**Office of the Clerk/Treasurer**

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

# COMMON COUNCIL
# MEETING NOTICE AND AGENDA
## Monday, May 1, 2023
## 6:30 PM

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road ~ Pewaukee, Wisconsin

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1. Call to Order and Pledge of Allegiance
2. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your District Alderperson prior to the meeting.
3. Consent Agenda
   - 3.1. Approval of Common Council Meeting Minutes Dated January 16, 2023
   - 3.2. Approval of Common Council Meeting Minutes Dated April 17, 2023
   - 3.3. Approval of the Accounts Payable Listing Dated May 1, 2023
   - 3.4. Approval of **Resolution 23-05-05** Regarding Open Records.
4. Presentation of the Pewaukee Fire Department's Strategic Plan [Chief Bierce]
5. Discussion and Possible Action Regarding the Request of Christ Evangelical Lutheran Church to Approve Their Special Event Permit to Hold a Farmers' Market Located at W240 N3103 Pewaukee Road (PWC 0904-994-003) on Wednesdays from June 7th to September 27th and Waive License Fees [Tarczewski]
6. **PUBLIC HEARING,** Discussion and Possible Action to Approve **Resolution 23-05-07** and **Ordinance 23-02** Regarding a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for the Courtyard at Pewaukee for Vacant Land Located at the Northwest Corner of Golf Road and Meadowbrook Road (PWC 0940-999-001) from Low-Medium Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas (Originally discussed at the 3/16/23 Plan Commission meeting) [Fuchs]
7. Discussion and Possible Action Regarding **Ordinance 23-03** to Rezone Vacant Land Located at the Northwest Corner of Golf Road and Meadowbrook Road (PWC 0940-999-001) from A-1 Agricultural, LC Lowland Conservancy, and F-1 Floodplain to Rm-3 Multi-Family Residential, LC Lowland Conservancy, and F-1 Floodplain for the Purpose of Developing the Courtyard at Pewaukee, a Community Based Residential Facility as Requested by Andev Group, LLC (Public hearing opened and closed at the 3/16/23 Plan Commission meeting) [Fuchs]
8. Discussion and Possible Action Regarding a Two-Lot Certified Survey Map for the City of

Pewaukee Department of Public Works for Properties Located at W225 N3131 Duplainville Road (PWC 0911-993-006) and W224 N3297 Duplainville Road (PWC 0911-989-001) for the Purpose of the Reconfiguration of Lot Lines for the New DPW Facility [Fuchs]

9. Discussion and Possible Action to Award the Proposal to 120 Water to Create a Lead & Copper Rule Revisions (LCRR) Service Line Inventory as Required by EPA Regulations [Wagner / Mueller]

10. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your district Alderperson prior to the meeting.

11. Adjournment

Kelly Tarczewski
Clerk/Treasurer

April 28, 2023

**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 Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

# CITY OF PEWAUKEE
# COMMON COUNCIL AGENDA ITEM 3.1.

**DATE:** May 1, 2023

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Approval of Common Council Meeting Minutes Dated January 16, 2023

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

CC Minutes 1.16.2023

**In Attendance**:
Mayor S. Bierce, Aldermen I. Clark, B. Dziwulski, P. Vetterkind and J. Wamser. Aldermen C. Brown and R. Reinbold were absent and excused.

**Also in Attendance**:
Attorney S. Riffle, Administrator S. Klein, DPW Director M. Wagner and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

   Mayor Bierce called the meeting to order at 6:30 p.m. and asked everyone to stand for the Pledge of Allegiance.

2. Public Comment - None.

3. Presentation, Discussion and Possible Action Regarding the 2022 City Wide Tree Inventory and Report

   Ms. Wagner introduced Nate from Wachtel Tree Science. Nate stated Wachtel Tress Science completed a public tree inventory and urban forest management plan in the City in 2022. He said they developed an appropriate management plan that will meet the needs of the City. He noted the project was funded through the 2022 WDNR Urban Forest Grant Cycle and noted it is a 50-50 cost share between the State and City. Nate said they captured 3,825 different types of records, 3,465 existing trees, 300 existing planting spaces, 60 stumps, and 263 ash trees. He added the City is currently selectively treating priority ash trees in the parks. Nate went through the report and discussed the City's options.

   Mr. Clark asked about the safety concerns with trees invested with EAB and if he would recommend not planting ash trees in the future. Nate noted ash trees lose up to 60 percent of their structural stability in the first year of mortality and recommended not planting ash trees in the future.

   Mr. Wamser asked about diseases affecting spruce trees and what spruces are being affected. Nate noted the City has a lot of spruce trees and the disease being seen is needle cast fungal disease and it is rampant throughout the state. He added it primarily affects Colorado blue spruce and white spruce.

   Mr. Vetterkind asked about the five-year estimated cost. Ms. Wagner noted the City will look at it with the 2024 budget, she noted the City would look at grants to assist.

   Mayor Bierce asked why the City would treat the ash trees if there was no end in sight. Nate stated treatment plans would preserve the benefits of what the trees provide including beautification of parks, environmental benefits and air quality. He added some municipalities even treat trees to buy time and remove trees on their own time.

4. Discussion and Possible Action Regarding a Request by Interstate Partners to Remove Weight Limit Restrictions Along Green Road Between Redford Boulevard (Highway F) and Duplainville Road

   Ms. Wagner stated the item is coming back regarding removing the heavy weight restriction on Green Road. She said she received feedback from Waukesha County regarding their opinion on how the ramps could function with the additional trucking in the area. Ms. Wagner noted without a TIA

completed to determine the number of trucks that could potentially use the ramp, the County will not say if the intersection at the ramp and County Highway F is adequate or not. The County recommended the TIA be done to find out how much trucking will occur. She noted the County does not see anything wrong with the geometry of the intersection. She also added that the County does not have weight restrictions on their roadways and they have no objection to lifting the weight restrictions.

Ms. Wagner noted Interstate Partners was present and stated they offered to do improvements at the intersection.

Mr. Clark asked what the turnaround time would be for the TIA. Ms. Wagner stated the City would need to reach out to someone who specializes in them. Mr. Klein asked how additional truck traffic would be determined. Ms. Wagner noted it would be an estimate.

Mr. Wamser felt all six Council members should be present before deciding.

A brief discussion took place regarding the speed limit and accelerations onto Highway F.

John from Interstate Partners stated the road is weight limited all the way to Duplainville Road and the building needs to go on a weight restricted road whether it is lifted or not. He said from the west entrance it is shorter to go to the ramp and from the east it is shorter to go to Duplainville Road. John asked if there was a way to have an agreement that their building could go in both directions.

Discussion took place regarding weight restrictions and possible alternatives.

Mayor Bierce asked if there are different rules for different weights. Ms. Wagner noted there is a six-ton weight limit. Attorney Riffle stated fines can be six figures.

**A motion was made and seconded (J. Wamser, I. Clark) to table this item.** Motion Passed: 4-For, 0-Against.

5. Discussion and Possible Action Regarding the Revocable Agreement Authorizing Occupancy of Right of Way for Swan View Farms Development

   Ms. Wagner stated Mr. Tomich was not available this evening and asked that this item be tabled to a future meeting.

6. Discussion and Possible Action to Install Snow Fencing on City Land (PWC 0934-021) Along Oak Street to Restrict Access to Pewaukee Lake for Erosion Concerns

   Ms. Wagner stated the issue to restrict access to the bay was brought forward by a resident and Alderman Clark. They would like to have snow fencing installed on the strip of land the City owns adjacent to Oak Street. She said the concern is vehicles are using it as an access point to the lake and it has been reported that vehicles are doing tricks off the culvert section and it has created erosion issues. Ms. Wagner noted she has an estimate of $400 for 250 feet of snow fencing and post. She added that does not include labor.

   Mayor Bierce asked if they want all gas-powered vehicles banned from the lake. Ms. Wagner stated the request is to limit where they can access from and to limit where the erosion is occurring along the shoreline. She added truck traffic should not be accessing this portion of the lake.

Mr. Wamser asked about putting boulders in. Ms. Wagner stated it would be expensive, but it could be a long-term solution. Mr. Klein stated something must be done with the shoreline, as it is depleting rapidly.

Mr. Vetterkind felt it was water causing the erosion problems and not traffic. He said a fence would be okay, he didn't feel it should be blocked off so you can't get through.

Mayor Bierce noted the City recently spent a good amount of money rebuilding Oak Street. Ms. Wagner stated the City would be doing a lake stabilization in 2024, which will include hard reinforcement and armoring.

Mayor Bierce opened the meeting up for public comment.

Sandy Grulke (W277N2801 Oak Street) is concerned with safety. She said they come down Oak Street at a high speed and jump off the culver. She said she doesn't want to restrict the ATV's or sleds to go out ice fishing but would like to see a staggered opening. She feels it would limit the trucks.

Mark Buschman (W278N2897 Lincoln Avenue) noted there are a couple of problems. He would like to know the ruling for unlicensed ATV's on public highways. He also stated the area needed to be regraded due to being torn up last winter, and he felt erosion control needs to be addressed.

Mayor Bierce stated this is the first time ATV concerns have been brought up to Common Council. Attorney Riffle noted the City does not have an ordinance allowing ATV's on City roads and he recommended the Sheriff be called.

Bryan Clark (W276N2822 Oak Street) said he doesn't want to restrict access in the summer but would like to ban it in the winter.

Brad Page (W276N2850 Oak Street) said he is opposed to restricting ATV access to the lake in the wintertime. He feels the issue is the destructive activity of a few users. He recommended a more permanent solution other than a snow fence that restricts the inappropriate activity but allows reasonable ATV access.

Spencer Tabber (W276N2744 Trillium Lane) said he is against any action to restrict access. He noted there are neighborhood kids that aren't being safe. He added it is public land and there are riparian rights.

Kyle Haug (W277N2773 Chicory Lane) stated he has accessed this property for ice fishing since 1992 and has used his ATV on the road. He added there are restrictions on the Lake Pewaukee Sanitary District website for ATV usage. He noted this is a law enforcement issue and shouldn't be restricting access to the lake for riparian rights reasons.

Mr. Klein noted the snow fence would be temporary until the City comes up with a permanent solution. He added it is City owned land, much like a park, and people can't say they have a right to use it.

Ryan Kautzer (N27W27721 Jocelyn Court) stated it is about safety but does not want to see it completely restricted and would like to continue to access the lake.

Mayor Bierce stated all the issues could be taken care of when addressing the shoreline erosion issue. He said in the long term something needs to be done to allow access.

Mr. Klein would like to create a situation where ATV's and pedestrians could easily access the lake and stabilize the shore. He noted trucks and cars need to be restricted.

A brief discussion took place regarding creating one access point for next winter.

Ms. Wagner noted she would need to look for a landscape architect to assist with the plan. She said if nothing is budgeted until 2024 she cant start working on it until then.

7. Public Comment - None.

8. Closed Session – You are hereby notified that the Common Council and staff of the City of Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:

   - §19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, where competitive or bargaining reasons require a closed session. In this instance the Closed Session is specifically related to the contract with the Village of Pewaukee to provide fire and rescue services.

   You are further notified that at the conclusion of the Closed Session, the Common Council may convene into open session pursuant to 19.85(2), Stats., for possible additional discussion and action concerning any matters discussed in closed session and for adjournment.

   **A motion was made and seconded (J. Wamser, I. Clark) to go into closed session at 7:54 p.m.** Motion Passed Via Roll Call Vote: 4-For, 0-Against.

9. Adjournment

   **A motion was made and seconded (B. Dziwulski, P. Vetterkind) to adjourn the meeting from closed session at 8:08 p.m**. Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

# CITY OF PEWAUKEE
# COMMON COUNCIL AGENDA ITEM 3.2.

**DATE:** May 1, 2023

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Approval of Common Council Meeting Minutes Dated April 17, 2023

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

cc Minutes 4.17.2023

In Attendance:
Mayor S. Bierce, Aldermen C. Brown, I. Clark, B. Dziwulski, R. Reinbold, P. Vetterkind and J. Wamser.

**Also in Attendance:**
Attorney S. Riffle, DPW Director M. Wagner, Utility Manager J. Mueller, City Planner & Community Development Director N. Fuchs, Library Director N. Champe and Clerk/Treasurer K. Tarczewski. Administrator S. Klein was absent and excused.

1. Call to Order and Pledge of Allegiance

   Mayor Bierce called the meeting to order at 6:30 p.m. and asked everyone to stand for the Pledge of Allegiance.

2. Public Comment - None.

3. Presentation Regarding the 2022 Year in Review Report Pertaining to the Joint Pewaukee Library

   Ms. Champe stated throughout the year the library collects a variety of statistics. She stated "Story Times" in the past have been the most popular, but the programs have expanded far beyond that. She said last year they offered 392 programs and had over 12,000 attendees. Ms. Champe stated its been difficult to attract adults but have started utilizing an online newsletter and send out E-blasts. She said this has significantly increased attendance in their adult programs.

   Ms. Champe stated the other tangible data she could collect is the number of library card holders. She went on to say there is a total of 11,187 and further broke the data up by stating 6,880 are City of Pewaukee residents and the other 3,473 are Village of Pewaukee residents. She said library cards are issued to individuals as young as 4-years old.

   Ms. Champe stated last year there were over 95,000 visits to the library, based on the information obtained from their door counter. She stated people could use their facilities without being a registered user.

   She stated the reference desk answered 12,659 questions last year. She said the library is one of the last places you can talk to a real person.

   Ms. Champe stated the library circulated 255,637 pieces of physical and digital materials, saving the users $5.7 million if they were to purchase the materials outright.

   Mr. Dziwulski stated his wife is an avid reader and uses Ms. Champe's library every week. He thanked her for her efforts and said she's doing a great job.

4. Discussion and Possible Action to Approve the Accounts Payable Listing Dated April 17, 2023

   **A motion was made and seconded (J. Wamser, P. Vetterkind) to approve the accounts payable listing dated April 17, 2023**. Motion Passed: 6-For, 0-Against.

5. Discussion Regarding **Ordinance 23-01** Creating Section 6.19 of the City Ordinance Regulating Commercial Sale of Cats and Dogs

Ms. Brown stated a few months ago some residents came forward asking the City to adopt an ordinance prohibiting the sale of puppy mill dogs. She stated the City Attorney drafted the ordinance that is being considered this evening.

Attorney Riffle stated he put together an enforceable ordinance stating no commercial establishments can sell any dogs or cats, with no exceptions. He said this is a policy decision.

Mayor Bierce asked about the Humane Society. Attorney Riffle stated they are exempt. They are not a commercial pet store. Mayor Bierce stated he purchased his dog from the Humane Society, and they showed him the mill they brought him in from.

Mr. Dziwulski stated he doesn't agree with this. He said he did his own research and didn't find the comments made at the last meeting to be 100% accurate. He asked why the City was limiting this.

The Mayor stated we have set precedent and have limited businesses for the public good.

Mayor Bierce reminded the Council this was only the first reading of the ordinance.

Ms. Brown stated she felt this was a good ordinance. She said it would still allow for reputable breeders to sell in pet stores. Attorney Riffle stated they would not be allowed to sell here either. He said no retail establishment. He then read the passage from the ordinance.

The Mayor asked if anyone could sell out of their homes. The Attorney stated they would be allowed because they are not retail.

Mr. Dziwulski stated he could breed animals and sell them on a neighborhood website and be just as bad as any puppy mill breeder the City is attempting to keep out of retail establishments. He said he doesn't see this ordinance as being smart.

Ms. Brown stated we are not allowing the big box stores to come into the City and sell dogs from poor breeding situations. We are basically taking this to the top level and saying we are not allowing this behavior in our City.

Mayor Bierce stated he agrees with Mr. Dziwulski.

Ms. Brown stated this is more of a preventive measure.

Mr. Vetterkind was torn on this item as well but feels it's a lot easier to stop someone from coming into the community. Attorney Riffle commented that wasn't necessarily the case. If it is a permitted use, then it's allowed.

Attorney Riffle stated this ordinance is health based.

Mr. Clark stated this ordinance doesn't stop; it limits the venues where the dogs could be sold. It sends a message to the breeders and can have secondary effects. He said it may not target the initial concerns, but it can by secondary means.

Mayor Bierce asked what it would take to be a breeder. He asked whether or not there was certain licensing and/or inspections involved. Attorney Riffle stated every state is different but the State of Wisconsin has adopted statutory regulations. He said most of the issues are related to the animals coming from out of state.

Mr. Reinbold stated the ordinance is adding on to the other municipalities in the State of Wisconsin to make it difficult for the bad out-of-state breeders to come in and sell their animals.

**A motion was made and seconded (I. Clark, C. Brown) to waive the second reading of the ordinance and approve Ordinance 23-01 regulating the commercial sale of cats and dogs.** Motion Passed: 5-For, 1-Against (B. Dziwulski) pertaining to waiving the second reading and Motion Passed: 5-For, 1-Against (B. Dziwulski) related to the actual ordinance.

6. Discussion and Possible Action Regarding the Water Utility Debt Repayment to the Sewer Utility

Ms. Wagner stated a presentation related to the financial position of the Water and Sewer Utility was given a few meetings ago. There was discussion of future rate cases which hinged upon the debt Water owes Sewer. During that presentation there was a discussion regarding full or partial debt forgiveness. Some analysis was prepared.

Ms. Wagner stated the goal is to put both the Water and Sewer Utilities in a good financial place. The Water has some struggles. She said the current debt is just over $7 million. She said this issue was discovered back in 2014 and at that time it was approximately $5.3 million. She said the Water Utility could pay back the Sewer Utility in full by paying $370,000 annually over a 20-year period. She said it would result in a 147% increase in water rates. She said they played with the numbers in hopes of lessening the impact. She said that debt could be paid over a 40–50-year period, which would essentially drop the annual payments in half. She said the other option would be that the Water Utility does not have to pay back the Sewer Utility at all. Ms. Wagner stated the last option they came up with is to consider only the new debt that was accumulated after it was reported back in 2014; $5.3 million would be forgiven and the Water Utility would be responsible for paying back $2.1 million over an extended period.

Ms. Wagner stated this went before the Public Works Committee and they voted 4 to 1 to forgive the debt prior to 2014 and require payment of $2.3 million. She asked the Council to concur with that opinion so that the department could move forward with the current rate case.

Mayor Bierce asked how long ago the debt was actually accruing. Ms. Mueller stated since the inception of the Utility. She stated many of their projects ran concurrently; when they ran sewer they also put in water. When the City went out for financing the project was submitted as one. The Public Service Commission back in 2012 -2014 required the projects be separated out.

Ms. Wagner added the newer debt is due to the reserve capacity assessments. Mandatory hookup to the water was never required.

Ms. Brown stated the City may be tasked to go back to these homes and require them to connect to water and have them start paying for their assessments. She said she wasn't in favor of forgiving the debt entirely because the City put a lot of money into the projects. She also said she doesn't want to put the burden on the people who have already been paying for water by asking them to pay back the full $7 million. She specified that she'd be more in favor of paying back the $2.3 million. She said that would be more reasonable.

Mr. Dziwulski stated he would also be in favor of that option.

Mayor Bierce voiced his concern over the sewer customers paying for the water debt. He asked the Council to keep those people in mind. He stated he was in favor of paying back the $2.3 million.

Ms. Wagner stated normal payback of debt has been over a 20-year period, but asked Council to consider a longer term to minimize the current rate case. She said the Council also has to determine whether or not there would be an interest charge on top of that.

**A motion was made and seconded (C. Brown, B. Dziwulski) to forgive the Water Utility's old debt of $5.3 million leaving approximately $2.1 million owed with a 30-year loan payment period, without interest**. Motion Passed: 6-For, 0-Against.

7. Discussion and Possible Action Regarding Joseph Road Reconstruction, Water Main Extension and Sanitary Sewer Extension Project

Ms. Wagner stated in 2021 the Joseph Road project was awarded as a road reconstruction with water main and sanitary sewer extensions. Due to supply chain issues pertaining to water main pipe materials the project was delayed to 2022. Unfortunately, when the crew was excavating the sewer, they came across some questionable ground water which caused further delays to determine if it was hazardous or not. She said the testing took longer than anticipated and found some contaminants that required permits from the Department of Natural Resources (DNR) to discharge contaminate. It also required special materials and gaskets to be added to the project. She stated they had the contractor propose a dewatering operation for the sanitary sewer. Through that process, there was no way the project would have been complete in 2022 so it was again delayed and was anticipated to take place in 2023. In the meantime, the DNR required additional testing. Ms. Wagner stated the project costs are now far more than anticipated. She said it is before the Council tonight to determine how they should proceed with the current contract. She said Option #1 is to cancel the project and pay the contractor whatever is due to them. They would take the current project, add in the dewatering and remediation requirement for the contaminates, and rebid the project for construction in 2024. Ms. Wagner did not recommend bidding the project this year due to the current bidding climate. She said she didn't think we'd get valid pricing. She said this would require another public hearing and special assessments. Ms. Wagner stated Option #2 would be to continue with the current contract with the additional costs, as a change order, and authorize additional funding for the project. Again, another public hearing would have to be held due to the increased costs or the City could decide to incur the costs themselves. Ms. Wagner stated Option #3 would be to cancel the project, pay the contractor, and redesign the project to have a gravity system but at a shallower depth for the sanitary sewer. She said it would most likely require the adjacent property owner to have to pump up to this gravity system. She said the hope would be to shallow it up enough to get out of the groundwater so less dewatering would be needed and less remediation. Ms. Wagner stated Option #4 is similar to Option #3 but would redesign the sewer to be a low pressure sewer requiring the property owner to pump up into it. She said the sewer pipe would be in line with the water pipes. Again, it would require bidding in 2024 for 2024 construction.

Ms. Wagner stated staff feels very strongly that this project has to move forward, no matter which option is selected. She said the roads are at a Paser rating of 1 and there is significant water contamination. She said we would certainly want to have municipal water available to connect to if their wells are contaminated. She said our municipal code requires business of this classification to connect to water and sewer.

Ms. Wagner stated she anticipated a 73% increase over the original bid price.

Ms. Brown asked if we knew where the containments came from. Ms. Wagner stated no, and she was surprised that the DNR didn't do an additional investigation of the matter. She said the containments were heavy metals and TCE.

Mr. Reinbold stated there was a dry-cleaning business there. The Mayor agreed, stating everything in that area was heavy industry. Mr. Reinbold stated those businesses included Fredrick, Hottmann Construction, and TruckServ. Ms. Wagner added that the railroad was also in that area.

Mayor Bierce asked how much Ms. Wagner thought we would owe the contractor. Ms. Wagner stated last year the City purchased the water main and stormwater materials they had on site because we didn't want to lose out on that material. It cost approximately $90,000. She said they did some tree clearing along with the test holes and dewatering. She estimated $100,000 in total.

Mr. Vetterkind stated he felt the project should be rebid.

Ms. Brown asked if we'd still be able to use the water main and stormwater pipes. Ms. Wagner answered yes, but the manholes might have to be scrapped, because they were straight curve.

Mr. Clark asked Ms. Wagner what she'd prefer. Ms. Wagner stated if they are able to make the gravity system work, if they can get out of the ground water, even though it is shallow, that would be her preference. She said the companies in that area are slab on grade so they may be able to connect to sewer using gravity. If it is determined that a low-pressure sewer is needed, the property owners would be forced to have a grinder pump system.

**A motion was made and seconded (B. Dziwulski, P. Vetterkind) to stop the project, pay the contractor for the work completed, redesign the project and rebid the project in 2024 for construction in 2024**. Motion Passed: 6-For, 0-Against.

8. Discussion and Possible Action Regarding Green Road Industrial Building
   - 8.1 Review and Approval of the Early Grading Agreement.
   - 8.2 Establishing the Financial Guarantee.

Ms. Wagner stated the property owner previously came in looking for relief of trucking on Green Road. They are located between Redford Blvd ramp and Duplainville Road. They are working through the final development of their plans, which is currently being reviewed by Engineering. They are requesting an early grading fill and a blasting permit for their site. Ms. Wagner stated there are no objections to this agreement. She asked if the Council agrees to approve the agreement, she'd like it contingent on the City Engineer and City Attorney approval. She is recommending the value of this guarantee to be established at $54,000.

Mayor Bierce voiced his objection to the early grading agreements in general.

Mr. Wamser asked what needed to be blasted. Ms. Wagner stated there is bedrock on the property. They will be blasting for their ponds.

Ms. Brown stated she was concerned about the sewer pipes and laterals in the area. Ms. Wagner stated blasting was successfully done when preparing the DPW garage. Ms. Wagner stated the property owner will be required to televise the storm pipe running through their property to ensure no damage has occurred.

**A motion was made and seconded (C. Brown, J. Wamser) to approve the early grading agreement.** Motion Passed: 6-For, 0-Against.

Mr. Reinbold asked if they were required to notify the neighbors before they start blasting. Ms. Wagner stated they have to get a State permit and that is one of the requirements. She believes the area of notification is only 500 feet from the site.

9. Discussion and Possible Action Regarding **Resolution 23-04-04** Authorizing an Outdoor Recreation Grant Application

Mr. Fuchs explained a grant application was submitted last year in hopes of funding a portion of the all-inclusive playground and splash pad construction, but no funds were awarded. He said he and Mr. Phalin would like to reapply this year and a resolution authorizing staff the ability to do so is a requirement.

**A motion was made and seconded (B. Dziwulski, R. Reinbold) to approve Resolution 23-04-04.** Motion Passed: 6-For, 0-Against.

10. Public Comment

Larry Marincic (N30 W22121 Green Road) stated he had nothing but respect for Ms. Wagner and Ms. Mueller. He said he knows it's not easy supplying clean water to a community. He asked where the accountability was and why no one knew about the comingling of funds prior to 2014. He also commented on the "well from hell" that has to be capped now which was drilled through a fault line. He questioned who engineered it. He asked if there was any recourse for that, and felt that was a big mistake. He then said he was concerned about mandatory connections. He said most properties had water lines put in in front of their homes to accommodate a new developer. He said most of those wells are fine. Mr. Marincic stated the City might have to look at low pressure sewer systems because not all people can be served with gravity.

Mason Pooler (N14 W27583 Silvernail Road) thanked the Council for their support regarding the retail sale of cats and dogs. He appreciated the spirit of debate over the topic. He said the Council is doing a great job.

11. Adjournment

**A motion was made and seconded (I. Clark, R. Reinbold) to adjourn the meeting at 7:47 p.m.** Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

# CITY OF PEWAUKEE
# COMMON COUNCIL AGENDA ITEM 3.3.

**DATE:** May 1, 2023

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Approval of the Accounts Payable Listing Dated May 1, 2023

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

A/P 5.1.2023

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 100 GENERAL FUND | | | | | | | |
| 04/16/2023 | 100 | 1186(E) | GREAT WEST TRUST - WDC | DEFERRED COMPENSATION | 21570 | 00000 | 4,422.08 |
| | | | | DEF COMP - ROTH 457 | 21575 | 00000 | 3,038.70 |
| | | | | CHECK 100 1186(E) TOTAL FOR FUND 100: | | | 7,460.78 |
| 04/16/2023 | 100 | 1187(E) | GREAT WEST TRUST - WDC | DEFERRED COMPENSATION | 21570 | 00000 | 4,347.08 |
| | | | | DEF COMP - ROTH 457 | 21575 | 00000 | 3,083.70 |
| | | | | CHECK 100 1187(E) TOTAL FOR FUND 100: | | | 7,430.78 |
| 04/19/2023 | 100 | 1185(E) | DELTA DENTAL | DENTAL CLEARING | 21903 | 00000 | 2,333.60 |
| 04/19/2023 | 100 | 137719 | WE ENERGIES ESSENTIAL SERVICES | HIGHWAY - ELECTRICITY | 52210 | 53100 | 453.00 |
| 04/20/2023 | 100 | 10(S)*# | BUMPER TO BUMPER HARTLAND | HIGHWAY - EQUIP REPAIR & MAINT | 52430 | 53100 | (14.98) |
| 04/20/2023 | 100 | 137721 | AMERICAN LITHO | RECREATION PROGRAM - PROGRAM PRINTING | 53120 | 55300 | 6,506.00 |
| 04/20/2023 | 100 | 137722 | AMI HURD | CLERK/TREASURER - MILEAGE | 53300 | 51420 | 19.65 |
| 04/20/2023 | 100 | 137723 | ARAMARK | HIGHWAY - UNIFORMS | 53410 | 53100 | 88.00 |
| | | | | HIGHWAY - UNIFORMS | 53410 | 53100 | 88.00 |
| | | | | CHECK 100 137723 TOTAL FOR FUND 100: | | | 176.00 |
| 04/20/2023 | 100 | 137724*# | AT&T MOBILITY | FIRE ADMINISTRATION - MDC AIR CARDS | 52270 | 52210 | 87.16 |
| 04/20/2023 | 100 | 137726 | BOUNDTREE MEDICAL | FIRE PROTECTIVE SERVICES - OPERATING | 53400 | 52230 | 521.97 |
| | | | | FIRE PROTECTIVE SERVICES - OPERATING | 53400 | 52230 | 237.40 |
| | | | | CHECK 100 137726 TOTAL FOR FUND 100: | | | 759.37 |
| 04/20/2023 | 100 | 137727 | CERTASITE | IT - OTHER PROFESSIONAL SERVICES | 52190 | 51450 | 454.94 |
| 04/20/2023 | 100 | 137728*# | CINTAS CORP | EMPLOYEE SERVICES - SAFETY PERSONAL | 53480 | 51430 | 82.63 |
| 04/20/2023 | 100 | 137730 | DIVERSIFIED BENEFIT SERVICES, INC. | INSURANCE CONSULTANT | 52150 | 51930 | 234.00 |
| 04/20/2023 | 100 | 137731 | EAGLE ENGRAVING | FIRE PROTECTIVE SERVICES - UNIFORMS | 53410 | 52230 | 143.95 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 100 GENERAL FUND | | | | | | | |
| 04/20/2023 | 100 | 137732*# | ELLIOTT ACE HARDWARE | HIGHWAY - EQUIP REPAIR & MAINT | 52430 | 53100 | 68.97 |
| | | | | HIGHWAY - OPERATING SUPPLIES | 53400 | 53100 | 119.96 |
| | | | | CHECK 100 137732 TOTAL FOR FUND 100: | | | 188.93 |
| 04/20/2023 | 100 | 137733 | Espire Homes | BEB21-0008 | 23173 | 00000 | 2,000.00 |
| 04/20/2023 | 100 | 137735# | FORWARD TS | CLERK/TREASURER - EQUIP REPAIR & MAINT | 52430 | 51420 | 153.12 |
| | | | | FIRE ADMINISTRATION - OPERATING | 53400 | 52210 | 24.18 |
| | | | | CHECK 100 137735 TOTAL FOR FUND 100: | | | 177.30 |
| 04/20/2023 | 100 | 137736 | FROEDTERT HEALTH / | EMPLOYEE SERVICES - EMPLOYEE WELLNESS | 52700 | 51430 | 2,385.00 |
| 04/20/2023 | 100 | 137737 | GALLS | FIRE PROTECTIVE SERVICES - UNIFORMS | 53410 | 52230 | 141.57 |
| 04/20/2023 | 100 | 137743 | INDELCO PLASTICS CORPORATION | HIGHWAY - EQUIP REPAIR & MAINT | 52430 | 53100 | 152.95 |
| 04/20/2023 | 100 | 137744 | J.F. AHERN COMPANY | CITY HALL - BUILDING REPAIRS & MAINT | 52410 | 51600 | 1,450.00 |
| 04/20/2023 | 100 | 137746 | JOHN'S DISPOSAL SERVICE | RECYCLE - GARBAGE COLLECTION | 52800 | 53620 | 14,893.90 |
| 04/20/2023 | 100 | 137750 | LANGE ENTERPRISES, INC | HIGHWAY - ROAD SIGNS & MARKINGS | 53720 | 53100 | 605.65 |
| 04/20/2023 | 100 | 137751 | LIFE-ASSIST INC | FIRE PROTECTIVE SERVICES - EMS | 53450 | 52230 | 55.80 |
| | | | | FIRE PROTECTIVE SERVICES - EMS | 53450 | 52230 | 170.00 |
| | | | | FIRE PROTECTIVE SERVICES - EMS | 53450 | 52230 | 334.90 |
| | | | | CHECK 100 137751 TOTAL FOR FUND 100: | | | 560.70 |
| 04/20/2023 | 100 | 137752 | LOCHEN EQUIPMENT | HIGHWAY - EQUIP REPAIR & MAINT | 52430 | 53100 | 358.06 |
| 04/20/2023 | 100 | 137753 | MATRIX TRUST COMPANY | DEFERRED COMPENSATION | 21570 | 00000 | 50.00 |
| 04/20/2023 | 100 | 137755*# | MENARDS | FIRE ADMINISTRATION - OPERATING | 53400 | 52210 | 219.86 |
| | | | | FIRE ADMINISTRATION - OPERATING | 53400 | 52210 | 46.70 |
| | | | | HIGHWAY - OPERATING SUPPLIES | 53400 | 53100 | 111.84 |
| | | | | HIGHWAY - OTHER ROADWAY SUPPLIES | 53790 | 53100 | 11.07 |
| | | | | HIGHWAY - OTHER ROADWAY SUPPLIES | 53790 | 53100 | 144.49 |
| | | | | ENGINEERING - OPERATING SUPPLIES | 53400 | 53110 | 23.95 |
| | | | | PARKS - GROUNDS MAINTENANCE | 52420 | 55200 | 23.10 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 100 GENERAL FUND | | | | | | | |
| | | | | CHECK 100 137755 TOTAL FOR FUND 100: | | | 581.01 |
| 04/20/2023 | 100 | 137756 | MICHAELIS ROBERT GABBEY | ENGINEERING - WAGES | 51100 | 53110 | 1,786.51 |
| 04/20/2023 | 100 | 137758*# | MUNICIPAL LAW & LITIGATION GROUP | GENERAL AFFAIRS ATTORNEY | 52100 | 51300 | 1,149.00 |
| | | | | ASSESSOR - ATTORNEY | 52100 | 51530 | 377.00 |
| | | | | POLICE - ATTORNEY | 52100 | 52100 | 1,690.00 |
| | | | | BUILDING SERVICES - ATTORNEY | 52100 | 52400 | 325.00 |
| | | | | PARKS - ATTORNEY | 52100 | 55200 | 405.00 |
| | | | | PLANNER - ATTORNEY | 52100 | 56300 | 60.00 |
| | | | | CHECK 100 137758 TOTAL FOR FUND 100: | | | 4,006.00 |
| 04/20/2023 | 100 | 137759 | NATIONWIDE RETIREMENT SOLUTIONS | DEFERRED COMPENSATION | 21570 | 00000 | 2,069.00 |
| 04/20/2023 | 100 | 137760 | NICK PHALIN | RECREATION PROGRAM - MILEAGE | 53300 | 55300 | 66.16 |
| 04/20/2023 | 100 | 137763 | PREMIUM WATERS, INC | HIGHWAY - OPERATING SUPPLIES | 53400 | 53100 | 36.75 |
| 04/20/2023 | 100 | 137767 | RUNDLE-SPENCE | PARKS - BUILDING REPAIRS & MAINT | 52410 | 55200 | 192.55 |
| 04/20/2023 | 100 | 137768 | SAFETY-KLEEN CORP | HIGHWAY - EQUIP REPAIR & MAINT | 52430 | 53100 | 217.44 |
| 04/20/2023 | 100 | 137769 | SCHWAAB, INC | CLERK/TREASURER - OPERATING SUPPLIES | 53400 | 51420 | 160.49 |
| 04/20/2023 | 100 | 137771 | SHAWNS DEER PICK UP | DEER CONTROL - CONTRACTED SERVICES | 52990 | 54160 | 840.00 |
| 04/20/2023 | 100 | 137773# | VILLAGE OF PEWAUKEE | POLICE - CONTRACTED LAKE PATROL | 52190 | 52100 | 1,271.30 |
| | | | | PARKS - WATER | 52230 | 55200 | 24.66 |
| | | | | PARKS - WATER | 52230 | 55200 | 60.00 |
| | | | | PARKS - SEWER | 52240 | 55200 | 1.52 |
| | | | | PARKS - PUBLIC FIRE PROTECTION CHARGE | 52950 | 55200 | 27.00 |
| | | | | PARKS - PUBLIC FIRE PROTECTION CHARGE | 52950 | 55200 | 135.00 |
| | | | | CHECK 100 137773 TOTAL FOR FUND 100: | | | 1,519.48 |
| 04/20/2023 | 100 | 137775 | WE ENERGIES | HIGHWAY - ELECTRICITY | 52210 | 53100 | 1,504.22 |
| | | | | HIGHWAY - HEAT | 52220 | 53100 | 1,893.67 |
| | | | | CHECK 100 137775 TOTAL FOR FUND 100: | | | 3,397.89 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 100 GENERAL FUND | | | | | | | |
| 04/20/2023 | 100 | 137776 | Westridge Builders | BOB22-0028 | 23175 | 00000 | 500.00 |
| 04/20/2023 | 100 | 137777 | WI DEPT OF JUSTICE-TIME | POLICE - OPERATING SUPPLIES | 53400 | 52100 | 180.00 |
| 04/20/2023 | 100 | 137779 | WLC CO INC | CLERK/TREASURER - OPERATING SUPPLIES | 53400 | 51420 | 642.00 |
| 04/20/2023 | 100 | 137780 | WOLF PAVING | HIGHWAY - ROAD REPAIRS | 53730 | 53100 | 315.00 |
| | | | | HIGHWAY - ROAD REPAIRS | 53730 | 53100 | 472.50 |
| | | | | CHECK 100 137780 TOTAL FOR FUND 100: | | | 787.50 |
| 04/21/2023 | 100 | 1188(E) | DIVERSIFIED BENEFIT SERVICES, INC. | FLEX SPEND | 21590 | 00000 | 1,572.45 |
| 04/21/2023 | 100 | 1190(E)*# | MUTUAL OF OMAHA | DISABILITY INSURANCE | 21531 | 00000 | 2,073.89 |
| | | | | LTD - FIRE UNION | 21533 | 00000 | 709.77 |
| | | | | VOLUNTARY LIFE | 21534 | 00000 | 1,160.75 |
| | | | | COURT - LIFE INSURANCE | 51340 | 51200 | 12.16 |
| | | | | COURT - DISABILITY INSURANCE | 51350 | 51200 | 18.21 |
| | | | | ADMINISTRATOR - LIFE INSURANCE | 51340 | 51410 | 9.37 |
| | | | | ADMINISTRATOR - DISABILITY INSURANCE | 51350 | 51410 | 27.79 |
| | | | | CLERK/TREASURER - LIFE INSURANCE | 51340 | 51420 | 56.48 |
| | | | | CLERK/TREASURER - DISABILITY INSURANCE | 51350 | 51420 | 86.27 |
| | | | | EMPLOYEE SERVICES - LIFE INSURANCE | 51340 | 51430 | 20.48 |
| | | | | EMPLOYEE SERVICES - DISABILITY | 51350 | 51430 | 27.79 |
| | | | | IT - LIFE INSURANCE | 51340 | 51450 | 18.08 |
| | | | | IT - DISABILITY INSURANCE | 51350 | 51450 | 27.79 |
| | | | | ASSESSOR - LIFE INSURANCE | 51340 | 51530 | 43.84 |
| | | | | ASSESSOR - DISABILITY INSURANCE | 51350 | 51530 | 67.57 |
| | | | | POLICE - LIFE INSURANCE | 51340 | 52100 | 8.32 |
| | | | | POLICE - DISABILITY INSURANCE | 51350 | 52100 | 11.10 |
| | | | | FIRE ADMINISTRATION - LIFE INSURANCE | 51340 | 52210 | 65.28 |
| | | | | FIRE ADMINISTRATION - DISABILITY | 51350 | 52210 | 83.37 |
| | | | | FIRE PROTECTIVE SERVICES - LIFE | 51340 | 52230 | 537.60 |
| | | | | FIRE PROTECTIVE SERVICES - DISABILITY | 51350 | 52230 | 111.16 |
| | | | | BUILDING SERVICES - LIFE INSURANCE | 51340 | 52400 | 50.88 |
| | | | | BUILDING SERVICES - DISABILITY | 51350 | 52400 | 76.75 |
| | | | | HIGHWAY - LIFE INSURANCE | 51340 | 53100 | 127.30 |
| | | | | HIGHWAY - DISABILITY INSURANCE | 51350 | 53100 | 200.73 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 100 GENERAL FUND | | | | | | | |
| | | | | ENGINEERING - LIFE INSURANCE | 51340 | 53110 | 108.96 |
| | | | | ENGINEERING - DISABILITY INSURANCE | 51350 | 53110 | 161.32 |
| | | | | PARKS - LIFE INSURANCE | 51340 | 55200 | 45.12 |
| | | | | PARKS - DISABILITY INSURANCE | 51350 | 55200 | 66.10 |
| | | | | RECREATION PROGRAM - LIFE INSURANCE | 51340 | 55300 | 31.84 |
| | | | | RECREATION PROGRAM - DISABILITY | 51350 | 55300 | 50.23 |
| | | | | PLANNER - LIFE INSURANCE | 51340 | 56300 | 20.64 |
| | | | | PLANNER - DISABILITY INSURANCE | 51350 | 56300 | 27.79 |
| | | | | CHECK 100 1190(E) TOTAL FOR FUND 100: | | | 6,144.73 |
| 04/21/2023 | 100 | 1191(E) | ADP, LLC | | 52480 | 51450 | 1,951.10 |
| 04/28/2023 | 100 | 1177(E) | LEASING SERVICES | | 53400 | 52210 | 134.00 |
| 04/28/2023 | 100 | 1189(E) | ADP, LLC | | 52160 | 51600 | 504.39 |
| 04/28/2023 | 100 | 137782 | 1ST AYD | FIRE ADMINISTRATION - OPERATING | 53400 | 52210 | 354.06 |
| 04/28/2023 | 100 | 137783 | A TIME FOR ME | RECREATION PROGRAM - CONTRACTED | 52190 | 55300 | 175.00 |
| 04/28/2023 | 100 | 137784 | AIRGAS USA | FIRE PROTECTIVE SERVICES - EMS | 53450 | 52230 | 182.21 |
| 04/28/2023 | 100 | 137786*# | AT&T MOBILITY | ADMINISTRATOR - TELEPHONE & CELL | 52260 | 51410 | 33.49 |
| | | | | CLERK/TREASURER - TELEPHONE & CELL | 52260 | 51420 | 33.49 |
| | | | | EMPLOYEE SERVICES - PHONE & CELL | 52260 | 51430 | 43.44 |
| | | | | IT - PHONE & CELL | 52260 | 51450 | 81.93 |
| | | | | FIRE ADMINISTRATION - PHONE & CELL | 52260 | 52210 | 133.96 |
| | | | | BUILDING SERVICES - PHONE & CELL | 52260 | 52400 | 153.86 |
| | | | | HIGHWAY - PHONE & CELL | 52260 | 53100 | 38.49 |
| | | | | ENGINEERING - PHONE & CELL | 52260 | 53110 | 62.70 |
| | | | | PARKS - TELEPHONE & CELL | 52260 | 55200 | 86.88 |
| | | | | RECREATION PROGRAM - PHONE & CELL | 52260 | 55300 | 111.88 |
| | | | | CHECK 100 137786 TOTAL FOR FUND 100: | | | 780.12 |
| 04/28/2023 | 100 | 137787# | BREDAN MECHANICAL SYSTEMS INC | IT - EQUIP REPAIR & MAINT | 52430 | 51450 | 2,105.00 |
| | | | | CITY HALL - BUILDING REPAIRS & MAINT | 52410 | 51600 | 2,731.50 |
| | | | | CHECK 100 137787 TOTAL FOR FUND 100: | | | 4,836.50 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 100 GENERAL FUND | | | | | | | |
| 04/28/2023 | 100 | 137788*# | BS&A SOFTWARE | IT - SOFTWARE MAINTENANCE & UPDATES | 52480 | 51450 | 12,059.80 |
| 04/28/2023 | 100 | 137789 | CESA 10 | EMPLOYEE SERVICES - SAFETY PERSONAL | 53480 | 51430 | 1,500.00 |
| 04/28/2023 | 100 | 137790 | DAN PLAUTZ CLEANING SERVICE | CITY HALL - JANITORIAL SUPPLIES | 52400 | 51600 | 2,873.00 |
| 04/28/2023 | 100 | 137791 | ELEVITY GORDON FLESCH CO INC | IT - SOFTWARE MAINTENANCE & UPDATES | 52480 | 51450 | 4,485.80 |
| 04/28/2023 | 100 | 137792 | ELLIOTT ACE HARDWARE | PARKS - NEW EQUIPMENT | 53950 | 55200 | 160.66 |
| 04/28/2023 | 100 | 137793 | EWALD CHEVROLET BUICK | FIRE PROTECTIVE SERVICES - VEHICLE | 52440 | 52230 | 47,677.00 |
| 04/28/2023 | 100 | 137794 | Guthrie & Frey Water Conditional | Plbg - Fixtures | 44302 | 00000 | 12.00 |
| | | | | Misc Permits - Minor Repairs | 44302 | 00000 | 60.00 |
| | | | | CHECK 100 137794 TOTAL FOR FUND 100: | | | 72.00 |
| 04/28/2023 | 100 | 137795 | JAN DASSOW | RECREATION PROGRAM - CONTRACTED | 52190 | 55300 | 91.00 |
| 04/28/2023 | 100 | 137796 | JENNIFER SCHOLTKA | RECREATION PROGRAM - CONTRACTED | 52190 | 55300 | 360.00 |
| 04/28/2023 | 100 | 137797 | KM SPORTS | RECREATION PROGRAM - PROGRAM EXPENSES | 53430 | 55300 | 885.40 |
| 04/28/2023 | 100 | 137798 | MARY FIRNROHR | RECREATION PROGRAM - CONTRACTED | 52190 | 55300 | 326.40 |
| 04/28/2023 | 100 | 137799# | MENARDS | CITY HALL - BUILDING REPAIRS & MAINT | 52410 | 51600 | 293.51 |
| | | | | PARKS - BUILDING REPAIRS & MAINT | 52410 | 55200 | 108.62 |
| | | | | PARKS - NEW EQUIPMENT | 53950 | 55200 | 44.96 |
| | | | | PARKS - NEW EQUIPMENT | 53950 | 55200 | 16.97 |
| | | | | CHECK 100 137799 TOTAL FOR FUND 100: | | | 464.06 |
| 04/28/2023 | 100 | 137800 | NANCY TEAS | RECREATION PROGRAM - CONTRACTED | 52190 | 55300 | 91.00 |
| 04/28/2023 | 100 | 137801 | NAPA AUTOMOTIVE SUPPLY OF SUSSEX | HIGHWAY - EQUIP REPAIR & MAINT | 52430 | 53100 | 62.03 |
| 04/28/2023 | 100 | 137802 | ODP BUSINESS SOLUTIONS LLC | BUILDING SERVICES - OPERATING SUPPLIES | 53400 | 52400 | 78.49 |
| 04/28/2023 | 100 | 137803*# | PITNEY BOWES BANK PURCHASE POWER | PREPAID EXPENSES | 16200 | 00000 | 1,999.78 |
| | | | | ASSESSOR - POSTAGE | 53110 | 51530 | 6.60 |
| | | | | CITY HALL - POSTAGE | 53110 | 51600 | 2,942.40 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 100 GENERAL FUND | | | | | | | |
| | | | | RECREATION PROGRAM - POSTAGE | 53110 | 55300 | 3.00 |
| | | | | CHECK 100 137803 TOTAL FOR FUND 100: | | | 4,951.78 |
| 04/28/2023 | 100 | 137804 | PREMIUM WATERS, INC | PARKS - OPERATING SUPPLIES | 53400 | 55200 | 24.49 |
| 04/28/2023 | 100 | 137805 | SCHOOL DISTRICT OF MENOMONEE FALLS | RECREATION PROGRAM - FIELD TRIPS | 53460 | 55300 | 650.00 |
| | | | | RECREATION PROGRAM - FIELD TRIPS | 53460 | 55300 | 231.00 |
| | | | | CHECK 100 137805 TOTAL FOR FUND 100: | | | 881.00 |
| 04/28/2023 | 100 | 137806 | ST. BARTHOLOMEW'S EPISCOPAL CHURCH | RECREATION PROGRAM - PROGRAM EXPENSES | 53430 | 55300 | 325.00 |
| 04/28/2023 | 100 | 137807 | STACI JOERS | RECREATION PROGRAM - CONTRACTED | 52190 | 55300 | 500.00 |
| 04/28/2023 | 100 | 137808 | VERIZON | FIRE PROTECTIVE SERVICES - EMERGENCY | 52970 | 52230 | 40.01 |
| | | | | FIRE PROTECTIVE SERVICES - EMERGENCY | 52970 | 52230 | 53.96 |
| | | | | FIRE PROTECTIVE SERVICES - EMERGENCY | 52970 | 52230 | (21.75) |
| | | | | CHECK 100 137808 TOTAL FOR FUND 100: | | | 72.22 |
| 04/28/2023 | 100 | 137809# | WAUKESHA CO TREASURER | CITY HALL - DATA PROCESSING | 52160 | 51600 | 7,345.50 |
| | | | | POLICE - CONTRACT FOR SERVICES | 52160 | 52100 | 275,250.52 |
| | | | | CHECK 100 137809 TOTAL FOR FUND 100: | | | 282,596.02 |
| 04/28/2023 | 100 | 137810 | Westridge Builders | BOB22-0024 | 23175 | 00000 | 500.00 |
| 04/28/2023 | 100 | 137811 | WI RURAL WATER ASSOCIATION | EMPLOYEE SERVICES - SAFETY PERSONAL | 53480 | 51430 | 119.86 |
| | | | | Total for fund 100 GENERAL FUND | | | 443,865.29 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 230 STORM WATER MANAGEMENT | | | | | | | |
| 04/20/2023 | 100 | 137755*# | MENARDS | OPERATING SUPPLIES | 53400 | 53650 | 23.96 |
| 04/20/2023 | 100 | 137778*# | WI DEPT TRANSPORTATION | PROJECTS - DUMPLAINVILLE BRIDGE | 58210 | 57347 | 638.20 |
| 04/28/2023 | 100 | 137786*# | AT&T MOBILITY | TELEPHONE & CELL | 52260 | 53650 | 144.61 |
| 04/28/2023 | 100 | 137803*# | PITNEY BOWES BANK PURCHASE POWER | POSTAGE | 53110 | 53650 | 3.18 |
| | | | | Total for fund 230 STORM WATER MANAGEMENT | | | 809.95 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 250 TOURISM & CONVENTION | | | | | | | |
| 04/20/2023 | 100 | 137764 | R.A. SMITH & ASSOC., INC. | TOURISM - SPORTS COMPLEX TURF | 58210 | 56700 | 3,584.94 |
| | | | | Total for fund 250 TOURISM & CONVENTION | | | 3,584.94 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 420 CAPTIAL ROAD PROJECTS | | | | | | | |
| 04/20/2023 | 100 | 137758*# | MUNICIPAL LAW & LITIGATION GROUP | OAK/PENINSULA ROAD | 58210 | 57428 | 65.00 |
| 04/20/2023 | 100 | 137778*# | WI DEPT TRANSPORTATION | DUPLAINVILLE BRIDGE | 58210 | 57418 | 638.20 |
| | | | | Total for fund 420 CAPTIAL ROAD PROJECTS | | | 703.20 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 480 DPW BUILDING | | | | | | | |
| 04/20/2023 | 100 | 137758*# | MUNICIPAL LAW & LITIGATION GROUP | DPW BUILDING | 58100 | 57700 | 310.00 |
| | | | | Total for fund 480 DPW BUILDING | | | 310.00 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 600 WATER UTILITY | | | | | | | |
| 04/20/2023 | 100 | 10(S)*# | BUMPER TO BUMPER HARTLAND | TRANSPORTATION EXPENSE - REPAIR & | 52400 | 00933 | 7.49 |
| 04/20/2023 | 100 | 137720* | ALL CITY COMMUNICATIONS INC. | ANSWERING SERVICE | 52331 | 00921 | 40.75 |
| 04/20/2023 | 100 | 137724*# | AT&T MOBILITY | TELEPHONE | 52330 | 00921 | 174.06 |
| 04/20/2023 | 100 | 137725 | BATTERIES PLUS LLC | BUILDING AND GROUNDS | 52310 | 00623 | 43.90 |
| 04/20/2023 | 100 | 137728*# | CINTAS CORP | UNIFORMS | 53410 | 00641 | 47.59 |
| | | | | UNIFORMS | 53410 | 00641 | 47.59 |
| | | | | UNIFORMS | 53410 | 00641 | 47.59 |
| | | | | OFFICE EQUIPMENT & MAINTENANCE | 52301 | 00921 | 41.31 |
| | | | | CHECK 100 137728 TOTAL FOR FUND 600: | | | 184.08 |
| 04/20/2023 | 100 | 137732*# | ELLIOTT ACE HARDWARE | BUILDING AND GROUNDS | 52310 | 00602 | 34.66 |
| | | | | BUILDING AND GROUNDS | 52310 | 00602 | 12.99 |
| | | | | OPERATING SUPPLIES & EXPENSE | 53400 | 00623 | 5.58 |
| | | | | REPAIRS-PUMPING EQUIPMENT | 52400 | 00625 | 17.58 |
| | | | | CHECK 100 137732 TOTAL FOR FUND 600: | | | 70.81 |
| 04/20/2023 | 100 | 137734*# | FERGUSON WATERWORKS | REPAIRS - TRANSMISSION LINES | 52400 | 00651 | 146.34 |
| | | | | REPAIRS - TRANSMISSION LINES | 52400 | 00651 | 23.99 |
| | | | | CHECK 100 137734 TOTAL FOR FUND 600: | | | 170.33 |
| 04/20/2023 | 100 | 137738 | GRAINGER | BUILDING AND GROUNDS | 52310 | 00623 | 19.91 |
| | | | | BUILDING AND GROUNDS | 52310 | 00623 | 376.41 |
| | | | | CHECK 100 137738 TOTAL FOR FUND 600: | | | 396.32 |
| 04/20/2023 | 100 | 137740 | HACH COMPANY | WATER TESTING | 52310 | 00632 | 315.95 |
| | | | | WATER TESTING | 52310 | 00632 | 266.00 |
| | | | | CHECK 100 137740 TOTAL FOR FUND 600: | | | 581.95 |
| 04/20/2023 | 100 | 137741 | HAWKINS, INC. | CHEMICALS | 53200 | 00631 | 3,787.96 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 600 WATER UTILITY | | | | | | | |
| 04/20/2023 | 100 | 137742 | HYDROCORP | CROSS CONNECTION INSPECTION | 52381 | 00641 | 1,171.00 |
| 04/20/2023 | 100 | 137745 | JANE MUELLER | MEALS & INCIDENTALS | 53210 | 00921 | 36.10 |
| | | | | MILEAGE | 53300 | 00921 | 255.46 |
| | | | | CHECK 100 137745 TOTAL FOR FUND 600: | | | 291.56 |
| 04/20/2023 | 100 | 137748* | KIEFFER MEDITATION LLC | BLUEMOUND - S. OF HARKEN | 12802 | 00107 | 539.06 |
| 04/20/2023 | 100 | 137757 | MIDWEST METER INC. | REPAIRS - METERS | 52400 | 00653 | 2,813.25 |
| 04/20/2023 | 100 | 137758*# | MUNICIPAL LAW & LITIGATION GROUP | BLUEMOUND - S. OF HARKEN | 12802 | 00107 | 1,208.00 |
| | | | | BLUMD WATER MAIN-BUSSE TO FOSTER | 12810 | 00107 | 60.00 |
| | | | | CHECK 100 137758 TOTAL FOR FUND 600: | | | 1,268.00 |
| 04/20/2023 | 100 | 137761 | NORTHERN LAKE SERVICE, INC | WATER TESTING | 52310 | 00632 | 75.00 |
| | | | | WATER TESTING | 52310 | 00632 | 100.00 |
| | | | | WATER TESTING | 52310 | 00632 | 75.00 |
| | | | | WATER TESTING | 52310 | 00632 | 100.00 |
| | | | | WATER TESTING | 52310 | 00632 | 75.00 |
| | | | | CHECK 100 137761 TOTAL FOR FUND 600: | | | 425.00 |
| 04/20/2023 | 100 | 137762 | PITTS BROTHERS & ASSOCIATES LLC | BLUMD WATER MAIN-BUSSE TO FOSTER | 12810 | 00107 | 5,000.00 |
| 04/20/2023 | 100 | 137766*# | RUEKERT & MIELKE, INC. | BLUMD WATER MAIN-BUSSE TO FOSTER | 12810 | 00107 | 27,829.15 |
| | | | | NORTH AVE MCC | 12822 | 00107 | 428.00 |
| | | | | APPLE TREE WELL 9&10 REHAB | 12824 | 00107 | 1,101.50 |
| | | | | OUTSIDE PROFESSIONAL SERVICES-ENGINEER | 52380 | 00923 | 2,098.50 |
| | | | | PSC WATER RCA STUDY | 52382 | 00928 | 5,037.50 |
| | | | | SCADA/TELEMETARY | 52100 | 00950 | 390.09 |
| | | | | CHECK 100 137766 TOTAL FOR FUND 600: | | | 36,884.74 |
| 04/20/2023 | 100 | 137770 | SHANE HANSEN | MEALS & INCIDENTALS | 53210 | 00921 | 24.93 |
| | | | | MILEAGE | 53300 | 00921 | 254.80 |
| | | | | CHECK 100 137770 TOTAL FOR FUND 600: | | | 279.73 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 600 WATER UTILITY | | | | | | | |
| 04/20/2023 | 100 | 137781* | XEROX CORPORATION | BILLING | 53300 | 00903 | 574.89 |
| 04/21/2023 | 100 | 1190(E)*# | MUTUAL OF OMAHA | BENEFITS - LIFE INSURANCE | 51340 | 00926 | 79.35 |
| | | | | BENEFITS - DISABILITY INSURANCE | 51350 | 00926 | 120.96 |
| | | | | CHECK 100 1190(E) TOTAL FOR FUND 600: | | | 200.31 |
| 04/24/2023 | 100 | 1172(E)* | AT&T | SCADA/TELEMETARY | 52100 | 00950 | 64.81 |
| 04/28/2023 | 100 | 137785* | AT&T | SCADA/TELEMETARY | 52100 | 00950 | 68.40 |
| 04/28/2023 | 100 | 137788*# | BS&A SOFTWARE | OFFICE EQUIPMENT & MAINTENANCE | 52301 | 00921 | 1,032.60 |
| 04/28/2023 | 100 | 137803*# | PITNEY BOWES BANK PURCHASE POWER | POSTAGE | 53306 | 00921 | 65.04 |
| 04/28/2023 | 100 | 137812 | X-POSE | OTHER WATER REVENUES | 48901 | 00474 | 100.00 |
| | | | | Total for fund 600 WATER UTILITY | | | 56,236.04 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 650 SEWER UTILITY | | | | | | | |
| 04/20/2023 | 100 | 10(S)*# | BUMPER TO BUMPER HARTLAND | TRANSPORTATION EXPENSE - REPAIR & | 52400 | 00933 | 7.49 |
| 04/20/2023 | 100 | 137720* | ALL CITY COMMUNICATIONS INC. | ANSWERING SERVICE | 52331 | 00921 | 40.75 |
| 04/20/2023 | 100 | 137724*# | AT&T MOBILITY | TELEPHONE | 52330 | 00921 | 174.06 |
| 04/20/2023 | 100 | 137728*# | CINTAS CORP | OFFICE EQUIPMENT & MAINTENANCE | 52301 | 00921 | 41.31 |
| | | | | Uniforms & Protective Equipment | 53410 | 01827 | 47.60 |
| | | | | Uniforms & Protective Equipment | 53410 | 01827 | 47.60 |
| | | | | Uniforms & Protective Equipment | 53410 | 01827 | 47.60 |
| | | | | CHECK 100 137728 TOTAL FOR FUND 650: | | | 184.11 |
| 04/20/2023 | 100 | 137729 | CITY OF BROOKFIELD | SEWER SERVICE CHARGE - BROOKFIELD | 52340 | 01827 | 14,090.87 |
| | | | | SEWER SERVICE CHARGE - BROOKFIELD | 52340 | 01827 | 9,644.62 |
| | | | | CHECK 100 137729 TOTAL FOR FUND 650: | | | 23,735.49 |
| 04/20/2023 | 100 | 137734*# | FERGUSON WATERWORKS | SUPPLIES AND EXPENSES | 53400 | 01827 | 15.12 |
| 04/20/2023 | 100 | 137739 | GREGG MARTIN INSTRUMENTATION | MAINTENANCE/SCS - FLOWMETER | 52420 | 01831 | 2,280.00 |
| 04/20/2023 | 100 | 137747 | KAESTNER AUTO ELECTRIC CO. | MAINTENANCE/SCS - CONTROL PANEL | 52430 | 01831 | 35.70 |
| 04/20/2023 | 100 | 137748* | KIEFFER MEDITATION LLC | BLUEMOUND - S. OF HARKEN | 12802 | 00107 | 539.07 |
| 04/20/2023 | 100 | 137749 | LAKE PEWAUKEE SANITARY DISTRICT | SEWER SERVICE CHARGE SANITARY DISTIRCT | 52343 | 01827 | 151,017.00 |
| 04/20/2023 | 100 | 137766*# | RUEKERT & MIELKE, INC. | SCADA/TELEMETARY | 52100 | 00950 | 390.09 |
| 04/20/2023 | 100 | 137772 | STRAND ASSOCIATES, INC | GUN CLUB SEWER STUDY | 12831 | 00107 | 50,000.00 |
| 04/20/2023 | 100 | 137774 | WAUKESHA WATER UTILITY | SEWER SERVICE CHARGE - WCC | | | ** VOIDED ** |
| 04/20/2023 | 100 | 137781* | XEROX CORPORATION | BILLING | 53300 | 00903 | 574.89 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 650 SEWER UTILITY | | | | | | | |
| 04/21/2023 | 100 | 1190(E)*# | MUTUAL OF OMAHA | BENEFITS - LIFE INSURANCE | 51340 | 00926 | 42.73 |
| | | | | BENEFITS - DISABILITY INSURANCE | 51350 | 00926 | 65.14 |
| | | | | CHECK 100 1190(E) TOTAL FOR FUND 650: | | | 107.87 |
| 04/24/2023 | 100 | 1172(E)* | AT&T | SCADA/TELEMETARY | 52100 | 00950 | 64.82 |
| 04/28/2023 | 100 | 137785* | AT&T | SCADA/TELEMETARY | 52100 | 00950 | 68.39 |
| 04/28/2023 | 100 | 137788*# | BS&A SOFTWARE | OFFICE EQUIPMENT & MAINTENANCE | 52301 | 00921 | 1,032.60 |
| | | | | Total for fund 650 SEWER UTILITY | | | 230,267.45 |

