTILITY MANAGER A MINIMUM OF 72 HOURS IN ADVANCE OF SANTARY AND WATER CONNECTIONS TO CITY OWNED FACILITIES. PLEASE REVIEW THE WATER MAIN INSTALLATION SEQUENCE IN THE CITY OF PEWAUKEE TECHNICAL STANDARDS FOR MORE INFORMATION.

LEGEND

⊙	SANTARY SEWER MANHOLE	⊗	POWER POLE
⊕	PROPOSED SANTARY SEWER MANHOLE	—	GUY WIRE
⊖	STORM MANHOLE	⊙	BOLLARD
⊗	PROPOSED STORM MANHOLE	⊙	TRAFFIC LIGHT
⊘	CLEAN OUT	⊙	SOIL BORING
⊕	CATCH BASIN ROUND	— SAN —	SANTARY SEWER
⊖	CATCH BASIN SQUARE	— W —	WATER MAIN
⊗	CURB INLET	— ST —	STORM SEWER
⊘	FIRE HYDRANT	— G —	UNDERGROUND GAS
⊙	WATER VALVE	— E —	UNDERGROUND ELECTRIC
⊕	PROPOSED WATER VALVE	— T —	UNDERGROUND TELEPHONE
⊖	GAS VALVE	— FIB —	UNDERGROUND FIBER OPTICS
⊗	LIGHT POLE	— OH —	OVERHEAD UTILITY
⊘	YARD LIGHT		
⊙	MAIL BOX		
⊕	TELEPHONE PEDESTAL		
⊖	ELECTRICAL MANHOLE		
⊗	SIGN		

CITY OF PEWAUKEE WATER & SEWER UTILITY

Water Main Installation Sequence

The contractor MUST and IS REQUIRED to notify the Water Utility at least 48 HOURS IN ADVANCE of the following operations to schedule a date and time. If 48 hours' notice is not given, the Water Utility will not guarantee that the following operations can take place. The contractor must call by 8:00 a.m. on the day of the scheduled activity to confirm the time.

- Water main filling
- Water main wet connections
- Water main "live taps" (not including services 2 inches or smaller)
- Water main "live taps" 4 inch+ saddles must be pressure tested minimum 150 psi for 1 hour
- Water main flushing
- Water main "safe" water testing

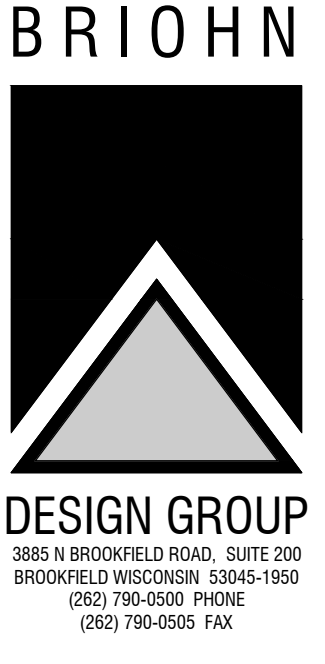
Call the Water Utility office (262) 691-0804. If no one answers, please leave a voicemail message at extension 6025. Also press 0 and leave a message with the receptionist.

WATER MAIN MUST BE GAPPED AT WATER MAIN TAP/CONNECTION & EVERY 2,000 FOOT INTERVAL. WATER MAIN MUST BE FILLED AND SAFE WATER TESTED PRIOR TO FILLING AND FLUSHING ANY ADDITIONAL 2,000 FOOT PIPE SEGMENTS.

- Install water main - must leave a gap at the existing main.
- Fill water main. (Pressure test the water main. Contractor option.)
- Obtain a safe water sample.
- Top services. Tops must be made under system pressure.
- Pressure test main.
- Make wet connection to existing water main.
- Connections will also be required when the following conditions are met: Water main installation up to 2000' and/or 30 days of inactivity of water main installation, whichever comes first.

Contractor will be charged for the following:

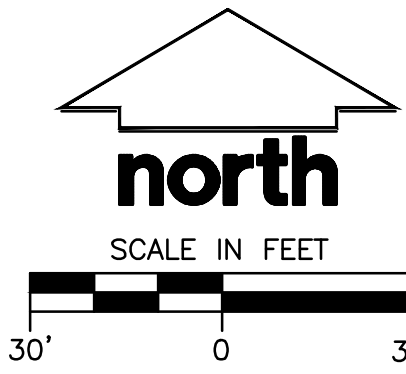
- Water used for flushing and sampling mains.
- Water lab charges and utility staff sampling.
- Utility staff time required beyond the normal work hours.



SITE UTILITY PLAN

SHEET TITLE

PROPOSED DEVELOPMENT:
KOWAL INVESTMENT GROUP
BLUEMOUND ROAD
PEWAUKEE, WI

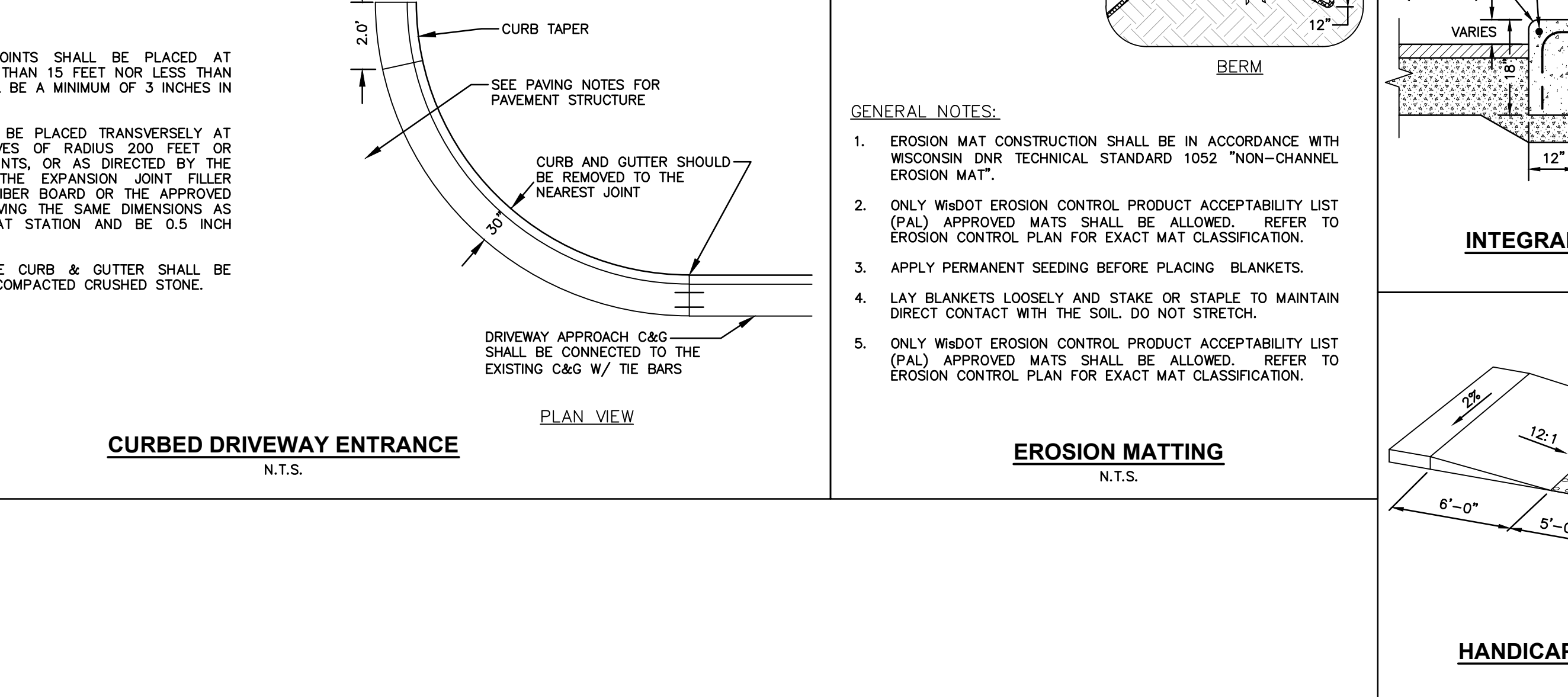
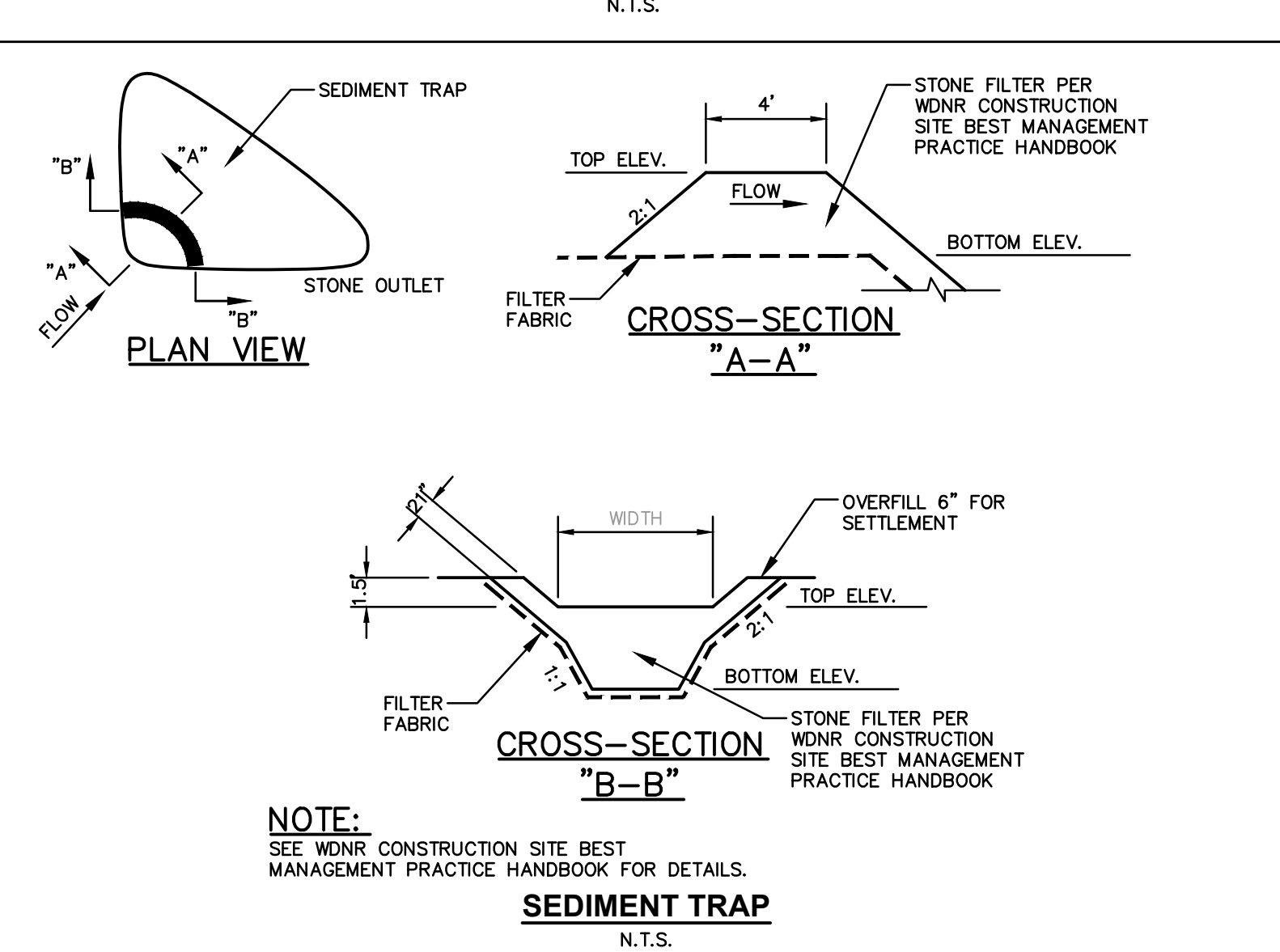
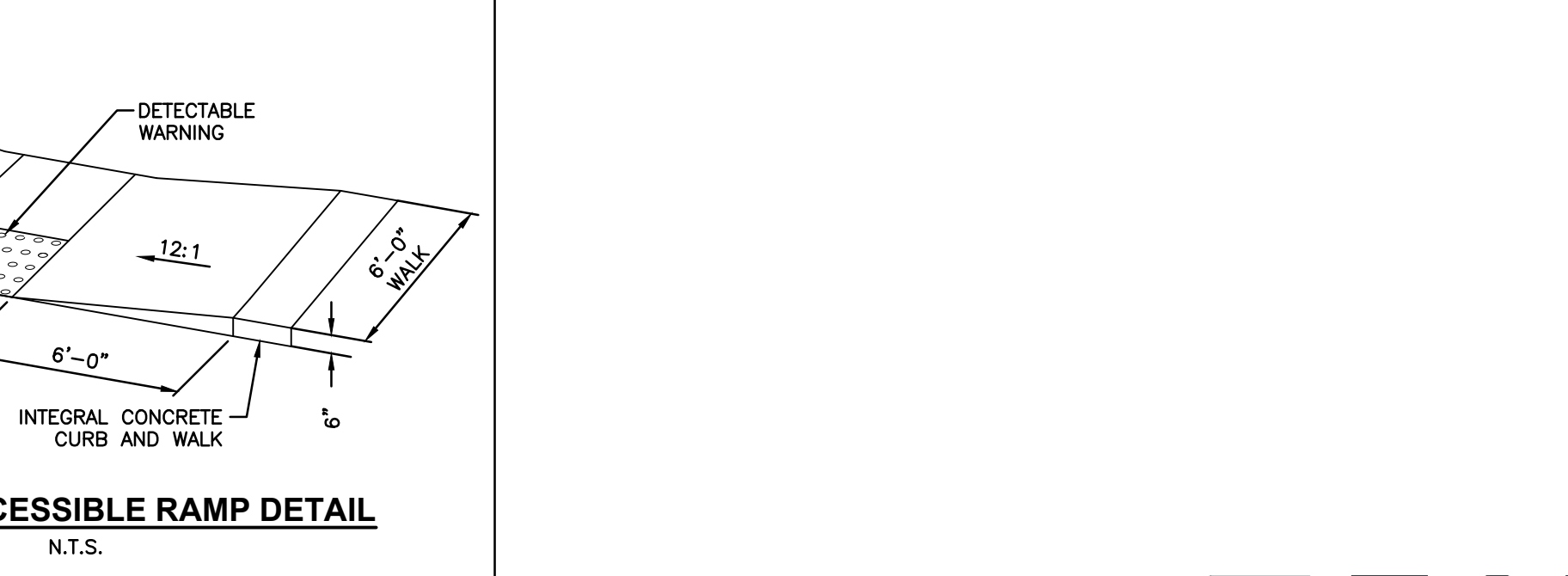
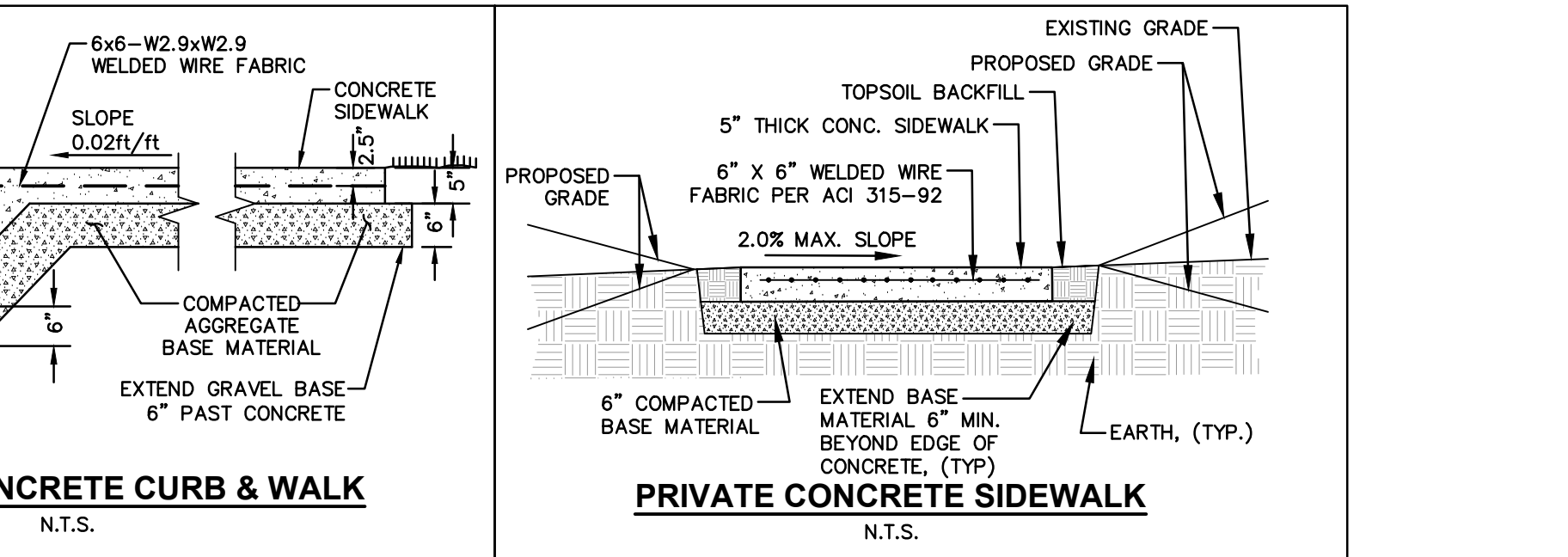
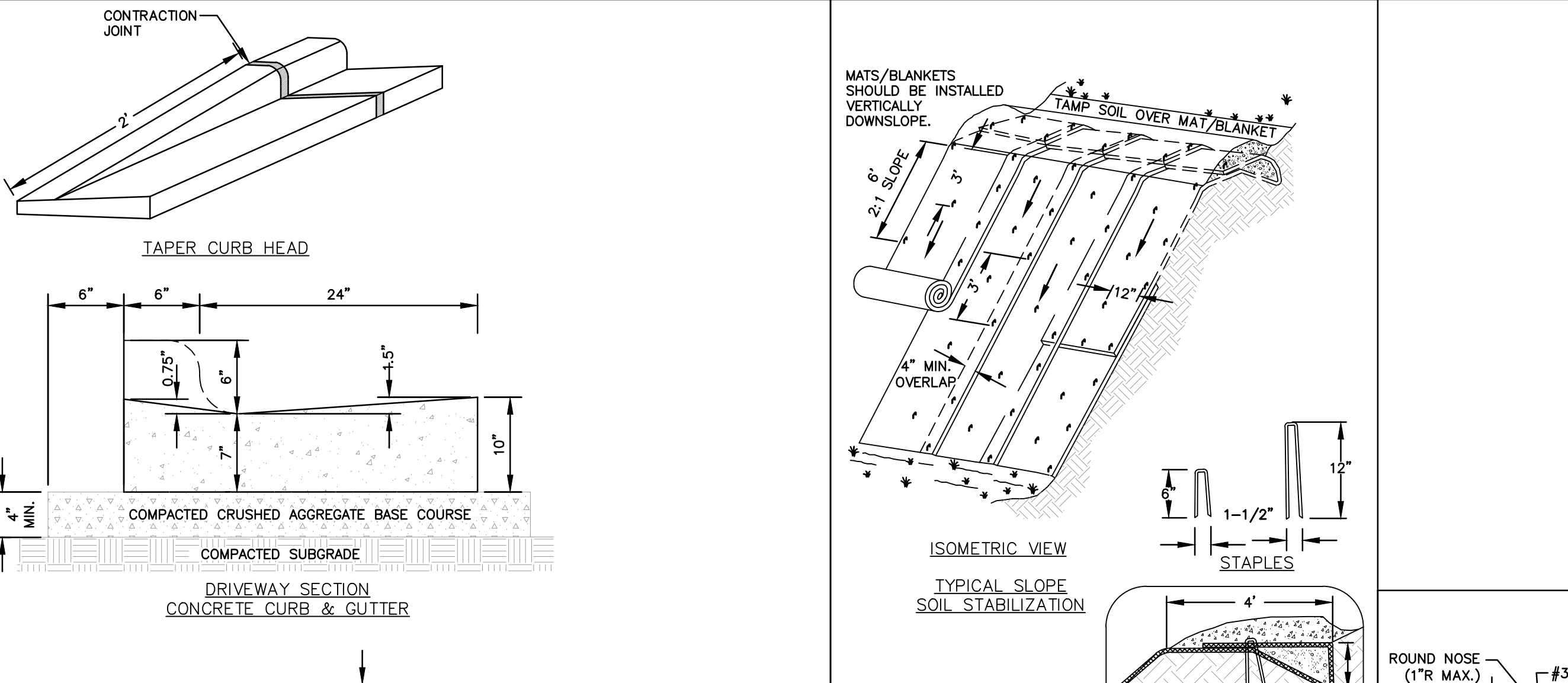
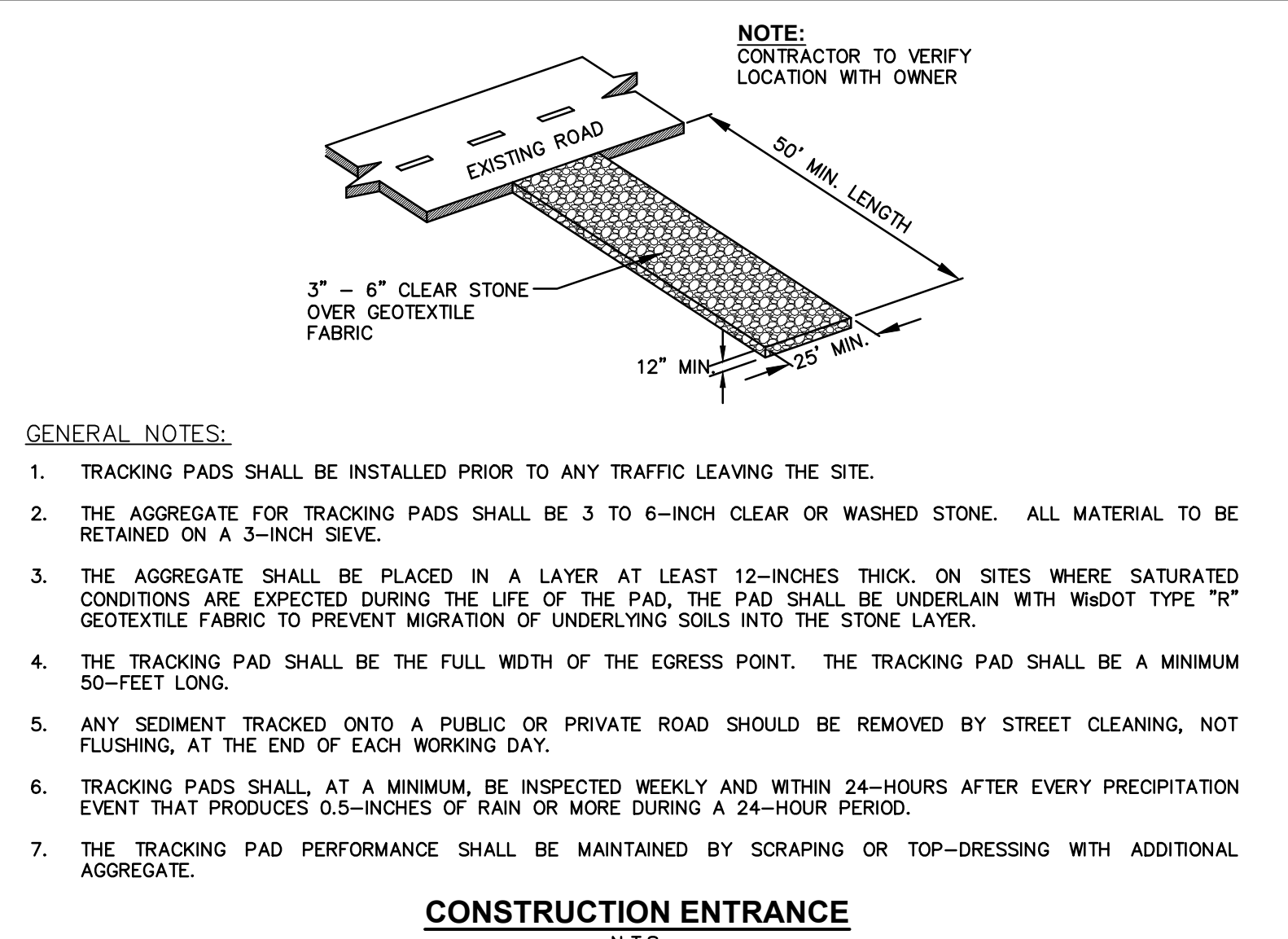
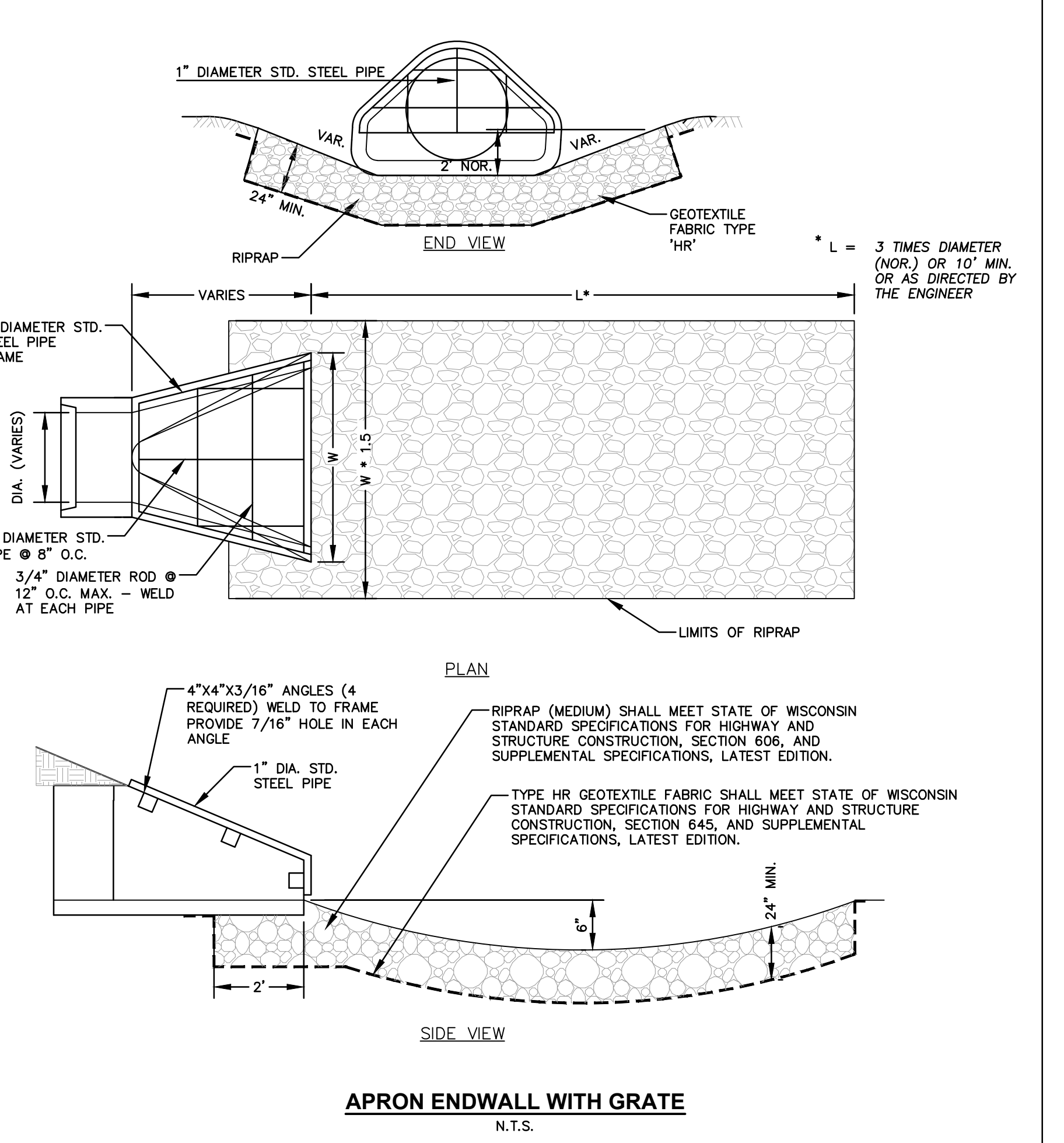
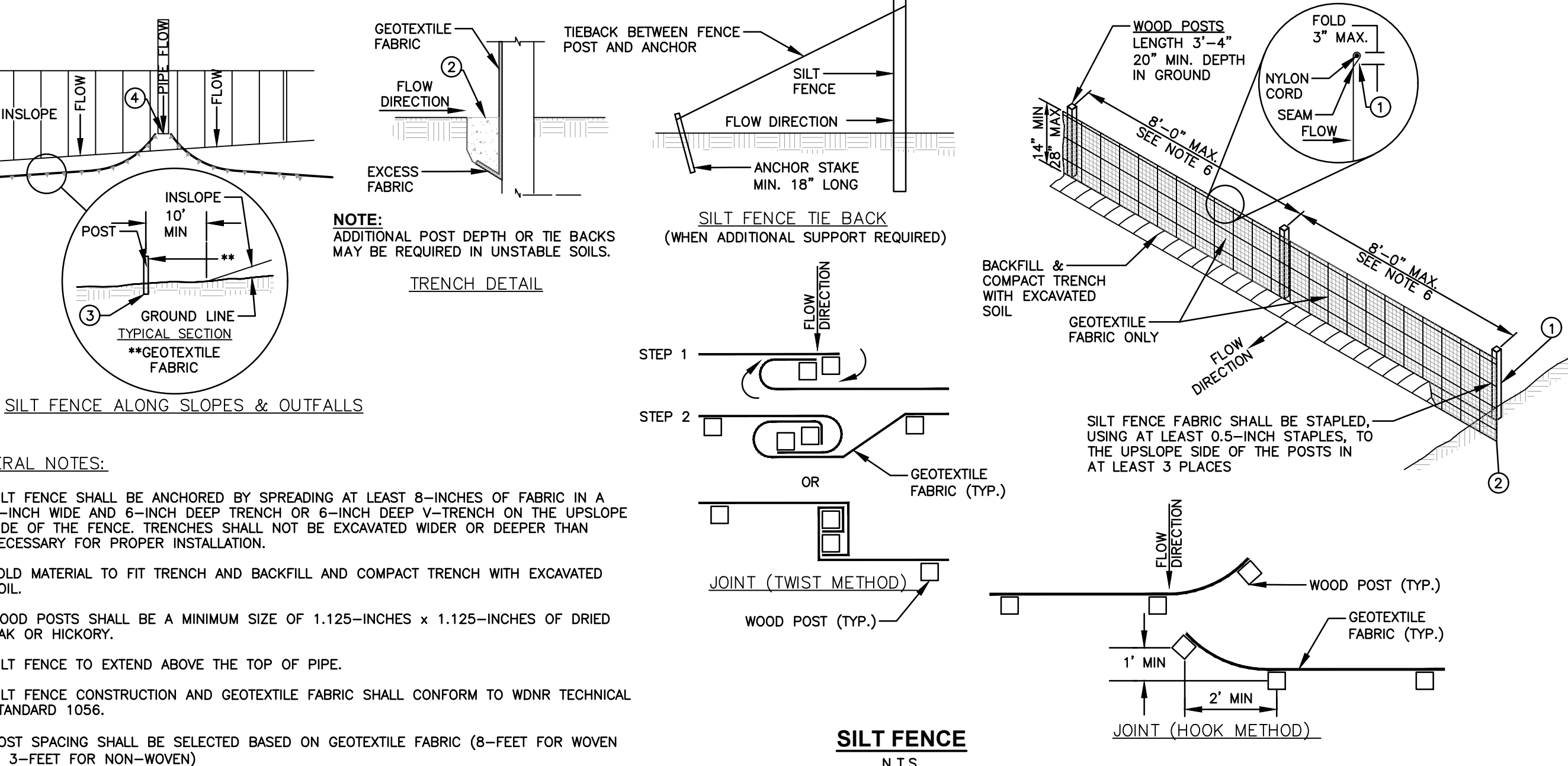
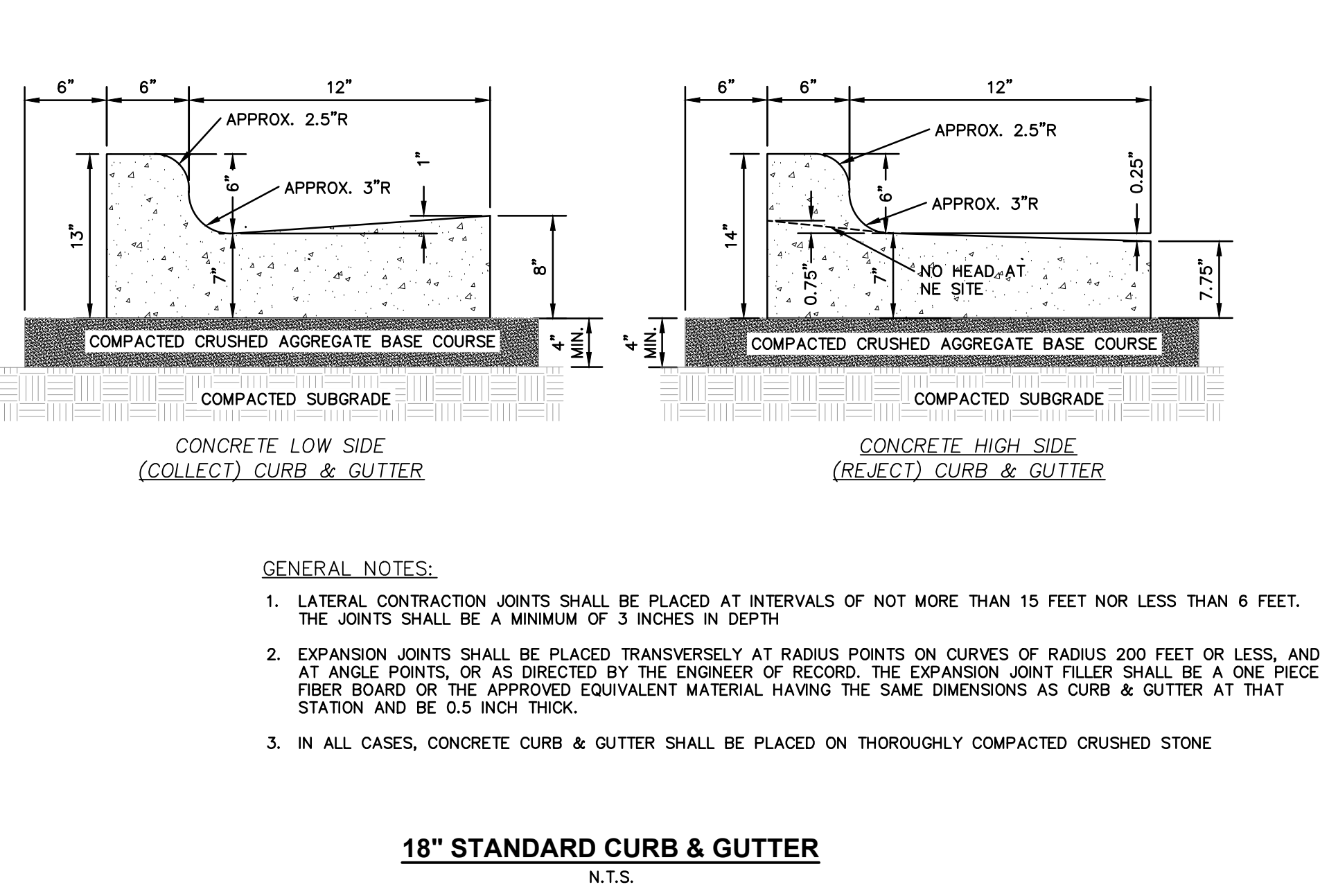
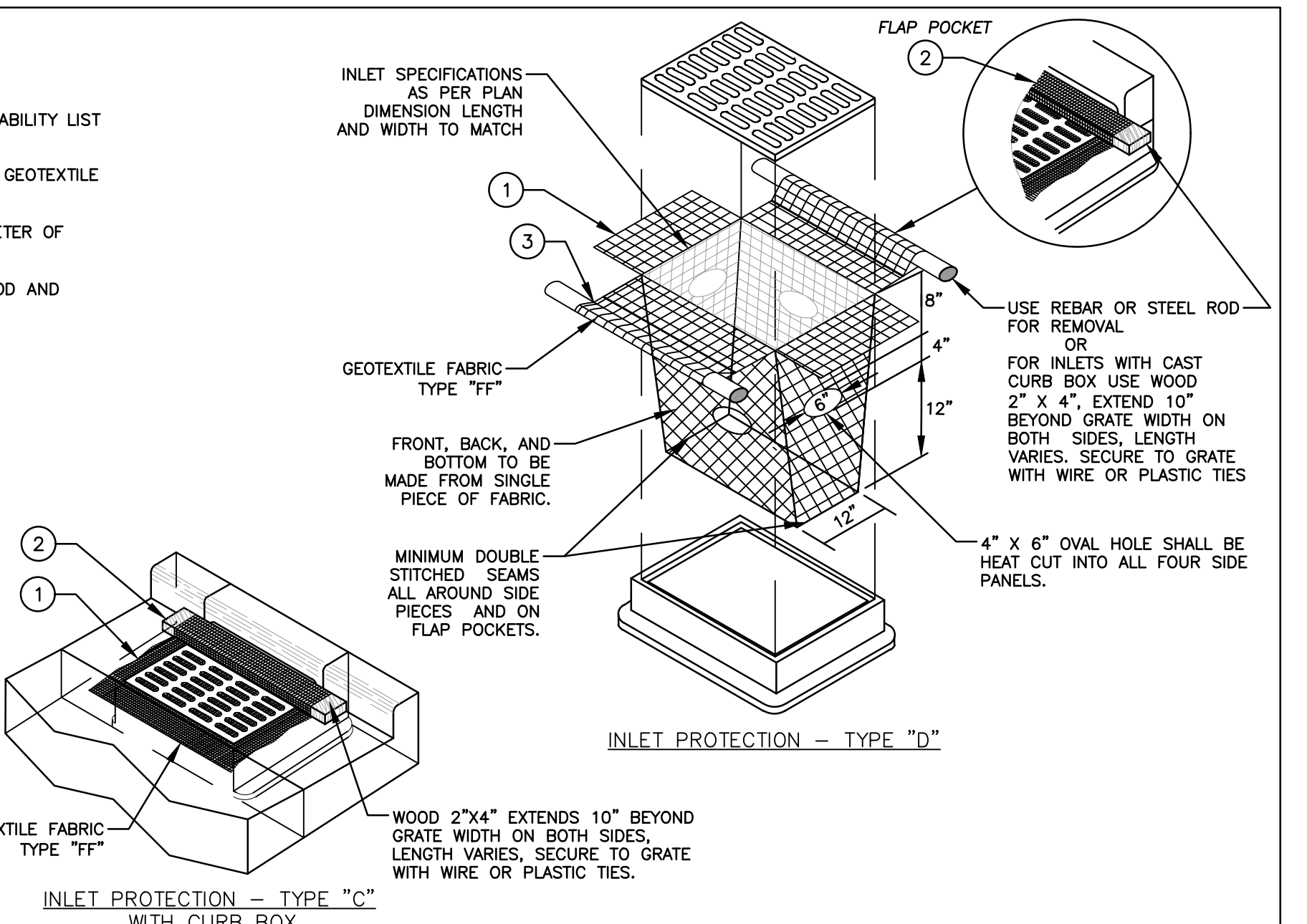
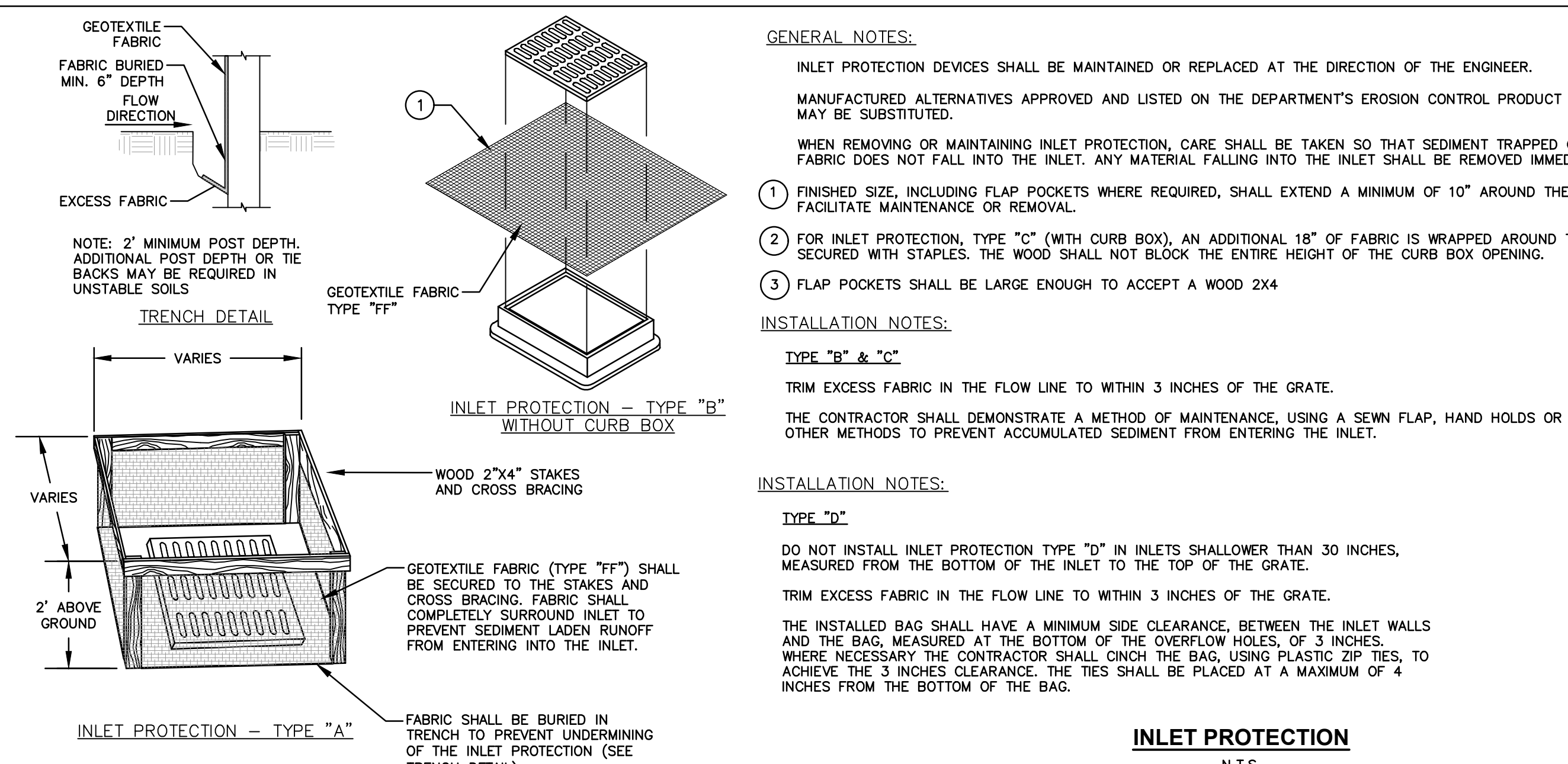
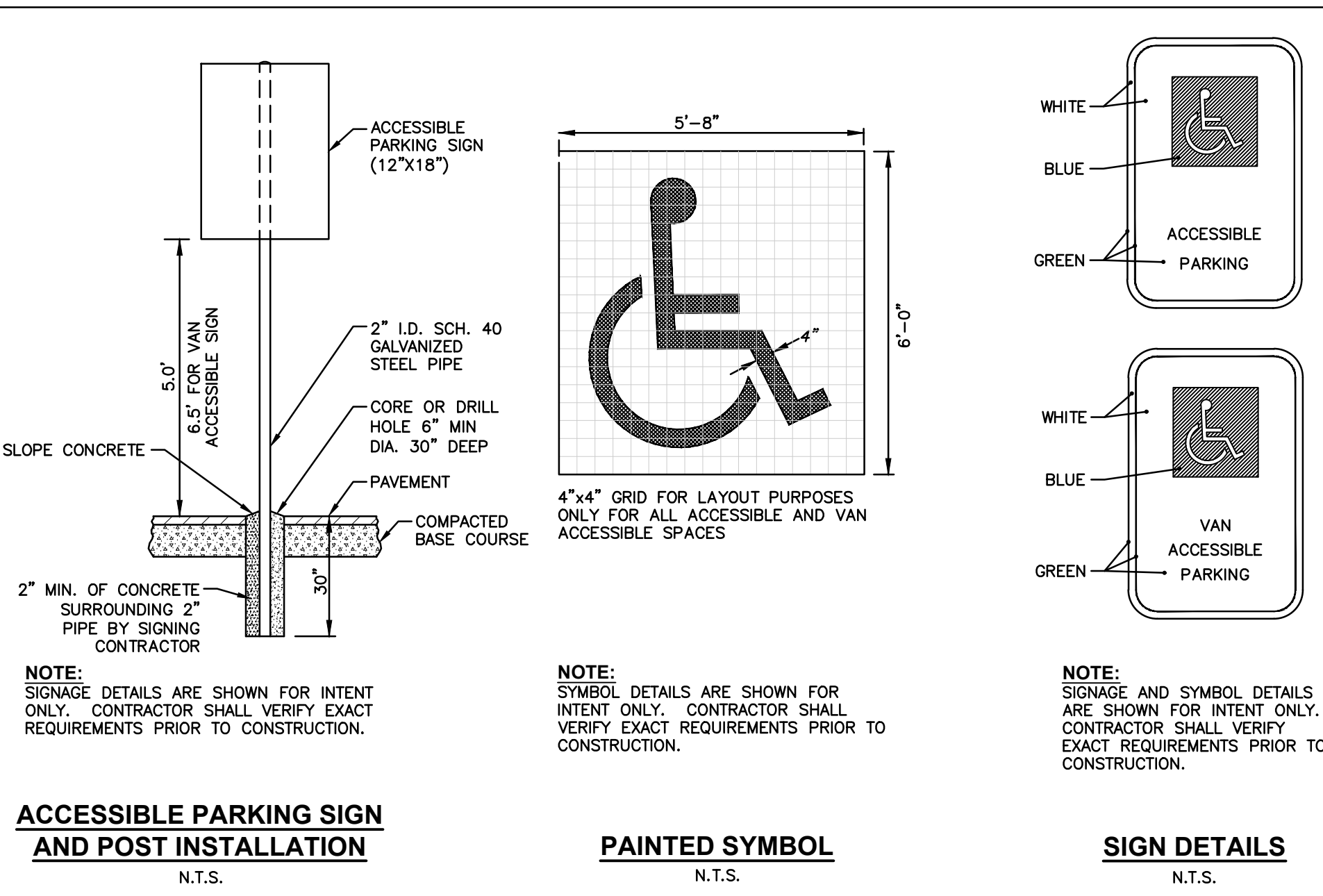


