

N64W23760 Main Street Sussex, Wisconsin 53089 Phone (262) 246-5200 FAX (262) 246-5222

Email: <u>info@villagesussex.org</u> Website: www.villagesussex.org

AGENDA VILLAGE OF SUSSEX PLAN COMMISSION MEETING 6:30 PM TUESDAY, AUGUST 16, 2022 SUSSEX CIVIC CENTER – BOARD ROOM 2nd FLOOR N64W23760 MAIN STREET

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Sussex Plan Commission, at which a quorum of the Village Board may attend. If a Quorum is present the Chairperson shall state, "Please let the minutes reflect that a quorum of the Village Board is present and may be making comments during public comment or if the rules are suspended to allow so.)

- 1. Roll call.
- 2. Consideration and possible action on the minutes of the Plan Commission meeting of June 21, 2022.
- 3. <u>Consideration</u> and possible action on Permitted Uses and Plans:
 - A. Consideration and possible action on <u>plan of operation</u>, <u>site</u>, <u>architecture</u>, <u>lighting</u>, <u>and landscape</u> plans for Industrial Controls (N56W24842 North Corporate Circle).
 - B. Consideration and possible action on plan of operation, site, architecture, lighting, and landscape plans for Quest (W245N5604 South Corporate Circle).
 - C. Consideration and possible action on plan of operation for Mane Street Salon (N64W22630 Main St.)
- 4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
- 5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items:
- 6. Other items for future discussion.

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Anthony LeDonne
Chairperson
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Jeremy J. Smith
Village Administrator

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Clerk at 246-5200.

DISCLAIMER- THE FOLLOWING ARE DRAFT MINUTES FROM THE PLAN COMMISSION AND ARE

SUBJECT TO CHANGE UPON APPROVAL OF THE PLAN COMMISSION

VILLAGE OF SUSSEX SUSSEX, WISCONSIN

Minutes of the Plan Commission meeting held on June 21, 2022

Village President LeDonne called the meeting to order at 6:30p.m.

Members present: Village President Anthony LeDonne, Trustee Greg Zoellick, Commissioners Jim Muckerheide, Mike Knapp, and Roger Johnson

Members excused: Commissioners Mike Schulist and Debbie Anderson

Others present: Attorney John Macy, Village Engineer Judy Neu, IT Coordinator Diane Bruns, Village Clerk Jennifer Moore and applicants.

A quorum of the Village Board was not present at the meeting.

Consideration and possible action on the minutes on the Plan Commission meeting of May 17, 2022.

A motion by LaDonne, seconded by Zoellick to approve the minutes of the Plan Commission meeting of May 17, 2022 as presented.

Motion carried 5-0

Consideration and possible action on plan of operation for Genesis Eldercare Rehabilitation Services, LLC (W235N6350 Hickory Drive).

A representative from the owner was not present. The board had no concerns with the plan of operations or property maintenance concerns.

A motion by Johnson, seconded by Zoellick to approve the plan of operation for Genesis Eldercare Rehabilitation Services, LLC (W235N6350 Hickory Drive) - subject to the standard conditions of Exhibit A. Motion carried 5-0

Consideration and possible action on plan of operation for SDG Motorsports, LLC (N63W22621 Main Street)

Jesse Kloth, owner, was present to answer questions. The board had no concerns with the plan of operations or property maintenance concerns.

A motion by LaDonne, seconded by Zoellick to approve the plan of operation SDG Motorsports, LLC (N63W22621 Main Street) - subject to the standard conditions of Exhibit A.

Motion carried 5-0

Consideration and possible action on architectural plans for expansion of HM Brandt (W232N6575 Waukesha Avenue.

Mike Brandt was present to answer questions. The Board had no concerns with the plan of operation or property maintenance.

A motion by Johnson, seconded by Knapp to approve the architectural plans for expansion of HM Brandt (W232N6575 Waukesha Avenue) and a finding that the side yard setback for the new structure be at 5' in order for the efficient use of land, the health, welfare, and safety of the public is not harmed by said setback reductions, the setback provides a clean line for pedestrian interaction, and it serves to implement the Downtown and Development plan subject to the standard conditions of Exhibit A and conditioned upon any findings of the Architectural Review Board.

Motion carried 5-0

<u>Public Hearing on the Conditional Use application for a new owner at MK Business Inc. (Sussex Mobil)</u> (W232N6116 Waukesha Avenue)

Dean Talbert and Manpreet Kaur were present to explain the plans and answer questions for the business.

Fencing has been fixed, facia is in the process of being fixed, lighting is being worked on – the commission wants the light permanently removed. The debris field still needs to be addressed.

Outdoor storage is not allowed and must be removed, tree debris must be removed from the site within 90 days and to Village Administrator Jeremy Smith's satisfaction.

A motion by Johnson, seconded by Zoellick to close public hearing.

Motion carried 5-0

Consideration and possible action on a Conditional Use and Plan of Operation for MK Business Inc. (Sussex Mobil) (W232N6116 Waukesha Avenue)

A motion by LaDonne, seconded by Zoellick to approve the Conditional Use based upon the evidence presented at the Public Hearings, Plan of Operation for MK Business Inc (Sussex Mobil) (W232N6116 Waukesha Avenue), a finding the use and structures meet the principals of 17.1002(A-H); subject to the standard conditions of Exhibit A and removing the light, fixing the fence, landscaping, no outdoor storage, debris removal, and fascia within 90 days or the CU does not go into effect and the petitioner must return to the Plan Commission.

Motion carried 5-0

<u>Public Hearing on the Conditional Use Application for Private Car Hobby (N63W23991 Main Street).</u> President LaDonne recused himself from this item. Dean Myers was in attendance to answer questions.

Mr. Myers gave the commissioners information on the proposed lighting for the building. Property owner is waiting for bids to clear the overgrown fence line, facia repairs and painting the building are also in the bidding process.

Commissioner Johnson has a concern about vision at that intersection if cars are parked in the front of the building.

A motion by Johnson, seconded by Zoellick to close public hearing. Motion carried 4-0

Consideration and possible action on a Conditional Use permit and plan of operation for Private Car Hobby (N63W23991 Main Street).

President LaDonne recused himself from this item. Dean Myers was in attendance to answer questions.

A motion by Johnson, seconded by Zoellick to approve the Conditional Use based upon the evidence presented at the Public Hearings, Plan of Operation for Private Car Hobby (N63W23991 Main Street) a finding the use and structures meet the principals of 17.1002(A-H); subject to the standard conditions of Exhibit A and fixing the fence, approval of the light by Village Engineer Judy Neu, and fixing, removal of the rusty sign, and landscaping within 90 days.

Motion carried 4-0

Other items for future discussion

No July Meeting

<u>Adjournment</u>

A motion by LaDonne, seconded by Zoellick to adjourn the meeting at 7:52p.m. Motion carried 5-0

Respectfully submitted,

Jennifer Moore Village Clerk



N64W23760 Main Street Sussex, Wisconsin 53089 Phone (262) 246-5200 FAX (262) 246-5222

Email: <u>info@villagesussex.org</u>
Website: www.villagesussex.org

MEMORANDUM

TO: Plan Commission

FROM: Jeremy Smith, Village Administrator

RE: Plan Commission meeting of August 16, 2022

DATE: August 9, 2022

All Code Sections in this memo refer to the March 25, 2014 Sussex Municipal Code Chapter 17 with subsequent amendments thereto.

02. Minutes of the Plan Commission meeting of June 21, 2022.

03. Consideration and possible action on Permitted Uses and Site Plans:

A. Consideration and possible action on plan of operation, site, architecture, lighting, and landscape plans for Industrial Controls (N56W24842 North Corporate Circle).

This site is zoned BP-1. The manufacturing of electronic control panels for lighting is a permitted use under 17.0420A.6.(e)(2). The existing business is expanding by 10,000 square feet and they are matching the architecture They have 46 employees working on one shift approximately 6 AM to 5 PM. The site has 46 parking spaces, and the code requires 46. Whenever a business opens or expands the Plan Commission utilizes that opportunity to consider if there are any property issues that need to be addressed. Village staff has no particular concerns currently.

The plans were reviewed by the ARB with the following motion:

A motion by Fox, seconded by Zoellick to recommend approval to the Plan Commission of the site plan, architectural plan, lighting plan, and landscape plan for Industrial Controls subject to the comments from the staff memo being addressed to the satisfaction of the Village Administrator.

The Plans have been updated to reflect the additional tree necessary and the doors on the dumpster enclosure. Please see the plans for more information.

Policy Ouestion:

- 1. Are there any concerns with the plan of operation
- 2. Are there any property maintenance concerns that need to be addressed at this time?

Action Items:

1. Act on the Plan of operation

Staff Recommendation: Staff recommends approval of the plan of operation, site, architecture, lighting, and landscape plans for Industrial Controls (N56W24842 North Corporate Circle) subject to the standard conditions of Exhibit A.

B. Consideration and possible action on plan of operation, site, architecture, lighting, and landscape plans for Quest (W245N5604 South Corporate Circle). The site is zoned PB-1. The financial institution disaster recovery facility is a permitted use under 17.0420A.7.(l). The 10,000 sq. foot suite will house 1 employee, who runs the facility to allow temporary disaster recovery operations. Operations could be 24/7/365, but will largely be empty. The space has 10 parking spaces, and this use requires 6 spaces.

The plans were reviewed by the ARB with the following motion:

A motion by Foxe, seconded by Zoellick to recommend approval to the Plan Commission of the site plan, architectural plan, lighting plan, and landscape plan for Quest subject to the comments from the staff memo being addressed to the satisfaction of the Village Administrator. Motion carried.

The plans have been updated to adjust the location of landscaping out of utility easement areas and the petitioner has stated all garbage will be kept inside until disposed of. Please see the plans for more information.

Policy Question:

1. Are there any concerns with the plan of operation

Action Items:

1. Act on the Plan of operation

Staff Recommendation: Staff recommends approval of the plan of operation, site, architecture, lighting, and landscape plans for Quest (W245N5604 South Corporate Circle) subject to the standard conditions of Exhibit A.

C. Consideration and possible action on Mane Street Salon (N64W22630 Main St.).

This site is zoned B-3. The Hair Salon is a permitted use in the district under 17.0418A.5(b.) This is just a new owner operating the business in the same location and similar fashion to the previous owner. The business will be open from 7 am until 8 pm potentially 7 days per week. The use requires 13 spaces, while the site has 194, which by code is sufficient for the building which is required to have 125 spaces for the whole building.

The Plan Commission also utilizes this opportunity to consider any property issues that need to be addressed. Village staff has no concerns at this time. Please see the plan of operation for more information.

Policy Question:

- 1. Are there any concerns with the plan of operation?
- 2. Are there any property maintenance concerns that need to be addressed at this time?

Action Items:

1. Act on the Plan of operation

<u>Staff Recommendation:</u> Staff recommends approval of the Mane Street Salon (N64W22630 Main St.) subject to the standard conditions of Exhibit A.

- 06. Other Items for future discussion.
- 07. Adjournment.



PLAN OF OPERATION

To be used for a business with new	construction.	
Is this request to be considered for	a Conditional Use?	If yes, is this a new CU?
(Conditional Use Permits require a Public		ndment to an existing CU?
Address location of new construction	on N56W24842 N. Corpo	orate Cir
Tax Key # SUXV0278999044		Zoning: BP-1
Name of Business: The Industrial Controls Co., In	ic.	
Business N56W24842 N. Corporate Cir,	Sussex, WI 53089	262-820-9900
Address N/A	City, State, Zip info@icontrols.com	Phone #
Fax #	Email address	
2. Business owner contact informa Don Lavrenz, Donny Lavrenz,		
Contact N56W24842 N. Corporate Cir,	Sussex, WI 53089	262-820-9900
Address N/A	City, State, Zip info@icontrols.com	Phone #
Fax #	Email address	
3. Building/Land owner contact in Don Lavrenz, Tim Thorn	formation:	
Contact N56W24842 N. Corporate Cir,	Sussex, WI 53089	262-820-9900
Address N/A	City, State, Zip info@icontrols.com	Phone #
Fax #	Email address	
4. Number of Employees/Shifts:	46	1
	Employees	Shifts

5. Days of Operation:

Put an X in box that applies:
Hours
Open for business

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
t	X	X	X	X	X		
	6AM-5PM	6AM-5PM	6AM-5PM	6AM-5PM	6AM-5PM		

	of paper explain you be sold, produced or			your business. Attach a
Arcade permit?	? <u>No</u> Do y	you need an Outd	oor Establishment	Permit?
9. If your proposed op proposing?	eration will utilize a	liquor license, wh	at types of enterta	ainment are you
10. Do you feel there w operation? No	vill be any problems	such as odor, smo	ke or noise result	ing from this
If yes, explain:				41 200-1
11. Dimensions and lev	vels of all buildings: Dimensions	Leve	els S	Square footage
Building 1	80x126	1_	<u> </u>	10,000
Building 2				
Building 3	4		_	
Is the building(s) to be	used for multi-tenan	t purpose?		
12. Lot size	Depth	Width	Area 2.34 Acr	es
A	bove to be included o	on survey		
13 Parking: Dimens	ions of parking lot _	126'x135' Addi	tion	
Parking	g lot construction	Asphalt and Co	oncrete	
Type of	f screening: Fence _		or Plantings	X
Numbe	r of spaces needed po Above to be	er code included on site p		employees
Please provide the follo Total square footage o		existing 10,000	O Addition	
Total square footage o	f parking lot, new an	d existing 14,	600	
14. Signs: Type:	Free standing X	<i>P</i>	Attached to building	ng <u>No</u>
1	Lighted X		Single or double fa	aced Double
Size	41	Location		

6. Is this an extension of an existing operation? YES

F	Fixtures attached to the building
16.	Is there a need for outside storage? No If yes, explain:
 17.	Is a Highway access permit needed from the state or County Highway Departments? No
	If yes, please attach a copy of the secured permit. What conditions has the State or County imposed upon your permit?
18.	Is there a need for any special type of security fencing? If yes, what type?
19.	What provisions are you making for fire protection? Using Existing Building
	What provisions are your making for a sprinkler system?
	Storage system?
	Hydrant stand pipes?
	Is there a fire lane shown on your site plan? Existing Site
	Explain: Fire Plan Provided on Plans
21.	Surface water drainage facilities and impervious areas, describe and/or include on site plan. Did Wisconsin State Department of Industry Labor and Human Relations approve building plans? N/A If yes, explain: Please give a timetable for items to be completed: Building construction 2023 Paving Fall 2022 Landscaping 2023
I do	Occupancy 2023 ave reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by same, as well as any and all terms and conditions of any permit issued pursuant to this application. It is swear to or affirm that all statements contained herein are true and correct to the best of our owledge. 6/29/22
Na	
F	President
Tit	le or Position

15. What security lighting are you proposing? (Please include on lighting plan)

Don Lavrenz
The Industrial Controls Company, Inc.
N56W24842 N. Corporate Circle
Sussex, WI 53089
06-29-2022

To whom it may concern;

The Industrial Controls Company, Inc. is a light manufacturer who designs, builds, tests, and certifies control panels for industrial use. These are the metal boxes you'd see in a factory, next to a machine, with the lights, buttons, computer screen, etc. in it. It's where the operator controls the machine.

Our engineering team works with customers to understand their application and design a panel to control their equipment or process.

We purchase electronic components, mount them to a metal subpanel and wire to them. We power test the control panels and after Quality Assurance is complete, package and ship them to our customers, usually via common carrier.

We do not paint, weld or have any machining equipment.

Please feel free to contact me should you have any questions. My mobile number is 414-313-9715.