| Check Date | Bank | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| Fund: 800 CEMETERY | | | | | | | |
| 04/20/2023 | 100 | 137754 | MATTHEWS INTERNATIONAL | CEMETERY - OPERATING SUPPLIES | 53400 | 54910 | 385.02 |
| | | | | CEMETERY - OPERATING SUPPLIES | 53400 | 54910 | 384.95 |
| | | | | CHECK 100 137754 TOTAL FOR FUND 800: | | | 769.97 |
| 04/20/2023 | 100 | 137765 | RAMAKER & ASSOCIATES | CEMETERY - SOFTWARE MAINTENANCE & | 52480 | 54910 | 450.00 |
| | | | | Total for fund 800 CEMETERY | | | 1,219.97 |
| | | | TOTAL - ALL FUNDS | | | | 736,996.84 |

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND
'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

# CITY OF PEWAUKEE
# COMMON COUNCIL AGENDA ITEM 3.4.

**DATE:** May 1, 2023

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Approval of **Resolution 23-05-05** Regarding Open Records.

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Resolution 23-05-05

**STATE OF WISCONSIN CITY OF PEWAUKEE WAUKESHA COUNTY**

**RESOLUTION 23-05-05**
**NOTICE REGARDING INSPECTION OF PUBLIC RECORDS**

Except as otherwise provided, any person has a right to inspect public records and to make or receive a copy of any public records as provided in Chapter 19, Subchapter II, Wisconsin Statutes, and applicable municipal ordinances.

Requests to inspect public records must be made to the City Clerk/Treasurer at the Pewaukee City Hall, W240 N3065 Pewaukee Road, Pewaukee, Wisconsin, 53072.

Public records may be requested, inspected and copies obtained during normal business hours Monday through Friday, 8:00 a.m. to 4:30 p.m. In some cases, records may require retrieval from archives and therefore may not be immediately available for inspection.

The cost of photocopying shall be .10¢ per page, plus sales tax, which has been calculated to be the actual, necessary, and direct cost of reproduction. In some cases, additional charges may apply, such as to recover costs for locating a record, mailing or shipping costs, or photographing and photographic processing costs, and in some cases, prepayment may also be required, as allowed by law.

Pursuant to the requirements of Section 19.34(1), Wisconsin Statutes, the following is a list of the holders of any "local public office" as that term is defined and used therein:

- Steve Bierce – Mayor
- Phil Vetterkind – Alderman District #1
- Rich Reinbold – Alderman District #1
- Colleen Brown – Alderman, District #2
- Ian Clark – Alderman, District #2
- Brian Dziwulski – Alderman, District #3
- Jerry Wamser – Alderman, District #3
- Scott Klein – Administrator
- Rhett Tuff – Assessor
- Kelley Woldanski – Director of People & Culture
- Kelly Tarczewski – Clerk/Treasurer
- Magdelene Wagner – Engineer/Public Works Director
- Bobby Kewan – Information Technology Director
- Kevin Bierce – Fire Chief
- Nick Phalin – Parks & Recreation Director
- Jane Mueller – Utility Manager
- Lieutenant Marc Moonen - Police Services C/O Waukesha County Sheriff's Department
- Nick Fuchs – Planner & Community Development Director

Passed and adopted by the City of Pewaukee this 1st day of May 2023.

_____
Steve Bierce, Mayor

Attest:

_____
Kelly Tarczewski, Clerk/Treasurer

# CITY OF PEWAUKEE
# COMMON COUNCIL AGENDA ITEM 4.

**DATE:** May 1, 2023

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Presentation of the Pewaukee Fire Department's Strategic Plan [Chief Bierce]

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

# CITY OF PEWAUKEE
# COMMON COUNCIL AGENDA ITEM 5.

**DATE:** May 1, 2023

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Discussion and Possible Action Regarding the Request of Christ Evangelical Lutheran Church to Approve Their Special Event Permit to Hold a Farmers' Market Located at W240 N3103 Pewaukee Road (PWC 0904-994-003) on Wednesdays from June 7th to September 27th and Waive License Fees [Tarczewski]

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Farmers' Market Special Event Application

Income & Expense Report

CITY OF PEWAUKEE
The City in the Country

W240 N3065 Pewaukee Road
Pewaukee, WI 53072
262-691-0770, FAX: 262-691-1798
www.cityofpewaukee.us

# SPECIAL EVENT PERMIT APPLICATION

May 2012

| | | | |
|---|---|---|---|
| Permit approved | | Date | |
| Permit fees paid | | Date | |
| Deposit paid | | Date | |
| Deposit returned? | | Date | |
| | | FEES ARE NON-REFUNDABLE | |

***APPLICATION AND PERMIT FEE IS DUE 90 DAYS PRIOR TO YOUR EVENT.***

## ORGANIZATION INFORMATION

| | | | |
|---|---|---|---|
| Name of Organization: CHRIST EV. LUTHERAN CHURCH | | | |
| Street Address: W240 N3103 PEWAUKEE RD. | City: PEWAUKEE | State: WI | Zip: 53072 |
| Phone Number: 262-366-1663 | Are you a 501(c)3 Organization? *Circle one* | (Yes) | No |
| Event Contact Person (First & Last Name): KATIE NEUMAN | | | |
| Address: W240 N3103 PEWAUKEE RD | City: PEWAUKEE | State: WI | Zip: 57072 |
| Email: kneuman@christpewaukee.org | Phone Number: 262-691-0728 | Day of Event Phone Number: 262-737-6170 | |

## EVENT INFORMATION

| | | | |
|---|---|---|---|
| Name of Event: 2023 PEWAUKEE/LAKE COUNTRY FARMERS MARKET | Date(s) of Event: Wednesdays June 7 - Sept 27 | | |
| Event Start Time: 3:00pm | Event End Time: 7:00 pm | | |
| Location of the Event*: CHRIST EV. LUTHERAN CHURCH W240 N3103 PEWAUKEE RD, PEWAUKEE, WI | | | |
| Will your event take place in a residential neighborhood? ***If yes, you will be required to notify all adjacent property owners when the event will occur.*** *Circle One* | Yes | (No) | |
| ***You MUST attach a detailed map/sketch of your event indicating the specific location, layout of your event, the direction of the route, including all turns and the number of traffic lanes to be used.*** ****If you are using a City Park, you must reserve the park through the Park/Recreation Department prior to getting your special event permit approved by the Common Council. Call 262-691-7275.*** | | | |
| Generally describe your event and its purpose: This Farmers Market will offer produce, agricultural goods, and services along with nonprofits and other community partners that support our purpose. PURPOSE = provide/bring fresh foods and goods to the people and surrounding communities of Pewaukee. | | | |
| Based on the class definitions found in the manual, what class is your event? *Circle One.* | Class I | (Class II) | |
| Estimated Number of Participants: 20-35 per wk | Spectators: 300-500 per wk over 3hrs | Vendors: 20-30 per wk | |

**OTHER INFORMATION**

| | | |
|---|---|---|
| Is there an outdoor bar that will serve alcohol? ***If yes, liquor and bartender licenses are necessary under separate application.*** *Circle One.* | Yes | (No) |
| Please list the number of City of Pewaukee licensed bartenders that will be on site: | | N/A |
| Will you be selling/serving food? ***If yes, you will need to contact the Waukesha County Health Department for proper permits.*** *Circle One.* | (Yes) | No |
| Will you be selling merchandise? ***If yes, you will need to obtain a Peddler's Permit under separate application.*** *Circle One.* | Yes | (No) |
| Will your event need electricity? ***If yes, the Fire Department and Building Inspection Department will need to inspect prior to being energized.*** *Circle One.* | Yes | (No) |
| Will you be setting up any lighting? ***If yes, the Fire Department and Building Inspection Department will need to inspect prior to being energized.*** *Circle One.* | Yes | (No) |
| Will your event require any fencing? ***If yes, please provide plans for the fencing location and the gates.*** *Circle One.* | Yes | (No) |
| Does the event involve fireworks? ***If yes, you will need to obtain a fireworks permit under separate application.*** *Circle One.* | Yes | (No) |
| Does the event involve amplified music? *Circle One.* | (Yes) | No |
| If yes, will the amplified music be a *(Circle one)*: Band | DJ | (Other) |
| Hours of amplified music: 3hrs (3-6pm) solo + small groups. | | |
| Please list the number of security staff you will be providing for the event: | 1-2 volunteers | |
| Will you need barricades provided by the City for your event, if so, how many? | N/A – Ø | |
| Will you be erecting any tents, canopies or other temporary structure(s)? ***If yes, You will need to provide a plan for their proposed locations and the Fire Department and Building Inspection Department will need to inspect these structures prior to the start of your event.*** *Circle One.* | Yes | (No) |
| Will you be providing portable restrooms and wash stations? *Circle One.* | Yes | (No) |
| ***If yes, how many will you provide and where will they be located? Also how will solid waste be disposed of?*** * using restrooms located in the Event Center facility (6 womens stalls, 1 family, 2 mens stalls & 3 urinals | | |
| Will you provide parking for participants? *Circle One.* | (Yes) | No |
| ***If yes, where will parking be available?*** onsite parking lot at Christ Ev. Lutheran Church. over 300 spaces, approx 150 for spectators, remaining spaces for vendors, volunteers, and church staff. | | |
| Will you provide a dumpster/clean-up services? *Circle One.* | (Yes) | No |
| ***If yes, please describe your clean-up and refuse collection plan.*** * onsite dumpster at Christ Ev. Lutheran Church vendors that generate waste are to provide a 30 gallon or larger trash receptacle and take their garbage & recyclables with them. | | |

## OTHER INFORMATION CONTINUED

What other assistance do you foresee needing from the City (personnel, materials, and/or equipment)?

None

| Have you reviewed and do you have a copy of the **City of Pewaukee Special Events Manual** as well as the **City Special Events Ordinance**? *Circle One.* | (Yes) | No |
|---|---|---|

### INSURANCE REQUIREMENTS

The Special Event Sponsor will obtain liability insurance for an event that includes alcohol, has more than 150 people per day or involves a road closure. Proof of this insurance with coverage no less than $1,000,000 which names and endorses the City, its officers, agents, employees and contractors as an additional insured party is due no later than 20 days before the event.

**Are you able to provide these insurance documents, if required?** ***Circle One.*** (Yes) **No**

### DEPOSIT REQUIREMENTS

The applicant may be required to submit to the City a cleaning/damage deposit of $200 per day for each scheduled day of the event (or portion thereof), two weeks prior to the starting date of the event. The deposit shall be refunded to applicant, if, upon inspection, all is in order, or a prorated portion thereof as may be necessary to reimburse the City for loss or cleaning costs. The City reserves the right to retain the entire deposit if cleanup is not completed satisfactorily in the time frame as specified in the permit. Unless otherwise stated in the permit, the applicant shall be fully responsible for all necessary cleanup associated with the permitted event to be completed within twelve (12) hours after the conclusion of the event. (This deposit is separate from any deposit required by the Park/Recreation Department for park use).

Asking $0 fees to be waived.

### TERMINATION OF AN EVENT

The City reserves the right to shut down a special event that is in progress if it is deemed to be a public safety hazard by Police Services and/or Fire Department and/or there is a violation of City Ordinances, State Statutes or the terms of the Applicant's permit. The City Administrator and/or his/her designee may revoke an approved Special Events Permit if the applicant fails to comply in good faith with the provisions of the permit prior to the event date.

By signing this form, the applicant certifies authorization to act on behalf of their organization and hereby agrees to hold the City, its officers, employees, agents and contractors, harmless against all claims, liability, loss, damage or expense (including but not limited to actual attorney's fees) incurred by the City for any damage or injury to person or property caused by or resulting directly or indirectly from the activities for which the permit is granted. Any change to coverage requires City approval.

Kathleen A Neumon — *Signature of Applicant*

3/6/2023 — *Date*

***For staff use only***

*Fees collected with application submission:*

_____ **Class I Event**

_____ **Class II Event**

_____ **PERMIT FEES CHARGED**

***Common Council approval****, if necessary, on:*

_____

*Police Services approval*:*

_____

*Application forwarded to:*

- ☐ *Administrator*
- ☐ *Building Inspector*
- ☐ *Fire Chief*
- ☐ *Park & Rec Director*
- ☐ *Police Services*
- ☐ *Public Works Director*

*Fire Department approval*:*

_____

*Addt'l fees charged by Departments*

_____ Administration

_____ Building Inspection

_____ Fire

_____ Public Works

_____ Police Services

_____ Security Deposit

**Comments/concerns should be attached separately*

*Rev 2/14/13*

# CHURCH MUTUAL INSURANCE COMPANY, S.I.

3000 Schuster Lane
Merrill, WI 54452

## COMMON POLICY DECLARATIONS

**POLICY NUMBER:** 0017340 25-380015 **PREVIOUS POLICY NUMBER:** 0017340 25-241656

| COMPANY NAME 18767 | PRODUCER NAME 01-005 |
|---|---|
| Church Mutual Insurance Company, S.I.<br>3000 Schuster Lane<br>Merrill, WI 54452<br>(800) 554-2642 | DOUG LECLAIR<br>CHURCH MUTUAL INS CO<br>3000 SCHUSTER LANE<br>MERRILL, WI 54452 |

**NAMED INSURED:** CHRIST EVANGELICAL LUTHERAN CHURCH

**MAILING ADDRESS:** W240N3103 PEWAUKEE RD
PEWAUKEE, WI 53072-4045

**POLICY PERIOD: FROM** 05/02/2022 **TO** 05/02/2023
**AT 12:01 A.M. STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE.**

**BUSINESS DESCRIPTION**

**IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.**

**THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.**

| | PREMIUM |
|---|---|
| COMMERCIAL CRIME COVERAGE PART | $15.00 |
| COMMERCIAL GENERAL LIABILITY COVERAGE PART | $3,802.00 |
| COMMERCIAL INLAND MARINE COVERAGE PART | $50.00 |
| MANAGEMENT PROTECTION LIABILITY COVERAGE PART | $242.00 |
| COMMERCIAL PROPERTY COVERAGE PART | $7,206.00 |
| TERRORISM - CERTIFIED ACTS (GENERAL LIABILITY) | $17.00 |
| TERRORISM - CERTIFIED ACTS (PROPERTY) | $212.00 |
| **TOTAL:** | $11,544.00 |



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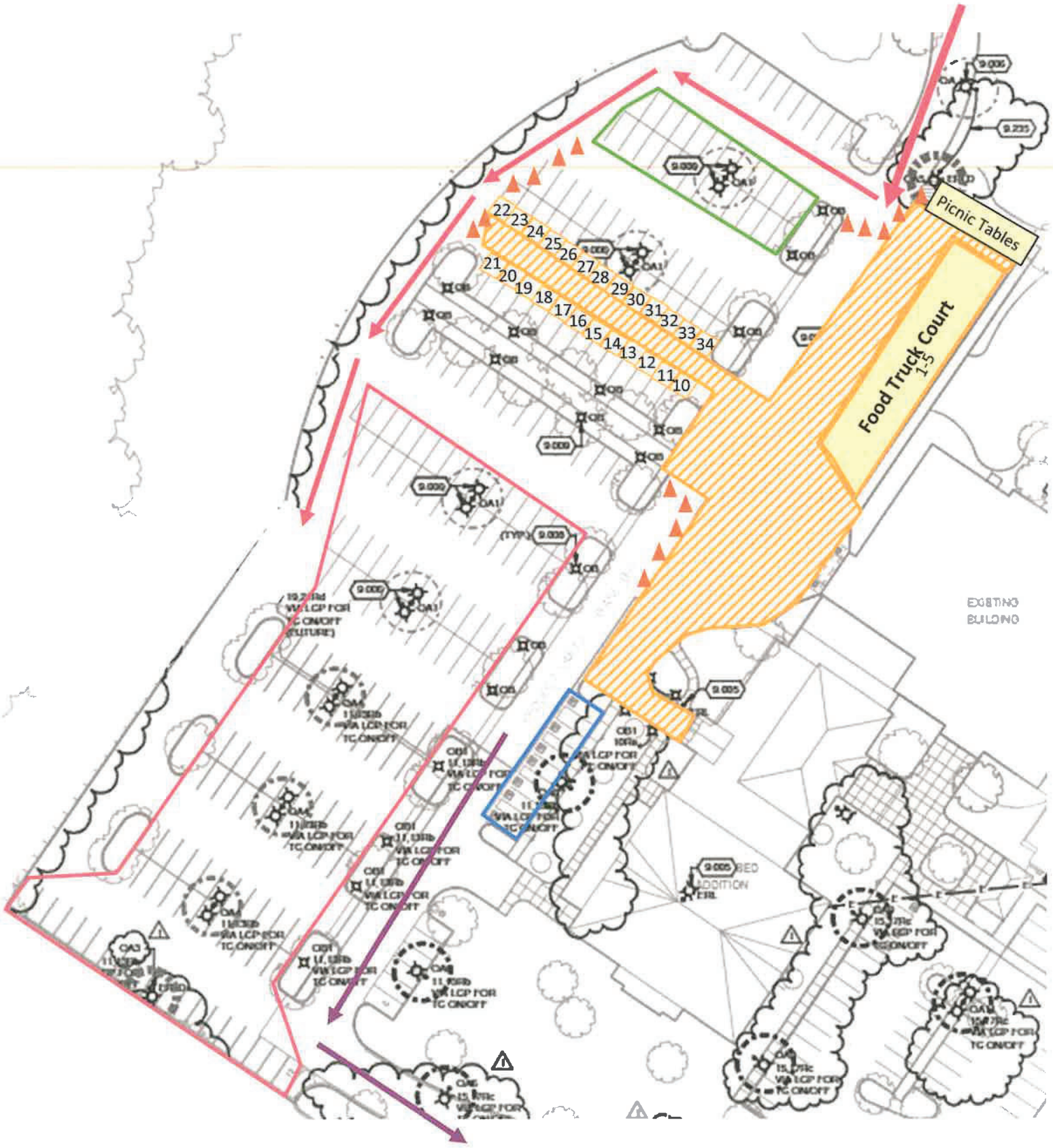

Picnic Tables
Food Truck Court
1-5
22 23 24 25 26 27 28 29 30 31 32 33 34
21 20 19 18 17 16 15 14 13 12 11 10
EXISTING BUILDING
Farmers Market Vendor Stalls
Pedestrian Walkways
Vendor & Volunteer Parking
Traffic Flow—Entering
Traffic Flow—Exiting
Spectator Parking

PEWAUKEE / LAKE COUNTRY

# FARMERS MARKET

LOCALLY GROWN. LOCALLY LOVED.

## WEDNESDAYS 3-7PM
## JUNE 7 - SEPT 27

HELD AT CHRIST CHURCH

W240 N3103 PEWAUKEE RD., PEWAUKEE, WI 53072

For more Information visit us
farmersmarket@christpewaukee.org
www.christpewaukee.org/farmersmarket

PEWAUKEE / LAKE COUNTRY

FARMERS MARKET

LOCALLY GROWN. LOCALLY LOVED.

WEDNESDAYS 3-7PM
JUNE 7 - SEPT 27

HELD AT CHRIST CHURCH

W240 N3103 PEWAUKEE RD., PEWAUKEE, WI 53072

For more Information visit us
farmersmarket@christpewaukee.org
www.christpewaukee.org/farmersmarket

| Pewaukee Lake Country Farmers Market 2022 | | |
|---|---|---|
| **Income** | | |
| | Vendor Fees | 2540 |
| | Donations | 200 |
| | | 2740 |
| **Expenses** | | |
| | Loyalty Program (funds to vendors) | -240 |
| | Marketing | -1200 |
| | Personnel Expense | -3192 |
| | Supplies (tent, first aid kit, bins, fire extinguisher, etc..) | -2348 |
| | | -6980 |
| | **Total Profit/Loss** | **-4240** |

# CITY OF PEWAUKEE
# COMMON COUNCIL AGENDA ITEM 6.

**DATE:** May 1, 2023

**DEPARTMENT:** Planning

**PROVIDED BY:** Nick Fuchs

***SUBJECT:***

**PUBLIC HEARING,** Discussion and Possible Action to Approve **Resolution 23-05-07** and **Ordinance 23-02** Regarding a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for the Courtyard at Pewaukee for Vacant Land Located at the Northwest Corner of Golf Road and Meadowbrook Road (PWC 0940-999-001) from Low-Medium Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas (Originally discussed at the 3/16/23 Plan Commission meeting) [Fuchs]

***BACKGROUND:***

At their April 20, 2023 meeting, with a vote of 4 to 1 in favor, the Plan Commission recommended approval of the Comprehensive Master Plan Amendment related to the Courtyard at Pewaukee senior living development.

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

A motion approving the Comprehensive Master Plan Amendment for the Courtyard at Pewaukee project located at the northwest corner of Golf Road and Meadowbrook Road.

**ATTACHMENTS:**

Description

Courtyard at Pewaukee comp plan map

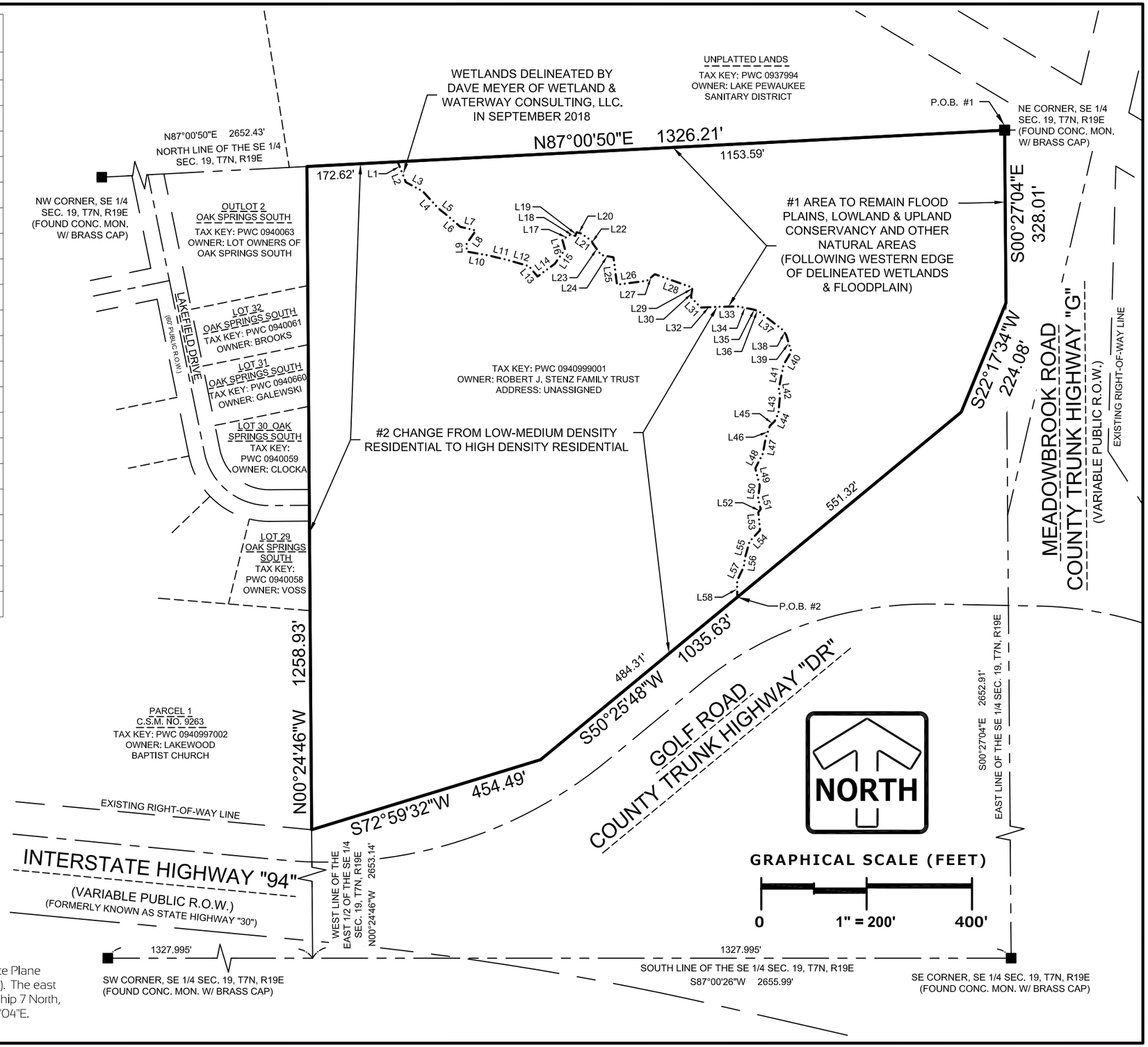
Courtyard at Pewaukee comp plan Ordinance

Courtyard at Pewaukee comp plan Resolution

Clark Letter 4.23.2023

| LINE TABLE | | |
|---|---|---|
| LINE NO. | BEARING | DISTANCE |
| L1 | S21°50'02"E | 19.22' |
| L2 | S21°20'44"E | 22.26' |
| L3 | S61°21'39"E | 37.14' |
| L4 | S42°23'42"E | 44.26' |
| L5 | S51°42'13"E | 21.37' |
| L6 | S49°03'46"E | 32.34' |
| L7 | S76°42'04"E | 30.37' |
| L8 | S35°14'34"W | 30.49' |
| L9 | S01°05'05"E | 15.11' |
| L10 | S79°53'19"E | 44.21' |
| L11 | S76°10'57"E | 40.23' |
| L12 | S73°48'57"E | 36.77' |
| L13 | S39°50'15"E | 25.71' |
| L14 | N53°30'55"E | 40.69' |
| L15 | N35°18'54"E | 33.40' |
| L16 | N15°36'58"W | 19.34' |
| L17 | N59°16'05"E | 17.21' |
| L18 | S80°43'17"E | 10.15' |
| L19 | N20°49'05"E | 7.27' |
| L20 | S74°35'43"E | 8.38' |
| L21 | S55°32'39"E | 25.57' |
| L22 | S13°42'51"E | 3.99' |
| L23 | S35°34'05"E | 27.79' |
| L24 | S79°38'43"E | 23.96' |
| L25 | S07°22'01"E | 52.45' |
| L26 | N82°34'03"E | 57.35' |
| L27 | N50°20'32"E | 19.54' |
| L28 | S70°20'57"E | 75.25' |
| L29 | S02°32'19"W | 4.50' |
| L30 | S08°46'26"W | 14.29' |
| L31 | S43°33'38"E | 26.63' |
| L32 | N87°49'43"E | 30.61' |
| L33 | N88°41'10"E | 38.60' |
| L34 | S79°35'55"E | 29.90' |
| L35 | S73°16'45"E | 6.49' |
| L36 | S70°20'57"E | 5.92' |
| L37 | S52°06'28"E | 58.38' |

| LINE TABLE | | |
|---|---|---|
| LINE NO. | BEARING | DISTANCE |
| L38 | S33°59'43"E | 10.46' |
| L39 | S16°45'11"E | 33.72' |
| L40 | S31°03'52"W | 28.18' |
| L41 | S11°15'09"W | 46.62' |
| L42 | S09°02'17"E | 14.49' |
| L43 | S05°25'24"W | 32.84' |
| L44 | S25°33'11"W | 16.46' |
| L45 | S45°45'49"W | 12.47' |
| L46 | S19°11'13"W | 24.79' |
| L47 | S10°16'08"W | 30.42' |
| L48 | S27°24'03"W | 30.78' |
| L49 | S14°11'37"E | 34.00' |
| L50 | S07°30'42"W | 24.85' |
| L51 | S14°47'36"E | 20.67' |
| L52 | S39°14'22"W | 7.57' |
| L53 | S05°30'51"E | 34.46' |
| L54 | S42°50'37"W | 29.13' |
| L55 | S15°56'59"W | 31.62' |
| L56 | S07°36'46"W | 17.65' |
| L57 | S25°39'42"W | 29.31' |
| L58 | S00°47'15"E | 31.27' |




Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Southeast 1/4 of Section 19, Township 7 North, Range 19 East has a bearing of S00°27'04"E.

# COMPREHENSIVE MASTER PLAN AMENDMENT EXHIBIT

01/26/2023



PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

PEG JOB#1338.10

**WAUKESHA COUNTY CITY OF PEWAUKEE STATE OF WISCONSIN**

**ORDINANCE NO. __-__**

**AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN OF A PROPERTY LOCATED AT THE NORTHWEST CORNER OF GOLF ROAD AND MEADOWBROOK ROAD BEARING TAX KEY NO. 0940 999 001 FROM LOW-MEDIUM DENSITY RESIDENTIAL AND FLOODPLAINS, LOWLAND & UPLAND CONSERVANCY AND OTHER NATURAL AREAS TO HIGH DENSITY RESIDENTIAL AND FLOODPLAINS, LOWLAND & UPLAND CONSERVANCY AND OTHER NATURAL AREAS**

**WHEREAS,** pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

**WHEREAS,** ANDEV Group, LLC has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located at the northwest corner of Golf Road and Meadowbrook Road bearing Tax Key No. 0940 999 001 from Low-Medium Density Residential (1/2 Ac. – 2 Ac. / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential (< 6,500 Sq. Ft. / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas as depicted upon the Comprehensive Master Plan Amendment Exhibit dated January 26, 2023 on file with the Planner and Community Development Department; and

**WHEREAS,** the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on March 16, 2023, recorded in its minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located at the northwest corner of Golf Road and Meadowbrook Road bearing Tax Key No. 0940 999 001 from Low-Medium Density Residential (1/2 Ac. – 2 Ac. / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential (< 6,500 Sq. Ft. / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas; and

**WHEREAS,** the City of Pewaukee held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on April 3, 2023; and

**NOW THEREFORE, BE IT RESOLVED,** by the Mayor and Common Council of the City of Pewaukee, Wisconsin, do ordain as follows:

**SECTION 1: Adoption**

The City of Pewaukee Comprehensive Master Plan is hereby amended to change the Year 2050 Land Use/Transportation Plan of a property located at the northwest corner of Golf Road and Meadowbrook Road bearing Tax Key No. 0940 999 001 from Low-Medium Density Residential (1/2 Ac. – 2 Ac. / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential (< 6,500 Sq. Ft. / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas as depicted upon the Comprehensive Master Plan Amendment Exhibit dated January 26, 2023 on file with the Planner and Community Development Department.

**SECTION 2: Document Transmittal**

The City Common Council hereby directs the City Clerk/Treasurer to transmit a copy of the amendment as well as a signed copy of both the Resolution No. PC __-__-__ and this Ordinance No. __-__ to the Wisconsin Department of Administration, the Southeastern Wisconsin Regional Planning Commission, the Waukesha Park and Land Use Department, the Pewaukee Public Library and to each town, village and city that abuts the City of Pewaukee.

**SECTION 3: Severability**

The several sections and portions of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of all other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

**SECTION 4: Effective Date**

This ordinance shall take effect immediately upon passage and posting of publication as provided by law.

Passed and adopted this 3rd day of April, 2023.

FOR THE COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

_____
Steve Bierce, Mayor

_____
Kelly Tarczewski, Clerk/Treasurer

**WAUKESHA COUNTY CITY OF PEWAUKEE STATE OF WISCONSIN**

**RESOLUTION NO. __-__**

**A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN OF A PROPERTY LOCATED AT THE NORTHWEST CORNER OF GOLF ROAD AND MEADOWBROOK ROAD BEARING TAX KEY NO. 0940 999 001 FROM LOW-MEDIUM DENSITY RESIDENTIAL AND FLOODPLAINS, LOWLAND & UPLAND CONSERVANCY AND OTHER NATURAL AREAS TO HIGH DENSITY RESIDENTIAL AND FLOODPLAINS, LOWLAND & UPLAND CONSERVANCY AND OTHER NATURAL AREAS, PURSUANT TO WIS. STAT. § 66.1001(4)(b)**

**WHEREAS,** pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

**WHEREAS,** pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

**WHEREAS,** ANDEV Group, LLC has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located at the northwest corner of Golf Road and Meadowbrook Road bearing Tax Key No. 0940 999 001 from Low-Medium Density Residential (1/2 Ac. – 2 Ac. / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential (< 6,500 Sq. Ft. / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas as depicted upon the Comprehensive Master Plan Amendment Exhibit dated January 26, 2023 on file with the Planner and Community Development Department.

**WHEREAS,** the Plan Commission having determined that the proposed amendment in form and content as presented to the Commission on March 16, 2023, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Pewaukee.

**NOW, THEREFORE, BE IT RESOLVED,** by the Plan Commission of the City of Pewaukee, Wisconsin, that the application for and the proposed ordinance to amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land

Use/Transportation Plan of a property located at the northwest corner of Golf Road and Meadowbrook Road from Low-Medium Density Residential (1/2 Ac. – 2 Ac. / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential (< 6,500 Sq. Ft. / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas as depicted upon the Comprehensive Master Plan Amendment Exhibit dated January 26, 2023 on file with the Planner and Community Development Department, such property bearing Tax Key No. 0940 999 001, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council:

Passed and adopted this 16th day of March, 2023.

FOR THE PLAN COMMISSION OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

_____
Steve Bierce, Mayor

_____
Colleen Brown, Plan Commission Secretary

IAN CLARK
ALDERMAN

April 23, 2023

Pewaukee Common Council
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072

Re: The Courtyard at Pewaukee

Dear Common Council Members,

I write to express my views on the development located at 2700 Golf Road, known as The Courtyard at Pewaukee ("Courtyard" or "Courtyard project"). I do not have any stake in this development (personal, financial, etc.), and I do not have any relationship with anyone involved with this project outside of my official duties as an alderman. To date, no resident has approached me against the development. Further, the team developing the Courtyard project worked closely with residents, staff, and with Colleen and myself, even scheduling formal and informal meetings to address our concerns.[1]

So long as no glaring concerns arise at the development's hearing on May 1st—or any intervening factors between the date of this letter and the hearing—I see no reason why the Courtyard cannot join our community. That said, I trust this Council's judgment. Ultimately, this decision lies with you. Given that (1) no resident has complained or voiced concerns to me and (2) the Courtyard's development team has been responsive to our community's needs, I would vote to approve.

Ian M. Clark
Alderman, District 2

[1] The development team for Courtyard at Pewaukee hosted a formal zoom meeting with Colleen and I on Monday, September 13, 2021, from 1-2 pm, to introduce us to the project. Further, an informational meeting were held with the public on March 3, 2022, from 6-8 pm, at the Ingleside Hotel. Finally, the development team held an impromptu zoom meeting on February 23, 2023, from 6-7 pm, with residents and address their concerns regarding the development.

# CITY OF PEWAUKEE
# COMMON COUNCIL AGENDA ITEM 7.

**DATE:** May 1, 2023

**DEPARTMENT:** Planning

**PROVIDED BY:** Nick Fuchs

***SUBJECT:***

Discussion and Possible Action Regarding **Ordinance 23-03** to Rezone Vacant Land Located at the Northwest Corner of Golf Road and Meadowbrook Road (PWC 0940-999-001) from A-1 Agricultural, LC Lowland Conservancy, and F-1 Floodplain to Rm-3 Multi-Family Residential, LC Lowland Conservancy, and F-1 Floodplain for the Purpose of Developing the Courtyard at Pewaukee, a Community Based Residential Facility as Requested by Andev Group, LLC (Public hearing opened and closed at the 3/16/23 Plan Commission meeting) [Fuchs]

***BACKGROUND:***

At their April 20, 2023 meeting, with a vote of 4 to 1 in favor, the Plan Commission recommended approval of the Rezoning request by the Andev Group for the Courtyard at Pewaukee senior living development.

The Plan Commission also approved the attached Site and Building Plans contingent upon the approval of the Comprehensive Master Plan Amendment and Rezoning requests.

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

A motion to approve the Rezoning of property located at the northwest corner of Golf Road and Meadowbrook Road related to the Courtyard at Pewaukee senior living development.

**ATTACHMENTS:**

Description

Courtyard at Pewaukee staff report 4.20.23
Courtyard at Pewaukee staff report 3.16.23
Courtyard at Pewaukee narrative
Courtyard at Pewaukee rezoning map
Courtyard at Pewaukee staff comment responses
Courtyard at Pewaukee architectural plans
Courtyard at Pewaukee before and after
Courtyard at Pewaukee civil set
Courtyard at Pewaukee landscape plans
Courtyard at Pewaukee lighting plan

Courtyard at Pewaukee plan view
Courtyard at Pewaukee tree survey
Courtyard at Pewaukee updates

**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 April 20, 2023

**Date:** 04/13/2023

**Project Name:** Comprehensive Master Plan Amendment, Rezoning, and Site & Building Plan Review

**Project Address/Tax Key No.:** Vacant land at the northwest corner of Golf Road and Meadowbrook Road/PWC 0940999001

**Applicant:** ANDEV Group, LLC

**Property Owner:** Robert J Stenz Family Trust

**Current Zoning:** LC Lowland Conservancy, F-1 Floodplain, and A-1 Agricultural

**2050 Land Use Map Designation**: Low-Medium Density Residential (1/2 Ac. – 2 Ac./D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

**Use of Surrounding Properties:** Golf Rd to the south, Lake Country Trail to the north, Oak Spring subdivision and Lakewood Baptist Church to the west, and Meadowbrook Rd to the east.

**Project Description/Analysis:**

The applicant, ANDEV Group LLC, submitted a Rezoning Petition, Comprehensive Master Plan Amendment, and a Site & Building Plan Review Application for a proposed Community Based Residential Facility (CBRF) on 28.3 acres of vacant land located at the northwest corner of Golf Road and Meadowbrook Road.

The Plan Commission previously discussed these applications at their March 16, 2023 meeting. Much of the discussion at the March Plan Commission meeting centered around the permanent cul-de-sac that needs to replace the temporary one at the end of Lakefield Drive.

Staff, including the Fire Chief and City Engineer, discussed the permanent cul-de-sac option and recommend that the cul-de-sac be sized to accommodate a WB-62 turning radius. The applicant preferred a smaller design; however, revised the plans to provide the recommended design.

The applicant also revised the plans to slightly enlarge the building footprint to add a total of four additional units. In summary, the revisions made following the March Plan Commission meeting include: a slightly larger building footprint; 80 proposed units versus 76; a cul-de-sac extending from Lakefield Drive; a retaining wall adjacent to the cul-de-sac; and a revised landscape plan, which provides landscaping around and adjacent to the cul-de-sac.