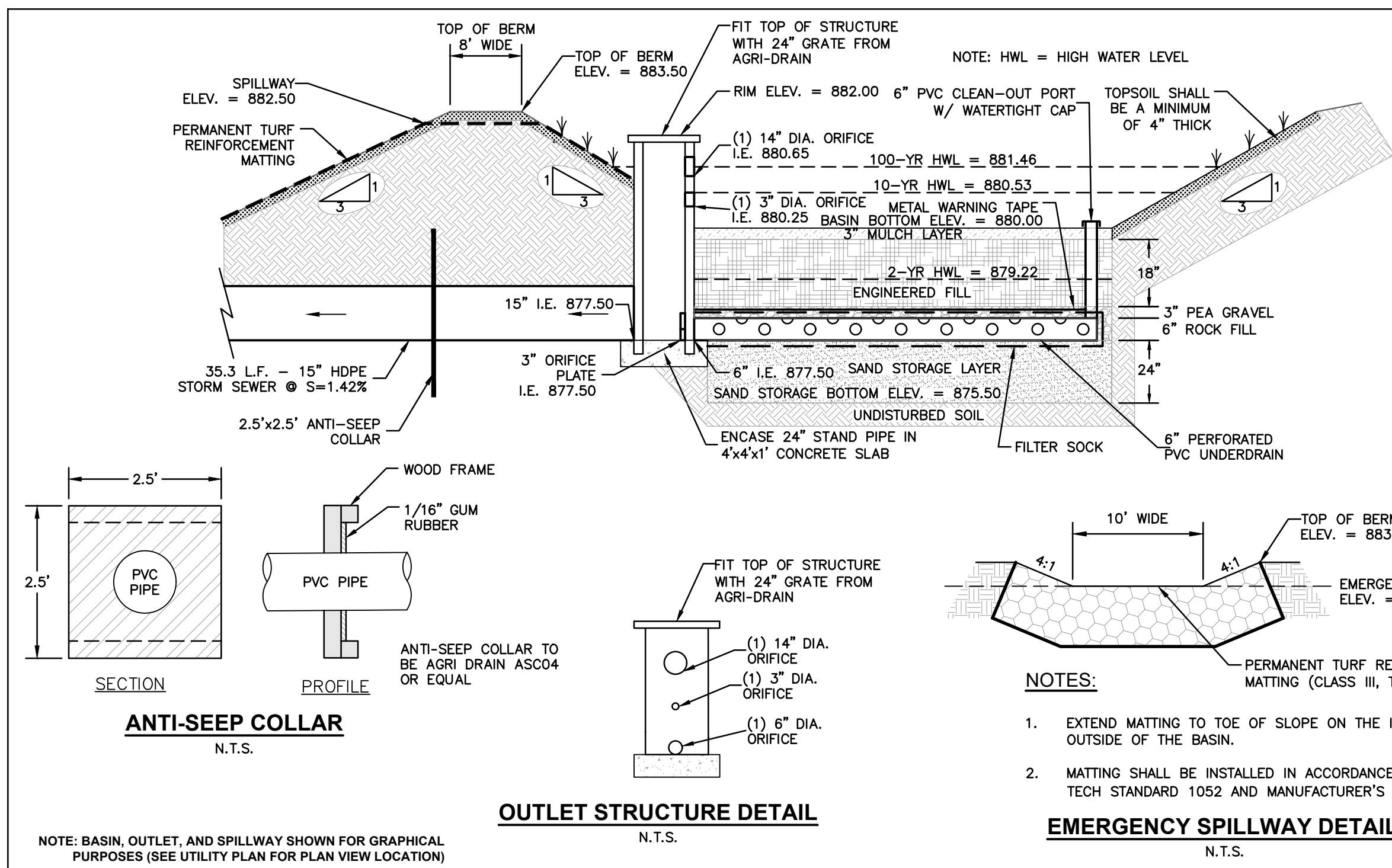
DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

JSD
MILWAUKEE REGIONAL OFFICE
W228 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 20-0495
JSD PROJ. MGR.: RWI

JOB: 20-9495
DRAWN: APM
CHECKED:
DATE: 05/25/2022
SHEET:

C5.0





GENERAL NOTES:

- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIO-FILTRATION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
- CONTRACTOR SHALL INSTALL 18\"/>

NOTE:

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIO-FILTRATION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

BIO-FILTRATION BASIN NOTES

GENERAL NOTES:

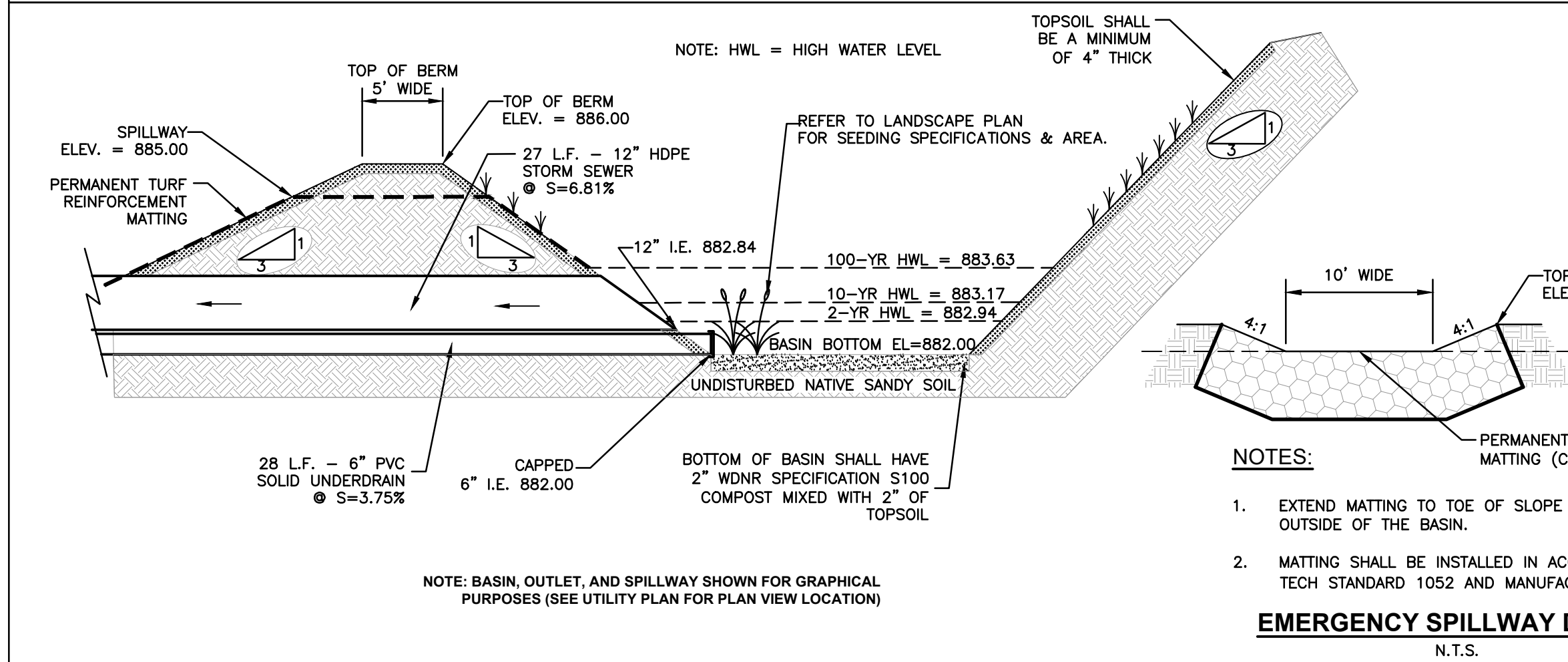
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- INSTALL EROSION MATTING OVER ENGINEERED SOILS LAYER FOLLOWING SEEDING OF THE BOTTOM OF THE INFILTRATION BASIN TO PROVIDE SOIL STABILIZATION PRIOR TO MATURE VEGETATION COVER.
- CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE SANDY SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE INFILTRATION BASIN.
- IF ADDITIONAL EXCAVATION IS REQUIRED TO REACH SANDY SOIL PROFILE, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BASIN TO THE ENGINEERED SOIL LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE BOTTOM OF THE INFILTRATION BASIN AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
- RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
- OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
- THE PLACING, CONSTRUCTION AND COMPOSITION OF THE TURF REINFORCEMENT MATTING, CLASS III, TYPE B SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 628 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.

NOTE:

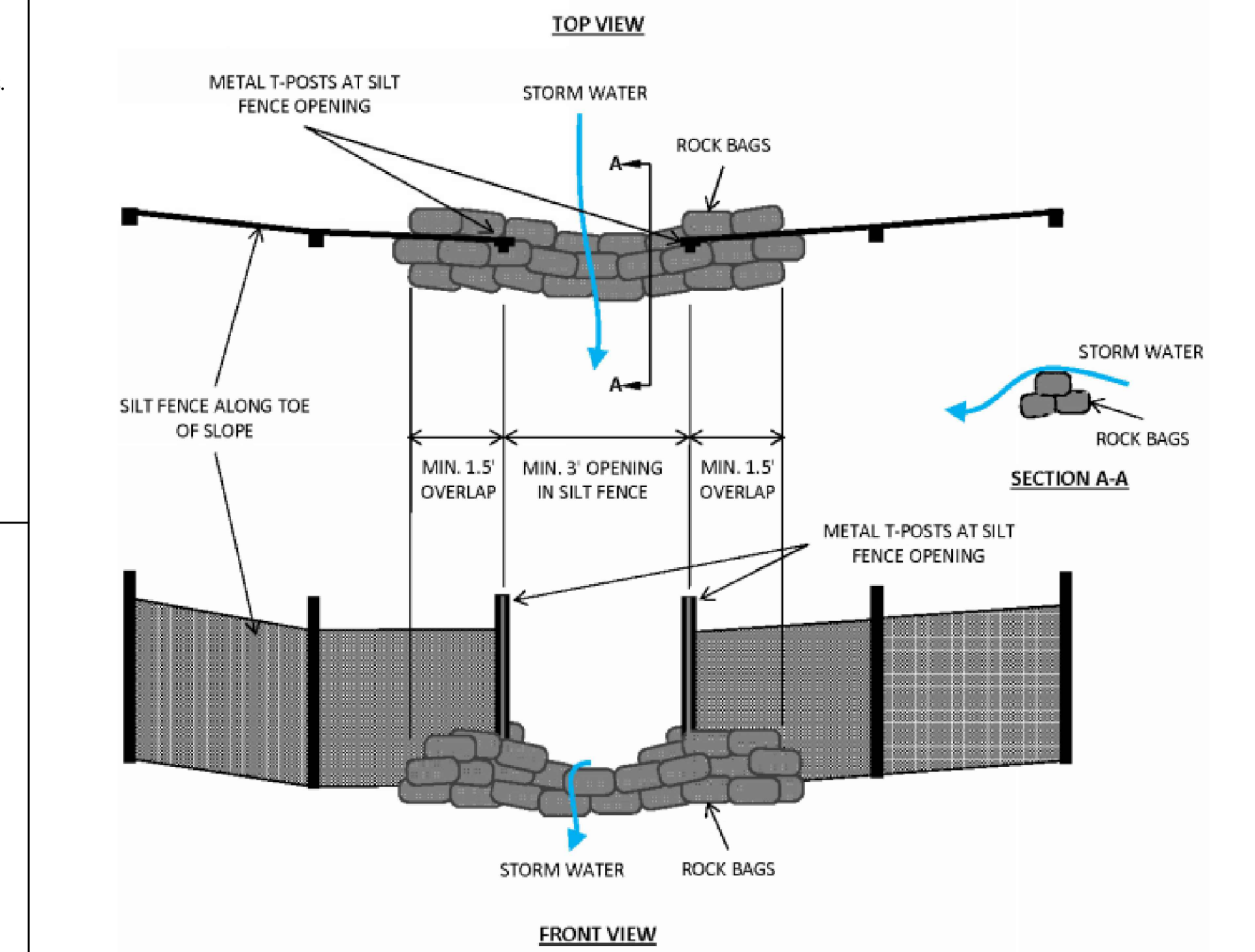
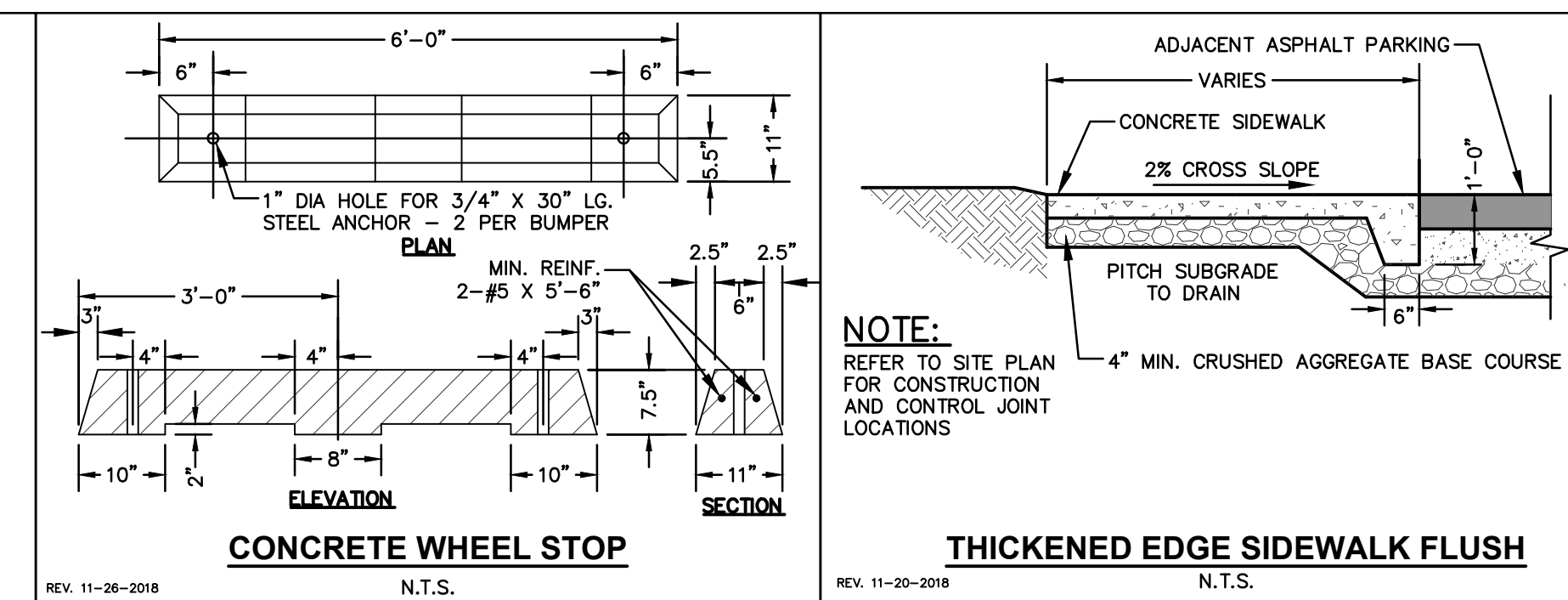
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) THE CITY OF PEWAUKEE, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED INFILTRATION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

INFILTRATION BASIN NOTES



INFILTRATION BASIN DETAIL

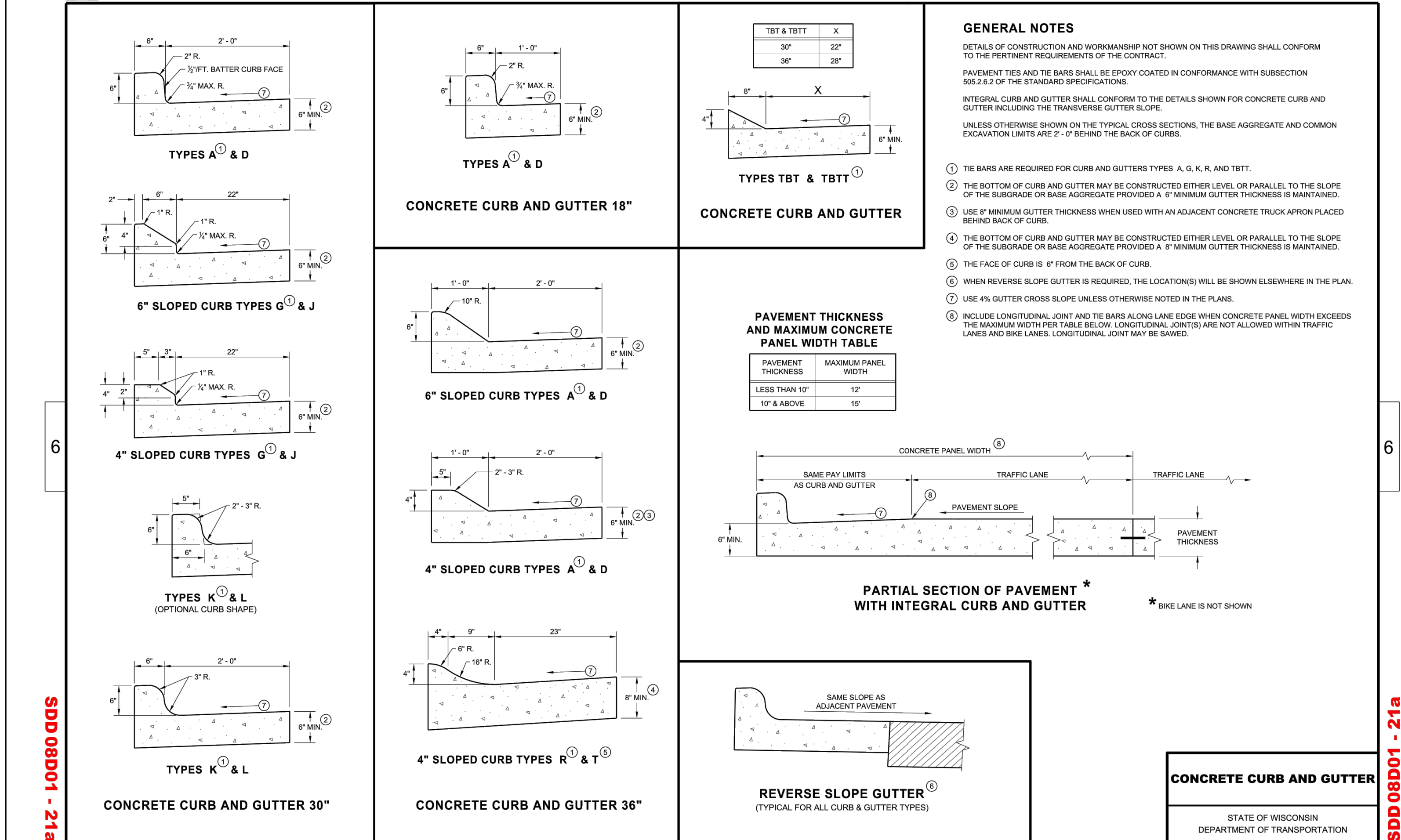


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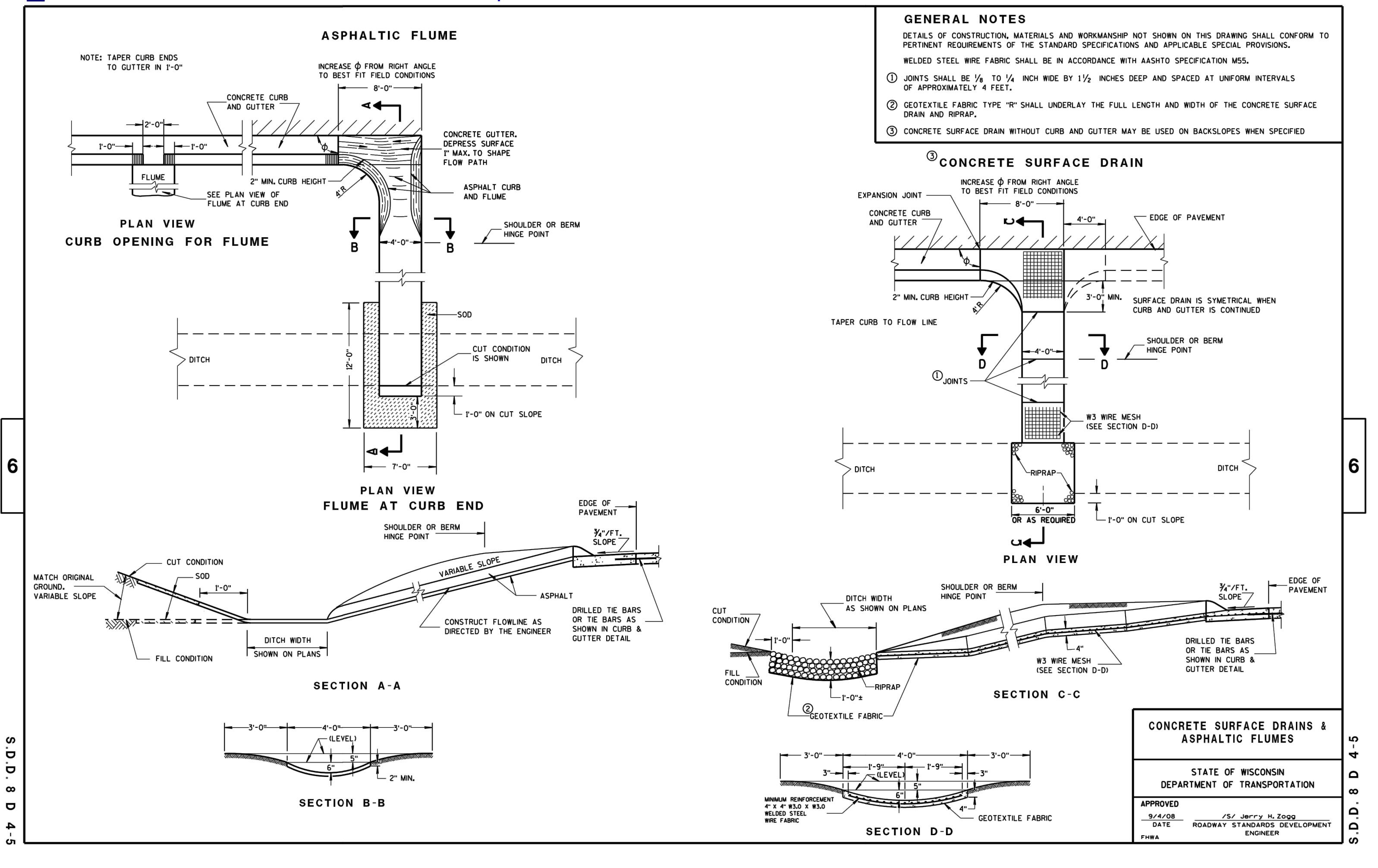
- CONTRACTOR SHALL FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1062 DITCH CHECK.
- DITCH CHECKS ARE CONSTRUCTED USING STONE OR MANUFACTURED PRODUCTS IDENTIFIED ON THE WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) EROSION CONTROL PRODUCT ACCEPTABILITY LIST (P4L).