With best regards,

INDUSTRIAL CONTROLS SITE IMPROVEMENT PLANS

N56 W24842 N. CORPORATE CIRCLE SUSSEX, WI

AYRES

ASSOCIATES

20975 SWENSON DR.

WAUKESHA, WI 53186

www.AyresAssociates.com

SUITE 200

262.522.4901

PROJECT TEAM

INDUSTRIAL CONTROLS N56 W24842 N. CORPORATE CIRCLE SUSSEX, WI 53089 TEL: (303)-689-7832 CONTACT: TIM THORN EMAIL: TIMT@ICONTROLS.COM

ENGINEER AYRES ASSOCIATES 20975 SWENSON DRIVE WAUKESHA, WI 53186 TEL: (262)-522-4901 CONTACT: SCOTT MAIER EMAIL: MAIERS@AYRESASSOCIATES.COM

THRIVE ARCHITECTS 259 SOUTH STREET, SITE A WAUKESHA, WI 53186 TEL: (833)-380-6180 (EXT. #4) CONTACT: ANGIE STRECKENBACH EMAIL: ALS@THRIVE - ARCHITECTS.COM

DUFFEK CONSTRUCTION N22 W27847 EDGEWATER DR. PEWAUKEE, WI 53072 CONTACT: MIKE DUFFEK 262-444-2270 MDUFFEK@DUFFEKCONSTRUCTION.COM

SURVEY WAS PERFORMED IN NAD83, STATE PLANE

TOPOGRAPHIC INFORMATION IS FROM A GROUND SURVEY COMPLETED BY AYRES ASSOCIATES ON

CONTRACTOR NOTE

CONTRACTOR SHALL KEEP A COPY OF THE STAMPED/APPROVED PLANS ON-SITE AT ALL TIMES FOR GENERAL CONTRACTOR AND MUNICIPAL INSPECTOR REFERENCE.



Sheet List Table				
Sheet Number	Sheet Title			
C1.0	COVER SHEET			
C1.1	GENERAL NOTES			
C2.0	EXISTING CONDITIONS			
C3.0	SITE PLAN			
C3.1	HORIZONTAL CONTROL PLAN			
C3.2	FIRE ACCESS PLAN			
C3.3	PAVING PLAN			
C3.4	SITE IMPERVIOUS PLAN			
C4.0	EROSION CONTROL PLAN			
C4.1	EROSION CONTROL DETAILS			
C5.0	GRADING PLAN			
C6.0	UTILITY PLAN			
C7.0	CONSTRUCTION DETAILS			
SP1.0	SITE PLAN			
A1.0	FLOOR PLAN			
A2.0	EXTERIOR ELEVATIONS			
A9.0	RENDERING			
A9.1	RENDERING			
A9.2	RENDERING			
LGD1.0	LEGEND SHEET			
LSP1.1	PROPOSED LANDSCAPE PLAN			
LSP1.2	PROPOSED LANDSCAPE PLAN PLANTING DETAILS			
PH01.1	PROPOSED PHOTOMETRICS PLAN			
PH01.2	PROPOSED FIXTURE PLAN			

www.DiggersHotline.com DIAL OR (800) 242-8511 Checked By: SEM 7/1/22 Project No. 24-0397 Sheet Number

Drawn By: SEM

CONTROLS
PORATE CIRCLE

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C1.0

BENCHMARK

COORDINATE SYSTEM, WISCONSIN SOUTH ZONE. ELEVATIONS ARE REFERENCED TO NAVD 88 VERTICAL DATUM IN WHICH THE SOUTHWEST CORNER OF SECTION 27, T8N, R19E, (POINT 8191370) HAS AN ELEVATION OF 945.99.

06/14/2022.

GENERAL SITE WORK NOTES

- 1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS BOOK, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATIONS FOR CONSTRUCTION IN THE VILLAGE OF SUSSEX, WISCONSIN; IN CASE OF CONFLICT, THE VILLAGE OF SUSSEX SHALL TAKE PRECEDENCE.
- ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS FOR CONSTRUCTION IN THE VILLAGE OF SUSSEX, UNLESS OTHERWISE NOTED ON THE PLANS.
- . STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THIS CONTRACT.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS BEFORE CONSTRUCTION BEGINS.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING THAT COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER. THE OWNER AND ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REGARD TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT, ALL KNOWN DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS. HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, WHETHER CONTAINED IN THE DATA SUBMITTED BY THESE AGENCIES OR NOT, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS, FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THE TITLE SHEET MAY BE CONTACTED, IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- . NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION" PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE SURVEYOR'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK, OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- . NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- 8. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE VILLAGE UPON FINAL INSPECTION OF THE PROJECT.
- 9. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR LENGTH SPECIFIED IN THE GENERAL CONDITIONS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.
- 10. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB PER OSHA REGULATIONS.
- 11. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION, AND IN ACCORDANCE WITH LOCAL MUNICIPAL CODES. A TRAFFIC CONTROL PERMIT IS REQUIRED FOR WORK ON CITY STREETS.
- 12. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER, BURNING ON THE SITE IS NOT PERMITTED.
- 13. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN INSPECTED AND APPROVED AS REQUIRED BY THE OWNER AND ENTITY THAT HAS JURISDICTION OVER THE WORK.
- 14. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE
- ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.
- 15. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
- 16. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE
- . THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND
- THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER

8. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH NPDES STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN

- IN PLACE UNTIL THE NOTICE OF TERMINATION HAS BEEN OBTAINED. THE CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO THE EROSION CONTROL TO STAY IN COMPLIANCE WITH THE NPDES PERMIT. THESE ADJUSTMENTS MAY BE MADE TO ACCOMMODATE PHASED CONSTRUCTION AND/OR SPECIFIC SITE CONDITIONS.
- 19. THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS AND MAKE THE NECESSARY SUBMITTALS TO THE ENGINEER. SAID PLANS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.
- 20. THE CONTRACTOR SHALL VIDEOTAPE THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
- 21. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.
- 22. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.
- 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OFFSITE OF ANY EXISTING PAVING AND STRUCTURES REMOVED.
- 24. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEY
- 25. ALL EXISTING TRAFFIC AND STREET SIGNS DISTURBED SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR AND TO THE CITY OF VILLAGE OF SUSSEX STANDARDS. 26. REFER TO IRRIGATION PLANS FOR SLEEVING REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY COMPANIES FOR SLEEVING REQUIREMENTS PRIOR TO ANY PAVING ACTIVITIES.
- 27. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. AND T.A.S.) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED ARCHITECT AND ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. COMPLIANCE ISSUES

EARTHWORK NOTES

- 1. GENERAL
 A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.
- B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED.
- C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR TO DETERMINE SUBGRADE ELEVATIONS
- D. PLANS FOR THE SITE DEWATERING. IF EMPLOYED. SHALL BE SUBMITTED AND APPROVED PRIOR TO IMPLEMENTATION, NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.
- A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL, EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.
- B. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.
- C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE
- TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE AT CONTRACTOR'S EXPENSE
- D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.
- A. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.01 FEET OF THE PLAN
- SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION
- B. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF .01 FEET. THE FILL MATERIALS SHALL BE PLACED PER THE GEOTECHNICAL RECOMMENDATIONS
- C. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 95% OF THE MODIFIED PROCTOR DRY DENSITY PER GEOTECHNICAL RECOMMENDATIONS.
- 4. MISCELLANEOUS. THE CONTRACTOR SHALL:
 A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED BY THE GEOTECHNICAL RECOMMENDATIONS FOR ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
- B. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
- A. THE CONTRACTOR SHALL PROOF ROLL THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL PER THE RECOMMENDATIONS OF
- B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

- 1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
- 2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON THE PLAN. MODIFICATIONS TO THE SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
- 3. ALL EROSION CONTROL MEASURES AS INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. THE CONTRACTOR SHALL FURNISH AND INSTALL ADDITIONAL MEASURES AS REQUIRED TO COMPLETE THE WORK AND COMPLY WITH APPLICABLE PERMITS. REGULATIONS. AND PROJECT REQUIREMENTS OR AS REQUESTED BY STATE INSPECTORS. MUNICIPAL
- INSPECTORS, A/E, AND OTHER APPLICABLE AGENCIES. ADDITIONAL EROSION CONTROL MEASURES AS REQUESTED SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST. 4. INLET PROTECTION SHALL BE INSTALLED AT ALL INLETS WITHIN THE CONSTRUCTION SITE AS WELL AS AT ANY DOWNSTREAM INLETS THAT MAY BE AFFECTED BY CONSTRUCTION.
- INSTALL PRIOR TO STARTING ANY WORK ON SITE. IF NEW INLETS ARE INSTALLED PER PROJECT. NEW INLET PROTECTION SHALL BE INSTALLED AT THOSE INLETS. 5. INLET PROTECTION SHALL BE KEPT CLEAN OF DEBRIS ON A DAILY BASIS THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT, INLET PROTECTION SHALL BE REMOVED.
- 6. PAVED SURFACES ADJACENT TO THE CONSTRUCTION SITE SHALL BE SWEPT AND/OR SCRAPED TO REMOVE SOIL, SEDIMENT, DIRT, AND/OR DUST AS NEEDED THROUGHOUT THE DAY AND AT THE END OF EVERY DAY, HE CONTRACTOR SHALL TAKE MEASURES TO PREVENT VEHICLES INVOLVED IN THE CONSTRUCTION PROJECT FROM DISCARDING MUD. DIRT. DEBRIS OR CONSTRUCTION MATERIALS ONTO THE VILLAGE OF SUSSEX STREETS, SIDEWALKS, AND PARKWAYS. IF THIS WORK IS NOT COMPLETED WITHIN THIS TIME FRAME, THE CITY OF VILLAGE OF SUSSEX HAS THE RIGHT TO PERFORM THIS WORK AND BILL THE CONTRACTOR.
- 7. CONTRACTOR SHALL INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF ALL STOCKPILES.

ONCE PROJECT HAS ENDED AND SITE HAS STABILIZED PER NPDES GENERAL PERMIT REQUIREMENTS.

- 8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DUST CONTROL ON THE PROJECT THROUGHOUT EACH DAY. ALL DAMAGE RESULTING FROM DUST SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH THE LOCAL AND STATE
- 9. ALL SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION
- 10. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
- 11. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN SEVEN (7) DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH.
- 12. THE MINIMUM SEEDING RATE FOR TEMPORARY SEEDING IN TURF AREAS IS 5 POUNDS GRASS SEED MIX PER 1000 SQUARE FEET USED AND COMBINED WITH ANNUAL RYEGRASS AT A RATE OF 1½ POUNDS PER 1000 SQUARE FEET, UNLESS OTHERWISE SPECIFIED.
- 13. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES.
- 14. ALL DISTURBED AREAS TO BE SEEDED SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH.
- 15. SILT FENCING SHALL NOT BE INSTALLED WITHIN THE CRITICAL ROOT ZONE OR WITHIN THE DRIP LINE OF ANY TREES OR SHRUBS TO BE PROTECTED. USE SILT SOCKS WHICH DO NOT REQUIRE EXCAVATION AND CUTTING ROOTS
- 16. INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK AND AFTER EACH ½ INCH RAINFALL) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- 17. CONTRACTOR SHALL KEEP RECORDS ON SITE OF ALL EROSION CONTROL INSPECTIONS AND AVAILABLE FOR REVIEW BY INSPECTORS WHEN REQUESTED.
- 18. CONTRACTOR SHALL REMOVE SEDIMENT FROM THE STORM FACILITIES IMPACTED BY CONSTRUCTION INCLUDING STRUCTURES OUTSIDE OF THE CONSTRUCTION SITE AFTER COMPLETION OF ALL SITE CONSTRUCTION AND PRIOR TO SUBSTANTIAL COMPLETION.
- 19. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION IN ACCORDANCE WITH WDNR REQUIREMENTS.

- STORM SEWER PIPE: ALL STORM SEWER PIPE SHALL BE RCP CLASS III, UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 2. CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
- COVER: THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE (1) FOOT OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES THAT HAVE LESS THAN ONE (1) FOOT OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR
- 4. CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.
- 5. ALL STORM SEWER CONSTRUCTION AND MATERIAL SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS AND SPECIFICATION. IF ANY DISCREPANCY IN THESE PLANS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PURCHASING ANY MATERIAL.
- 6. ALL STORMWATER MANHOLE FRAME AND GRATE/COVER PERTAINING TO STORM SEWER SHALL HAVE MANHOLE FRAME AND GRATE/COVER PER THE LOCAL MUNICIPALITY LABELING REQUIREMENTS.

- 1. ALL EXISTING UTILITY LINES TO REMAIN SHALL BE FULLY PROTECTED AND SUPPORTED/SHORED DURING CONSTRUCTION TO KEEP LINES IN SERVICE AND TO PREVENT DAMAGE. WHERE NEW UNDERGROUND UTILITIES ARE TO BE INSTALLED BELOW EXISTING UTILITIES, SUPPORT EXISTING LINES IN PLACE, PROVIDING RESTRICTION OF BOTH HORIZONTAL AND VERTICAL MOVEMENT OF THE PIPING. AFTER NEW UTILITIES HAVE BEEN INSTALLED, EXISTING UTILITIES SHALL BE BACKFILLED IN SAME MANNER AS THAT SPECIFIED FOR NEW UTILITIES. PROVIDE FLOWABLE CONCRETE FILL DIRECTLY BENEATH EXISTING UTILITIES WHERE SPECIFIED COMPACTION REQUIREMENTS CAN NOT BE ACHIEVED.
- 2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, MUNICIPALITY, AND THE APPROPRIATE UTILITY COMPANY TO REPORT ANY DAMAGE TO AN EXISTING UTILITY OR STRUCTURE. ALL DAMAGED EXISTING UTILITIES OR STRUCTURES MUST BE REPAIRED THE SAME DAY THAT THE DAMAGE OCCURRED. IF APPROPRIATE MATERIALS FOR PERMANENT REPAIR ARE NOT AVAILABLE CONTRACTOR SHALL PROVIDE WHATEVER MATERIALS NECESSARY TO TEMPORARILY RESTORE UTILITY TO SERVICE AND SCHEDULE SHUT DOWN TO MAKE PERMANENT REPAIRS. THE LOCAL MUNICIPALITY AND UTILITY OWNER RESERVES THE RIGHT TO MAKE REPAIRS TO DAMAGED UTILITIES IF THE CONTRACTOR DOES NOT PROVIDE TIMELY REPAIRS. ALL COSTS FOR THESE REPAIRS WILL BE BILLED TO THE CONTRACTOR. REPAIR WORK TO BE IN ACCORDANCE WITH THESE SPECIFICATIONS AND/OR UTILITY OWNER'S REQUIREMENTS.
- 3. THE CONTRACTOR SHALL ADHERE TO ALL O.S.H.A. REQUIREMENTS.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SOIL RETENTION ON BOTH SIDES OF UTILITY EXCAVATION AND AS REQUIRED AROUND UTILITY STRUCTURE EXCAVATIONS TO LIMIT THE WIDTH OF THE EXCAVATION ALL SOIL RETENTION SHALL BE REMOVED AFTER COMPLETION OF UTILITY AND STRUCTURE INSTALLATION
- 5. DESIGN OF SUPPORT SYSTEMS, SHIELD SYSTEMS, AND OTHER PROTECTION SYSTEMS FOR SOIL RETENTION SHALL BE SELECTED, DESIGNED, FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR, IF NECESSARY CONTRACTOR SHALL DESIGN ANY SHEETING, H PILE AND LAGGING SYSTEM, ETC. FOR SOIL RETENTION, SUBMIT DESIGN STAMPED BY A REGISTERED ENGINEER TO BE APPROVED BY THE LOCAL MUNICIPALITY HAVING JURISDICTION
- 6. CAUTION SHALL BE CARRIED OUT WHILE WORKING AROUND ELECTRICAL AND TELEPHONE/COMMUNICATIONS DUCT BANKS, AND OTHER UTILITIES. THE CONTRACTOR SHALL INSTALL ALL SHORING REQUIRED TO PREVENT MOVEMENT OF THE UTILITIES AND "CAVE-INS" OF THE SAND BED.
- 7. CONTRACTOR SHALL HAVE ADEQUATE MATERIALS ON-SITE TO CONTINUE PROGRESS OF UTILITY AND PAVING INSTALLATION IN A CONTINUOUS FASHION. CONTRACTOR SHALL PROVIDE PIPING. SUFFICIENT ELBOWS AND FITTINGS AS NECESSARY TO MAKE ADJUSTMENTS FOR FIELD CONDITIONS.
- 8. CONTRACTOR SHALL PROVIDE PROTECTION AND USE APPROPRIATE LOADINGS WHEN STORING MATERIALS AND EQUIPMENT ON, OR MOVING EQUIPMENT OVER UNDERGROUND UTILITIES TO INSURE UTILITIES ARE NOT DAMAGED
- 9. CONTRACTOR TO INSTALL 12 GAUGE TRACER WIRE ALONG THE LENGTH OF NON-METALLIC WATER PIPE. TEST AFTER INSTALLED.
- 10. CONTRACTOR TO INSTALL 12 GAUGE GREEN TRACER WIRE ALONG LENGTH OF NON-METALLIC SANITARY PIPE. TEST AFTER INSTALLED. AT EACH MANHOLE, RUN THE TRACER WIRE UP THE SIDE OF THE MANHOLE AND BORE 🛂 DIAMETER HOLE BELOW THE BASE OF THE CONE. RUN TRACER WIRE THROUGH HOLE AND CONNECT TO INSIDE OF MANHOLE WITH STAINLESS STEEL FASTENER, FILL HOLE WITH CONCRETE.
- 11. CONTRACTOR TO INSTALL 12 GAUGE BROWN TRACER WIRE ALONG LENGTH OF NON-METALLIC STORM PIPE. TEST AFTER INSTALLED. AT EACH MANHOLE, RUN THE TRACER WIRE UP THE SIDE OF THE MANHOLE AND BORE & DIAMETER HOLE BELOW THE BASE OF THE CONE. RUN TRACER WIRE THROUGH HOLE AND CONNECT TO INSIDE OF MANHOLE WITH STAINLESS STEEL FASTENER. FILL HOLE WITH CONCRETE.