The March Plan Commission staff report is also attached for additional information regarding this development.

**Recommendation:**

A motion to recommend approval of the Rezoning for ANDEV Group LLC to rezone the property bearing Tax Key No. PWC 0940999001 from A-1, LC, and F-1 to Rm-3, LC, and F-1.[1]

A motion to recommend approval of the Comprehensive Master Plan Amendment for ANDEV Group LLC to amend the 2050 Land Use/Transportation Plan map designations for the property bearing Tax Key No. PWC 0940999001 from Low-Medium Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas.[2]

and

A motion to approve the Site & Building Plans for the construction of a senior living facility upon property bearing Tax Key No. PWC 0940999001, subject to the conditions contained within this report.

[1] The LC Lowland Conservancy District and F-1 Floodplain District boundaries will be modified to follow the most up-to-date field delineations.

[2] The natural resources boundary for the future land use designation will be modified to follow the most up-to-date field delineations.

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Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of March 16, 2023

**Date:** 3/09/2023

**Project Name:** Comprehensive Master Plan Amendment, Rezoning, and Site & Building Plan Review.

**Project Address/Tax Key No.:** Vacant land at the northwest corner of Golf Road and Meadowbrook Road/PWC 0940999001

**Applicant:** ANDEV Group, LLC

**Property Owner:** Robert J Stenz Family Trust

**Current Zoning:** LC Lowland Conservancy, F-1 Floodplain, and A-1 Agricultural

**2050 Land Use Map Designation**: Low-Medium Density Residential (1/2 Ac. – 2 Ac./D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

**Use of Surrounding Properties:** Golf Rd to the south, Lake Country Trail to the north, Oak Spring subdivision and Lakewood Baptist Church to the west, and Meadowbrook Rd to the east.

**Project Description/Analysis:**

The applicant, ANDEV Group LLC, submitted a Rezoning Petition, Comprehensive Master Plan Amendment, and a Site & Building Plan Review Application for a proposed Community Based Residential Facility (CBRF) on 28.3 acres of vacant land located at the northwest corner of Golf Road and Meadowbrook Road. The Plan Commission previously discussed this proposal at a conceptual level at their October 21, 2021 meeting.

Site Plan

The subject property is 28.3 acres and the total site disturbance of the project will be 14.98 acres. The parcel contains a significant amount of wetland and floodplain on the north and west portions of the site. The project will result in approximately 3.4 acres of impervious surface with 24.9 acres remaining as greenspace, which is a ratio of about 88% greenspace. Note that a wetland delineation was completed in September of 2018 by Dave Meyer who is assured by the DNR.

The proposed development consists of a 76-unit senior living facility. The proposed building will consist of 40 apartments in an assisted living section, 36 units in a memory care section, and two courtyards, with one in each section of the building.

The building is orientated with the front facing north and the rear of the building facing south and Golf Road. According to the applicant, this was done due to the grading constraints of the site. A detached garage/accessory building for general storage and dumpsters is also located on the south side of the building. *Note that the proposed accessory building will not be greater than 18ft in height*.

Overall, the proposed development complies with Rm-3 District development standards.

Access

Ingress/Egress is proposed from Golf Road. Golf Road is a County Highway, so that access point will require Waukesha County review and approval. Staff has exchanged emails with the County and the location appears to meet their requirements.

Lakefield Drive currently terminates at this property with a temporary cul-de-sac as it was always planned to be extended with the development of the subject parcel.

The developer and adjacent homeowners have expressed that they do not wish for the road to be extended. With that, this cul-de-sac needs to be modified into a permanent turnaround.

The applicant has indicated that they are not able to comply with the City's typical design standards. It will be up to the Plan Commission to determine whether approval will be granted to deviate from those standards. Staff would not object to modifications as long as the cul-de-sac can accommodate the city's largest vehicles, such as fire trucks.

It should be noted that typically staff would recommend and hold a development to meeting City cul-de-sac standards. In this case, the cul-de-sac will solely be utilized for turning around and there are not driveways located around the cul-de-sac, which allows more flexibility for snow removal. With that, staff has less concerns with potential changes.

Note that the plans provided currently do not show a cul-de-sac at the end of Lakefield Drive. The Plan Commission should be aware that a permanent cul-de-sac will extend into this property and trees will have to be removed that are currently buffering this site and the adjacent residential homes.

Landscaping

The applicant is proposing to install 52 Deciduous Trees, 5 Ornamental Trees, 8 Evergreen Trees, 21 Street Trees, 68 Evergreen Shrubs, 173 Deciduous Shrubs, and a variety of Tall Ornamental Grass, Short Ornamental Grass, and Perennials.

There are at least nine different species of Deciduous Trees, Deciduous Shrubs, Evergreen Shrubs, Ornamental Grasses, and Perennials provided, four different species of Street Trees provided, and two different species of Evergreen Trees and Ornamental Trees provided.

The landscape plan focuses many plantings on screening the building from view along Golf Road and from the residential properties to the west. Plantings are also provided directly around the detached garage.

Parking

The site includes 68 new parking spaces of which four are ADA required spaces. Parking spaces are 10' x 18' (180 square feet), which is in compliance with Zoning Code standards. Staff finds the proposed parking sufficient.

Architecture

The proposed building exterior consists of fiber cement siding, fiber cement shakes, fiber cement panel, manufactured stone veneer, and asphalt shingles. The building contains a substantial amount of windows and dormers are also provided.

Signage

A monument sign is anticipated and shown for reference only in the plans. All signage must comply with standards set forth in Section 17.0700 of the City's Zoning Code and will require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department, prior to installation.

Utilities

Public sewer and water are available via a connection on Lakefield Drive which will serve the development.

Lighting

The Lighting Plan consists of 84 lights. Light levels are at 0.0 footcandles at the property lines. The peak height of the lights is roughly 17 feet, which complies with the 20-foot maximum height requirement of the Zoning Code. The wattage is under 150 and visibility is limited from adjacent streets or residential properties.

**Recommendation:**

A motion to recommend approval of the Rezoning for ANDEV Group LLC to rezone the property bearing Tax Key No. PWC 0940999001 from A-1, LC, and F-1 to Rm-3, LC, and F-1.[1]

A motion to recommend approval of the Comprehensive Master Plan Amendment for ANDEV Group LLC to amend the 2050 Land Use/Transportation Plan map designations for the property bearing Tax Key No. PWC 0940999001 from Low-Medium Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas.[2]

and

A motion to approve the Site & Building Plans for the construction of a senior living facility upon property bearing Tax Key No. PWC 0940999001, subject to the conditions contained within this report.

[1] The LC Lowland Conservancy District and F-1 Floodplain District boundaries will be modified to follow the most up-to-date field delineations.
[2] The natural resources boundary for the future land use designation will be modified to follow the most up-to-date field delineations.

ANDEV GROUP
real estate development

January 24, 2023

Members of the Pewaukee Plan Commission

**Re:** Andev Group, LLC Petitions for Amendment of Master Plan, Rezoning District Plan Amendment, Conditional Use, and Application for Site and Building Plan Review regarding the property located at Golf Rd. and Meadowbrook Rd. to allow for development of a Senior Residential Housing Facility (CBRF) of 76 units.

Ladies and Gentlemen,

Andev Group, LLC is the contract purchaser of the approximately 28.3-acre parcel located at the northwest corner of Golf Rd. and Meadowbrook Rd., immediately north of I-94. The attached proposal is for a 76-unit senior living facility to be licensed as a CBRF under Wisconsin statutes. The property at this location is currently undeveloped land. The proposed purchaser of the property is ANDEV Group, LLC, or its nominee, who would be purchasing in order to provide the facility to be operated by Encore Senior Living, one of Wisconsin's largest provider of assisted living housing and services. ANDEV Group, LLC is a Midwest developer of senior housing having developed multiple sites located in Wisconsin and Illinois.

The approximately 11.28-acre area of the existing site upon which the development is planned to be constructed is zoned A-1 Agricultural; and the area to the north is zoned LC, lowland conservancy and F-1 floodland. We will require a rezoning of the A-1 portion of the property to RM-3 Multi-family Residential with a concordant change to the City's Comprehensive Master Plan along with Conditional Use approval for a senior living facility. The LC and F-1 portions of the property may retain their respective current zonings. Because of the existence of flood zones nearby, the developer has met with the Lake Pewaukee Sanitary District to address any capacity concerns they may have regarding the facility to be constructed. After reviewing our plans and their records, they have approved up to 90 units of the type proposed here.

The site is surrounded by zoning types: F-1, flood land to the north of the LC zoned land; F-1 and LC to the east across Meadowbrook Rd., a combination of R-2 and R-3 residential to the south across I-94 and R-4 to the west. Based on the use of the facility, the road, and driveway design and landscaping features, the impact on neighboring parcels will be minimal.

The building will house an assisted living section with 40 apartments and a memory care section with 36 units. Parking designed and suggested for the facility is 68 spaces, four of which will be designated for ADA. In Andev's and Encore's extensive experience this quantity is more than adequate to accommodate the staff, visitors, and the very few assisted living residents who may still own a private vehicle. That experience has established a workable ratio for parking of one-half space per residential unit. While the local ordinance calls for 1 parking space per unit, it allows for the Plan Commission to review the facts and circumstances for such developments and we are proposing the 68 spaces knowing

that neither the developer nor operator would invest the millions of dollars necessary to construct an under-parked building. In addition to the parking provided, the facility will provide transportation for the residents by van or bus. Visitation is typically light, with an increase on certain holidays or special events. The day shift is the maximum staffed shift and includes approximately 48 full time employees including all shifts. Shifts will most likely operate on a 7-3, 3-11 and 11-7, 24-hour rotation.

As residents of the memory care units are impaired and pose a wandering risk, that section of the building is a "secure" facility. The courtyards are enclosed and building exiting is controlled. Residents needing to go off-site are supervised. Fire exits are controlled through the use of code-approved delayed egress devices.

Like the country as a whole, Pewaukee's population is becoming significantly older, and the demographic and social changes that are beginning to affect the city will forever alter how the community looks and feels. With an aging population, this community will face both new opportunities and challenges in responding to older people's needs and wishes.

One out of eight people aged 65 and older (13 percent) has Alzheimer's disease. As older people move toward retirement, local governments, community and health organizations and families are becoming more aware of the challenges of our aging population:

- Local governments are realizing the demand for accessible, age-friendly infrastructure and transportation options.

- Families are navigating the social and economic challenges of parents and grandparents that require extra care and who may have to move from their homes and communities to access services and specialized accommodations.

All of ANDEV Group's senior housing establishments are conceived and designed specifically to meet the needs of the growing segment of the senior population, many of whom are no longer capable of independently performing activities of daily living such as cooking, cleaning, laundry, dressing, bathing, etc. but are not so ill or incapacitated that they need full-time nursing care. Additionally, many of these older persons suffer from dementia and memory loss. These people are at risk to themselves as they become easily confused, disoriented and lost. They are not, however, in need of being placed in a nursing home. Assisted living housing provides a safe and protective environment for them in which their needs can be met while maintaining a residential setting for their comfort.

Older adults are a vibrant cohort of all communities and contribute to the economy, support extended families, participate in volunteerism, and generally enhance the social health of our neighborhoods. By encouraging creative housing solutions such as assisted living communities, transportation alternatives, and social and recreational programs we have the opportunity to play an important role in facilitating the ability of older adults to age in place in Pewaukee.

With respect to the factors applicable to the Special Use contained within the City of Pewaukee's ordinance section 17.0416c and 17.0500 for ANDEV's proposed Senior Living Community we submit the following:

(1) We believe that the project will provide a variety of safe and secure senior housing alternatives for an aging population within a single integrated community.

(2) The project is consistent with applicable land-use policies contained in the City's Master Plan of current adoption in that all building codes and zoning restrictions are being incorporated and respected without variance.

(3) The project, as can be seen from the elevations and renderings has been designed, and will be constructed, landscaped, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area. This area is currently vacant land covered with vegetation that is of no particular character and will improve that character with engineered stormwater control management, aesthetically pleasing buildings, and professional landscape design.

(4) The project will not adversely affect or be hazardous to existing neighboring uses. ANDEV has met with the neighbors and their representatives prior to presenting its application to the Plan Commission to ensure that their questions, opinions, and preferences are heard and satisfactorily addressed. The developer has been informed that the primary concern of the residents of the single-family homeowners that will be nearest to the project is that there be no connection with Lakeview Dr. that would allow for cut-through traffic from the east. The project design has respected this preference. The second concern is with regard to building height. Since the meeting with the neighbors, the building has been re-designed to be a one-story structure; having eliminated the two-story portion of the facility entirely. The side of the building nearest the existing homes and will have an extra-large setback accommodating the existing tree line to the greatest extent possible.

(5) The project will not be detrimental to the economic welfare of surrounding properties or the community. To the contrary, the project anticipates the direct creation of approximately 48 new full-time jobs and will support local businesses and suppliers – generating increased sales and real estate taxes that will benefit the residents of the entire city.

(6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service. All of the utilities necessary for the project’s construction and maintenance are present and sized sufficiently to service the project.

(7) The project is adequately served by public sanitation facilities. The same factors listed above regarding roads, stormwater, etc. are applicable to the availability and capacity of the water main and sanitary sewer connections.

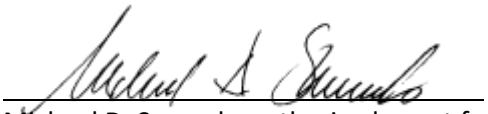
(8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. The project has been specifically designed and engineered to provide all necessary traffic improvements to accommodate further development consistent with existing zoning to the north of the project without connecting to the

single-family neighborhood to the east, but still providing a second route for fire and emergency services from the north if necessary. Andev has commissioned a traffic report for the project, the guidelines of which will be followed in its planned construction.

(9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas, all of which are being respected in the design of stormwater detention and avoidance of natural wetlands. Andev has met with the representatives of the Lake Pewaukee Sanitary District and secured their endorsement of the construction on site of up to 90 resident units—14 more than the 76 units the project calls for.

I am available to answer questions or provide further clarification, if necessary,

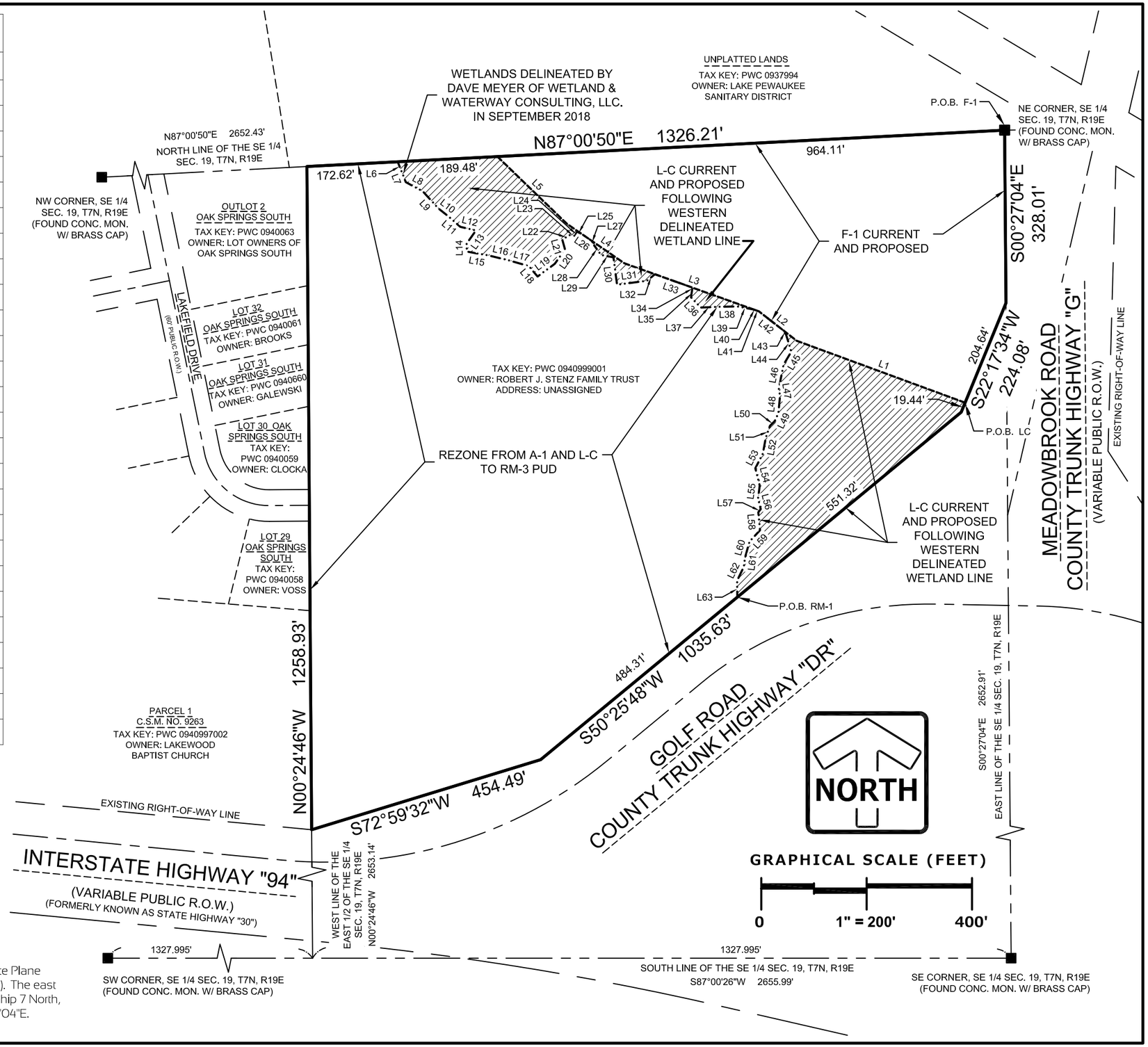
Very truly yours,



Michael D. Samuels, authorized agent for
Andev Group, LLC

| LINE TABLE | | |
|---|---|---|
| LINE NO. | BEARING | DISTANCE |
| L1 | N69°49'44"W | 340.51' |
| L2 | N52°06'28"W | 91.15' |
| L3 | N70°20'57"W | 270.60' |
| L4 | N55°32'39"W | 132.36' |
| L5 | N45°57'55"W | 183.92' |
| L6 | S21°50'02"E | 19.22' |
| L7 | S21°20'44"E | 22.26' |
| L8 | S61°21'39"E | 37.14' |
| L9 | S42°23'42"E | 44.26' |
| L10 | S51°42'13"E | 21.37' |
| L11 | S49°03'46"E | 32.34' |
| L12 | S76°42'04"E | 30.37' |
| L13 | S35°14'34"W | 30.49' |
| L14 | S01°05'05"E | 15.11' |
| L15 | S79°53'19"E | 44.21' |
| L16 | S76°10'57"E | 40.23' |
| L17 | S73°48'57"E | 36.77' |
| L18 | S39°50'15"E | 25.71' |
| L19 | N53°30'55"E | 40.69' |
| L20 | N35°18'54"E | 33.40' |
| L21 | N15°36'58"W | 19.34' |
| L22 | N59°16'05"E | 17.21' |
| L23 | S80°43'17"E | 10.15' |
| L24 | N20°49'05"E | 7.27' |
| L25 | S74°35'43"E | 8.38' |
| L26 | S55°32'39"E | 25.57' |
| L27 | S13°42'51"E | 3.99' |
| L28 | S35°34'05"E | 27.79' |
| L29 | S79°38'43"E | 23.96' |
| L30 | S07°22'01"E | 52.45' |
| L31 | N82°34'03"E | 57.35' |
| L32 | N50°20'32"E | 19.54' |
| L33 | S70°20'57"E | 75.25' |
| L34 | S02°32'19"W | 4.50' |
| L35 | S08°46'26"W | 14.29' |
| L36 | S43°33'38"E | 26.63' |
| L37 | N87°49'43"E | 30.61' |

| LINE TABLE | | |
|---|---|---|
| LINE NO. | BEARING | DISTANCE |
| L38 | N88°41'10"E | 38.60' |
| L39 | S79°35'55"E | 29.90' |
| L40 | S73°16'45"E | 6.49' |
| L41 | S70°20'57"E | 5.92' |
| L42 | S52°06'28"E | 58.38' |
| L43 | S33°59'43"E | 10.46' |
| L44 | S16°45'11"E | 33.72' |
| L45 | S31°03'52"W | 28.18' |
| L46 | S11°15'09"W | 46.62' |
| L47 | S09°02'17"E | 14.49' |
| L48 | S05°25'24"W | 32.84' |
| L49 | S25°33'11"W | 16.46' |
| L50 | S45°45'49"W | 12.47' |
| L51 | S19°11'13"W | 24.79' |
| L52 | S10°16'08"W | 30.42' |
| L53 | S27°24'03"W | 30.78' |
| L54 | S14°11'37"E | 34.00' |
| L55 | S07°30'42"W | 24.85' |
| L56 | S14°47'36"E | 20.67' |
| L57 | S39°14'22"W | 7.57' |
| L58 | S05°30'51"E | 34.46' |
| L59 | S42°50'37"W | 29.13' |
| L60 | S15°56'59"W | 31.62' |
| L61 | S07°36'46"W | 17.65' |
| L62 | S25°39'42"W | 29.31' |
| L63 | S00°47'15"E | 31.27' |




Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Southeast 1/4 of Section 19, Township 7 North, Range 19 East has a bearing of S00°27'04"E.

# REZONING EXHIBIT



01/26/2023

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

PEG JOB#1338.10

**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

| | |
|---|---|
| Date: | February 21, 2023 |
| To: | ANDEV Group, LLC |
| From: | Nick Fuchs, Planner & Community Development Director |
| RE: | Staff Comments - Site & Building Plan Review |

**Comments and Recommendations:**

Below are comments and recommendations for the proposed development application for property located at the northwest corner of Golf Road and Meadowbrook Road (Tax Key No. PWC 0940999001).

1. Site Plan
    a. As recommended by the Fire Chief, please widen the drives and drive aisle widths to a minimum of 24 feet.
    Per discussion with Chief Bierce on 02/23/23 the site is allowed 20 feet drives as long as there are pitched roofs on the site. Which the current building has, see architectural plans for details.
    b. Staff recommends orienting the front of the building to Golf Road. Alternatively, the south elevation could be revised to more closely match the entrance of the building on the opposite side. However, staff also recommends that the shed and dumpster enclosure be located on the north side of the building.
    As discussed in the review meeting, grading constraints dictate the orientation as well as the elevation. Shed and dumpster architectural modifications have been included to allow for the shed and dumpster to remain on the south side.
    c. It is suggested that walking trails and seating areas be provided onsite, perhaps adjacent to the bioretention basin.
    As discussed 2/22/23 no walking trails will be added as there is an amenity space in the center courtyards for the residents. Additionally, the owner would prefer to keep the residents away from any safety concerns.
2. Landscaping
    a. Staff recommends additional trees be planted throughout the site to better compensate for the tree removal that will occur with this development. Additional plantings should be considered adjacent to the east and west sides of the building, particularly abutting the Oak Springs South subdivision.
    Additional tress have been added throughout the site to satisfy the comment, see updated landscape plans for details.
    b. What was the minimum size of tree identified in the tree survey of the property?
    The minimum tree size that was identified in the plans was a 6-Inch. Tree survey has been included in the submittal.
3. Signage
    a. Please be aware that signage will require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department prior to installation.
    Understood will be done at a later date.

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b. Also note that per section 17.0706(c) a ground sign located within 660 feet of a residential zoning district boundary shall not be illuminated during the seven-hour period beginning at eleven (11) PM and ending at six (6) AM.
Understood will be done at a later date.

c. Staff would also note that the entire coordinate address will be required to be displayed on the monument sign.
Understood will be done at a later date.

4. Lighting
   a. Please confirm that the total peak height of all lighting is no more than 20 feet as measured from grade. This includes the base, pole, and fixture as well as the mounting height of building lights.
   Understood Photometric plans have been updated to reflect this.
   b. Please provide a cut sheets/catalog pages of all fixtures.
   Understood Photometric plans have been updated to reflect this.

5. Engineering Department Comments:
   a. Construction Plans
      i. Permits will need to be obtained from Waukesha County for work performed within the CTH DR right-of-way.
      Understood will provide at a later date.
      ii. Provide right-of-way within the parcel extending from the end of Lakefield Drive large enough to accommodate a permanent cul-de-sac. This right-of-way and permanent cul-de-sac construction will be required of any site plan which doesn't include extension of public roadway from Lakefield Drive to Golf Road.
      In response to the meeting on 02/22/23 the City Staff was instructed to give an appropriate size and location. The applicant would prefer the right of way to be off the property. Applicant is looking for comments/feedback from planning commission.
      iii. It is recommended that different size storm sewers connecting to a single structure match top of pipe elevations to prevent backflowing during larger storm events.
      Understood will provide at a later date.
      iv. If inverts into bioretention basins are placed at bottom of basin elevation the tailwater during the 10-year storm event must be considered in the storm sewer sizing calculations.
      Understood will provide at a later date.
      v. Additional fire hydrants will likely be required on the east side and north sides of the building.
      Chief Bierce will advise on hydrant locations per our meeting on 02/23/23.
   b. Stormwater Management Plan
      i. This site will not be exempt from infiltration requirements. Implementation of non-structural infiltration features to achieve a maximum extent practicable approach will be required if a basin will not be feasible.
      Understood will provide at a later date.

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ii. The emergency spillway of the bio-retention basin should be designed with a 1-foot minimum freeboard from the 100-year water surface elevation. Include calculations showing that the emergency spillway can convey the 100-year undetained flow going to the bio-retention basin.
Understood will provide at a later date.

iii. Analysis for storm water peak runoff rate needs to include the entire parcel which the site is located on.
Understood will provide at a later date.

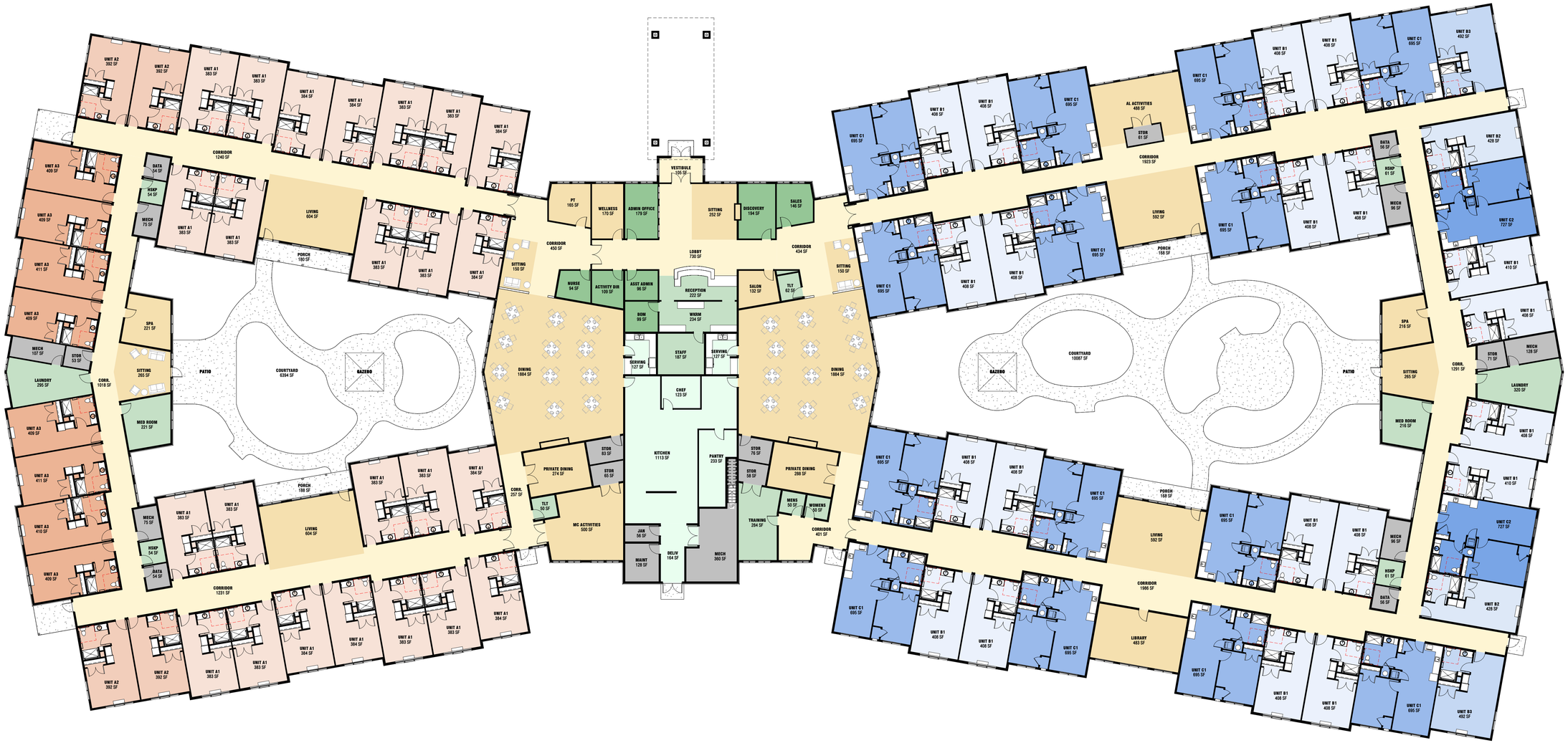
## BUILDING INFORMATION

**OVERALL BUILDING**
FIRST FLOOR S.F. = 67,578 s.f.
CANOPY & PORCHES S.F. = 1,678 s.f.
TOTAL S.F. = 69,256 s.f.

TOTAL UNITS = 76
MEMORY CARE UNITS: 36
(24) UNIT A1 - MC STUDIO @ 383 s.f.
(4) UNIT A2 - MC STUDIO @ 392 s.f.
(8) UNIT A3 - MC STUDIO @ 410 s.f.
ASSISTED LIVING UNITS: 40
(20) UNIT B1 - AL STUDIO @ 408 s.f.
(2) UNIT B2 - AL STUDIO @ 428 s.f.
(7) UNIT B3 - AL STUDIO @ 492 s.f.
(14) UNIT C1 - AL ONE BED @ 695 s.f.
(2) UNIT C2 - AL ONE BED @ 727 s.f.

S.F. / UNIT = 911 s.f.

CONGREGATE AREA REQUIRED = (76 residents x 90 s.f.) = 6,840 s.f.
CONGREGATE AREA PROVIDED = 10,173 s.f.




## OVERALL PRESENTATION FLOOR PLAN

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

**SITE PLAN REVIEW 03-06-2023**


Ganther Construction Architecture, Inc.
4825 County Road A
Oshkosh, Wisconsin 54901
tel. 920.426.4774 fax
920.426.4788 www.ganther.com



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PROPOSED PROJECT FOR:

# THE COURTYARD AT PEWAUKEE

PEWAUKEE, WI

REVISIONS

| # | DATE |
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|---|---|
| Project Number | 21-1016 |
| Date | 03/06/2023 |
| Drawn By | JR |
| Checked By | AI |

**OVERALL PRESENTATION FLOOR PLAN**

**A1**

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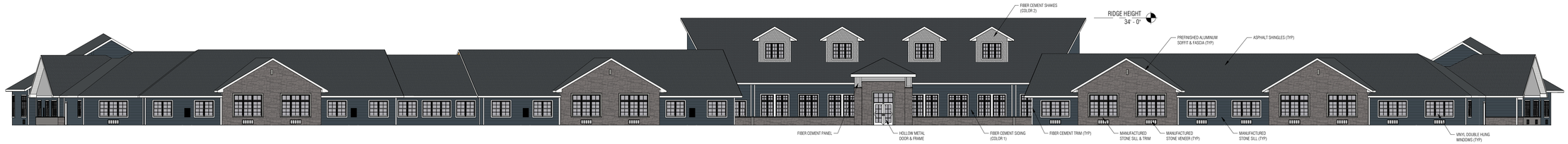
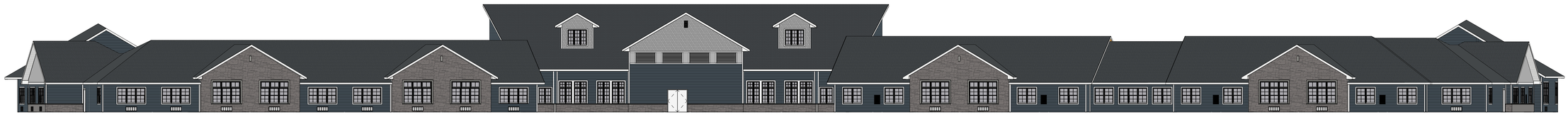


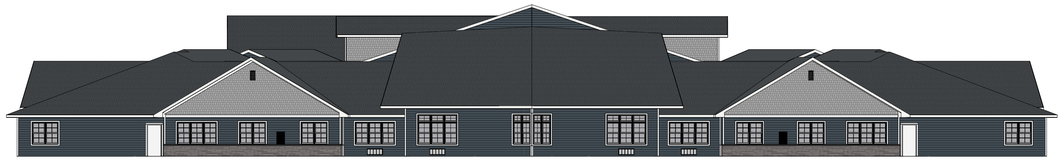

**1 / A2 MAIN BUILDING - NORTH**

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



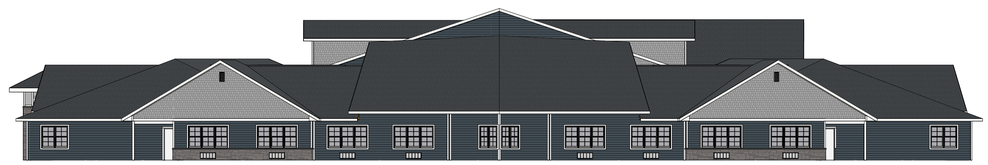
**2 / A2 MAIN BUILDING - SOUTH**

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



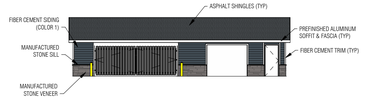
**3 / A2 MAIN BUILDING - EAST**

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



**4 / A2 MAIN BUILDING - WEST**

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




**5 / A2 GARAGE - NORTH**

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

**6 / A2 GARAGE - SOUTH**

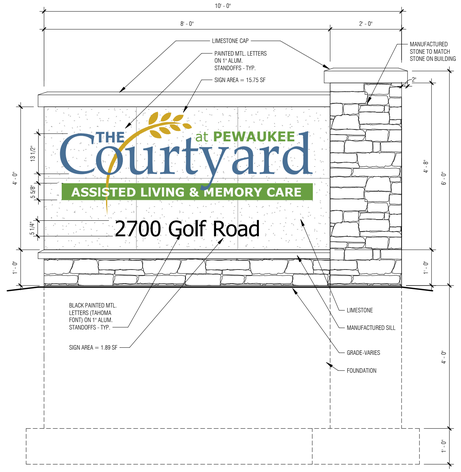
SCALE: 1/16" = 1'-0"

**7 / A2 GARAGE - WEST**

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

**8 / A2 GARAGE - EAST**

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




**9 / A2 MONUMENT SIGN**

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

**SITE PLAN REVIEW 03-06-2023**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PROPOSED PROJECT FOR:

# THE COURTYARD AT PEWAUKEE

PEWAUKEE, WI

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| Project Number | 21-1016 |
| Date | 03/06/2023 |
| Drawn By | JR |
| Checked By | AI |

**PRESENTATION EXTERIOR ELEVATIONS**

**A2**

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## STREET ENTRANCE RENDERING

SCALE: NOT TO SCALE

## MAIN ENTRANCE RENDERING

SCALE: NOT TO SCALE

**SITE PLAN REVIEW 03-06-2023**

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PROPOSED PROJECT FOR:

# THE COURTYARD AT PEWAUKEE

PEWAUKEE, WI

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| Project Number | 21-1016 |
| Date | 03/06/2023 |
| Drawn By | Author |
| Checked By | Checker |

**PRESENTATION RENDERINGS**

**A3**

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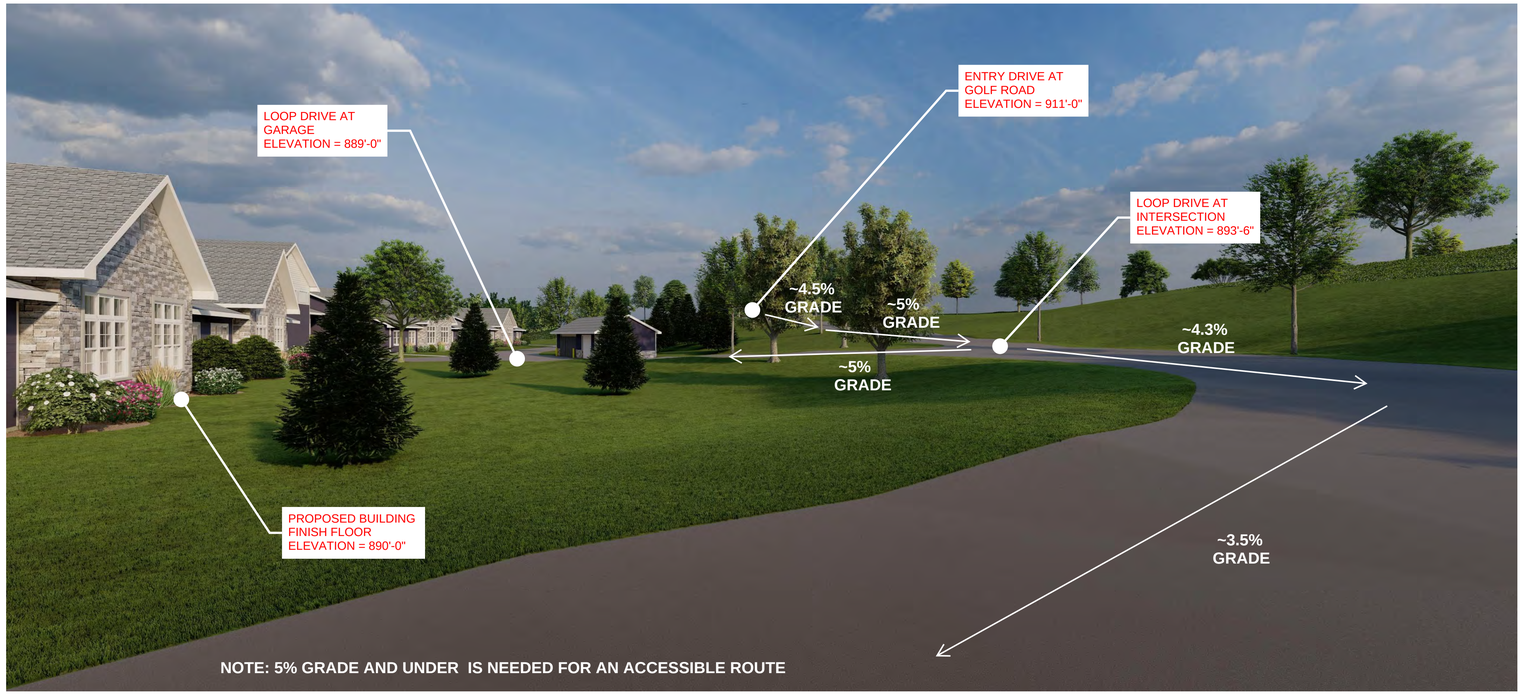


## SOUTHWEST LOOP DRIVE RENDERING

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

## SOUTHEAST LOOP DRIVE RENDERING

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

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| Date | 03/06/2023 |
| Drawn By | Author |
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**PRESENTATION RENDERINGS**

**A4**

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BEFORE

AFTER

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## ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

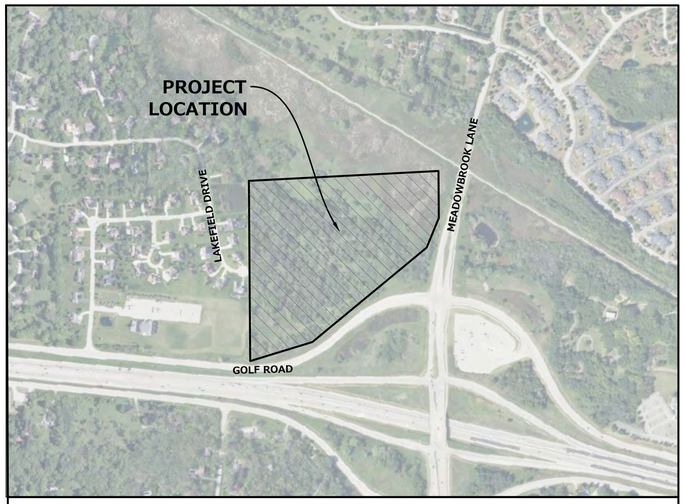
FOR

# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

PLANS PREPARED
FOR

**ANDEV GROUP, LLC**
680 N. LAKE SHORE DR. UNIT 1103
CHICAGO, IL 60611




LOCATION MAP
SCALE: 1" = 500'

## LEGEND

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

## ABBREVIATIONS

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

## GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT DATED JULY 2, 2019 HAS BEEN PREPARED BY CONSTRUCTION GEOTECHNICAL CONSULTANTS, INC. FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

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**PINNACLE ENGINEERING GROUP, LLC**
**ENGINEER'S LIMITATION**

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

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

DRAFTED: DMS
DESIGNED: AGT
REVIEWED:



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## GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL WAUKESHA COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
16. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

## SPECIFICATIONS FOR GRADING & EROSION CONTROL

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

## SPECIFICATIONS FOR PRIVATE UTILITIES

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

## SPECIFICATIONS FOR PAVING

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

## GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

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

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

   DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH DOUBLE ROW OF SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE.THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

## DEMOLITION NOTES

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

REVIEWED: DESIGNED: ACT DRAFTED: DMS

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**PINNACLE** ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
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(262) 754-8888

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# SHEET C-4

UNPLATTED LANDS
OWNER: LAKE PEWAUKEE SANITARY DISTRICT

N87°00'50"E 1326.21'

NE CORNER, SE 1/4 SEC. 19, T7N, R19E (FOUND CONC. MON. W/ BRASS CAP) N=388,833.26, E=2,458,246.85 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE) P.O.B.

OWNER: WISCONSIN ELECTRIC POWER COMPANY
UNPLATTED LANDS

18" PVC RIM=877.00 ELBOW INV.=874.32

SET 34" X 18" IRON REBAR

N87°00'50"E 2652.43'
NORTH LINE OF THE SE 1/4 SEC. 19, T7N, R19E
((R) 1325.67' PER PLAT OF OAK SPRINGS SOUTH)

1326.21'

1326.21'

18" PVC RIM=877.56 ELBOW INV.=874.69

EXISTING BUILDING

POND OUTFALL 12" RCP INV.=871.26 24" NE=874.98 SUMP=874.41

EAST LINE OF OAK SPRINGS SOUTH SUBDIVISION WEST OF PROPERTY LINE 0.54' (GAP)

OUTLOT 2
OAK SPRINGS SOUTH

12'

EDGE PF WATER 04/16/19 EL.=872.4

FOUND 1" IRON PIPE 0.40' WEST OF PROPERTY LINE

ELECTRIC EASEMENT

LOT 32
OAK SPRINGS SOUTH

FOUND 1" IRON PIPE 0.43' WEST OF PROPERTY LINE

LOT 31
OAK SPRINGS SOUTH

20'

DRAINAGE EASEMENT

FOUND 1" IRON PIPE 1.01' EAST OF PROPERTY LINE

LOT 30
OAK SPRINGS SOUTH

FOUND 2" IRON PIPE WEST 0.47' OF PROPERTY LINE

LAKEFIELD DRIVE
(60' PUBLIC R.O.W.)

LC CITY ZONING
A-1 CITY ZONING

100 YEAR FLOOD PLAIN PER FEMA MAP NO. 55133C0191G (GRAPHIC PLOTTING ONLY)

WETLANDS DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC. IN SEPTEMBER 2018

TAX KEY NO.
PWC 0940-999-001
1,235,817 SQ. FT.
28.3705 ACRES

CONCRETE CURB
ASPHALT
CONCRETE CURB
ASPHALT PAVEMENT
ASPHALT

SITE BENCHMARK: NW FLANGE BOLT HYDRANT EL.=892.38

SANITARY MANHOLE RIM=881.70

SANITARY MANHOLE RIM=887.95 8"=E=878.02 8"=SW=877.91

N00°24'46"W 1268.58'
((R) N00°25'53"W 1268.58' PER OAK SPRINGS SOUTH C.S.M. NO. 9263)

TEMPORARY TURN AROUND EASEMENT

LOT 29
OAK SPRINGS SOUTH

EAST LINE OF OAK SPRINGS SOUTH SUBDIVISION WEST OF PROPERTY LINE 0.47' (GAP)

WATER MAIN EASEMENT

30'

30'

PARCEL 1
C.S.M. NO. 9263

690.83' RIGHT OF ACCESS TO GOLF ROAD VIA ONE (1) ACCESS POINT PER DOC. 2479003

FOUND 1/2" IRON REBAR 0.26' EAST, 0.67' SOUTH

S72°59'32"W 454.49'

EXISTING RIGHT-OF-WAY LINE

EAST LINE OF C.S.M. NO. 9263 WEST OF PROPERTY LINE 0.64' (GAP)

FOUND CAPPED 1/2" IRON ROD

GRAVEL
ASPHALT PAVEMENT
CONCRETE CURB

INTERSTATE HIGHWAY "94"
(VARIABLE PUBLIC R.O.W.)
(FORMERLY KNOWN AS STATE HIGHWAY "30")

REFERENCE LINE INTERSTATE HIGHWAY 94 PER STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION INTERSTATE HIGHWAY 94 R/W PROJECT NUMBER 1065-10-20 4.06

S00°27'04"E 328.01'

MEADOWBROOK ROAD
COUNTY TRUNK HIGHWAY "G"
(VARIABLE PUBLIC R.O.W.)

EXISTING RIGHT-OF-WAY LINE

SET 34" X 18" IRON REBAR

S32°47'34"W 224.08'

SET 34" X 18" IRON REBAR

REFERENCE LINE MEADOWBROOK ROAD - COUNTY TRUNK HIGHWAY G PER STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION INTERSTATE HIGHWAY 94 R/W PROJECT NUMBER 1065-10-20 4.06

42" RCP CULVERT INV.=885.16

S50°25'48"W 1035.63'

NO ACCESS PER DOC. 2479003

ASPHALT PAVEMENT

GOLF ROAD
COUNTY TRUNK HIGHWAY "DR"

REFERENCE LINE GOLF ROAD PER STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION INTERSTATE HIGHWAY 94 R/W PROJECT NUMBER 1065-10-20 4.06

S00°27'04"E 2652.91'

EAST LINE OF THE SE 1/4 SEC. 19, T7N, R19E

## LEGEND

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

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

## EXISTING CONDITIONS SURVEY:

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

## CONTRACTOR RESPONSIBILITY:

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

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

# SHEET C-5

REVIEWED:
DESIGNED: ACT
DRAFTED: DMS

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

# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## EXISTING CONDITIONS & DEMO OVERVIEW

REVISIONS

PEG JOB NO.: 1338.10
PEG PM: MTS
START DATE: 07-27-22
SCALE: 1" = 80'

SHEET
C-3
C-18

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EXISTING CONDITIONS & DEMO OVERVIEW

Z:\PROJECTS\2018\1338.10-WI\CAD\SHEETS\1338.10 EXISTING CONDITIONS & DEMO PLAN.DWG

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UNPLATTED LANDS
OWNER: LAKE PEWAUKEE SANITARY DISTRICT

N87°00'50"E 1326.21'

18" PVC RIM=877.00
ELBOW INV.=874.32

EXISTING BUILDING

SET 3/4" X 18" IRON REBAR

N87°00'50"E 2652.43'
NORTH LINE OF THE SE 1/4 SEC. 19, T7N, R19E
((R) 1325.67' PER PLAT OF OAK SPRINGS SOUTH) 1326.215'

1326.215'

18" PVC RIM=877.56
ELBOW INV.=874.69

POND OUTFALL STRUCTURE
RIM=877.26
24" NE=874.98
SUMP=874.41

EAST LINE OF OAK SPRINGS SOUTH SUBDIVISION WEST OF PROPERTY LINE 0.54' (GAP)

OUTLOT 2
OAK SPRINGS SOUTH

12'

EDGE PF WATER
04/16/19
EL.=872.4

FOUND 1" IRON PIPE 0.40' WEST OF PROPERTY LINE

ELECTRIC EASEMENT

LOT 32
OAK SPRINGS SOUTH

FOUND 1" IRON PIPE 0.47' WEST OF PROPERTY LINE

LAKEFIELD DRIVE
(60' PUBLIC R.O.W.)