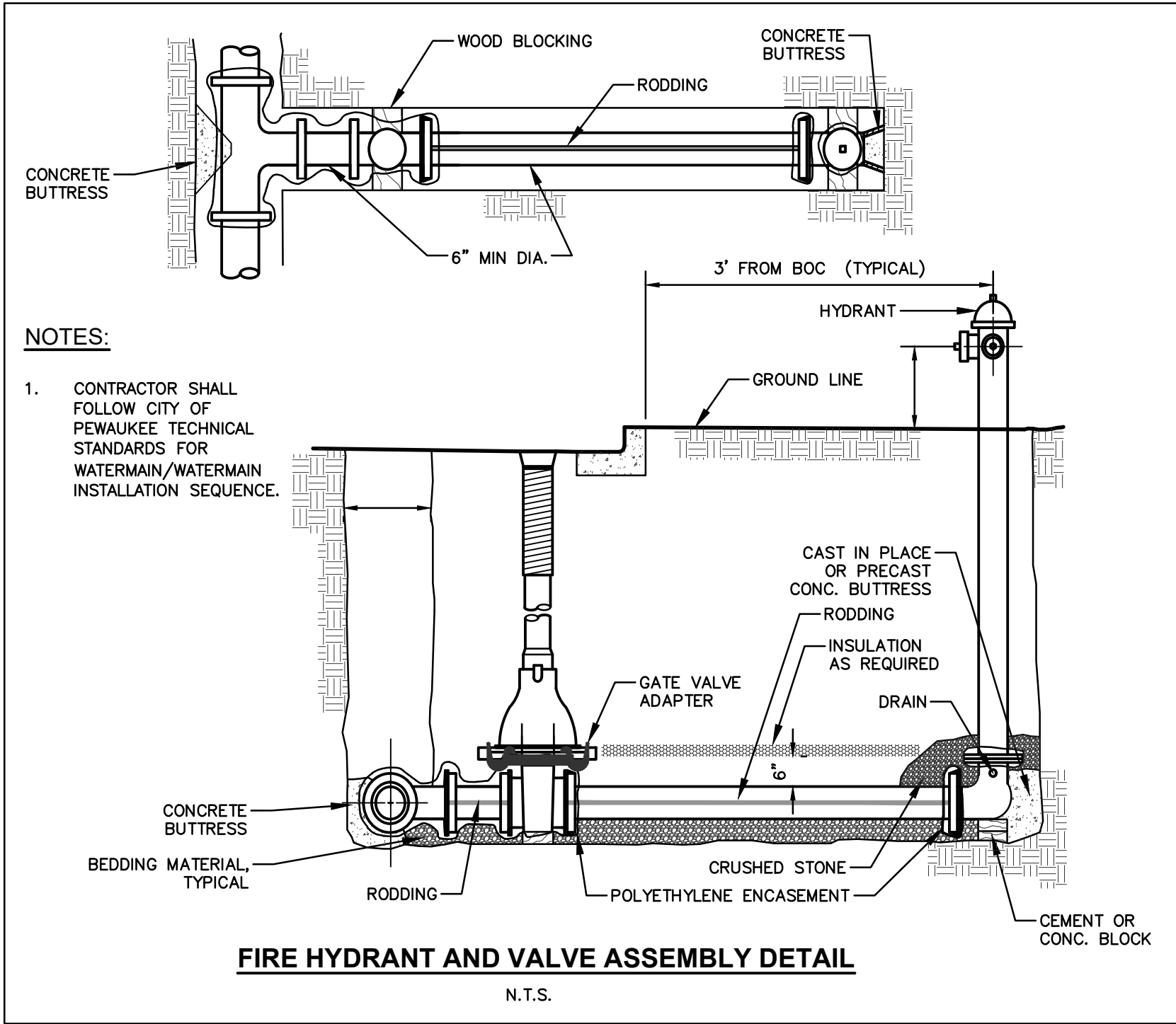
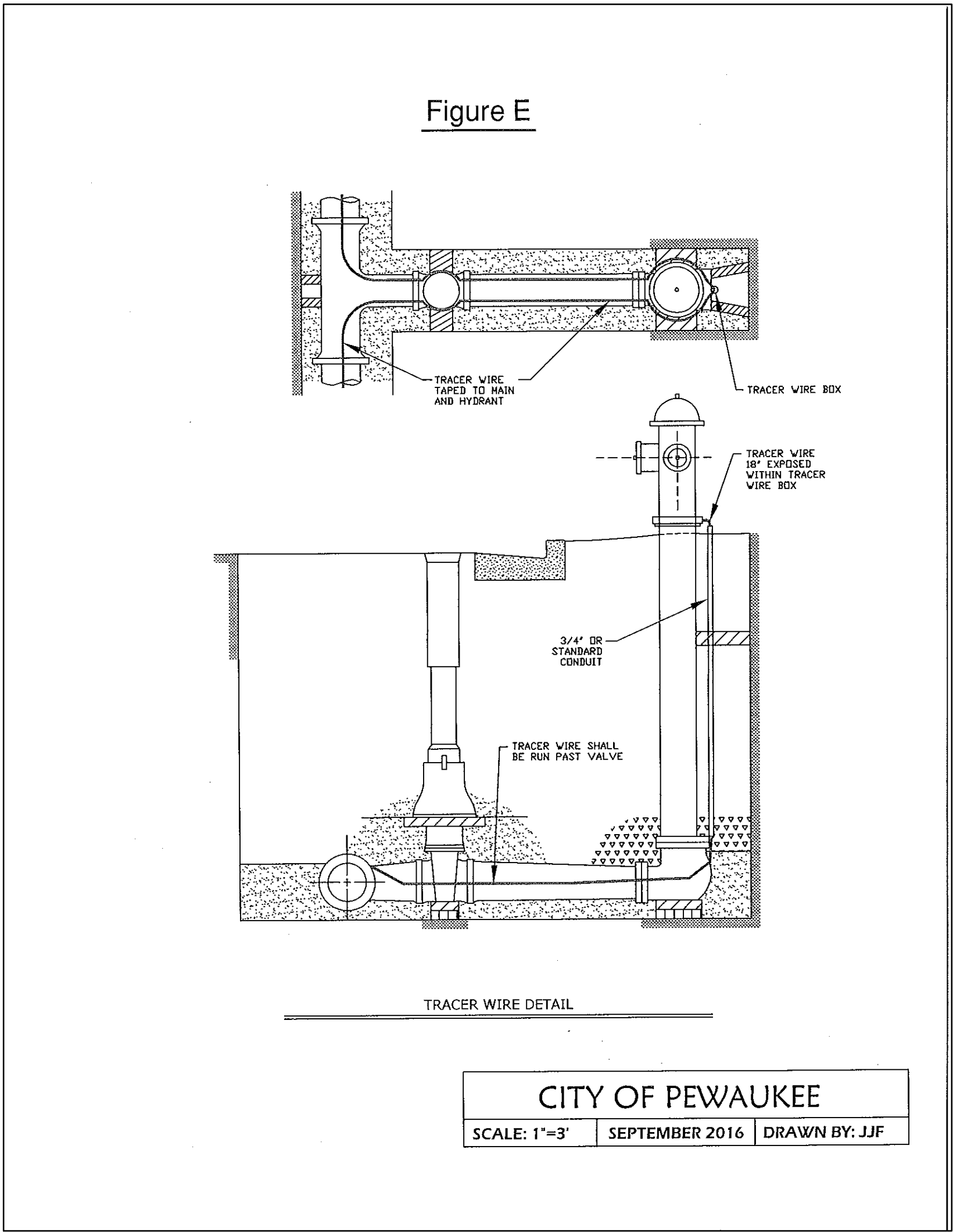
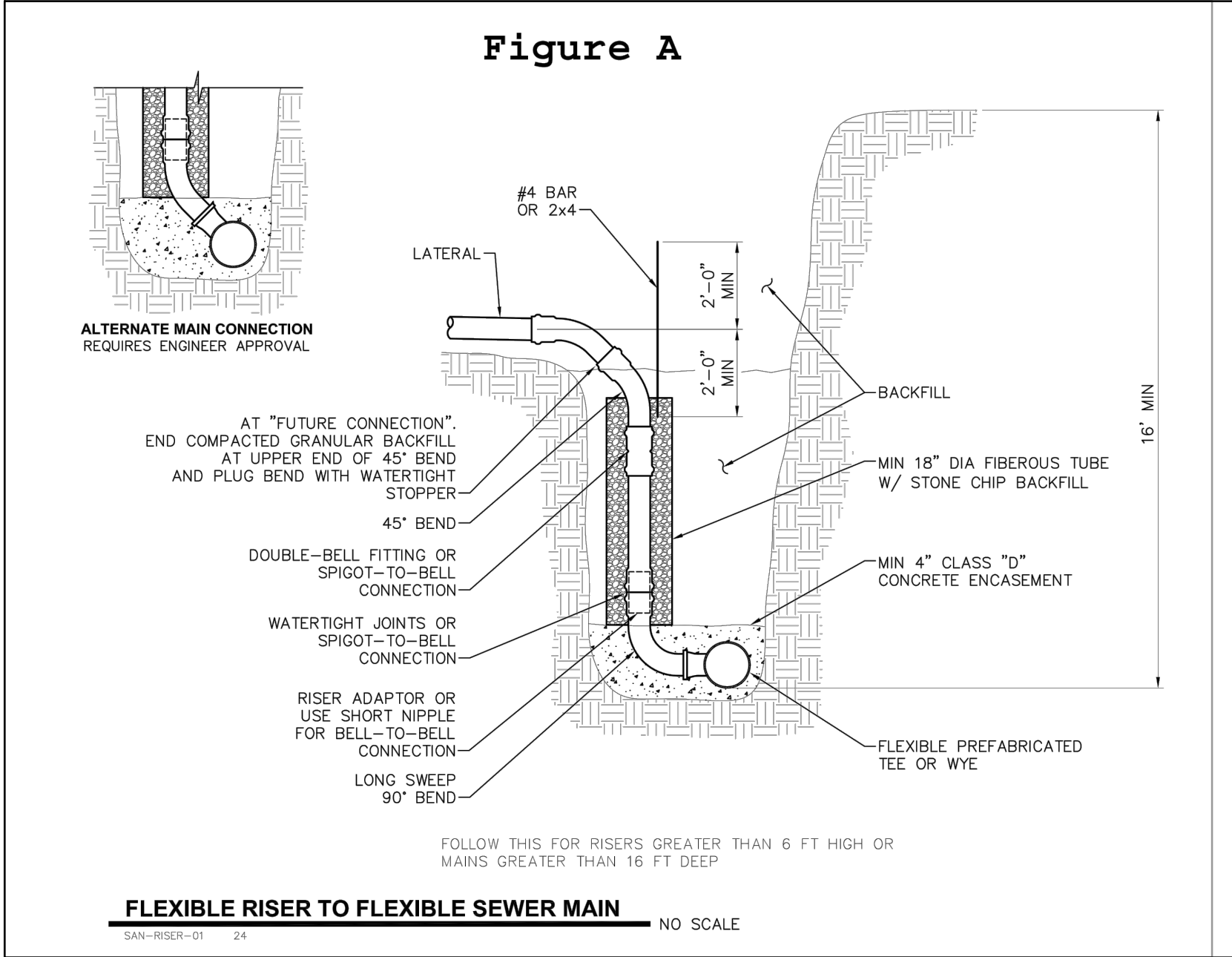
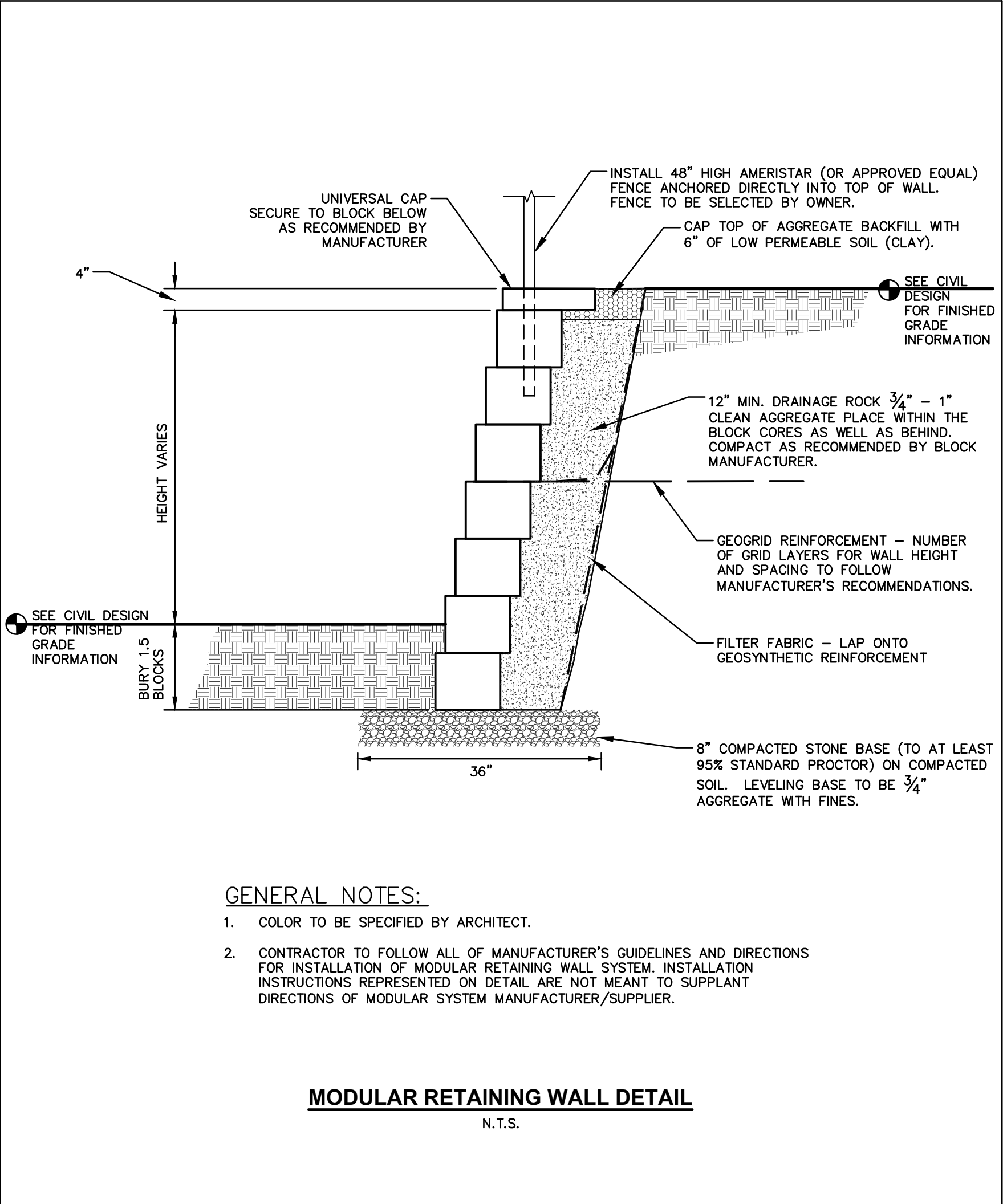
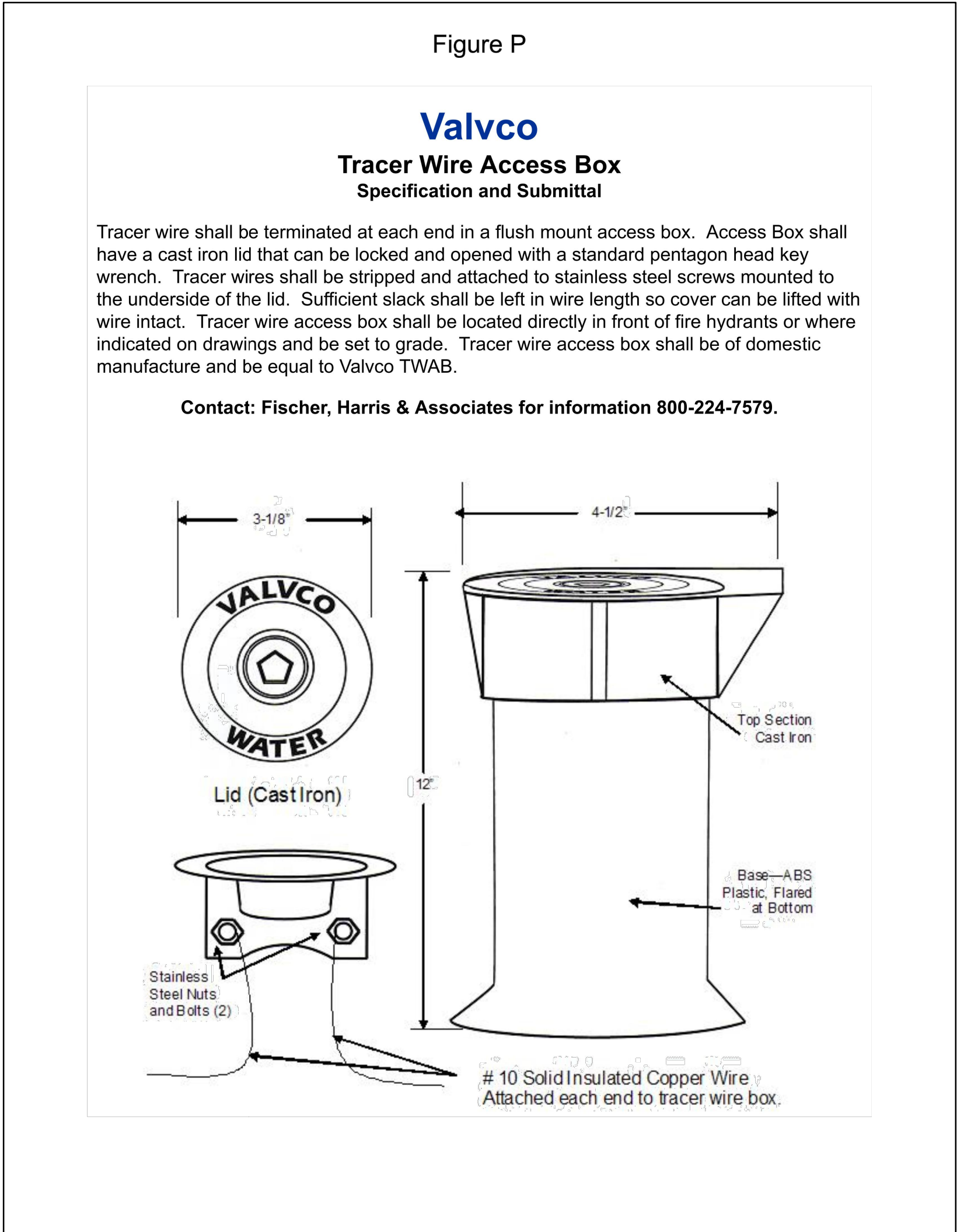
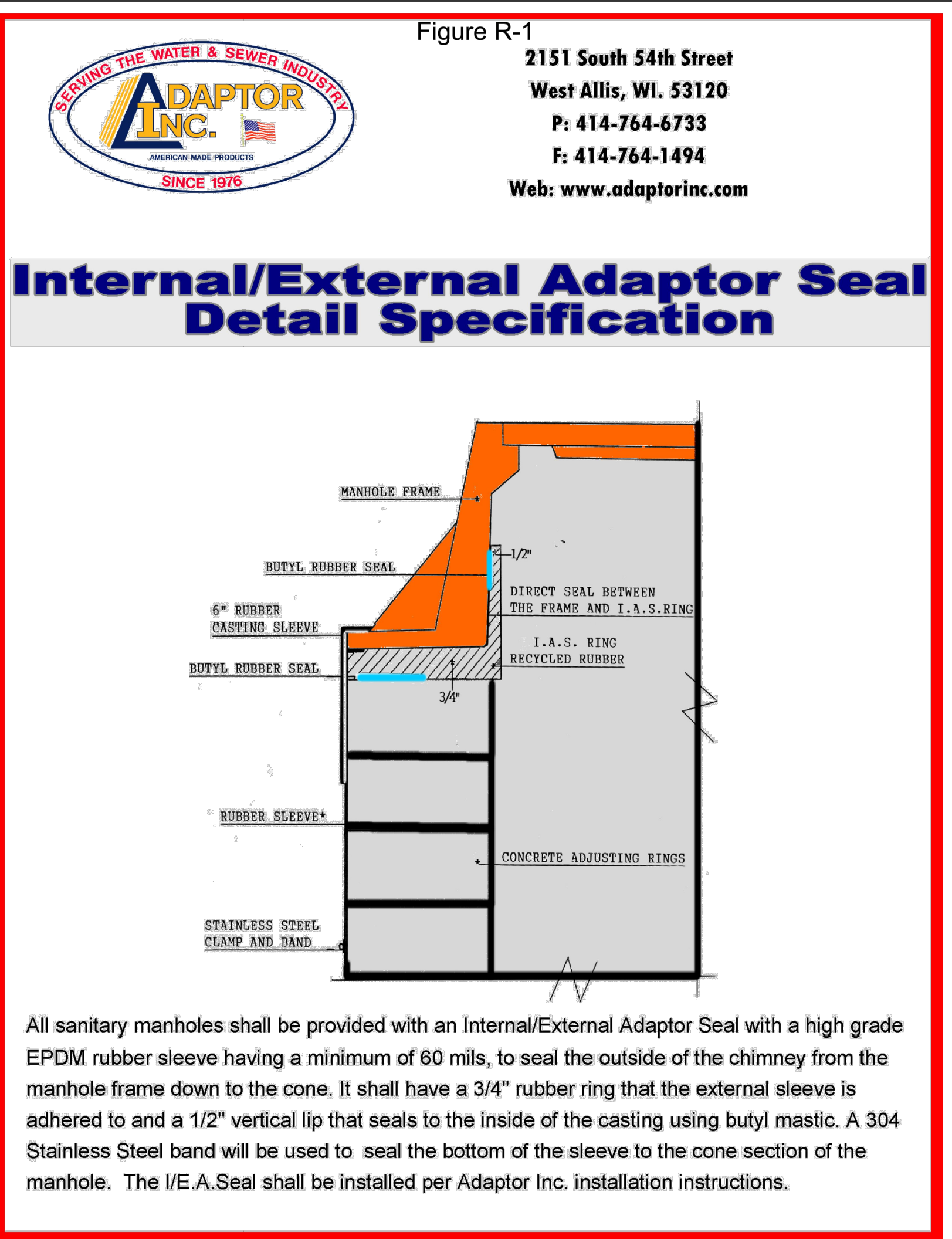
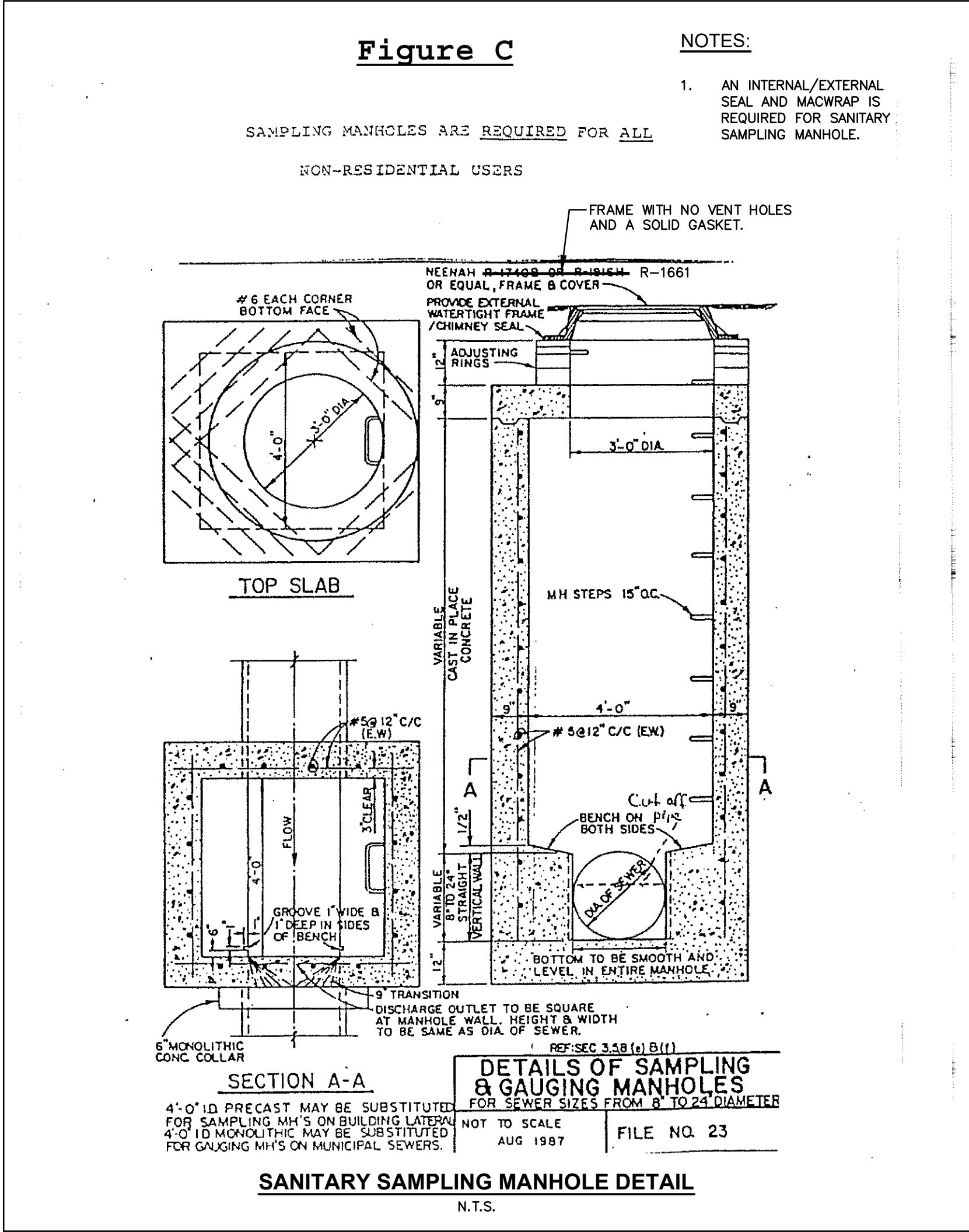
ROCK BAG DITCH CHECK

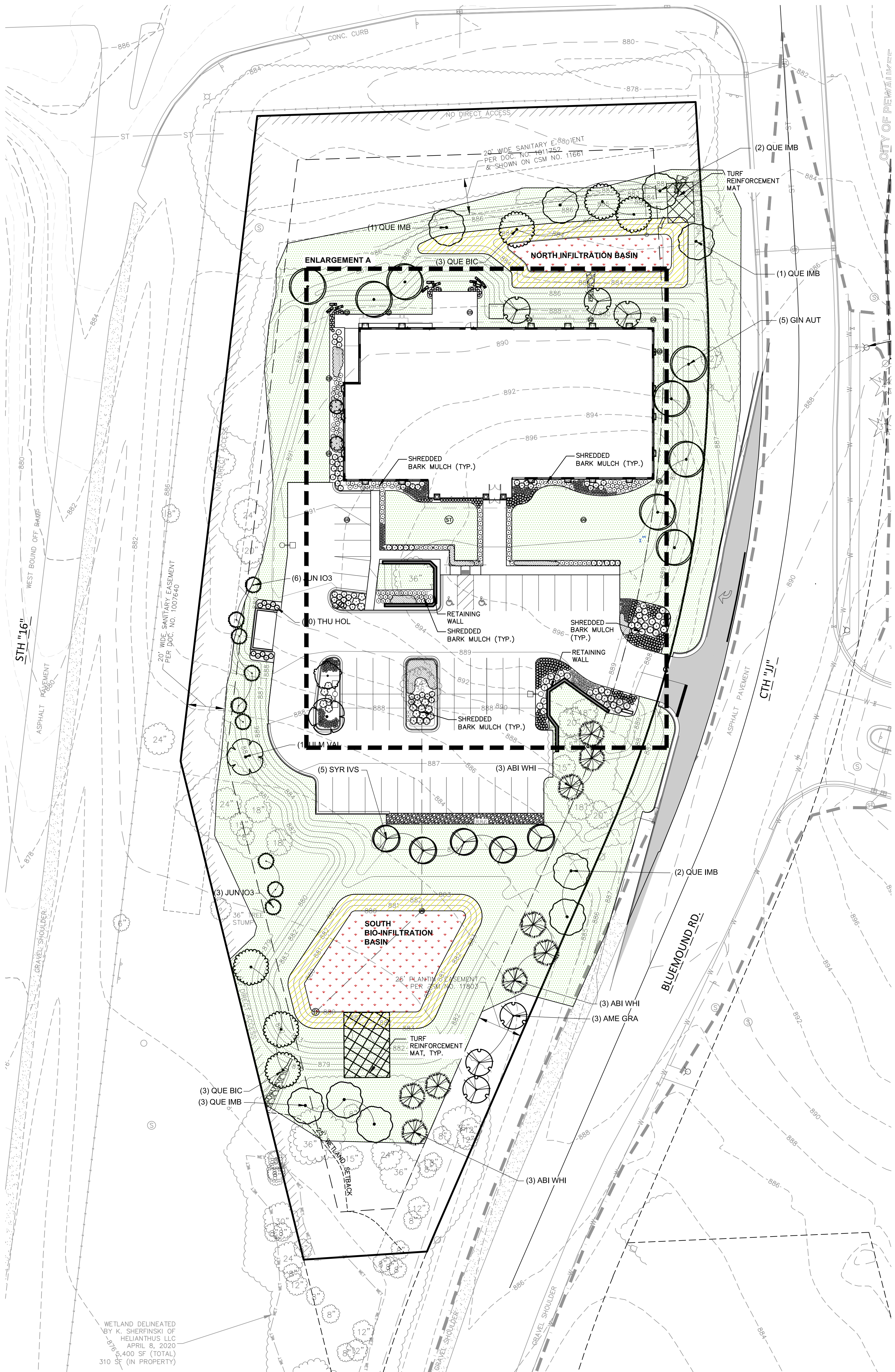
SDD 08D01-a Concrete Curb and Gutter

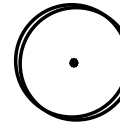
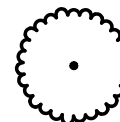
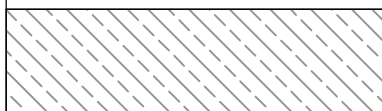


SDD 8d4 Concrete Surface Drains and Asphaltic Flumes







PLANT SCHEDULE						
DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING		QTY
	ACE AR6	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	3"Cal		1
	GIN AUT	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	3"Cal		8
	LIQ SLE	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	B & B	3"Cal		2
	QUE BIC	Quercus bicolor / Swamp White Oak	B & B	3"Cal		6
	QUE IMB	Quercus imbricaria / Shingle Oak	B & B	3"Cal		9
	ULM VAL	Ulmus americana 'Valley Forge' / American Elm	B & B	3"Cal		2
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING		QTY
	ABI WHI	Abies concolor / White Fir	B & B	5' Min Ht.		9
	JUN IO3	Juniperus chinensis 'Iowa' / Iowa Juniper	B & B	5' Min Ht.		9
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING		QTY
	AME GRA	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	5-6 ft. tall		6
	SYR IVS	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	5-6 ft. tall		5
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
	CLE SIX	Clethra alnifolia 'Sixteen Candles' / Summersweet Clethra	#05/5 gal.			55
	ITE NNG	Itea virginica 'SMNIVDFC' TM / Scentlandia Virginia Sweetspire	#03/3 gal.			5
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#05/5 gal.			19
	ROS 378	Rosa x 'Radrazz' TM / Knock Out Shrub Rose	#05/5 gal.	24" Min. Ht.		25
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
	JUN HUG	Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper	#05/5 gal.			18
	THU HOL	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	4' Ht.		10
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
	SCH CAR	Schizachyrium scoparium 'Carousel' / Carousel Little Bluestem	#01/1 gal.			141
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
	ECH XAL	Echinacea x 'Alba' / White Coneflower	#01/1 gal.			36
	HEM S97	Hemerocallis x 'Stella D'Oro' / Stella D'Oro Daylily	#01/1 gal.			309
	SAL HIL	Salvia nemorosa 'Blue Hill' / Woodland Sage	#01/1 gal.			229
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	SPACING	QTY
	VIN DAR	Vinca minor 'Dart's Blue' / Dart's Blue Periwinkle	01/#1 Gal.		18" o.c.	622 sf

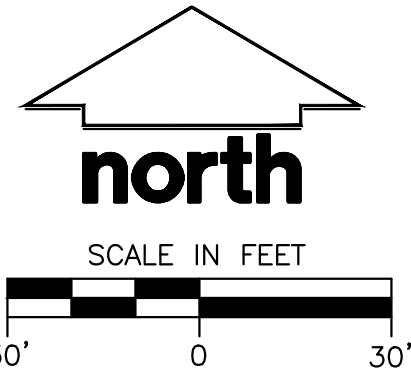
LEGEND

KENTUCKY BLUEGRASS BLEND (SEED)

NATIVE SEED MIX 1

NATIVE SEED MIX 2

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - 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.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
 - 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
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE



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Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 942-2289
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W238 N1010 BOUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO. 20-0496
JSD PROJ. MGR. RWI

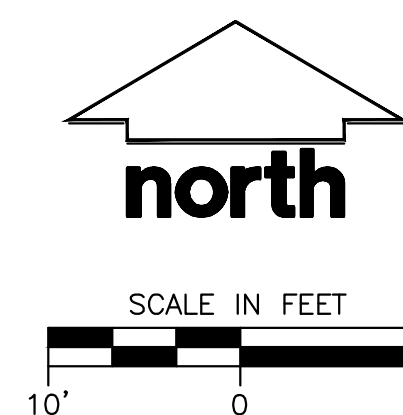
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DATE:	05/25/2022
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DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
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	SAL HIL	Salvia nemorosa 'Blue Hill' / Woodland Sage	#01/1 gal.		229
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	SPACING QTY
	VIN DAR	Vinca minor 'Dart's Blue' / Dart's Blue Periwinkle	01/#1 Gal.		18" o.c. 622 sq

The diagram illustrates three different seed mixtures, each represented by a rectangular box with a black border. The first box, labeled 'KENTUCKY BLUEGRASS BLEND (SEED)', contains a pattern of small green dots. The second box, labeled 'NATIVE SEED MIX 1', contains a pattern of diagonal yellow lines. The third box, labeled 'NATIVE SEED MIX 2', contains a pattern of small red dots.

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 DISPARITY IN ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE.
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 ADOVERSE 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.



TREE PRESERVATION NOTES:

DURING CONSTRUCTION TAKE ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED). INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT OR MATERIAL OR SPOOLS STORAGE SHALL BE PERMITTED OUTSIDE THE CONSTRUCTION LIMITS OR WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FLUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OF ANY TREE THAT IS REQUIRED TO REMAIN.
- CRUSHED LIMESTONE, HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE ROOT ZONE OF ANY TREE, NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE.
- APPROPRIATE PROTECTIVE FENCING SHALL BE TEMPORARILY INSTALLED FOR PROTECTION OF REMAINING TREES. APPROPRIATE PROTECTIVE FENCING SHALL INCLUDE WOODEN SNOW FENCE OR VINYL CONSTRUCTION FENCE.
- ALL REQUIRED PROTECTIVE FENCING OR OTHER PHYSICAL BARRIER MUST BE IN PLACE AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD TO PREVENT THE IMPINGEMENT OF CONSTRUCTION VEHICLES, MATERIALS, SPOOLS AND EQUIPMENT INTO OR UPON THE TREE PRESERVATION AREA.
- NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN THOSE APPROVED FOR BRACING, GUYING OR WRAPPING, SHALL BE ATTACHED TO TREES DURING THE CONSTRUCTION PERIOD.
- UNLESS OTHERWISE INDICATED ON THE PLANS, NO SOIL IS TO BE REMOVED FROM WITHIN THE ROOT ZONE OF ANY TREE THAT IS TO REMAIN.
- WHERE CONSTRUCTION TAKES PLACE WITHIN THE CRITICAL ROOT ZONE OF ONE SIDE OF A TREE PROPOSED FOR PRESERVATION, PROTECTIVE FENCING SHALL BE EXTENDED BEYOND THE CRITICAL ROOT ZONE OF THE OTHER SIDE OF THE TREE TO MAXIMIZE PROTECTION OF THE ROOT SYSTEM.
- TREES WHICH ARE PRESERVED, BUT WILL BE AFFECTED DURING THE CONSTRUCTION PROCESS SHALL HAVE THE CROWNS AND ROOTS PRUNED BY A CERTIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI Z100.

IF, IN THE OPINION OF THE LANDSCAPE ARCHITECT, THE NECESSARY PRECAUTIONS AS SPECIFIED WERE NOT UNDERTAKEN BEFORE CONSTRUCTION COMMENCED, OR ARE NOT MAINTAINED AT ANY TIME DURING CONSTRUCTION, A STOP WORK ORDER SHALL BE ISSUED UNTIL SUCH TIME AS THE CONTRACTOR COMPLIES WITH THE PRECAUTIONS HEREIN.