PAVING NOTES

A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

B. COMPACTION REQUIREMENTS PER GEOTECHNICAL REQUIREMENTS AND LOCAL MUNICIPALITIES HAVING JURISDICTION OVER THE WORK.

C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUCTD), LATEST EDITION, AND IN ACCORDANCE WITH THE VILLAGE OF SUSSEX CODE

A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION.

B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:

(2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.

- (3) REMOVE AND REPLACE WITH GRANULAR MATERIAL
- (4) USE OF GEOTEXTILE FABRIC.

(1) SCARIFY, DISC, AND AERATE.

C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

D. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.

A. ALL EXTERIOR CONCRETE SHALL MEET LOCAL MUNICIPAL STATE, OR OWNER REQUIREMENTS PER THE JURISDICTION HAVING AUTHORITY OVER THE WORK. IF NO SPECIFICATIONS ARE AVAILABLE, THE STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS SHALL PREVAIL. IF REQUIREMENTS CONFLICT WITH EACH OTHER, THE AUTHORITY HAVING JURISDICTION OVER THE WORK SHALL COMPLY, OTHERWISE FOLLOW THE MORE RESTRICTIVE.

B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN TEN (10) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PEDESTRIAN WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING

D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE

E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 50-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

F. CONCRETE CURING AND PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR. G. THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

A. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY. INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER DOT AND/OR LOCAL MUNICIPAL SPECIFICATIONS.

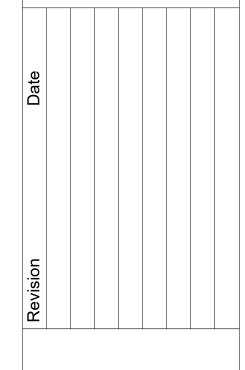
5. TESTING AND FINAL ACCEPTANCE A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE GEOTECHINCAL ENGINEER.

B. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE



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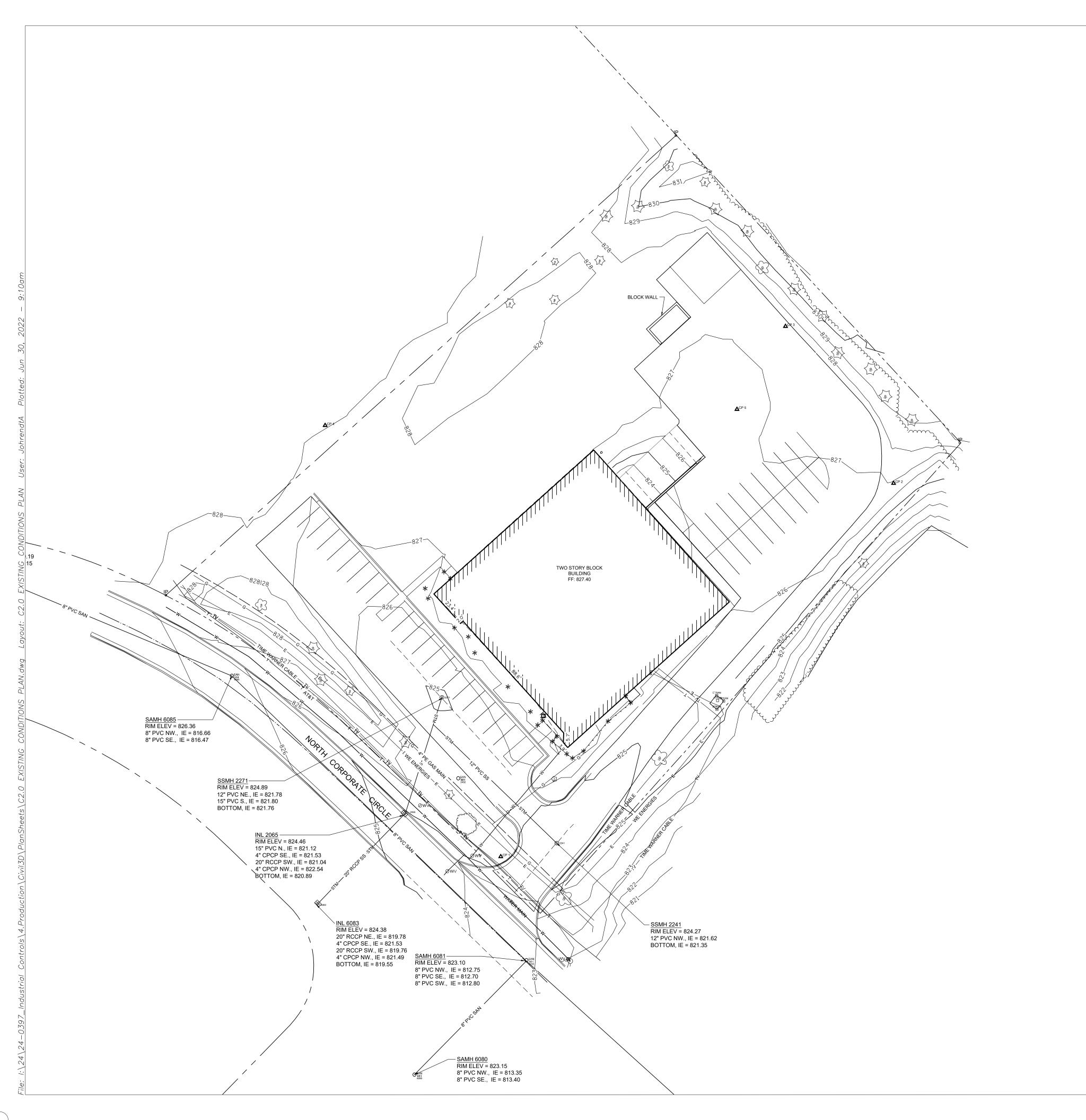




CIRCLE

Drawn By: SEM Checked By: SEM Project No. 24-0397

Sheet Number



GENERAL NOTES:

- 1.) Field work was completed on 06-08-2022, 06-09-2022, & 06-14-2022.
- 2.) Survey was performed in NAD83, State Plane Coodinate System, Wisconsin South Zone.
- 3.) Elevations are referenced to NAVD 88 Vertical Datum in which the Southwest corner of Section 27, T8N, R19E, (point 8191370), has an elevation of 945.99'.
- 4.) Water main assumed to continue to the building.

LEGEND

Ⅲ INLET

WELL WELL

CATCH BASIN

Øw√ WATER VALVE

♂ FIRE HYDRANT

GUY ANCHOR

øGV GAS VALVE

O^{SAN} SANITARY MANHOLE

OMH STORM SEWER MANHOLE



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30LS CIRCLE

TRIA

S

O_{MH} FIBER OPTIC MANHOLE O^{ELEC} ELECTRIC MANHOLE OMH GENERAL MANHOLE ELECTRIC TRANSFORMER TELEPHONE PEDESTAL TVPED TV PEDESTAL ₩ ELECTRIC METER LIGHT POLE — — — — EASEMENT LINE ——— — PROPERTY LINE

— UNDERGROUND TELEPHONE UNDERGROUND TV CABLE UNDERGROUND FIBER OPTIC UNDERGROUND ELECTRIC UNDERGROUND SANITARY UNDERGROUND GAS ——STM—— UNDERGROUND STORM SEWER ------W--------- WATERMAIN OVERHEAD ELECTRIC FOUND MONUMENT (TYPE/SIZE NOTED) SET ¾" x 18" CAPPED REBAR WEIGHING 1.50 LBS/LINEAR FT SET PK NAIL SURVEY NAIL WITH WASHER

RECORD BEARING OR DISTANCE (100.00') SECTION CORNER

GRAPHIC SCALE IN FEET

Drawn By: SEM Checked By: SEM 7/1/22 Project No. 24-0397 Sheet Number

EXISTING

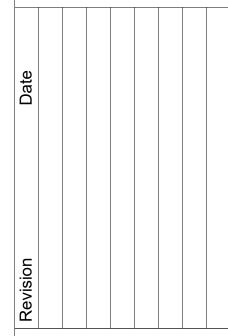
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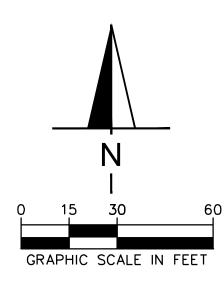
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KEY NOTES

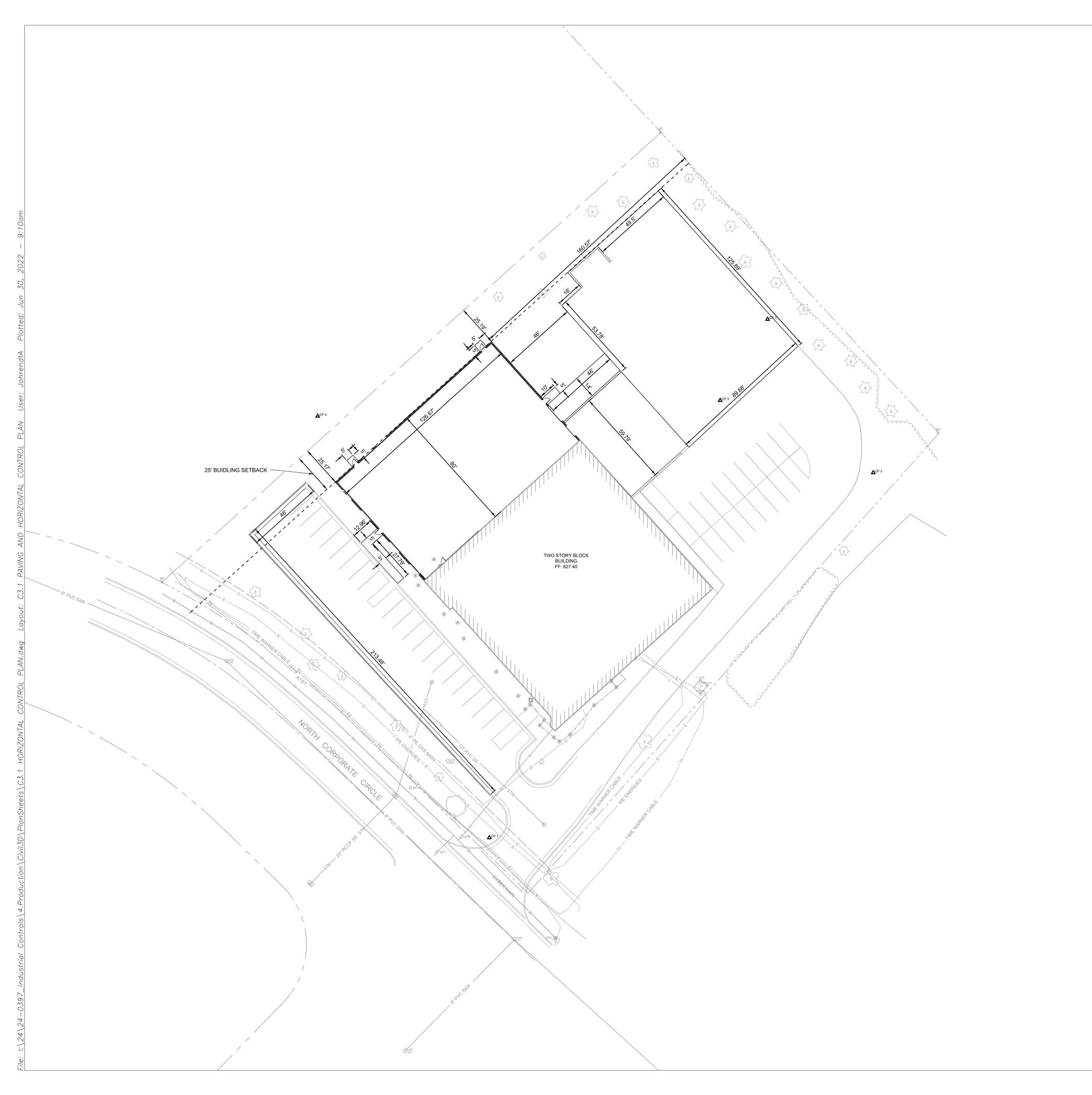
- PROPOSED BUILDING (SEE ARCHITECTURAL PLANS FOR DESIGN)
- 2 30" CONCRETE CURB AND GUTTER
- 3 CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- 5 EXISTING LANDSCAPE AREA TO REMAIN
- 6 ASPHALT PAVEMENT
- 7 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB ETC. TYP
- TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DESIGN)
- 9 RETAINING WALL (SEE STRUCTURAL PLANS)
- 10 EXISTING BUILDING
- 11 HANDRAIL
- (12) CONCRETE BUILDING STOOP
- 13 REMOVE EXISTING TRASH ENCLOSURE
- (14) REMOVE TREE/SHRUB
- (15) REMOVE EXISTING CURB TAPER AND CONNECT TO EXISTING CURB
- PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR DETAILS)
- REMOVE EXISTING LOADING DOCK, GRADE AND PAVE AS SHOWN IN THESE PLANS



Drawn By: SEM
Checked By: SEM
Date: 7/1/22
Project No. 24-0397

INDUSTRIAL CONTROLS
N56 W24842 N. CORPORATE CIRCLE
SUSSEX, WI

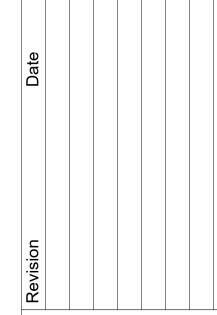
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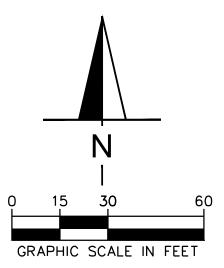