6'

LOT 31
OAK SPRINGS SOUTH

20'

DRAINAGE EASEMENT

FOUND 1" IRON PIPE 1.01' EAST OF PROPERTY LINE

LOT 30
OAK SPRINGS SOUTH

FOUND 2" IRON PIPE WEST 0.47' OF PROPERTY LINE

CONCRETE CURB
ASPHALT
CONCRETE CURB
ASPHALT PAVEMENT
ASPHALT

SANITARY MANHOLE
RIM=887.95
8" E=878.02
8" SW=877.91

8.33'

PER PLAT OF OAK SPRINGS SOUTH & C.S.M. NO. 9263)

EXISTING SANITARY MANHOLE TO REMAIN

EXISTING TREE TO BE REMOVED

SITE BENCHMARK:
NW FLANGE BOLT
HYDRANT EL.=892.38

SANITARY MANHOLE
RIM=891.02
8" W=880.79

100 YEAR FLOOD PLAIN PER FEMA MAP NO. 551333C0191G (GRAPHIC PLOTTING ONLY)

WETLANDS DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC. IN SEPTEMBER 2018

EXISTING TREES TO REMAIN (TYP)

EXISTING TREES TO BE REMOVED (TYP)

*TAX KEY NO.*
*PWC 0940-999-001*
*1,235,817 SQ. FT.*
*28.3705 ACRES*

MATCH LINE SEE SHEET C-5

## LEGEND

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

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

### EXISTING CONDITIONS SURVEY:

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

### CONTRACTOR RESPONSIBILITY:

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

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

REVIEWED:
DESIGNED: ACT
DRAFTED: DMS

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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## EXISTING CONDITIONS & DEMO PLAN

REVISIONS

PEG JOB NO. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 40'

SHEET
C-4
C-18

EXISTING CONDITIONS & DEMO PLAN

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MATCH LINE SEE SHEET C-4

SANITARY MANHOLE
RIM=887.95
8" E=878.02
8" SW=877.91

TEMPORARY TURN AROUND EASEMENT

LOT 29
OAK SPRINGS SOUTH

EAST LINE OF OAK SPRINGS SOUTH SUBDIVISION WEST OF PROPERTY LINE 0.47' (GAP)

N00°24'46"W 1258.38'
((R) N00°25'03"W PER PLA

WATER MAIN EASEMENT
30'

PARCEL 1
C.S.M. NO. 9263

EXISTING TREES TO BE REMOVED (TYP)

EXISTING RETAINING WALL TO BE REMOVED

STONE WALL

690.83' RIGHT OF ACCESS TO GOLF ROAD VIA ONE (1) ACCESS POINT PER DOC. 2479003

EXISTING SIGN TO REMAIN

ASPHALT PAVEMENT

NO ACCESS PER DOC. 2479003
S50°25'48"W 1035.63'

EXISTING FIBER OPTIC STRUCTURE AND HYDRANT TO REMAIN

GOLF ROAD
COUNTY TRUNK HIGHWAY "DR"

CLEAR AND GRUB EXISTING WOODED AREAS. SEE GRADING PLAN FOR REMOVAL LIMITS

FOUND 1/2" IRON REBAR
0.23' EAST, 0.61' SOUTH

S72°59'32"W 454.49'

EXISTING RIGHT-OF-WAY LINE

EAST LINE OF C.S.M. NO. 9263 WEST OF PROPERTY LINE 0.44' (GAP)

FOUND CAPPED 1/2" IRON ROD

GRAVEL
ASPHALT PAVEMENT

CONCRETE CURB

INTERSTATE HIGHWAY "94"
(VARIABLE PUBLIC R.O.W.)
(FORMERLY KNOWN AS STATE HIGHWAY "30")

REFERENCE LINE INTERSTATE HIGHWAY 94
PER STATE OF WISCONSIN DEPARTMENT OF
TRANSPORTATION INTERSTATE HIGHWAY 94
R/W PROJECT NUMBER 1065-10-20 4.06

## LEGEND

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

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

### EXISTING CONDITIONS SURVEY:

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NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

REVIEWED:
DESIGNED: ACT
DRAFTED: DMS

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CHICAGO I MILWAUKEE : NATIONWIDE

# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## EXISTING CONDITIONS & DEMO PLAN

REVISIONS

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 40'

SHEET
C-5
C-18

EXISTING CONDITIONS & DEMO PLAN

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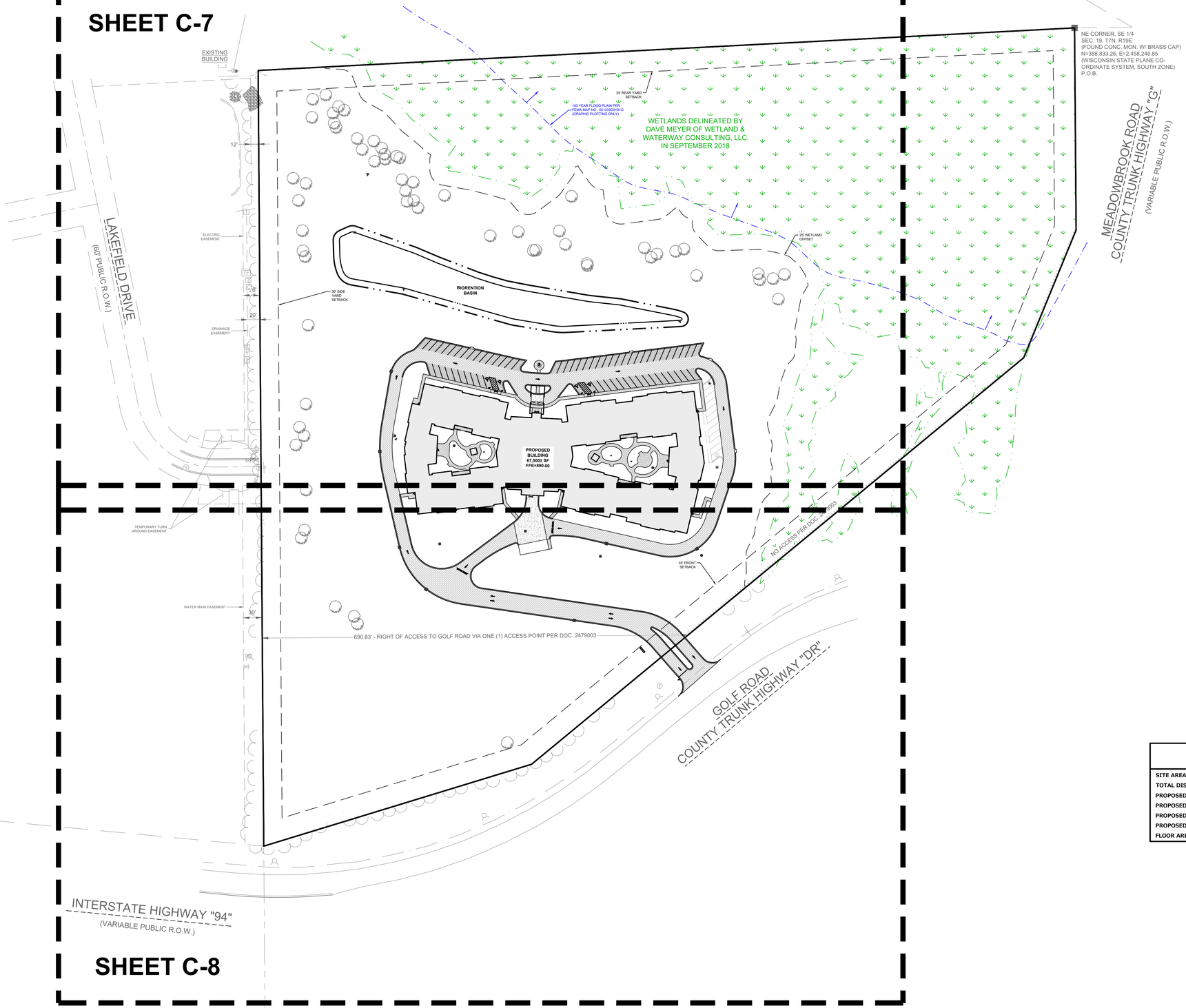
SHEET C-7




SHEET C-8

## LEGEND

- **LIGHT DUTY ASPHALT PAVEMENT**
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 3" HMA PAVEMENT (2 LIFTS)
    - 2" BINDER COURSE - 3 LT 58-28 S
    - 1" SURFACE COURSE - 5 LT 58-28 S
- **HEAVY DUTY ASPHALT PAVEMENT**
  - 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 4" HMA PAVEMENT (2 LIFTS)
    - 2 2" BINDER COURSE - 3 LT 58-28 S
    - 1 & 1" SURFACE COURSE - 5 LT 58-28 S
- **CONCRETE PAVEMENT**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 6" PCC
- **CONCRETE SIDEWALK**
  - 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 5" PCC
- (A) **4" WHITE STRIPE**
- (B) **4" DIAGONAL AT 45° SPACED 2' O.C.**
- (C) **BOLLARD MOUNTED ADA SIGN (SEE DETAIL)**
- (D) **18" CURB & GUTTER (SEE DETAIL)**
- (E) **18" REVERSE CURB & GUTTER (SEE DETAIL)**
- (F) **ADA COMPLIANT RAMP W/ TRUNCATED DOMES (SEE DETAIL). TAPER CURB HEAD AND DEPRESS WALK/CURB**
- (G) **ADA STALL INSIGNIA**
- (H) **CONCRETE WHEEL STOP (SEE DETAIL)**
- (18) **PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**

## SITE DATA

| | |
|---|---|
| **SITE AREA:** | **28.37 AC** |
| **TOTAL DISTURBED AREA:** | **14.98 AC** |
| **PROPOSED CAR PARKING SPACES:** | **68 SPACES (4 ADA SPOTS)** |
| **PROPOSED PAVEMENT AREA:** | **1.86 AC** |
| **PROPOSED TOTAL IMPERVIOUS:** | **3.40 AC = 12%** |
| **PROPOSED GREEN SPACE:** | **24.97 AC = 88%** |
| **FLOOR AREA RATIO:** | **1.55 AC = 6%** |

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

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

REVIEWED:
DESIGNED: ACT
DRAFTED: DMS

PLAN | DESIGN | DELIVER
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# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## SITE DIMENSIONAL & PAVING OVERVIEW

REVISIONS

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 80'

SHEET
C-6
C-18

SITE DIMENSIONAL & PAVING OVERVIEW

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EXISTING BUILDING

O/H W

LAKEFIELD DRIVE
(60' PUBLIC R.O.W.)

12'

ELECTRIC EASEMENT

26'

30' SIDE YARD SETBACK

20'

DRAINAGE EASEMENT

265.8'

35' REAR YARD SETBACK

100 YEAR FLOOD PLAIN PER FEMA MAP NO. 551333C0191G (GRAPHIC PLOTTING ONLY)

WETLANDS DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC. IN SEPTEMBER 2018

25' WETLAND OFFSET

BIORENTION BASIN

CONCRETE FLUME (TYP) (SEE DETAIL)

PROPOSED FLAGPOLE

PROPOSED FDC

PROPOSED BUILDING 67,500± SF FFE=890.00

PROPOSED GAZEBO (TYP)

PROPOSED FUTURE PARKING

MATCH LINE SEE SHEET C-8

## LEGEND

- **LIGHT DUTY ASPHALT PAVEMENT**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 3" HMA PAVEMENT (2 LIFTS)
    - 2" BINDER COURSE - 3 LT 58-28 S
    - 1" SURFACE COURSE - 5 LT 58-28 S
- **HEAVY DUTY ASPHALT PAVEMENT**
  - 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 4" HMA PAVEMENT (2 LIFTS)
    - 2 ½" BINDER COURSE - 3 LT 58-28 S
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- **CONCRETE PAVEMENT**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 6" PCC
- **CONCRETE SIDEWALK**
  - 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 5" PCC

(A) 4" WHITE STRIPE

(B) 4" DIAGONAL AT 45° SPACED 2' O.C.

(C) BOLLARD MOUNTED ADA SIGN (SEE DETAIL)

(D) 18" CURB & GUTTER (SEE DETAIL)

(E) 18" REVERSE CURB & GUTTER (SEE DETAIL)

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

(G) ADA STALL INSIGNIA

(H) INTEGRAL CURB & WALK (SEE DETAIL)

(I) TAPER CURB HEAD (SEE DETAIL)

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

## SITE DATA

| | |
|---|---|
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| PROPOSED PAVEMENT AREA: | 1.86 AC |
| PROPOSED TOTAL IMPERVIOUS: | 3.40 AC = 12% |
| PROPOSED GREEN SPACE: | 24.97 AC = 88% |
| FLOOR AREA RATIO: | 1.55 AC = 6% |

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

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

REVIEWED:

DESIGNED: ACT

DRAFTED: DMS

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# THE COURTYARD AT PEWAUKEE

GOLF RD & MEADOWBROOK LN

SITE DIMENSIONAL & PAVING PLAN

REVISIONS

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 40'

SHEET
C-7
C-18

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SITE DIMENSIONAL & PAVING PLAN

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MATCH LINE SEE SHEET C-7

TEMPORARY TURN AROUND EASEMENT

WATER MAIN EASEMENT

30'

690.83' - RIGHT OF ACCESS TO GOLF ROAD VIA ONE (1) ACCESS POINT PER DOC. 2479003

NO ACCESS PER DOC. 2479003

PROPOSED SHED AND DUMPSTER

35' FRONT SETBACK

PROPOSED MONUMENT SIGN

PROPOSED STOP SIGN AND BAR

GOLF ROAD
COUNTY TRUNK HIGHWAY "DR"

INTERSTATE HIGHWAY "94"
(VARIABLE PUBLIC R.O.W.)

## LEGEND

- **LIGHT DUTY ASPHALT PAVEMENT**
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 3" HMA PAVEMENT (2 LIFTS)
    - 2" BINDER COURSE - 3 LT 58-28 S
    - 1" SURFACE COURSE - 5 LT 58-28 S
- **HEAVY DUTY ASPHALT PAVEMENT**
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  - 4" HMA PAVEMENT (2 LIFTS)
    - 2 ½" BINDER COURSE - 3 LT 58-28 S
    - 1 ½" SURFACE COURSE - 5 LT 58-28 S
- **CONCRETE PAVEMENT**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 6" PCC
- **CONCRETE SIDEWALK**
  - 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 5" PCC

(A) 4" WHITE STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) BOLLARD MOUNTED ADA SIGN (SEE DETAIL)
(D) 18" CURB & GUTTER (SEE DETAIL)
(E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
(F) ADA COMPLIANT RAMP W/ TRUNCATED DOMES (SEE DETAIL). TAPER CURB HEAD AND DEPRESS WALK/CURB
(G) ADA STALL INSIGNIA
(H) CONCRETE WHEEL STOP (SEE DETAIL)
(I) TAPER CURB HEAD (SEE DETAIL)
(16) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

## SITE DATA

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

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

REVIEWED:
DESIGNED: ACT
DRAFTED: DMS

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# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## SITE DIMENSIONAL & PAVING PLAN

REVISIONS

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 40'

SHEET
C-8
C-18

SITE DIMENSIONAL & PAVING PLAN

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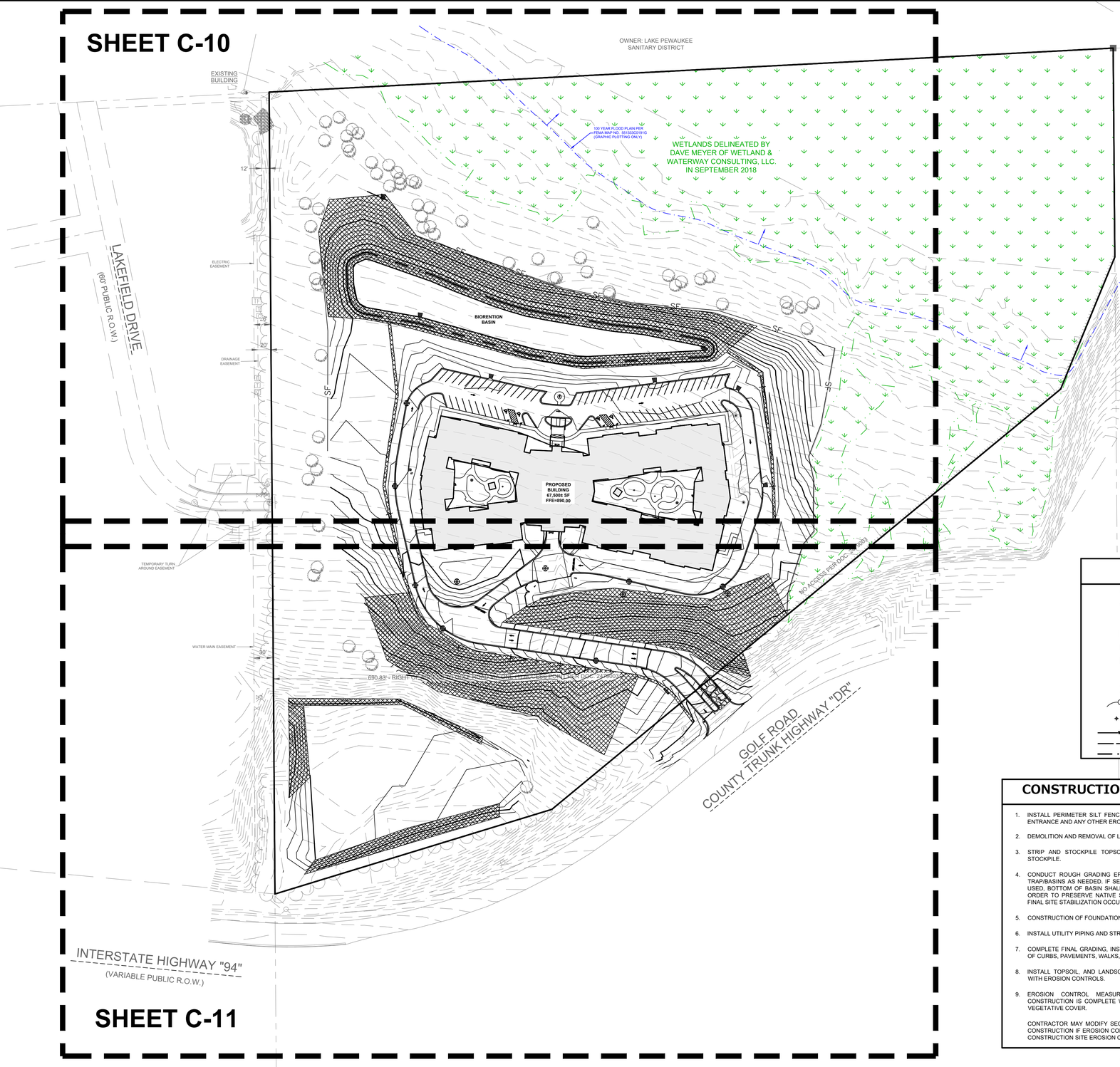
**SHEET C-10**




**SHEET C-11**

## LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- 743 PROPOSED CONTOUR
- 750.0 PROPOSED SPOT ELEVATION
- WETLANDS
- FLOODPLAIN
- HIGH WATER LEVEL (HWL)
- NORMAL WATER LEVEL (NWL)
- DITCH OR SWALE
- DIVERSION SWALE
- SF SILT FENCE
- TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
- RIP RAP

## CONSTRUCTION SITE SEQENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
2. DEMOLITION AND REMOVAL OF LANDSCAPING.
3. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAP/BASINS AS NEEDED. IF SEDIMENT BASINS (BIO RETENTION BASINS) ARE TO BE USED, BOTTOM OF BASIN SHALL BE LEFT A MINIMUM OF 1' ABOVE FINAL GRADE IN ORDER TO PRESERVE NATIVE SOIL INTERFACE. DO NOT EXCAVATE FINAL 1' UNTIL FINAL SITE STABILIZATION OCCURS.
5. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
6. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
7. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
8. INSTALL TOPSOIL, AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
9. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

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

NOTE :

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

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

DRAFTED: DMS DESIGNED: AGT REVIEWED:

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CHICAGO I MILWAUKEE - NATIONWIDE

# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## GRADING & EROSION CONTROL OVERVIEW

REVISIONS

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 80'

SHEET C-9 C-18

GRADING & EROSION CONTROL OVERVIEW

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NOTE :

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

## LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- 750.0 PROPOSED SPOT ELEVATION
- WETLANDS
- FLOODPLAIN
- HIGH WATER LEVEL (HWL)
- NORMAL WATER LEVEL (NWL)
- DITCH OR SWALE
- DIVERSION SWALE
- SF SILT FENCE
- TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
- RIP RAP

## CONSTRUCTION SITE SEQENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
2. DEMOLITION AND REMOVAL OF LANDSCAPING.
3. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAP/BASINS AS NEEDED. IF SEDIMENT BASINS (BIO RETENTION BASINS) ARE TO BE USED, BOTTOM OF BASIN SHALL BE LEFT A MINIMUM OF 1' ABOVE FINAL GRADE IN ORDER TO PRESERVE NATIVE SOIL INTERFACE. DO NOT EXCAVATE FINAL 1' UNTIL FINAL SITE STABILIZATION OCCURS.
5. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
6. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
7. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
8. INSTALL TOPSOIL, AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
9. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

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

EXISTING BUILDING

OHW

12'

ELECTRIC EASEMENT

LAKEFIELD DRIVE

(60' PUBLIC R.O.W.)

26'

20'

DRAINAGE EASEMENT

SILT FENCE (TYP)

SF

RIP RAP (TYP) (SEE DETAIL)

BIORENTION BASIN

INLET PROTECTION (TYP)

886.57

887.74

886.80

887.61

887.93

887.76

890.00

889.00

889.50

889.34

889.61

889.32

PROPOSED BUILDING 67,500± SF FFE=890.00

100 YEAR FLOOD PLAIN PER FEMA MAP NO. 551333C0191G (GRAPHIC PLOTTING ONLY)

WETLANDS DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC IN SEPTEMBER 2018

STRAW BALE DITCH CHECK (SEE DETAIL)

PROTECTION FENCE (TYP)

RIP RAP (TYP) (SEE DETAIL)

MATCH LINE SEE SHEET C-11

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

REVIEWED:

DESIGNED: ACT

DRAFTED: DMS

PLAN I DESIGN I DELIVER
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CHICAGO I MILWAUKEE : NATIONWIDE

# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## GRADING & EROSION CONTROL PLAN

REVISIONS

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 40'

SHEET
C-10
C-18

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GRADING & EROSION CONTROL PLAN

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## CONSTRUCTION SITE SEQENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
2. DEMOLITION AND REMOVAL OF LANDSCAPING.
3. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAP/BASINS AS NEEDED. IF SEDIMENT BASINS (BIO RETENTION BASINS) ARE TO BE USED, BOTTOM OF BASIN SHALL BE LEFT A MINIMUM OF 1' ABOVE FINAL GRADE IN ORDER TO PRESERVE NATIVE SOIL INTERFACE. DO NOT EXCAVATE FINAL 1' UNTIL FINAL SITE STABILIZATION OCCURS.
5. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
6. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
7. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
8. INSTALL TOPSOIL, AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
9. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

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

## LEGEND

| | |
|---|---|
| SANITARY SEWER MANHOLE | NORMAL WATER LEVEL (NWL) |
| STORM SEWER MANHOLE | DITCH OR SWALE |
| STORM STORM CATCH BASIN (ROUND CASTING) | DIVERSION SWALE |
| STORM SEWER CATCH BASIN (RECTANGULAR CASTING) | SILT FENCE |
| PRECAST FLARED END SECTION | TYPE D INLET PROTECTION |
| CLEANOUT | CONSTRUCTION ENTRANCE |
| VALVE BOX | HYDROSEED (PER MANUFACTURER SPECIFICATIONS) |
| FIRE HYDRANT | EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL) |
| PROPOSED CONTOUR | RIP RAP |
| PROPOSED SPOT ELEVATION | |
| WETLANDS | |
| FLOODPLAIN | |
| HIGH WATER LEVEL (HWL) | |

NOTE :

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

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

REVIEWED:

DESIGNED: AST

DRAFTED: DMS

PLAN | DESIGN | DELIVER
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# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## GRADING & EROSION CONTROL PLAN

REVISIONS

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 40'

SHEET
C-11
C-18

GRADING & EROSION CONTROL PLAN

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Z:\PROJECTS\2018\1338.10-WI\CAD\SHEETS\1338.10 GRADING & EROSION CONTROL PLAN.DWG

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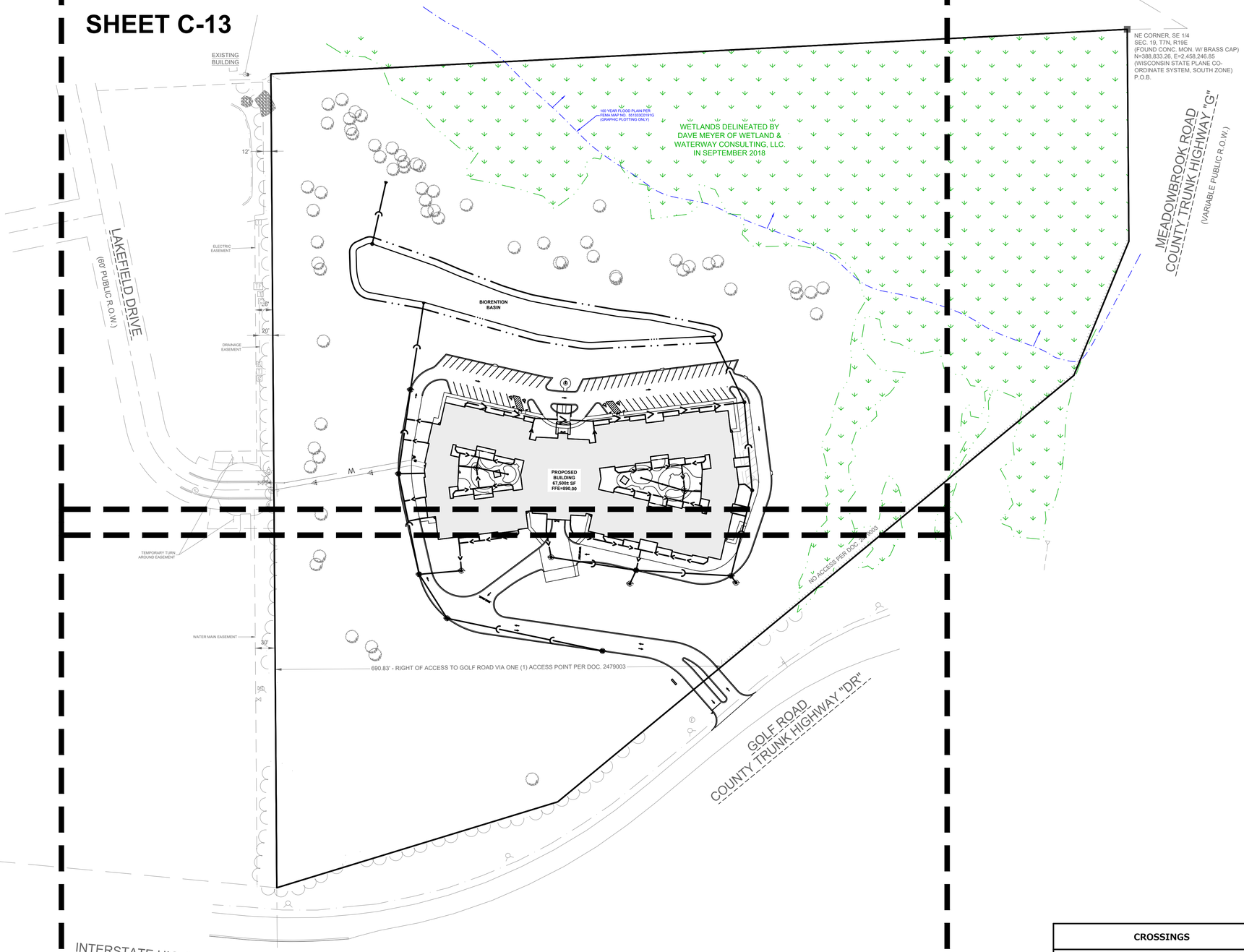
# SHEET C-13




# SHEET C-14

## LEGEND

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

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

**CROSSINGS**

1. 15" STM OVER 8" WAT — 8" WAT T.O.P. = 881.69
2. 15" STM OVER 8" SAN — 8" SAN T.O.P. = 882.61

**NOTE:**
**ALL INLETS SHALL HAVE UNDERDRAIN INSTALLED PER DETAIL ON SHEET C-18**

**CONTRACTOR TO PROVIDE MINIMUM OF 2.5' OF COVER AT ALL DOWNSPOUT CONNECTIONS TO STORM SEWER. CONNECTIONS TO BE MADE WITH 6" SDR-35 PVC AND FITTED WITH WYE CONNECTIONS.**

NORTH

GRAPHICAL SCALE (FEET)

0 — 1" = 80' — 160'

DRAFTED: DMS
DESIGNED: ACT
REVIEWED:

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# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## STORM SEWER OVERVIEW

REVISIONS

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 80'

SHEET
C-12
C-18

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STORM SEWER OVERVIEW

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**CONTRACTOR TO PROVIDE MINIMUM OF 2.5' OF COVER AT ALL DOWNSPOUT CONNECTIONS TO STORM SEWER. CONNECTIONS TO BE MADE WITH 6" SDR-35 PVC AND FITTED WITH WYE CONNECTIONS.**

**NOTE:**
**ALL INLETS SHALL HAVE UNDERDRAIN INSTALLED PER DETAIL ON SHEET C-18**

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

## LEGEND

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

## CROSSINGS

1. 15" STM OVER 8" WAT — 15" STM B.O.P. = 883.36 — 8" WAT T.O.P. = 881.69
2. 15" STM OVER 8" SAN — 15" STM B.O.P. = 883.45 — 8" SAN T.O.P. = 882.61

EXISTING BUILDING

18" PVC RIM=877.00
ELBOW INV.=874.32

OHW

18" PVC RIM=877.56
ELBOW INV.=874.69

POND OUTFALL STRUCTURE
RIM=877.26
24" NE=874.98
SUMP=874.41

12'

ES OUTFALL
INV=875.00 (24")

98.3 L.F. 24" RCP
@ S=3.05%

O.C.S. (SEE SHEET C-18 FOR DETAIL)

ELECTRIC EASEMENT

LAKEFIELD DRIVE
(60' PUBLIC R.O.W.)

26'

20'

DRAINAGE EASEMENT

100 YEAR FLOOD PLAIN PER FEMA MAP NO. 551333C0191G (GRAPHIC PLOTTING ONLY)

WETLANDS DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC. IN SEPTEMBER 2018

BIORENTION BASIN

ES 6
INV=881.00 (15")

136.8 L.F. 15" HDPE
@ S=1.00%

ES 13
INV=881.00 (24")

113.3 L.F. 24" HDPE
@ S=0.60%

CB 5
48" DIA
RIM= 886.57
INV=882.37 (15" S)
INV=882.37 (15" N)

106.5 L.F. 10" SDR-35
@ S=1.25%

90.4 L.F. 10" SDR-35
@ S=1.25%

235.8 L.F. 10" SDR-35
@ S=1.25%

MH 12
48" DIA
RIM= 888.92
INV=881.68 (10" W)
INV=881.68 (24" S)
INV=881.68 (24" NW)

DS 100
INV=887.14 (10")

131.3 L.F. 15" HDPE
@ S=1.00%

CB 14.1

AD 14.2

AD 15.3

AD 15.2

CB 15.1

136.7 L.F. 24" HDPE
@ S=0.50%

CB 4
48" DIA
RIM= 887.93
INV=883.68 (12" S)
INV=883.68 (15" N)

BC 14
INV=884.18 (10")

PROPOSED BUILDING
67,500± SF
FFE=890.00

BC 15
INV=882.66 (12")

MH 11
48" DIA
RIM= 889.16
INV=882.36 (18" S)
INV=882.36 (24" N)

MATCH LINE SEE SHEET C-14

NORTH

GRAPHICAL SCALE (FEET)
0 — 1" = 40' — 80'

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REVIEWED:
DESIGNED: ACT
DRAFTED: DMS

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# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

**STORM SEWER PLAN**

**REVISIONS**

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 40'

**SHEET**
C-13
C-18

STORM SEWER PLAN

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MATCH LINE SEE SHEET C-13

TEMPORARY TURN AROUND EASEMENT

WATER MAIN EASEMENT

30'

158.8 L.F. 12" HDPE @ S=0.80%

CB 7
48" DIA
RIM= 1777.21
INV=885.15 (12" W)

CB 8
48" DIA
RIM= 888.15
INV=884.73 (12" E)

136.3 L.F. 18" HDPE @ S=0.51%

CB 3
48" DIA
RIM= 891.10
INV=884.95 (12" E)
INV=888.45 (10" SE)
INV=884.95 (12" N)

65.5 L.F. 12" HDPE @ S=0.31%

TOPSOIL BERM

132.9 L.F. 12" HDPE @ S=0.60%

22.9 L.F. 12" HDPE @ S=0.48%

CB 9.1
48" DIA
RIM= 887.04
INV=884.04 (12" NE)

CB 9
48" DIA
RIM= 888.22
INV=883.93 (12" W)
INV=883.93 (12" SW)
INV=883.93 (15" E)

147.1 L.F. 15" HDPE @ S=0.60%

13.0 L.F. 12" HDPE @ S=0.77%

CB 10.1
48" DIA
RIM= 887.44
INV=883.15 (12" NW)

CB 10
48" DIA
RIM= 887.54
INV=883.05 (12" SE)
INV=883.05 (15" W)
INV=883.05 (18" N)

NO ACCESS PER DOC. 2479003

80.5 L.F. 10" HDPE @ S=0.81%

CB 2
48" DIA
RIM= 893.00
INV=889.10 (8" E)
INV=889.10 (10" NW)

245.7 L.F. 8" HDPE @ S=3.75%

690.83' - RIGHT OF ACCESS TO GOLF ROAD VIA ONE (1) ACCESS POINT PER DOC. 2479003

CB 1
48" DIA
RIM= 901.15
INV=898.31 (8" W)

GOLF ROAD
COUNTY TRUNK HIGHWAY "DR"

INTERSTATE HIGHWAY "94"
(VARIABLE PUBLIC R.O.W.)

## LEGEND

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

**CROSSINGS**

1 — 15" STM OVER 8" WAT
15" STM B.O.P. = 883.36
8" WAT T.O.P. = 881.69

2 — 15" STM OVER 8" SAN
15" STM B.O.P. = 883.45
8" SAN T.O.P. = 882.61

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

**CONTRACTOR TO PROVIDE MINIMUM OF 2.5' OF COVER AT ALL DOWNSPOUT CONNECTIONS TO STORM SEWER. CONNECTIONS TO BE MADE WITH 6" SDR-35 PVC AND FITTED WITH WYE CONNECTIONS.**

**NOTE:**
ALL INLETS SHALL HAVE UNDERDRAIN INSTALLED PER DETAIL ON SHEET C-18

NORTH

GRAPHICAL SCALE (FEET)
0 — 1" = 40' — 80'

DRAFTED: DMS
DESIGNED: ACT
REVIEWED:

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# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## STORM SEWER PLAN

**REVISIONS**

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 40'

SHEET
C-14
C-18

STORM SEWER PLAN

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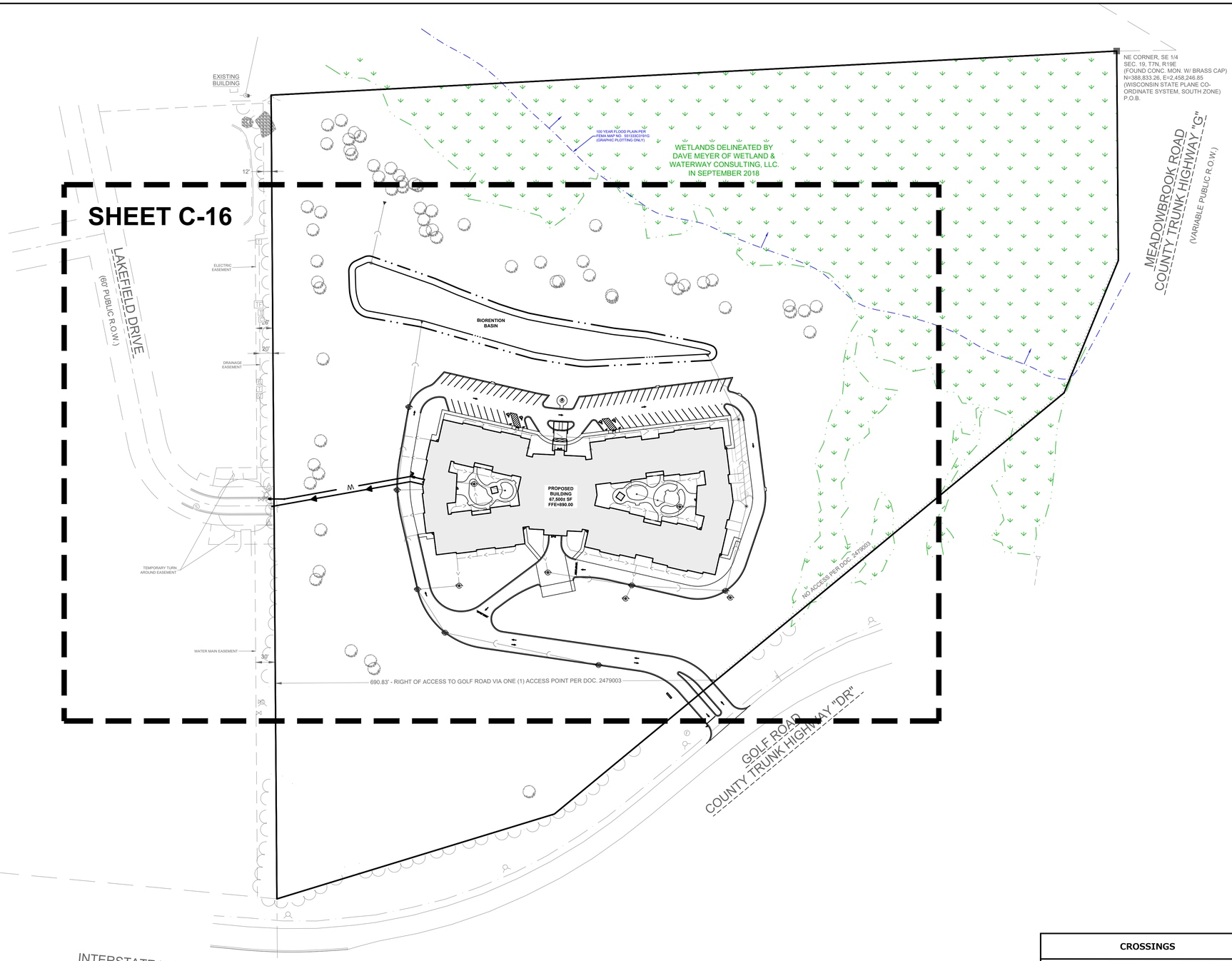


## LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- FORCE MAIN
- DOWNSPOUT CONNECTIONS
- STORM SEWER
- DRAIN TILE
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- OHW — OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN

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

**CROSSINGS**

1. 15" STM OVER 8" WAT — 15" STM B.O.P. = 883.36 — 8" WAT T.O.P. = 881.69
2. 15" STM OVER 8" SAN — 15" STM B.O.P. = 883.45 — 8" SAN T.O.P. = 882.61

**NOTE:**
ALL INLETS SHALL HAVE UNDERDRAIN INSTALLED PER DETAIL ON SHEET C-18

**CONTRACTOR TO PROVIDE MINIMUM OF 2.5' OF COVER AT ALL DOWNSPOUT CONNECTIONS TO STORM SEWER. CONNECTIONS TO BE MADE WITH 6" SDR-35 PVC AND FITTED WITH WYE CONNECTIONS.**

NORTH

GRAPHICAL SCALE (FEET)

0 — 1" = 80' — 160'

DRAFTED: DMS
DESIGNED: ACT
REVIEWED:

PLAN | DESIGN | DELIVER
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# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## SANITARY & WATERMAIN OVERVIEW

**REVISIONS**

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 80'

**SHEET**
C-15
C-18

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SANITARY & WATERMAIN OVERVIEW

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LAKEFIELD DRIVE
(60' PUBLIC R.O.W.)

ELECTRIC EASEMENT

26'

20'

DRAINAGE EASEMENT

**NOTE:**
**ALL INLETS SHALL HAVE UNDERDRAIN INSTALLED PER DETAIL ON SHEET C-18**

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

## LEGEND

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

## CROSSINGS

1. 15" STM OVER 8" WAT
   15" STM B.O.P. = 883.36
   8" WAT T.O.P. = 881.69
2. 15" STM OVER 8" SAN
   15" STM B.O.P. = 883.45
   8" SAN T.O.P. = 882.61

BIORENTION BASIN

PROPOSED HYDRANT W/ AUX VALVE WITH 5 LF 6" HYDRANT LEAD @ S=5.00%
NOZZLE = 888.68
GROUND = 887.18
INV = 881.19 (6" SW)

8 X 8 X 6 TEE
INV=880.86
INV=880.86

2.1 L.F. 8" C-900
WATER MAIN @ S=5.00%

22.5° BEND
INV=880.75

3.0 L.F. 8" C-900
WATER MAIN @ S=5.00%

8" GATE VALVE
INV=881.01

16.8 L.F. 8" C-900
WATER MAIN @ S=5.00%

WAT BC
INV=881.85 (8")

PROPOSED FDC LOCATION

SAN BC
INV=882.14

22.5° BEND
INV=882.04

20.2 L.F. SDR-35
@ S=0.52%

24.2 L.F. 8" C-900
WATER MAIN @ S=-4.72%

200.9 L.F. 8" C-900
WATER MAIN @ S=-1.00%

11.25° BEND
INV=882.76

220.6 L.F. SDR-35
@ S=0.52%

CONNECT TO EXISTING 12" WM WITH 12 X 8 REDUCER.
INV=883.90±
CONTRACTOR TO NOTIFY ENGINEER OF ANY DIESCREPANCIES

CONNECT TO EXISTING SANITARY MANHOLE
RIM=891.02
880.79 (8" W) (EXISTING)
880.89 (8" E) (PROPOSED)

SANITARY MANHOLE
RIM=887.95
8" E=878.02
8" SW=877.91

TEMPORARY TURN AROUND EASEMENT

**PROPOSED BUILDING 67,500± SF FFE=890.00**

NO ACCESS PER DOC. 2479003

GOLF ROAD
COUNTY TRUNK HIGHWAY "DR"

WATER MAIN EASEMENT

30'

690.83' - RIGHT OF ACCESS TO GOLF ROAD VIA ONE (1) ACCESS POINT PER DOC. 2479003

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

DRAFTED: DMS
DESIGNED: ACT
REVIEWED:

PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## SANITARY & WATERMAIN PLAN

REVISIONS

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 40'

SHEET
C-16
C-18

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SANITARY & WATERMAIN PLAN

Z:\PROJECTS\2018\1338.10-WI\CAD\SHEETS\1338.10 UTILITY PLAN.DWG

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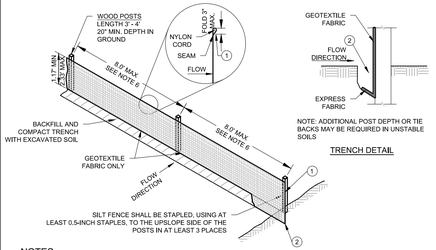



NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

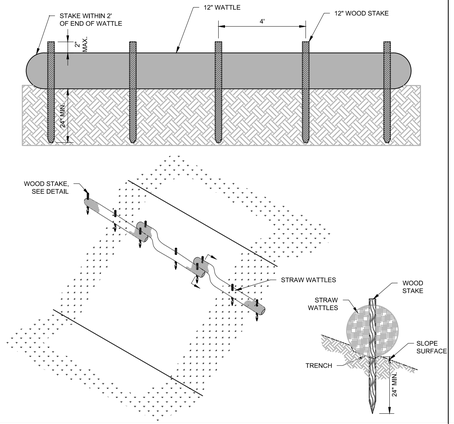
TRENCH DETAIL

NOTES:

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

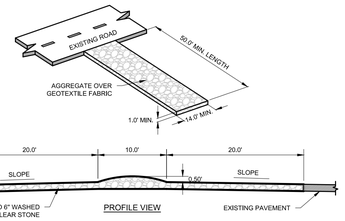
## SILT FENCE

#1004 10/4/13




## STRAW WATTLE

#137 06/01/15

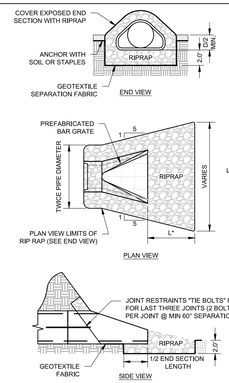



NOTES:

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
2. THE AGGREGATE FOR TRACKING PADS SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3, OR CA-4 AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATIONS 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK, ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

## CONSTRUCTION ENTRANCE

#1004 10/4/13

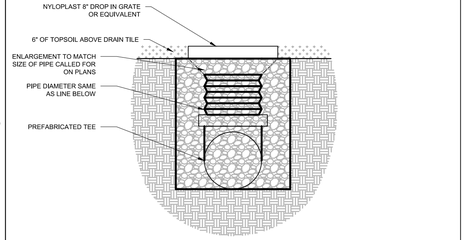



NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

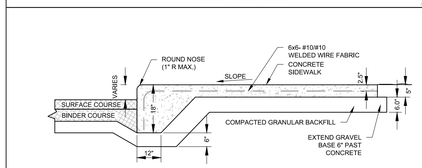
## RIP RAP AT END SECTIONS

#1004 10/4/13



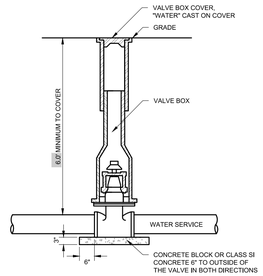

## AREA DRAIN

#1004 10/4/13




## INTEGRAL CURB AND SIDEWALK

#617 12-20-13

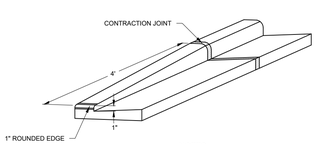



NOTES:

1. THE CONTRACT UNIT PRICE EACH FOR VALVES OF THE SIZE AND TYPE SPECIFIED SHALL INCLUDE PROVIDING & INSTALLING THE VALVE BOX

## SERVICE VALVE

#606 10/4/13




**NOTES:**

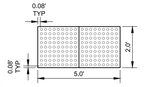
1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

## TAPER CURB HEAD

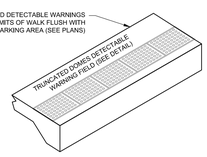
#620 10/4/13

| | MIN. | MAX. |
|---|---|---|
| A | 1.6" | 2.4" |
| B | 0.65" | 1.5" |
| C | " | " |
| D | 0.9" | 1.4" |

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION

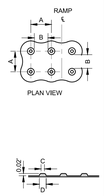



DETECTABLE WARNING FIELD (TYPICAL)*




NOTES:

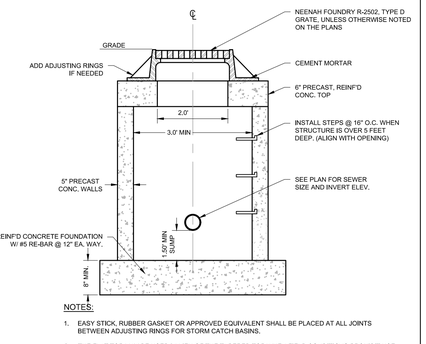
1. DETECTABLE WARNING FIELDS TO BE NEENAH FOUNDRY DETECTABLE WARNING FIELDS (OR APPROVED EQUAL), UNPAINTED NATURAL COLOR AND FIELD WEATHERED PRIOR TO INSTALLATION (VERIFY COLOR WITH OWNER PRIOR TO INSTALLATION.




TRUNCATED DOMES DETECTABLE WARNING PATTERN DETAIL

## DETECTABLE WARNING TRUNCATED DOMES

#606 10/4/13

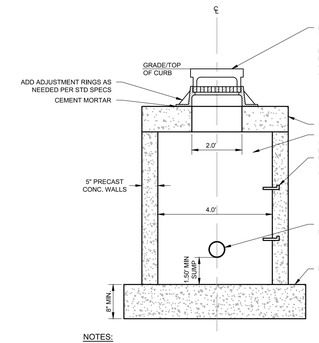



NOTES:

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

## CATCH BASIN

#606 10/4/13

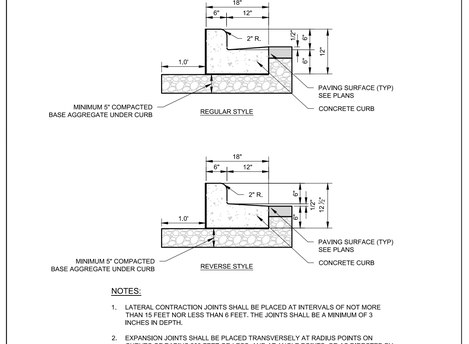



NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURES TO BE 4' DIA. OR AS INDICATED ON THE PLANS.

## CATCH BASIN - CURB

#606 10/4/13

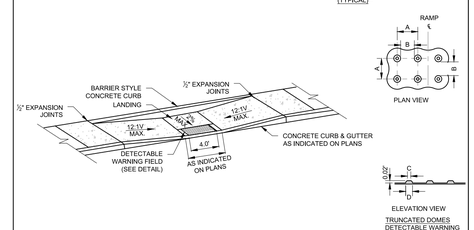



NOTES:

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

## 18" VERTICAL FACE CURB

#603 10/4/13




NOTES:

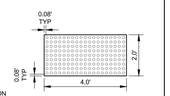
1. PITCH CONCRETE AT 2% FROM FLOW LINE OF GUTTER SECTION TO C/L OF FLUME.

## CONCRETE FLUME

#638 10/27/14

| | MIN. | MAX. |
|---|---|---|
| A | 1.6" | 2.4" |
| B | 0.65" | 1.5" |
| C | " | " |
| D | 0.9" | 1.4" |

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION



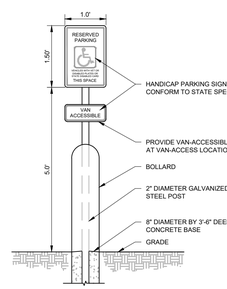

DETECTABLE WARNING FIELD (TYPICAL)*




TRUNCATED DOMES DETECTABLE WARNING PATTERN DETAIL

## TYPICAL ACCESSIBLE RAMP - SPLIT

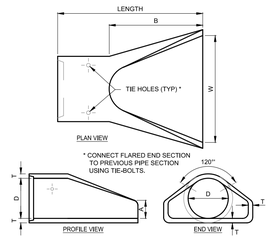
#704 10/27/14




## ADA SIGN

#707 10/11/13

| PIPE DIAMETER D | LENGTH | T | A | B | W | WEIGHT PER SECTION |
|---|---|---|---|---|---|---|
| INCHES | FEET | INCHES | INCHES | INCHES | INCHES | LBS. |
| 12 | 6'-0" | 2 | 4 | 24 | 24 | 530 |
| 15 | 6'-0" | 2 1/4 | 6 | 27 | 30 | 740 |
| 18 | 6'-0" | 2 1/2 | 9 | 27 | 36 | 990 |
| 21 | 6'-0" | 2 3/4 | 9 | 36 | 42 | 1280 |
| 24 | 6'-0" | 3 | 9 1/2 | 43 1/2 | 48 | 1520 |
| 27 | 6'-0" | 3 1/4 | 10 1/2 | 49 1/2 | 54 | 1930 |
| 30 | 6'-0" | 3 1/2 | 12 | 54 | 60 | 2190 |
| 33 | 6'-6" | 3 3/4 | 13 1/2 | 58 1/2 | 66 | 3850 |
| 36 | 8'-2" | 4 | 15 | 63 | 72 | 4100 |
| 42 | 8'-2" | 4 1/2 | 21 | 63 | 78 | 5380 |
| 48 | 8'-2" | 5 | 24 | 72 | 84 | 6550 |
| 54 | 8'-2 1/2" | 5 1/2 | 27 | 65 | 90 | 8240 |
| 60 | 8'-3" | 6 | 35 | 60 | 96 | 8730 |




## FLARED END SECTION

#512 6/19/15

REVIEWED:
DESIGNED: ACT
DRAFTED: DMS

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# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## CONSTRUCTION DETAILS

**REVISIONS**

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 40'

SHEET
C-17
C-18

CONSTRUCTION DETAILS

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## 1.0 POTENTIAL POLLUTANT SOURCES

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

## 2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

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

### *2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING*

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

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

### *2.2 STABILIZATION PRACTICES*

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

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

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

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

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

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

### *2.3 STRUCTURAL PRACTICES*

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

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

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

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

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

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

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

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

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

## 3.0 ADDITIONAL PRACTICES

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

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

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

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

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

FREQUENT WATERING OF EXCAVATION AND FILL AREAS.