GENERAL NOTES

- 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 800-481-4511 FOR UTILITY INFORMATION. PROTECT EXISTING UTILITIES PRIOR TO DIGGING. HAND DIG AND INSTALL 24" 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.
- 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.
- 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 AND HANDLED 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 DISCISE AND INSECTS (ADULT EGGS, LARVAE 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 VISION AND PHYSICAL CLEARANCE.
- 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 PRUNE TREES 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 PLANT. IF PRUNING OCCURS "IN SEASON", DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- 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. THE CONTRACTOR SHALL MAINTAIN THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC RIGHT-OF-WAY. IN NO MANNER SHALL SUCH DEBRIS BE ALLOWED TO REMAIN ON THE PROJECT SITE UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- 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.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRAGILE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DETERIMENTARY 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.
- 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.
- 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 3' 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.
- 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.
- 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. 88183-P OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - (ALTERNATE 2): TREE 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, SODDING, & POND VEGETATION NOTES

- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EITHER CORPETS' 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.
- MATERIALS - PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 309, WESTFIELD, WISCONSIN, 53594, TEL: 608-288-9479 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY RATE SUPPLIER AND A PRACTICAL OPTIMUM RATE OF SEEDING FOR THE YEAR OF THE SEEDING. THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT, REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS' RECOMMENDATIONS FOR INSTALLATION.
- MATERIALS - BORESTENTION BASIN PLUG PLANTINGS: PLUG PLANTINGS TO BE INSTALLED "1-0" ON CENTER, MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WMDR PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK AND INSTALLATION SPECIFICATIONS.
- MATERIALS - BORESTENTION BASIN NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT - DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID-JUNE THROUGH THE END OF OCTOBER DUE TO THE NVM GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS' RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

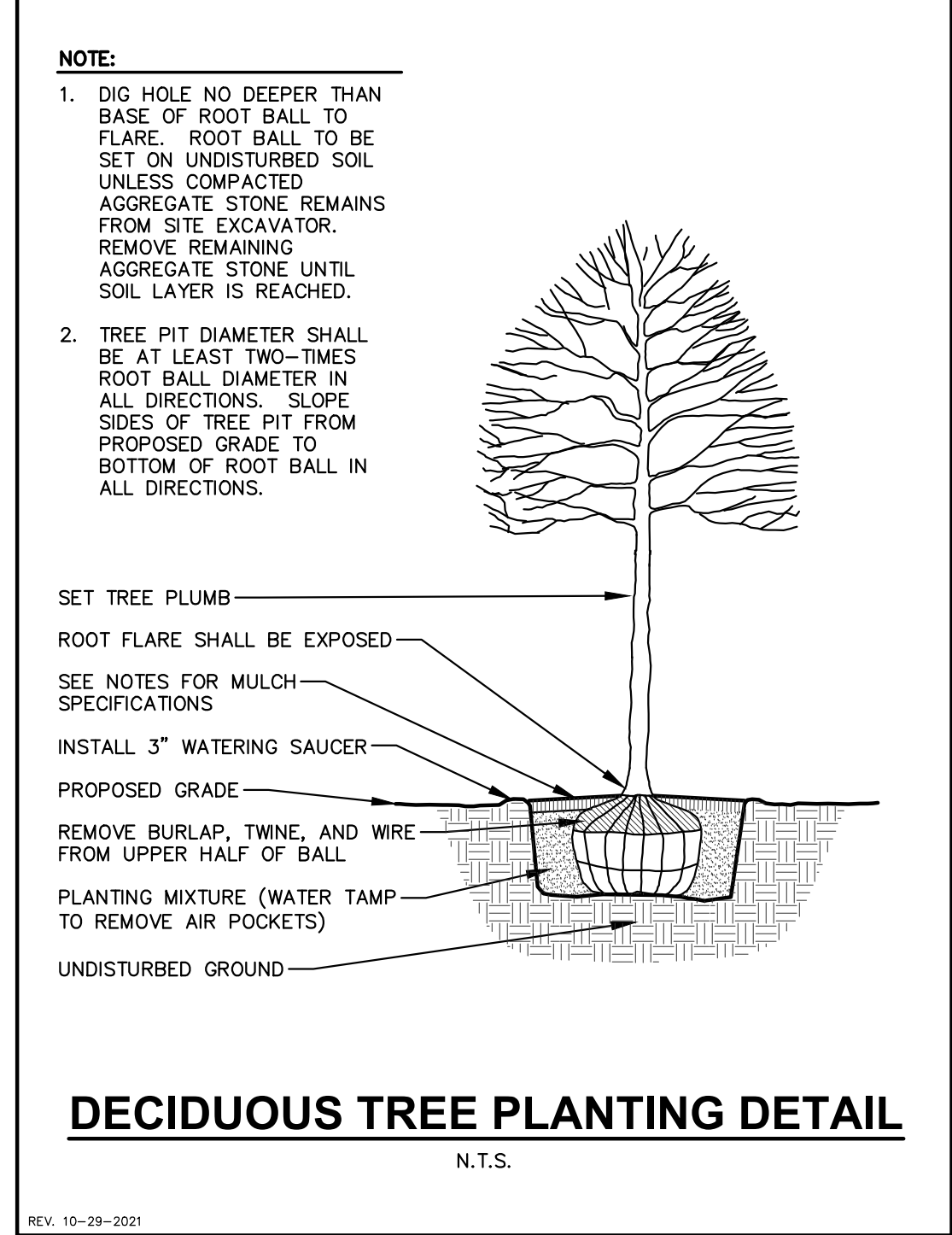
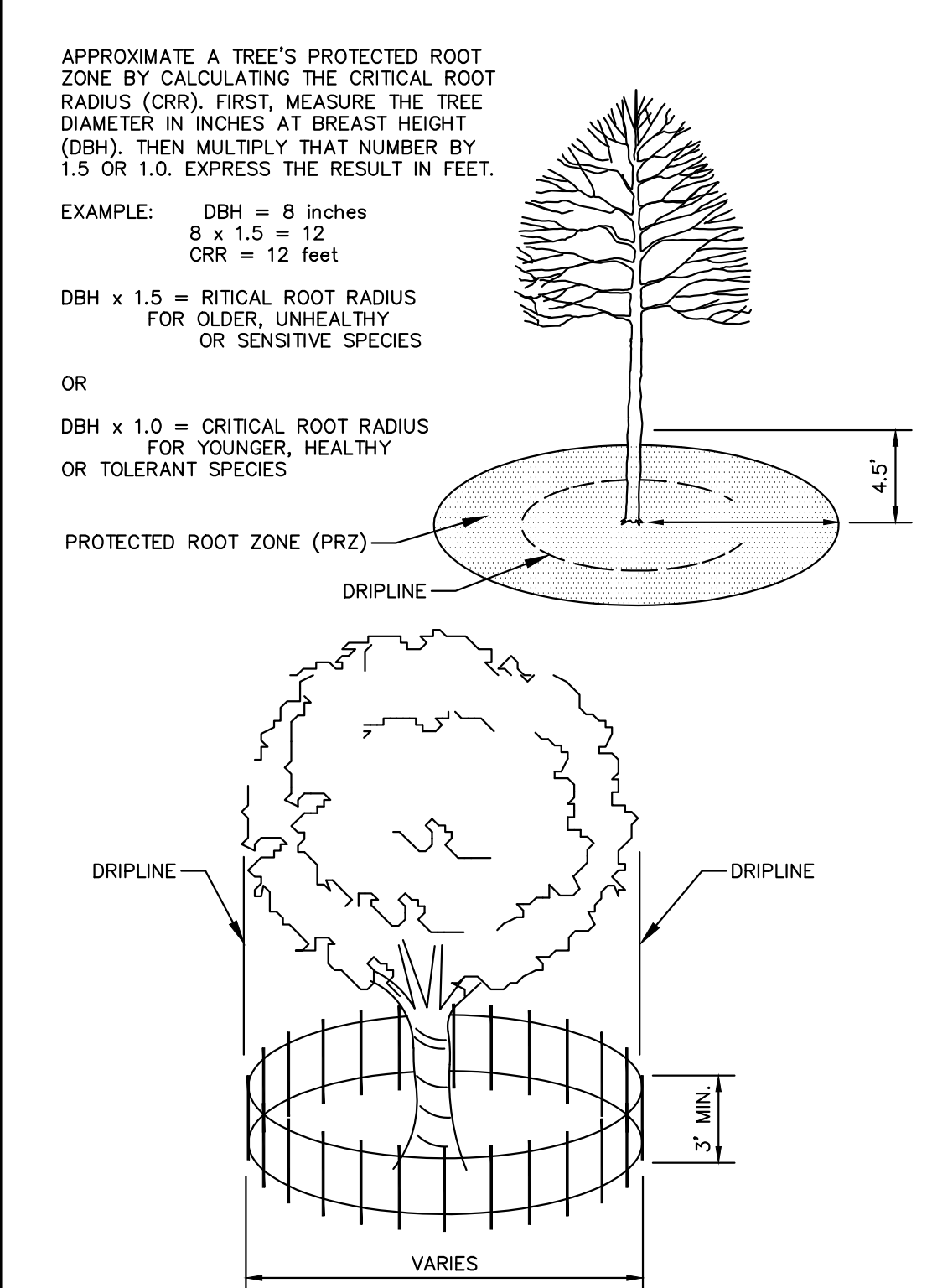
NATIVE LANDSCAPE NOTES

- GENERAL NOTES
 - CONTRACTOR QUALIFICATIONS: - THE LANDSCAPE CONTRACTOR CHOSEN FOR ESTABLISHMENT OF THE PLANTING MATERIALS MUST BE EXPERIENCED IN THE INSTALLATION AND MANAGEMENT OF SAID AREAS, HAVING A MINIMUM OF FIVE YEARS FIELD EXPERIENCE. A SUPERVISOR WHO CAN IDENTIFY NON-NATIVE AND NATIVE PLANTS BY GENUS AND SPECIES SHALL BE AVAILABLE AT ALL TIMES.
 - RESPONSIBLE PARTY - THE CONTRACTOR WILL BE RESPONSIBLE FOR ESTABLISHING THE VEGETATIVE MATING AND/OR APPLICATIONS, OR LOCAL SOURCES, THE NATURALIZED SEEDING AREAS, THE LOW-MOW FESCUE AREAS AND THE EXISTING TURF MAINTENANCE STRIPS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MONITORING AND MAINTENANCE OF THE SEEDING AREAS FOR FIVE YEARS TO ENSURE THAT THE PERFORMANCE CRITERIA ARE MET. THE CONTRACTOR MAY ELECT TO CONTRACT MANAGEMENT AND MAINTENANCE SERVICES TO A THIRD PARTY TO ENSURE PROPER IMPLEMENTATION.
 - THE CONTRACTOR MUST RETAIN A QUALIFIED ECOLOGICAL CONSULTANT AS A THIRD PARTY TO PROVIDE ANNUAL MONITORING AND REPORTING ON THE PERFORMANCE OF THE IMPROVEMENTS.
 - ALL NATIVE PLANT AND SEED MATERIALS SHALL BE TRUE TO THEIR NAME AND VARIETY AS SPECIFIED. TO ENSURE THAT LOCAL SPECIES FROM THEIR ORIGIN SHALL BE KNOWN TO BE LOCAL WITHIN A 200-MILE RADIUS OF THE PROJECT LOCATION AND SPECIES NATIVE TO WAUKESHA COUNTY, WISCONSIN. PLANT ORIGINS BEYOND A 200-MILE RADIUS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - THE CLIENT RESERVES THE RIGHT TO INSPECT ALL SEED AND PLANTS EITHER AT THE PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR NAME, VARIETY, SIZE, QUANTITY, QUALITY, OR MIX PROPORTION. CONTRACTOR IS TO KEEP RECORDS OF THE CERTIFICATES OF COMPOSITION OR INVOICES OF SEED MIXTURES AND INTEGRITY OF PLANT MATERIALS WITH RESPECT TO SPECIES, VARIETY, AND SOURCE AFTER PURCHASE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER HANDLING AND STORAGE OF SEED AND PLANT MATERIALS ACCORDING TO THE BEST HANDLING AND STORAGE PRACTICES. DURING LANDSCAPE WORK, MATERIALS AND EQUIPMENT SHALL BE PROTECTED FROM DAMAGE. PAVEMENT AND WORK AREAS AND ADJOINING AREAS SHALL BE KEPT CLEAN AND IN AN ORDERLY CONDITION.
- SEEDING/PLANTING SUBSTRATE NOTES
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK NECESSARY TO ACHIEVE AND MAINTAIN AN ACCEPTABLE PLANT AND SEED BED PRIOR TO INSTALLING PLUGS AND SEEDING.
 - IN ALL AREAS THAT WILL BE PLANTED OR SEEDDED, THE EXISTING TURFGRASS WILL BE KILLED USING AN HERBICIDE WHICH IS NON-TOXIC TO TERRESTRIAL AND AQUATIC ANIMALS. ONLY PERSONNEL WHO ARE STATE OF WISCONSIN LICENSED APPLICATORS OR LICENSED UNDER THE PROVISIONS OF A LICENSED APPLICATOR, AND ARE EXPERIENCED IN PLANT IDENTIFICATION SHALL PERFORM APPLICATION OF THE HERBICIDE. THE HERBICIDE APPLICATION SHALL BE DONE IN SUCH A MANNER AS TO PREVENT THE DEGRADATION OF THE HERBICIDE USED MUST BE PROVIDED PRIOR TO INSTALLING SEED OR PLUGS. CARE MUST BE TAKEN TO PROTECT THE EXISTING LAWN IN THOSE AREAS THAT ARE TO REMAIN TURFGRASS.
 - IN THE AREAS THAT WILL BE PLANTED WITH NATIVE PLUGS, A TWO INCH LAYER OF BLACK LEAF COMPOST, OR EQUIVALENT COMPOST PRODUCT APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE PLACED ON TOP OF THE DEAD TURFGRASS PLANTING AREA. PLUGS WILL BE PLANTED DIRECTLY INTO THE MULCH AND SOIL WITHOUT ADDITIONAL GROUND PREPARATION.
 - IN THE AREAS THAT WILL BE SEEDDED WITH NATIVE SPECIES AND NOT PLUGGED, THE SEED MAY BE INSTALLED, USING A SEED DRILL, DIRECTLY INTO THE DEAD TURFGRASS WITHOUT ADDITIONAL GROUND PREPARATION.
 - IN THE AREAS THAT WILL BE SEEDDED WITH LOW-MOW FESCUE, THE SEED MAY BE INSTALLED, USING AERIAL APPLICATION, DIRECTLY INTO THE DEAD TURFGRASS WITHOUT ADDITIONAL GROUND PREPARATION.
 - PLANTING AREAS SHALL NOT RECEIVE FERTILIZER.
- OPERATION OF EQUIPMENT WITHIN THE PROJECT AREA IS TO BE AVOIDED DURING WET CONDITIONS IF IT CAUSES SOIL COMPACTION OR RUTTING.

- SEED GENERAL NOTES
 - SEED SHALL MEET THE STANDARDS OF THE AMERICAN ASSOCIATION FOR NURSERY STOCK (ANSI Z60.1-1980).
 - ALL SEED MATERIAL SHALL BE TRUE TO THEIR NAME AND VARIETY AS SPECIFIED.
 - THE OWNER RESERVES THE RIGHT TO INSPECT ALL SEED BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR NAME, VARIETY, SIZE, QUANTITY, QUALITY, OR MIX PROPORTION. CONTRACTOR IS TO KEEP RECORDS OF THE CERTIFICATES OF COMPOSITION OR INVOICES OF SEED WITH RESPECT TO SPECIES, VARIETY, AND SOURCE AFTER PURCHASE. CONTRACTOR SHALL PROVIDE THE OWNER WITH THE NAME AND LOCATION OF SEED SUPPLIER, AND A STATEMENT OF THE PURITY OF THE GRASSES.
 - THE AMOUNT OF SEED INDICATED ON THE SPECIFICATIONS SHALL MEAN THE TOTAL AMOUNT OF PURE LIVE SEED (PLS) PER ACRE WHERE AVAILABLE. ACTUAL SEED AMOUNTS USED ON THE PROJECT WILL VARY WITH THE ACTUAL PERCENT OF PLS IN THE SEED LOT. SEED SUPPLIED TO THE SITE SHALL CONTAIN DOCUMENTATION OF PLS TESTING AND, IF REQUIRED, ADJUSTMENT BASED ON SEED WEIGHTS TO PROVIDE 100 PERCENT PLS STANDARDS. PLS ADJUSTMENT SHALL BE BASED ON SEED TEST RESULTS NO OLDER THAN 12 MONTHS.
 - UNLESS OTHERWISE SPECIFIED, SEED SHALL NOT CONTAIN IN EXCESS OF 1 PERCENT WEED SEEDS; 0 PERCENT IS DESIRABLE.

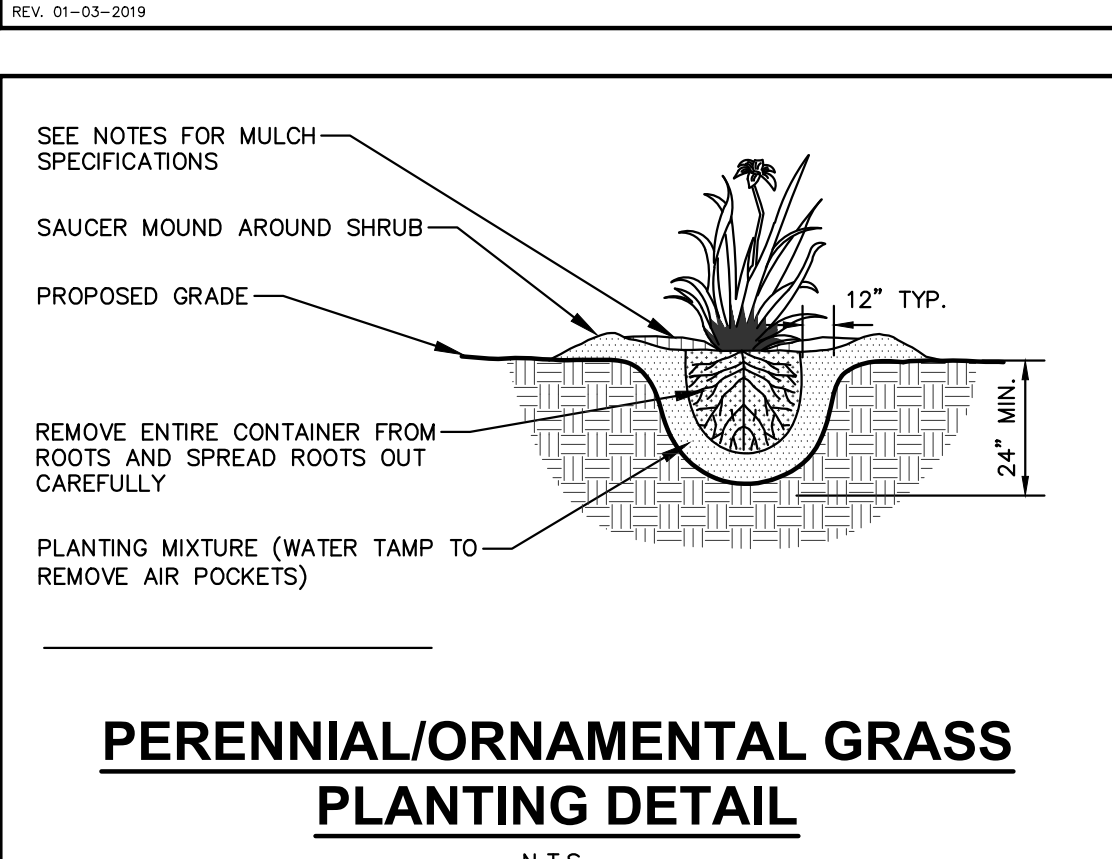
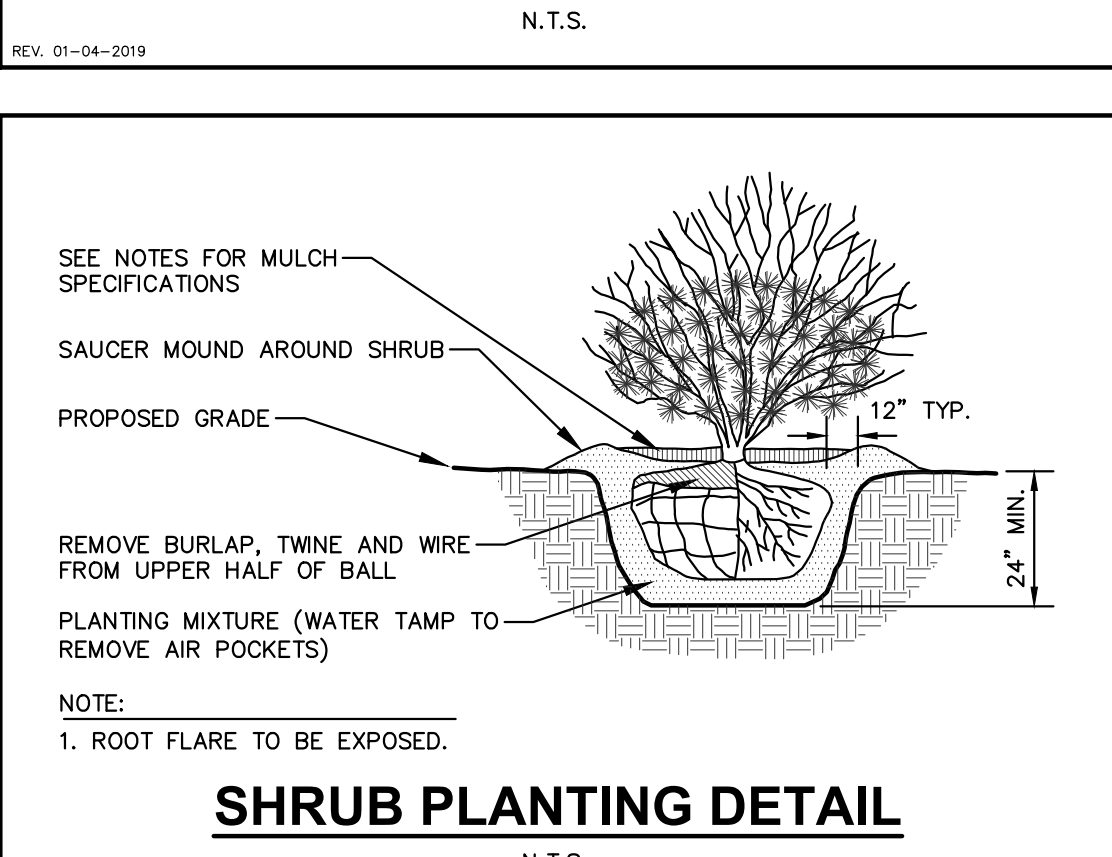
- SEED DELIVERY, HANDLING, AND TEMPORARY STORAGE:
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER HANDLING AND STORAGE OF SEED MATERIALS ACCORDING TO THE BEST HANDLING AND STORAGE PRACTICES.
 - ALL SEED SHALL BE FURNISHED IN SEALED CONTAINERS, SEED PACKAGING IS TO BE PROTECTED FROM MOISTURE AND EXTREME HEAT, SEED THAT HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE SHALL NOT BE ACCEPTABLE.
 - SEED SHALL BE STORED IN A TEMPERATURE-CONTROLLED ENVIRONMENT. SEED CONTAINERS SHALL BE STORED OFF THE GROUND AND INDOORS. ONSITE STORAGE OF SEED SHALL BE AT THE CONTRACTOR'S OWN RISK. ANY DAMAGE INCURRED TO SEED STOCK WHILE STORED ON-SITE SHALL NOT RELIEVE CONTRACTOR FROM HIS/HER RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL MATERIALS IN STRICT ACCORDANCE WITH CONTRACT DOCUMENTS WITHOUT ADDITIONAL COST TO OWNER.
 - ALL NATIVE SEEDS SHALL HAVE THE PROPER STRATIFICATION AND/OR SCARIFICATION TO BREAK SEED DORMANCY FOR OTHER THAN FALL PLANTING. ALL STORAGE REQUIREMENTS, STRATIFICATION, AND VERNALIZATION CONSIDERATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- SEED INSTALLATION NOTES
 - COVER CROP IS TO BE INSTALLED CONCURRENTLY WITH THE PERMANENT MATRIX SEED. COVER CROP MAY BE PLANTED IMMEDIATELY AFTER GRADING TO PREVENT EROSION IF CONDITIONS ARE NOT CONDUVIVE FOR NATIVE SEEDING. PERMANENT NATIVE SPECIES SHALL BE PLANTED DURING THE FIRST AVAILABLE GROWING SEASON AT THE APPROPRIATE TIME AND CONDITION FOR SUCH PLANTINGS.
 - UNDER NO CIRCUMSTANCE SHALL CEREAL RYE (SECALE CEREALE), BARNYARD GRASS (Echinochloa crus-galli), PERENNIAL RYE (LOLIUM PERENNE), OR BARLEY (HORDEUM VULGARE) BE USED AS A TEMPORARY COVER CROP.
 - SEEDING SHALL OCCUR BETWEEN 1 APRIL AND 15 JUNE AS LONG AS SITE CONDITIONS. SEEDING BETWEEN 15 JUNE AND 30 JULY MAY OCCUR IF SUPPLEMENTAL WATERING IS PROVIDED TO PROMOTE GERMINATION AND SEEDLING DEVELOPMENT. IF NEEDED, NO SEEDING SHOULD NOT OCCUR BETWEEN 30 JULY AND 1 SEPTEMBER UNLESS IRRIGATION CAN BE PROVIDED. DORMANT SEEDING SHALL BE IMPLEMENTED FROM 1 NOVEMBER THROUGH FREEZE-UP. FROST SEEDING (TYPICALLY BETWEEN FREEZE UP AND 1 APRIL) IS NOT RECOMMENDED; IF PERFORMED, A SUPPLEMENTAL SEED APPLICATION SHOULD OCCUR IN LATE SPRING.

- SEEDING OPERATIONS SHALL OCCUR WHEN SOIL MOISTURE IS APPROPRIATE FOR SEEDING OPERATIONS (SEE PLANTING SUBSTRATE NOTES). IDEALLY, SEEDING SHALL BE TIMED SUCH THAT RAINFALL OCCURS WITHIN 48 HOURS OF SEEDING (PARTICULARLY IF SEEDING IN EARLY SPRING).
- NO SEED SHALL BE SOWN WHEN WINDS EXCEED A VELOCITY OF 10 MILES PER HOUR OR WHEN THE GROUND IS NOT IN PROPER CONDITION FOR SEEDING, NOR SHALL ANY SEED BE SOWN UNTIL THE PURITY TESTING HAS BEEN COMPLETE FOR THE SEEDS TO BE USED, AND SHOWS THE SEED MEETS THE NOXIOUS WEED REQUIREMENTS.
- ALL NATIVE SEED MIXES SHALL BE COMBINED WITH AN APPROPRIATE ENDOMYCORRHIZAL INOCULANT SUCH AS AM 120 MYCORRHIZAL INOCULUM (OR COMPARABLE). THE INOCULANTS SHALL CONTAIN A DIVERSE MIXTURE OF GLOMACEA FUNGAL SPECIES (GLOMUS SPP.) IN PALLETIZED FORM. APPLICATION RATE SHALL BE PER THE MANUFACTURERS' RECOMMENDATION.
- THE CONTRACTOR SHALL DETERMINE THE OPTIMAL METHOD AND EQUIPMENT FOR SEED INSTALLATION IN EACH AREA BASED ON SITE CONDITIONS:
 - SEED INSTALLATION VIA A RANGELAND-TYPE DRILL DESIGNED TO INSTALL NATIVE SPECIES (E.G., TRIAXX NO-TILL DRILL) IS PREFERRED FOR THE NATIVE SEED AREAS ON SURFACES WHERE THE SOIL IS SUFFICIENTLY FIRM TO SUPPORT SUCH EQUIPMENT. IN THE NATURALIZED AREAS (WET-MESSO PRAIRIE AND WET PRAIRIE), THE NATIVE SEED MAY BE DRILLED STRAIGHT THROUGH THE DEAD SOIL. SEEDING EQUIPMENT SHALL BE OPERATED IN A MANNER TO ENSURE COMPLETE COVERAGE OF THE ENTIRE AREA TO BE SEEDDED. SEED SHALL BE DRILLED IN TWO SEPARATE RUNS, WITH EACH APPLICATION OF SEED OVERLAPPING THE PREVIOUS APPLICATION BY ONE-HALF THE WIDTH TO ENSURE DOUBLE COVERAGE OF SEEDDED AREAS (E.G., HALF OF THE SEED IN A NORTH-TO-SOUTH DIRECTION AND THEN OVERLAP THE REMAINING SEED BY APPLICATION IN AN EAST-TO-WEST DIRECTION). EACH PLANTING RUN SHALL OVERLAP BY A MINIMUM OF ONE PLANTING ROW PRIOR TO STARTING WORK. SEEDERS SHALL BE CALIBRATED AND ADJUSTED TO SOW SEEDS AT THE REQUIRED SEEDING RATE AND TO THE PROPER DEPTH. GRASS/SEEDGE SEED SHALL BE INSTALLED AT A DEPTH NO GREATER THAN 0.25 INCHES. IF SEEDDED SEEDS REQUIRES EXPOSURE TO SUNLIGHT FOR GERMINATION, SUCH SPECIES SHALL BE PLANTED SEPARATELY, AFTER DRILLING, USING A BROADCAST APPLICATION METHOD.
 - FOR SEED INSTALLATION AND WHERE SOIL CONDITIONS ARE TOO WET FOR DRILLING NATIVE SEED, OR THOSE AREAS WHERE LOW-MOW FESCUE WILL BE PLANTED, BROADCASTING THE SEED IS THE PREFERRED METHOD OF INSTALLATION. BROADCAST SEED METHODS WILL USE 1.5 TIMES THE INDICATED SEED RATE. BROADCAST NATIVE SEED SHALL BE MIXED WITH AN EQUAL AMOUNT OF INERT FILLER (E.G., PERLITE, GROUND CORNGRDS, OR OTHER NON-TOXIC MATERIALS). MECHANICAL BROADCAST SEEDER (E.G., CYCLONE OR SEED SLINGER) MAY BE USED. UNLESS SEED IS APPLIED CONCURRENTLY WITH A POLYMER, WITHIN 12 HOURS FOLLOWING BROADCAST SEEDING OR AS SOON AS SITE CONDITIONS PERMIT, THE CONTRACTOR SHALL RAKE, DRAG, OR ROLL BROADCAST SEEDDED AREAS.
 - ALTERNATE METHODS MAY BE USED UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
- WITHIN 24 HOURS AFTER OR CONCURRENT WITH THE SEEDING OPERATION, AREAS THAT WERE SEEDDED USING BROADCAST METHODS ARE TO BE COVERED WITH EROSION CONTROL BLANKET SUCH AS NORTH AMERICAN GREEN STEREN (OR COMPARABLE) PER MANUFACTURER'S SPECIFICATIONS. THE PHRASE "OR COMPARABLE" MEANS COMPARABLE TO TEST PERFORMANCE DATA BY THE TEXAS TRANSPORTATION INSTITUTE. APPROVAL FOR THE USE OF COMPARABLE PRODUCTS IS TO BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. WOOD-FIBER BLANKETS SHALL NOT BE USED.
- PLUG GENERAL NOTES
 - ALL PLANTING STOCK SHALL BE ALIVE, HEALTHY, PROPERLY HYDRATED, FREE OF ALL FUNGI AND BACTERIAL DISCOLORATION AND DEFORMITIES.
 - PLUGS SHALL BE GROWN IN MINIMUM TWO-INCH CONTAINERS. OPEN-BOTTOM CONTAINERS ARE PREFERRED. CONTAINERIZED PLANT MATERIALS SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS THAT FILL THE SOIL VOLUME SUCH THAT THEY HOLD THE SOIL IN PLACE WHEN THE PLUG IS REMOVED FROM THE CONTAINER BUT SHALL NOT BE NOT CONTAINER-BOUND.
 - PLUGS SHALL BE INOCULATED WITH VESICULAR ARBUSCULAR MYCORRHIZAE (VAM) ENDOMYCORRHIZAL FUNGI.
 - ALL PLANTS SHALL HAVE A NATIVE SOURCE WITHIN 200 MILES OF THE PROJECT SITE AND SHALL BE OF STRAIGHT SPECIES; NO HORTICULTURAL VARIETIES SHALL BE ACCEPTABLE EXCEPT AS NOTED ON THE APPROVED PLANS.
 - THE PLANTS SHALL MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (AAN) STANDARD, AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
 - THE PLANTING STOCK SHALL BE NURSERY PROPAGATED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. COLLECTED STOCK OR NURSERY GROWN WILD PLANTS WILL NOT BE PERMITTED.
 - PLANT MATERIALS PROVIDED BY THE CONTRACTOR SHALL BE SUBJECT TO APPROVAL BY THE OWNER AT THE PROJECT SITE PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH 48 HOURS NOTICE TO WHEN THE PLANTING MATERIALS WILL BE DELIVERED. THE OWNER HAS THE RIGHT TO REJECT PLANT MATERIAL BASED ON CONDITION OF INDIVIDUAL PLANTS.
 - PLUG DELIVERY, HANDLING, AND TEMPORARY STORAGE:
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF DELIVERY AND STORAGE. PLANTS SHALL BE HANDLED AT ALL TIMES IN ACCORDANCE WITH THE BEST HORTICULTURAL PRACTICES. PLANTS WITH RESPECTS TO SPECIES, VARIETY, AND SOURCE AFTER PURCHASE. CONTRACTOR SHALL ADVISE THE OWNER OF THE STEPS BEING TAKEN TO CORRECT THE CONDITION. THE CONTRACTOR SHALL NOT REMOVE OR DESTROY THE WORK UNTIL THE UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED AND/OR RESOLVED.
 - PLUGS SHALL BE INSTALLED IN THE SPRING OR OTHER DATE GUARANTEED BY THE LANDSCAPE CONTRACTOR.
 - A ONE INCH DEEP LAYER OF BLACK LEAF COMPOST MULCH, OR EQUIVALENT, SHALL BE MAINTAINED THROUGHOUT THE NATIVE PLUG AREAS DURING INSTALLATION.
 - NATIVE PLUGS WILL BE INSTALLED ON APPROXIMATELY TWO-FOOT CENTERS EXCEPT AS NOTED ON THE PLANS. PLUGS SHALL BE INSTALLED IN LARGE GROUPS (15+) OR SWATHS OF THE SAME SPECIES, RATHER THAN IN SMALL GROUPINGS.
 - PLUG HOLES SHALL BE DRILLED WITH AN AUGUR OR OTHER APPROPRIATE METHOD. ALTERNATELY, PLUG HOLES MAY BE DUG BY HAND WITH A TROWEL, SPADE, PLANTING BAR OR OTHER IMPLEMENT APPROVED BY THE OWNER. HOLES SHALL BE COVERED WITH NATIVE SOIL OR COMPOST. THE CONTRACTOR SHALL ENSURE THAT LIVE PLUGS ARE NOT LOOSE AFTER PLANTING.
 - PLUGS SHALL BE WELL WATERED PRIOR TO INSTALLATION. UNLESS PLANTED IN AN AREA WITH STANDING WATER, PLUGS SHALL BE WATERED AGAIN AFTER INSTALLATION. EACH LIVE PLUG SHALL BE GENTLY FLOODED WITH APPROXIMATELY 0.01 GALLONS (50 ML) OF WATER AFTER INSERTION INTO THE GROUND.
 - WHEN AN AREA OF PLANTING HAS BEEN COMPLETED, THE AREA SHALL BE CLEARED OF ALL DEBRIS, SOIL PILES AND CONTAINERS WITHIN ONE DAY.
 - UPON COMPLETION OF PLUG INSTALLATION, PLUG GROUPINGS SHALL BE SEEDDED WITH THE SAME SPECIES AS THE INSTALLED PLUGS.
- THE CONTRACTOR SHALL PROVIDE ALL PREDATION CONTROL NECESSARY TO PROTECT THE LIVE PLUG PLANTINGS FROM HERBIVORY. THIS INCLUDES BUT IS NOT LIMITED TO CAGES, STRING NETS, STAKING, AND FENCING. NO LOUD NOISE, ELECTRICAL DEVICES, OR WILDLIFE CHASING BY DOMESTIC ANIMALS SHALL BE ALLOWED.
 - IMMEDIATELY FOLLOWING PLANTING, PROTECTIVE MEASURES SHALL BE INSTALLED TO PRECLUDE GRAZING ANIMALS (E.G., GEESSE, MURGRATS) FROM AREAS OF LIVE PLUGS.
 - EXCLUSION NETTING FOR PROTECTION AGAINST HERBIVORY SHALL CONSIST OF 2-INCH X 2-INCH X 4-FOOT WOODEN STAKES OR LIGHTWEIGHT STEEL T-POSTS, A MINIMUM THREE-FOOT WIRE POULTRY NETTING (I.E., CHICKENWIRE), NYLON ROPE OR TWINE TO PRECLUDE WATERFOWL. AERIAL ENTRANCE, AND PLASTIC "ZIP" TIES TO SECURE NETTING TO THE POSTS.
 - POSTS SET FIVE-FOOT ON-CENTER SHALL BE DRIVEN INTO THE GROUND APPROXIMATELY ONE FOOT, AT LEAST TWO FEET OF HEIGHT ABOVE THE TOPS OF THE PLANTED LIVE PLUGS. FENCING SHALL BE ATTACHED TO THE OUTER EDGES OF THE POSTS WITH PLASTIC "ZIP" TIES SUCH THAT THE FENCE EXTENDS TO 1 INCH BELOW POND SUBSTRATE. NYLON ROPE OR TWINE SHALL BE STRUNG ACROSS THE TOP OF THE WOODEN STAKES IN A ZIGZAG PATTERN TO PREVENT AERIAL LANDINGS BY WATERFOWL.
- THE CONTRACTOR SHALL MAINTAIN THE ENCLOSURES IN FUNCTIONAL AND AESTHETIC CONDITION AND SHALL MAKE A REQUIRED, REASONABLE REPAIRS AND/OR REPLACEMENT IN A TIME MANNER. REASONABLE REPAIR AND/OR REPLACEMENT SHALL BE CONFINED TO REGULAR MAINTENANCE CONDITIONS AND SHALL NOT INCLUDE ACTS OF GOD OR ACTS OF VANDALISM. TYPICAL SPRINGTIME REPAIRS OF DOWNED FENCING IS NOT CONSIDERED AN ACT OF GOD.
- CONTRACTOR IS TO DISASSEMBLE AND REMOVE ALL ENCLOSURES (INCLUDING METAL STAPLES IF SUBSTANTIAL INSTALLATION. THE OWNER MAY REQUEST REMOVAL OF THE ENCLOSURES PRIOR TO THE END OF THE TWO-YEAR TERM.