INDUSTRIAL CONTROLS
N56 W24842 N. CORPORATE CIRCLE
SUSSEX, WI

HORIZON

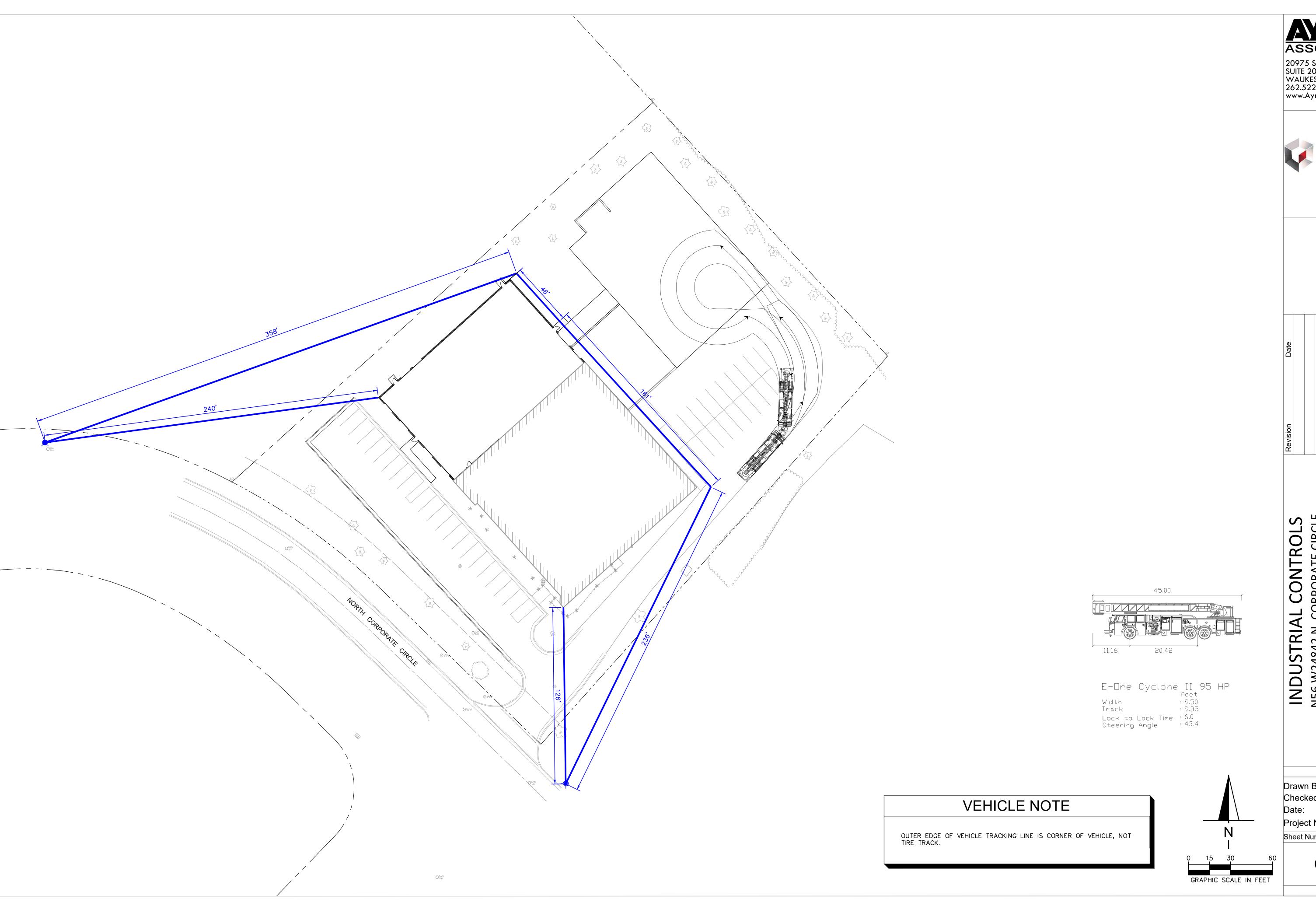
GENERAL NOTES

- 1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.



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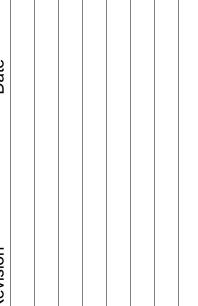
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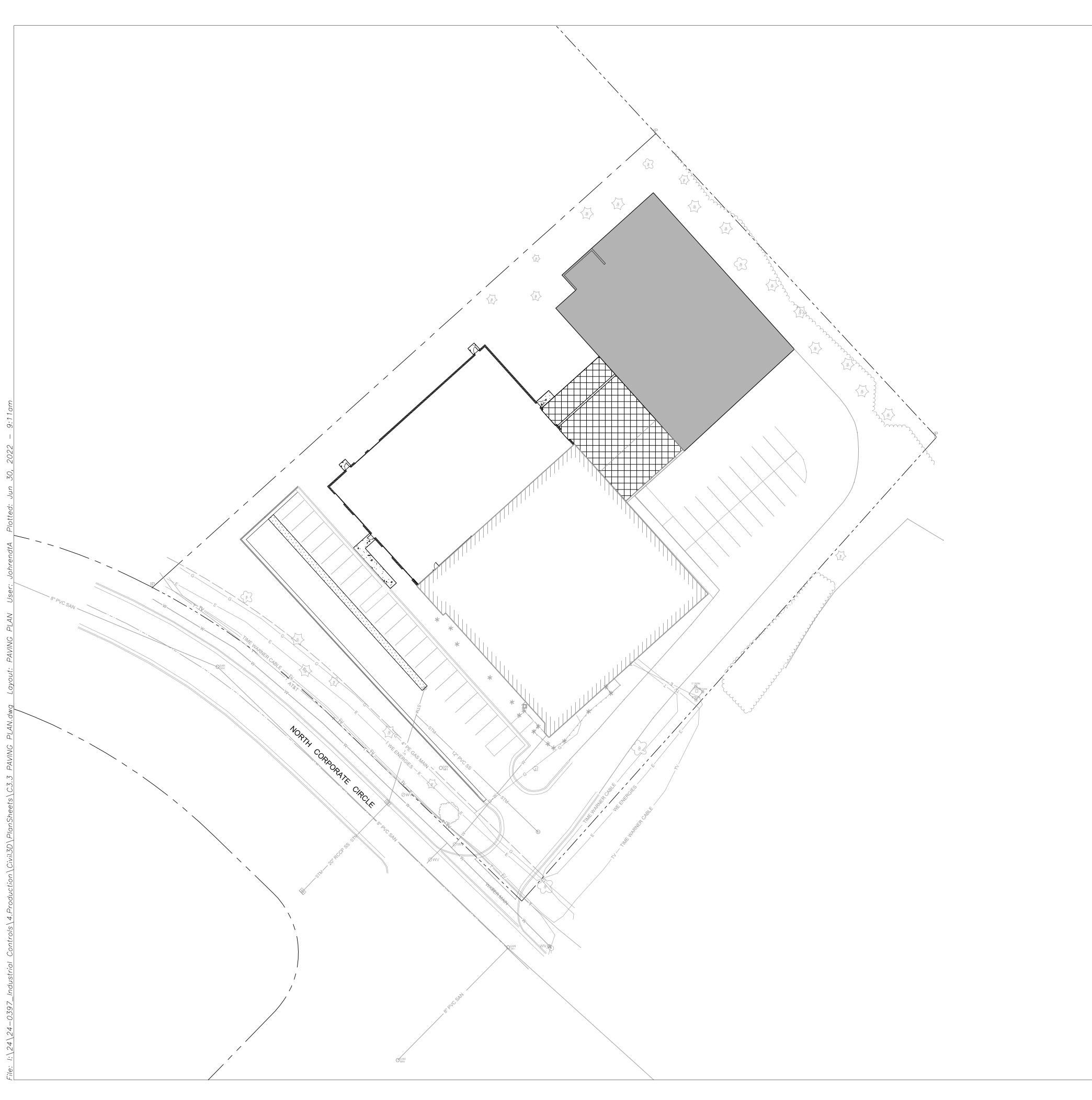


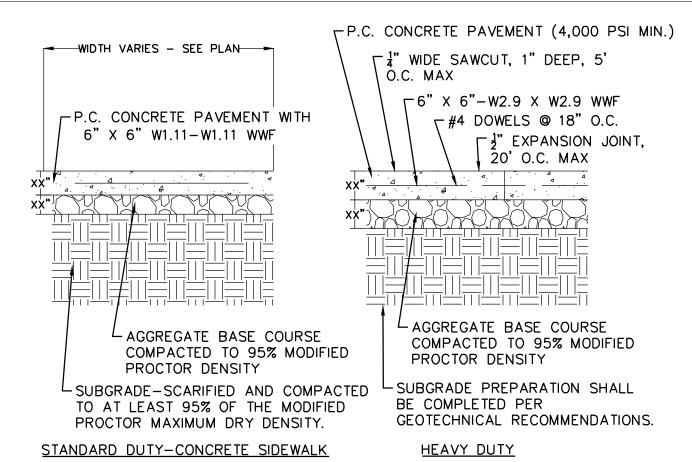


INDUSTRIAL CONTROLS
N56 W24842 N. CORPORATE CIRCLE
SUSSEX, WI P ACCESS FIRE

Drawn By: SEM Checked By: SEM 7/1/22 Project No. 24-0397

Sheet Number





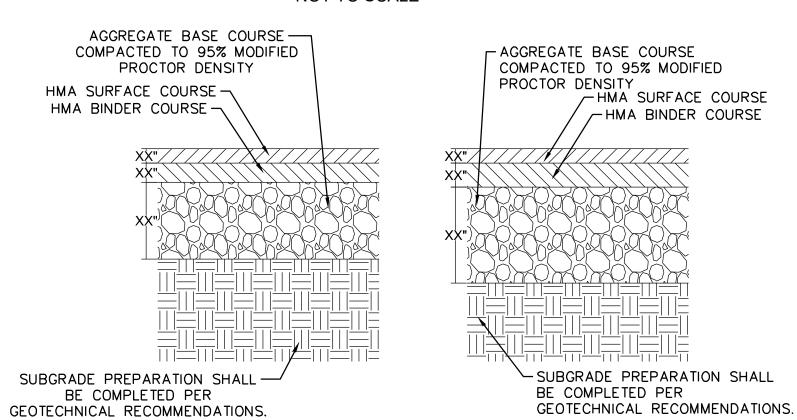
NOTE.

- PAVEMENT THICKNESS, SUBGRADE PREP, ETC, SHALL BE CONSTRUCTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.
- 2. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 14 DAYS.
- 3. PROVIDE ½" EXPANSION JOINTS AT 20' MAXIMUM SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
- PROVIDE ₹ GROOVED CONTROL JOINTS AT 5' CENTERS.
 WELDED WIRE FABRIC (6X6−6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
- 6. PROVIDE 1" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
- 7. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
- 8. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL
- MATCH THAT OF THE DRIVE.

 9. EDGES OF CONCRETE SLABS SHALL BE THICKENED TO 12" CONCRETE

CONCRETE PAVING

NOT TO SCALE



STANDARD DUTY ASPHALTIC PAVEMENT

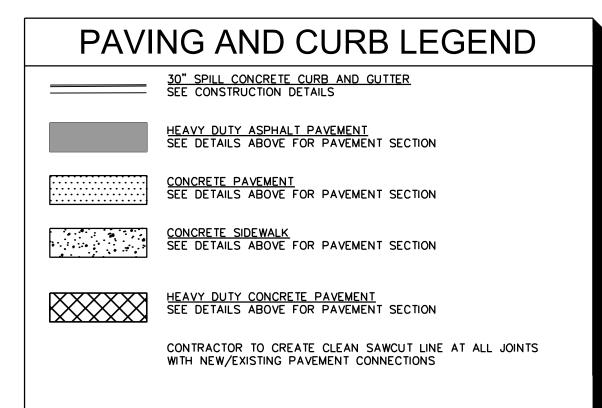
HEAVY DUTY ASPHALTIC PAVEMENT

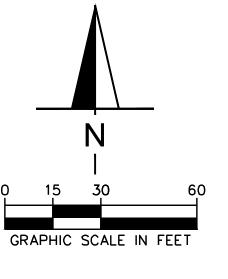
NOTE:

- 1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC, SHALL BE CONSTRUCTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING
- 2. SEE PAVING NOTES ON THE GENERAL NOTES SHEET FOR PRIME COAT AND TACK COAT REQUIREMENTS.

ASPHALT PAVING

NOT TO SCALE

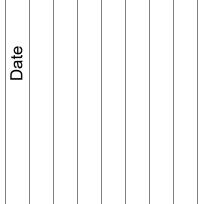




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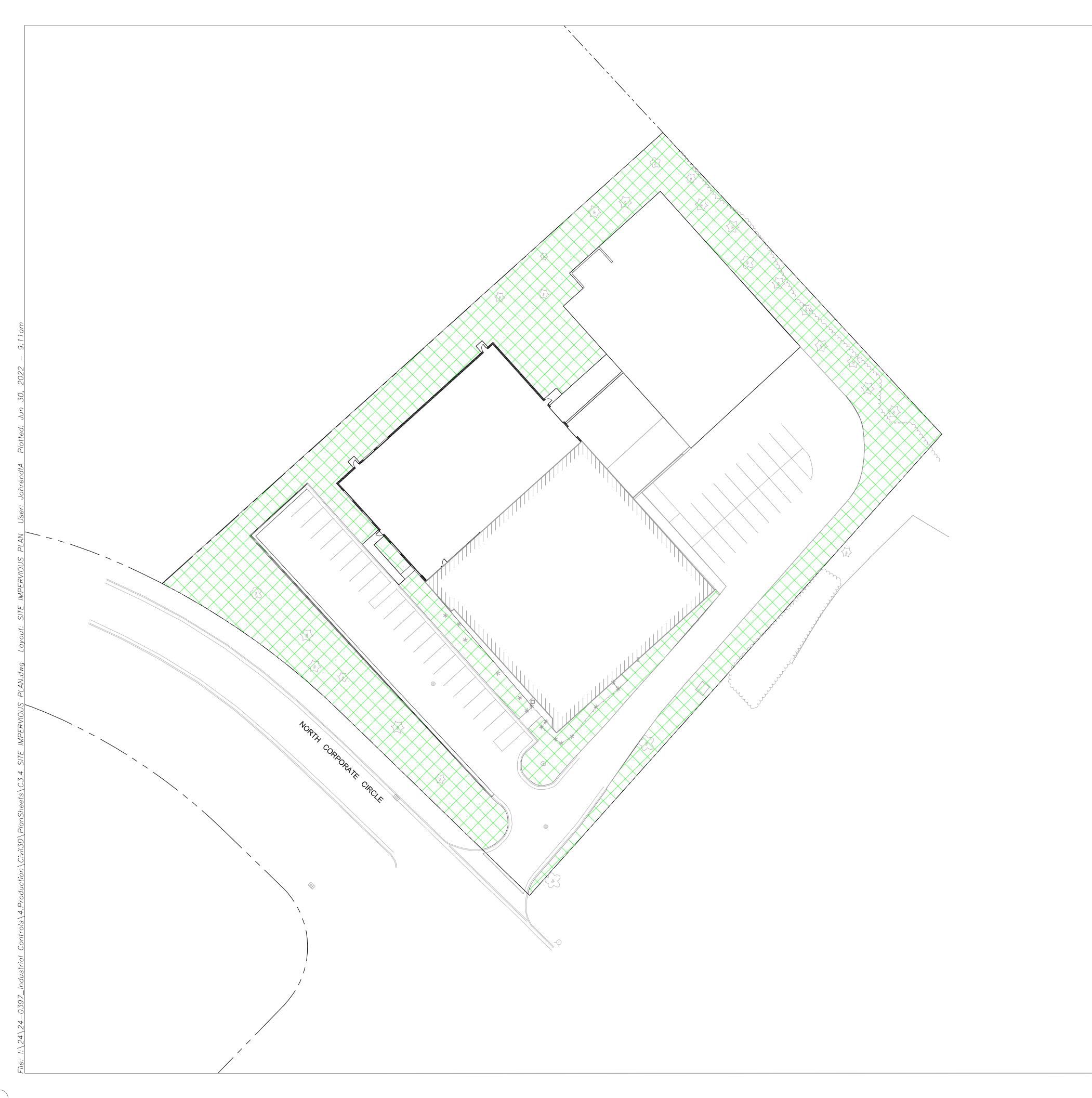
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L CONTROLS
CORPORATE CIRCLE
EX, WI

SUSSEX, WI
PAVING PLAN

INDUSTRIAL N56 W24842 N. CO SUSSE

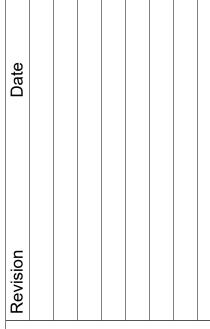
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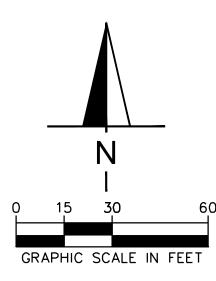




STORMWATER NOTE

NOTE: PER PRE-APPLICATION MEETING WITH THE VILLAGE, IF THE SITE IMPERVIOUS AREA DOES NOT EXCEED 75% NO STORM WATER IMPROVEMENTS ARE NEEDED AS THIS SITE IS SERVED BY A REGIONAL STORM WATER SYSTEM.