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

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

## 4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

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

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

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

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

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

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

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

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

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

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

## 5.0 INSPECTION

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

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

## 6.0 SPILL PREVENTION

### *6.1 GENERAL MATERIAL MANAGEMENT PRACTICES*

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

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

### *6.2 SPILL CONTROL PRACTICES*

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

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

## GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES" PERMIT NO. WI-S0067831-4) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

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

## SWPPP AVAILABILITY:

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

## KEEPING PLANS CURRENT:

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

## RETENTION OF RECORDS:

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

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

## WPDES NOTICE OF TERMINATION GUIDANCE:

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

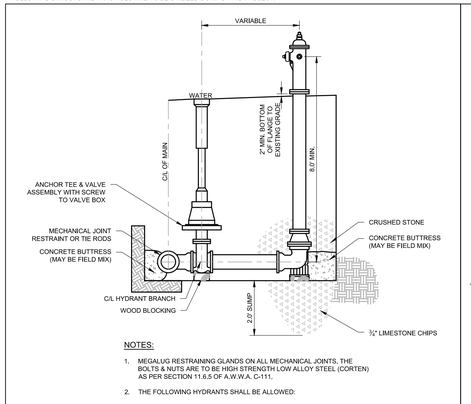
| CONTROL MEASURE GROUP | CONTROL MEASURE | CONTROL MEASURE CHARACTERISTICS |
|---|---|---|
| VEGETATIVE SOIL COVER | TEMPORARY SEEDING | PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE. |
| | PERMANENT SEEDING | PROVIDES PERMANENT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

## STABILIZATION EFFECTIVENESS (TIME OF YEAR)

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

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.

* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.

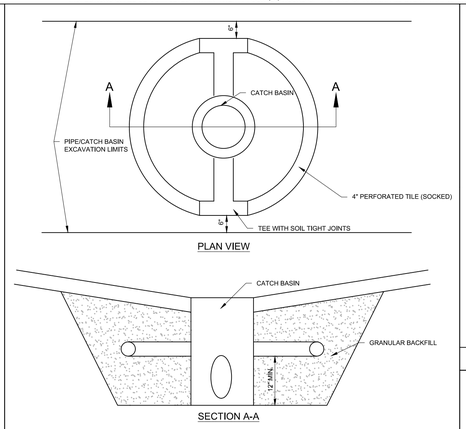



NOTES:

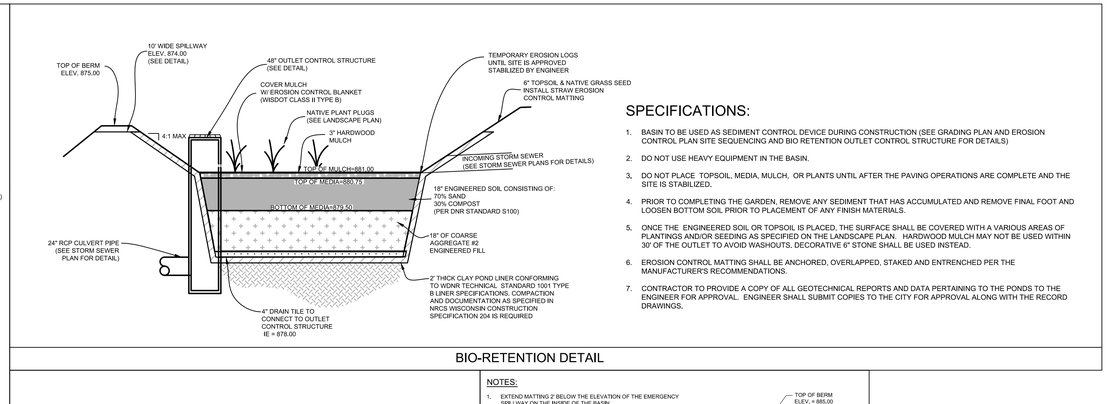
1. MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS. THE BOLTS & NUTS ARE TO BE HIGH STRENGTH LOW ALLOY STEEL (CORTEN) AS PER SECTION 11.6.5 OF A.W.W.A. C-111.
2. THE FOLLOWING HYDRANTS SHALL BE ALLOWED:

   MUELLER SUPER CENTURION 250 3-WAY FIRE HYDRANT
   U.S. PIPE METROPOLITAN / M-94 DUCTILE IRON FIRE HYDRANT
   WATEROUS 5½" PACER FIRE HYDRANT

FIRE HYDRANT



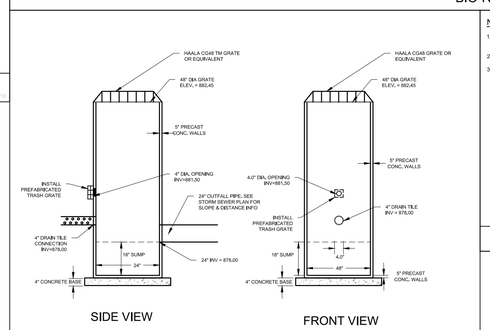

CATCH BASIN - UNDERDRAIN




### SPECIFICATIONS:

1. BASIN TO BE USED AS SEDIMENT CONTROL DEVICE DURING CONSTRUCTION (SEE GRADING PLAN AND EROSION CONTROL PLAN SITE SEQUENCING AND BIO RETENTION OUTLET CONTROL STRUCTURE FOR DETAILS)
2. DO NOT USE HEAVY EQUIPMENT IN THE BASIN.
3. DO NOT PLACE TOPSOIL, MEDIA, MULCH, OR PLANTS UNTIL AFTER THE PAVING OPERATIONS ARE COMPLETE AND THE SITE IS STABILIZED.
4. PRIOR TO COMPLETING THE GARDEN, REMOVE ANY SEDIMENT THAT HAS ACCUMULATED AND REMOVE FINAL FOOT AND LOOSEN BOTTOM SOIL PRIOR TO PLACEMENT OF ANY FINISH MATERIALS.
5. ONCE THE ENGINEERED SOIL OR TOPSOIL IS PLACED, THE SURFACE SHALL BE COVERED WITH A VARIOUS AREAS OF PLANTINGS AND/OR SEEDING AS SPECIFIED ON THE LANDSCAPE PLAN. HARDWOOD MULCH MAY NOT BE USED WITHIN 30' OF THE OUTLET TO AVOID WASHOUTS, DECORATIVE 6" STONE SHALL BE USED INSTEAD.
6. EROSION CONTROL MATTING SHALL BE ANCHORED, OVERLAPPED, STAKED AND ENTRENCHED PER THE MANUFACTURER'S RECOMMENDATIONS.
7. CONTRACTOR TO PROVIDE A COPY OF ALL GEOTECHNICAL REPORTS AND DATA PERTAINING TO THE PONDS TO THE ENGINEER FOR APPROVAL. ENGINEER SHALL SUBMIT COPIES TO THE CITY FOR APPROVAL ALONG WITH THE RECORD DRAWINGS.

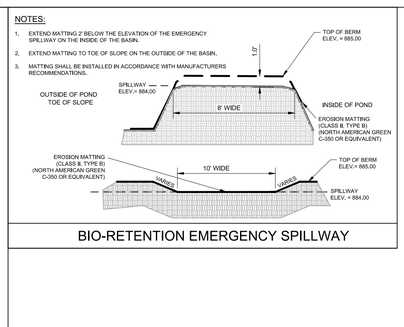
BIO-RETENTION DETAIL




BIO-RETENTION OUTLET CONTROL STRUCTURE DETAIL

NOTES:

1. EXTEND MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE BASIN.
2. EXTEND MATTING TO TOE OF SLOPE ON THE OUTSIDE OF THE BASIN.
3. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.




BIO-RETENTION EMERGENCY SPILLWAY

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

**PINNACLE** ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## CONSTRUCTION DETAILS

REVISIONS

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 40'

SHEET
C-18
C-18

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DESIGNED: ACT
DRAFTED: DMS
REVIEWED:

Z:\PROJECTS\2018\1338.10-WI\CAD\SHEETS\1338.10 CONSTRUCTION DETAILS.DWG

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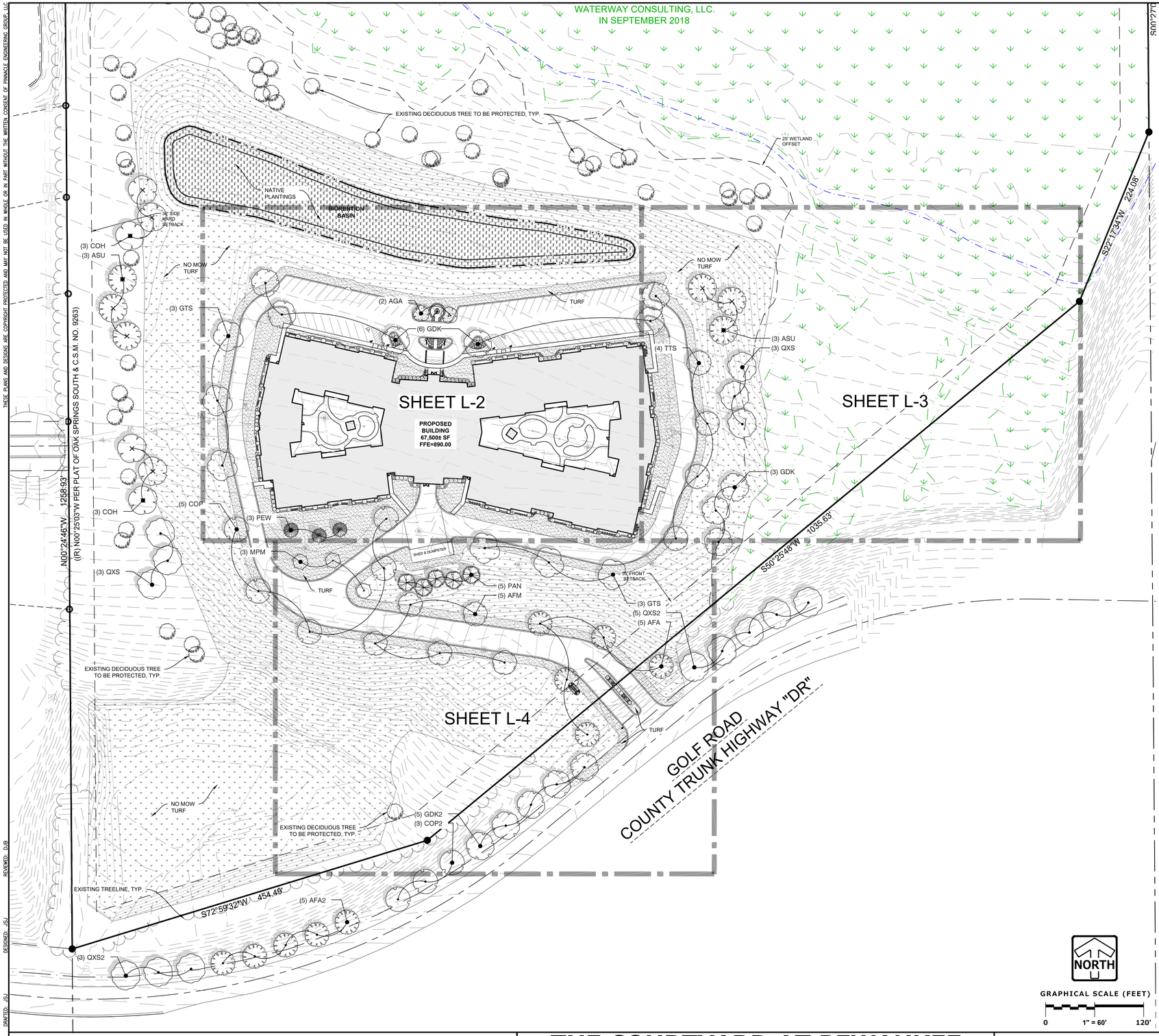
WATERWAY CONSULTING, LLC.
IN SEPTEMBER 2018




## PLANT SCHEDULE

| DECIDUOUS TREES | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|
| AFA | 5 | Acer freemanii `Autumn Fantasy` / Autumn Fantasy Maple | 2" Cal. | 45` T x 35` W |
| ASU | 6 | Acer saccharum / Sugar Maple | 2" Cal. | 60` T x 45` W |
| AFM | 5 | Acer saccharum `Flax Mill Majesty` / Flax Mill Majesty Maple | 2" Cal. | 55` T x 45` W |
| COH | 6 | Carya ovata / Shagbark Hickory | 2" Cal. | 80` T x 40` W |
| COP | 5 | Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry | 2" Cal. | 50` T x 40` W |
| GTS | 6 | Gleditsia triacanthos inermis `Shademaster` / Shademaster Locust | 2" Cal. | 60` T x 50` W |
| GDK | 9 | Gymnocladus dioica / Kentucky Coffee Tree | 2" Cal. | 60` T x 45` W |
| QXS | 6 | Quercus x schuetti / Swamp Bur Oak | 2" Cal. | 70` T x 65` W |
| TTS | 4 | Tilia tomentosa `Sterling` / Sterling Silver Linden | 2" Cal. | 60` T x 35` W |

| EVERGREEN TREES | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|
| PAN | 5 | Picea abies / Norway Spruce | 5` Ht. | 60` T x 28` W |
| PEW | 3 | Pinus strobus / Eastern White Pine | 5` Ht. | 65` T x 30` W |

| ORNAMENTAL TREES | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|
| AGA | 2 | Amelanchier x grandiflora `Autumn Brilliance` / Autumn Brilliance Serviceberry | 7` Ht. | 20` T x 20` W |
| MPM | 3 | Malus x `Prairie Maid` / Prairie Maid Crabapple | 1.5" Cal. | 20` T x 25` W |

| STREET TREES | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|
| AFA2 | 5 | Acer freemanii `Autumn Fantasy` / Autumn Fantasy Maple | 2.5" Cal. | 45` T x 35` W |
| COP2 | 3 | Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry | 2.5" Cal. | 50` T x 40` W |
| GDK2 | 5 | Gymnocladus dioica / Kentucky Coffee Tree | 2.5" Cal. | 60` T x 45` W |
| QXS2 | 8 | Quercus x schuetti / Swamp Bur Oak | 2.5" Cal. | 70` T x 65` W |

| SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|
| ACB | 10 | Aronia arbutifolia `Brilliantissima` / Brilliant Red Chokeberry | 3 gal. | 7` T x 6` W |
| CAF | 34 | Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood | 2 gal. | 3` T x 3` W |
| HIS | 12 | Hydrangea arborescens 'NCHA1' / Invincibelle Spirit Hydrangea | 2 gal. | 4` T x 3` W |
| HVS | 12 | Hydrangea p `Vanilla Strawberry` / Vanilla Strawberry Hydrangea | 3 gal. | 6` T x 5` W |
| HRS | 13 | Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea | 2 gal. | 4` T x 5' W |
| ISS | 12 | Itea virginica 'SMNIVDFC' / Scentlandia Sweetspire | 3 gal. | 3` T x 3' W |
| RPP | 4 | Rosa rugosa `Purple Pavement` / Purple Pavement Rugosa Rose | 2 gal. | 5` T x 5` W |
| RCC | 6 | Rosa x `Coral Cove` / Coral Cove Rose | 2 gal. | 3` T x 3` W |
| SBL | 10 | Sambucus nigra `Black Lace` / Black Lace Elderberry | 3 gal. | 6` T x 6` W |
| SMC | 24 | Spiraea japonica `Magic Carpet` / Magic Carpet Spirea | 2 gal. | 2` T x 3` W |
| SMP | 4 | Syringa meyeri `Palibin` / Dwarf Korean Lilac | 3 gal. | 5` T x 5` W |
| SBP | 12 | Syringa x 'SMNJRPI' / Bloomerang Dwarf Pink Lilac | 3 gal. | 3` T x 3' W |
| SB5 | 11 | Syringa x 'SMSJBP7' TM / Bloomerang Dark Purple Lilac | 2 gal. | 4` T x 5' W |
| WWR | 9 | Weigela florida `Wine & Roses` / Wine & Roses Weigela | 3 gal. | 5` T x 5` W |

| EVERGREEN SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|
| JSP | 2 | Juniperus chinensis `J.N. Select Blue` / Star Power Juniper | 4` Ht. | 16` T x 8` W |
| JO2 | 7 | Juniperus chinensis `Old Gold` / Old Gold Juniper | 3 gal. | 3` T x 5` W |
| JCS | 11 | Juniperus chinensis `Sea Green` / Sea Green Juniper | 3 gal. | 5` T x 5` W |
| JSB | 8 | Juniperus sabina `Buffalo` / Buffalo Juniper | 3 gal. | 1` T x 7` W |
| JGO | 5 | Juniperus virginiana `Grey Owl` / Eastern Redcedar Juniper | 3 gal. | 3` T x 5` W |
| PMS | 3 | Pinus mugo `Slowmound` / Slowmound Mugo Pine | 3 gal. | 3` T x 3` W |
| TMT | 10 | Taxus x media `Tauntonii` / Tauton Yew | 3 gal. | 4` T x 5` W |
| TTE | 11 | Thuja occidentalis `BailJohn` / Technito Arborvitae | 4` Ht. | 12` T x 5` W |
| TDG | 5 | Thuja occidentalis `Nigra` / Dark Green Arborvitae | 4` Ht. | 20`T x 8'W |
| TFC | 6 | Thuja occidentalis 'Congabe' / Fire Chief Arborvitae | 2 gal. | 2`T x 3'W |

| ORNAMENTAL GRASSES | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|
| AGD | 17 | Andropogon gerardii `Dancing Wind` / Dancing Wind Big Blue Stem | 1 gal. | 36" T x 30" W |
| CKF | 20 | Calamagrostis x a `Karl Foerster` / Karl Foerster Reed Grass | 1 gal. | 36" T x 24" W |
| CFO | 34 | Calamagrostis x a `Overdam` / Overdam Reed Grass | 1 gal. | 24" T x 24" W |
| CBZ | 20 | Carex flacca 'Blue Zinger' / Blue Zinger Sedge | 1 gal. | 14" T x 24" W |
| HAG | 6 | Hakonechloa macra 'Aureola' / Golden Variegated Forest Grass | 1 gal. | 18" T x 24" W |
| HPB | 31 | Hystrix patula / Bottlebrush Grass | 1 gal. | 30" T x 18" W |
| MSO | 27 | Miscanthus sinensis `Oktoberfest` / Oktoberfest Miscanthus | 1 gal. | 48" T x 36" W |
| PNW | 41 | Panicum virgatum `Northwind` / Northwind Switch Grass | 1 gal. | 42" T x 28" W |
| PBB | 10 | Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass | 1 gal. | 12" T x 15" W |
| SLB | 28 | Schizachyrium scoparium `Blue Heaven` / Blue Heaven Little Bluestem Grass | 1 gal. | 30" T x 28" W |
| STD | 12 | Sporobolus heterolepis `Tara` / Prairie Dropseed | 1 gal. | 15" T x 20" W |

| PERENNIALS | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|
| AHA | 16 | Amsonia c `Halfway to Arkansas` / Halfway to Arkansas Blue-star | 4.5" cont. | 30" T x 30" W |
| AGB | 16 | Aruncus dioicus / Goatsbeard | 4.5" cont. | 40" T x 40" W |
| AVR | 7 | Astilbe chinensis `Vision in Red` / Vision in Red Astilbe | 4.5" cont. | 15" T x 18" W |
| ADD | 6 | Astilbe x `Deutschland` / Deutschland False Spiraea | 4.5" Cont. | 20" T x 20" W |
| CMW | 24 | Calamintha nepeta 'Montrose White' / Montrose White Calamint | 4.5" cont. | 18" T x 18" W |
| CVZ | 26 | Coreopsis verticillata `Zagreb` / Zagreb Coreopsis | 4.5" cont. | 20" T x 16" W |
| EMS | 9 | Echinacea purpurea `Magnus Superior` / Magnus Superior Coneflower | 4.5" Cont. | 28" T x 16" W |
| GMT | 18 | Geum x `Mai Tai` / Mai Tai Grecian Rose | 4.5" Cont. | 16" T x 12" W |
| HRT | 46 | Helenium a `Ruby Tuesday` / Ruby Tuesday Helen`s Flower | 4.5" Cont. | 24" T x 18" W |
| HPP | 35 | Heuchera m `Palace Purple` / Palace Purple Coral Bells | 4.5" Cont. | 18" T x 18" W |
| HGS | 10 | Hosta x `Gold Standard` / Gold Standard Hosta | 4.5" cont. | 20" T x 50" W |
| LGF | 30 | Leucanthemum x superbum 'Goldfinch' / Goldfinch Shasta Daisy | 4.5" cont. | 18" T x 22" W |
| PLS | 26 | Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage | 4.5" cont. | 24" T x 24" W |
| SAJ | 4 | Sedum `Autumn Joy` / Autumn Joy Sedum | 4.5" Cont. | 12" T x 24" W |

| GROUND COVERS | QTY | BOTANICAL / COMMON NAME | REMARKS |
|---|---|---|---|
| | 6,100,984 | Native Plantings / Agrecol Rainwater Renewal Seed Mix | |
| | 8,796,373 | Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix | |
| | 46,572,836 | Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix | |

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 60' 120'

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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**PINNACLE** ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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CHICAGO I MILWAUKEE :NATIONWIDE

# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## LANDSCAPE OVERVIEW

REVISIONS

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 60'

SHEET
L-1
L-6

LANDSCAPE OVERVIEW

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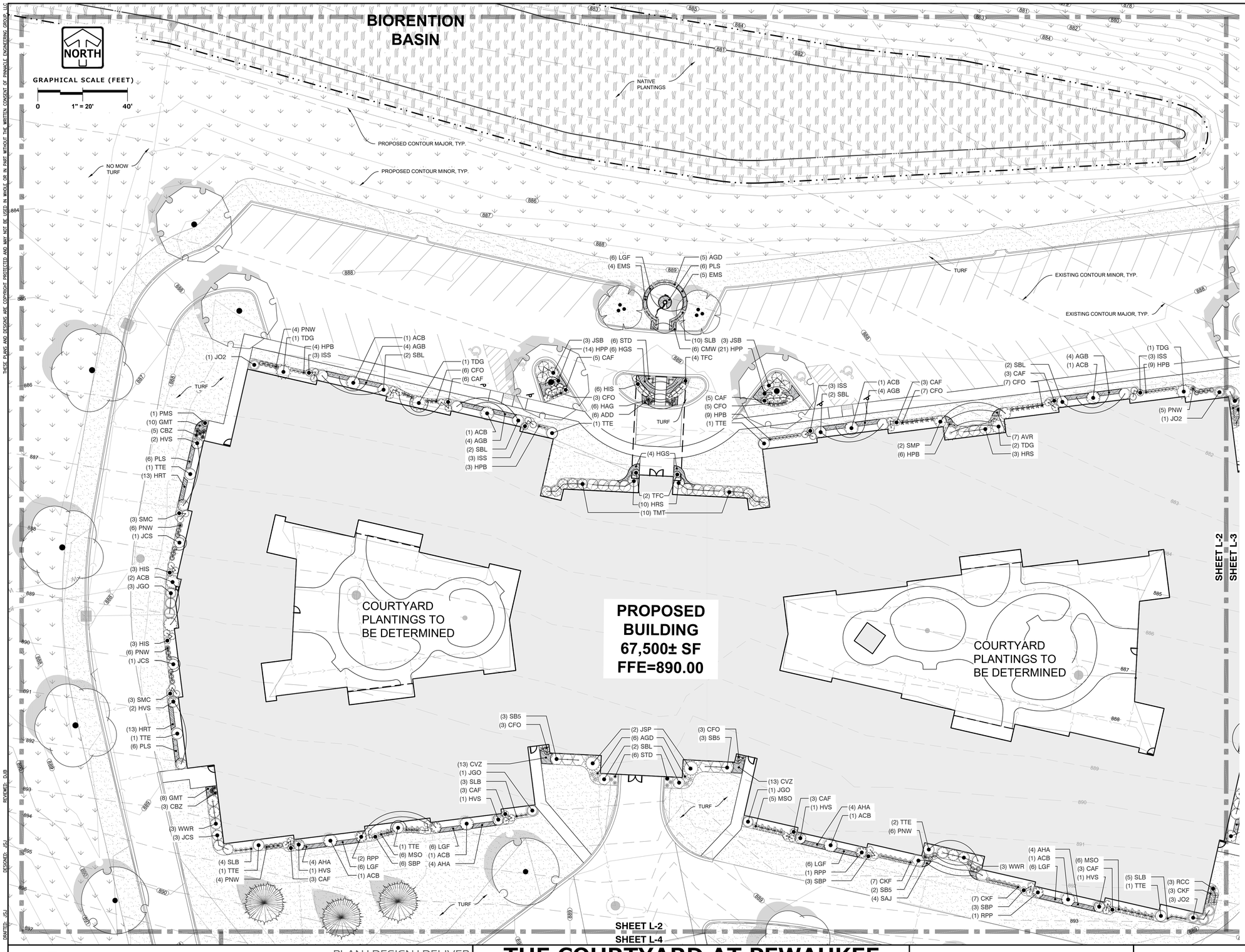


## PLANT KEY

| TREES | |
|---|---|
| DECIDUOUS | BOTANICAL / COMMON NAME |
| AFA | Acer freemanii `Autumn Fantasy` / Autumn Fantasy Maple |
| ASU | Acer saccharum / Sugar Maple |
| AFM | Acer saccharum `Flax Mill Majesty` / Flax Mill Majesty Maple |
| COH | Carya ovata / Shagbark Hickory |
| COP | Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry |
| GTS | Gleditsia triacanthos inermis `Shademaster` / Shademaster Locust |
| GDK | Gymnocladus dioica / Kentucky Coffee Tree |
| QXS | Quercus x schuetti / Swamp Bur Oak |
| TTS | Tilia tomentosa `Sterling` / Sterling Silver Linden |

| EVERGREEN | BOTANICAL / COMMON NAME |
|---|---|
| PAN | Picea abies / Norway Spruce |
| PEW | Pinus strobus / Eastern White Pine |

| ORNAMENTAL | BOTANICAL / COMMON NAME |
|---|---|
| AGA | Amelanchier x grandiflora `A B` / Autumn Brilliance Serviceberry |
| MPM | Malus x `Prairie Maid` / Prairie Maid Crabapple |

| STREET | BOTANICAL / COMMON NAME |
|---|---|
| AFA2 | Acer freemanii `Autumn Fantasy` / Autumn Fantasy Maple |
| COP2 | Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry |
| GDK2 | Gymnocladus dioica / Kentucky Coffee Tree |
| QXS2 | Quercus x schuetti / Swamp Bur Oak |

| SHRUBS | BOTANICAL / COMMON NAME |
|---|---|
| ACB | Aronia arbutifolia `Brilliantissima` / Brilliant Red Chokeberry |
| CAF | Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood |
| HIS | Hydrangea arborescens 'NCHA1' / Invincibelle Spirit Hydrangea |
| HVS | Hydrangea p `Vanilla Strawberry` / Vanilla Strawberry Hydrangea |
| HRS | Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea |
| ISS | Itea virginica 'SMNIVDFC' / Scentlandia Sweetspire |
| RPP | Rosa rugosa `Purple Pavement` / Purple Pavement Rugosa Rose |
| RCC | Rosa x `Coral Cove` / Coral Cove Rose |
| SBL | Sambucus nigra `Black Lace` / Black Lace Elderberry |
| SMC | Spiraea japonica `Magic Carpet` / Magic Carpet Spirea |
| SMP | Syringa meyeri `Palibin` / Dwarf Korean Lilac |
| SBP | Syringa x 'SMNJRPI' / Bloomerang Dwarf Pink Lilac |
| SB5 | Syringa x 'SMSJBP7' TM / Bloomerang Dark Purple Lilac |
| WWR | Weigela florida `Wine & Roses` / Wine & Roses Weigela |

| EVERGREEN | BOTANICAL / COMMON NAME |
|---|---|
| JSP | Juniperus chinensis `J.N. Select Blue` / Star Power Juniper |
| JO2 | Juniperus chinensis `Old Gold` / Old Gold Juniper |
| JCS | Juniperus chinensis `Sea Green` / Sea Green Juniper |
| JSB | Juniperus sabina `Buffalo` / Buffalo Juniper |
| JGO | Juniperus virginiana `Grey Owl` / Eastern Redcedar Juniper |
| PMS | Pinus mugo `Slowmound` / Slowmound Mugo Pine |
| TMT | Taxus x media `Tauntonii` / Tauton Yew |
| TTE | Thuja occidentalis `BailJohn` / Technito Arborvitae |
| TDG | Thuja occidentalis `Nigra` / Dark Green Arborvitae |
| TFC | Thuja occidentalis 'Congabe' / Fire Chief Arborvitae |

| GRASSES | |
|---|---|
| ORNAMENTAL | BOTANICAL / COMMON NAME |
| AGD | Andropogon gerardii `Dancing Wind` / Dancing Wind Big Blue Stem |
| CKF | Calamagrostis x a `Karl Foerster` / Karl Foerster Reed Grass |
| CFO | Calamagrostis x a `Overdam` / Overdam Reed Grass |
| CBZ | Carex flacca 'Blue Zinger' / Blue Zinger Sedge |
| HAG | Hakonechloa macra 'Aureola' / Golden Variegated Forest Grass |
| HPB | Hystrix patula / Bottlebrush Grass |
| MSO | Miscanthus sinensis `Oktoberfest` / Oktoberfest Miscanthus |
| PNW | Panicum virgatum `Northwind` / Northwind Switch Grass |
| PBB | Pennisetum alopecuroides 'B B' / Burgundy Bunny Dwarf Fountain Grass |
| SLB | Schizachyrium scoparium `B H` / Blue Heaven Little Bluestem Grass |
| STD | Sporobolus heterolepis `Tara` / Prairie Dropseed |

| PERENNIALS | BOTANICAL / COMMON NAME |
|---|---|
| AHA | Amsonia c `Halfway to Arkansas` / Halfway to Arkansas Blue-star |
| AGB | Aruncus dioicus / Goatsbeard |
| AVR | Astilbe chinensis `Vision in Red` / Vision in Red Astilbe |
| ADD | Astilbe x `Deutschland` / Deutschland False Spiraea |
| CMW | Calamintha nepeta 'Montrose White' / Montrose White Calamint |
| CVZ | Coreopsis verticillata `Zagreb` / Zagreb Coreopsis |
| EMS | Echinacea purpurea `Magnus Superior` / Magnus Superior Coneflower |
| GMT | Geum x `Mai Tai` / Mai Tai Grecian Rose |
| HRT | Helenium a `Ruby Tuesday` / Ruby Tuesday Helen`s Flower |
| HPP | Heuchera m `Palace Purple` / Palace Purple Coral Bells |
| HGS | Hosta x `Gold Standard` / Gold Standard Hosta |
| LGF | Leucanthemum x superbum 'Goldfinch' / Goldfinch Shasta Daisy |
| PLS | Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage |
| SAJ | Sedum `Autumn Joy` / Autumn Joy Sedum |

| GROUND COVERS | BOTANICAL / COMMON NAME |
|---|---|
| | Native Plantings / Agrecol Rainwater Renewal Seed Mix |
| | Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix |
| | Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix |

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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# THE COURTYARD AT PEWAUKEE

GOLF RD & MEADOWBROOK LN

LANDSCAPE ENLARGEMENT

REVISIONS

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 20'

SHEET L-2 L-6

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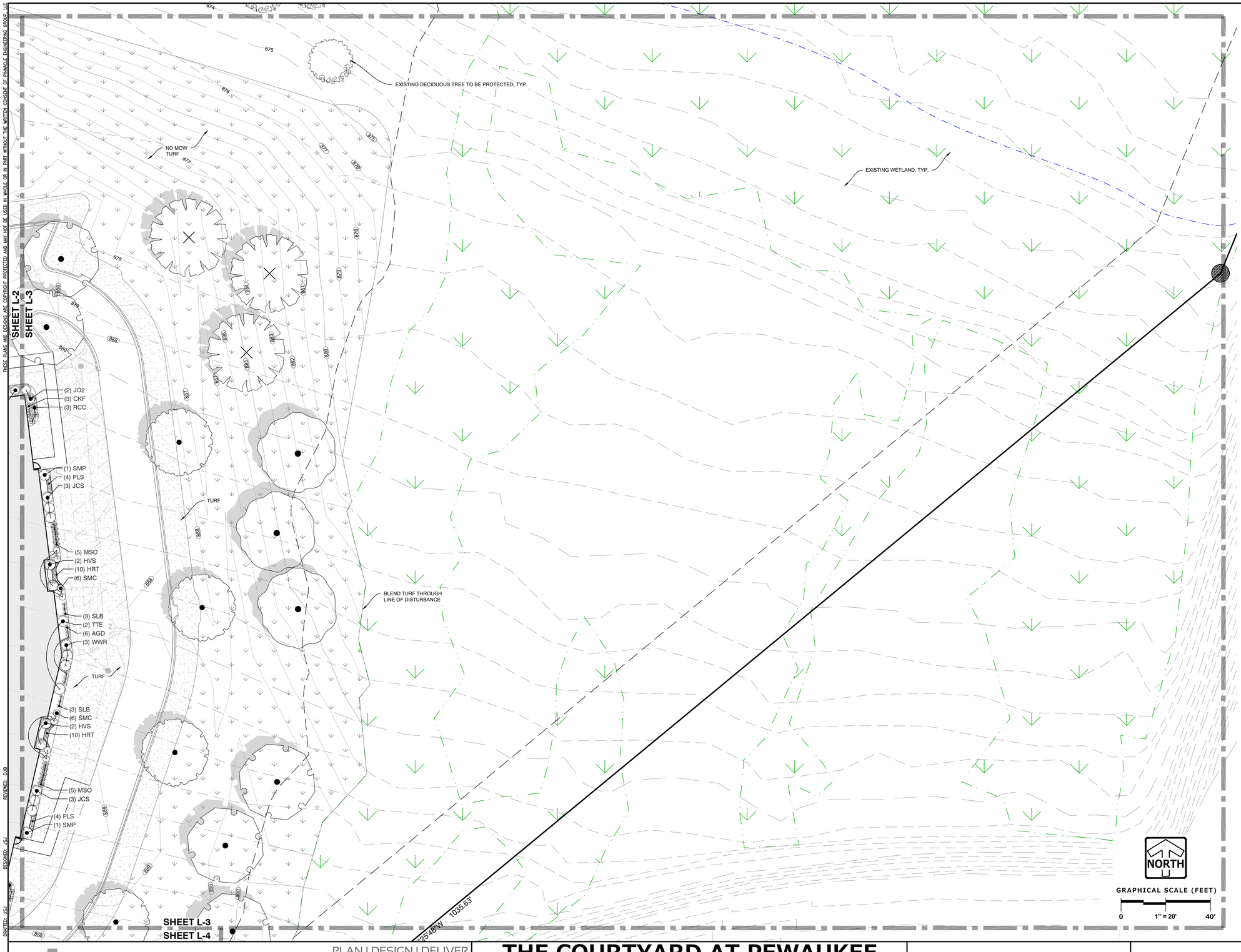


## PLANT KEY

### TREES

| DECIDUOUS | BOTANICAL / COMMON NAME |
|---|---|
| AFA | Acer freemanii `Autumn Fantasy` / Autumn Fantasy Maple |
| ASU | Acer saccharum / Sugar Maple |
| AFM | Acer saccharum `Flax Mill Majesty` / Flax Mill Majesty Maple |
| COH | Carya ovata / Shagbark Hickory |
| COP | Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry |
| GTS | Gleditsia triacanthos inermis `Shademaster` / Shademaster Locust |
| GDK | Gymnocladus dioica / Kentucky Coffee Tree |
| QXS | Quercus x schuetti / Swamp Bur Oak |
| TTS | Tilia tomentosa `Sterling` / Sterling Silver Linden |

| EVERGREEN | BOTANICAL / COMMON NAME |
|---|---|
| PAN | Picea abies / Norway Spruce |
| PEW | Pinus strobus / Eastern White Pine |

| ORNAMENTAL | BOTANICAL / COMMON NAME |
|---|---|
| AGA | Amelanchier x grandiflora `A B` / Autumn Brilliance Serviceberry |
| MPM | Malus x `Prairie Maid` / Prairie Maid Crabapple |

| STREET | BOTANICAL / COMMON NAME |
|---|---|
| AFA2 | Acer freemanii `Autumn Fantasy` / Autumn Fantasy Maple |
| COP2 | Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry |
| GDK2 | Gymnocladus dioica / Kentucky Coffee Tree |
| QXS2 | Quercus x schuetti / Swamp Bur Oak |

### SHRUBS

| SHRUBS | BOTANICAL / COMMON NAME |
|---|---|
| ACB | Aronia arbutifolia `Brilliantissima` / Brilliant Red Chokeberry |
| CAF | Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood |
| HIS | Hydrangea arborescens 'NCHA1' / Invincibelle Spirit Hydrangea |
| HVS | Hydrangea p `Vanilla Strawberry` / Vanilla Strawberry Hydrangea |
| HRS | Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea |
| ISS | Itea virginica 'SMNIVDFC' / Scentlandia Sweetspire |
| RPP | Rosa rugosa `Purple Pavement` / Purple Pavement Rugosa Rose |
| RCC | Rosa x `Coral Cove` / Coral Cove Rose |
| SBL | Sambucus nigra `Black Lace` / Black Lace Elderberry |
| SMC | Spiraea japonica `Magic Carpet` / Magic Carpet Spirea |
| SMP | Syringa meyeri `Palibin` / Dwarf Korean Lilac |
| SBP | Syringa x 'SMNJRPI' / Bloomerang Dwarf Pink Lilac |
| SB5 | Syringa x 'SMSJBP7' TM / Bloomerang Dark Purple Lilac |
| WWR | Weigela florida `Wine & Roses` / Wine & Roses Weigela |

| EVERGREEN | BOTANICAL / COMMON NAME |
|---|---|
| JSP | Juniperus chinensis `J.N. Select Blue` / Star Power Juniper |
| JO2 | Juniperus chinensis `Old Gold` / Old Gold Juniper |
| JCS | Juniperus chinensis `Sea Green` / Sea Green Juniper |
| JSB | Juniperus sabina `Buffalo` / Buffalo Juniper |
| JGO | Juniperus virginiana `Grey Owl` / Eastern Redcedar Juniper |
| PMS | Pinus mugo `Slowmound` / Slowmound Mugo Pine |
| TMT | Taxus x media `Tauntonii` / Tauton Yew |
| TTE | Thuja occidentalis `BailJohn` / Technito Arborvitae |
| TDG | Thuja occidentalis `Nigra` / Dark Green Arborvitae |
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### GRASSES

| ORNAMENTAL | BOTANICAL / COMMON NAME |
|---|---|
| AGD | Andropogon gerardii `Dancing Wind` / Dancing Wind Big Blue Stem |
| CKF | Calamagrostis x a `Karl Foerster` / Karl Foerster Reed Grass |
| CFO | Calamagrostis x a `Overdam` / Overdam Reed Grass |
| CBZ | Carex flacca 'Blue Zinger' / Blue Zinger Sedge |
| HAG | Hakonechloa macra 'Aureola' / Golden Variegated Forest Grass |
| HPB | Hystrix patula / Bottlebrush Grass |
| MSO | Miscanthus sinensis `Oktoberfest` / Oktoberfest Miscanthus |
| PNW | Panicum virgatum `Northwind` / Northwind Switch Grass |
| PBB | Pennisetum alopecuroides 'B B' / Burgundy Bunny Dwarf Fountain Grass |
| SLB | Schizachyrium scoparium `B H` / Blue Heaven Little Bluestem Grass |
| STD | Sporobolus heterolepis `Tara` / Prairie Dropseed |

| PERENNIALS | BOTANICAL / COMMON NAME |
|---|---|
| AHA | Amsonia c `Halfway to Arkansas` / Halfway to Arkansas Blue-star |
| AGB | Aruncus dioicus / Goatsbeard |
| AVR | Astilbe chinensis `Vision in Red` / Vision in Red Astilbe |
| ADD | Astilbe x `Deutschland` / Deutschland False Spiraea |
| CMW | Calamintha nepeta 'Montrose White' / Montrose White Calamint |
| CVZ | Coreopsis verticillata `Zagreb` / Zagreb Coreopsis |
| EMS | Echinacea purpurea `Magnus Superior` / Magnus Superior Coneflower |
| GMT | Geum x `Mai Tai` / Mai Tai Grecian Rose |
| HRT | Helenium a `Ruby Tuesday` / Ruby Tuesday Helen`s Flower |
| HPP | Heuchera m `Palace Purple` / Palace Purple Coral Bells |
| HGS | Hosta x `Gold Standard` / Gold Standard Hosta |
| LGF | Leucanthemum x superbum 'Goldfinch' / Goldfinch Shasta Daisy |
| PLS | Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage |
| SAJ | Sedum `Autumn Joy` / Autumn Joy Sedum |

| GROUND COVERS | BOTANICAL / COMMON NAME |
|---|---|
| | Native Plantings / Agrecol Rainwater Renewal Seed Mix |
| | Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix |
| | Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix |

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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## LANDSCAPE ENLARGEMENT

REVISIONS

PEG JOB No. 1338.10
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SHEET
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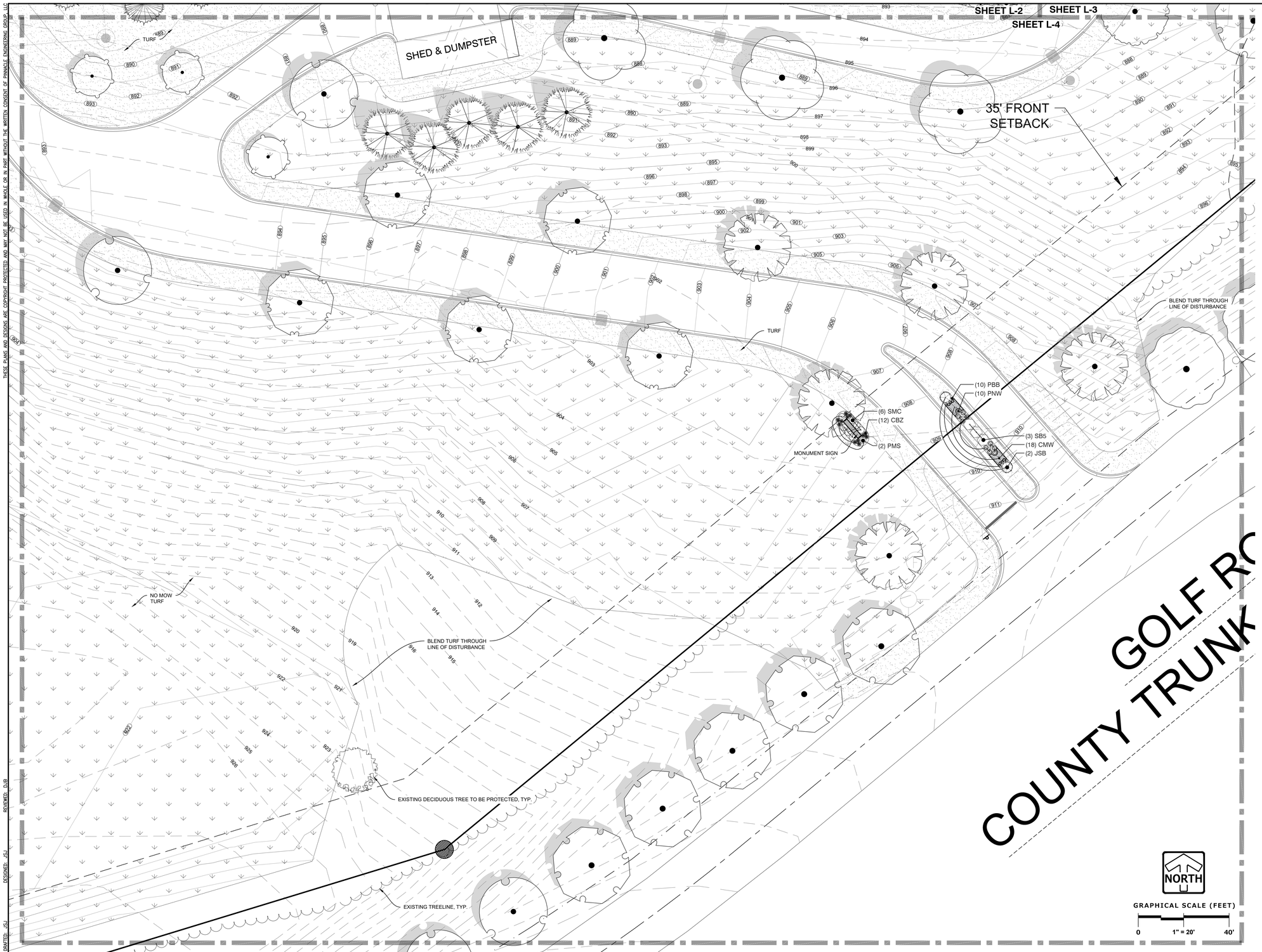


## PLANT KEY

### TREES

| DECIDUOUS | BOTANICAL / COMMON NAME |
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| EVERGREEN | BOTANICAL / COMMON NAME |
|---|---|
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| ORNAMENTAL | BOTANICAL / COMMON NAME |
|---|---|
| AGA | Amelanchier x grandiflora `A B` / Autumn Brilliance Serviceberry |
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| STREET | BOTANICAL / COMMON NAME |
|---|---|
| AFA2 | Acer freemanii `Autumn Fantasy` / Autumn Fantasy Maple |
| COP2 | Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry |
| GDK2 | Gymnocladus dioica / Kentucky Coffee Tree |
| QXS2 | Quercus x schuetti / Swamp Bur Oak |

| SHRUBS | BOTANICAL / COMMON NAME |
|---|---|
| ACB | Aronia arbutifolia `Brilliantissima` / Brilliant Red Chokeberry |
| CAF | Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood |
| HIS | Hydrangea arborescens 'NCHA1' / Invincibelle Spirit Hydrangea |
| HVS | Hydrangea p `Vanilla Strawberry` / Vanilla Strawberry Hydrangea |
| HRS | Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea |
| ISS | Itea virginica 'SMNIVDFC' / Scentlandia Sweetspire |
| RPP | Rosa rugosa `Purple Pavement` / Purple Pavement Rugosa Rose |
| RCC | Rosa x `Coral Cove` / Coral Cove Rose |
| SBL | Sambucus nigra `Black Lace` / Black Lace Elderberry |
| SMC | Spiraea japonica `Magic Carpet` / Magic Carpet Spirea |
| SMP | Syringa meyeri `Palibin` / Dwarf Korean Lilac |
| SBP | Syringa x 'SMNJRPI' / Bloomerang Dwarf Pink Lilac |
| SB5 | Syringa x 'SMSJBP7' TM / Bloomerang Dark Purple Lilac |
| WWR | Weigela florida `Wine & Roses` / Wine & Roses Weigela |

| EVERGREEN | BOTANICAL / COMMON NAME |
|---|---|
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| JO2 | Juniperus chinensis `Old Gold` / Old Gold Juniper |
| JCS | Juniperus chinensis `Sea Green` / Sea Green Juniper |
| JSB | Juniperus sabina `Buffalo` / Buffalo Juniper |
| JGO | Juniperus virginiana `Grey Owl` / Eastern Redcedar Juniper |
| PMS | Pinus mugo `Slowmound` / Slowmound Mugo Pine |
| TMT | Taxus x media `Tauntonii` / Tauton Yew |
| TTE | Thuja occidentalis `BailJohn` / Technito Arborvitae |
| TDG | Thuja occidentalis `Nigra` / Dark Green Arborvitae |
| TFC | Thuja occidentalis 'Congabe' / Fire Chief Arborvitae |

### GRASSES

| ORNAMENTAL | BOTANICAL / COMMON NAME |
|---|---|
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| CBZ | Carex flacca 'Blue Zinger' / Blue Zinger Sedge |
| HAG | Hakonechloa macra 'Aureola' / Golden Variegated Forest Grass |
| HPB | Hystrix patula / Bottlebrush Grass |
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| PNW | Panicum virgatum `Northwind` / Northwind Switch Grass |
| PBB | Pennisetum alopecuroides 'B B' / Burgundy Bunny Dwarf Fountain Grass |
| SLB | Schizachyrium scoparium `B H` / Blue Heaven Little Bluestem Grass |
| STD | Sporobolus heterolepis `Tara` / Prairie Dropseed |

| PERENNIALS | BOTANICAL / COMMON NAME |
|---|---|
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| ADD | Astilbe x `Deutschland` / Deutschland False Spiraea |
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| CVZ | Coreopsis verticillata `Zagreb` / Zagreb Coreopsis |
| EMS | Echinacea purpurea `Magnus Superior` / Magnus Superior Coneflower |
| GMT | Geum x `Mai Tai` / Mai Tai Grecian Rose |
| HRT | Helenium a `Ruby Tuesday` / Ruby Tuesday Helen`s Flower |
| HPP | Heuchera m `Palace Purple` / Palace Purple Coral Bells |
| HGS | Hosta x `Gold Standard` / Gold Standard Hosta |
| LGF | Leucanthemum x superbum 'Goldfinch' / Goldfinch Shasta Daisy |
| PLS | Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage |
| SAJ | Sedum `Autumn Joy` / Autumn Joy Sedum |

| GROUND COVERS | BOTANICAL / COMMON NAME |
|---|---|
| | Native Plantings / Agrecol Rainwater Renewal Seed Mix |
| | Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix |
| | Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix |

DRAFTED: JSJ
DESIGNED: JSJ
REVIEWED: DJB

PLAN | DESIGN | DELIVER
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**PINNACLE ENGINEERING GROUP**
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
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# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## LANDSCAPE ENLARGEMENT

REVISIONS

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 20'

SHEET
L-4
L-6

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LANDSCAPE ENLARGEMENT

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Z:\PROJECTS\2018\1338.10-WI\CAD\SHEETS\1338.10 LANDSCAPE PLAN.DWG

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## GENERAL PLANTING NOTES

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

## SOIL PLACEMENT NOTES

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

## NATIVE SEEDING PLANTINGS

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WITHIN THE BIO INFILTRATION BASINS WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES AND PLANTING OF PERENNIALS TO CREATE A DYNAMIC PLANTING.