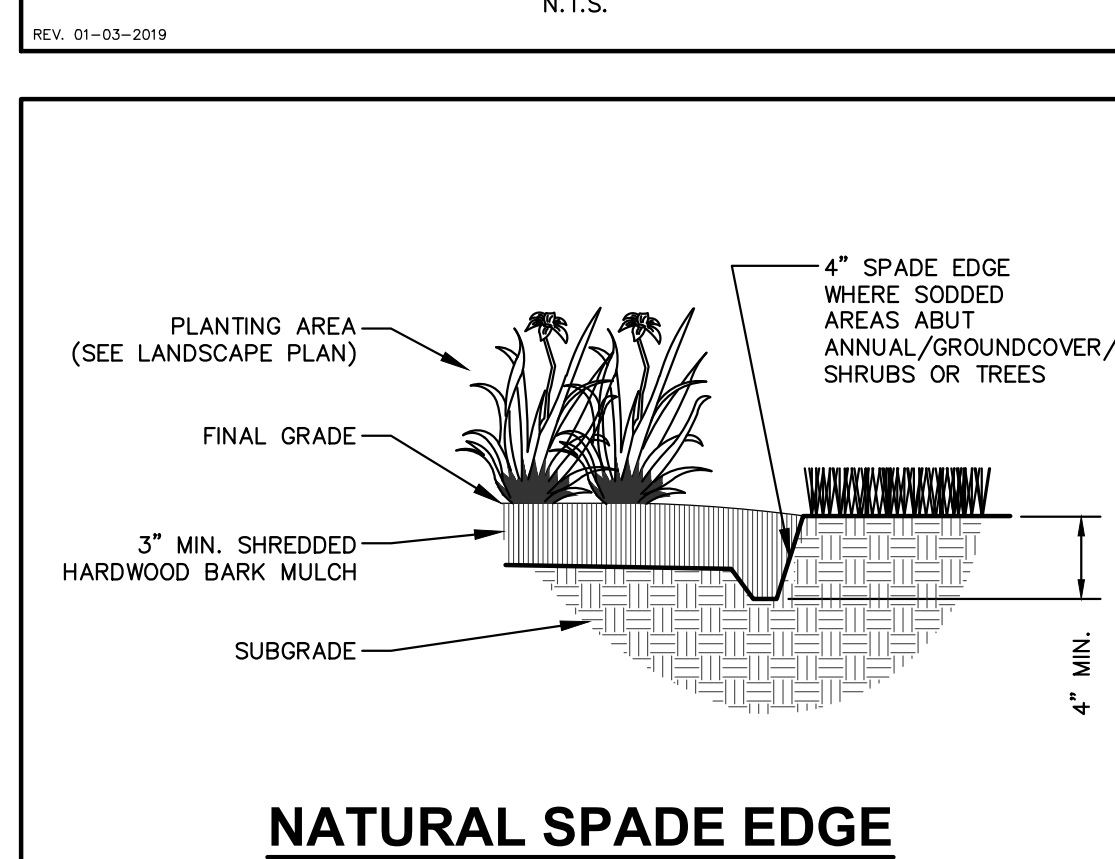
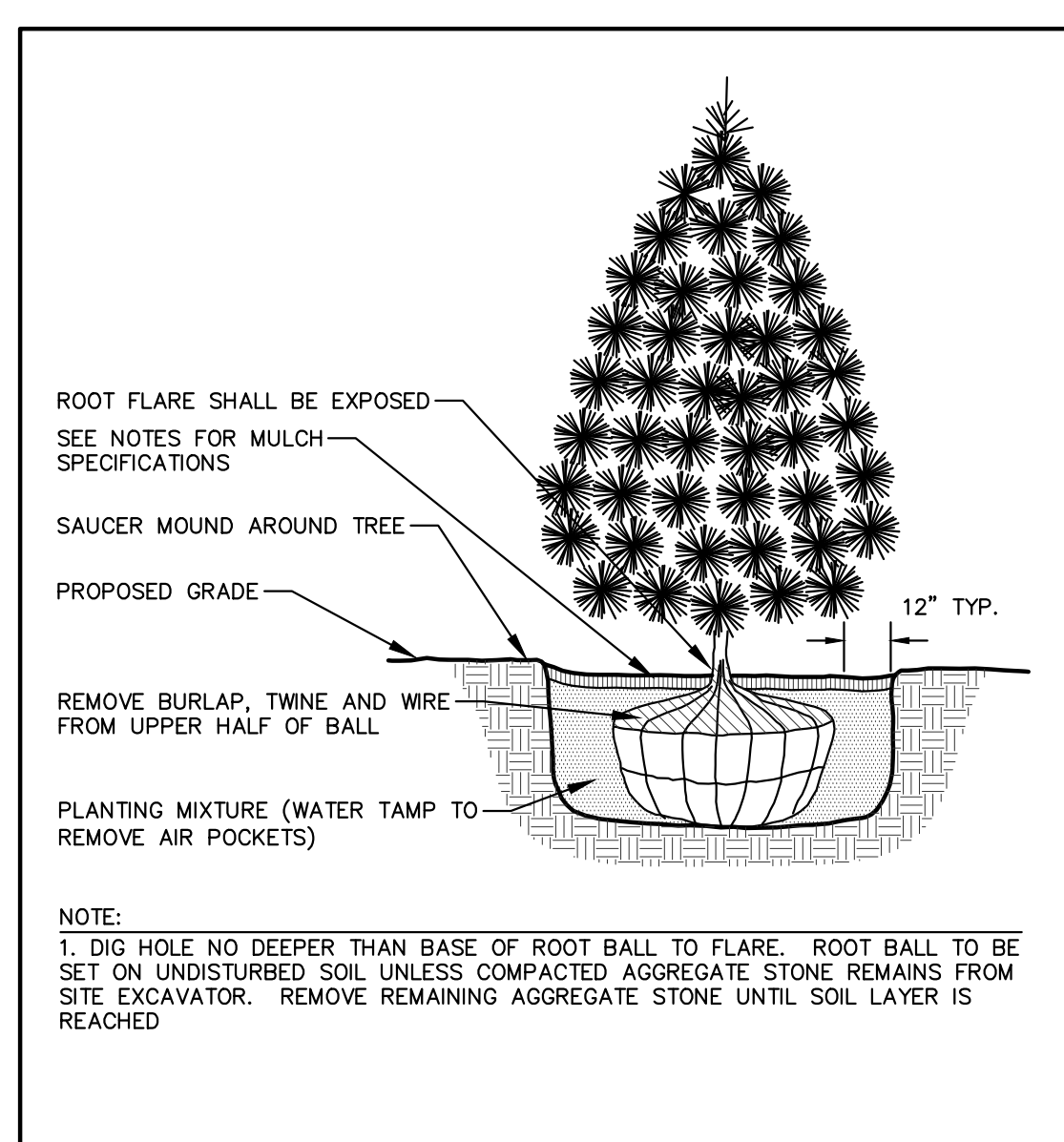
- NOTE:
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS
 - NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS
 - IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

TREE PROTECTION DETAIL

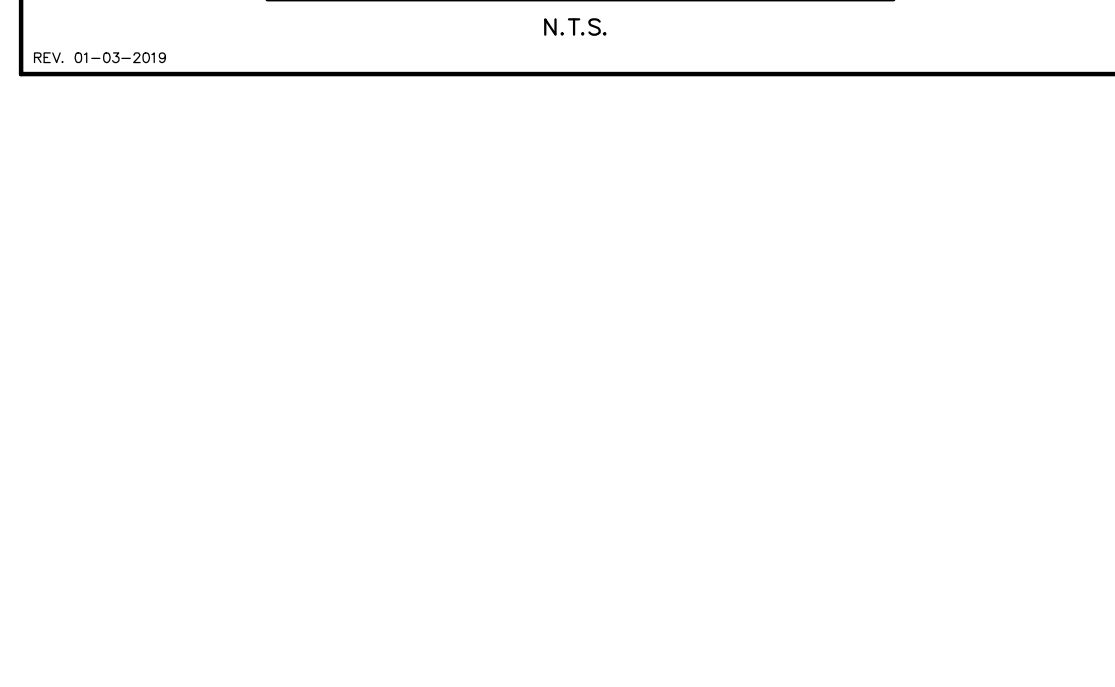


PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

- NOTE:
- ROOT FLARE TO BE EXPOSED.
 1. DIE 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.

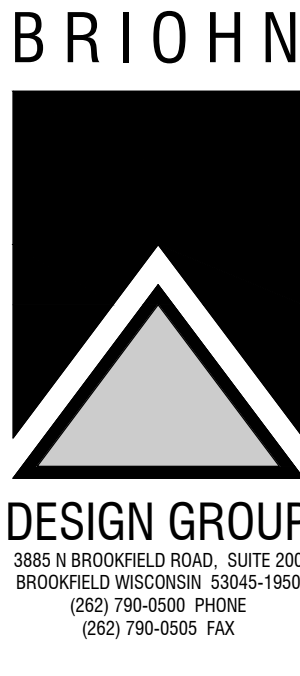


NATURAL SPADE EDGE



CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- 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. RESTORATION BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO SEEDING, 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.
- 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.
- 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 SHAKING 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.
- 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.



LANDSCAPE NOTES AND DETAILS

SHEET TITLE

KOWAL INVESTMENT GROUP

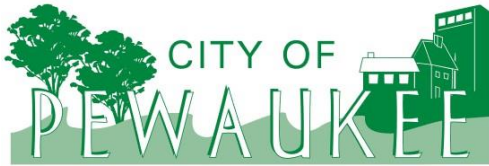
PROPOSED DEVELOPMENT:

BLUEMOUND ROAD
PEWAUKEE, WI

JOB:	20-9496
DRAWN BY:	SCD
CHECKED:	
DATE:	05/25/2022
SHEET:	



L2.0



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
fuchs@pewaukee.wi.us

Fax (262) 691-1798

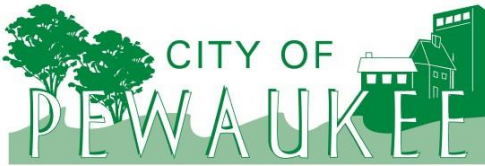
Date: May 20, 2022
To: Briohn Building Corp.
From: Nick Fuchs, Planner & Community Development Director
RE: Staff Comments – Kowal Site & Building Plan Review

Comments and Recommendations:

Below are comments and recommendations for the proposed development application for property located at N28W25301 Bluemound Road., Tax Key No. PWC 0925990003.

[RESPONSE: Thank you for providing comments and recommendations for our proposed development. Please see our response to each comment below in blue. Response submitted on 06/06/2022.](#)

1. The proposed office use for the building is a Permitted Use in the B-4 District. Note that Kowal Investments will require approval of a Business Plan of Operation Application prior to occupancy.
[RESPONSE: Completed Business Plan of Operation Application attached.](#)
2. Staff recommends planting a minimum of two species of evergreen and decorative trees, opposed to just one.
[RESPONSE: Acknowledged – plan revised per comment.](#)
3. Staff suggests additional trees/plantings to the south of the drive and further south along Bluemound Road to better screen the parking lot. Plantings are also suggested around the perimeter/south side of the parking lot and around the storm water pond.
[RESPONSE: Acknowledged – plan revised per comment.](#)
4. What is the anticipated value of the proposed development?
[RESPONSE: \\$4,000,000.00](#)
5. Please be aware that prior to any land disturbing activities taking place, a storm water management plan and erosion control measures must be approved by the City.
[RESPONSE: Acknowledged – stormwater management pollution prevention plan attached.](#)
6. Is any wall signage planned for the building or is just the monument sign anticipated? If building signage may be proposed, where will that likely be located? Note signage is subject to a separate permit and staff review.
[RESPONSE: Yes, wall signage is planned for the building in addition to the monument sign. Wall signage proposed on western façade. Formal sign package in progress and will be submitted separately for staff review and permit issuance.](#)

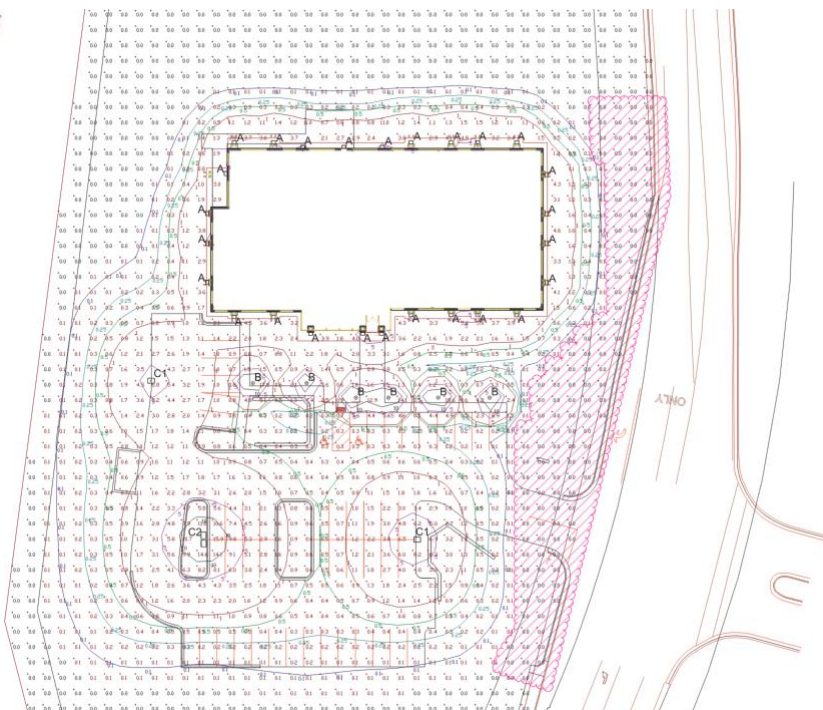


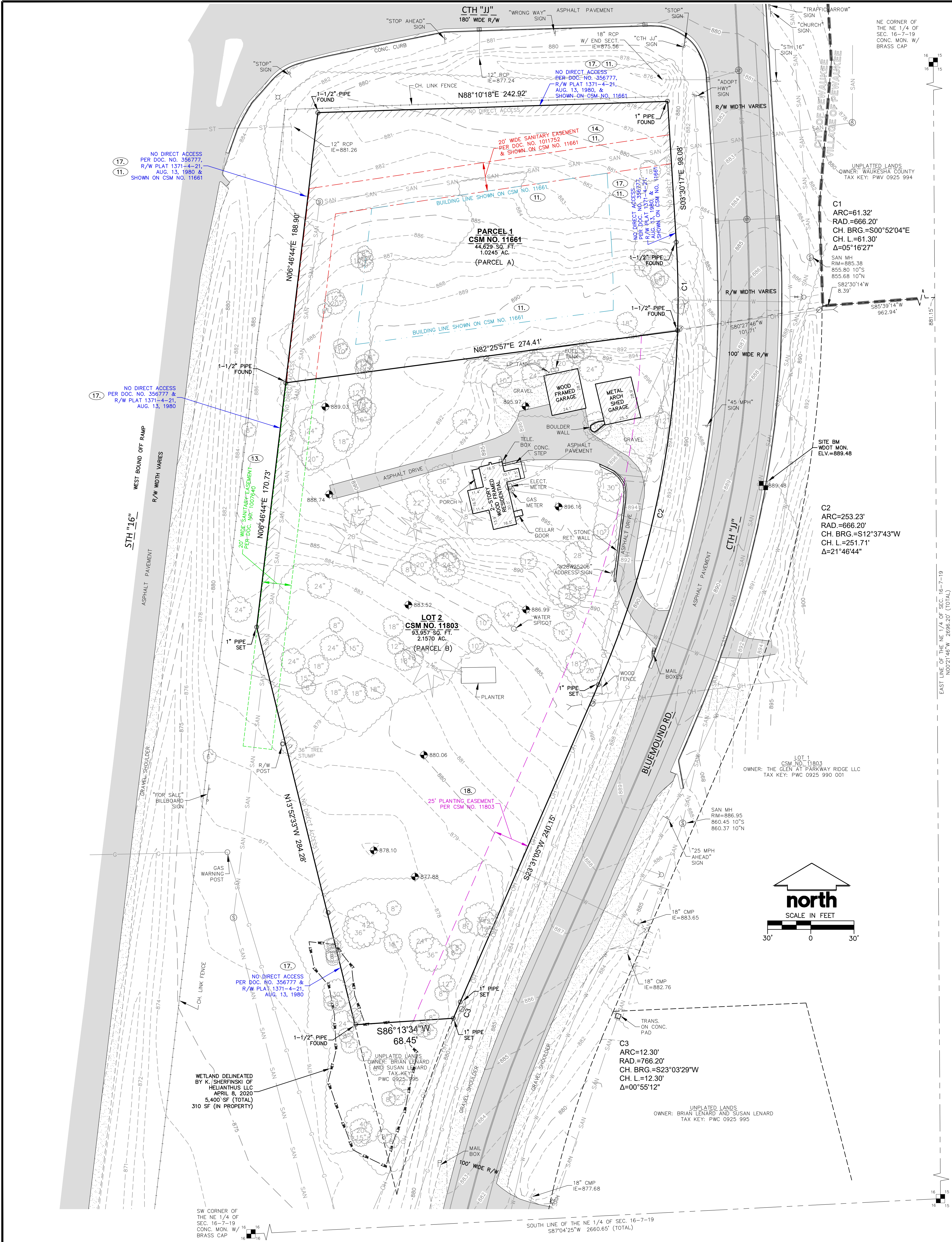
Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
fuchs@pewaukee.wi.us

Fax (262) 691-1798

7. Are light levels able to be adjusted/dimmed following installation? It is important to ensure light levels and glare will not adversely impact the residential uses on the east side of Bluemound, particularly with the quantity of building lights proposed.

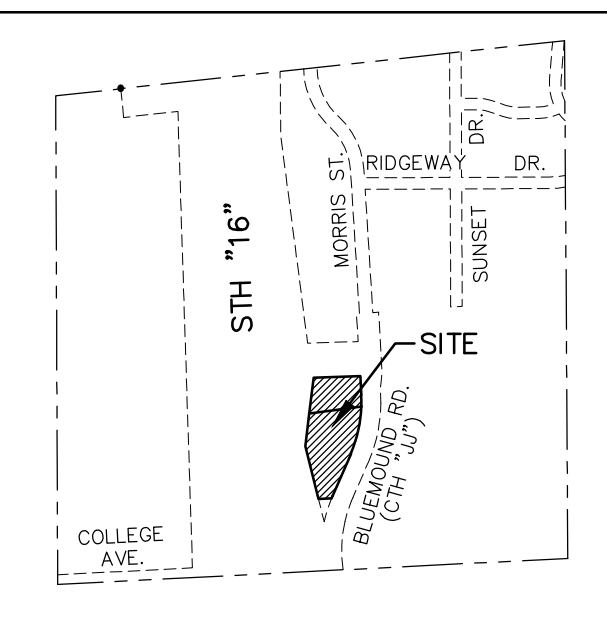
RESPONSE: Yes, the building lights and the pole lights are dimmable. Additionally, the current site lighting plan contains all light levels and glare within the property boundaries. As identified by the hatched pink section below, this sample section indicates 0.0fc parallel to the residential uses on the east side of Bluemound.





LEGEND

- ⑤ SANITARY SEWER MANHOLE
- ⑥ STORM MANHOLE
- ⑦ CLEAN OUT
- ⑧ CATCH BASIN ROUND
- ⑨ CATCH BASIN SQUARE
- ⑩ CURB INLET
- ⑪ FIRE HYDRANT
- ⑫ WATER VALVE
- ⑬ GAS VALVE
- ⑭ LIGHT POLE
- ⑮ YARD LIGHT
- ⑯ MAIL BOX
- ⑰ TELEPHONE PEDESTAL
- ⑱ ELECTRICAL MANHOLE
- ⑲ SIGN
- ⑳ POWER POLE
- ㉑ GUY WIRE
- ㉒ BOLLARD
- ㉓ TRAFFIC LIGHT
- ㉔ SOIL BORING
- SAN — SANITARY SEWER
- W — WATER MAIN
- ST — STORM SEWER
- G — UNDERGROUND GAS
- E — UNDERGROUND ELECTRIC
- T — UNDERGROUND TELEPHONE
- FIB — UNDERGROUND FIBER OPTICS
- OH — OVERHEAD UTILITY
- ⑭ MAPPED SCHEDULE B-II EXCEPTION



LOCATION MAP
NE 1/4 SEC. 16-7-19
SCALE: 1"=1000'

GENERAL NOTES:

- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The south line of the NE 1/4 of Section 16-7-19, was used as S87°04'25"W, and as shown on CSM No. 11661 and CSM No. 11803.
- Project Conversion Factor: Grid/ 0.99990834 = Ground
- Vertical Datum NGVD29.
- Reference Benchmark: Southeast corner of the Northeast 1/4 of Section 16-7-19, Concrete monument w/ SEWRPC brass cap. Elevation = 850.27
- Site Benchmark: WDOT Monument located east side of Bluemound Road (CTH "J") approximately 120 feet north of the site entrance. Elevation = 889.48
- Property has vehicular access to Bluemound Road (CTH "J"), a public right of way.
- At the time of this survey, per City of Pewaukee GIS Zoning Map both Parcel A (Parcel 1 of CSM No. 11661) and Parcel B (Lot 2 of CSM No. 11803) are zoned R-3 (1.0 AC. min. area).
- This ALTA/NSPS Land Title Survey was prepared and based on Chicago Title Insurance Company Commitment No. CO-9696, with Commitment Date December 27, 2019.

TABLE A ITEMS:

- Observed posted address number:
Parcel A (Parcel 1 of CSM No. 11661) no address number posted
Parcel B (Lot 2 of CSM No. 11803) N28 W25208 Bluemound Rd.
- At the time of this survey both properties are located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per FEMA map panel numbers 55133C0203G and 55133C0184G, effective date November 5, 2014.
- Property areas:
Parcel A (Parcel 1 of CSM No. 11661): 44,629 SF (1.0245 acres)
Parcel B (Lot 2 of CSM No. 11803): 93,957 SF (2.1570 acres)
- At the time of this survey, zoning letter report was not provided to surveyor, see General Note 5.
- At the time of this survey, the properties contain NO designated parking stalls.
- Underground utility locations shown are based on field location markings by "Digger's Hotline", Ticket Nos. 20200605937 and 20200605937 with a start date of February 16, 2020. Underground utility information is shown for informational purposes only and is not guaranteed to be accurate or all inclusive. The Contractor/Owner is responsible for making his own determination as to the type and location of underground utilities as may be necessary to avoid damage thereto. Contractor/Owner shall call "Digger's Hotline" prior to the start of any construction activities.
- At the time of this survey, there are no evidence of earth moving work or construction.
- At the time of this survey, there was no observed evidence of recent street or sidewalk construction or repair.
- At the time of this survey, there is a field delineation of wetlands conducted by a Kristi Sherfinski, certified as an Assured Wetland Delineator with the Wisconsin Department of Natural Resources (WDNR).

SCHEDULE B - SECTION II EXCEPTIONS

- 5, 6, 7, 8, and 10 Shown if any.
- 2, 3, 4, 9, 19, and 20 Not survey related.
- Easements and Restrictions as referenced on the Certified Survey Map No. 11661, recorded in the Register of Deeds office for Waukesha County, on January 26, 2008, as Document No. 4322279, and Certified Survey Map No. 11369, recorded in the Register of Deeds office for Waukesha County, on October 26, 2015, as Document No. 4173768. (as to Parcel 1)
- Award of Damages, dated June 23, 1978, and recorded in the Register of Deeds office for Waukesha County, on September 5, 1980, as Document No. 1139408. (as to Tax ID No. PWC 0925-993)
SURVEYORS NOTE: Now part of STH "16" and CTH "J" (Bluemound Rd.) public right of way.
- Easement granted to the Town of Pewaukee, dated July 25, 1977, and recorded in the Register of Deeds office for Waukesha County, on July 26, 1977, as Document No. 1007640. (as to Tax ID No. PWC 0925-993)
- Award of Damages by Lake Pewaukee Sanitary District recorded on August 19, 1977, in the Register of Deeds for Waukesha County, in Document No. 1011752. (as to Parcel 1)
- Certificate of Compensation to Parnell C. Ryan and Maion L. Ryan, his wife, as recorded in the Register of Deeds Office for Waukesha County, on February 1, 1979, as Document No. 1080514. (as to Parcel 1)
SURVEYORS NOTE: Now part of STH "16" and CTH "J" (Bluemound Rd.) public right of way.
- Easement granted to Wisconsin Electric Power Company, as recorded in the Register of Deeds for Waukesha County, on September 20, 1949, as Document No. 329706. (as to Tax ID No. PWC 0925-992)
SURVEYOR'S NOTE: Easement location/description is general and not mappable. Overhead line shown on map.
- Finding, Determination and Declaration Establishing Certain Controlled-Access Highways in Waukesha County, Wisconsin, dated August 30, 1951, and recorded in the Register of Deeds office for Waukesha County, on September 26, 1951, as Document No. 356777. (as to Tax ID No. PWC 0925-992)
- Twenty-five foot planting easement as shown on the plat of Certified Survey Map No. 11803, recorded as Document No. 4379502.

LEGAL DESCRIPTION:

(Based on Chicago Title Insurance Company Commitment No. CO-9696, with Commitment Date December 27, 2019.)

PARCEL A:
Parcel 1 of Certified Survey Map No. 11661, recorded January 26, 2018, in Waukesha County Register of Deeds as Document No. 4322279, being a redivision of Lot 1 and 2 of Certified Survey Map No. 11369, as recorded October 26, 2015, being part of the Southeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin.

Tax Key No.: PWC 0925.994.004

PARCEL B:
Lot 2 of Certified Survey Map No. 11803, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, recorded on January 16, 2019 in Volume 118 of Certified Survey Maps, Pages 33-40 inclusive, as Document No. 4379502.

2019 Tax Key Nos. part of PWC 0925.990, part of PWC 0925.992 and part of PWC 0925.993
2020 Tax Key No.: PWC 0925.990.002

SURVEYOR'S CERTIFICATE:

To Kowal Investment Group, LLC, a Wisconsin limited liability company; Green Acres LLC, a Wisconsin limited liability company; and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7a, 7(b)(1), 8, 9, 11, 13, 16, 17 and 18 of Table A thereof. The field work was completed on April 9, 2020.

Date of Map: _____

Rizal W. Iekandarsjach, P.L.S.
Professional Land Surveyor, S-2738
JSD Professional Services, Inc.
W238N1610 Busse Rd., Ste. 100
Waukesha, WI 53188
262-513-0666

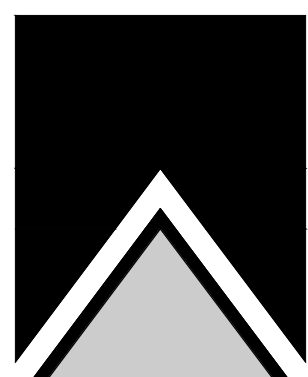
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MADISON | MILWAUKEE | CHICAGO
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www.jsdinc.com

SERVICES PROVIDED TO:



DESIGN GROUP

3805 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-1950
(262) 790-0000 PHONE
(262) 790-0005 FAX

PROJECT:

PARCEL 1 OF
CSM NO. 11661 &
LOT 2 OF
CSM NO. 11803

PROJECT LOCATION:

CITY OF PEWAUKEE
WAUKESHA COUNTY, WI

JSD PROJECT NO.: 20-9495

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

SURVEYED BY: JAW/RW 05-05-20
DRAWN BY: RW 05-10-20
CHECKED BY: RW 05-10-20

PLAN MODIFICATIONS:

SURVEYED WETLAND FLAG 04-09-20



Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:

ALTA/NSPS
LAND TITLE
SURVEY

SHEET NUMBER:

CS-1

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.**

DATE: June 16, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for Spring Creek Church for Property Located at N35 W22000 Capitol Drive (PWC 0909999005)

BACKGROUND:

FINANCIAL IMPACT:

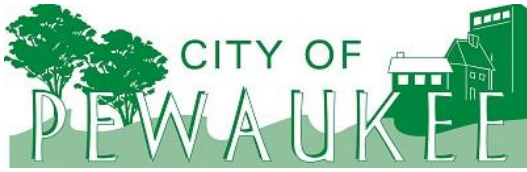
RECOMMENDED MOTION:

ATTACHMENTS:

Description

Spring Creek Church staff report 6.16.22

Spring Creek Church revised site building plans



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of June 16, 2022

Date: June 9, 2022

Project Name: Spring Creek Church Teen Center & Picnic Pavilion

Project Address/Tax Key No.: N35W22000 Capitol Dr./PWC 0909999005

Applicant: Thomas L. Price, property representative
Brian J. Hatzung, Zimmerman Architectural Studios, INC

Property Owner: GARFIELD BAPTIST CHURCH

Current Zoning: I-1 Urban Institutional, A-1 Agricultural District and LC Lowland Conservancy District

2050 Land Use Map Designation: Governmental / Institutional, Medium Density Residential, and Flood Plains, Lowland & Upland Conservancy and Other Natural Resource Areas

Use of Surrounding Properties: Agriculture to the north, office and residential to the south across from Capitol Dr, and railroad tracks and storage facility to the west

Project Description

Following their Conceptual Review at the April 21, 2022 Plan Commission meeting, the applicant submitted detailed plans and a Site & Building Plan Review Application for their proposed Teen Center & Pavilion for the property located at N35W22000 Capitol Drive.

The subject property is currently occupied by an existing church, classrooms, gymnasium, and large parking lot to accommodate those uses. The property is zoned I-1 Urban Institutional District. The proposed development is an addition consisting of a 10,660 square foot auditorium, two story indoor gathering space, outdoor seating/viewing area, and pavilion.

The plans illustrate building locations, exterior parking areas, and landscaping. There are no significant changes to the site plan compared to the plans provided at the time of conceptual review.

Staff finds that the proposed building materials are compatible with that of the existing building. During conceptual review, the Plan Commission commented that the north elevation needed to be improved. As such, the applicant is now providing windows on the lower half of the building on a portion of that wall.

The pavilion is planned to be completed in two phases. The first phase would leave the majority of the pavilion open. Phase 2 would then enclose the pavilion with decorative glass overhead doors. The applicant has included elevations and plans for both phases of development. Barring objections from the Plan Commission, staff anticipates allowing Phase 2 to proceed with staff review and approval of a

Minor Site Plan Amendment, if consistent with the plans provided. If not consistent, staff could elect to require a Site & Building Plan Review completed by Plan Commission.

Overall, the subject development appears to comply with I-1 District development standards except for the building height exceeding 35-feet. The proposed height of the upper sloped roof is 39-feet. Note that the Plan Commission may approve taller buildings in accordance with Section 17.0901 of the Zoning Code. Staff has no objections to the proposed height.

Any proposed signage will be subject to compliance with Section 17.0700 and staff review of a Sign Permit.

Recommendation

Staff recommends approval of the proposed Site & Building Plan Review Application for Spring Creek Church.

Nick Fuchs, Director
City of Pewaukee Planning & Community Development
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Project Narrative
April 20, 2022

To meet the needs of growing members at Spring Creek Church, two projects are proposed to create a large group meeting space for middle and high school students (Teen Center) and a picnic pavilion for all congregation. Teen Center is located east of the existing sanctuary space on the east side of the campus, while the Pavilion is located on the west side of the campus as a free-standing structure.