	AREA	% OF PROPERTY
PROPERTY TOTAL AREA	101,936 SF	100%
IMPERVIOUS AREA	67,576± SF	66± %
PERVIOUS AREA (LANDSCAPE)	34,360± SF	34± %
	PERVIOUS AREA (LAND.	SCAPE)



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Project No. 24-0397
Sheet Number

EROSION CONTROL NOTES

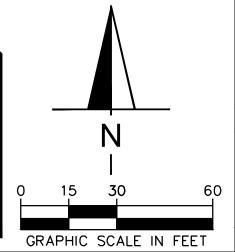
- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT PLACEMENT.
- 2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND THE SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS TECEIVING SEDIMENT FROM SITE RUN-OFF.
- PER UDFCD TEMPORARY REVEGETATION IS REQUIRED ON ALL DISTURBED AREAS HAVING A PERIOD OF EXPOSURE PRIOR TO FINAL STABILIZATION OF ONE YEAR OR LONGER. ALL TEMPORARY SEEDING SHALL BE PROTECTED WITH MULCH.
- TO PROVIDE TEMPORARY VEGETATION COVER ON DISTURBED AREAS WHICH WILL NOT BE PAVED, BUILT UPON, OR FULLY LANDSCAPED WITHIN 12 MONTHS BUT WILL BE COMPLETED WITHIN 24 MONTHS, PLANT AN ANNUAL GRASS APPROPRIATE FOR THE TIME OF PLANTING AND MULCH THE PLANTED AREAS. CONTRACTOR SHALL REFERENCE CITY OF BRIGHTON SEED MIX AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BY TO PLACE.

TEMPORARY EROSION CONTROL NOTES

- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE
- CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL
- PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SOIL DISPOSAL SITES.
- 5. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
- 6. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
- ACCUMULATION OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED. SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING OF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM
- 9. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
- 10. CONTRACTOR IS RESPONSIBLE TO CONSTRUCT AND MAINTAIN ALL EROSION CONTROL AS REQUIRED BY CITY OF SUSSEX AND THE NPDES PERMIT. THE CONTRACTOR MAY MODIFY THE EROSION CONTROL AS NECESSARY FOR CONSTRUCTION PURPOSES, HOWEVER, ANY MODIFICATIONS MUST MEET OR EXCEED ANY REQUIREMENTS CITY OF SUSSEX OR COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT DEEMS NECESSARY.
- 11. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGE WAY, OR OFFSITE AREA EITHER DIRECTLY OF INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
- 12. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRIVEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
- 13. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
- 14. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- 15. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.

SEQUENCE OF ACTIVITIES

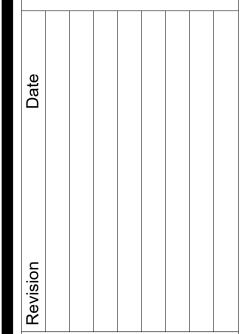
- SEEDING AND MULCHING AS REQUIRED 3. STRAW BALE BARRIER INLET PROTECTION SHALL BE CONSTRUCTED AT ALL
- EXISTING INLETS UPON COMPLETION OF CONSTRUCTION. 4. STRAW BALE BARRIERS SHALL BE REPLACED WITH GRAVEL FILTERS AT ALL
- INLETS UPON COMPLETION OF PAVING
- 5. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.



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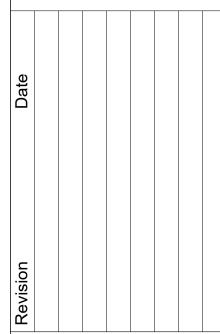
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INDUSTRIAL CONTROLS
N56 W24842 N. CORPORATE CIRCLE
SUSSEX, WI

MATCH EXISTING GRADE

PLAN

12' MIN

SECTION

NOT TO SCALE

3" TO 6" AGGREGATE

CONSTRUCTION ENTRANCE

ONTROL

EROSION

Drawn By: SEM
Checked By: SEM
Date: 7/1/22
Project No. 24-0397

Sheet Number

C4.1



GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE OCCURS AT ALL JOINTS WITH EXISTING CONDITIONS
- 2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
- 3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- 4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- 5. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2.0% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- 6. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE
- 7. MATCH EXISTING ELEVATIONS AT THE PROPERTY LINE.
- 8. NO GRADING SLOPES SHALL EXCEED 4:1 SLOPES.

X.XX%

- 9. WATER TRUCK CALLED FOR BY THE CITY INSPECTOR WILL BE PROVIDED TO KEEP WIND EROSION IN
- 10. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.
- 11. ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THIS DEVELOPMENT SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY FIX ANY EXCAVATIONS OR EXCESSIVE PAVEMENT FAILURES CAUSED BY THE DEVELOPMENT AND SHALL PROPERLY BARRICADE THE SITE UNTIL CONSTRUCTION IS COMPLETE. FAILURE BY THE CONTRACTOR TO CORRECT ANY OF THE ABOVE WITHIN 48 HOURS OF WRITTEN NOTICE BY THE CITY SHALL CAUSE THE CITY TO ISSUE A STOP WORK ORDER (RED TAG) AND/OR DO THE WORK AND MAKE A CLAIM AGAINST THE LETTER OF CREDIT FOR ANY COST INCURRED BY
- 12. AREAS BEING DISTURBED BY THE GRADING SHALL BE RESEEDED WITH NATIVE VEGETATION OR AS APPROVED ON THE DEVELOPMENT PLAN.
- 13. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUEST SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 14. THE DUTY OF THE CITY TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURE IN, ON, OR NEAR THE CONSTRUCTION SITE.
- 15. CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1967) FOR LOCATION OF UNDERGROUND GAS, ELECTRIC, AND TELEPHONE UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GRADING LEGEND

TC = TOP OF CURB

ME = MATCH EXISTING ELEVATION

LP = LOW POINT

TW = TOP OF WALL

BW = BOTTOM OF WALL

C - FINISHED CDADE

FG = FINISHED GRADE

SLOPE AND FLOW DIRECTION

EXISTING CONTOUR

PROPOSED CONTOUR

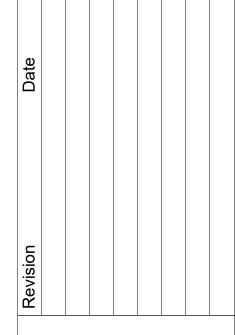
LIMITS OF DISTURBANCE



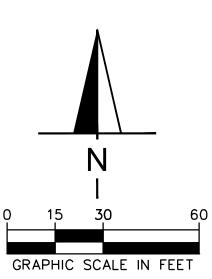
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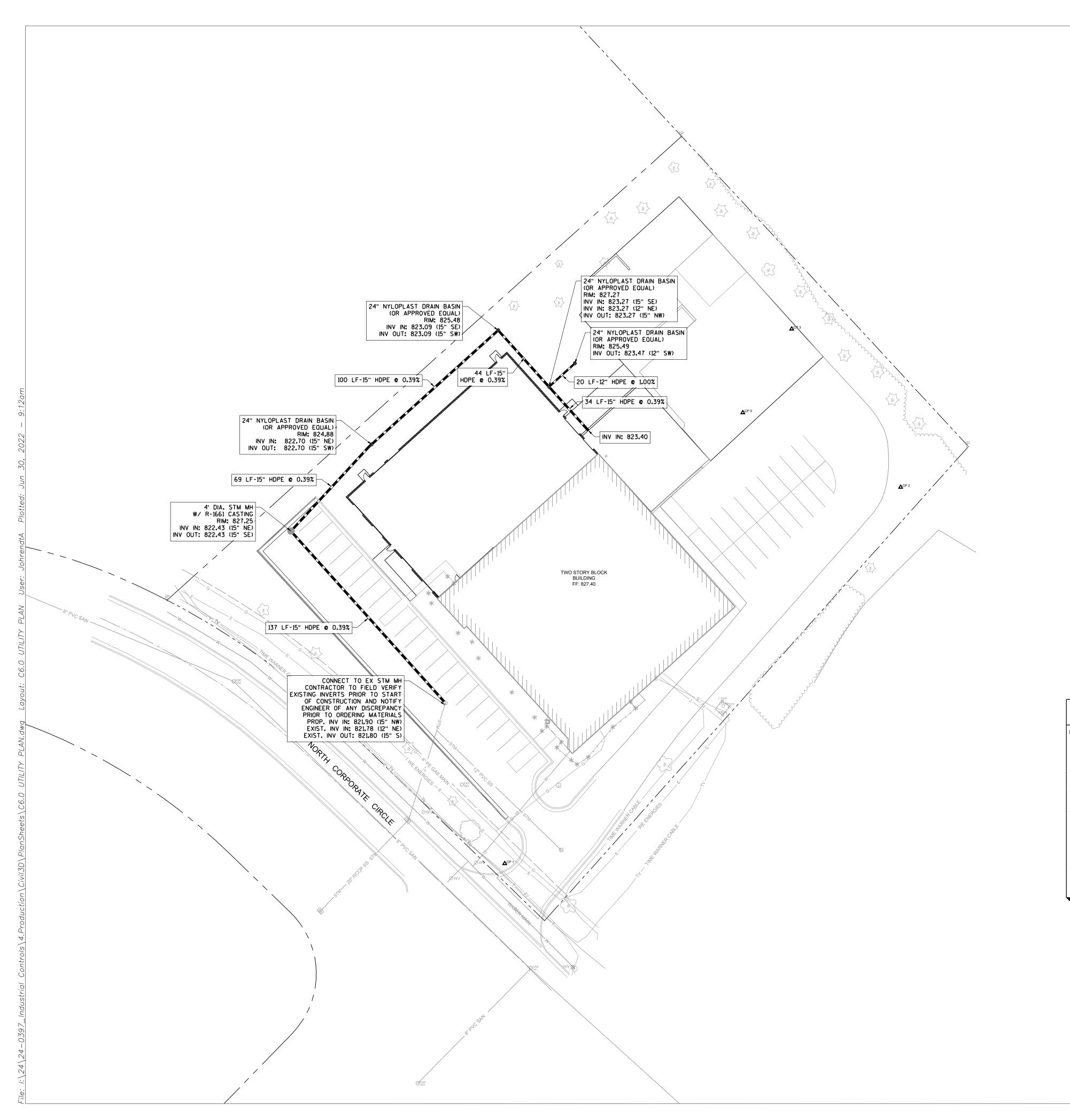
INDUSTRIAL CONTROLS
N56 W24842 N. CORPORATE CIRCLE
SUSSEX, WI
GRADING PLAN



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Date: 7/1/22
Project No. 24-0397

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UTILITY NOTES

GENERAL NOTES:

- 1. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY
- 2. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE
- 3. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- 4. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION, THIS IS TO INCLUDE BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- 5. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF
- 6. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- 7. CONTRACTOR SHALL REFERENCE THE CITY OF SUSSEX STANDARD NOTES PROVIDED ON SHEET C1.1 OF THESE PLANS. ADDITIONAL NOTES ARE PROVIDED TO SUPPLEMENT THE CITY OF BRIGHTON STANDARD NOTES. CITY OF BRIGHTON STANDARDS & SPECIFICATIONS SHALL TAKE PRECEDENCE IN THE EVENT OF ANY DISCREPANCIES.
- 8. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF SUSSEX "STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS" AND WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED CITY OF SUSSEX PERSONNEL.
- 9. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WHERE PROPOSED UTILITIES ARE BEING CONNECTED, PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
- 10. CONTRACTOR SHALL CONTACT NECESSARY FRANCHISE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO LOCATE AND PROTECT IN PLACE OR RELOCATE EXISTING UTILITIES. FOR INSTALLATION OF SERVICE, ROUTE SELECTION, AND OTHER ISSUES PERTAINING TO INSTALLATION.
- 11. ALL DISCREPANCIES FOUND BY CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
- 12. ALL UTILITY PIPES SHALL BE OF ADEQUATE STRENGTH TO SUPPORT THE TRENCH AND AASHTO H-20 HIGHWAY
- 13. PIPE LENGTHS NOTED ON THE PLAN ARE HORIZONTAL DISTANCES FROM HORIZONTAL APPURTENANCES. ACTUAL PIPE LENGTHS MAY VARY DUE TO ELEVATION CHANGES OR APPURTENANCE DIMENSIONS.
- 14. THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW UTILITIES WITH FINISHED GRADING AS INDICATED ON THE GRADING PLAN. MINOR ADJUSTMENTS TO THE TOP ELEVATION OF NEW UTILITIES MAY BE
- 15. ALL UTILITY TRENCHES THAT PENETRATE BENEATH THE BUILDING SHALL BE EFFECTIVELY SEALED TO RESTRICT WATER INTRUSION. CONTRACTOR SHALL INSTALL A CLAY TRENCH PLUG EXTENDING AT LEAST 5 FEET FROM THE EXTERIOR OF THE FOUNDATION WALL.

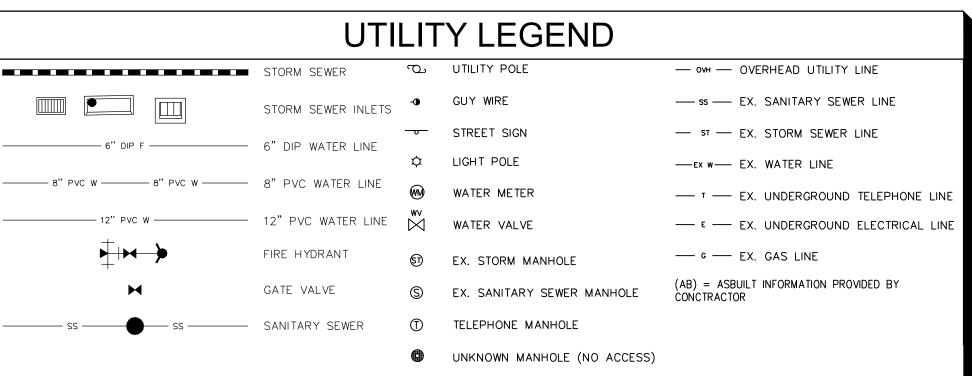
16. GAS SERVICE LINE AND METER INSTALLATION LOCATION SHALL BE COORDINATED WITH THE PLUMBING PLANS FOR SIZE REQUIREMENTS AND EXACT CONNECTION LOCATION.