**PRIOR TO SEEDING PLANTING:**

A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

B. PREPARATION OF SOIL PRIOR TO SEEDING
   1. REFER TO CIVIL PLANS FOR SOIL MIXTURE.
   2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
   3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
   4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

A. COVER CROP
   1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
   2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

B. SEED MIX:
   1. MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
   2. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
   3. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
   4. COVER SEED WITH ¼-INCH TO ½-INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
   5. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
   6. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

## NATIVE PLANTINGS:

**WEED SUPPRESSION MEASURES:**

**1st YEAR** - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

**2nd YEAR** - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

**3rd YEAR** - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

**4th YEAR** - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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LANDSCAPE GENERAL NOTES

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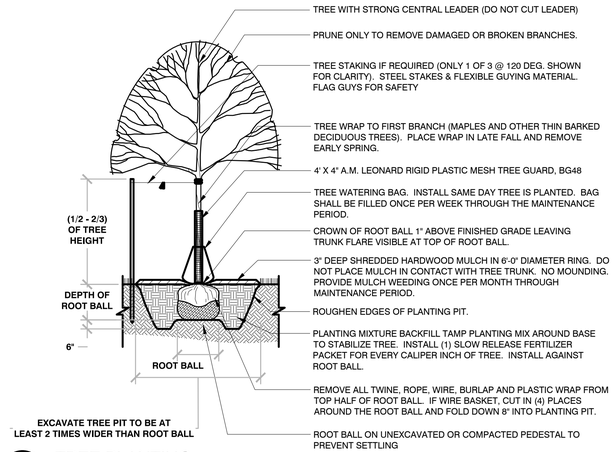
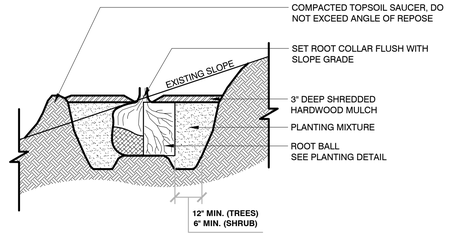


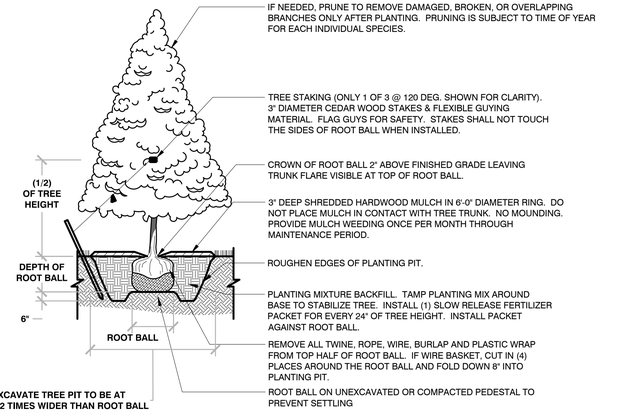

1 TREE PLANTING

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



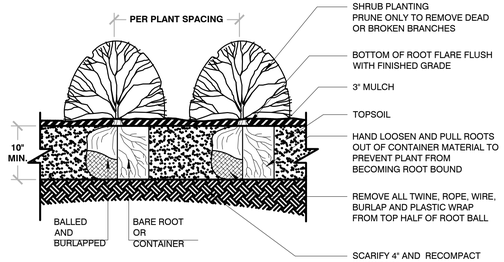

2 TREE PLANTING ON SLOPE

3/8" = 1'-0" 329343-02




3 EVERGREEN TREE PLANTING

1/4" = 1'-0" 329343-03

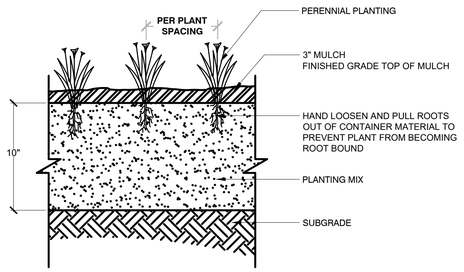



BAREROOT PLANTING NOTES:

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

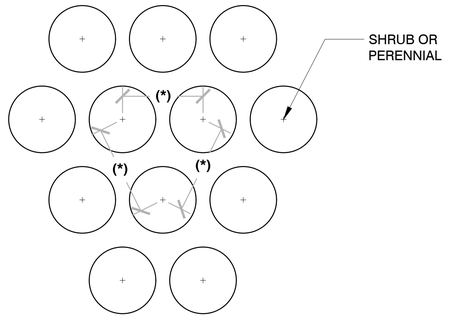
4 SHRUB PLANTING

1/2" = 1'-0" 329333-02




5 PERENNIAL PLANTING

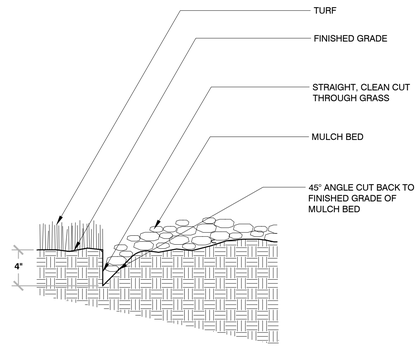
1" = 1'-0" 3293-01




(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

6 PLANT SPACING

3/4" = 1'-0" 3293-02




7 TRENCHED BED EDGE

3/4" = 1'-0" 3293-03

DRAWN: JSJ
DESIGNED: JSJ
REVIEWED: DJB

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## LANDSCAPE DETAILS

REVISIONS

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE VARIES

SHEET L-6

L-6

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LANDSCAPE DETAILS

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# ALED5T52N

High output LED pole top area light with IES type V circular distribution. Wide and uniform 360 degree pattern ideal for large outdoor areas such as parking lots, corporate parks, and retail settings.

Color: Bronze

Weight: 22.1 lbs

| Project: | Type: |
|---|---|
| Prepared By: | Date: |

### Driver Info

| | |
|---|---|
| Type | Constant Current |
| 120V | 0.45A |
| 208V | 0.26A |
| 240V | 0.23A |
| 277V | 0.19A |
| Input Watts | 52.8W |

### LED Info

| | |
|---|---|
| Watts | 52W |
| Color Temp | 4000K (Neutral) |
| Color Accuracy | 70 CRI |
| L70 Lifespan | 100,000 Hours |
| Lumens | 6,978 lm |
| Efficacy | 132.2 lm/W |

## Technical Specifications

### Compliance

**UL Listed:**

Suitable for wet locations

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

**DLC Listed:**

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PIUUV79T

### LED Characteristics

**LEDs:**

4x13W high-output, long-life LEDs

**Color Consistency:**

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

**Color Stability:**

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Performance

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Wattage Equivalency:**

Equivalent to 150W Metal Halide

### Construction

**Cold Weather Starting:**

The minimum starting temperature is -40°C (-40°F)

**Maximum Ambient Temperature:**

Suitable for use in up to 40°C (104°F)

**Effective Projected Area:**

EPA = 1.2

**Housing:**

Precision die-cast aluminum, Type V distribution

**Support Arms:**

Extruded aluminum


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## Technical Specifications (continued)

### Construction

**Lens:**

Clear tempered glass lens

**Reflector:**

Specular vacuum-metallized polycarbonate, Type V distribution

**Gaskets:**

High-temperature silicone

**Finish:**

Formulated for high durability and long-lasting color

**Green Technology:**

Mercury and UV free. RoHS-compliant components.

### Optical

**BUG Rating:**

B3 U0 G2

### Other

**Patents:**

The designs of the ALED5T52 are protected by patents pending in US, Canada, China, Taiwan and Mexico

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

**Buy American Act Compliance:**

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Electrical

**Drivers:**

Constant Current, Class 2 with 6kV surge protection, 120-277VAC, 50/60 Hz, 120V: 0.45A, 208V: 0.26A, 240V: 0.19A, 277V: 0.12A

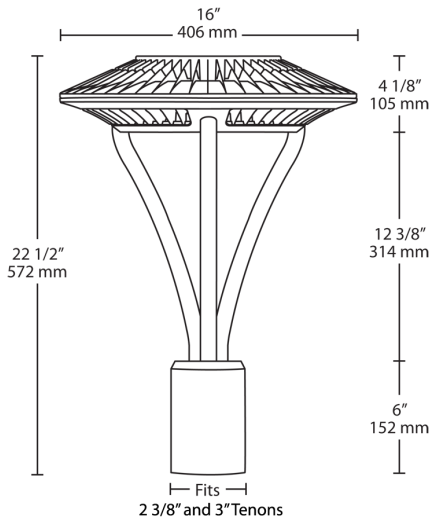
**THD:**

3.27% at 120V, 6.42% at 277V

**Power Factor:**

99.9% at 120V, 96.4% at 277V

## Dimensions




## Features

- IES type V (circular) distribution
- 100,000-hour LED lifespan
- Compatible with standard 2 3/8" and 3" tenons
- "Air-Flow" fins for maximum heat dissipation
- 5-Year, No-Compromise Warranty

## Ordering Matrix

| Family | Distribution | Wattage | Color Temp | Finish | Driver Option | Options | Other Options |
|---|---|---|---|---|---|---|---|
| ALED | 5T | 52 | N | | | | |
| | **5T =** Type V | **26 =** 26W<br>**52 =** 52W<br>**78 =** 78W | **Blank =** 5000K Cool<br>**N =** 4000K Neutral<br>**Y =** 3000K Warm | **Blank =** Bronze<br>**W =** White<br>**K =** Black<br>**RG =** Gray | **Blank =** 120-277V<br>**/D10 =** Dimmable<br>**/BL =** Bi-Level<br>**/480 =** 480V<br>**/480/D10 =** 480V w/ Dimmable | **Blank =** No Option<br>**/LC =** Lightcloud® Controller<br>**/PCT =** 120-277V Twistlock Photocell<br>**/PCT4 =** 480V Twistlock Photocell | **Blank =** Standard<br>**USA =** BAA Compliant |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# BULLET12NA

12W LED equivalent to 75W BR30/halogen/wide flood. Available in black, white, bronze and verde green.

Color: Bronze

Weight: 1.7 lbs

| Project: | Type: |
|---|---|
| Prepared By: | Date: |

### Driver Info

| | |
|---|---|
| Type | Constant Current |
| 120V | 0.10A |
| 208V | N/A |
| 240V | N/A |
| 277V | N/A |
| Input Watts | 11.2W |

### LED Info

| | |
|---|---|
| Watts | 12W |
| Color Temp | 4000K (Neutral) |
| Color Accuracy | 85 CRI |
| L70 Lifespan | 100,000 Hours |
| Lumens | 1,071 lm |
| Efficacy | 95.6 lm/W |

## Technical Specifications

### Compliance

**UL Listed:**

Suitable for wet locations. Suitable for mounting within 4 feet of the ground.

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

### Other

**Note:**

All values are typical (tolerance +/- 10%)

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

**Buy American Act Compliance:**

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### LED Characteristics

**LEDs:**

Multi-chip, high-output, long-life LEDs

**Color Stability:**

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Performance

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Wattage Equivalency:**

75W PAR30

### Construction

**Thermal Management:**

Superior heat sinking with external Air-Flow fins

**Housing:**

Die-cast aluminum housing, lens frame and mounting plate

**Reflector:**

Semi-specular, vacuum-metalized polycarbonate

**Lens:**

Microprismatic diffusion lens for smooth and even light distribution


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## Technical Specifications (continued)

### Construction

**Mounting:**

Heavy-duty mounting arm with "O" ring seal and stainless steel screws

**Gaskets:**

High-temperature silicone gaskets

**Finish:**

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

**Green Technology:**

Mercury and UV free. RoHS-compliant components.

### Optical

**NEMA Type:**

NEMA Beam Spread of 6H x 6V

### Electrical

**Driver:**

Innovative integrated driver technology with 120V TRIAC and ELV dimming

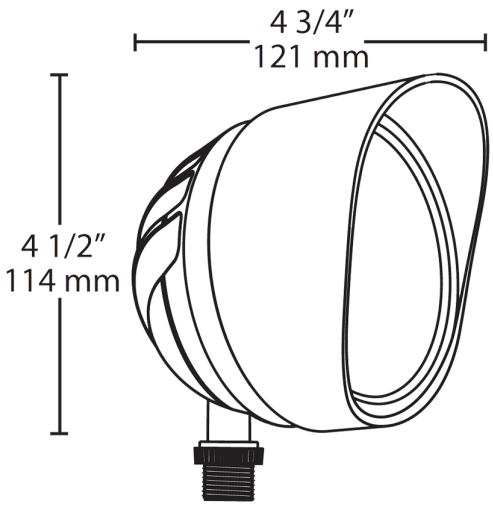
**THD:**

11.9% at 120V

**Power Factor:**

99% at 120V

## Dimensions




## Features

- 12W LED equivalent to 75W BR30/halogen/wide flood
- Mount as an uplight or downlight on a RAB Mighty Post or junction box
- Microprismatic diffusion lens for smooth and even light distribution
- 100,000-hour LED Lifespan

## Ordering Matrix

| Family | Wattage | Color Temp | Finish | Other Options |
|---|---|---|---|---|
| BULLET | 12 | N | A | |
| | **12 =** 12W | **Blank =** 5000K Cool<br>**N =** 4000K Neutral<br>**Y =** 3000K Warm | **A =** Bronze<br>**B =** Black<br>**VG =** Verde Green<br>**W =** White | **Blank =** Standard |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# CDLED4WD-20W-80D940-K

Cylinders are a complete design solution. They are available in various sizes, mounting options, colors and beam angles, and suitable for indoor/outdoor use.

Color: Matte black

Weight: 5.1 lbs

| Project: | Type: |
|---|---|
| Prepared By: | Date: |

### Driver Info

| | |
|---|---|
| Type | Constant Current |
| 120V | 0.18A |
| 208V | 0.11A |
| 240V | 0.10A |
| 277V | 0.09A |
| Input Watts | 19.8W |

### LED Info

| | |
|---|---|
| Watts | 20W |
| Color Temp | 4000K (Neutral) |
| Color Accuracy | 90 CRI |
| R9 | 52 |
| L70 Lifespan | 50,000 Hours |
| Lumens | 1,808 lm |
| Efficacy | 91.3 lm/W |

## Technical Specifications

### Compliance

**UL Listed:**

Suitable for wet locations

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

### Electrical

**Driver:**

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.18A, 208V: 0.11A, 240V: 0.10A, 277V: 0.09A

**Dimming Driver:**

0 - 10V (at 120-277V), TRIAC and ELV (at 120V only)

**THD:**

13.6% at 120V, 23.1% at 277V

**Power Factor:**

98.1% at 120V, 85.9% at 277V

### Optical

**Optics:**

80°

### Performance

**Lifespan:**

50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

### LED Characteristics

**LEDs:**

Long-life, high-efficacy, surface-mount LEDs

**Color Stability:**

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

### Construction

**Cold Weather Starting:**

The minimum starting temperature is -30°C (-22°F)

**Maximum Ambient Temperature:**

Suitable for use in up to 40°C (104°F)

**Lens:**

Solite Glass Lens and Microprismatic Diffusion Lens

**Reflector:**

Vacuum-metalized polycarbonate


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## Technical Specifications (continued)

### Construction

**Housing:**

Extruded aluminum

**Mounting:**

Wall direct light only

**Gaskets:**

High-temperature silicone

**Green Technology:**

Mercury and UV free. RoHS-compliant components.

**Finish:**

Formulated for high durability and long-lasting color

### Other

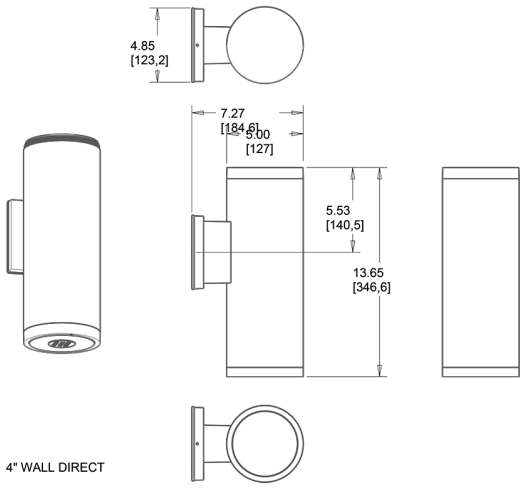
**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

**Buy American Act Compliance:**

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

## Dimensions




## Features

- Sleek, contemporary, architectural-grade design
- Universal dimming driver (TRIAC, ELV and 0-10V)
- 50,000-Hour LED lifespan

## Ordering Matrix

| Family | Size | Mounting | | Wattage | | Optic | CRI/Color Temp | | Finish |
|---|---|---|---|---|---|---|---|---|---|
| CDLED | 4 | WD | – | 20W | – | 80D | 940 | – | K |
| | **2** = 2" | **WD** = Wall Direct (Downlight) Only | | **10W** = 10W | | **20D** = 20° | **927** = 90 CRI, 2700K | | **W** = Matte White |
| | **4** = 4" | **WU** = Wall Indirect (Uplight) Only | | **20W** = 20W | | **30D** = 30° | **930** = 90 CRI, 3000K | | **K** = Matte Black |
| | **6** = 6" | **W** = Wall Direct/Indirect (Downlight/Uplight) | | **26W** = 26W | | **40D** = 40° | **935** = 90 CRI, 3500K | | **S** = Matte Silver |
| | | **S** = Surface (Ceiling Mount) | | **40W** = 40W | | **50D** = 50° | **940** = 90 CRI, 4000K | | **Z** = Bronze |
| | | **PC** = Pendant Cord 48" Standard | | | | **80D** = 80° | **950** = 90 CRI, 5000K | | |
| | | **PS** = Pendant Stem | | | | **WW** = Wall Wash | | | |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# IVAT2-75LPA740ZU

Low profile, low glare. Edge-lit technology unlike any other.

Color: Bronze

Weight: 14.0 lbs

| Project: | Type: |
|---|---|
| Prepared By: | Date: |

### Driver Info

| | |
|---|---|
| Type | Constant Current |
| 120V | 0.58A |
| 208V | 0.34A |
| 240V | 0.29A |
| 277V | 0.25A |
| Input Watts | 67W |

### LED Info

| | |
|---|---|
| Watts | 67W |
| Color Temp | 4000K (Neutral) |
| Color Accuracy | 73 CRI |
| L70 Lifespan | 100,000 Hours |
| Lumens | 7,484 lm |
| Efficacy | 111.7 lm/W |

## Technical Specifications

### Compliance

**UL Listed:**

Suitable for wet locations

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

**Title 24 Compliant:**

An IVELOT edge-lit area light can be used with a motion sensor or photocell control option to comply with 2016 Title 24 Part 6 Section 130.2 (a,b,v)

**IP Rating:**

Ingress protection rating of IP66 for dust and water

**DLC Listed:**

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-GDPZ7M

### Electrical

**Driver:**

Class 2, 50/60Hz, 120-277V, 4kV standard, 10kV optional

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**THD:**

12.82% at 120V, 13.68% at 277V

**Power Factor:**

98.7% at 120V, 93.4% at 277V

### Performance

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations at 25°C

### LED Characteristics

**LEDs:**

Long-life, high-efficacy, surface-mount LEDs

**Color Stability:**

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Construction

**Cold Weather Starting:**

The minimum starting temperature is -40°C (-40°F)


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## Technical Specifications (continued)

### Construction

**Maximum Ambient Temperature:**

Suitable for use in up to 40°C (104°F)

**Housing:**

Precision die-cast aluminum

**IES Classification:**

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

**Mounting:**

Universal pole adapter

**Lens:**

Diffused Polymethyl Methacrylate (PMMA)

**Effective Projected Area:**

EPA = 0.61

**Finish:**

Formulated for high durability and long-lasting color

**Green Technology:**

Mercury and UV free. RoHS-compliant components.

### Optical

**BUG Rating:**

B2 U0 G2

### Other

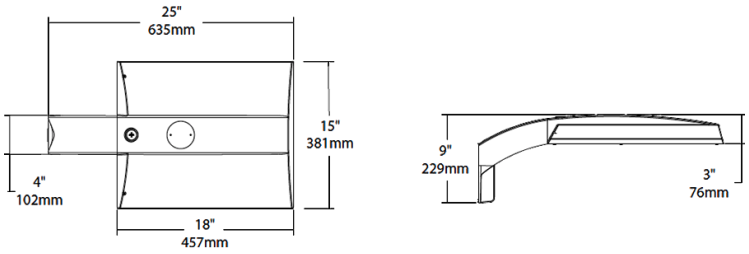
**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

**Buy American Act Compliance:**

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

## Dimensions




## Features

0-10V Dimming, standard

100,000-Hour LED lifespan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## Ordering Matrix

| Family | Distribution | | Lumen Output | Mounting | CRI/Color Temp | Finish | Voltage/Driver | Sensor Options | Lightcloud Option |
|---|---|---|---|---|---|---|---|---|---|
| IVA | T2 | – | 75L | PA | 740 | Z | U | | |
| | **T2 =** Type II *<br>**T3 =** Type III *<br>**T4 =** Type IV *<br>**T5S =** Type V Square *<br>**FT =** Forward Throw * | | **45L =** 4,500 lumens (38W)<br>**75L =** 7,500 lumens (67W)<br>**100L =** 10,000 lumens (94W)<br>**130L =** 13,000 lumens (117W) [1] | **PA =** Universal Pole Mount<br>**WM =** Wall mount<br>**SF =** Slipfitter | **750 =** 70CRI 5000K<br>**740 =** 70CRI 4000K<br>**730 =** 70CRI 3000K | **Z =** Bronze<br>**W =** White<br>**G =** Roadway Gray<br>**K =** Black | **U =** 120-277V 0-10V Dimming<br>**H =** 347-480V, 0-10V Dimming | **Blank =** No Options<br>**/WS =** 8ft lens Wattstopper<br>**/WS2 =** 20ft lens Wattstopper<br>**/WS4 =** 40ft lens Wattstopper<br>**/7PR =** 7-Pin receptacle | **Blank =** No Lightcloud®<br>**/LC =** Lightcloud® Controller [2] |

[1] *Applies to Type IV, V Square*

[2] *Applies 120-277V*

* *All values are nominal with +/- 10% tolerance. See spec sheet for more details.*


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# IVAT5S-100LPA740ZU

Low profile, low glare. Edge-lit technology unlike any other.

Color: Bronze

Weight: 15.0 lbs

| Project: | Type: |
|---|---|
| Prepared By: | Date: |

### Driver Info

| | |
|---|---|
| Type | Constant Current |
| 120V | 0.83A |
| 208V | 0.48A |
| 240V | 0.42A |
| 277V | 0.36A |
| Input Watts | 94.6W |

### LED Info

| | |
|---|---|
| Watts | 94W |
| Color Temp | 4000K (Neutral) |
| Color Accuracy | 72 CRI |
| L70 Lifespan | 100,000 Hours |
| Lumens | 11,508 lm |
| Efficacy | 121.6 lm/W |

## Technical Specifications

### Compliance

**UL Listed:**

Suitable for wet locations

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

**Title 24 Compliant:**

An IVELOT edge-lit area light can be used with a motion sensor or photocell control option to comply with 2016 Title 24 Part 6 Section 130.2 (a,b,v)

**IP Rating:**

Ingress protection rating of IP66 for dust and water

**DLC Listed:**

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-VW1OGJ

### Electrical

**Driver:**

Class 2, 50/60Hz, 120-277V, 4kV standard, 10kV optional

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**THD:**

4.8% at 120V, 8.3% at 277V

**Power Factor:**

99.8% at 120V, 96.6% at 277V

### Performance

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations at 25°C

### LED Characteristics

**LEDs:**

Long-life, high-efficacy, surface-mount LEDs

**Color Stability:**

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Construction

**Cold Weather Starting:**

The minimum starting temperature is -40°C (-40°F)


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## Technical Specifications (continued)

### Construction

**Maximum Ambient Temperature:**

Suitable for use in up to 40°C (104°F)

**Housing:**

Precision die-cast aluminum

**IES Classification:**

Type VS distributes light in a square symmetrical pattern and is meant for large, commercial parking lot lighting as well as areas where sufficient, evenly distributed light is necessary

**Mounting:**

Universal pole adapter

**Lens:**

Diffused Polymethyl Methacrylate (PMMA)

**Effective Projected Area:**

EPA = 0.61

**Finish:**

Formulated for high durability and long-lasting color

**Green Technology:**

Mercury and UV free. RoHS-compliant components.

### Optical

**BUG Rating:**

B3 U0 G3

### Other

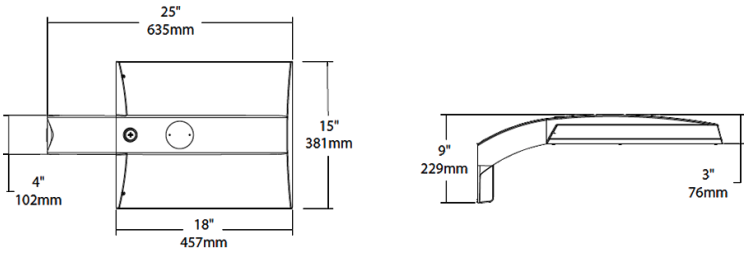
**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

**Buy American Act Compliance:**

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

## Dimensions




## Features

0-10V Dimming, standard

100,000-Hour LED lifespan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# IVAT5S-100LPA740ZU

RAB

## Ordering Matrix

| Family | Distribution | | Lumen Output | Mounting | CRI/Color Temp | Finish | Voltage/Driver | Sensor Options | Lightcloud Option |
|---|---|---|---|---|---|---|---|---|---|
| IVA | T5S | – | 100L | PA | 740 | Z | U | | |
| | **T2 =** Type II<br>**T3 =** Type III<br>**T4 =** Type IV<br>**T5S =** Type V Square<br>**FT =** Forward Throw | | **45L =** 4,500 lumens (38W)<br>**75L =** 7,500 lumens (67W)<br>**100L =** 10,000 lumens (94W)<br>**130L =** 13,000 lumens (117W) | **PA =** Universal Pole Mount<br>**WM =** Wall mount<br>**SF =** Slipfitter | **750 =** 70CRI 5000K<br>**740 =** 70CRI 4000K<br>**730 =** 70CRI 3000K | **Z =** Bronze<br>**W =** White<br>**G =** Roadway Gray<br>**K =** Black | **U =** 120-277V 0-10V Dimming<br>**H =** 347-480V, 0-10V Dimming | **Blank =** No Options<br>**/WS =** 8ft lens Wattstopper<br>**/WS2 =** 20ft lens Wattstopper<br>**/WS4 =** 40ft lens Wattstopper<br>**/7PR =** 7-Pin receptacle | **Blank =** No Lightcloud®<br>**/LC =** Lightcloud® Controller |


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# FFLEDS/PCU

Color: Bronze

Weight: 5.1 lbs

| Project: | Type: |
|---|---|
| Prepared By: | Date: |

### Driver Info

| | |
|---|---|
| Type | Constant Current |
| 120V | 0.25A |
| 208V | 0.14A |
| 240V | 0.13A |
| 277V | 0.11A |
| Input Watts | 18-46.4W |

### LED Info

| | |
|---|---|
| Watts | 26W |
| Color Temp | 4000K/5000K |
| Color Accuracy | 82-83 CRI |
| L70 Lifespan | 100,000 Hours |
| Lumens | 2615-6243 lm |
| Efficacy | 134.5-145.8 lm/W |

## Technical Specifications

### Field Adjustability

**Field Adjustable:**

Field Adjustable Light Output:
39W/26W/18W (factory default 39W)
Color temperature (selectable by 4000K and 5000K)

### Compliance

**UL Listed:**

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

**IP Rating:**

Ingress protection rating of IP66 for dust and water

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**DLC Listed:**

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P201EN30

### LED Characteristics

**LEDs:**

Long-life, high-efficacy, discrete, surface-mount LEDs

**Color Consistency:**

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

**Color Stability:**

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

### Electrical

**Driver:**

18W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.15A, 208V: 0.09A, 240V: 0.08A, 277V: 0.07A

26W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.25A, 208V: 0.14A, 240V: 0.13A, 277V: 0.11A

39W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.38A, 208V: 0.22A, 240V: 0.19A, 277V: 0.17A

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**THD:**

1.93% at 120V, 10.57% at 277V

**Power Factor:**

99.92% at 120V, 90.54% at 277V

**Photocell:**

120-277V Button photocell included. Photocell is compatible with 120V-277V.


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## Technical Specifications (continued)

### Electrical

**Surge Protection:**

4kV

### Performance

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Wattage Equivalency:**

39W: 200W Metal Halide
26W: 150W Metal Halide
18W: 100W Metal Halide

### Optical

**NEMA Type:**

NEMA Beam Spread of 7H x 6V

### Construction

**Cold Weather Starting:**

The minimum starting temperature is -40°C (-40°F)

**Ambient Temperature:**

Suitable for use in up to 40°C (104°F)

**Housing:**

Die-cast aluminum

**Mounting:**

Robust knuckle mount with 180° adjustable swivel arm. Tilt angle in 10° increments.

**Effective Projected Area:**

EPA = 0.32

**Lens:**

Ultra clear, tempered glass

**Reflector:**

Vacuum metalized polycarbonate

**Gaskets:**

High-temperature silicone gaskets

**Finish:**

Formulated for high durability and long-lasting color

**Green Technology:**

Mercury and UV free. RoHS-compliant components.

### Other

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

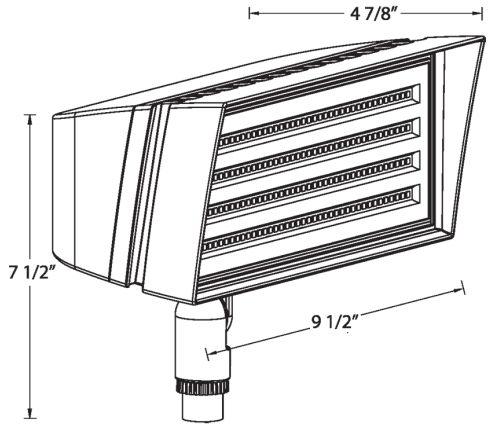
**Trade Agreements Act Compliant:**

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

**Buy American Act Compliance:**

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

## Dimensions




## Features

- Ultra-efficient LED and optical design
- 100,000-hour life based on LM-80 results and TM-21 calculations
- DLC Premium Listed
- 10-Year, No-Compromise Warranty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### Ordering Matrix

| Family | Housing Size | Color Temp | Mounting | Finish | Voltage | Options |
|---|---|---|---|---|---|---|
| FFLED | S | | | | | /PCU |
| | **XS =** Field Adjustable 18W/13W/9W<br>**S =** Field Adjustable 39W/26W/18W<br>**M =** Field Adjustable 80W/52W<br>**L =** Field Adjustable 230W/180W/120W | **Blank =** Field Adjustable 5000K/4000K<br>**Y =** 3000K Warm | **Blank =** Knuckle Mount<br>**SF =** Slipfitter<br>**T =** Trunnion | **Blank =** Bronze<br>**W =** White | **Blank =** 120-277V, 0-10V Dimming<br>**/480 =** 480V, 0-10V Dimming | **Blank =** No Option<br>**/7PR =** 7Pin Receptacle<br>**/PCU =** 120-277V Button Photocell |


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# SLIM17FA15ADJ

Color: Bronze

Weight: 3.0 lbs

| Project: | Type: |
|---|---|
| Prepared By: | Date: |

### Driver Info

| | |
|---|---|
| Type | Constant Current |
| 120V | 0.13A |
| 208V | 0.07A |
| 240V | 0.06A |
| 277V | 0.05A |
| Input Watts | 14.2/14/14.2W |

### LED Info

| | |
|---|---|
| Watts | 15W |
| Color Temp | 3000K/4000K/5000K |
| Color Accuracy | 70 CRI |
| L70 Lifespan | 100,000 Hours |
| Lumens | 1761/1904/1852 lm |
| Efficacy | 124/136.2/130.3 lm/W |

## Technical Specifications

### Field Adjustability

**Field Adjustable:**

Color temperature selectable by 3000K, 4000K and 5000K

### Compliance

**UL Listed:**

Suitable for wet locations

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

**IP Rating:**

Ingress protection rating of IP65 for dust and water

**DLC Listed:**

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PL0MVJOV62Q3

### Performance

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Wattage Equivalency:**

Equivalent to 70W Metal Halide

### LED Characteristics

**LEDs:**

Long-life, high-efficiency, surface-mount LEDs

### Electrical

**Driver:**

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.13A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**Photocell:**

120-277V Integrated button photocell included.

### Construction

**Cold Weather Starting:**

The minimum starting temperature is -40°C (-40°F)

**Maximum Ambient Temperature:**

Suitable for use in up to 50°C (122°F)

**Housing:**

Precision die-cast aluminum housing and door frame


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## Technical Specifications (continued)

### Construction

**Lens:**

Polycarbonate lens

**Mounting:**

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

**Cut Off:**

Adjustable from 0° (full cutoff) to 90°. 7 settings at 15° each.

**Finish:**

Formulated for high durability and long-lasting color

**Green Technology:**

Mercury and UV free. RoHS-compliant components.

### Other

**Note:**

All values are typical (tolerance +/- 10%)

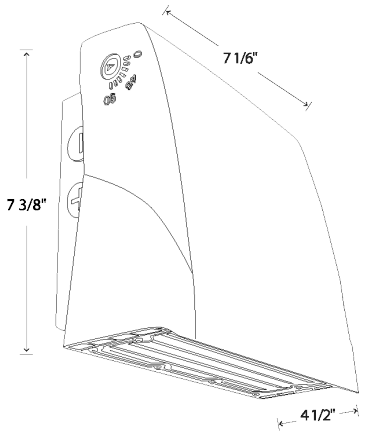
**5 Yr Limited Warranty:**

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

**Buy American Act Compliance:**

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

## Dimensions




## Features

- Selectable CCT
- Adjustable cutoff
- Integrated photocell
- 0-10V dimming standard

## Ordering Matrix

| Family | Wattage | Style |
|---|---|---|
| SLIM17FA | 15 | ADJ |
| | **15 =** 15W<br>**30 =** 30W | **ADJ =** Angle Adjustable |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# VANLED10NFFR

Low-profile vandal-resistant fixture covers the footprint of most traditional canopy lights. Available in flat or drop lens with frosted and unfrosted options.

Color: Bronze

Weight: 10.8 lbs

| Project: | Type: |
|---|---|
| Prepared By: | Date: |

### Driver Info

| | |
|---|---|
| Type | Constant Current |
| 120V | 0.12A |
| 208V | 0.07A |
| 240V | 0.06A |
| 277V | 0.05A |
| Input Watts | 14.6W |

### LED Info

| | |
|---|---|
| Watts | 10W |
| Color Temp | 4000K (Neutral) |
| Color Accuracy | 84 CRI |
| L70 Lifespan | 100,000 Hours |
| Lumens | 1,945 lm |
| Efficacy | 133.2 |

## Technical Specifications

### Compliance

**UL Listed:**

Suitable for Wet Locations. Covered Ceiling Mount Only.

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**IP Rating:**

Ingress protection rating of IP66 for dust and water

**DLC Listed:**

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PL6FU3H2 (DLC Premium: Stairwell and Passageway Luminaires)
DLC Product Code: S-RLSEHN (DLC Standard: Canopy Lighting)

### Electrical

**Driver:**

Class 2, Constant Current, 120-277V, 50-60Hz, 120V: 0.12A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**THD:**

16.56% at 120V, 12.14% at 277V

**Power Factor:**

96.6% at 120V, 94% at 277V

### LED Characteristics

**LEDs:**

Long-life, high-efficacy, surface-mount LEDs

**Color Stability:**

RAB LEDs exceed industry standards for chromatic stability

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Construction

**Maximum Ambient Temperature:**

Suitable for use in up to 40°C (104°F)

**Cold Weather Starting:**

The minimum starting temperature is -40°C (-40°F)

**Lens:**

Vandal-resistant polycarbonate textured opaque for low glare frosted flat lens


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## Technical Specifications (continued)

### Construction

**Housing:**

Die-cast aluminum housing and lens frame with (4) 1/2" NPS side conduit entries and weatherproof rear wire plug and access plate

**Mounting:**

Ceiling mount to recessed junction with knockout template or directy to ceiling surface, utilizing side conduit entry points

**Air Tight:**

Housing certified Air Tight as per ASTM E283

**Finish:**

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

### Other

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

**Buy American Act Compliance:**

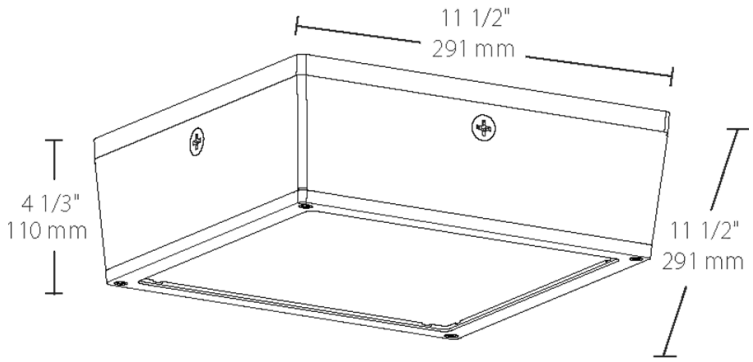
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Performance

**Wattage Equivalency:**

Equivalent to 70W Metal Halide

### Dimensions




### Features

- Fits the footprint of older canopy lights
- Vandal resistant and UV resistant lens
- Ultra-high efficiency
- Clean, contemporary, low-profile design
- Available with drop lens or flat lens
- IP66 rated, keeps dust, bugs and water out
- Photo and motion sensor options available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## Ordering Matrix

| Family | Wattage | Color Temp | Lens-Optics | Finish | Voltage | Options |
|---|---|---|---|---|---|---|
| VANLED | 10 | N | FFR | | | |
| | **10 =** 10W<br>**20 =** 20W<br>**28 =** 28W<br>**40 =** 40W<br>**52 =** 52W<br>**65 =** 65W<br>**75 =** 75W | **Blank =** 5000K Cool<br>**N =** 4000K Neutral<br>**Y =** 3000K Warm | **Blank =** Drop lens<br>**F =** Flat lens [1]<br>**FR =** Frosted Drop Lens<br>**FFR =** Frosted Flat Lens [1] | **Blank =** Bronze<br>**W =** White | **Blank =** 120-277V, 0-10V Dimming<br>**/480 =** 480V, 0-10V Dimming | **/PCS =** 120V Swivel Photocell<br>**/PCS2 =** 277V Swivel Photocell<br>**/PCS4 =** 480V Swivel Photocell<br>**/WS =** Wattstopper, 8ft<br>**/WS2 =** Wattstopper, 20ft<br>**/MVS =** Microwave Motion Sensor [1]<br>**Blank =** No Options<br>**/E2 =** Battery Backup, 120-277V only<br>**/LC =** Lightcloud® Controller |

[1] */MVS option not available with F and FFR lens*


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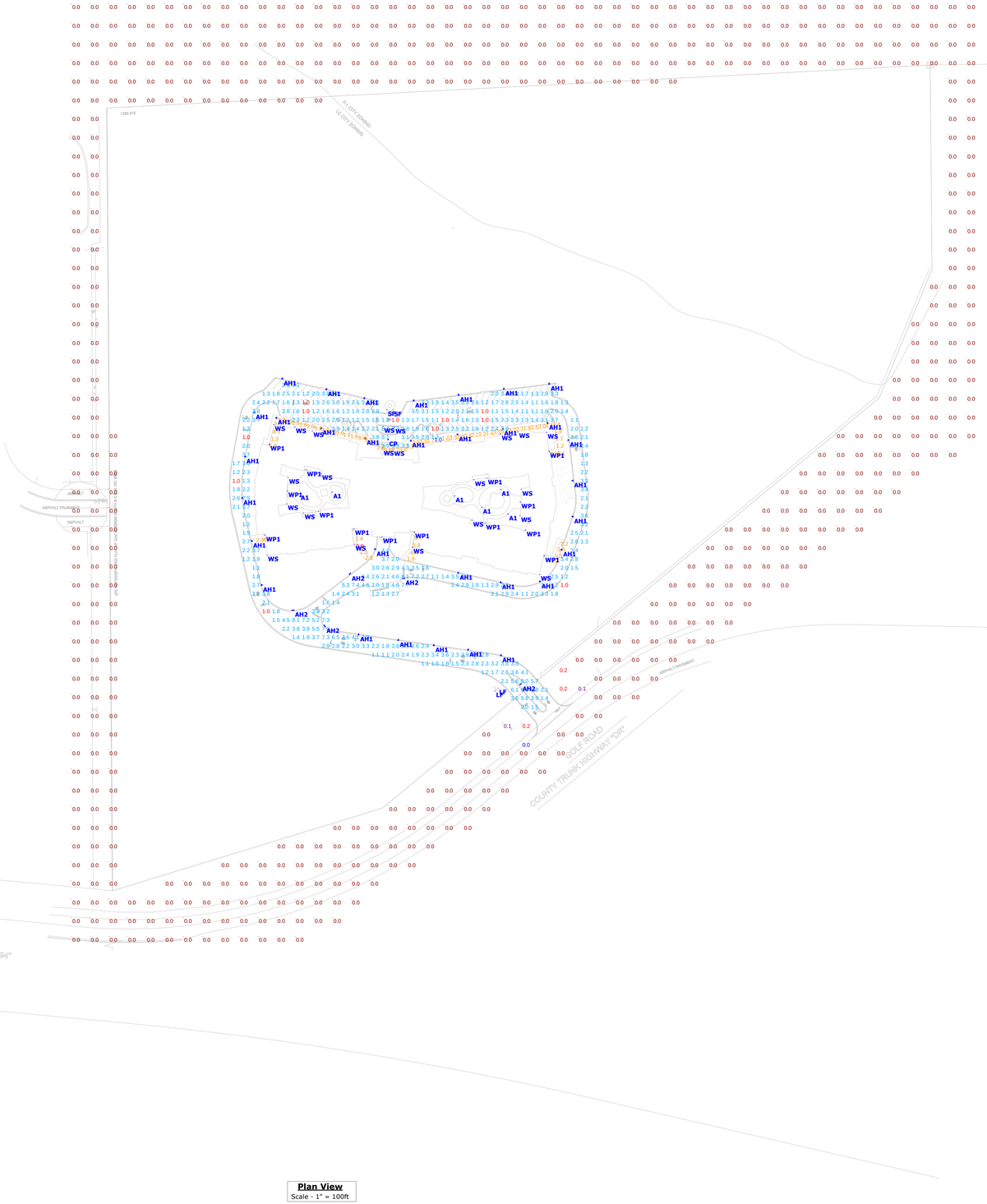
**Schedule**

| Symbol | Label | Quantity | Manufacturer | Catalog Number |
|---|---|---|---|---|
| | A1 | 6 | RAB LIGHTING INC. | ALED5T52N/D10 w\ 10ft Pole |
| | AH1 | 32 | RAB LIGHTING INC. RC LIGHTING | IVAT2-75LPA740ZU w\ 15ft pole |
| | AH2 | 5 | RAB LIGHTING INC. | IVAT5S-100LPA740ZU w\ 15ft pole |
| | CP | 1 | RAB | VANLED10NFFR |
| | LF | 2 | RAB LIGHTING INC. RC LIGHTING | FFLEDS/PCU |
| | SF | 2 | RAB LIGHTING INC. RC LIGHTING | BULLET12NA w\ MPMP17A |
| | WP1 | 14 | RAB Lighting Inc. | SLIM17FA15ADJ |
| | WS | 22 | RAB LIGHTING INC. RC LIGHTING | CDLED4WD-20W-80D940-K |

**Statistics**

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| Drive Lane & Parking | + | 2.7 fc | 8.9 fc | 1.0 fc | 8.9:1 | 2.7:1 |
| End Of Driveway | + | 0.1 fc | 0.2 fc | 0.0 fc | N/A | N/A |
| Outside Property | + | 0.0 fc | 0.0 fc | 0.0 fc | N/A | N/A |
| Sidewalk | + | 3.4 fc | 9.9 fc | 1.0 fc | 9.9:1 | 3.4:1 |




**Plan View**
Scale - 1" = 100ft

**Courtyard at Pewaukee**

| | |
|---|---|
| Designer | |
| Date | 1/23/2023 |
| Scale | Not to Scale |
| Drawing No. | |
| Summary | |

1 of 1

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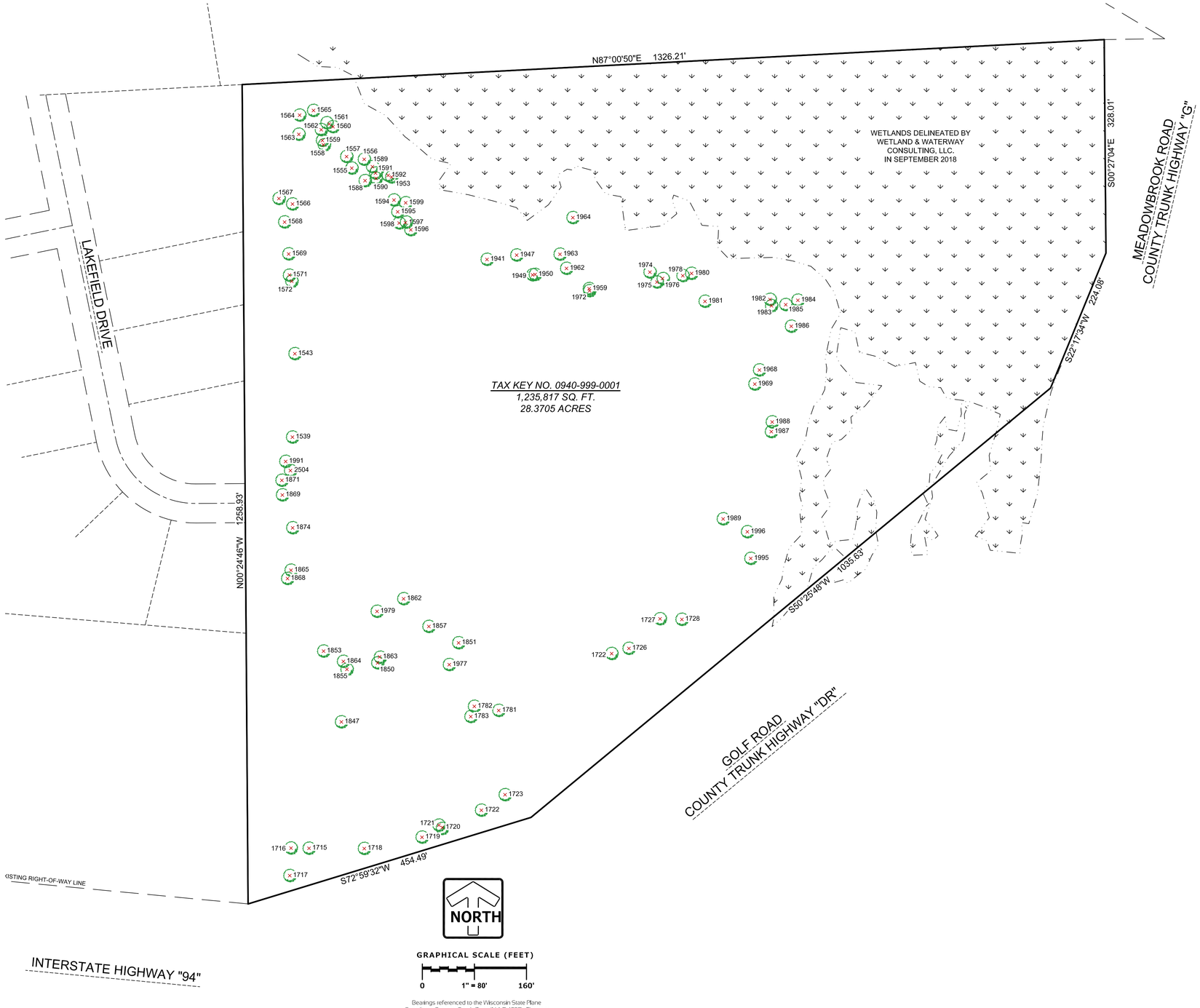


Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927). The east line of the Southeast 1/4 of Section 19, Township 7 North, Range 19 East has a bearing of S00°27'04"E.