Teen Center (Phase I) includes a gathering space used by young people as a social space and an auditorium used for singing and lecturing. Both spaces may be occupied simultaneously for different activities, so a good sound barrier between these two spaces is important to be provided. This new addition is attached to the existing space, so people will be able to use this new addition all year round. A new drop-off canopy is created as an entrance from the existing parking lot.

The outdoor pavilion (Phase I & Phase II) provides a covered outdoor space for various events, including worship activities, bible studies and wedding ceremonies - "no alcohol". A public restroom, two fireplaces and kitchen shell are included in Phase I. Phase II includes the bon fire pit, Kitchen/equipment build-out, mechanical system (heating/cooling) and insulated glass overhead doors/swing doors installation.

The existing number of seats in the current church is 1,780. The existing number of parking spaces is 1,057 including 30 ADA parking spaces. The number of parking spaces after proposed improvements is 1,013 including 24 ADA parking spaces. (Note: final parking spaces count will be determined when final civil drawings are submitted for Plan Commission review). Construction for the Teen Center is anticipated to begin in August 2022. Construction for the Pavilion is anticipated to begin in October 2022.

Sincerely,
Zimmerman Architectural Studios

Spring Creek Church Teen Center Building Addition and Pavilion Table of Contents

Table of Contents
Project Description

CIVIL

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C1.20	Grading Plan – East
C1.21	Grading Plan – West
C1.50	Existing Survey – East
C1.51	Existing Survey – West
C5.00	Construction Details

LANDSCAPING

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L2.10	Landscape Plan – East
L2.11	Landscape Plan – West
L3.10	Landscape Details & Notes

ARCHITECTURAL

A2.1	First Floor Plan
A2.2	Second Floor Plan
A4.1	Student Center Elevations
A4.2	Student Center Elevations
AP2.1	First Floor Plan & Roof Plan – Pavilion
AP2.1 – II	Proposed Pavilion Phase 2
P4.1	Pavilion Elevations - Phase 1
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LIGHTING

ES1.0	Overall Site Plan
-------	-------------------



Project:

**SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION**

Location:
N35 W22000 Capitol Drive
Pewaukee, WI 53072

Key Plan:

LEGEND:

UTILITY	GRADING	SITE
EXISTING: — W — W — WATERMAIN — E — E — BURIED ELECTRIC — OHW — OHW — OVERHEAD WIRE — GAS — GAS — GAS LINE — SAN — SAN — SANITARY SEWER — ST — ST — STORM SEWER — UTILITY POLE — LIGHT POLE — FIRE HYDRANT — WATER VALVE — STORM SEWER STRUCTURE PROPOSED: — W — W — WATERMAIN — E — E — ELECTRICAL LINE — GAS — GAS — GAS LINE — SAN — SAN — SANITARY SEWER — ST — ST — STORM SEWER — WATER VALVE — STORM SEWER STRUCTURE — FLARED END SECTION	EXISTING: MAJOR CONTOUR MINOR CONTOUR EXISTING SPOT ELEVATION PROPOSED: MAJOR CONTOUR MINOR CONTOUR SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT, FLANGE OF CURB) DOOR ELEVATION (TOP OF WALL, INV. - GROUND GRADE AT BOTTOM) GROUND GRADE AT BUILDING SPOT ELEVATION (T/C - TOP OF CURB, E/P - EDGE OF PAVEMENT) RETAINING WALL SPOT ELEVATION (T/W - TOP OF WALL, INV. - GROUND GRADE AT BOTTOM) FLARED END SECTION (PIPE SIZE, INVERT ELEVATION) DRAINAGE FLOW DIRECTION EMERGENCY OVERFLOW ROUTE	EXISTING: EXISTING PARKING COUNT EXISTING SIGN EXISTING ADA PARKING SPACE PROPOSED: PARKING COUNT ADA PARKING SPACE SIGN TRUNCATED DOMES PAVEMENT MARKING DIRECTIONAL ARROWS

GENERAL NOTES AND SPECIFICATIONS:

- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO VERIFYING ELEVATION, LOCATION AND SIZE. SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 380-387.
- ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY AND WORK (IF REQUIRED) PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
- BACKFILL REQUIREMENTS AND ROADWAYS/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
- ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ALL PROPOSED WATERMAIN SHALL BE PVC SDR 18, CLASS 150, AWWA C900 WITH ELASTOMERIC JOINTS.
- PROPOSED SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212.
- PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NONMETALLIC UTILITIES MUST BE PROVIDED. PROVIDE TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS SECTIONS 182.07(15)(2) OF THE STATE STATUTES.
- UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
- ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
- ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
- ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
- ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
- REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
- ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
- PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS, CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.

CIVIL SHEET INDEX:

C1.10	PROJECT LOCATION AND GENERAL NOTES
C1.11	OVERALL SITE PLAN
C1.12	SITE PLAN - EAST
C1.13	SITE PLAN - WEST
C1.20	GRADING PLAN - EAST
C1.21	GRADING PLAN - WEST
C1.50	EXISTING SURVEY - EAST
C1.51	EXISTING SURVEY - WEST
C5.00	CONSTRUCTION DETAILS

PLAN COMMISSION SUBMITTAL

Sheet:

**PROJECT
LOCATION &
GENERAL NOTES**

Scale: 1" = 20'

Revisions:

No	Date	Description

Date:
5-19-2022

Project No.:
210100.00

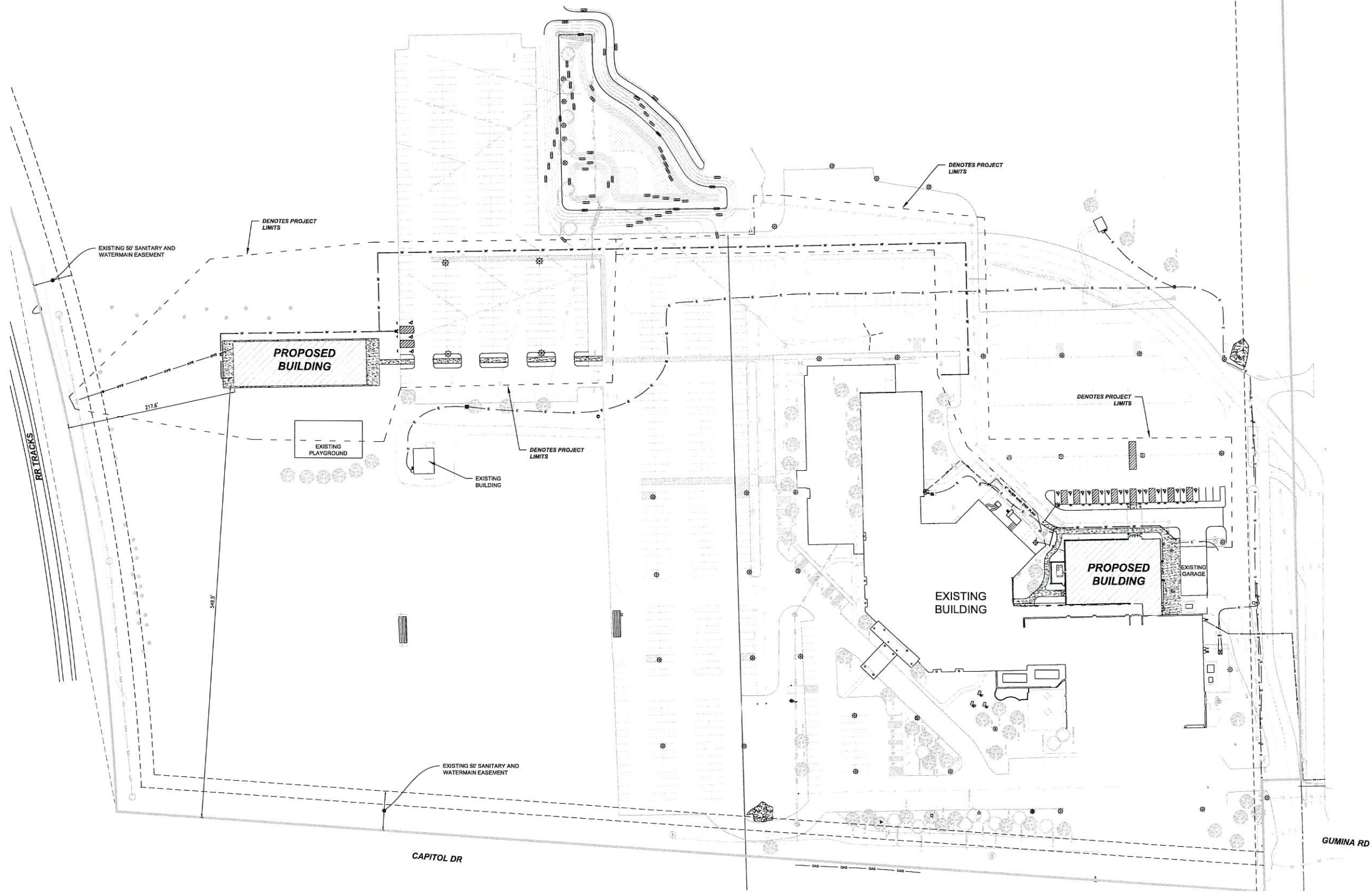
(Owner) Project No.:

Sheet No.:

C1.10



IN ACCORDANCE WITH WISCONSIN STATUTE 182.07(5), DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



Project:
**SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION**

Location:
N35 W22000 Capitol Drive
Pewaukee, WI 53072

Key Plan:

PLAN COMMISSION SUBMITTAL

Sheet:
**OVERALL SITE
PLAN**

Scale: 1" = 50'

Revisions:

No.	Date:	Description:

Date:
5-19-2022

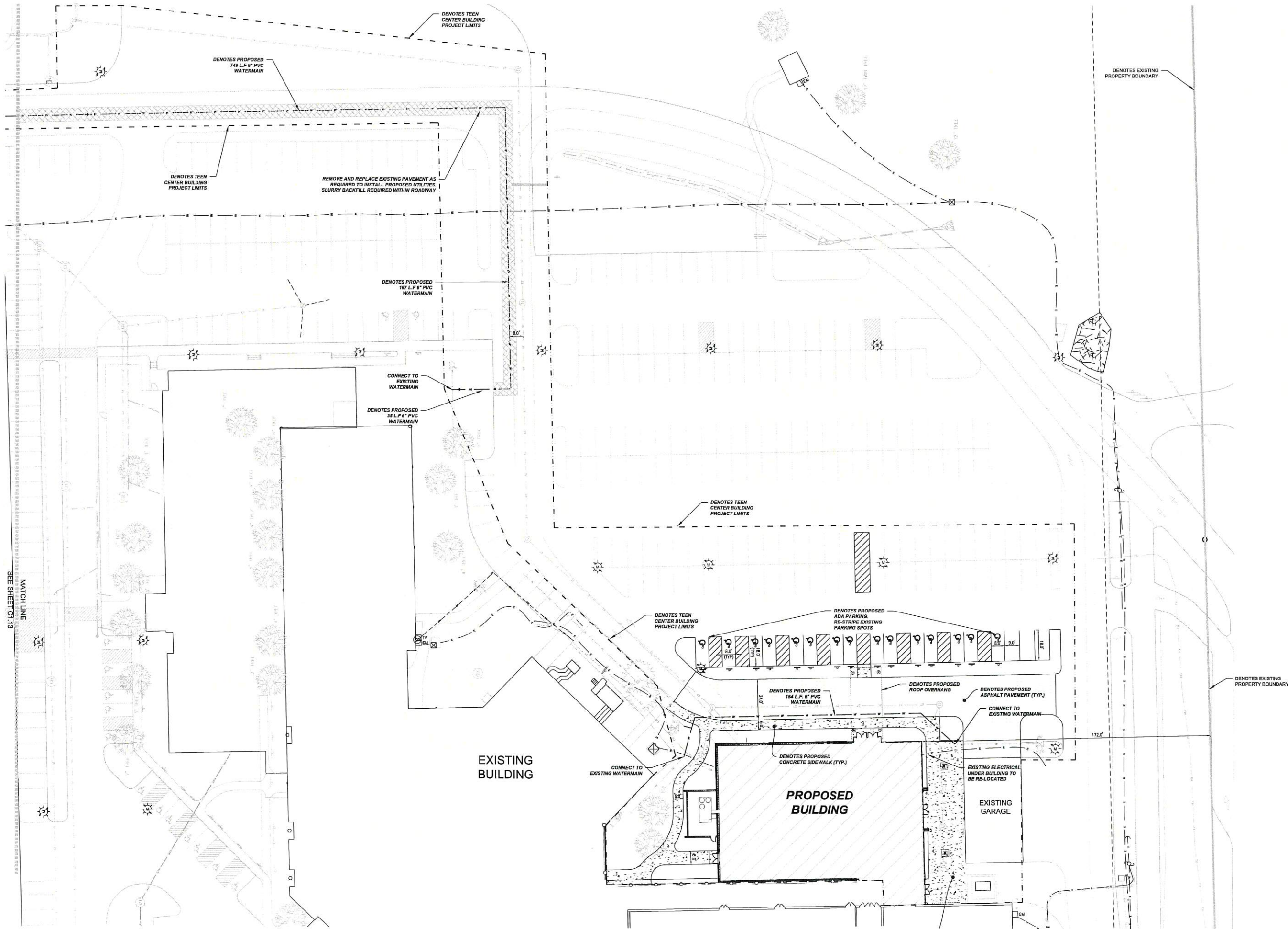
Project No.:
210100.00

Sheet No.:
C1.11

(Owner) Project No.:



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



MATCH LINE
SEE SHEET C1.13



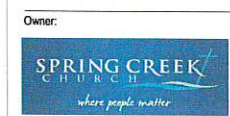
IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF PUBLIC UTILITIES SERVING THE EXCAVATION SITE.

HATCH LEGEND

	PROPOSED CONCRETE SIDEWALK
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT

SITE CALCULATION TABLE

TEEN CENTER BUILDING AREA	
TOTAL PROJECT LIMITS AREA	2.12 AC
TOTAL DISTURBED AREA	0.877 AC
ADDITIONAL IMPERVIOUS AREA	0.007 AC



Project:
**SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION**

Location:
N35 W22000 Capitol Drive
Pewaukee, WI 53072

Key Plan:

PLAN COMMISSION SUBMITTAL
Sheet:
SITE PLAN - EAST

Scale:
SCALE: 1" = 30'

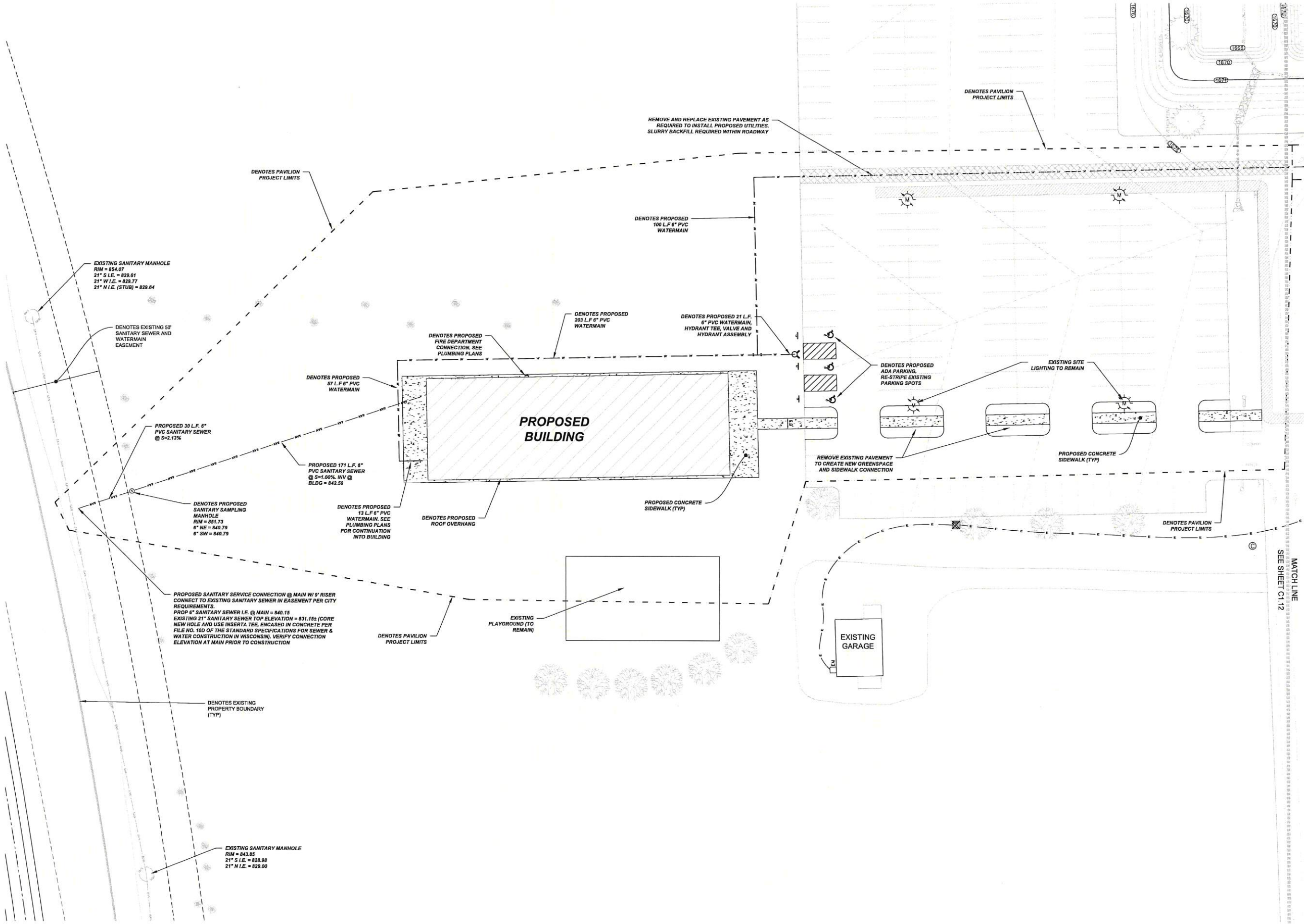
Revisions:

No.	Date:	Description:

Date:
5-19-2022

Project No.: 210100.00	(Owner) Project No.:
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Sheet No.:



zimmerman
ARCHITECTURAL STUDIOS, INC.
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zstudio.com
TELEPHONE (414) 476.9500
FACSIMILE (414) 476.8562



Consultant:
Harwood Engineering Consultants
211 North 21st Street, Milwaukee, WI 53233
Phone: (414) 476-9500

Project:
**SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION**

Location:
N35 W22000 Capitol Drive
Pewaukee, WI 53072
Key Plan:

PLAN COMMISSION SUBMITTAL
Sheet
SITE PLAN - WEST

Scale: SCALE: 1" = 20'		 North
Revisions:		
No	Date:	Description:
Date: 5-19-2022		(Owner) Project No. 210100.00
Project No.: 210100.00		
Sheet No.:		

C1.13



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

SITE CALCULATION TABLE	
PAVILION AREA	
TOTAL PROJECT LIMITS AREA	2.97 AC
TOTAL DISTURBED AREA	1.20 AC
ADDITIONAL IMPERVIOUS AREA	0.24 AC

HATCH LEGEND	
	PROPOSED CONCRETE SIDEWALK



Owner:



Consultant:



Project:

**SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION**

Location:
N35 W22000 Capitol Drive
Pewaukee, WI 53072

Key Plan:

PLAN COMMISSION SUBMITTAL

Sheet:

GRADING PLAN -
EAST

Scale:
SCALE: 1" = 20'



Revisions:

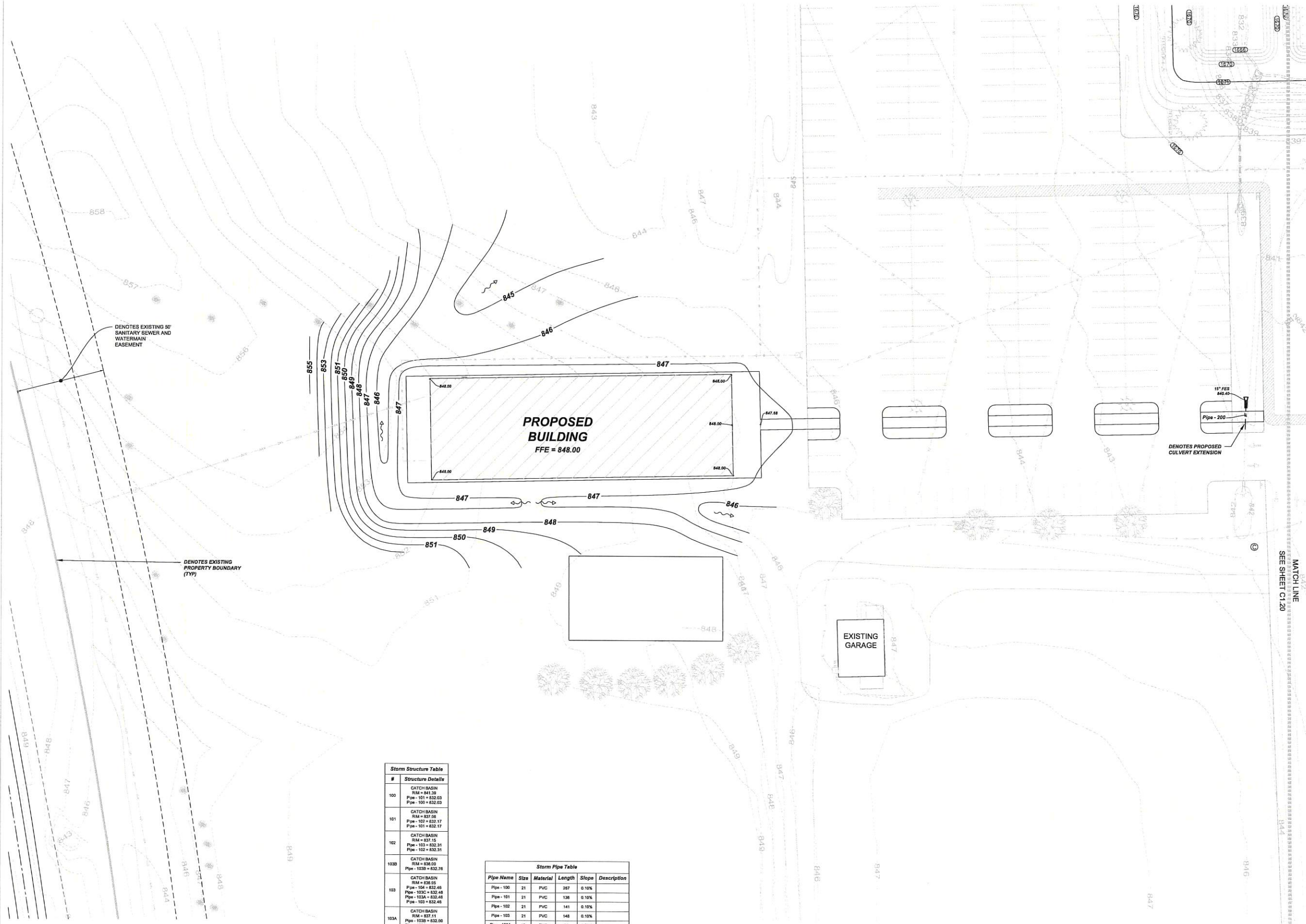
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Date:
5-19-2022

Project No.: 210100.00	(Owner) Project No.:
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Sheet No.:

C1.20



Storm Structure Table	
#	Structure Details
100	CATCH BASIN RM = 841.39 Pipe - 101 = 832.03 Pipe - 102 = 832.03
101	CATCH BASIN RM = 837.08 Pipe - 107 = 832.17 Pipe - 101 = 832.17
102	CATCH BASIN RM = 837.15 Pipe - 103 = 832.31 Pipe - 102 = 832.31
103B	CATCH BASIN RM = 838.00 Pipe - 103B = 832.76
103	CATCH BASIN RM = 838.95 Pipe - 104 = 832.48 Pipe - 103C = 832.48 Pipe - 103A = 832.48 Pipe - 103 = 832.48
103A	CATCH BASIN RM = 837.11 Pipe - 103B = 832.80 Pipe - 103A = 832.80
104	CATCH BASIN RM = 835.93 Pipe - 105 = 832.79 Pipe - 104A = 832.79 Pipe - 104 = 832.79
105	CATCH BASIN RM = 836.36 Pipe - 106 = 832.92 Pipe - 105 = 832.92
106	CATCH BASIN RM = 836.40 Pipe - 107 = 832.97 Pipe - 106 = 832.97
107	CATCH BASIN RM = 836.34 Pipe - 107A = 833.09 Pipe - 107B = 833.09 Pipe - 107 = 833.09

Storm Pipe Table				
Pipe Name	Size	Material	Length	Description
Pipe - 100	21	PVC	267	0.10%
Pipe - 101	21	PVC	136	0.10%
Pipe - 102	21	PVC	141	0.10%
Pipe - 103	21	PVC	148	0.10%
Pipe - 103A	12	PVC	29	0.50%
Pipe - 103B	12	PVC	31	0.90%
Pipe - 103C	10	PVC	22	1.00%
Pipe - 104	12	PVC	136	0.25%
Pipe - 104A	8	PVC	25	1.00%
Pipe - 105	12	PVC	50	0.25%
Pipe - 106	12	PVC	22	0.25%
Pipe - 107	12	PVC	23	0.25%
Pipe - 107A	8	PVC	12	1.00%
Pipe - 107B	8	PVC	26	1.00%
Pipe - 200	15	RCP	16	0.97%

DENOTES EXISTING 50' SANITARY SEWER AND WATERMAIN EASEMENT

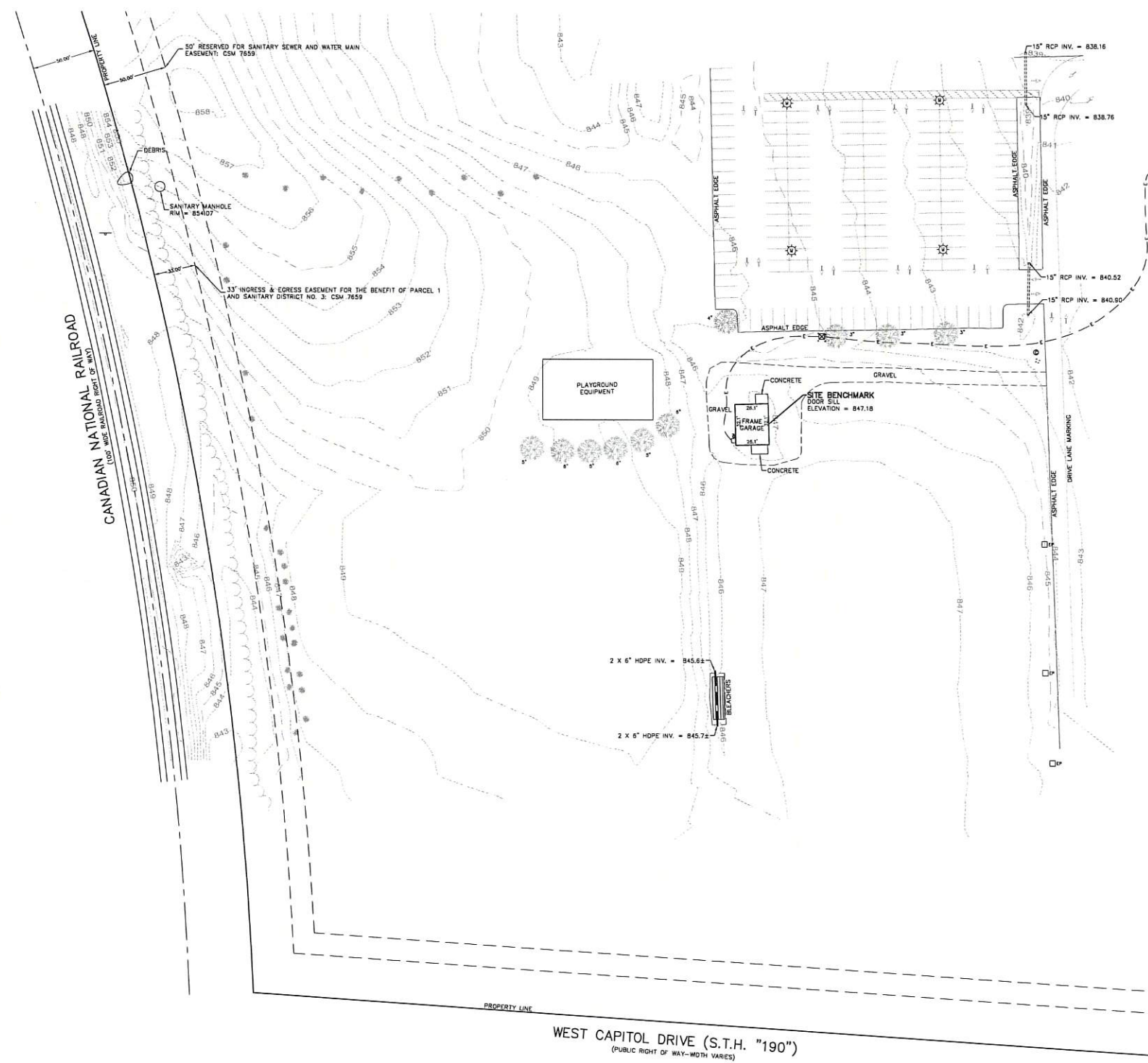
DENOTES EXISTING PROPERTY BOUNDARY (TYP)

DENOTES PROPOSED CULVERT EXTENSION

MATCH LINE
SEE SHEET C1.20

PROPOSED BUILDING
FFE = 848.00

EXISTING GARAGE



CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM



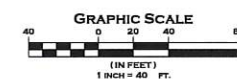
NOTES

1. CERTIFIED SURVEY MAP NO. 7659.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREIN IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE CITY OF MINNEAPOLIS. SUCH INFORMATION IS BELIEVED TO BE RELIABLE, BUT ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 024 ANNUAL CHANGE FLOOD PLAN PER INFORMATION FROM THE REGIONAL EMERGENCY MANAGEMENT AGENCY (REMA), ON FLOOD INSURANCE RATE MAP NO. 55133020248, WITH A DATE OF IDENTIFICATION OF NOVEMBER 5, 2014 AND 55133020805, WITH A DATE OF IDENTIFICATION OF NOVEMBER 5, 2014. A COUNTY OF ANNECAH, CITY OF PEWEEKE, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
4. PROJECT BENCHMARK = SECTION CORNER MONUMENT: EAST 1/4 CORNER, SEC. 12-7-19; ELEVATION = 845.04.
5. SITE BENCHMARK = DOOR SILL OF FACILITY SHED. ELEVATION = 847.18 (AS SHOWN)
6. ELEVATIONS BASED ON INFORMATION FROM THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION AND ARE NORTH AMERICAN VERTICAL DATUM-1929.



LEGEND

—SW—	SANITARY SEWER	SS	ELECTRIC TRANSFORMER	⊗	HYDRANT
—ST—	STORM SEWER	⊖	ELECTRIC METER	⊕	WATER VALVE
—W—	WATER MAIN	⊖	ELECTRIC PEDESTAL	⊕	GAS VALVE
—G—	GAS MAIN	⊖	ELECTRIC BOX AT GRADE	⊕	MANHOLE
TEL	BURIED TELEPHONE LINE	⊖	TELEPHONE BOX AT GRADE	⊕	STORM MANHOLE
—T—	BURIED TELEPHONE LINE	TV	TV PEDESTAL	⊕	GATE VALVE
—F—	BURIED FIBER OPTIC LINE	AC	AIR CONDENSER	⊕	CURB INLET
—FO—	REFRIGERATED AIRILITY LINE	W	WOOD SIGN	⊕	METAL LIGHT POLE
—CATV—	BURIED CABLE TELEVISION LINES	W	WOOD SIGN	⊕	CONCRETE LIGHT POLE
—COMB—	COMBINATION SEWER	W	WOOD SIGN	⊕	WOOD LIGHT POLE
—F—	FIXED FENCE	W	WOOD SIGN	⊕	MAIL BOX
—M—	METAL FENCE	W	WOOD SIGN	⊕	STORM OPTIC MANHOLE
—E—	EDGE OF TREES AND BRUSH	W	WOOD SIGN	⊕	CONCRETE LIGHT POLE
—WALD—	WALL OF LOT	W	WOOD SIGN	⊕	MAIL BOX
	DRIVE EQUIPMENT CONNECTION	W	WOOD SIGN	⊕	STORM OPTIC MANHOLE
	DRIVE EQUIPMENT CONNECTION	W	WOOD SIGN	⊕	CONCRETE LIGHT POLE



EXISTING CONDITIONS SURVEY

FOR
SPRING CREEK CHURCH
 N35 W22000 CAPITOL DR.
 PEWAUKEE, WI

DRAWN BY: RAP	DATE: 03/04/2022
CHECKED BY: MBJ	DRAWING No. EC - 1
CSE Job No.: 16 - 123	SHEET 1 OF 2

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ARCHITECTURAL STUDIOS, INC.