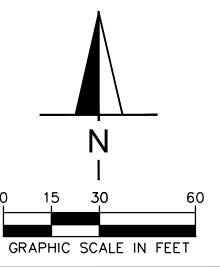
SANITARY SEWER NOTES:

- 17. THE SANITARY SEWER SERVICE ON-SITE SHALL BE PRIVATELY OWNED AND MAINTAINED.
- 18. COORDINATE SANITARY SEWER SERVICE WITH MEP PLANS. PROVIDE CLEAN OUTS AT 100' MAXIMUM SPACING (STRAIGHT RUNS) AND AT BEND LOCATIONS.
- 19. ALL PVC PIPE FOR THE SANITARY SEWER MAINS AND SERVICES SHALL BE SDR-35.
- 20. THE LENGTH OF SANITARY SEWER SERVICE IS THE HORIZONTAL DISTANCE BETWEEN CENTER OF MANHOLE OR BEND TO CENTER OF MANHOLE OR BEND, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND MANHOLE DIMENSIONS.

WATER SERVICE NOTES:

- 21. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE 3/4" DOMESTIC LINE SUCH AS. BUT NOT LIMITED TO, GATE VALVES, REDUCERS, BENDS, TEES, ETC ..., WHICH MAY BE REQUIRED.
- 22. CONTRACTOR TO COORDINATE 3/4" WATER METER WITH CITY OF SUSSEX FOR DOMESTIC WATER SUPPLY, SIZE SHALL MATCH BUILDING PERMIT PLANS.
- 23. THRUST BLOCKS SHALL BE INCLUDED AT ALL BENDS, TEES, DEFLECTIONS, AND CAPS/PLUGS.
- 24. FIRE HYDRANT ASSEMBLY TO INCLUDE HYDRANT, LATERAL, VALVES, ETC. AS NOTED ON DETAILS.





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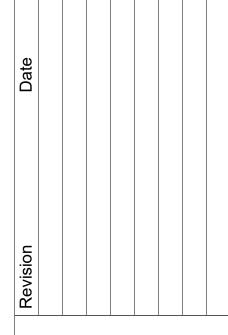
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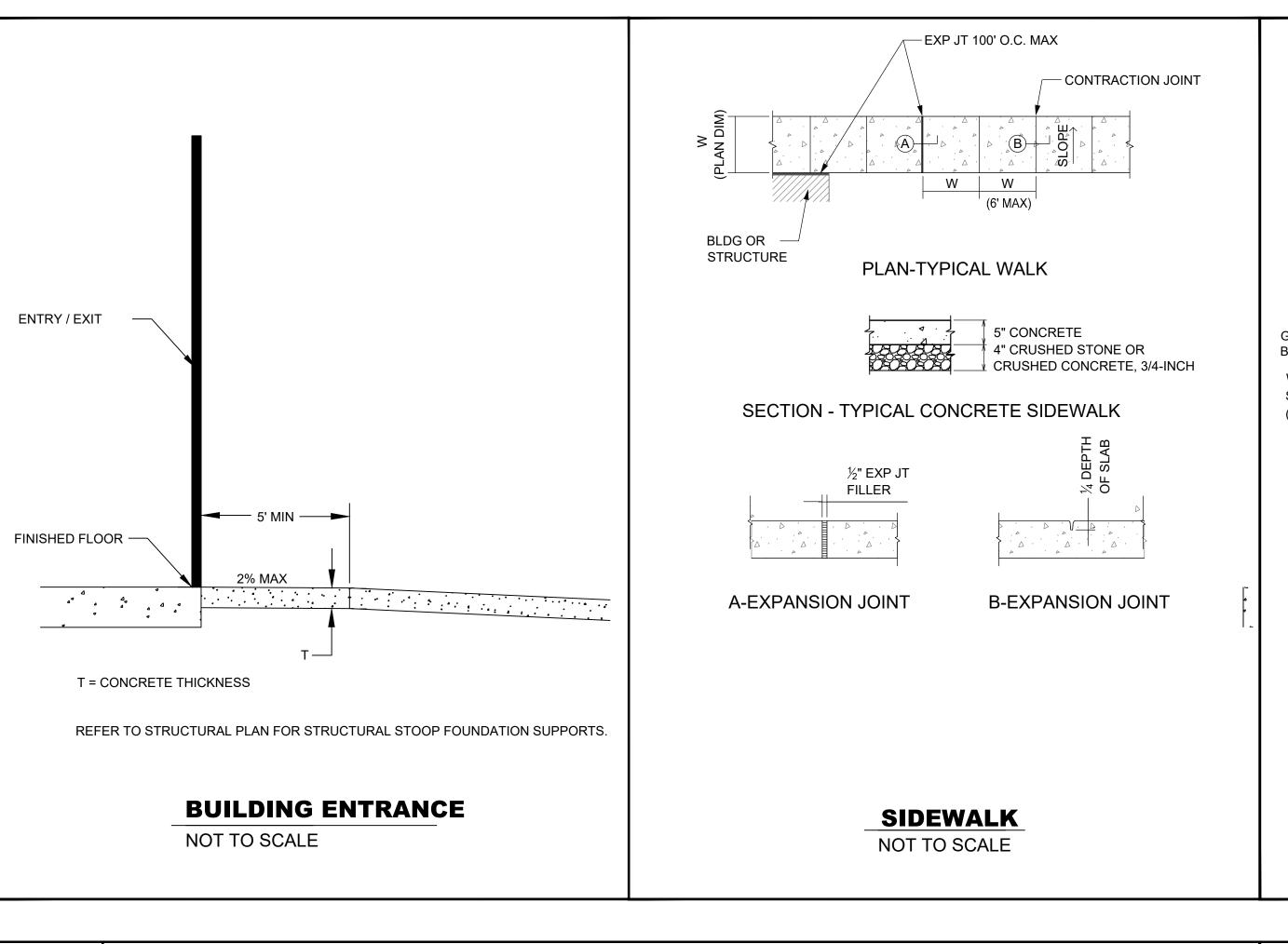


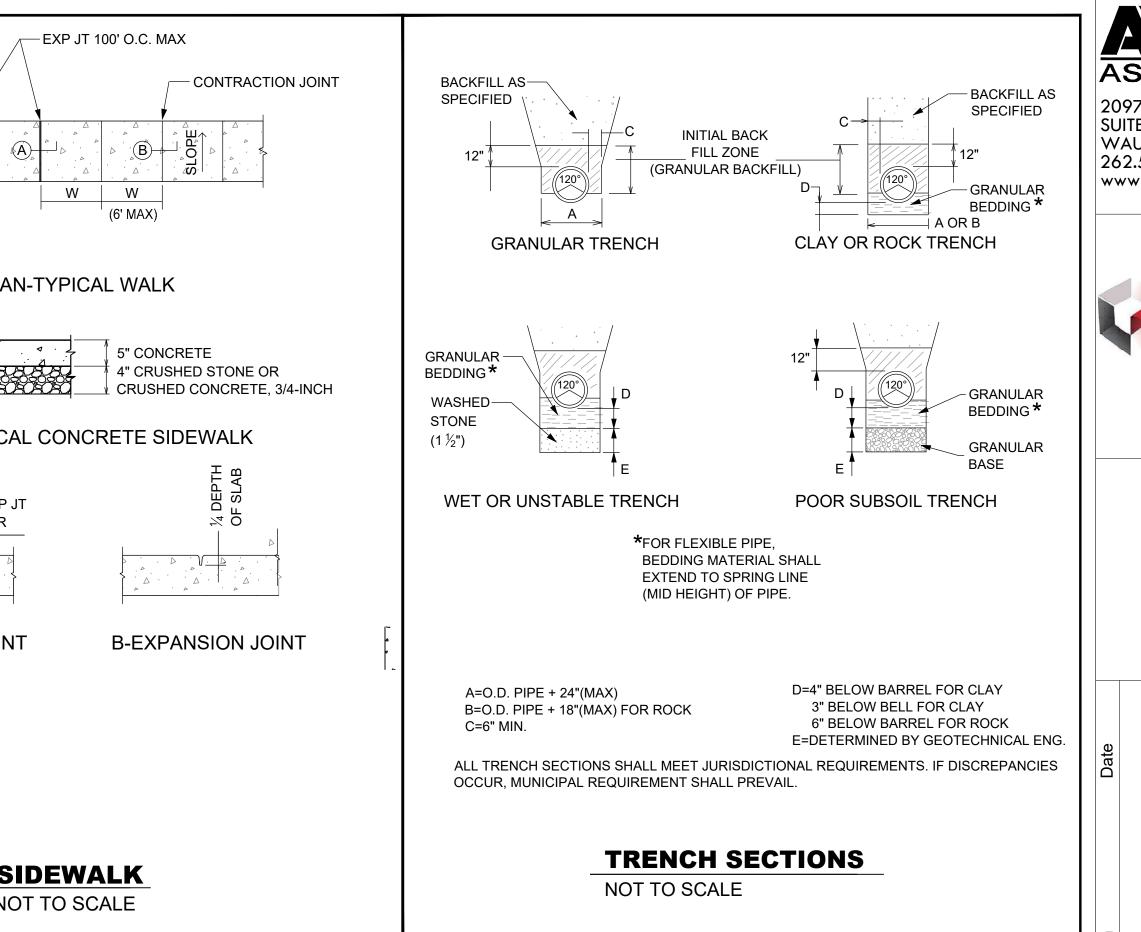
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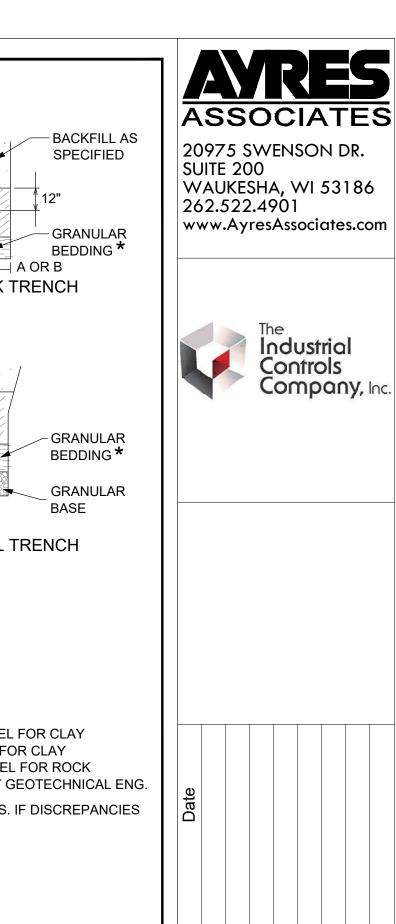
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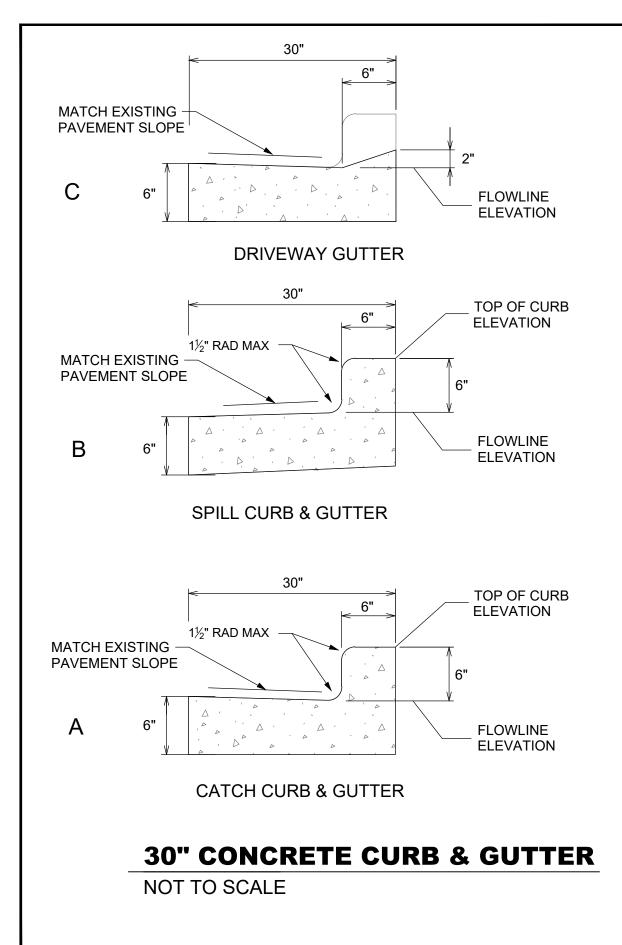
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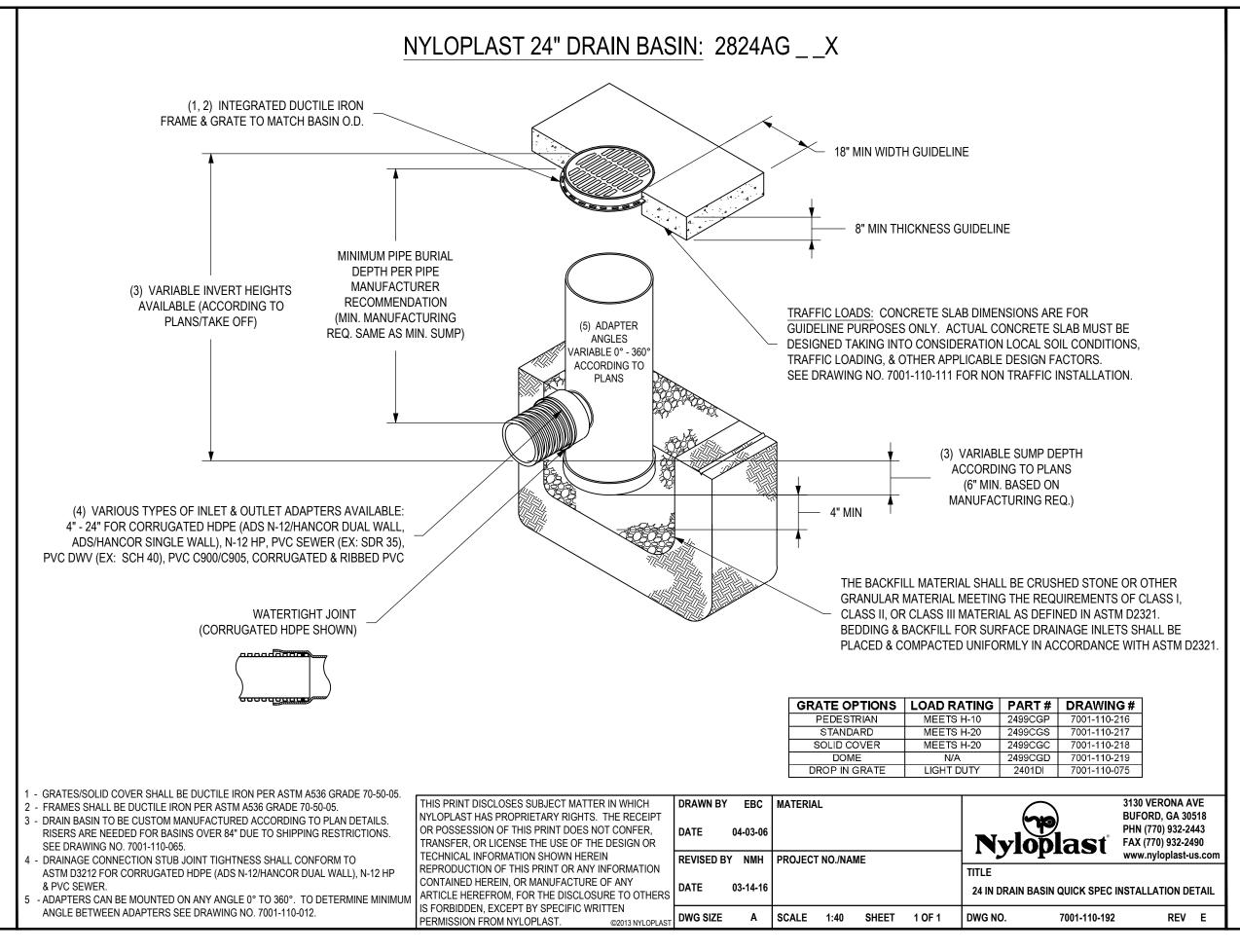
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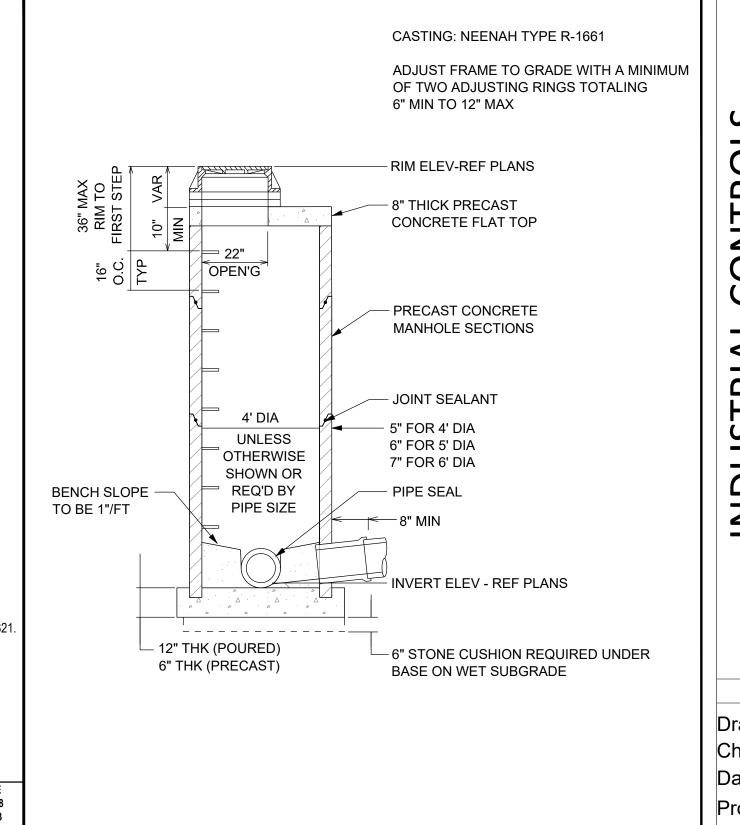