DRAFTED: ST
DESIGNED:
REVIEWED: JPK

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

**PINNACLE** ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE | NATIONWIDE

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

# GOLF ROAD

## PART OF THE NE 1/4 OF THE SE 1/4 SEC. 19, T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

## TREE INVENTORY

REVISIONS

PEG JOB No. 1338.00
PEG PM. -
DATE 12/24/18
SCALE 1"=80'

SHEET 1 OF 1

SURVEY

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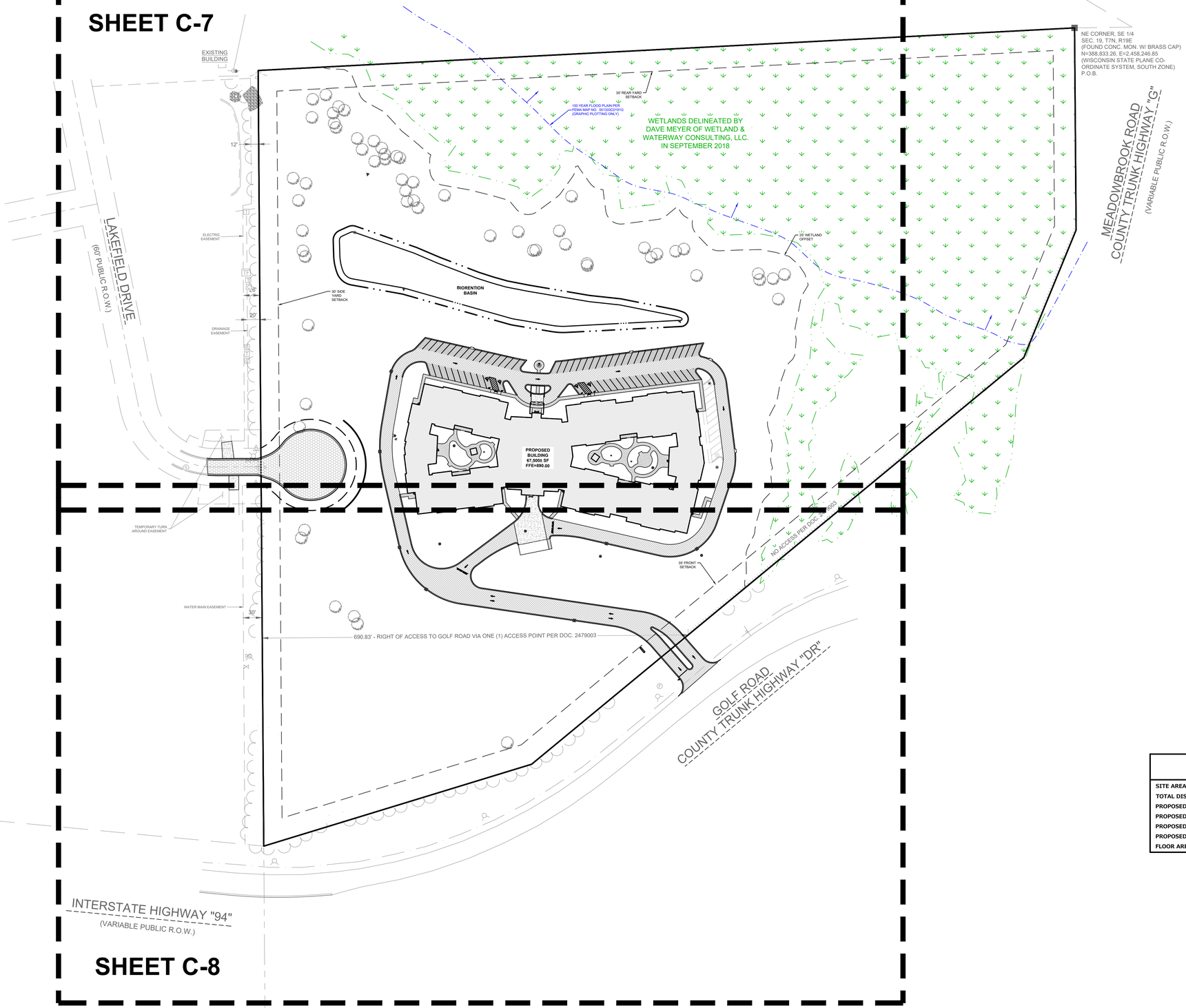
SHEET C-7




SHEET C-8

## LEGEND

- **LIGHT DUTY ASPHALT PAVEMENT**
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 3" HMA PAVEMENT (2 LIFTS)
    - 2" BINDER COURSE - 3 LT 58-28 S
    - 1" SURFACE COURSE - 5 LT 58-28 S
- **HEAVY DUTY ASPHALT PAVEMENT**
  - 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 4" HMA PAVEMENT (2 LIFTS)
    - 2 ¼" BINDER COURSE - 3 LT 58-28 S
    - 1 ¾" SURFACE COURSE - 5 LT 58-28 S
- **CONCRETE PAVEMENT**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 6" PCC
- **CONCRETE SIDEWALK**
  - 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 5" PCC
- **PAVEMENT IN THE PUBLIC RIGHT OF WAY**
  - CONTRACTOR TO MATCH LATEST CITY SPEC

(A) 4" WHITE STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) BOLLARD MOUNTED ADA SIGN (SEE DETAIL)
(D) 18" CURB & GUTTER (SEE DETAIL)
(E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
(F) ADA COMPLIANT RAMP W/ TRUNCATED DOMES (SEE DETAIL). TAPER CURB HEAD AND DEPRESS WALK/CURB
(G) ADA STALL INSIGNIA
(H) CONCRETE WHEEL STOP (SEE DETAIL)
(16) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

## SITE DATA

| | |
|---|---|
| SITE AREA: | 28.37 AC |
| TOTAL DISTURBED AREA: | 14.98 AC |
| PROPOSED CAR PARKING SPACES: | 68 SPACES (4 ADA SPOTS) |
| PROPOSED PAVEMENT AREA: | 1.86 AC |
| PROPOSED TOTAL IMPERVIOUS: | 3.40 AC = 12% |
| PROPOSED GREEN SPACE: | 24.97 AC = 88% |
| FLOOR AREA RATIO: | 1.55 AC = 6% |

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

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

DRAFTED: DMS
DESIGNED: ACT
REVIEWED:

PLAN | DESIGN | DELIVER
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# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## SITE DIMENSIONAL & PAVING OVERVIEW

**REVISIONS**

| | | | |
|---|---|---|---|
| 1 | UPDATED PC SUMBITTAL | 04/12/23 | |

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 80'

SHEET C-6 C-18

SITE DIMENSIONAL & PAVING OVERVIEW

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Z:\PROJECTS\2018\1338.10-WI\CAD\SHEETS\1338.10 SITE DIMENSIONAL & PAVING PLAN.DWG

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EXISTING BUILDING

OHW

LAKEFIELD DRIVE
(60' PUBLIC R.O.W.)

12'

ELECTRIC EASEMENT

26'

30' SIDE YARD SETBACK

20'

DRAINAGE EASEMENT

265.8'

PROPOSED R.O.W.

PROPOSED RETAINING WALL

R220.0'

R68.0'

R57.0'

R74.0'

20.0'

S16°

35' REAR YARD SETBACK

100 YEAR FLOOD PLAIN PER FEMA MAP NO. 551333C0191G (GRAPHIC PLOTTING ONLY)

WETLANDS DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC. IN SEPTEMBER 2018

25' WETLAND OFFSET

BIORENTION BASIN

CONCRETE FLUME (TYP) (SEE DETAIL)

PROPOSED FLAGPOLE

PROPOSED FDC

PROPOSED BUILDING 67,500± SF FFE=890.00

PROPOSED GAZEBO (TYP)

PROPOSED FUTURE PARKING

MATCH LINE SEE SHEET C-8

## LEGEND

- **LIGHT DUTY ASPHALT PAVEMENT**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 3" HMA PAVEMENT (2 LIFTS)
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    - 1" SURFACE COURSE - 5 LT 58-28 S
- **HEAVY DUTY ASPHALT PAVEMENT**
  - 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 4" HMA PAVEMENT (2 LIFTS)
    - 2 ½" BINDER COURSE - 3 LT 58-28 S
    - 1 ½" SURFACE COURSE - 5 LT 58-28 S
- **CONCRETE PAVEMENT**
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- (G) ADA STALL INSIGNIA
- (H) INTEGRAL CURB & WALK (SEE DETAIL)
- (I) TAPER CURB HEAD (SEE DETAIL)
- (16) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

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

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

SITE DIMENSIONAL & PAVING PLAN

REVIEWED:
DESIGNED: ACT
DRAFTED: DMS

PLAN I DESIGN I DELIVER
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# THE COURTYARD AT PEWAUKEE

GOLF RD & MEADOWBROOK LN

SITE DIMENSIONAL & PAVING PLAN

**REVISIONS**

| | | | |
|---|---|---|---|
| 1 | UPDATED PC SUMBITTAL | 04/12/23 | |

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 40'

SHEET
C-7
C-18

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Z:\PROJECTS\2018\1338.10-WI\CAD\SHEETS\1338.10 SITE DIMENSIONAL & PAVING PLAN.DWG

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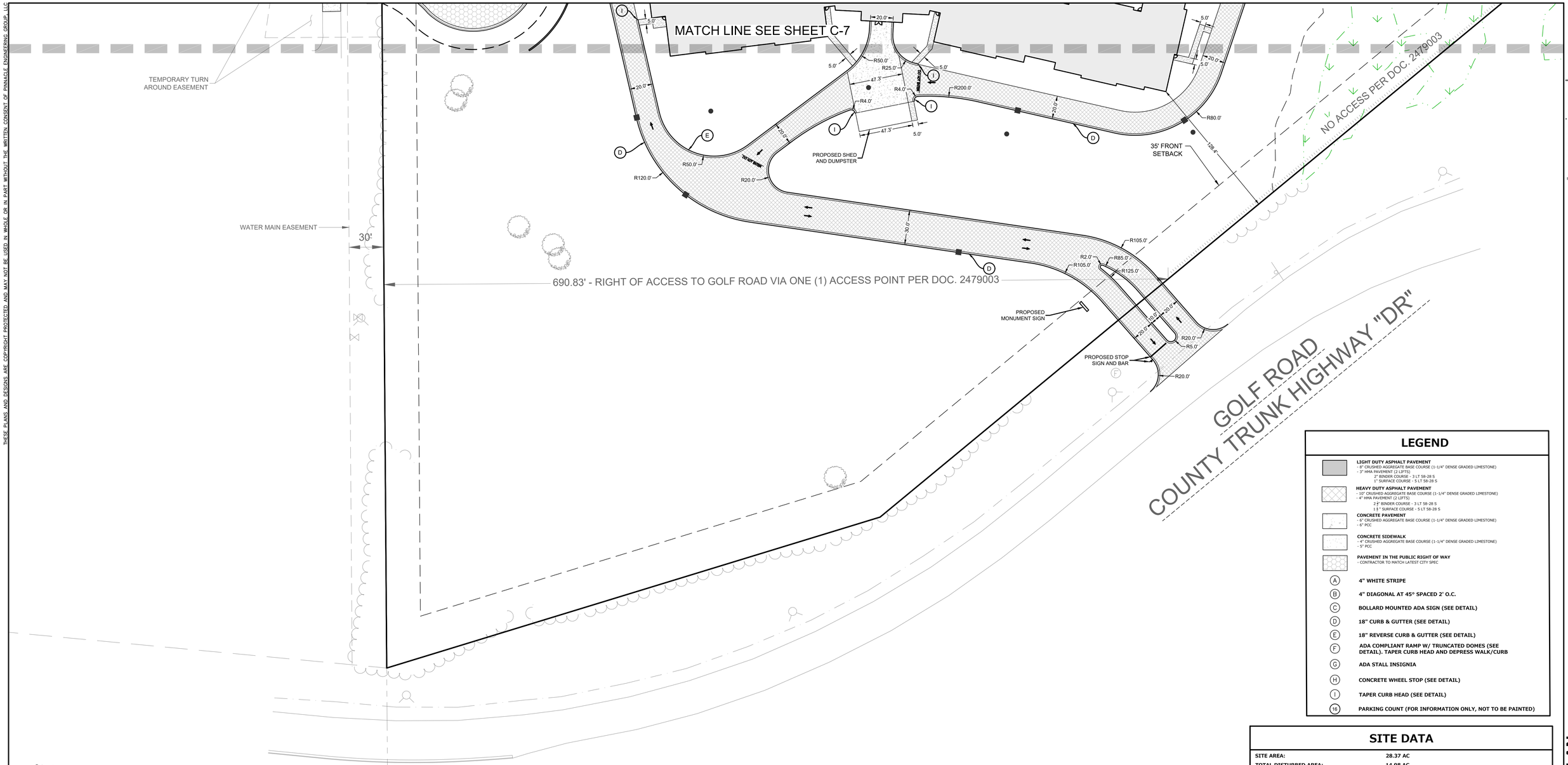


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  - 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 4" HMA PAVEMENT (2 LIFTS)
    - 2 ½" BINDER COURSE - 3 LT 58-28 S
    - 1 ½" SURFACE COURSE - S LT 58-28 S
- **CONCRETE PAVEMENT**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 6" PCC
- **CONCRETE SIDEWALK**
  - 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 5" PCC
- **PAVEMENT IN THE PUBLIC RIGHT OF WAY**
  - CONTRACTOR TO MATCH LATEST CITY SPEC

(A) 4" WHITE STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) BOLLARD MOUNTED ADA SIGN (SEE DETAIL)
(D) 18" CURB & GUTTER (SEE DETAIL)
(E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
(F) ADA COMPLIANT RAMP W/ TRUNCATED DOMES (SEE DETAIL). TAPER CURB HEAD AND DEPRESS WALK/CURB
(G) ADA STALL INSIGNIA
(H) CONCRETE WHEEL STOP (SEE DETAIL)
(I) TAPER CURB HEAD (SEE DETAIL)
(16) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

## SITE DATA

| | |
|---|---|
| SITE AREA: | 28.37 AC |
| TOTAL DISTURBED AREA: | 14.98 AC |
| PROPOSED CAR PARKING SPACES: | 68 SPACES (4 ADA SPOTS) |
| PROPOSED PAVEMENT AREA: | 1.86 AC |
| PROPOSED TOTAL IMPERVIOUS: | 3.40 AC = 12% |
| PROPOSED GREEN SPACE: | 24.97 AC = 88% |
| FLOOR AREA RATIO: | 1.55 AC = 6% |

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

NORTH

GRAPHICAL SCALE (FEET)

0 — 1" = 40' — 80'

REVIEWED:
DESIGNED: ACT
DRAFTED: DMS

PLAN I DESIGN I DELIVER
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**PINNACLE** ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## SITE DIMENSIONAL & PAVING PLAN

**REVISIONS**

| | | | | | |
|---|---|---|---|---|---|
| 1 | UPDATED PC SUMBITTAL | 04/12/23 | | | |

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 40'

**SHEET**
C-8
C-18

SITE DIMENSIONAL & PAVING PLAN

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Z:\PROJECTS\2018\1338.10-WI\CAD\SHEETS\1338.10 SITE DIMENSIONAL & PAVING PLAN.DWG

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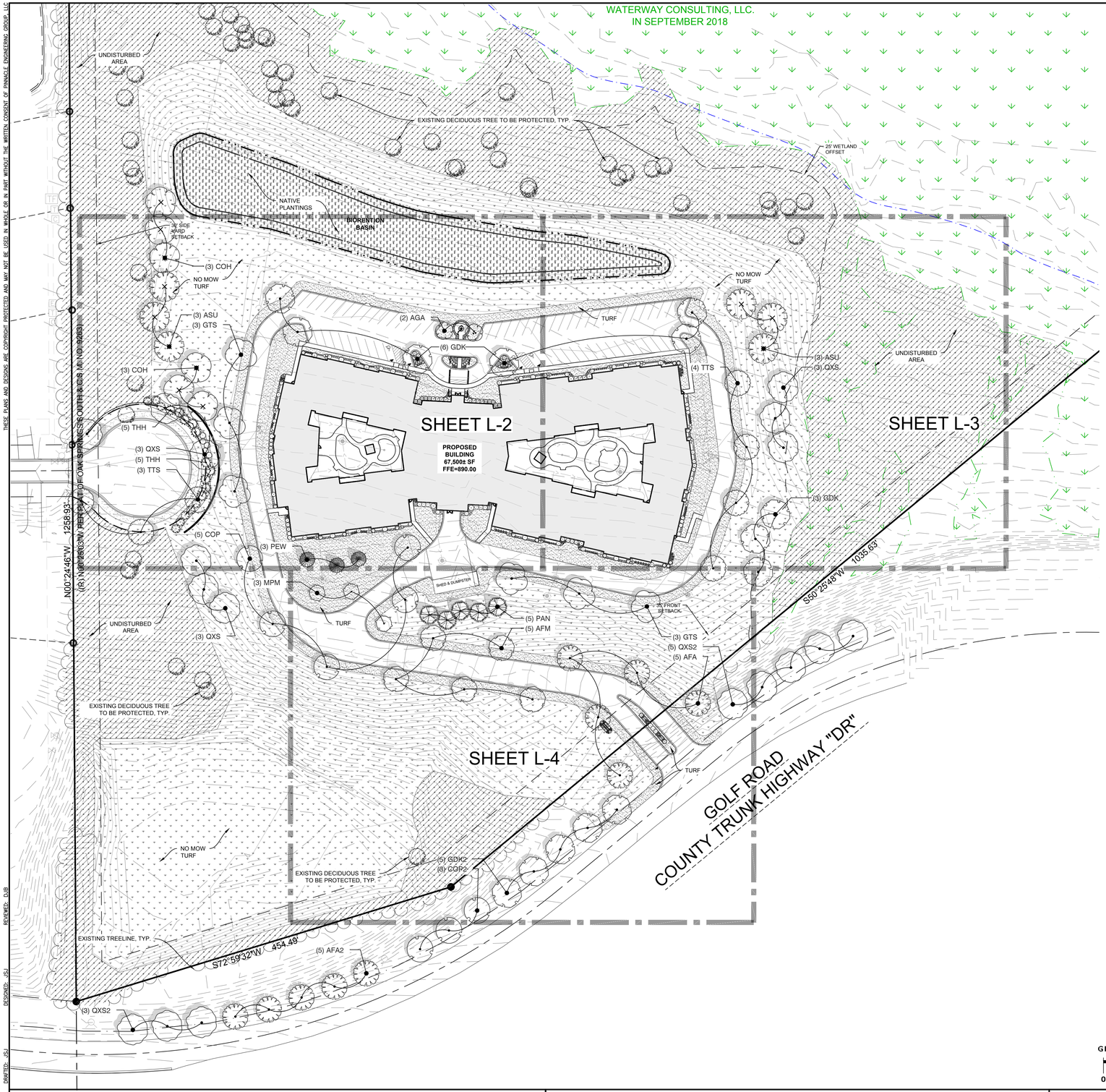
WATERWAY CONSULTING, LLC.
IN SEPTEMBER 2018




## PLANT SCHEDULE

| DECIDUOUS TREES | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|
| AFA | 5 | Acer freemanii `Autumn Fantasy` / Autumn Fantasy Maple | 2" Cal. | 45` T x 35` W |
| ASU | 6 | Acer saccharum / Sugar Maple | 2" Cal. | 60` T x 45` W |
| AFM | 5 | Acer saccharum `Flax Mill Majesty` / Flax Mill Majesty Maple | 2" Cal. | 55` T x 45` W |
| COH | 6 | Carya ovata / Shagbark Hickory | 2" Cal. | 80' T x 40' W |
| COP | 5 | Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry | 2" Cal. | 50` T x 40` W |
| GTS | 6 | Gleditsia triacanthos inermis `Shademaster` / Shademaster Locust | 2" Cal. | 60` T x 50` W |
| GDK | 9 | Gymnocladus dioica / Kentucky Coffee Tree | 2" Cal. | 60` T x 45` W |
| QXS | 9 | Quercus x schuetti / Swamp Bur Oak | 2" Cal. | 70` T x 65` W |
| TTS | 7 | Tilia tomentosa `Sterling` / Sterling Silver Linden | 2" Cal. | 60` T x 35` W |

| EVERGREEN TREES | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|
| PAN | 5 | Picea abies / Norway Spruce | 5` Ht. | 60` T x 28` W |
| PEW | 3 | Pinus strobus / Eastern White Pine | 5` Ht. | 65` T x 30` W |
| THH | 10 | Thuja plicata 'Hogan' / Hogan Western Red Cedar | 5` Ht. | 25` T x 12` W |

| ORNAMENTAL TREES | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|
| AGA | 2 | Amelanchier x grandiflora `Autumn Brilliance` / Autumn Brilliance Serviceberry | 7` Ht. | 20` T x 20` W |
| MPM | 3 | Malus x `Prairie Maid` / Prairie Maid Crabapple | 1.5" Cal. | 20` T x 25` W |

| STREET TREES | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|
| AFA2 | 5 | Acer freemanii `Autumn Fantasy` / Autumn Fantasy Maple | 2.5" Cal. | 45` T x 35` W |
| COP2 | 3 | Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry | 2.5" Cal. | 50` T x 40` W |
| GDK2 | 5 | Gymnocladus dioica / Kentucky Coffee Tree | 2.5" Cal. | 60` T x 45` W |
| QXS2 | 8 | Quercus x schuetti / Swamp Bur Oak | 2.5" Cal. | 70` T x 65` W |

| SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|
| ACB | 10 | Aronia arbutifolia `Brilliantissima` / Brilliant Red Chokeberry | 3 gal. | 7` T x 6` W |
| CPP | 5 | Cephalanthus occidentalis `Ping Pong` / Ping Pong Buttonbush | 3 gal. | 8` T x 8` W |
| CAF | 34 | Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood | 2 gal. | 3` T x 3` W |
| HIS | 12 | Hydrangea arborescens 'NCHA1' / Invincibelle Spirit Hydrangea | 2 gal. | 4`T x 3'W |
| HVS | 12 | Hydrangea p `Vanilla Strawberry` / Vanilla Strawberry Hydrangea | 3 gal. | 6` T x 5` W |
| HRS | 13 | Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea | 2 gal. | 4` T x 5' W |
| ISS | 12 | Itea virginica 'SMNIVDFC' / Scentlandia Sweetspire | 3 gal. | 3`T x 3`W |
| RPP | 4 | Rosa rugosa `Purple Pavement` / Purple Pavement Rugosa Rose | 2 gal. | 5` T x 5` W |
| RCC | 6 | Rosa x `Coral Cove` / Coral Cove Rose | 2 gal. | 3` T x 3` W |
| SBL | 10 | Sambucus nigra `Black Lace` / Black Lace Elderberry | 3 gal. | 6` T x 6` W |
| SMC | 24 | Spiraea japonica `Magic Carpet` / Magic Carpet Spirea | 2 gal. | 2` T x 3` W |
| SMP | 4 | Syringa meyeri `Palibin` / Dwarf Korean Lilac | 3 gal. | 5` T x 5` W |
| SVP | 10 | Syringa vulgaris / Common Purple Lilac | 3` Ht. | 8` T x 10` W |
| SBP | 12 | Syringa x 'SMNJRPI' / Bloomerang Dwarf Pink Lilac | 3 gal. | 3`T x 3`W |
| SB5 | 11 | Syringa x 'SMSJBP7' TM / Bloomerang Dark Purple Lilac | 2 gal. | 4`T x 5'W |
| WWR | 9 | Weigela florida `Wine & Roses` / Wine & Roses Weigela | 3 gal. | 5` T x 5` W |

| EVERGREEN SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|
| JSP | 2 | Juniperus chinensis `J.N. Select Blue` / Star Power Juniper | 4` Ht. | 16` T x 8` W |
| JO2 | 7 | Juniperus chinensis `Old Gold` / Old Gold Juniper | 3 gal. | 3` T x 5` W |
| JCS | 11 | Juniperus chinensis `Sea Green` / Sea Green Juniper | 3 gal. | 5` T x 5` W |
| JSB | 8 | Juniperus sabina `Buffalo` / Buffalo Juniper | 3 gal. | 1` T x 7` W |
| JGO | 5 | Juniperus virginiana `Grey Owl` / Eastern Redcedar Juniper | 3 gal. | 3` T x 5` W |
| PMS | 3 | Pinus mugo `Slowmound` / Slowmound Mugo Pine | 3 gal. | 3` T x 3` W |
| TMT | 10 | Taxus x media `Tauntonii` / Tauton Yew | 3 gal. | 4` T x 5` W |
| TTE | 11 | Thuja occidentalis `BailJohn` / Technito Arborvitae | 4` Ht. | 12` T x 5 `W |
| TDG | 5 | Thuja occidentalis `Nigra` / Dark Green Arborvitae | 4` Ht. | 20' T x 8' W |
| TFC | 6 | Thuja occidentalis 'Congabe' / Fire Chief Arborvitae | 2 gal. | 2`T x 3`W |

| ORNAMENTAL GRASSES | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|
| AGD | 17 | Andropogon gerardii `Dancing Wind` / Dancing Wind Big Blue Stem | 1 gal. | 36" T x 30" W |
| CKF | 20 | Calamagrostis x a `Karl Foerster` / Karl Foerster Reed Grass | 1 gal. | 36" T x 24" W |
| CFO | 34 | Calamagrostis x a `Overdam` / Overdam Reed Grass | 1 gal. | 24" T x 24" W |
| CBZ | 20 | Carex flacca 'Blue Zinger' / Blue Zinger Sedge | 1 gal. | 14" T x 24" W |
| HAG | 6 | Hakonechloa macra 'Aureola' / Golden Variegated Forest Grass | 1 gal. | 18" T x 24" W |
| HPB | 31 | Hystrix patula / Bottlebrush Grass | 1 gal. | 30" T x 18" W |
| MSO | 27 | Miscanthus sinensis `Oktoberfest` / Oktoberfest Miscanthus | 1 gal. | 48" T x 36" W |
| PNW | 41 | Panicum virgatum `Northwind` / Northwind Switch Grass | 1 gal. | 42" T x 28" W |
| PBB | 10 | Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass | 1 gal. | 12" T x 15" W |
| SLB | 28 | Schizachyrium scoparium `Blue Heaven` / Blue Heaven Little Bluestem Grass | 1 gal. | 30" T x 28" W |
| STD | 12 | Sporobolus heterolepis `Tara` / Prairie Dropseed | 1 gal. | 15" T x 20" W |

| PERENNIALS | QTY | BOTANICAL / COMMON NAME | SIZE | SPACING | REMARKS |
|---|---|---|---|---|---|
| AHA | 16 | Amsonia c `Halfway to Arkansas` / Halfway to Arkansas Blue-star | 4.5" cont. | 28" o.c. | 30" T x 30" W |
| AGB | 16 | Aruncus dioicus / Goatsbeard | 4.5" cont. | 40" o.c. | 40" T x 40" W |
| AVR | 7 | Astilbe chinensis `Vision in Red` / Vision in Red Astilbe | 4.5" cont. | 18" o.c. | 15" T x 18" W |
| ADD | 6 | Astilbe x `Deutschland` / Deutschland False Spiraea | 4.5" Cont. | 20" o.c. | 20" T x 20" W |
| CMW | 24 | Calamintha nepeta 'Montrose White' / Montrose White Calamint | 4.5" cont. | 20" o.c. | 18" T x 18" W |
| CVZ | 26 | Coreopsis verticillata `Zagreb` / Zagreb Coreopsis | 4.5" cont. | 16" o.c. | 20" T x 16" W |
| EMS | 9 | Echinacea purpurea `Magnus Superior` / Magnus Superior Coneflower | 4.5" Cont. | 18" o.c. | 28" T x 16" W |
| GMT | 18 | Geum x `Mai Tai` / Mai Tai Grecian Rose | 4.5" Cont. | 14" o.c. | 16" T x 12" W |
| HRT | 46 | Helenium a `Ruby Tuesday` / Ruby Tuesday Helen`s Flower | 4.5" Cont. | 15" o.c. | 24" T x 18" W |
| HPP | 35 | Heuchera m `Palace Purple` / Palace Purple Coral Bells | 4.5" Cont. | 18" o.c. | 18" T x 18" W |
| HGS | 10 | Hosta x `Gold Standard` / Gold Standard Hosta | 4.5" cont. | 40" o.c. | 20" T x 50" W |
| LGF | 30 | Leucanthemum x superbum 'Goldfinch' / Goldfinch Shasta Daisy | 4.5" cont. | 22" o.c. | 18" T x 22" W |
| PLS | 26 | Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage | 4.5" cont. | 22" o.c. | 24" T x 24" W |
| SAJ | 4 | Sedum `Autumn Joy` / Autumn Joy Sedum | 4.5" Cont. | 24" o.c. | 12" T x 24" W |

| GROUND COVERS | QTY | BOTANICAL / COMMON NAME | REMARKS |
|---|---|---|---|
| | 40,769 sf | Native Plantings / Agrecol Rainwater Renewal Seed Mix | |
| | 61,933 sf | Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix | |
| | 306,839 sf | Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix | |

| NATIVE | QTY | BOTANICAL / COMMON NAME | REMARKS |
|---|---|---|---|
| | 313,306 sf | EXISTING NATURAL AREAS / UNDISTRUBED AREAS | NATURAL AREAS TO REMAIN AS IS |

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 60' 120'

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

PLAN | DESIGN | DELIVER
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**PINNACLE** ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## LANDSCAPE OVERVIEW

REVISIONS

| | | | | | |
|---|---|---|---|---|---|
| 1 | UPDATED PC SUMBITTAL | 04/12/23 | | | |

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 60'

SHEET
L-1
L-6

LANDSCAPE OVERVIEW

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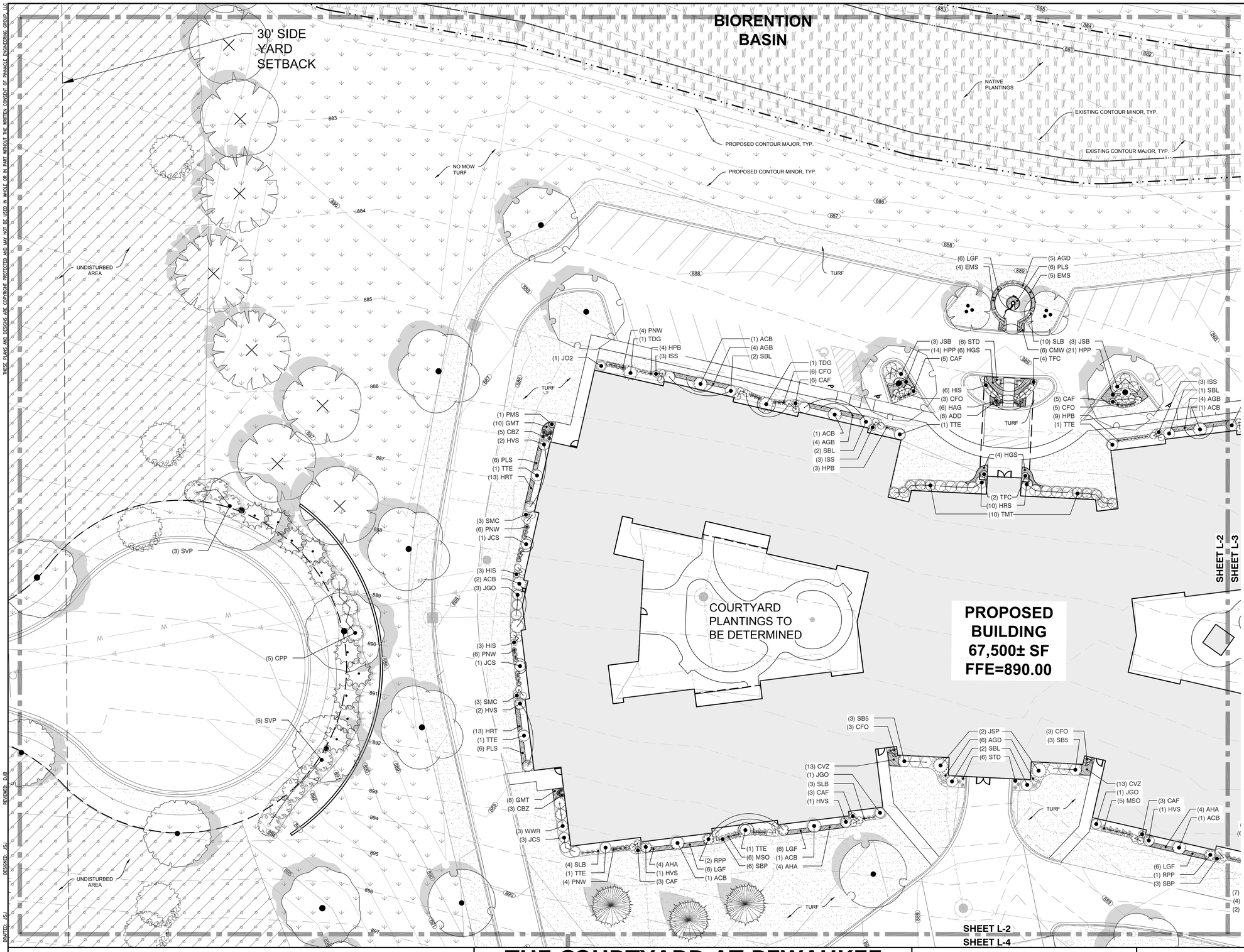


## PLANT KEY

| DECIDUOUS TREES | BOTANICAL / COMMON NAME |
|---|---|
| AFA | Acer freemanii `Autumn Fantasy` / Autumn Fantasy Maple |
| ASU | Acer saccharum / Sugar Maple |
| AFM | Acer saccharum `Flax Mill Majesty` / Flax Mill Majesty Maple |
| COH | Carya ovata / Shagbark Hickory |
| COP | Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry |
| GTS | Gleditsia triacanthos inermis `Shademaster` / Shademaster Locust |
| GDK | Gymnocladus dioica / Kentucky Coffee Tree |
| QXS | Quercus x schuetti / Swamp Bur Oak |
| TTS | Tilia tomentosa `Sterling` / Sterling Silver Linden |

| EVERGREEN TREES | BOTANICAL / COMMON NAME |
|---|---|
| PAN | Picea abies / Norway Spruce |
| PEW | Pinus strobus / Eastern White Pine |
| THH | Thuja plicata 'Hogan' / Hogan Western Red Cedar |

| ORNAMENTAL TREES | BOTANICAL / COMMON NAME |
|---|---|
| AGA | Amelanchier x grandiflora `Autumn Brilliance` / Autumn Brilliance Serviceberry |
| MPM | Malus x `Prairie Maid` / Prairie Maid Crabapple |

| STREET TREES | BOTANICAL / COMMON NAME |
|---|---|
| AFA2 | Acer freemanii `Autumn Fantasy` / Autumn Fantasy Maple |
| COP2 | Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry |
| GDK2 | Gymnocladus dioica / Kentucky Coffee Tree |
| QXS2 | Quercus x schuetti / Swamp Bur Oak |

| SHRUBS | BOTANICAL / COMMON NAME |
|---|---|
| ACB | Aronia arbutifolia `Brilliantissima` / Brilliant Red Chokeberry |
| CPP | Cephalanthus occidentalis `Ping Pong` / Ping Pong Buttonbush |
| CAF | Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood |
| HIS | Hydrangea arborescens 'NCHA1' / Invincibelle Spirit Hydrangea |
| HVS | Hydrangea p `Vanilla Strawberry` / Vanilla Strawberry Hydrangea |
| HRS | Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea |
| ISS | Itea virginica 'SMNIVDFC' / Scentlandia Sweetspire |
| RPP | Rosa rugosa `Purple Pavement` / Purple Pavement Rugosa Rose |
| RCC | Rosa x `Coral Cove` / Coral Cove Rose |
| SBL | Sambucus nigra `Black Lace` / Black Lace Elderberry |
| SMC | Spiraea japonica `Magic Carpet` / Magic Carpet Spirea |
| SMP | Syringa meyeri `Palibin` / Dwarf Korean Lilac |
| SVP | Syringa vulgaris / Common Purple Lilac |
| SBP | Syringa x 'SMNJRPI' / Bloomerang Dwarf Pink Lilac |
| SB5 | Syringa x 'SMSJBP7' TM / Bloomerang Dark Purple Lilac |
| WWR | Weigela florida `Wine & Roses` / Wine & Roses Weigela |

| EVERGREEN SHRUBS | BOTANICAL / COMMON NAME |
|---|---|
| JSP | Juniperus chinensis `J.N. Select Blue` / Star Power Juniper |
| JO2 | Juniperus chinensis `Old Gold` / Old Gold Juniper |
| JCS | Juniperus chinensis `Sea Green` / Sea Green Juniper |
| JSB | Juniperus sabina `Buffalo` / Buffalo Juniper |
| JGO | Juniperus virginiana `Grey Owl` / Eastern Redcedar Juniper |
| PMS | Pinus mugo `Slowmound` / Slowmound Mugo Pine |
| TMT | Taxus x media `Tauntonii` / Tauton Yew |
| TTE | Thuja occidentalis `BailJohn` / Technito Arborvitae |
| TDG | Thuja occidentalis `Nigra` / Dark Green Arborvitae |
| TFC | Thuja occidentalis 'Congabe' / Fire Chief Arborvitae |

| ORNAMENTAL GRASSES | BOTANICAL / COMMON NAME |
|---|---|
| AGD | Andropogon gerardii `Dancing Wind` / Dancing Wind Big Blue Stem |
| CKF | Calamagrostis x a `Karl Foerster` / Karl Foerster Reed Grass |
| CFO | Calamagrostis x a `Overdam` / Overdam Reed Grass |
| CBZ | Carex flacca 'Blue Zinger' / Blue Zinger Sedge |
| HAG | Hakonechloa macra 'Aureola' / Golden Variegated Forest Grass |
| HPB | Hystrix patula / Bottlebrush Grass |
| MSO | Miscanthus sinensis `Oktoberfest` / Oktoberfest Miscanthus |
| PNW | Panicum virgatum `Northwind` / Northwind Switch Grass |
| PBB | Pennisetum alopecuroides 'B B' / Burgundy Bunny Dwarf Fountain Grass |
| SLB | Schizachyrium scoparium `Blue Heaven` / Blue Heaven Little Bluestem Grass |
| STD | Sporobolus heterolepis `Tara` / Prairie Dropseed |

| PERENNIALS | BOTANICAL / COMMON NAME |
|---|---|
| AHA | Amsonia c `Halfway to Arkansas` / Halfway to Arkansas Blue-star |
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| ADD | Astilbe x `Deutschland` / Deutschland False Spiraea |
| CMW | Calamintha nepeta 'Montrose White' / Montrose White Calamint |
| CVZ | Coreopsis verticillata `Zagreb` / Zagreb Coreopsis |
| EMS | Echinacea purpurea `Magnus Superior` / Magnus Superior Coneflower |
| GMT | Geum x `Mai Tai` / Mai Tai Grecian Rose |
| HRT | Helenium a `Ruby Tuesday` / Ruby Tuesday Helen`s Flower |
| HPP | Heuchera m `Palace Purple` / Palace Purple Coral Bells |
| HGS | Hosta x `Gold Standard` / Gold Standard Hosta |
| LGF | Leucanthemum x superbum 'Goldfinch' / Goldfinch Shasta Daisy |
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| SAJ | Sedum `Autumn Joy` / Autumn Joy Sedum |

| GROUND COVERS | BOTANICAL / COMMON NAME |
|---|---|
| | Native Plantings / Agrecol Rainwater Renewal Seed Mix |
| | Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix |
| | Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix |

| NATIVE | BOTANICAL / COMMON NAME |
|---|---|
| | EXISTING NATURAL AREAS / UNDISTRUBED AREAS |

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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# THE COURTYARD AT PEWAUKEE

GOLF RD & MEADOWBROOK LN

## LANDSCAPE ENLARGEMENT

| REVISIONS | | | | | |
|---|---|---|---|---|---|
| 1 | UPDATED PC SUMBITTAL | 04/12/23 | | | |

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 20'

SHEET L-2 L-6

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LANDSCAPE ENLARGEMENT

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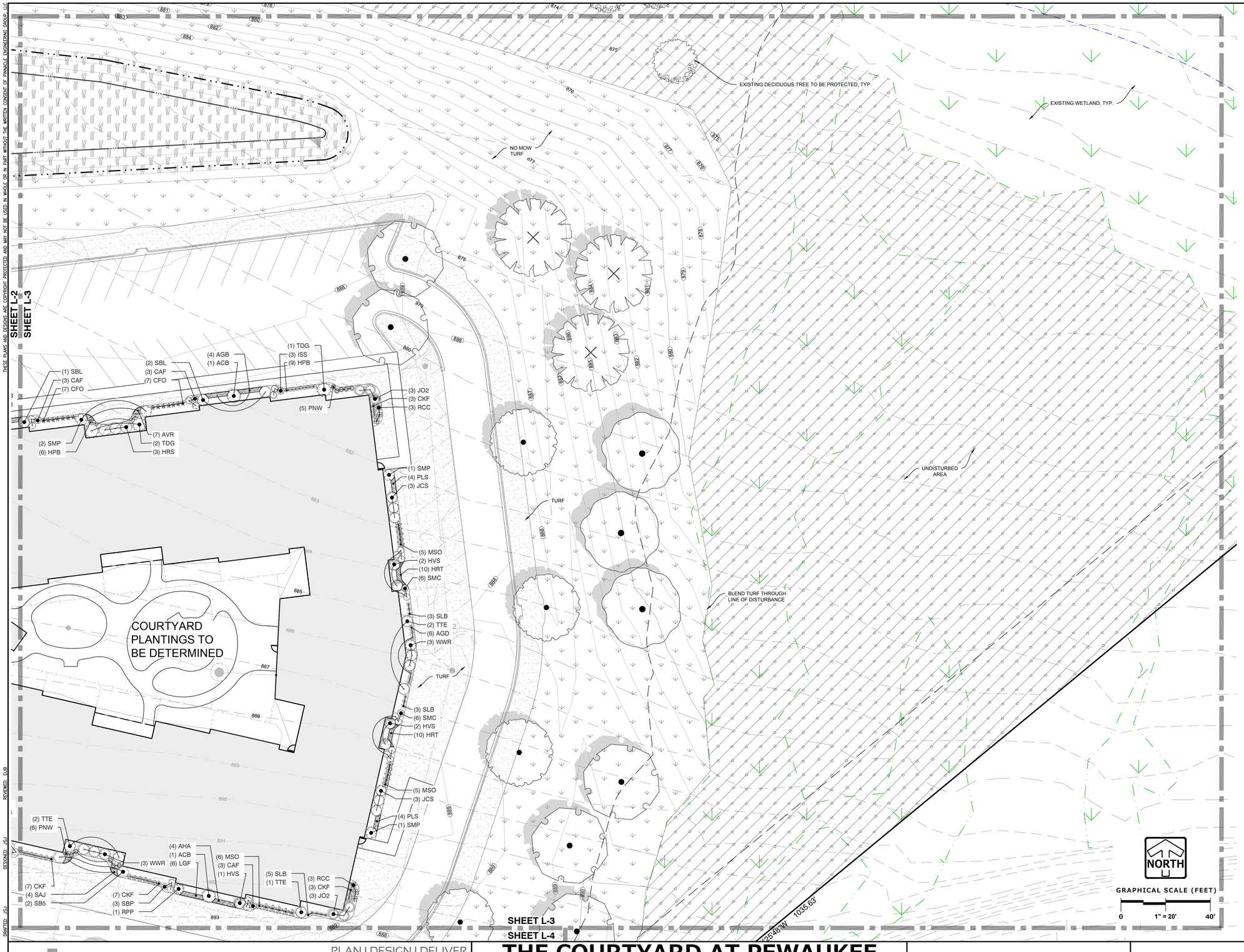


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| MPM | Malus x `Prairie Maid` / Prairie Maid Crabapple |

| STREET TREES | BOTANICAL / COMMON NAME |
|---|---|
| AFA2 | Acer freemanii `Autumn Fantasy` / Autumn Fantasy Maple |
| COP2 | Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry |
| GDK2 | Gymnocladus dioica / Kentucky Coffee Tree |
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| SHRUBS | BOTANICAL / COMMON NAME |
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| SBL | Sambucus nigra `Black Lace` / Black Lace Elderberry |
| SMC | Spiraea japonica `Magic Carpet` / Magic Carpet Spirea |
| SMP | Syringa meyeri `Palibin` / Dwarf Korean Lilac |
| SVP | Syringa vulgaris / Common Purple Lilac |
| SBP | Syringa x 'SMNJRPI' / Bloomerang Dwarf Pink Lilac |
| SB5 | Syringa x 'SMSJBP7' TM / Bloomerang Dark Purple Lilac |
| WWR | Weigela florida `Wine & Roses` / Wine & Roses Weigela |

| EVERGREEN SHRUBS | BOTANICAL / COMMON NAME |
|---|---|
| JSP | Juniperus chinensis `J.N. Select Blue` / Star Power Juniper |
| JO2 | Juniperus chinensis `Old Gold` / Old Gold Juniper |
| JCS | Juniperus chinensis `Sea Green` / Sea Green Juniper |
| JSB | Juniperus sabina `Buffalo` / Buffalo Juniper |
| JGO | Juniperus virginiana `Grey Owl` / Eastern Redcedar Juniper |
| PMS | Pinus mugo `Slowmound` / Slowmound Mugo Pine |
| TMT | Taxus x media `Tauntonii` / Tauton Yew |
| TTE | Thuja occidentalis `BailJohn` / Technito Arborvitae |
| TDG | Thuja occidentalis `Nigra` / Dark Green Arborvitae |
| TFC | Thuja occidentalis 'Congabe' / Fire Chief Arborvitae |

| ORNAMENTAL GRASSES | BOTANICAL / COMMON NAME |
|---|---|
| AGD | Andropogon gerardii `Dancing Wind` / Dancing Wind Big Blue Stem |
| CKF | Calamagrostis x a `Karl Foerster` / Karl Foerster Reed Grass |
| CFO | Calamagrostis x a `Overdam` / Overdam Reed Grass |
| CBZ | Carex flacca 'Blue Zinger' / Blue Zinger Sedge |
| HAG | Hakonechloa macra 'Aureola' / Golden Variegated Forest Grass |
| HPB | Hystrix patula / Bottlebrush Grass |
| MSO | Miscanthus sinensis `Oktoberfest` / Oktoberfest Miscanthus |
| PNW | Panicum virgatum `Northwind` / Northwind Switch Grass |
| PBB | Pennisetum alopecuroides 'B B' / Burgundy Bunny Dwarf Fountain Grass |
| SLB | Schizachyrium scoparium `Blue Heaven` / Blue Heaven Little Bluestem Grass |
| STD | Sporobolus heterolepis `Tara` / Prairie Dropseed |

| PERENNIALS | BOTANICAL / COMMON NAME |
|---|---|
| AHA | Amsonia c `Halfway to Arkansas` / Halfway to Arkansas Blue-star |
| AGB | Aruncus dioicus / Goatsbeard |
| AVR | Astilbe chinensis `Vision in Red` / Vision in Red Astilbe |
| ADD | Astilbe x `Deutschland` / Deutschland False Spiraea |
| CMW | Calamintha nepeta 'Montrose White' / Montrose White Calamint |
| CVZ | Coreopsis verticillata `Zagreb` / Zagreb Coreopsis |
| EMS | Echinacea purpurea `Magnus Superior` / Magnus Superior Coneflower |
| GMT | Geum x `Mai Tai` / Mai Tai Grecian Rose |
| HRT | Helenium a `Ruby Tuesday` / Ruby Tuesday Helen`s Flower |
| HPP | Heuchera m `Palace Purple` / Palace Purple Coral Bells |
| HGS | Hosta x `Gold Standard` / Gold Standard Hosta |
| LGF | Leucanthemum x superbum 'Goldfinch' / Goldfinch Shasta Daisy |
| PLS | Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage |
| SAJ | Sedum `Autumn Joy` / Autumn Joy Sedum |

| GROUND COVERS | BOTANICAL / COMMON NAME |
|---|---|
| | Native Plantings / Agrecol Rainwater Renewal Seed Mix |
| | Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix |
| | Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix |

| NATIVE | BOTANICAL / COMMON NAME |
|---|---|
| | EXISTING NATURAL AREAS / UNDISTRUBED AREAS |

RVWD: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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**PINNACLE ENGINEERING GROUP**
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## LANDSCAPE ENLARGEMENT

**REVISIONS**

| | | | | | |
|---|---|---|---|---|---|
| 1 | UPDATED PC SUMBITTAL | 04/12/23 | | | |

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE 1" = 20'

**SHEET**
L-3
L-6

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LANDSCAPE ENLARGEMENT

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SHEET L-2
SHEET L-3
SHEET L-4

SHED & DUMPSTER

TURF

35' FRONT SETBACK

BLEND TURF THROUGH LINE OF DISTURBANCE

TURF

(10) PBB
(10) PNW
(6) SMC
(12) CBZ
(2) PMS
MONUMENT SIGN
(3) SB5
(18) CMW
(2) JSB

NO MOW TURF

BLEND TURF THROUGH LINE OF DISTURBANCE

UNDISTURBED AREA

EXISTING DECIDUOUS TREE TO BE PROTECTED, TYP.

EXISTING TREELINE, TYP.

GOLF RD
COUNTY TRUNK HIGHWAY "DR"

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

## PLANT KEY

| DECIDUOUS TREES | BOTANICAL / COMMON NAME |
|---|---|
| AFA | Acer freemanii `Autumn Fantasy` / Autumn Fantasy Maple |
| ASU | Acer saccharum / Sugar Maple |
| AFM | Acer saccharum `Flax Mill Majesty` / Flax Mill Majesty Maple |
| COH | Carya ovata / Shagbark Hickory |
| COP | Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry |
| GTS | Gleditsia triacanthos inermis `Shademaster` / Shademaster Locust |
| GDK | Gymnocladus dioica / Kentucky Coffee Tree |
| QXS | Quercus x schuetti / Swamp Bur Oak |
| TTS | Tilia tomentosa `Sterling` / Sterling Silver Linden |

| EVERGREEN TREES | BOTANICAL / COMMON NAME |
|---|---|
| PAN | Picea abies / Norway Spruce |
| PEW | Pinus strobus / Eastern White Pine |
| THH | Thuja plicata 'Hogan' / Hogan Western Red Cedar |

| ORNAMENTAL TREES | BOTANICAL / COMMON NAME |
|---|---|
| AGA | Amelanchier x grandiflora `Autumn Brilliance` / Autumn Brilliance Serviceberry |
| MPM | Malus x `Prairie Maid` / Prairie Maid Crabapple |

| STREET TREES | BOTANICAL / COMMON NAME |
|---|---|
| AFA2 | Acer freemanii `Autumn Fantasy` / Autumn Fantasy Maple |
| COP2 | Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry |
| GDK2 | Gymnocladus dioica / Kentucky Coffee Tree |
| QXS2 | Quercus x schuetti / Swamp Bur Oak |

| SHRUBS | BOTANICAL / COMMON NAME |
|---|---|
| ACB | Aronia arbutifolia `Brilliantissima` / Brilliant Red Chokeberry |
| CPP | Cephalanthus occidentalis `Ping Pong` / Ping Pong Buttonbush |
| CAF | Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood |
| HIS | Hydrangea arborescens 'NCHA1' / Invincibelle Spirit Hydrangea |
| HVS | Hydrangea p `Vanilla Strawberry` / Vanilla Strawberry Hydrangea |
| HRS | Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea |
| ISS | Itea virginica 'SMNIVDFC' / Scentlandia Sweetspire |
| RPP | Rosa rugosa `Purple Pavement` / Purple Pavement Rugosa Rose |
| RCC | Rosa x `Coral Cove` / Coral Cove Rose |
| SBL | Sambucus nigra `Black Lace` / Black Lace Elderberry |
| SMC | Spiraea japonica `Magic Carpet` / Magic Carpet Spirea |
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REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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## GENERAL PLANTING NOTES

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

## SOIL PLACEMENT NOTES

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

## NATIVE SEEDING PLANTINGS

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WITHIN THE BIO INFILTRATION BASINS WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES AND PLANTING OF PERENNIALS TO CREATE A DYNAMIC PLANTING.