2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zstudios.com

TELEPHONE (414) 476.9500
FACSIMILE (414) 476.8882

Owner:



Consultant:



Project:

**SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION**

Location:
N35 W22000 Capitol Drive
Pewaukee, WI 53072

Key Plan:

PLAN COMMISSION SUBMITTAL

Sheet:

EXISTING SURVEY -
WEST

Scale:
SCALE: 1" = 40'



Revisions:

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Date:

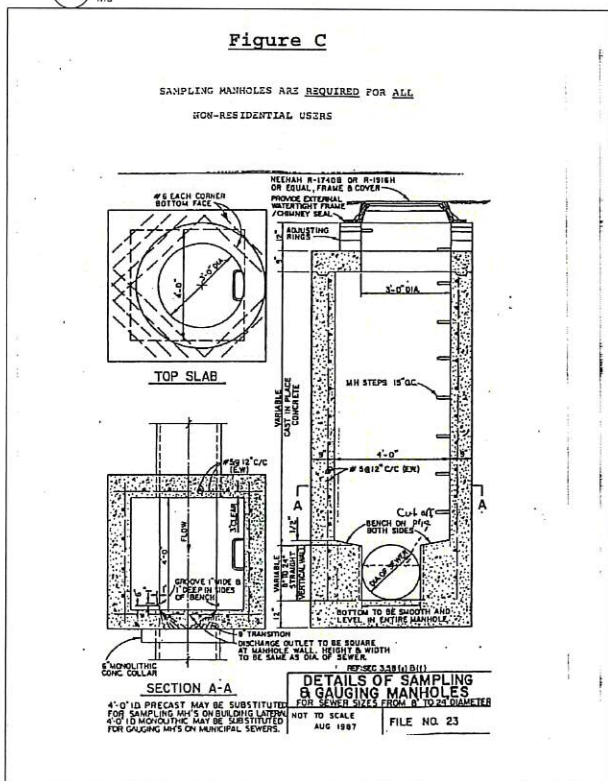
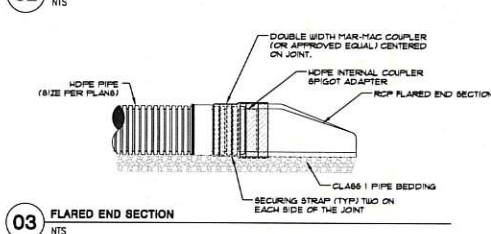
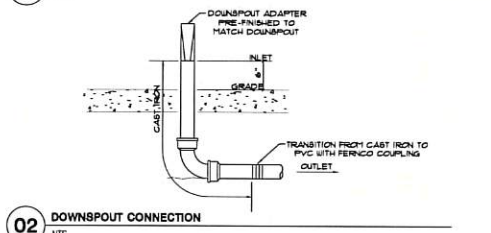
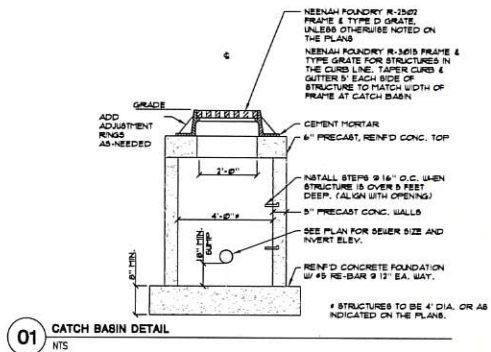
5-19-2022

Project No.:	(Owner) Project No.:
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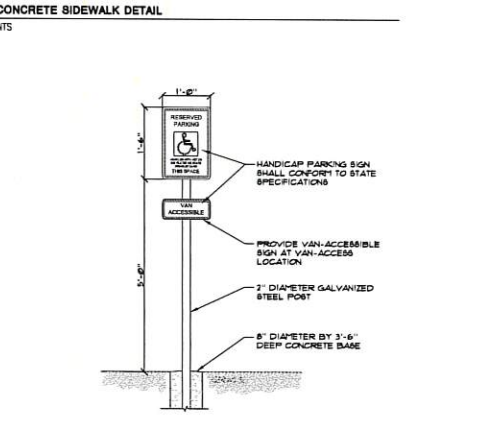
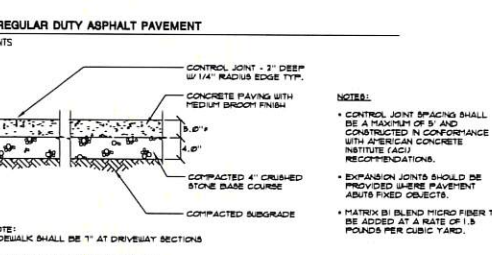
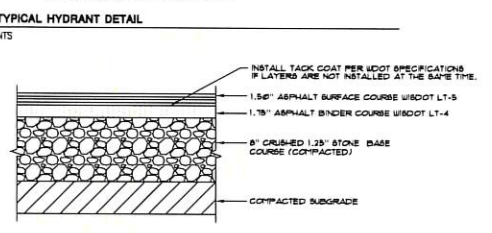
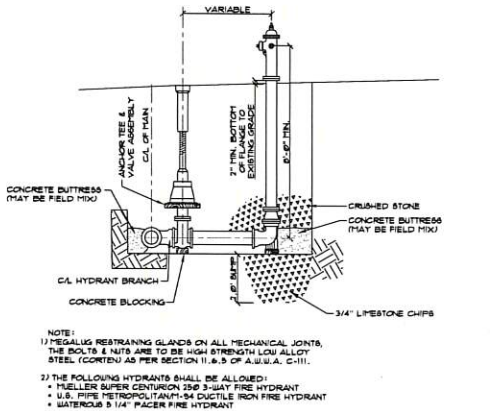
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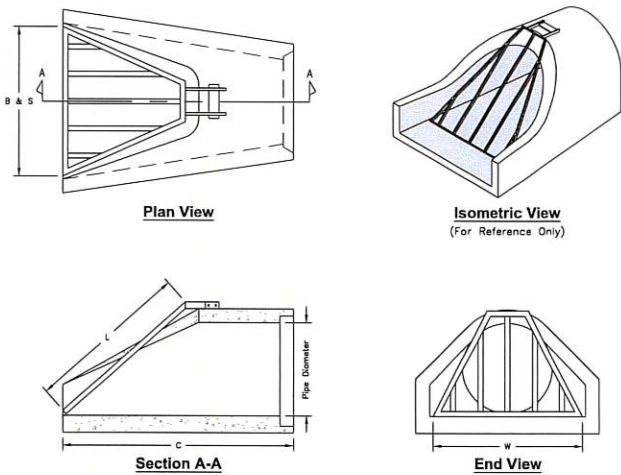
C1.51



04 SANITARY SAMPLING MANHOLE NTS



08 HANDICAP PARKING SIGN NTS



Pipe Diameter	Trash Rack Width W (in.)	Trash Rack Length L (in.)	Total # of Bars B	Bar Spacing S (in.)
12"	21.00"	30.00"	3	6.0"
15"	28.00"	32.00"	3	6.5"
18"	33.00"	34.00"	3	8.0"
24"	40.00"	47.50"	5	8.0"
30"	55.00"	63.00"	5	9.0"
36"	58.00"	71.25"	6	8.0"
42"	64.00"	76.00"	7	8.0"
48"	70.00"	82.75"	9	8.0"
54"	84.00"	84.00"	14	6.0"
60"	94.00"	90.00"	22	6.0"
72"	106.0"	106.0"	22	6.0"

09 FLARED END SECTION TRASH GUARD NTS



Consultant:
Harwood
Engineering
Consultants
225 North 21st Street, Suite 200, Milwaukee, WI 53233

Project:
SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION

Location:
N35 W22000 Capitol Drive
Pewaukee, WI 53072
Key Plan:

PLAN COMMISSION SUBMITTAL
Sheet:
CONSTRUCTION
DETAILS

Scale:

Revisions:		
No	Date:	Description:

Date:

5-19-2022

Project No.:	(Owner) Project No.:
210100.00	

Sheet No.:

LANDSCAPE SHEET INDEX:

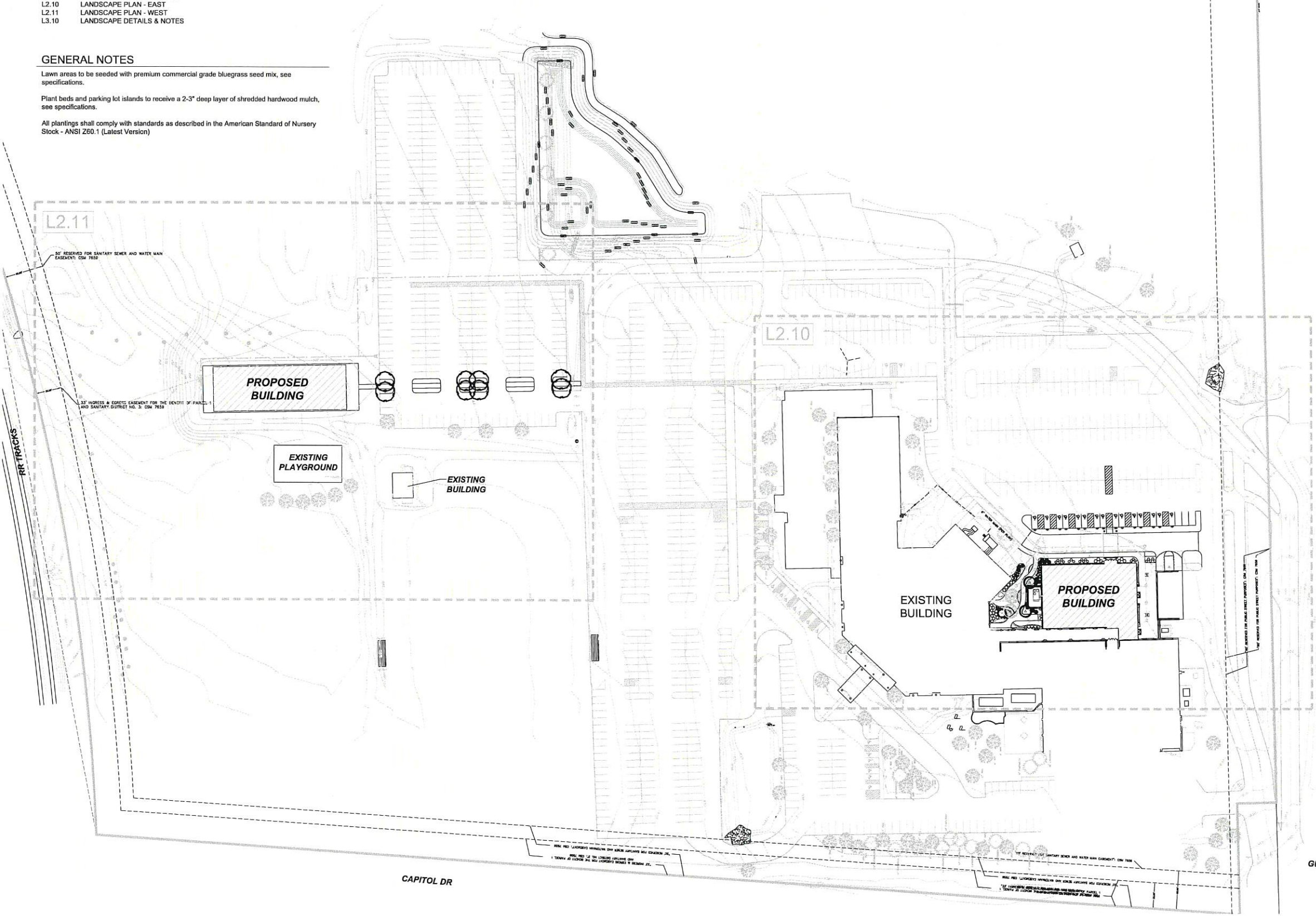
- L1.10 LANDSCAPE PLAN - OVERALL
- L2.10 LANDSCAPE PLAN - EAST
- L2.11 LANDSCAPE PLAN - WEST
- L3.10 LANDSCAPE DETAILS & NOTES

GENERAL NOTES

Lawn areas to be seeded with premium commercial grade bluegrass seed mix, see specifications.

Plant beds and parking lot islands to receive a 2-3" deep layer of shredded hardwood mulch, see specifications.

All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)



Project:

**SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION**

Location:
N35 W22000 Capitol Drive
Pewaukee, WI 53072

Key Plan:

PLAN COMMISSION SUBMITTAL

Sheet:

**OVERALL
LANDSCAPE PLAN**

Scale:
SCALE: 1" = 50'

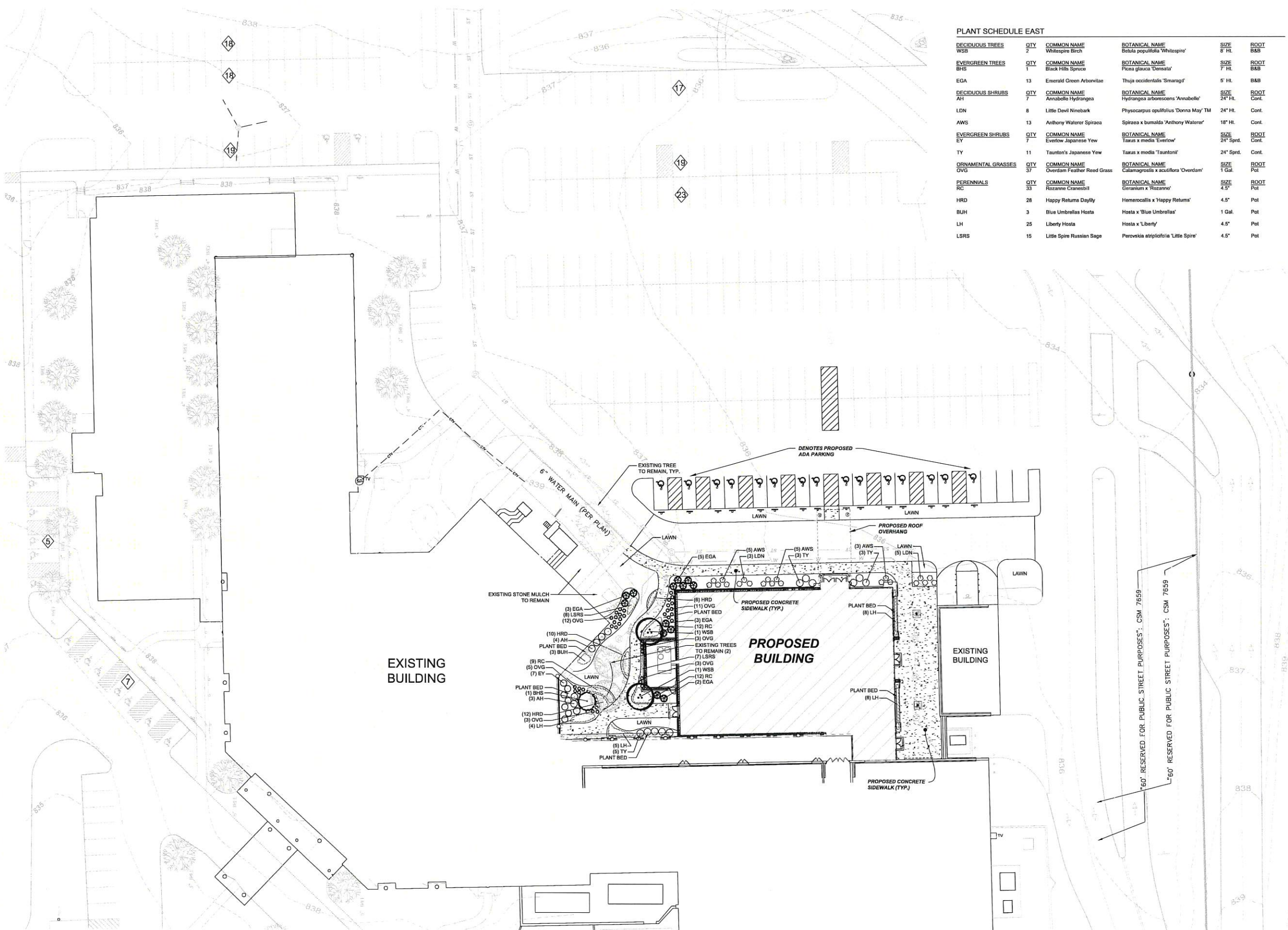
Revisions:

No	Date	Description

Date:
5-19-2022

Project No.: 210100.00	(Owner) Project No.:
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Sheet No.:
L1.10



PLANT SCHEDULE EAST					
DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
WSB	2	Whitespire Birch	Betula populifolia 'Whitespire'	8' Ht.	B&B
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
BHS	1	Black Hills Spruce	Picea glauca 'Densata'	7' Ht.	B&B
EGA	13	Emerald Green Arborvitae	Thuja occidentalis 'Smaragd'	5' Ht.	B&B
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
AH	7	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	24" Ht.	Cont.
LDN	8	Little Devil Ninebark	Physocarpus opulifolius 'Donna May' TM	24" Ht.	Cont.
AWS	13	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" Ht.	Cont.
EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
EY	7	Everlow Japanese Yew	Taxus x media 'Everlow'	24" Spred.	Cont.
TY	11	Taunton's Japanese Yew	Taxus x media 'Tauntoni'	24" Spred.	Cont.
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
OVG	37	Overdam Feather Reed Grass	Calamagrostis x acutiflora 'Overdam'	1 Gal.	Pot
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
RC	33	Rozanne Cranesbill	Geranium x 'Rozanne'	4.5"	Pot
HRD	28	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4.5"	Pot
BUH	3	Blue Umbrellas Hosta	Hosta x 'Blue Umbrellas'	1 Gal.	Pot
LH	25	Liberty Hosta	Hosta x 'Liberty'	4.5"	Pot
LSRS	15	Little Spire Russian Sage	Perovskia atropurpurea 'Little Spire'	4.5"	Pot

zimmerman
ARCHITECTURAL STUDIOS, INC.
2122 W. Mount Vernon Avenue Milwaukee, WI 53233 | zstudio.com
TELEPHONE (414) 476-9500
FACSIMILE (414) 476-8562



Consultant:
Harwood Engineering Consultants
255 North 210th Street, Spring Lake, MI 48131
Phone: 588-8888

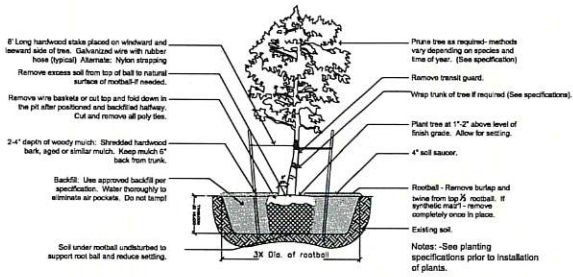
Project:
**SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION**

Location:
N35 W22000 Capitol Drive
Pewaukee, WI 53072

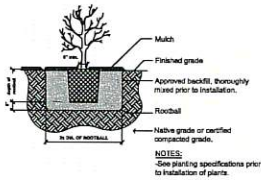
Key Plan:

PLAN COMMISSION SUBMITTAL
Sheet:
LANDSCAPE PLAN - EAST

Scale:		North
SCALE: 1" = 20'		
Revisions:		
No.	Date:	Description:
Date:		
5-19-2022		
Project No.:	(Owner) Project No.:	
210100.00		
Sheet No.:		
L2.10		



Tree Planting Detail
Not To Scale



Shrub Planting Detail
Not To Scale

General Notes

- 1.01 All landscape installation & maintenance to conform with all applicable local codes & ordinances.
- 1.02 See Site dwgs. for work limits, scope of construction, hardscape, dimensions &/or construction notes. See Civil dwgs. for all hardscape, grading, stormwater management, site utilities & erosion control. See Landscape dwgs. for landscape plans, site amenities, details, schedules, notes. See Architectural dwgs. for all construction. See Electrical drawings for all power, circulating, lighting & security. See Mechanical drawings for other site equipment.
- 1.03 Contractor shall provide shop drawings and material submittals of all hardscape & landscape construction elements shown in plan set for Landscape Architect review prior to construction.
- 1.04 Contractor to provide samples for Landscape Architect's approval on all colors, finishes & materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes et al.
- 1.05 Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.
- 1.06 Contractor to verify hardscape layout prior to construction. Contact Landscape Architect if discrepancies are found.
- 1.07 Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore. See Civil drawings for limits of disturbance.
- 1.08 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.

Landscape Notes

- 2.01 Rough grading & topsoil import/spreading are to be completed by others. Finish grading, seed area and planting bed preparation shall be the landscape contractor's responsibility. Verify all existing site and grading conditions prior to construction.
- 2.02 All areas disturbed by site construction shall be fine graded and restored with vegetative cover as shown. See plans for cover types & locations, see specifications for materials & installation.
- 2.03 Contractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant keys, except as noted in the plant schedule. Contractor shall forward a material list to the Landscape Architect prior to construction identifying species, sizes & plant sources to be used on the project.
- 2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2004. The Landscape Architect reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.
- 2.05 An Owner's representative shall be allowed to inspect and approve trees at the nursery prior to delivery to the site.
- 2.06 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the Landscape Architect. Untagged materials will be assumed to be deficient.
- 2.07 Topsoil requirements:
 - All planting beds shall contain screened blended topsoil mix to a min. depth of 18". All turf, low-mow & shortgrass prairie areas shall have min. 6".
 - Existing topsoil meeting project specifications may be stripped, stored & re-used if previously approved. Contractor shall remove all excessive clay, gravel & stones detrimental to healthy plant growth. Contractor shall remove all debris greater than 1" diameter.
 - Contaminated soil shall be removed from the project site if discovered.
 - Subgrade shall be tilled and/or scarified prior to placement of topsoil.
 - Contractor shall be responsible for obtaining soil tests for existing or imported topsoil. Soil testing results shall include (but are not limited to) soil pH, % organic matter, % nitrogen / phosphorus / potassium, % calcium, and soil texture (percentages of sand, silt and/or clay.) Soil testing shall include recommendations for soil amendments if required to support growth of standard ornamental landscape materials.
- 2.08 Contractor is responsible for ensuring that all tree pits & planting areas drain properly. Notify Landscape Architect if drainage or moisture problems are encountered while planting.
- 2.09 Contractor shall backfill all trees, shrubs & evergreens with a mix of 1/3 plant starter mix & 2/3 remaining soil. Plant Starter Mix shall be 40% organic black topsoil, 30% sphagnum moss, 20% composted manure & 10% coarse sand by volume. Submit material information for review.
- 2.10 All perennial and groundcover areas shall receive a 3" layer of plant starter mix and perennial starter fertilizer, rototilled into the top 6" of blended topsoil in beds.
- 2.11 Unless otherwise shown, all perennials & shrubs to be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.
- 2.12 Mulch: All tree circles and plantings beds to receive a 3" deep layer of high quality shredded hardwood bark mulch.
- 2.13 Plant Bed edging: Edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut per plan. A clean definition between the lawn and plant bed is required.
- 2.14 Contractor shall provide positive drainage away from all structures for a minimum of 10'.
- 2.15 Contractor shall be responsible for providing base bid comprehensive landscape establishment, maintenance and warranty care for one year after installation. Work shall include all watering (as needed for establishment), weeding (once monthly), pruning (twice per season), fertilizing (twice per season), pest management (as needed, min 3 visits per season) and spring / fall clean-ups. Prior to beginning installation, the contractor shall submit a 12-mo. calendar for review/approval including all anticipated maintenance activities & dates.

Seeding Notes & Mixes

- 3.01 This work shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.
- 3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes. The areas to be seeded shall be worked with plow chisels, discs & harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed beds shall be prepared immediately in advance of the seeding. If proposed seed areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Conform with seed supplier's specifications if required.
- 3.03 Confirm that anticipated project schedule date(s) fall within the respective seed supplier's approved calendar prior to installation. Installations completed outside of acceptable seeding dates shall be the performed at the sole responsibility and expense of the contractor. For dormant seeding, a min. of one over-seed application in the following season will be required.
- 3.04 Seeds shall be PLS and will be mixed in accordance w/ mfr's specifications. Provide invoices, bag-tags or mix analysis results for approval prior to installation.
- 3.05 The seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, slit-seeder, drop spreader or broadcast spreader) are the only accepted methods. No hand-broadcasting of seed.
- 3.06 No seeding shall occur if the wind exceeds 12 MPH.
- 3.07 Coordinate erosion control and/or mulching with Civil dwgs:
 - In sloped areas steeper than 4:1, erosion matting shall be installed by others. Landscape installation shall be coordinated with the erosion control contractor.
 - In areas with slopes between 4:1 and 8:1, landscape contractor shall apply clean hay or straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area.
 - Lightweight E.C. matting and/or hydromulch will be accepted as a no-cost alternate if approved by Landscape Architect prior to application.
- 3.08 See Civil dwgs for erosion control devices. Coordinate with erosion control contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.
- 3.09 Seed mix substitutions will be considered only if submitted for approval 10 days before the close of bidding. All mixes shall be installed & maintained per supplier's specifications.

BLUEGRASS MIX:
"Deluxe 50 Mix" shall be supplied by Reinders, Madison WI, 608-244-0200. Apply @ 6 lbs per 1000 GSF.
- 3.10 Contractor shall be responsible for providing base bid comprehensive seed area establishment, maintenance and warranty care for all seeded areas:
 - Bluegrass areas shall be for 60 days after installation. Work shall include all watering (min. 1" per week, or as needed), weeding & mowing. Assume 2 mowings prior to Owner hand-off.
 - All other seed areas (wet-tolerant) shall be for three years after installation. Work shall include all watering (as needed for establishment), weeding (both spot herbicide and/or hand-pulling, depending on necessity, once per month), spring / fall clean-up & mowing. Expect 4-5 mowings in the first year, 3-4 mowings in the second year and 2-3 mowings in the third year. All mowings shall be timed to cut germinating weeds but not desirable forbs / grasses. Overseed each spring any bare areas larger than 1 sq. ft.
 - Prior to beginning installation, the contractor shall submit a 36-month calendar for review/approval including all anticipated maintenance activities.

Hardscape / Amenity Notes

- 4.01 Irrigation Performance Specification: Irrigation System shall be provided by landscape contractor via design/build irrigation contractor. Irrigation design shall follow all local and state codes/requirements. Irrigation contractor shall have a minimum of 5 years experience designing and installing this type of work.
- 4.02 Outdoor site furnishings: Shall be By Owner.

Owner:



Consultant:



Project:

**SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION**

Location:
N35 W22000 Capitol Drive
Pewaukee, WI 53072

Key Plan:

PLAN COMMISSION SUBMITTAL

Sheet:

**LANDSCAPE
DETAILS & NOTES**

Scale: SCALE: 1" = 20'			North
Revisions:			
No.	Date:	Description:	

Date:
5-19-2022

Project No.:
210100.00

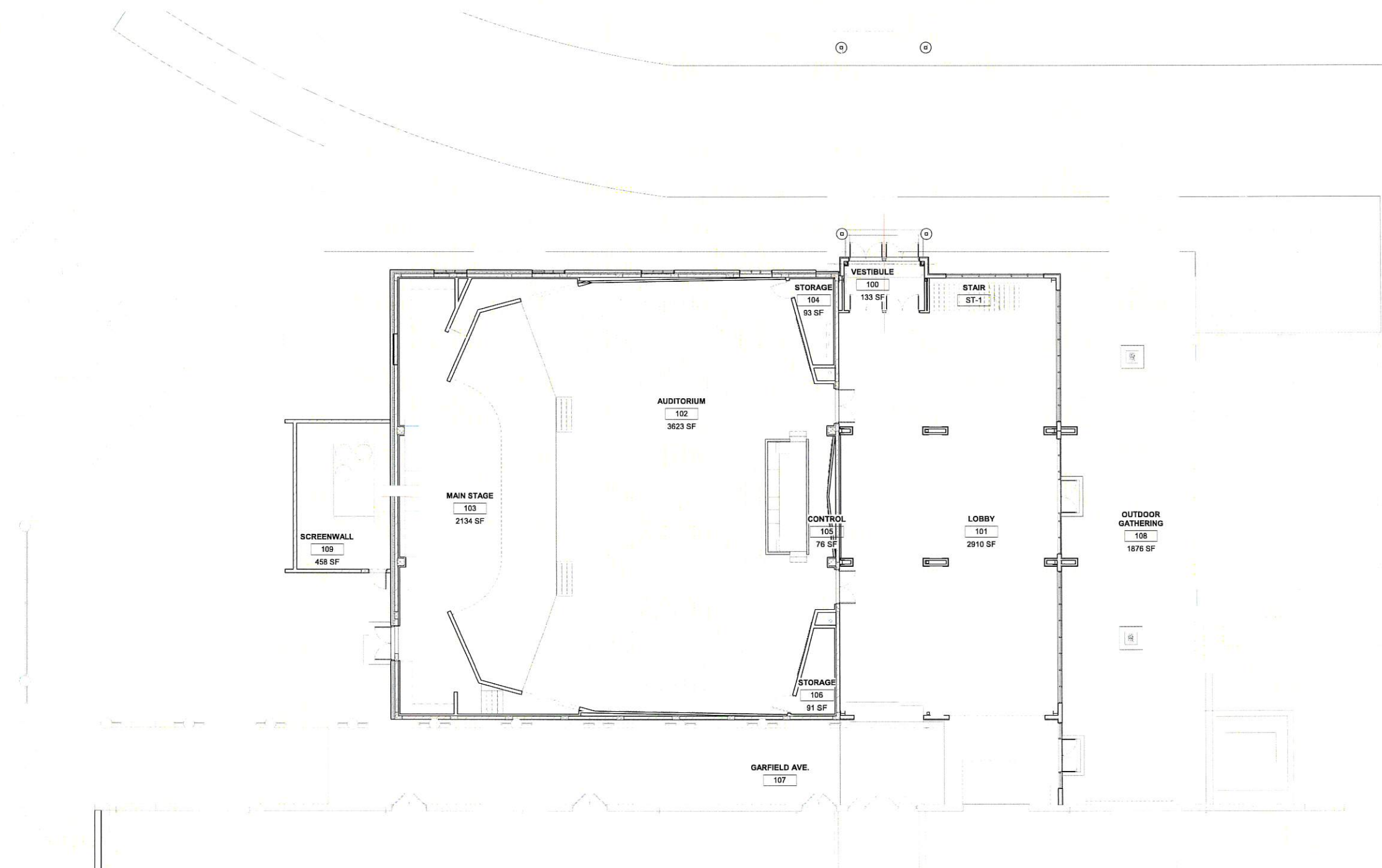
(Owner) Project No.:

Sheet No.:

L3.10



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE GRANNINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



1 FIRST FLOOR PLAN
1/8" = 1'-0"



Project:
SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION

Location:
N35 W22000 Capital Drive
Pewaukee, WI 53072

Key Plan:



PLAN COMMISSION SUBMITTAL

Sheet:
FIRST FLOOR PLAN

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

Revisions:

No.	Date	Description

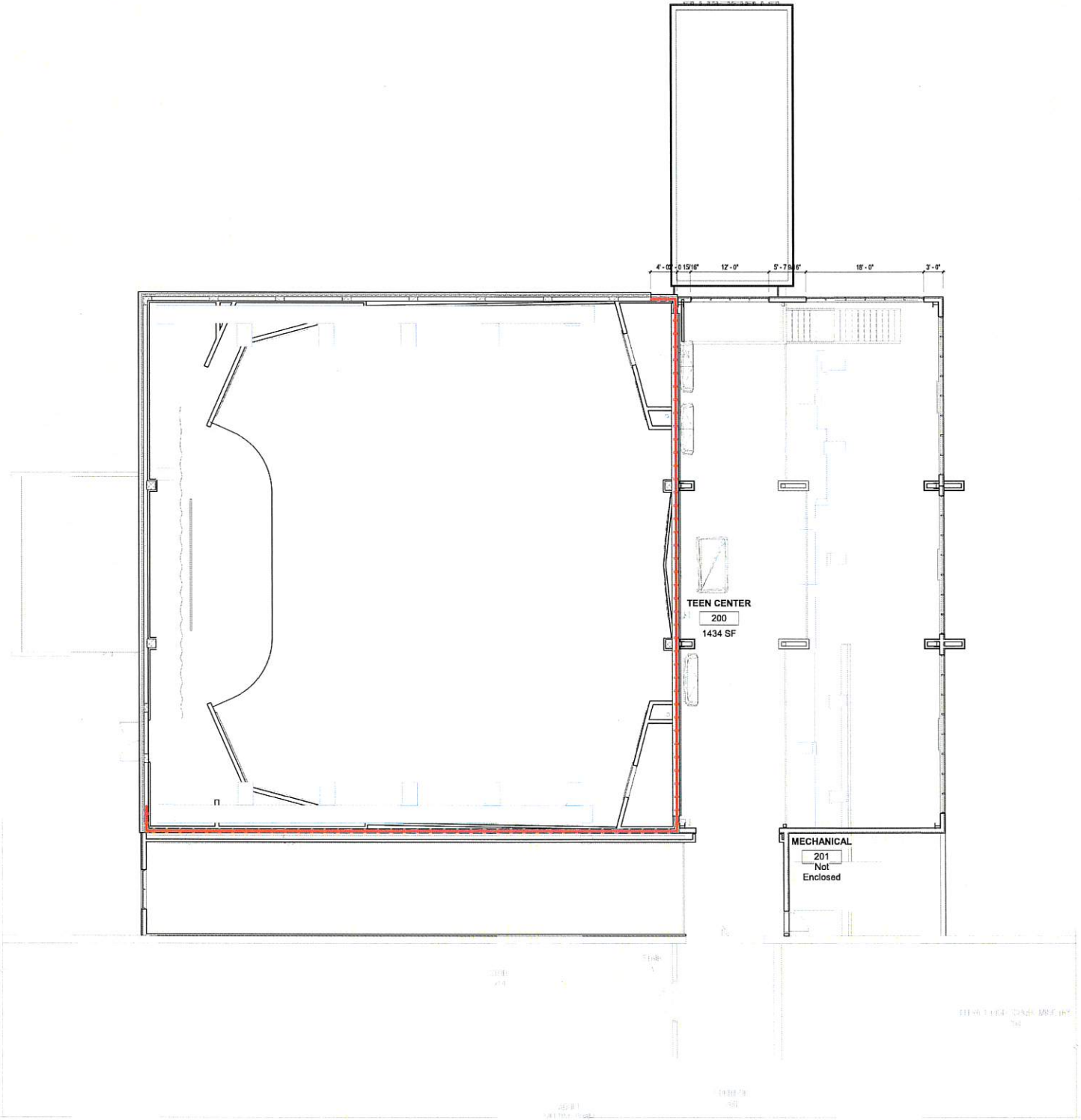
Date:
5-19-2022

Project No.:
210100.00

(Owner) Project No.:

Sheet No.:

1 2ND FLOOR PLAN
1/8" = 1'-0"



Project:
SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION

Location:
N35 W22000 Capital Drive
Pewaukee, WI 53072



PLAN COMMISSION SUBMITTAL

Sheet:
SECOND FLOOR PLAN

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

Revisions:

No.	Date	Description

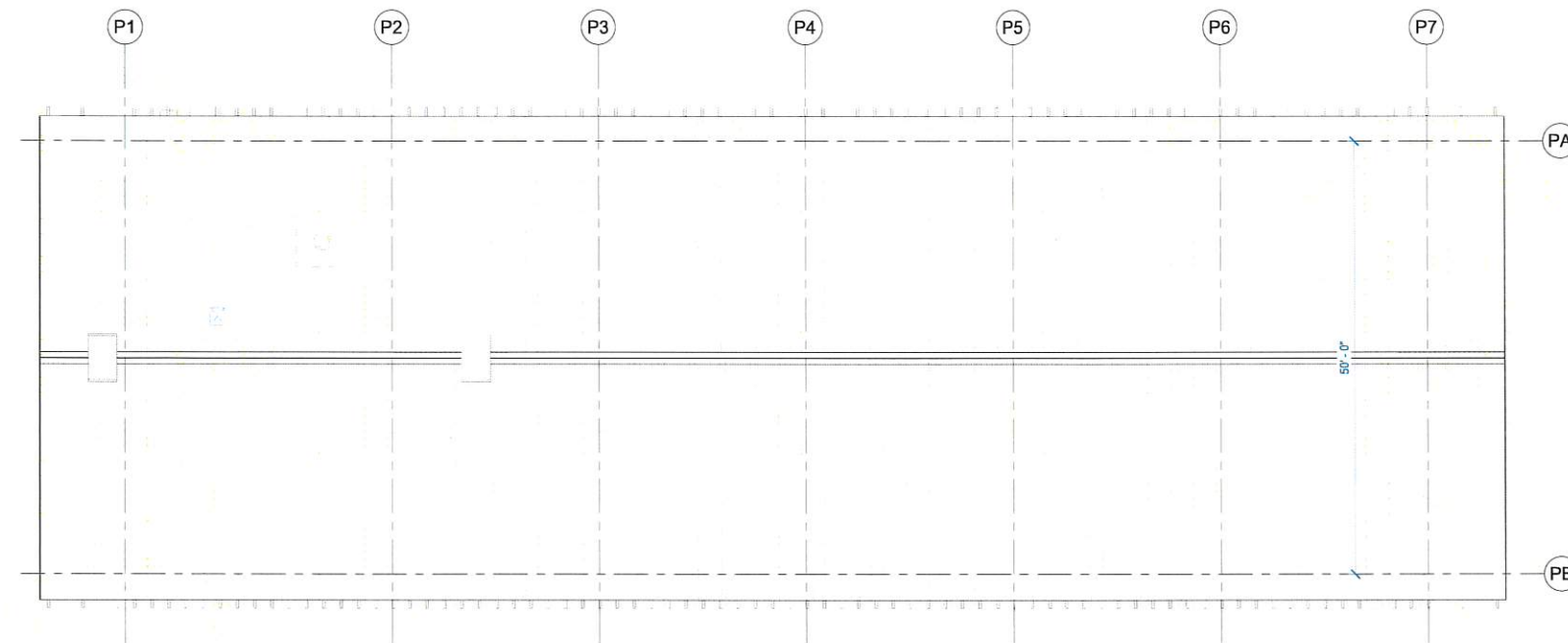
Date:
5-19-2022

Project No.:
210100.00

(Owner) Project No.:

Sheet No.:

A2.2



1 ROOF PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"

Owner:



Consultant:



Project:

SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION

Location:
N35 W22000 Capital Drive
Pewaukee, WI 53072

Key Plan:



PLAN COMMISSION SUBMITTAL

Sheet:

FIRST FLOOR PLAN &
ROOF PLAN - PAVILION

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

Revisions:

No.	Date:	Description:

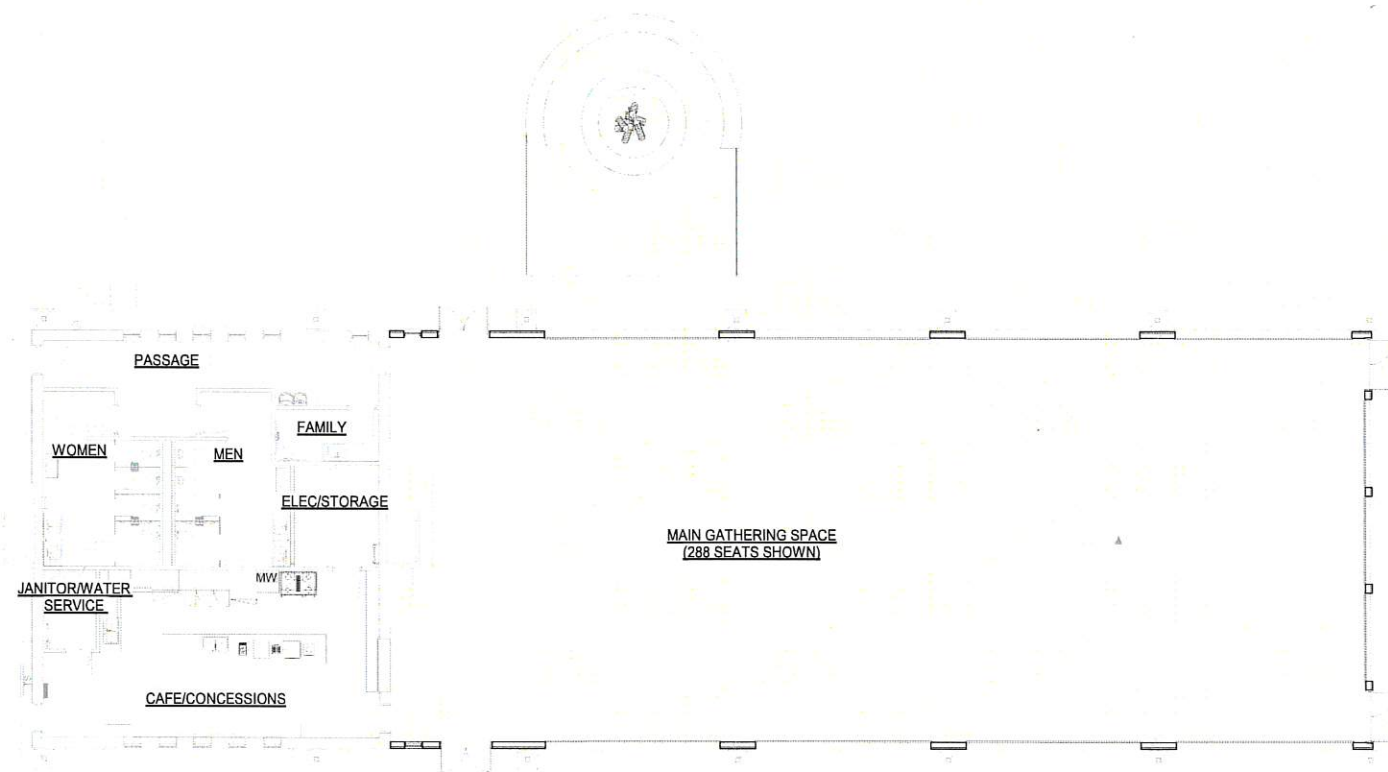
Date:
5-19-2022

Project No.:
210100.00

(Owner) Project No.:

Sheet No.:

AP2.1



1 PAVILLION PLAN - PHASE 2
1/8" = 1'-0"



Project:
SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION

Location:
N35 W22000 Capital Drive
Pewaukee, WI 53072

Key Plan:

PLAN COMMISSION SUBMITTAL

Sheet:
PROPOSED PAVILLION
PHASE 2

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

Revisions:

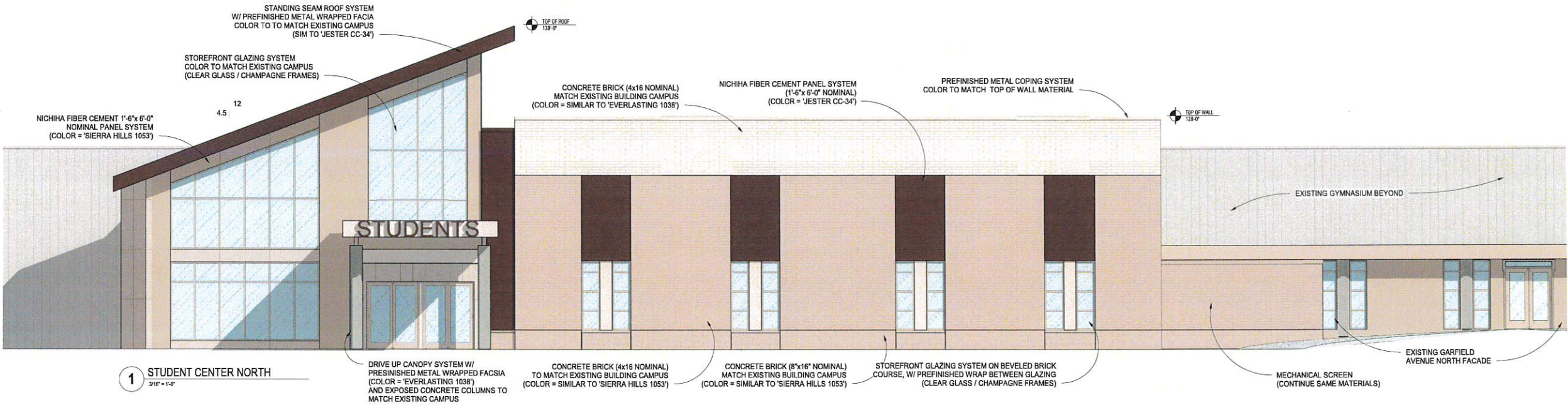
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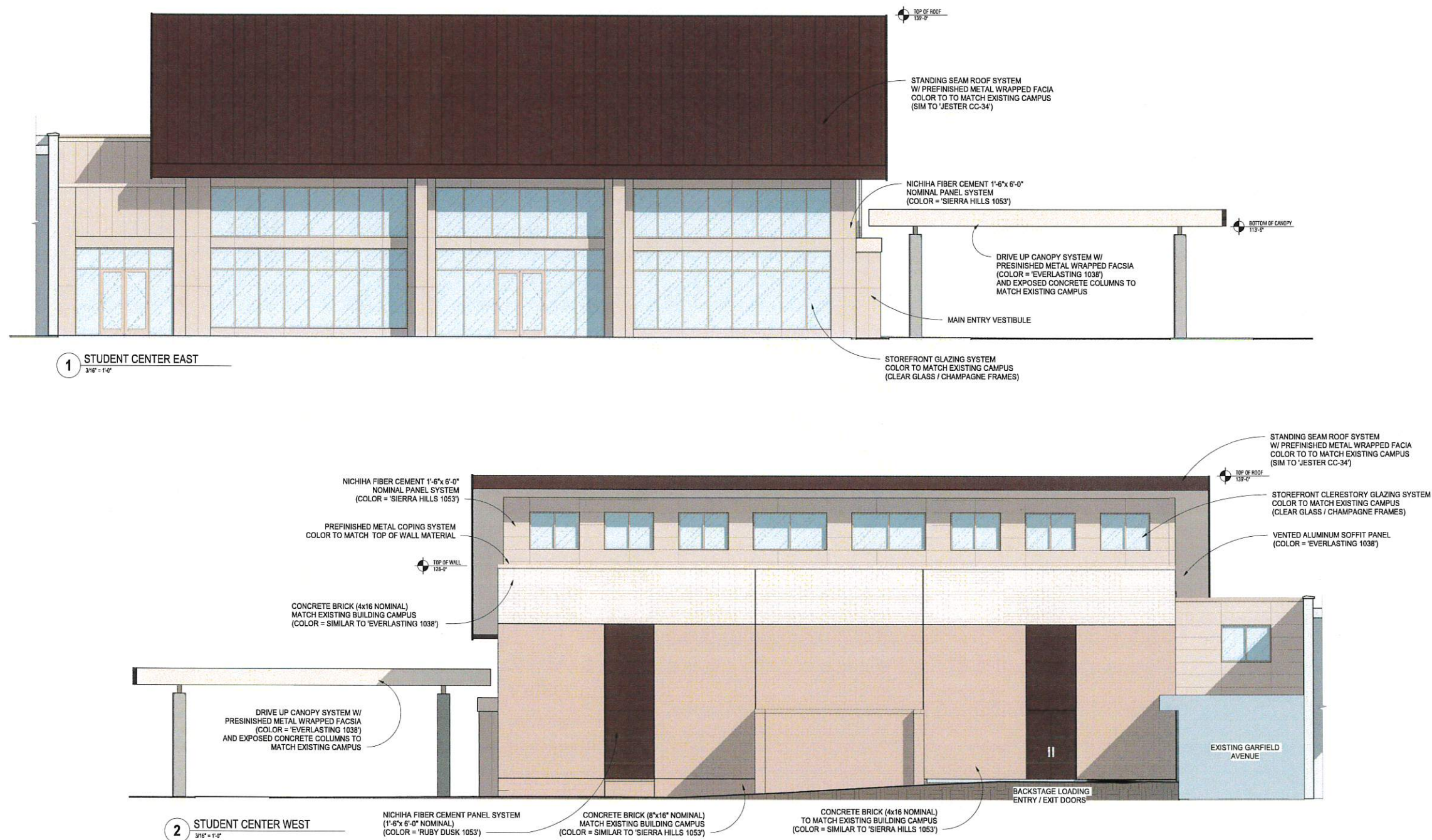
Date:
5-19-2022

Project No.: 210100.00 **(Owner) Project No.:**

Sheet No.:

AP2.1 - II





Owner:



Consultant:



Project:

SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION

Location:
N35 W22000 Capital Drive
Pewaukee, WI 53072

Key Plan:

Sheet:

STUDENT CENTER
ELEVATIONS

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

Revisions:

No.	Date	Description

Date:

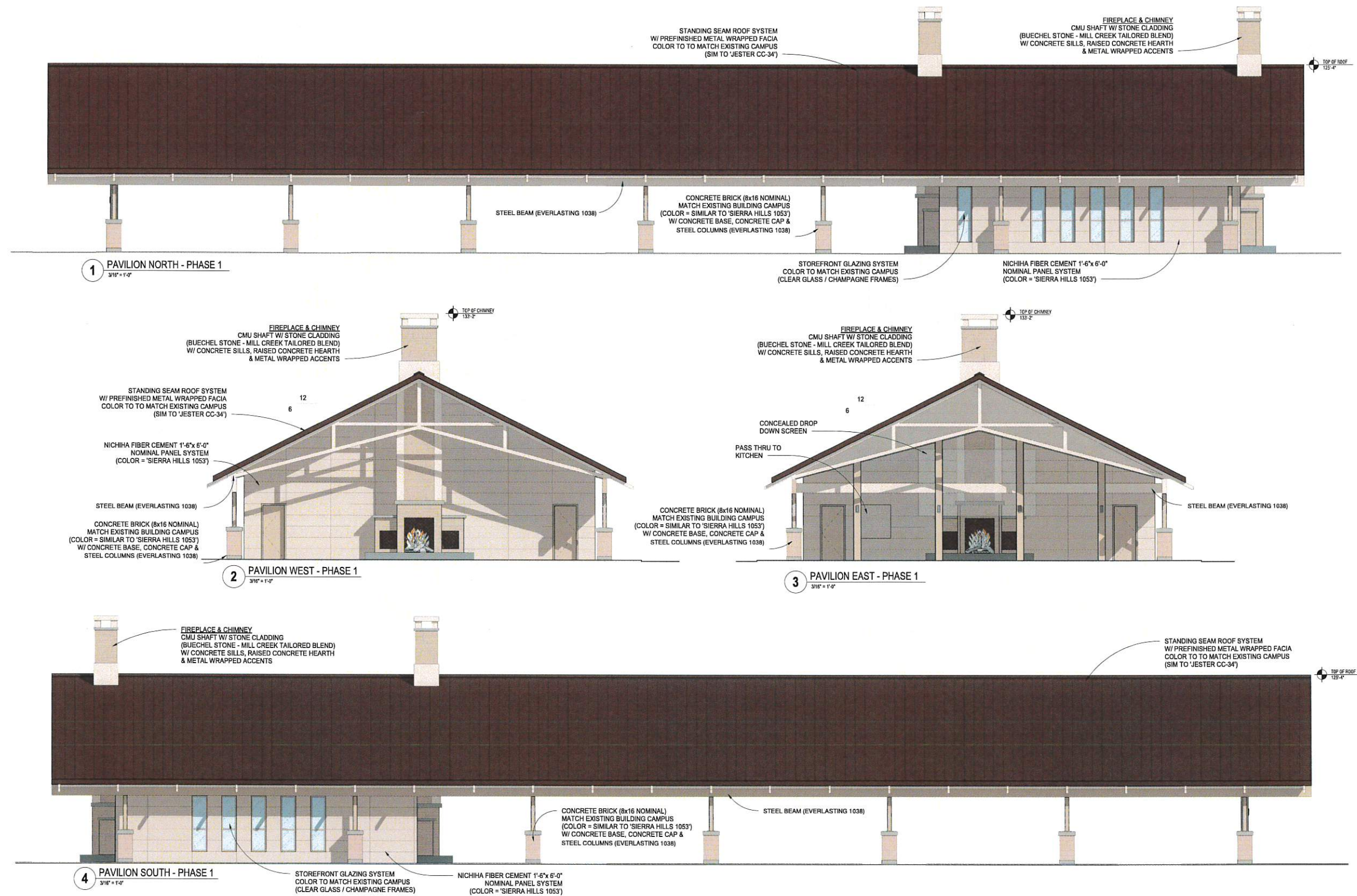
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Project No.:
210100.00

(Owner) Project No.:

Sheet No.:

A4.2



Owner:



Consultant:



Project:

SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION

Location:
N35 W22000 Capital Drive
Pewaukee, WI 53072

Key Plan:

Sheet:

PAVILION ELEVATIONS -
PHASE 1

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

Revisions:

No.	Date	Description

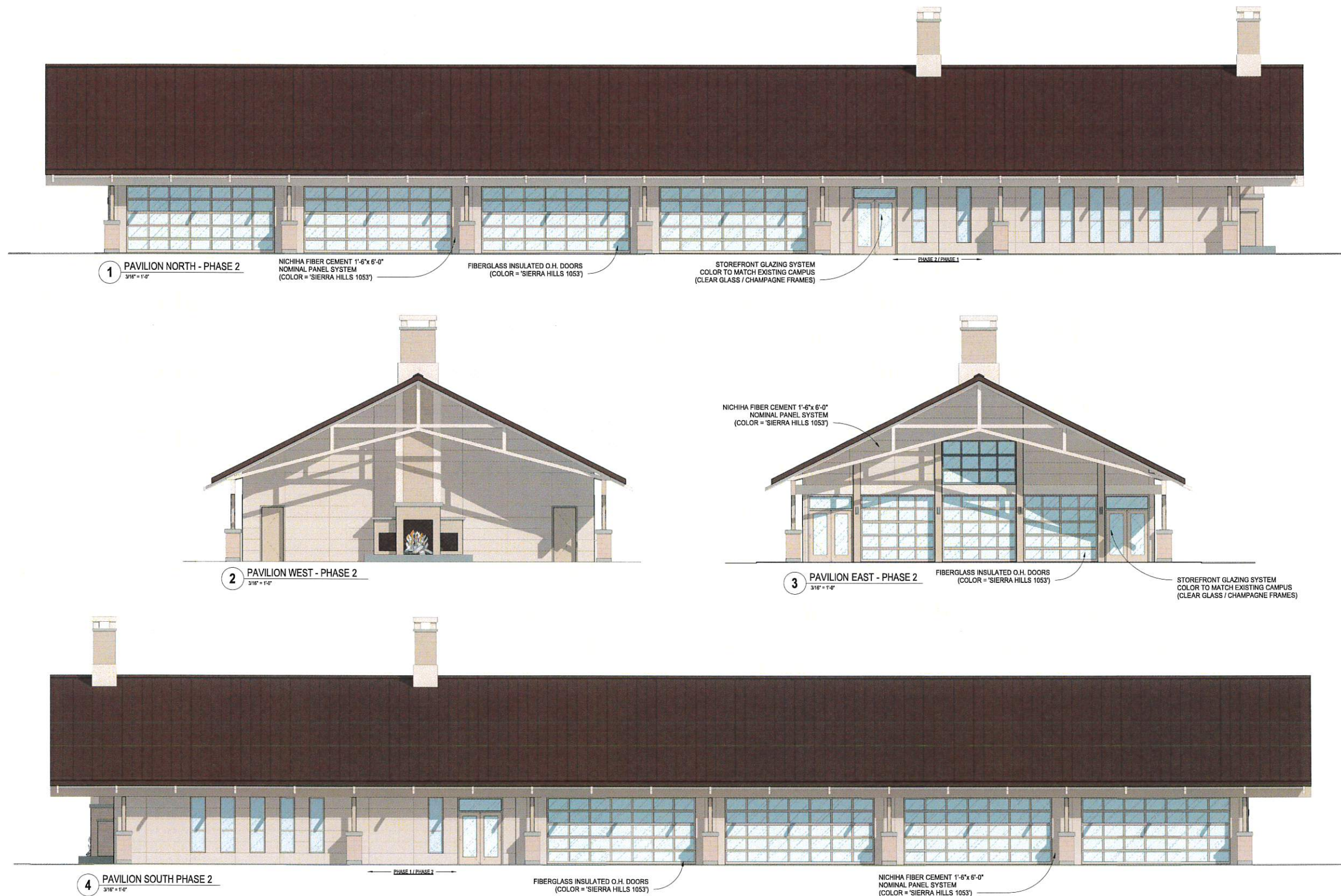
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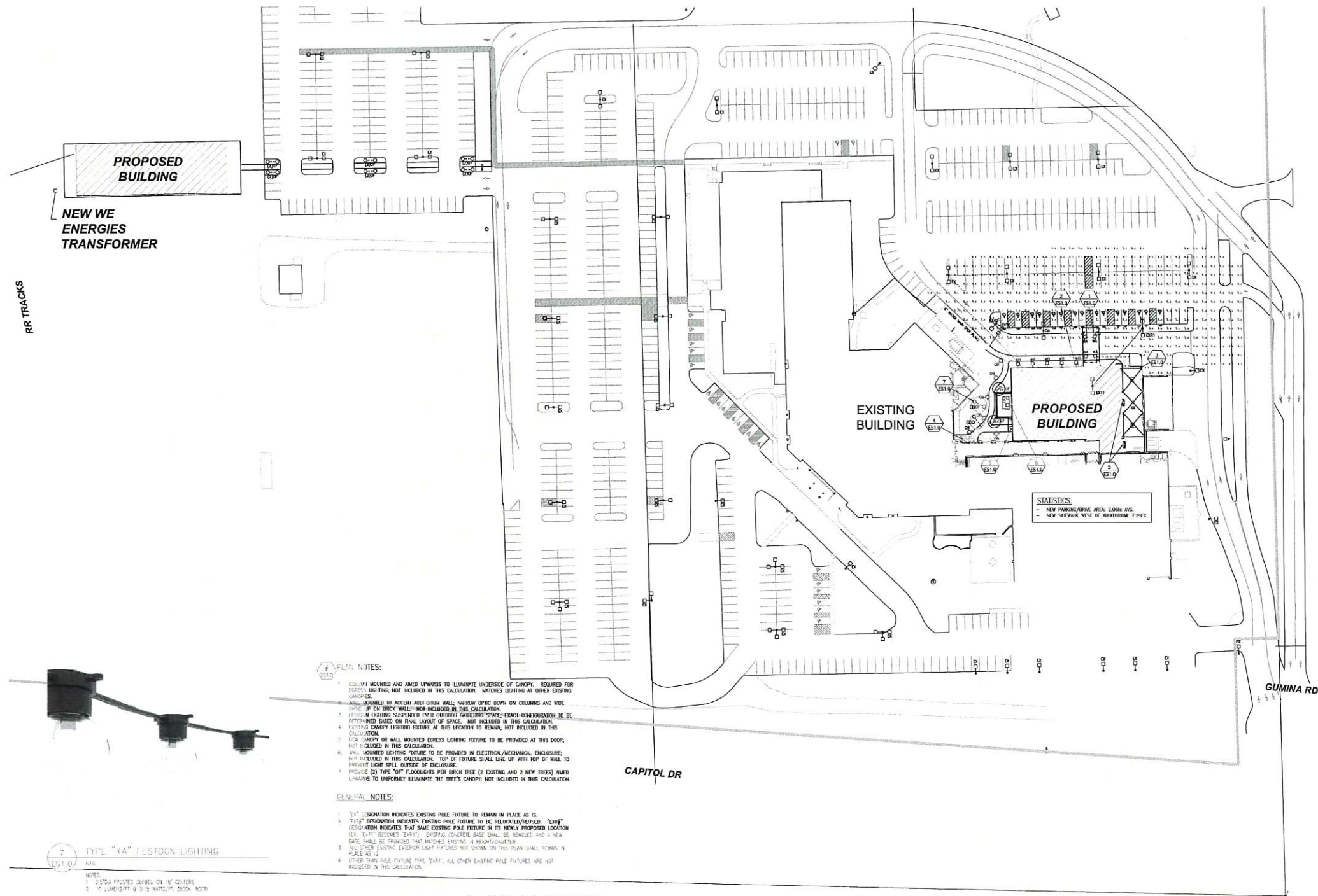
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(Owner) Project No.:

Sheet No.:

P4.1





PLAN NOTES:

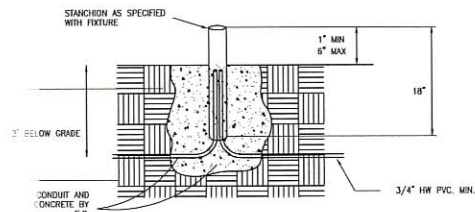
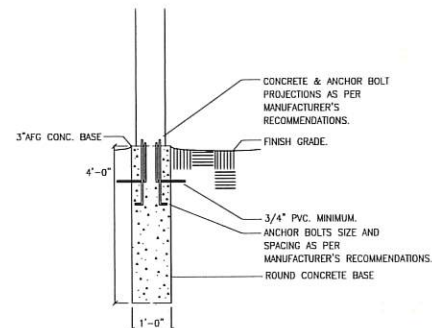
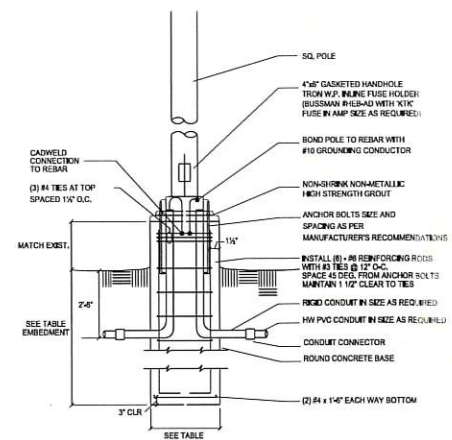
1. COLUMNS MOUNTED AND AIMED UPWARDS TO ILLUMINATE UNDERSIDE OF CANOPY. REQUIRED FOR EXISTING LIGHTING NOT INCLUDED IN THIS CALCULATION. MATCHES LIGHTING AT OTHER EXISTING CANOPIES.
2. WALL MOUNTED TO ACCENT AUDITORIUM WALL; NARROW OPTIC DOWN ON COLUMNS AND WIDE OPTIC UP ON BRICK WALL; NOT INCLUDED IN THIS CALCULATION.
3. FESTOON LIGHTING SUSPENDED OVER OUTDOOR GATHERING SPACES; EXACT CONFIGURATION TO BE DETERMINED BASED ON FINAL LAYOUT OF SPACE. NOT INCLUDED IN THIS CALCULATION.
4. EXISTING CANOPY LIGHTING FEATURE AT THIS LOCATION TO REMAIN. NOT INCLUDED IN THIS CALCULATION.
5. ALSO CANOPY OR WALL MOUNTED EXPRESS LIGHTING FEATURE TO BE PROVIDED AT THIS DOOR. NOT INCLUDED IN THIS CALCULATION.
6. WALL MOUNTED LIGHTING FEATURE TO BE PROVIDED IN ELECTRICAL/MECHANICAL ENCLOSURE. NOT INCLUDED IN THIS CALCULATION. TOP OF FEATURE SHALL LINE UP WITH TOP OF WALL TO PREVENT LIGHT SPILL OUTSIDE OF ENCLOSURE.
7. PROVIDE (2) TYPE "TP" FLOODLIGHTS FOR BRUSH TREE (2 EXISTING AND 2 NEW TREES) AIMED UPWARDS TO UNIFORMLY ILLUMINATE THE TREE'S CANOPY; NOT INCLUDED IN THIS CALCULATION.

GENERAL NOTES:

1. "EX" DESIGNATION INDICATES EXISTING POLE FEATURE TO REMAIN IN PLACE AS IS.
2. "REF" DESIGNATION INDICATES EXISTING POLE FEATURE TO BE RELOCATED/REUSED. "REF" DESIGNATION INDICATES THAT SAME EXISTING POLE FEATURE IN ITS NEWLY PROPOSED LOCATION (EX. "REF" BECOMES "NEW"). EXISTING CONCRETE BASE SHALL BE REMOVED AND A NEW BASE SHALL BE PROVIDED THAT MATCHES EXISTING IN HEIGHT/DIAMETER.
3. ALL OTHER EXISTING EXTERIOR LIGHT FIXTURES NOT SHOWN ON THIS PLAN SHALL REMAIN IN PLACE AS IS.
4. OTHER THAN POLE FEATURE TYPE "REF", ALL OTHER EXISTING POLE FEATURES ARE NOT INCLUDED IN THIS CALCULATION.

1 OVERALL SITE PLAN

1" = 50'



7 TYPE "XA" FESTOON LIGHTING

NTS

- NOTES:
1. 2'50" MOUNTED SPACED ON 12' CENTER
 2. 40 LUMENS @ 9.5 WATTS, 3500K, 90CRI

6 TYPE "WB" FLOODLIGHT

NTS

- NOTES:
1. WALL MOUNTED UPLT/DMT. CYLINDER WITH NARROW BEAM DOWN AND WIDE BEAM UP.
 2. 3000 LUMENS @ 35 WATTS, 3500K, 90CRI.

5 TYPE "WA" FLOODLIGHT (MATCHES EXIST.)

NTS

- NOTES:
1. ADJUSTABLE FLOODLIGHTS WITH NEMA 4W4V OPTIC.
 2. 10,500 LUMENS @ 85 WATTS, 3000K, 70CRI.

4 TYPE "OF" FLOODLIGHT

NTS

- NOTES:
1. 3" ADJUSTABLE FLOODLIGHT w/ 8000C OPTIC ON 3/4" AFC CONC. BASE
 2. 2205 LUMENS @ 20 WATTS, 3500K, 90CRI.

3 TYPE "OB" BOLLARD

NTS

- NOTES:
1. 4071 BOLLARD ON 3/4" AFC CONC. BASE.
 2. 1361 LUMENS @ 12 WATTS, 3500K, 90CRI.

2 TYPE "OA" POLE FIXTURE (MATCHES EXIST.)

NTS

- NOTES:
1. DOUBLE LUMINAIRE @ 18000 ON 18" SQ. POLE/3/4" ROUND AFC CONC. BASE w/ TYPE B DIST.
 2. 10,800 LUMENS @ 95 WATTS, 3500K, 70CRI.

Owner:



Consultant:



Project:

SPRING CREEK CHURCH TEEN CENTER BUILDING ADDITION & PAVILION

Location:
N35 W22000 Capital Drive
Pewaukee, WI 53072

Key Plan:

PLAN COMMISSION SUBMITTAL

Sheet:

OVERALL SITE PLAN

Scale:

SCALE: 1" = 50'

Revisions:

No	Date	Description

Date:

5-19-2022

Project No.:

210100.00

(Owner) Project No.:

Sheet No.:

ES1.0

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.**

DATE: June 16, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for the City of Pewaukee DPW Salt Shed and Fueling Station for Property Located at W225 N3131 Duplainville Road (PWC 0911993006)

BACKGROUND:

FINANCIAL IMPACT:

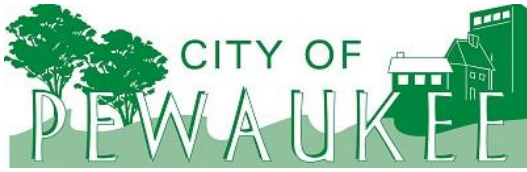
RECOMMENDED MOTION:

ATTACHMENTS:

Description

DPW salt shed fueling station staff report

DPW salt shed fueling station



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of June 16, 2022

Date: 06/09/2022

Project Name: DPW Facility Site & Building Plan Review

Project Address/Tax Key No.: W225N3131 Duplainville Road/PWC 0911993006

Applicant: City of Pewaukee

Property Owner: City of Pewaukee

Current Zoning: I-2 Rural Institutional

2050 Land Use Map Designation: Governmental/Institutional

Use of Surrounding Properties: Agricultural to the north, residential to the south across from Green Rd., residential to the west

Project Description

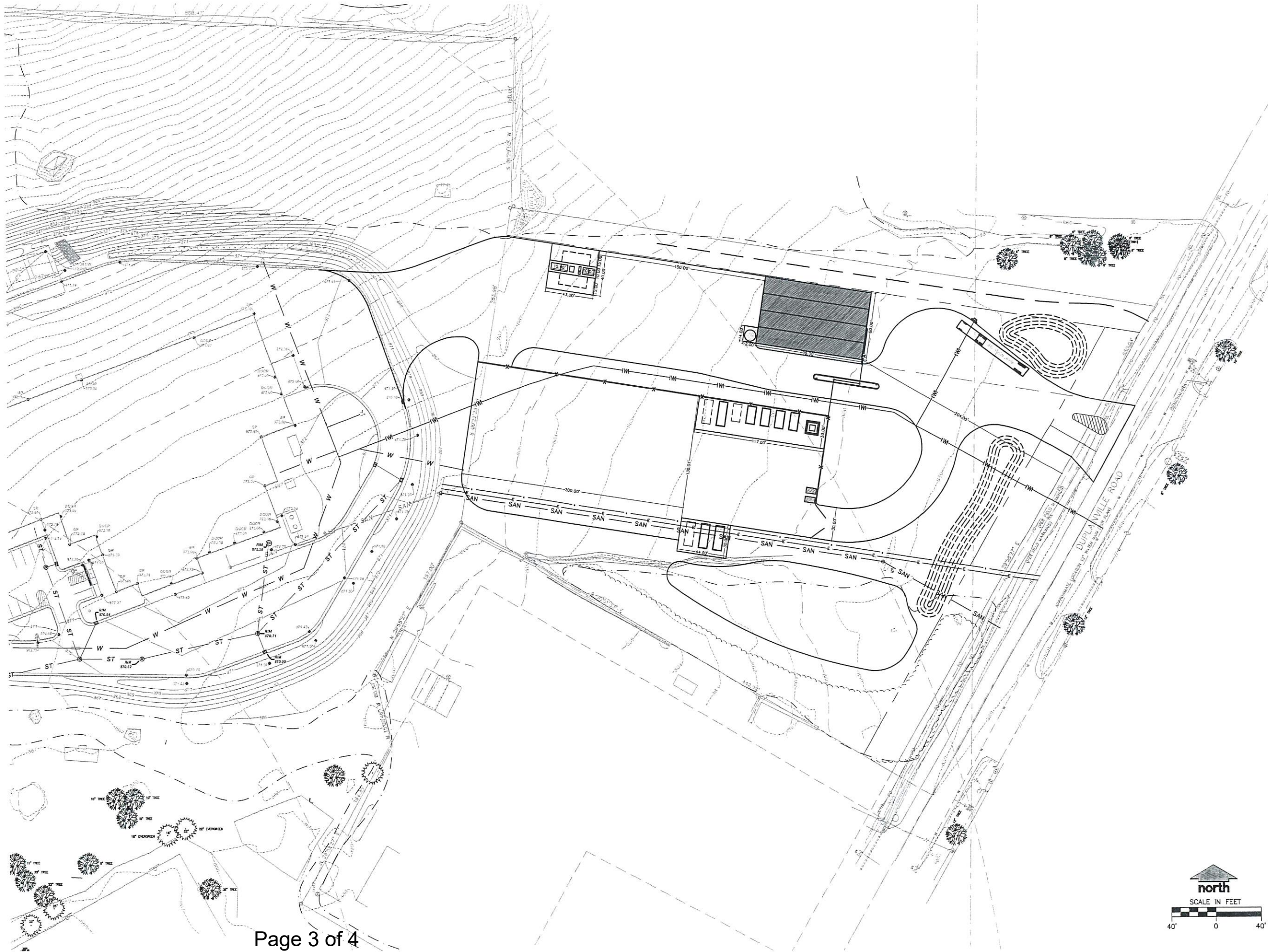
The applicant submitted plans for Plan Commission review of a proposed DPW salt shed and fueling station for the property located at W225N3131 Duplainville Road. The subject property is currently under construction for the new DPW building. The property is zoned I-2 Rural Institutional District.

The proposed development includes a 5,760 square foot salt shed and 1,720 square foot fueling station. The salt shed material will consist of a cast-in-place concrete wall, an exposed timber frame, and asphalt shingles. A 20' X 26" overhead door will be located on the west end of the shed, as well as a 7-foot service door. The overall height of the salt shed is approximately 40-feet.

Both the shed and fueling station will be located on the north end of the property.

Recommendation

A motion to approve the Site & Building Plan Review application and plans submitted by the City of Pewaukee for construction of a salt shed and fueling station located at W225N3131 Duplainville Road.



THRIVE
ARCHITECTS

Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

wellspring

CONSTRUCTION GROUP
Construction Management
227 Sussex Street
Pewaukee, WI 53072
p: 262-696-4492
e: tim@wellspringcg.com

Project Info. — 22037

PEWAUKEE
DPW - PHASE II
NEW CONSTRUCTION
W225N3178 Duplaineville Rd
Pewaukee, WI

Sheet Title

CONCEPTUAL SITE
PLAN

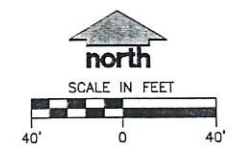
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KCB	KCB

Revisions		
No.	Date	Description
	04/26/22	Preliminary
	05/02/22	Preliminary
	05/16/22	Preliminary

NOT FOR CONSTRUCTION

Sheet No.

C1.0



THRIVE

ARCHITECTS

Architect

259 South Street, Suite A

WAUKESHA, WI 53186

p: 833-380-6180

wellspring

CONSTRUCTION GROUP

Construction Management

227 Sussex Street

Pewaukee, WI 53072

p: 262-696-4492

e: tim@wellspringcg.com

Project Info. — 22037

PEWAUKEE

DPW - PHASE II

NEW CONSTRUCTION

W225N3178 Duplaineville Rd

Pewaukee, WI

Sheet Title

EXTERIOR

ELEVATIONS

Drawn by	Checked by
AAA	AAA

Revisions		
No.	Date	Description
	05/16/22	Preliminary

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