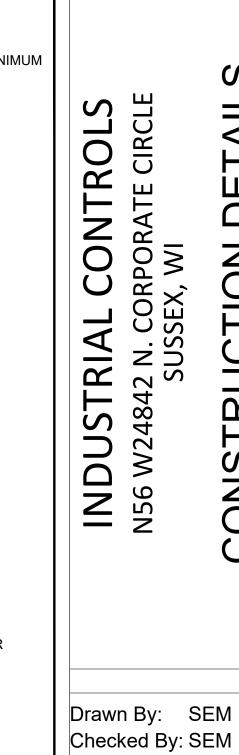






STANDARD STORM MANHOLE

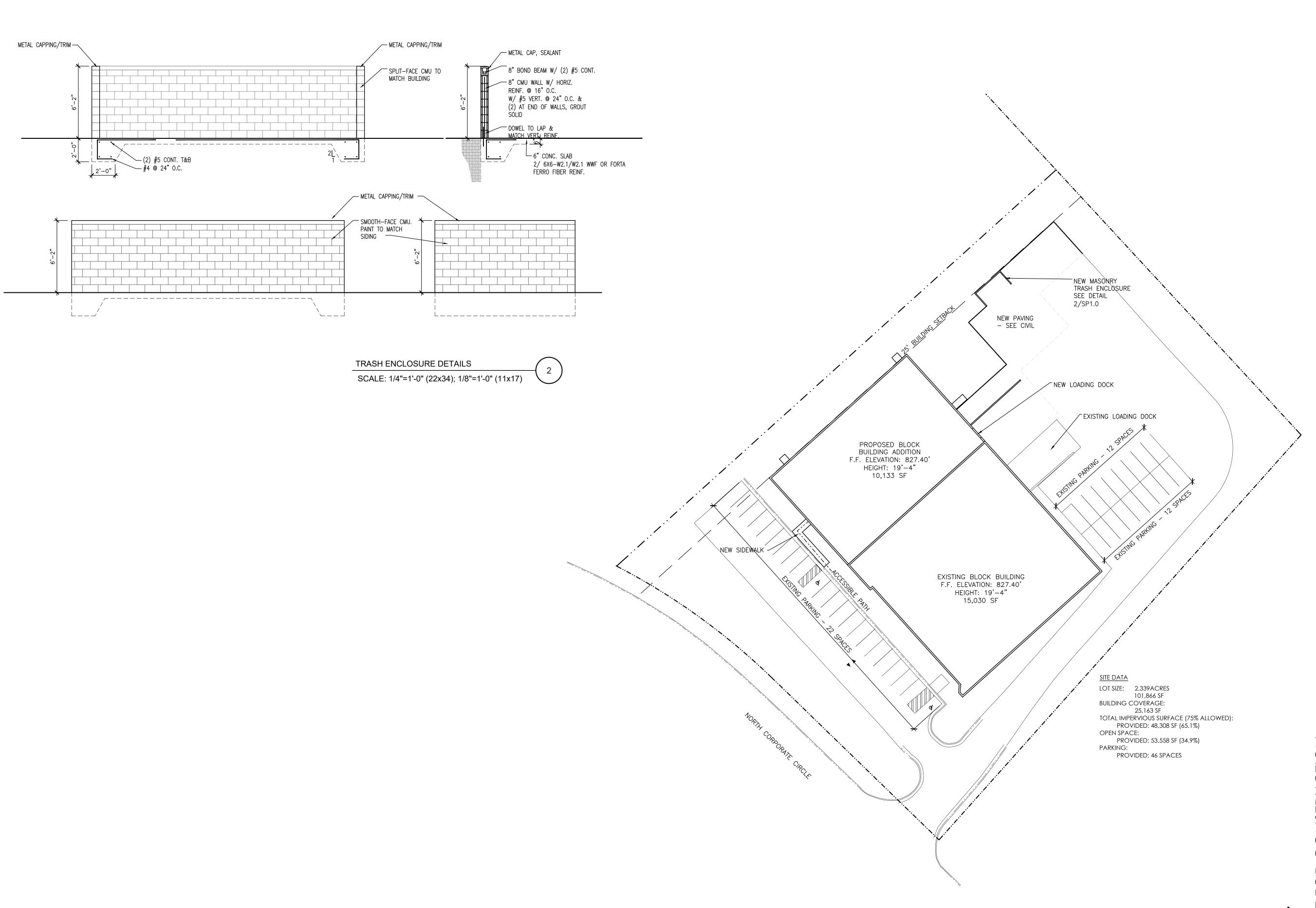
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ARCH TECTS

Architect

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



W299 N1870 WESTWOOD DR. WAUKESHA, WI 53186 p: 262-444-2270

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INDUSTRIAL CONTROLS

NEW ADDITION

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N56 W24842 N CORPORATE CIR. SUSSEX, WI

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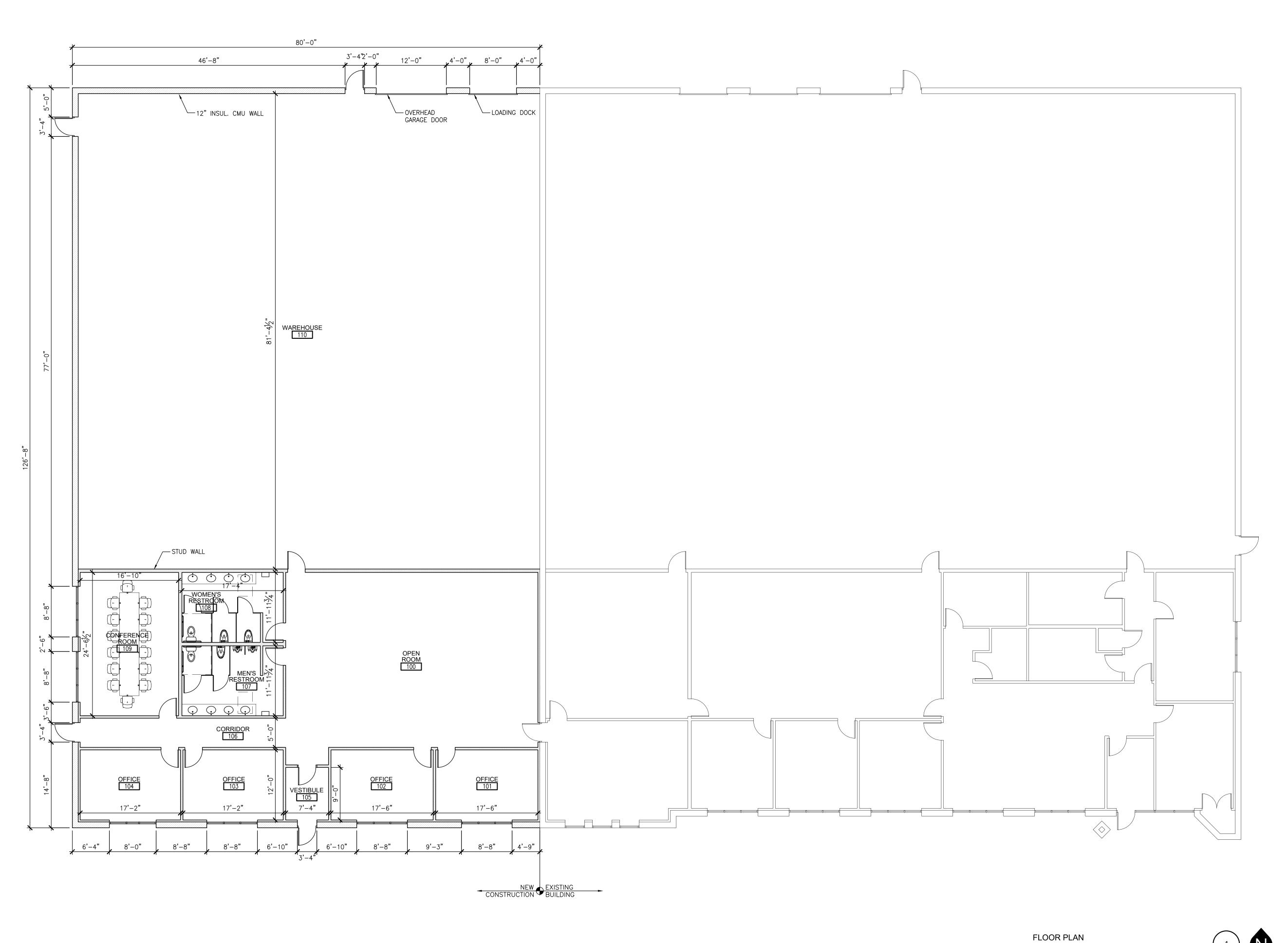
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SITE PLAN

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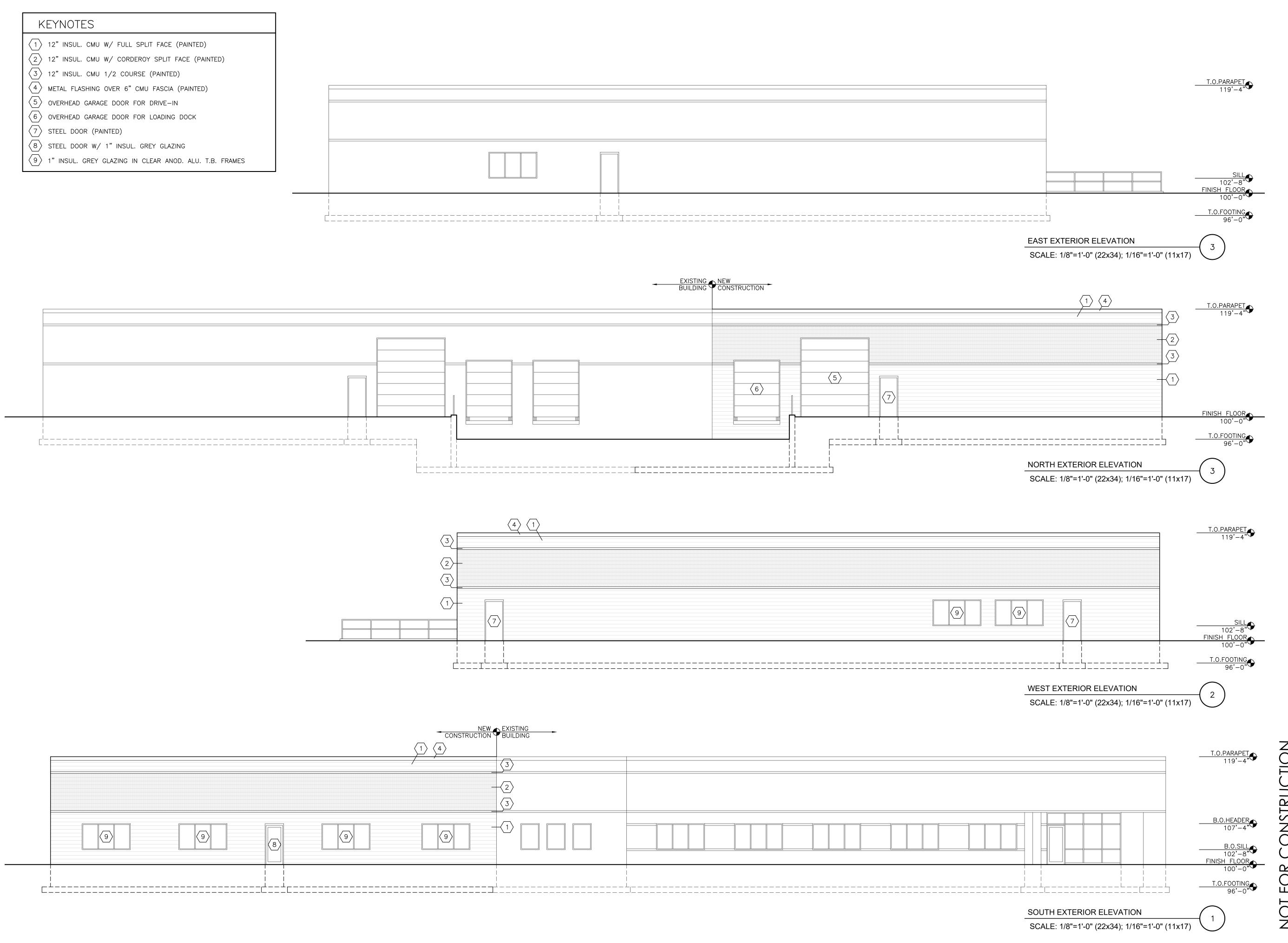
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INDUSTRIAL CONTROLS

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SITE BUILDING AREA

TOTAL PARKING STALLS

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLAINACE WITH THE VILLAGE OF SUSSEX LANDSCAPE REQUIREMENTS SET FOR IN SECTION 17.0603 PARKING REQUIREMENTS, H.

VILLAGE OF SUSSEX DESIGN STANDARDS SECTION 2: LANDSCAPING 2.1 Landscaping and Buffering Standards

[General Commercial [7] minus General Commercial [7] minus [Local Road 1] = [-1] TABLE 3: LAND USE BUFFER/LANDSCAPE DESIGN Buffer Type LUI DIFFERENCE (0-3)

Width = 20'-0''TREES = 4 PER 100 LINEAL FEET SHRUBS AND FLOWERS = 20 PER 100 LINEAL FEET

17.0608 LIGHTING

- Intensity of Illumination. The intensity of illumination, measured at the property line, shall not exceed 0.2 footcandles.
- E. Light poles shall be no higher than 30 feet (20 feet high preferred) and the bases shall be buried.