**PRIOR TO SEEDING PLANTING:**

A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

B. PREPARATION OF SOIL PRIOR TO SEEDING
   1. REFER TO CIVIL PLANS FOR SOIL MIXTURE.
   2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
   3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
   4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

A. COVER CROP
   1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
   2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

B. SEED MIX:
   1. MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
   2. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
   3. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
   4. COVER SEED WITH ¼-INCH TO ½-INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
   5. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
   6. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

## NATIVE PLANTINGS:

**WEED SUPPRESSION MEASURES:**

**1st YEAR** - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

**2nd YEAR** - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

**3rd YEAR** - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

**4th YEAR** - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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

# THE COURTYARD AT PEWAUKEE

GOLF RD & MEADOWBROOK LN

LANDSCAPE GENERAL NOTES

REVISIONS

| | | | | | |
|---|---|---|---|---|---|
| 1 | UPDATED PC SUMBITTAL | 04/12/23 | | | |

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE NA

SHEET
L-5
L-6

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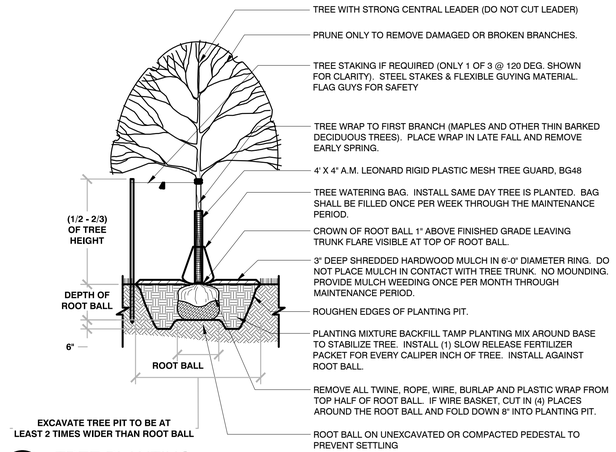
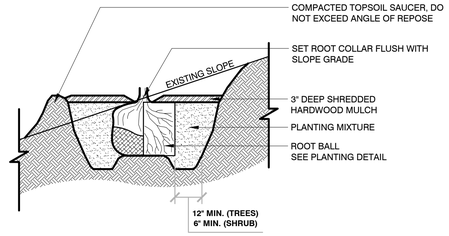
www.pinnacle-engr.com



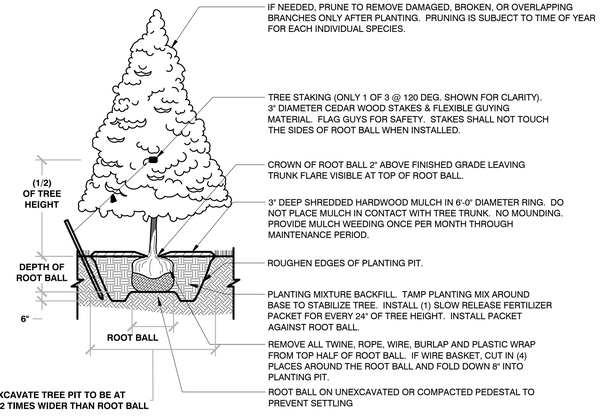

1 TREE PLANTING

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



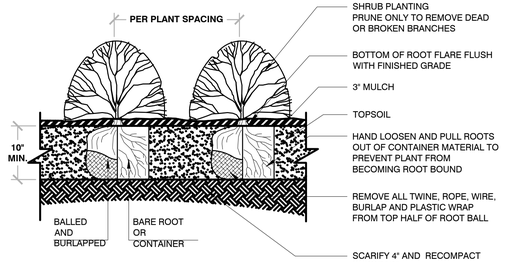

2 TREE PLANTING ON SLOPE

3/8" = 1'-0" 329343-02




3 EVERGREEN TREE PLANTING

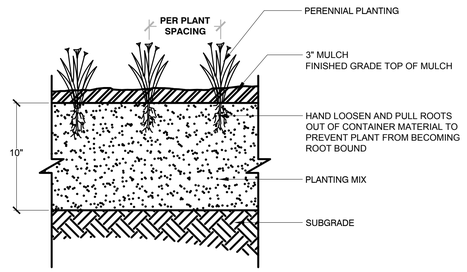
1/4" = 1'-0" 329343-03




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

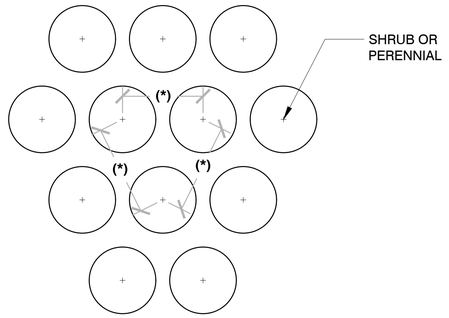
4 SHRUB PLANTING

1/2" = 1'-0" 329333-02




5 PERENNIAL PLANTING

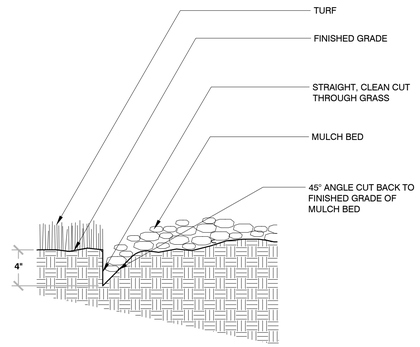
1" = 1'-0" 3293-01




(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

6 PLANT SPACING

3/4" = 1'-0" 3293-02




7 TRENCHED BED EDGE

3/4" = 1'-0" 3293-03

DRAWN: JSJ
DESIGNED: JSJ
REVIEWED: DJB

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# THE COURTYARD AT PEWAUKEE

## GOLF RD & MEADOWBROOK LN

## LANDSCAPE DETAILS

REVISIONS

| | | | | | |
|---|---|---|---|---|---|
| 1 | UPDATED PC SUMBITTAL | 04/12/23 | | | |

PEG JOB No. 1338.10
PEG PM MTS
START DATE 07-27-22
SCALE VARIES

SHEET L-6

L-6

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LANDSCAPE DETAILS

Z:\PROJECTS\2018\1338.10-WI\CAD\SHEETS\1338.10 LANDSCAPE PLAN.DWG

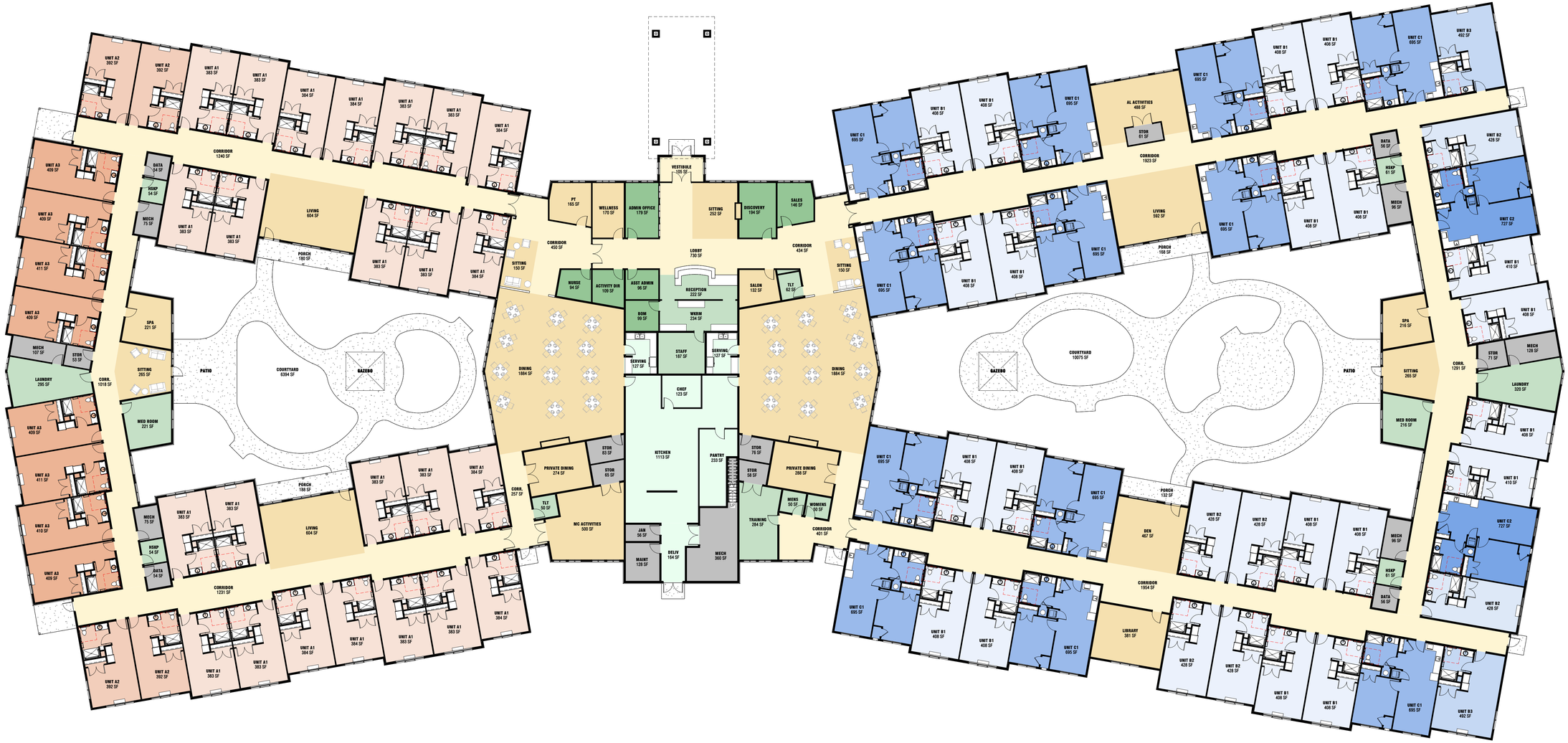
## BUILDING INFORMATION

OVERALL BUILDING
FIRST FLOOR S.F. = 66,964 s.f.
CANOPY & PORCHES S.F. = 1,804 s.f.
MAINTENANCE BUILDING S.F. = 789 s.f.
TOTAL S.F. = 69,557 s.f.

TOTAL UNITS = 78
MEMORY CARE UNITS: 36
(24) UNIT A1 - MC STUDIO @ 383 s.f.
(4) UNIT A2 - MC STUDIO @ 392 s.f.
(8) UNIT A3 - MC STUDIO @ 410 s.f.
ASSISTED LIVING UNITS: 42
(20) UNIT B1 - AL STUDIO @ 408 s.f.
(6) UNIT B2 - AL STUDIO @ 428 s.f.
(2) UNIT B3 - AL STUDIO @ 492 s.f.
(12) UNIT C1 - AL ONE BED @ 695 s.f.
(2) UNIT C2 - AL ONE BED @ 727 s.f.

S.F. / UNIT = 892 s.f.

CONGREGATE AREA REQUIRED = (78 residents x 90 s.f.) = 7,020 s.f.
CONGREGATE AREA PROVIDED = 9,951 s.f.




## OVERALL PRESENTATION FLOOR PLAN

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

**REVISED CONCEPT 04-11-2023**


Ganther Construction Architecture, Inc.
4825 County Road A
Oshkosh, Wisconsin 54901
tel. 920.426.4774 fax
920.426.4788 www.ganther.com



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PROPOSED PROJECT FOR:

# THE COURTYARD AT PEWAUKEE

PEWAUKEE, WI

REVISIONS

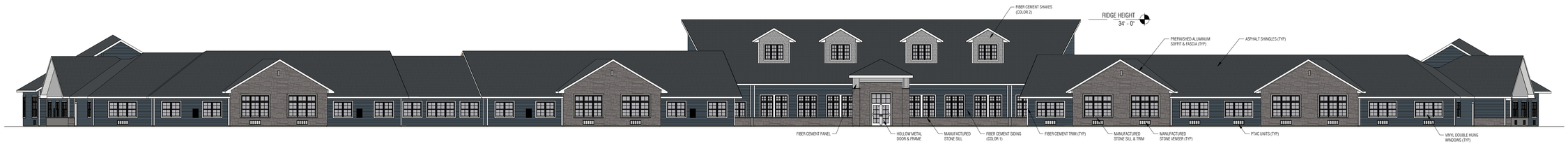
| # | DATE |
|---|---|
| | |

| | |
|---|---|
| Project Number | 21-1016 |
| Date | 03/06/2023 |
| Drawn By | JR |
| Checked By | AI |

**OVERALL PRESENTATION FLOOR PLAN**

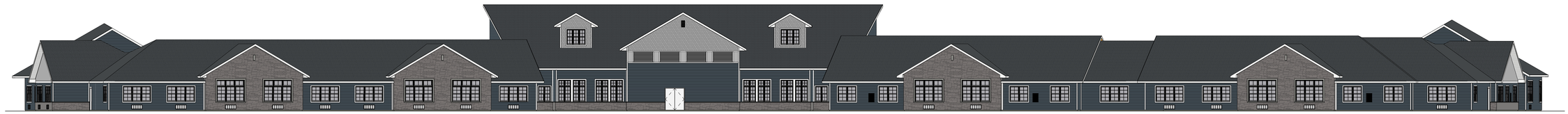
**A1**


Autodesk Docs://The Courtyard at Pewaukee/21-1016_The Courtyard at Pewaukee_R22.rvt
4/12/2023 9:28:02 AM



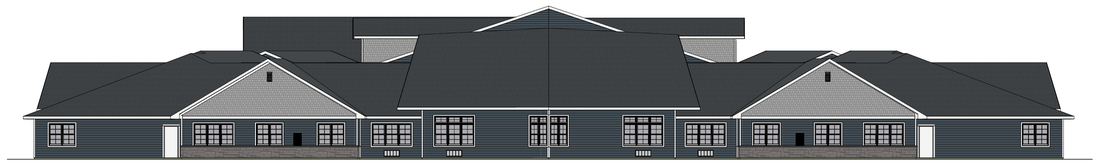

**1 A2 EXTERIOR NORTH**

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



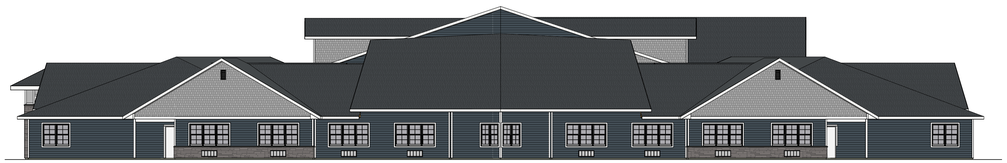
**2 A2 EXTERIOR SOUTH**

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



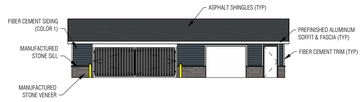
**3 A2 EXTERIOR EAST**

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



**4 A2 EXTERIOR WEST**

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




**5 A2 GARAGE - NORTH**

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

**6 A2 GARAGE - SOUTH**

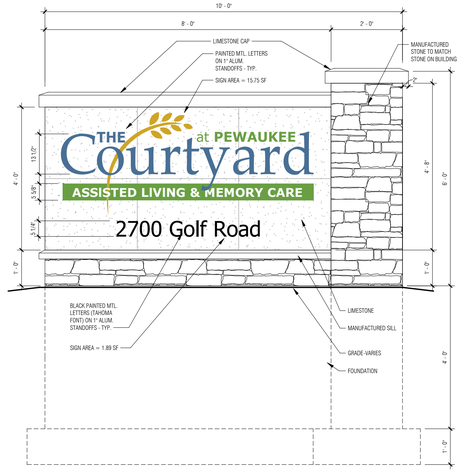
SCALE: 1/16" = 1'-0"

**7 A2 GARAGE - WEST**

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

**8 A2 GARAGE - EAST**

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




**9 A2 MONUMENT SIGN**

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

**REVISED CONCEPT 04-11-2023**

Ganther Construction Architecture, Inc.
4825 County Road A
Oshkosh, Wisconsin 54901
tel. 920.426.4774 fax
920.426.4788 www.ganther.com

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PROPOSED PROJECT FOR:

# THE COURTYARD AT PEWAUKEE

PEWAUKEE, WI

REVISIONS

| # | DATE | |
|---|---|---|
| | | |

| | |
|---|---|
| Project Number | 21-1016 |
| Date | 03/06/2023 |
| Drawn By | JR |
| Checked By | AI |

**PRESENTATION EXTERIOR ELEVATIONS**

**A2**

Autodesk Docs://The Courtyard at Pewaukee/21-1016_The Courtyard at Pewaukee_R22.rvt
4/12/2023 9:28:12 AM

# CITY OF PEWAUKEE
# COMMON COUNCIL AGENDA ITEM 8.

**DATE:** May 1, 2023

**DEPARTMENT:** Planning

**PROVIDED BY:** Nick Fuchs

***SUBJECT:***

Discussion and Possible Action Regarding a Two-Lot Certified Survey Map for the City of Pewaukee Department of Public Works for Properties Located at W225 N3131 Duplainville Road (PWC 0911-993-006) and W224 N3297 Duplainville Road (PWC 0911-989-001) for the Purpose of the Reconfiguration of Lot Lines for the New DPW Facility [Fuchs]

***BACKGROUND:***

At their April 20, 2023 meeting, the Plan Commission unanimously recommended approval of the proposed Certified Survey Map for the City's DPW site.

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

A motion to approve the proposed 2-Lot Certified Survey Map.

**ATTACHMENTS:**

Description

DPW staff report 4.20.23

DPW CSM

**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 April 20, 2023

**Date:** April 11, 2023

**Project Name:** City of Pewaukee DPW Certified Survey Map

**Project Address/Tax Key No.:** W225N3131 Duplainville Road & W224N3297/PWC 0911993006 & 0911989001

**Applicant:** City of Pewaukee

**Property Owner:** DUPLAINVILLE RD LLC & QUAD GRAPHICS INC.

**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 Department of Public Works filed a 2-Lot Certified Survey Map (CSM) Application consistent with the lot configuration and land combination that occurred as part of the development of the new DPW facility and acquisition of a portion of the Quad Graphics property to the north.

The CSM is being completed to better formalize the acquisition, property boundaries, and easement locations on the properties.

Lot 1 is approximately 11.27 acres and is the property retained by Quad Graphics, Inc. Lot 2 has an area of about 27.81 acres and is the City of Pewaukee owned property consisting of the new DPW building and the two existing school buildings.

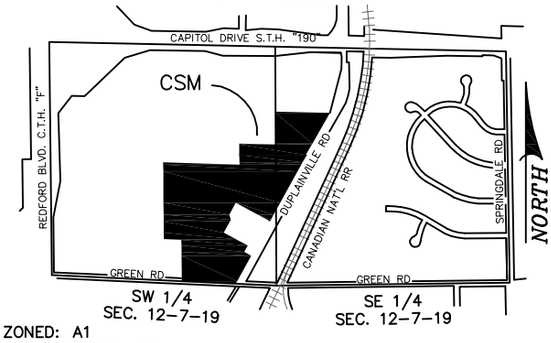
## Recommendation

A motion recommending approval of the Certified Survey Map for properties located at W225N3131 and W224N3297 Duplainville Road.

# CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 8748 AND LANDS IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

**VICINITY MAP**
1" = 2000'




***PREPARED FOR:***
**CITY OF PEWAUKEE D.P.W.**
**W223 N3178 DUPLAINVILLE RD**
**PEWAUKEE, WI**

TAX KEY NOS.: PWC-0911989, PWC-0911993006

NE CORNER
SW 1/4 SEC. 12-7-19
CONC. MON.
W/BRASS CAP FND
N 399,816.00
E 2,450,491.39

ZONED: A1 AGRICULTURAL, A2 AGRICULTURAL, M2 LIMITED INDUSTRIAL, AND I2 RURAL INSTITUTIONAL

MIN. SETBACK REQUIREMENTS FOR ZONES A1 AND M2 PER CITY OF PEWAUKEE ZONING CODE ARE:

STREET = 45'
SIDE = 25'
REAR = 25'(50' FOR ZONE A1)
FLOODLINE = 75'

UNPLATTED LANDS

S 88°50'57" E 619.86'

741.59'

N 00°15'56" W 371.58'

25' SETBACK LINE

25'

**LOT 1**
490,814 S.F.
11.2675 AC.

45' SETBACK LINE

S 29°56'19" W 554.89'

ZONED: M2

50.00'

L1

S 29°56'19" W 212.84'

173.42'

650.03'

S 28°45'09" W

DUPLAINVILLE ROAD
(PUBLIC RIGHT OF WAY WIDTH VARIES)

DUPLAINEVILLE ROAD REF. LINE N 28°45'09" E

40.00'

UNPLATTED LANDS

S 88°53'21" E 416.28'

N 00°35'21" W 240.10'

50' SETBACK LINE

50'

ZONED: A1

FRAME BLDG. #W224 N3297

148.53'

212.53'

EAST LINE OF THE SOUTHEAST 1/4 SECTION 12-7-19
N 00°15'56" W 2719.57'

S 82°28'01" E 582.39'

N 00°16'33" E 150.00'

SB-1 SB-2 SB-3 SB-4 SB-5 SB-6 SB-7

UNPLATTED LANDS

ZONED: M2

476.61'

S 28°45'09" W 157.00'

FND 1" IP

20' UTILITY EASEMENT PER CSM 8748

N 61°14'51" W 442.98'

L3

L2

UNPLATTED LANDS

N 28°45'09" E 789.00'

418.71'

SUBJECT LANDS ARE IN ZONE "X" PER FLOOD INSURANCE RATE MAP # 55133C0204G EFFECTIVE DATE 11/05/2014.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST THOUSANDTH OF A FOOT.

ALL BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 12-7-19, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD83/2011) BEARING OF S 87°22'17" E.

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOID 12A).

NORTH

CSE


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


SE CORNER
SE 1/4 SEC. 12-7-19
CONC. MON.
W/BRASS CAP FND
N 397,129.77
E 2,453,160.22

SOUTH CORNER
SEC. 12-7-19
CONC. MON.
W/BRASS CAP FND
N 397.096.70
E 2,450,504.00

SW CORNER
SW 1/4 SEC. 12-7-19
CONC. MON.
W/BRASS CAP FND
N 397,214.03
E 2,447,948.26

SOUTH LINE OF THE SOUTHWEST 1/4 SECTION 12-7-19
S 87°22'17" E 2558.65'

SOUTH LINE OF THE SOUTHEAST 1/4 SECTION 12-7-19
N 89°17'12" E 2656.66'

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S 89°07'56" E | 11.46' |
| L2 | N 61°14'51" W | 40.00' |
| L3 | S 16°14'04" E | 60.80' |

● INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 2.67 LBS. PER LINEAL FOOT, SET.

○ INDICATES 1 INCH DIA. IRON PIPE, FOUND.

SB-1 INDICATES SOIL BORING LOCATION.

**GRAPHIC SCALE**

0 200 400

1 INCH = 200 FT.

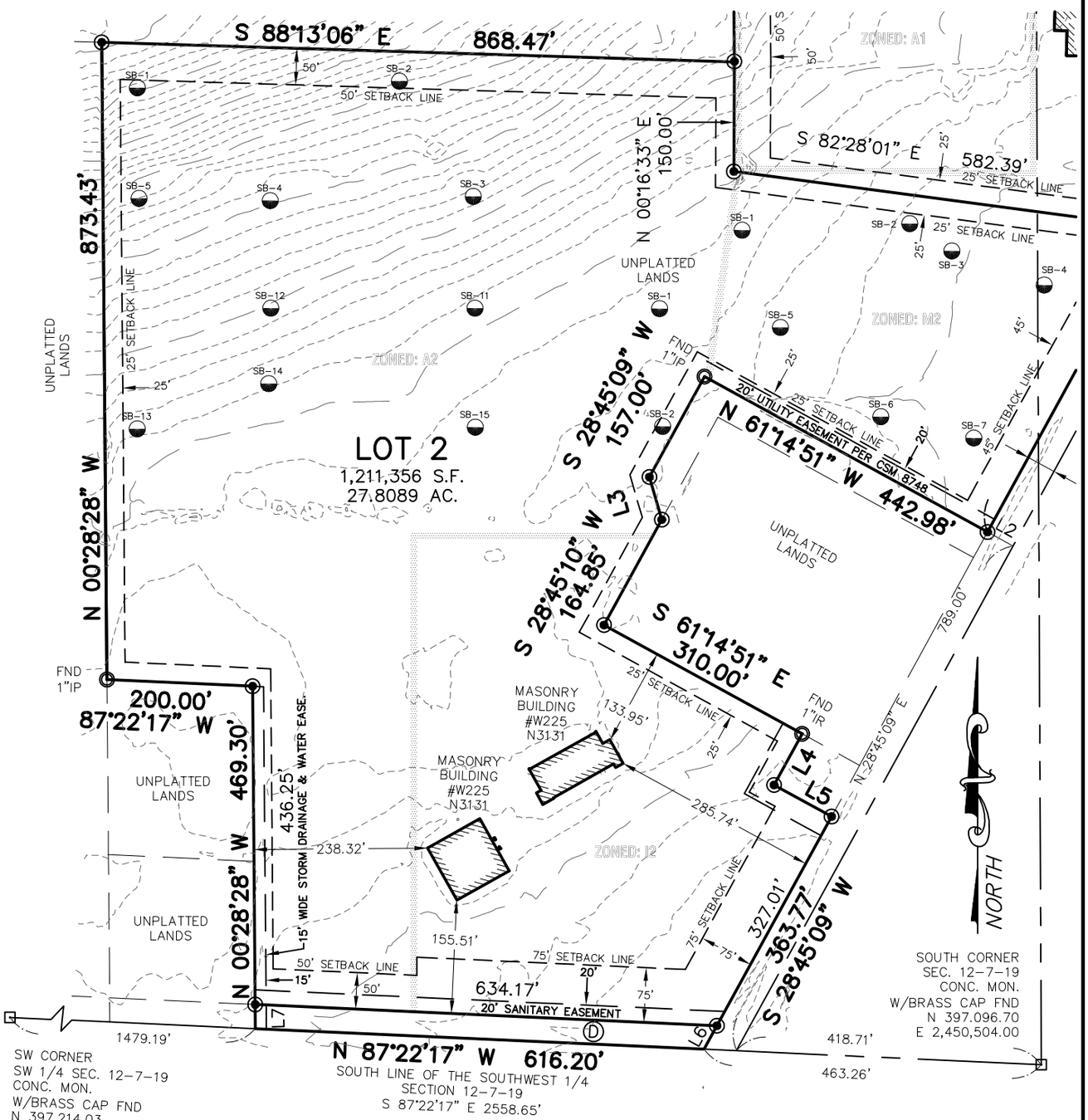
WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER

SHEET 1 OF 5

# CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 8748 AND LANDS IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.




- ◉ INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 2.67 LBS. PER LINEAL FOOT, SET.
- ○ INDICATES 1 INCH DIA. IRON PIPE, FOUND.
- INDICATES SOIL BORING LOCATION.
- Ⓓ INDICATES 20,631 S.F. DEDICATED TO CITY OF PEWAUKEE FOR PUBLIC RIGHT OF WAY PURPOSES.

SEE SHEET 3 FOR LINE TABLE

MIN. SETBACK REQUIREMENTS FOR ZONE A2 PER CITY OF PEWAUKEE ZONING CODE ARE:

STREET = 50' (100' FARM BLDG.)
SIDE = 25'
REAR = 25'(50' FOR FARM BLDG.)
FLOODLINE = 75'

MIN. SETBACK REQUIREMENTS FOR ZONE I2 PER CITY OF PEWAUKEE ZONING CODE ARE:

STREET = 75'
SIDE = 25'
REAR = 25'
FLOODLINE = 75'

GRAPHIC SCALE

0 200 400

1 INCH = 200 FT.

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

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER

SHEET 2 OF 5

# CERTIFIED SURVEY MAP NO._____

LOT 1 OF CERTIFIED SURVEY MAP NO. 8748 AND LANDS IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
RACINE COUNTY) SS

I, MICHAEL J BERRY, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, MAPPED, AND DEDICATED, LOT 1 OF CERTIFIED SURVEY MAP NO. 8748 AND LANDS IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER OF SAID SECTION; THENCE N 87°22'17' W 463.26 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST CORNER OF SAID SECTION TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING N 87°22'17" W 616.20 FEET; THENCE N 00°28'28" W 469.30 FEET; THENCE N 87°22'17" W 200.00 FEET; THENCE N 00°28'28" W 873.43 FEET; THENCE S 88°13'06" E 868.47 FEET; THENCE N 00°35'21" W 240.10 FEET; THENCE S 88°53'21" E 416.28 FEET; THENCE N 00°15'56" W 371.58 FEET; THENCE S 88°50'57" E 619.86 FEET TO THE WESTERLY LINE OF DUPLAINEVILLE ROAD; THENCE S 29°56'19" W 554.89 FEET; THENCE S 89°07'56" E 11.46 FEET; THENCE S 29°56'19" W 212.84 FEET; THENCE S 28°45'09" W 650.03 FEET; THENCE N 61°14'51" W 442.98 FEET; THENCE S 28°45'09" W 157.00 FEET; THENCE S 16°14'04" E 60.80 FEET; THENCE S 28°45'10" W 164.85 FEET; THENCE S 61°14'51" E 310.00 FEET; THENCE S 28°45'09" W 80.00 FEET; THENCE S 61°14'51" E 90.00 FEET; THENCE S 28°45'09" W 363.77 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,722,797 SQUARE FEET OR 39.5500 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, MAP, AND DEDICATION BY THE DIRECTION OF QUAD/GRAPHICS, INC., AND THE CITY OF PEWAUKEE, OWNERS OF SAID LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 18 OF THE CITY OF PEWAUKEE MUNICIPAL CODE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 28TH DAY OF JUNE, 2022.

MICHAEL J. BERRY
PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN

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

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S 83°07'56" E | 11.46' |
| L2 | N 61°14'51" W | 40.00' |
| L3 | S 16°14'04" E | 60.80' |
| L4 | S 28°45'09" W | 80.00' |
| L5 | S 61°14'51" E | 90.00' |
| L6 | S 28°45'09" W | 36.75' |
| L7 | N 00°28'28" W | 33.05' |

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER

SHEET 3 OF 5

# CERTIFIED SURVEY MAP NO._____

LOT 1 OF CERTIFIED SURVEY MAP NO. 8748 AND LANDS IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

## CORPORATE OWNER'S CERTIFICATE

QUAD/GRAPHICS INC., A CORPORATION DULY ORGANISED AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT IT HAS CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF PEWAUKEE.

IN WITNESS WHEREOF, QUAD/GRAPHICS, INC. HAS CAUSED THESE PRESENTS TO

BE SIGNED BY SHERILYN WHITMOYER, ITS ASSISTANT SECRETARY, AT _____ , WISCONSIN, THIS

_____ DAY OF_____ , 2023.

_____
SHARILYN WHITMOYER,
ASSISTANT SECRETARY

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2023 SHERILYN WHITMOYER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES:_____

## OWNER'S CERTIFICATE

THE CITY OF PEWAUKEE, DULY ORGANISED AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT IT HAS CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF PEWAUKEE.

IN WITNESS WHEREOF, THE CITY OF PEWAUKEE, HAS CAUSED THESE PRESENTS TO

BE SIGNED BY STEVE BIERCE, MAYOR, AT _____, WISCONSIN, THIS_____

DAY OF _____, 2023.

_____
STEVE BIERCE, MAYOR

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2023 [REPRESENTATIVE], TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES:_____

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER

SHEET 4 OF 5

# CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 8748 AND LANDS IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

## PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE CITY OF PEWAUKEE ON THIS_____ DAY OF

_____,2023.

_____
STEVE BIERCE, PLAN COMMISSION CHAIR

_____
KELLY TARCZEWSKI
CITY CLERK/TREASURER

## COMMON COUNCIL APPROVAL

THIS CERTIFIED SURVEY MAP, LOT 1 OF CERTIFIED SURVEY MAP NO. 8748 AND LANDS IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE PLAN COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF PEWAUKEE ON THIS

_____DAY OF_____,2023.

_____
STEVE BIERCE, MAYOR

_____
KELLY TARCZEWSKI
CITY CLERK/TREASURER

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER

SHEET 5 OF 5

**DATE:** May 1, 2023

**DEPARTMENT:** PW - Water/Sewer

**PROVIDED BY:** Jane Mueller

***SUBJECT:***

Discussion and Possible Action to Award the Proposal to 120 Water to Create a Lead & Copper Rule Revisions (LCRR) Service Line Inventory as Required by EPA Regulations [Wagner / Mueller]

***BACKGROUND:***

As you may recall, the Environmental Protection Agency (EPA) is requiring every municipal water system across the country to develop a Service Line Inventory (pipe inventory) for all municipally-owned and private side water lateral pipes by October 16, 2024. The pipe inventory must identify the materials of service lines connected to the public water distribution system.

In 2022, the Utility's goal was to collect pipe inventory data during scheduled meter replacements and cross connection inspections at our municipal water customers' homes. Collecting the information at the same time as a meter change or cross connection inspection would only disrupt our customers one time rather than making three separate appointments.

Unfortunately, due to supply chain issues with meters, we were not able to complete many home inspections. Additionally, with our existing workloads, we have not been able to devote staff time to compile the required information or create the database for our pipe inventory.

Last summer we learned of 120 Water, a company that more than 400 utilities across the country have partnered with to meet the LCCR compliance requirements. This includes developing preliminary inventories and standardizing data management (database).

We recently met with representatives from 120 Water. Included for your review is their Proposal to put together the pipe inventory for the City of Pewaukee. The scope of work includes taking our existing data and building the database by service line location/parcel. Once the data is compiled, 120 Water would identify our missing data points. They would develop and send surveys directly to customers to help gather private line information from their homes.

We believe that 120 Water will be able to provide the focus and prioritization this project requires. Utility staff will need to provide our existing data, but 120 Water will take that information and build the database much quicker than Utility staff can, using the new standard for compliance the EPA is requiring at the federal level.

***FINANCIAL IMPACT:***

The Utility did not budget for this service in our 2023 budget. However, we feel very strongly that the Utility should move forward with this service. The Proposal would take us through the preliminary service line inventory requirements.

We believe that this will be Step 1 of a multiple year process as we identify the “unknown” pipe materials through several verification processes.

The costs for Step 1 is $13,791.00 (discounted with our Wisconsin Rural Water Association membership).

Additional costs will include postcard surveys ($2.83 each) and lead check swab kits ($26.43 each).

***RECOMMENDED MOTION:***

Authorize Utility staff to engage the services of 120 Water to create the preliminary pipe inventory database that is required by the EPA by October 2024.

**ATTACHMENTS:**

Description

120 Water - Lead Service Line Inventory

120 Water Proposal

# Pewaukee, WI

## Proposal: Service Line Inventory

**Submission To:**

**Jane Mueller**
Utility Manager
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

**Response Submitted By:**

**120Water**
250 S Elm Street
Zionsville, IN 46077
120Water.com

**Primary Contact:**

**Carl Nickander**
Inside Sales Representative
carl.nickander@120water.com
317-775-5925

# Service Line Inventory

## Introduction:

Service line inventories are the foundation from which water systems take action to address a significant source of lead in drinking water - lead service lines (LSLs). Establishing an inventory of service line materials and identifying the location of LSLs is a key step in getting them replaced and protecting public health.

A comprehensive and accurate inventory has many additional benefits beyond regulatory compliance. Inventorying service line material permits notification to consumers about potential lead risks affecting them, which can facilitate customer actions to reduce lead in drinking water, including flushing, use of filters certified to reduce lead, and customer-initiated LSLR. Inventories allow water systems to publicly track their progress on LSL identification and replacement, engaging the community and enhancing transparency. Inventories can also help water systems and consumers determine the source of high lead levels in drinking water at a home or building and the possible solutions for reducing exposure. Inventories can also make LSLR programs more efficient. Even incomplete inventories may create cost-saving opportunities for water systems by better targeting locations served by LSLs, stretching the value of internal or external funding that water systems receive, such as from the BIL. In addition, service line inventories can help inform decisions for other drinking water rules and could inform future needs surveys and potential future costs.

## Objectives:

The LCRR requires CWSs and NTNCWSs to develop a publicly available service line inventory that includes material classifications (Lead, Galvanized Requiring Replacement (GRR), Non-Lead, or Lead status unknown) of all service lines connected to a public water distribution system (40 CFR §141.84(a)(2)). This inventory must define service line ownership, and where dual ownership applies, materials must be defined on both the PWS and customer portion of the line to accurately provide a single classification per service line.

Pewaukee, WI and 120Water are entering into an agreement to collaborate and develop a Preliminary Service Line Inventory. A Preliminary Service Line Inventory or *Records Based Inventory*, is an initial evaluation of all records that are publically available and widely available within the Utility. Establishing a Preliminary Service Line Inventory is the first step in achieving compliance with Revised Lead and Copper Rule. The objective of this scope of work is to establish a Preliminary Service Line Inventory within the defined term duration.

## Scope of Work:

Developing a preliminary inventory is Phase I of the LSLI process. The goal is to identify, gather, organize, clean and categorize the data appropriately for Implementation into the 120Water Platform. Here is the process describing the various sections for Phase I of the LSLI process.

- The *Implementation* section outlines the steps that begin once the 120Water Platform has been provision and distributed to the PWS
- The *Consider* section outlines the steps that follow once we work with the client to identify data sources and receive the data from the client
- The *Clean* section details steps for bringing the data into a coding environment and preparing the data so that it can be combined
- The *Combine* section details steps for merging data from different sources into a centralized LSLI data source. It is likely that the clean and combine processes will overlap when interacting with the data
- The *Verify* section outlines the steps for organizing the data so that Verify can be budgeted and prioritized
- The *Report* section outlines the steps for reporting the inputs that are auto populated and efficiently reported to the State.

*Implementation*

120Water will implement a proprietary software built specifically for water systems to manage compliance with the revised Lead and Copper Rule to serve as the foundation to digitize, track, report, and manage all aspects of the development of the Lead Service Line Inventories, and any subsequent compliance requirements.

*Consider*

The first step is to determine the best way to pull together the data set by leveraging some unique combination of the data sources that were previously identified. The goal is to consider “combine potential” by taking a closer look at the data. When developing a records-based LSLI, the current LCRR language permits the following as records:

(i) All construction and plumbing codes, permits, and existing records or other documentation which indicates the service line materials used to connect structures to the distribution system.
(ii) All water system records, including distribution system maps and drawings, historical records on each service connection, meter installation records, historical capital improvement or master plans, and standard operating procedures.
(iii) All inspections and records of the distribution system that indicate the material composition of the service connections that connect a structure to the distribution system.

(iv) Any resource, information, or identification method provided or required by the State to assess service line materials.

It should be noted that the State may approve other sources of information not listed below for a system to use in their preliminary inventory. As states come up with their own policies, more information around these additional, acceptable sources will come to light. EPA is in the process of drafting and releasing Lead Service Line Inventory Improvements, as those are released, the Preliminary Inventory may be adjusted.

| Data Variable / Dataset | What to Look For |
|---|---|
| *GIS Shapefiles* | |
| Customer Locations | Includes street addresses or latitude/longitude data |
| Service Lines | Where the service lines are located, material type, pipe size |
| Meter Locations | Where the water meters are located |
| Meter Type | The type of water meter installed, type of customer served detected through meter size (residential versus commercial) |
| Tax Parcels | Building age and building assessed value |
| Water Mains | Where water mains are located, material type, pipe size |
| Zones/Neighborhoods/Wards | Map of how the city/community is organized, helps with LSLI prioritization |
| *Work Order System* | |
| Service Line Repairs | Looking for material installed, date installed to cross-reference with Ban Dates (1988-1990), pipe size |
| Service Line Replacements | Looking for material installed, date installed to cross-reference with Ban Dates (1988-1990), pipe size |
| Meter Repairs | Pipe materials on either side of meter location, date installed, pipe size |
| Meter Replacements | Pipe materials on either side of meter location, date installed, pipe size |

| *Customer Billing System* | |
|---|---|
| Unique Customer ID | Such as a unique account number or other code used to identify that specific customer |
| Unique Location ID | Location code, street address, or latitude/longitude |
| Customer Type | Residential, Commercial, Industrial Customer Types<br><br>All customer type SLs have to be inventoried but PWS might want to narrow in on residential first<br><br>Commercial and industrial user SLs are typically larger and pump a lot of water through. Lead is not ideal for larger pipes, lead is better for smaller pipes because of malleability. Can help prioritize. If the pipe is > 2 inches, then they *likely* do not have lead |
| Meter ID | |
| *Tax Parcel Data / Records* | |
| Tax Parcel Identification Number (PIN) | Provides a unique identifier to support data merge |
| Home Year Built | Right now we cannot use home built date as a justification for classifying materials type. As-built year can be used as a cross comparison point.<br><br>You can cross check as-built with home built date from the tax parcel data BUT it does not count/ is not accepted as proof from the EPA (unknown really if they will accept it/not clear right now) that an LSL doesn't exist.<br><br>One example for where As Builts will be helpful is for *neighborhoods established/constructed dates*. With Pewaukee, if we can prove if a neighborhood was built after the state's lead ban date, then EPA is fine with that as proof. |
| Lot Size | Smaller lot is more likely to be associated with higher levels of lead, correlation with assessed value |

| | |
|---|---|
| Property Type | Fallback if we do not get this data on Residential, Commercial, and Industrial from the client |
| Latitude/longitude | Location identifier (If client cannot provide this data) |
| Street Address | Location identifier (If client cannot provide this data) |
| Home Assessed Value | Correlation between home value and probability of lead in SL and internal plumbing (the lower the home value, the higher the SL probability)<br><br>Useful for environmental justice considerations |
| Tier Sites Data | |
| Street addresses | Can use street addresses to connect tier site sample results to specific addresses in our baseline file |
| Subdivisions or neighborhoods | Can use this as supplemental information to help us understand whether or specific subdivision or neighborhood has a lot of lead exceedances |
| Lead concentrations from sample results (ppb or ug/L) | Use this information to help us understand the probability of a lead service line |
| LCR event months and year | Use this longitudinal data to understand how lead concentrations have evolved over time and helps us understand the probability of a lead service line |

****** IMPORTANT - As-Built and Tap Card Records ******

As-Built, TAP Card(s) or other paper based records can be a very important and viable source of data when developing a service line inventory. 120Water Program Consultants will work with you to identify the existence, completeness and impact of these records, however there will be an additional cost for the **digitization** (collection and scanning) and **transcription** (data processing and interpretation) of these data sources to be applied to your inventory.

120Water will present the fee for the implementation of these services and the process of transporting hard copy records to our possession.

*Clean & Combine*

*Cleaning and combining* the data means to modify, reorganize, and adjust the data in a way that prepares it for more in-depth analysis. Cleaning and combining data happen simultaneously and the process used is contingent on the type of data sources provided and how the data is organized.

120Water Program Consultants will review and analyze all records to determine which locations in Pewaukee's service area are known to be Lead, Non-Lead, GRR or Unknown which permits identifying areas where LSL's are most likely to exist.

*Verify*

At this point in the process, a compliant Service Line Inventory has been reached. The goal of this stage is to understand the inventory findings and evaluate what the future holds. Through the Verification Workshop, 120Water will provide a detailed summary with the recommendations of how to verify lead status unknown given the various methods approved by the EPA but also the State Agency. Within this report, 120Water will provide a cost analysis for the verification efforts.

*Report*

At this point in the process, the initial data has been collected, assimilated, and placed in a state compliant inventory format. This initial inventory will merely be the starting point for each utility in their quest to identify all of their system service line material compositions.

## Deliverables:

- 120Water Platform
    - Preliminary Service Line Inventory
        - Locations Based
    - Inventory Classification Report
    - Public Transparency Dashboard
- Verification of Lead Status Unknown Report
    - Draft Budget for Verification
    - Recommendation of Verification Methods

## Project Milestones/Schedule:

**Milestone 1 - Client Kick-off Meeting and Platform Delivery**

*Host:* 120Water Client Success Team
*Description:* The Client and 120Water have hosted and completed the Project Kick-off meeting. In this meeting, the 120Water Platform is shown to the Client with invitations being received by the Client from Client Success. The goal of this meeting is to begin the Client Onboarding Process and establish the External Knowledge Transfer from the Client to 120Water's Client Success and Program Consulting Teams.
*Result:* Project Kick-off Meeting Complete - Timelines and Expectations Established - Platform Invitation and Delivery
*Deliverable:* 120Water Platform

**Milestone 2 - Data Investigation Call Complete**

*Host:* 120Water Program Consultant
*Description:* The most important component of 120Water developing a Preliminary Inventory begins with the external knowledge transfer with an investigation of all of the various data sources that exist within the utility. It is critically important that the 120Water Program Consultant identify and familiarize themselves with these data sources so we can begin developing the Methodology Document as well as internalize the application of organizing, cleaning and merging these various data sources.
*Result:* Data Investigation Call is complete and a path forward for transfering identified data sources to the 120Water Program Consultant.

**Milestone 3 - Inventory Evolution through Tax Parcel Data**
*Host:* 120Water Program Consultant
*Description:* Tax Parcel Data plays a pivotal role in creating a Lead Service Line. Within this data set includes Home Age, which is an initial source for identifying lead status unknown per various state regulations.
*Result:* First evolution of Inventory Status from unknowns to classified know or likely known materials

**Milestone 4 - Platform Training - Verification Workshop + Workflow**
*Host:* 120Water Client Success
*Description:* Now that locations and services are loaded into the 120Water Platform, the client needs to be trained on how to access the platform and how to document any verification efforts that take place during the preliminary inventory development phase. This is critical for ensuring all information and data are most up to date.
*Result:* Client is enabled on how to track information through the platform and directly through the logbook (offline).
*Deliverable:* Excel Logbook for Field Services if Platform Access is unavailable

**Milestone 5 - Incorporation of Batch 1 of Client Data**
*Host:* 120Water Program Consultant
*Description:* Applying Batch 1 of Client Data to the Preliminary Inventory inclusive of Tax Parcel Data. Customer Billing is mandatory to be included in Batch 1 of Client Data.
*Result:* Tax Parcels overlaid with Customer Billing Locations equate to a robust starting point for establishing a Lead Service Line Inventory.

**Milestone 6 - Baseline Compliant Inventory**
*Host:* 120Water Program Consultant + Client
*Description:* All Customer Billing Locations have been identified and service lines tied to each location. Service Line materials may be documented as non-lead or likely non-lead (based on home age) and unknown. Unknown service line materials are allowed for the initial preliminary inventory submission.
*Result:* A preliminary inventory has been established and a plan for further verifying various records continues.

**Milestone 7 - Incorporation of Batch 2 of Client Data**
*Host:* 120Water Program Consultant
*Description:* All remaining data sources have been identified and evaluated for the effectiveness of signifying service line material. All records have been cleaned, joined and imported into the 120Water Platform.
*Result:* Preliminary Inventory has been completed with the evaluation of all service line records.

**Milestone 8 - Preliminary Inventory Delivery & Verification Recommendation**
*Host:* 120Water Program Consultant
*Description:* The Preliminary Inventory has been finalized with all data imported into the 120Water Platform. Initial findings with a recommended verification plan have been documented and are ready to be presented to the client.
*Result:* Client has received the Preliminary Inventory and Verification plan for mitigating lead status unknown. The template released in the EPA's August 2022 LSLI guidance will be the default format for delivery of your Preliminary Inventory. If and or when a state specific template is released your Preliminary Inventory will be formatted to meet that state specific template requirement.
*Deliverable:* Completed Preliminary Service Line Inventory & Verification of Lead Status Unknown Report

**Milestone 9 - Public Transparency Dashboard Created**
*Host:* 120Water Program Consultant
*Description:* The Public Transparency Dashboard functionality has been turned on in Backoffice and is ready to be presented to the client.

*Result:* Given the clients plans for the sharing the service line inventory, location, timing, etc - this functionality is ready for the client to implement.

**Milestone 10 - Verification Go-Live**
*Host:* 120Water Program Consultant + Client
*Description:* Verification Recommendation has been presented and the client has agreed to implement a method of verifying lead status unknown.
*Result:* A method of verification is being implemented by the client for verification.

120Water

# Pewaukee, WI Proposal

**Pewaukee - WI**
W240 N3065 PEWAUKEE RD, -
Pewaukee, WI 53072
United States

**Jane Mueller**
jem@pewaukee.wi.us
(262) 691-0804

Reference: 20230418-113548460
Quote created: April 18, 2023
Quote expires: June 17, 2023
Quote created by: Carl Nickander

carl.nickander@120water.com

**Comments from Carl Nickander**

Private-Side Verification Consumable Unit Prices:
- Postcard Verification (S-COM-PC-01) is $2.83/unit
- 3M Lead Check Swabs 2ct + Magnet (K-WTK-LCS-02) is $26.43/unit

There is a 5% Wisconsin Rural Water discount for consumables that will be added once the number of units are determined

## Products & Services

| Item Name & Description | Unit Price | Quantity | Term (months) |
|---|---|---|---|
| Pro - Public Water System<br>Annual subscription PWS Pro package to manage programs and data.<br>Unlimited users | $6,960.00 / year | 1 | 12 |
| Professional Services (Assist)<br>Discrete tappable specifics under each scope area (block of 20 hours) | $2,500.00 / year | 3 | 12 |
| Implementation<br>Setup, Configuration and Guided Web Training of the 120 Water Account | $1,500.00 | 1 | |

**Subtotals**

| | |
|---|---|
| Annual subtotal | $12,291.00<br>after $2,169.00 discount |
| One-time subtotal | $1,500.00 |
| **Total** | **$13,791.00** |

**Purchase terms**

Invoice Terms: Net 30
Billing Street Address:
Billing City:
Billing State:
Billing Zip Code:
Billing Country:
Billing Notes (if applicable):

This Order Form, together with the Master Services Agreement available at https://120water.com/master-services-agreement/ (the "MSA"), shall become a legally binding contract upon the earlier of (a) the date both parties execute the Order Form or (b) the date Customer initially began using the Services. Any capitalized word not otherwise defined in this Order Form shall have the same meaning as set forth in the MSA.

120Water may reject this Order Form if: (1) the signatory below does not have the authority to bind Customer to this Order Form, (2) changes have been made to this Order Form (other than completion of the purchase order information and signature block), or (3) the requested purchase order information or signature is incomplete or does not match our records or the rest of this Order Form. Subscriptions are non-cancelable before their end of the Term.

Signature

Signature

Date

Printed name

Countersignature

Countersignature

Date

Printed name

**Questions? Contact me**

Carl Nickander
carl.nickander@120water.com

120Water
250 S Elm St
Zionsville, IN 46077
US