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE VILLAGE OF SUSSEX. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE VILLAGE OF SUSSEX.

EXISTING CONDITIONS GENERAL NOTES

- 1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS, INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- 2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- 4. VERIFY LOCATION OF ACCESS PANELS W/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
- VERIFY LOCATION OF ALL EXISTING EASEMENTS. 6. INSITE LANDSCAPE DESIGN, INC, ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

LANDSCAPE PLAN GENERAL NOTES

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

- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- 2. ALL PLANTINGS SPECIFIED FOR THE INDUSTRIAL CONTROLS PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
- ALL DEVIATIONS FROM THE APPROVED INDUSTRIAL CONTROLS PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- 4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- 5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- 6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- 7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- 8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- 9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
- 10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
- 11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- 12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- 13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- 14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION. PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5 - 10 - 5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
- 16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1,2 FOR FURTHER INFORMATION.
- 19. PROVIDE A 4'-0" 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
- 20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- 21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" 3" DRESSING OF SHREDDED HARDWOODM OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
- 23. DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301
 - 20% KENTUCKY BLUE GRASS
 - 15% NEWPORT KENTUCKY BLUE GRASS
 - 15% SR 2100 Kentucky Bluegrass 25% Creeping Red Fescue
 - 15% Replicator Perennial Ryegrass
 - 10% Fiesta 4 Perennial Ryegrass
- APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
- 24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
- MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
- NECESSARY IRRIGATION (if REQUIRED) INTEGRATED PEST MANAGEMENT,
- PROPER FERTILIZATION
- TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
- REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
- WEED MANAGEMENT AND BED CARE.
- 25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECIEVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECIEVE AN APPLIATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
- 26. MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
- 27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
- UNDERGROUND SEWER AND UTILITY INFORMATION TO OBTAIN LOCATION OF AS SHOWN IS OBTAINED FROM THE RECORDS OF PARTICIPANT'S UNDERGROUND MUNICIPALITY AND LOCAL UTILITY COMPANIES. FACILITIES BEFORE YOU DIG IN THE ACCURACY OF WHICH CAN NOT BE WISCONIN CALL THE MILWAUKEE GUARANTEED OR CERTIFIED TO. THE LOCATIONS UTILITY ALERT NETWORK OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON [800]-242-8511, (262) 432-7910 THIS SURVEY ARE APPROXIMATE. THERE MAY BE

WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

(877) 500-9592 OTHER UNDERGROUND UTILITY INSTALLATIONS

www.Diggershotline.com

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

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Common Name

Existing to Remain

Princeton Sentry Maidenhair Tree

Planting Size

3"-Cal - B&B

Existing

Comments

1,7

1	TICOGS		Tilia cordata 'Green Spire'	Green Spire Linden	3"-Cal - B&B	
9	Extg	0	Existing to Remain	Existing to Remain	Existing	2
Conifer Ever	green Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	PideB	K	Picea densata 'Bailey'	Black Hills Spruce	Extg xx" Cal Demo	3
7	Piom	*	Picea omorika	Serbian Spruce	6' - 7' - B&B	4
14	TholGG	***	Thuig plicata 'Green Giant'	Green Giant Arborvitae	6' - 7' - B&B	4

Ginko biloba 'Princeton Sentry'

Existing to Remain

Extg Broadleaf Deciduous Shrub

Broadleaf Deciduous Tree

GibiPS

Code Name | Symbol | Scientific Name

Quantity

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
18	HyarIS	*	Hydrangea arborescens 'Invincibelle Spirit'	Invincibelle Spirit Hydrangea	18" - Cont	5
6	PhopM		Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	18" - 24"- Cont	5
14	RoKO	*	Rosa 'Knockout'	Knock Out Rose	18" - Cont	5
8	SpbuAW	4	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer	18" - Cont	5
3	VicaSS	0	Viburnum Carlesii 'J.N.Select S'	Sugar n' Spice Koreanspice Viburnum	2' - 3' - B&B	5
15	Extg		Existing to Remain	Existing to Remain	Existing	2

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
9	JupfSG		Juniperus x pfizeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	5
8	TameDS	0	Taxus x media 'Densformis Select'	Select Dense Spreading Yew	18" - 24" - B&B	5
1	TameH		Taxus x media 'Hicksii'	Hick's Yew	3' - B&B	4

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
18	PaviN	*	Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6
Perennial						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments

Comments

- Straight central leader, full & even crown. Prune only after planting.
- Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
- Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding ships and fill hole with
- topsoil and sow turf grass seed as required
- Evenly shaped upright tree/shrub with full branching to the ground. Full, well rooted plant, evenly shaped.
- Full, well rooted plant.
- 7. Male only

Symbol.	Label	Qty	Catalog Number	De	escription	Lamp		File	Lumens	LLF	Watt
Δ	Α	2	XGBWM3-FT-LEE 48-350-NW-UE)-				XGBWM3-FT- LED-48-350- NW-UE.ies	Absolute	1.00	55
	В	2	XGBWM3-FT-LEE 28-350-NW-UE)-				XGBWM3-FT- LED-28-350-	Absolute	1.00	34
- FMOTING	C	4	PR640		" PARKING/ROADWAY PTIC	ONE 400-WATED-28 PULSE METAL HALID -DEGREES BI HORIZONTAL	START E TILTED15- ELOW	PR640-250.ies	40000	1.00	450
EXISTING	B FOR REF	2	XGBM-FTA-LED- HO-NW					XGBM-FTA- LED-HO- NW.ies	Absolute	1.00	288.
STATIS	STICS										
Description	l		Symbol	Avg	Max	Min	Max/Min	Avg/Mir	1		
Calc Zone	#1		+	1.1 fc	15.2 fc	0.0 fc	N / A	N/A			

- INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
- CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
- ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED,
- MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC. PROPOSED BUILDING MOUNTED FIXTURES (HEADS AND TENONS) ARE TO HAVE A GREY FINISH (TO MATCH EXISTING) W/ OPTIONAL PHOTOCELL CONTROL
- ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS.

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

PHOTOMETRIC PLAN GENERAL NOTES

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

EXISTING CONDITIONS GENERAL NOTES

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



Landscape Consulting & Master Planning Design Sevices

11525 W. North Avenue, Suite 1B Wauwatosa, WI 53226 Tel (414) 476-1204 www.insitedesigninc.com mdavis@insitedesigninc.com

INDUSTRIAL CONROLS

N56 W24842 Corporate Drive Sussex, WI

Issuance and Revisions

06/30/22

Date	Number	Description

Client Review Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN GENERAL NOTES, AND PLANT MATERIAL TABLE

Date of Drawing:	06/30/22
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L22-038

Sheet Number:

WITHOUT THE PRIOR WRITTEN CONSENT OF THE



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<u>Project:</u>

INDUSTRIAL CONROLS

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<u>Sheet Title</u>:

SCALE: 1" = 20'-0"

North

PROPOSED LANDSCAPE PLAN

Date of Drawing:	06/30/2
Scale:	1" = 20'-0
Drawn By:	MCI
Job Number:	122-03

I CD 1

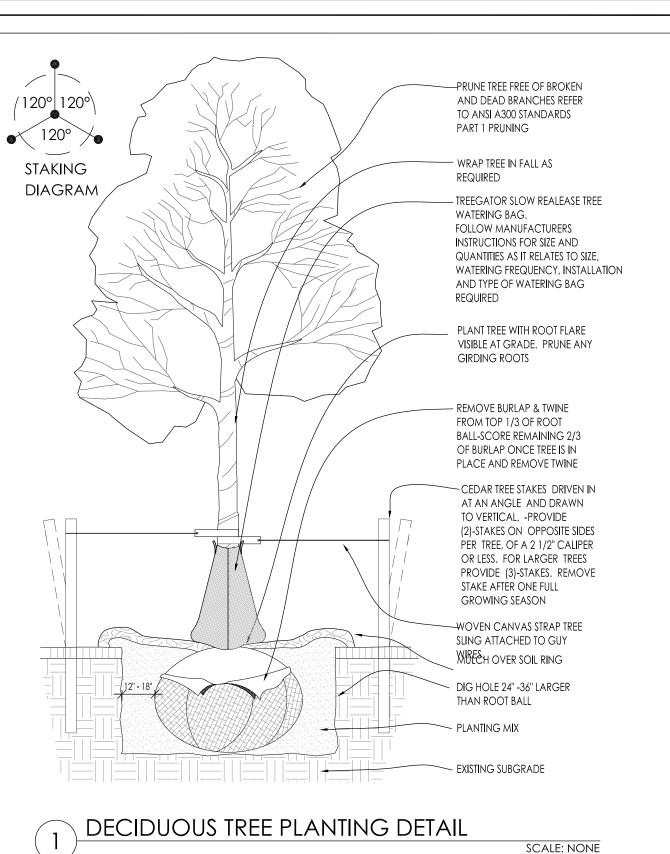
Sheet Number:

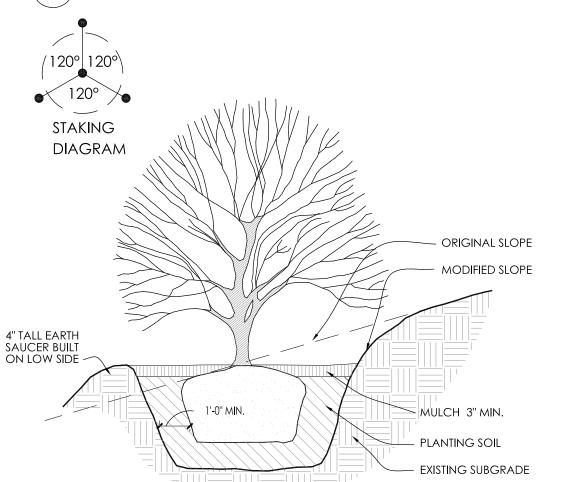
LANDSCAPE

CONROLS

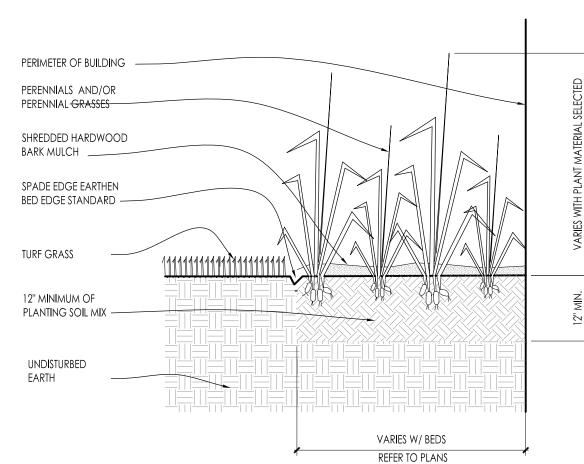
Sussex, WI

06/30/22



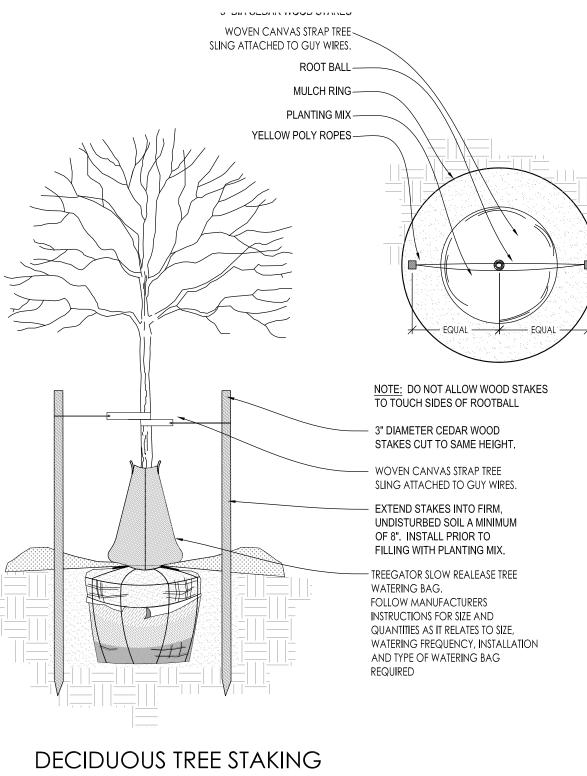




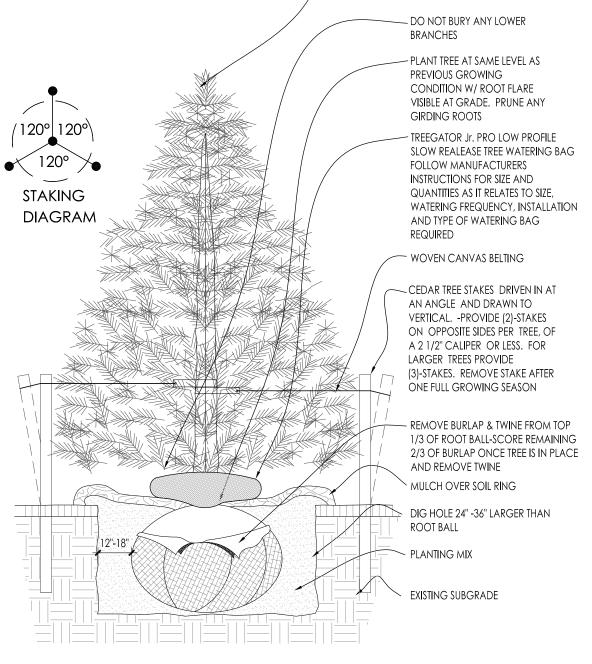


SCALE: NONE

8 PERENNIAL BED PLANTING DETAIL



PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



PRUNE TREE FREE OF BROKEN

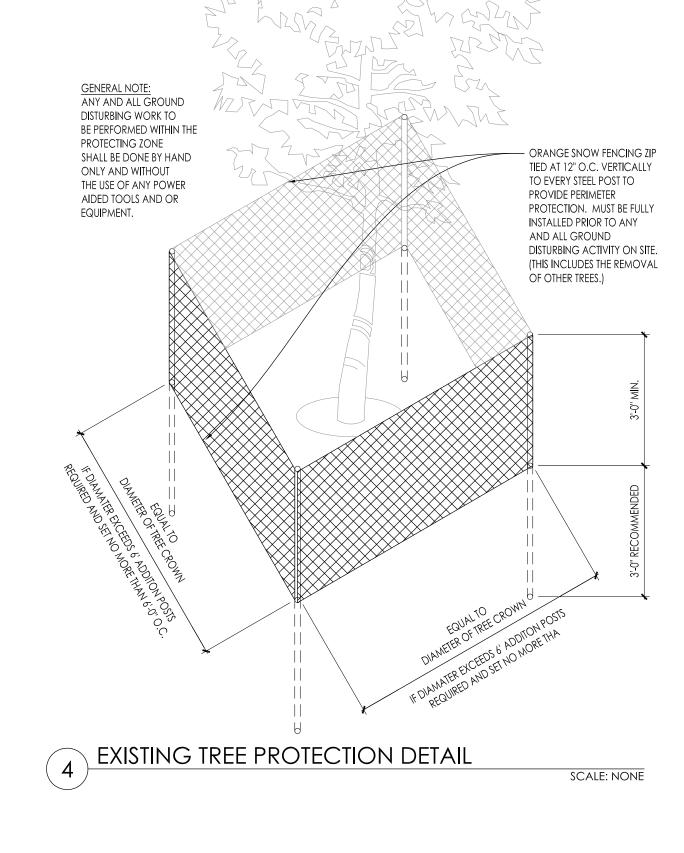
AND DEAD BRANCHES REFER

TO ANSI A300 STANDARDS

PART 1 PRUN**I**NG

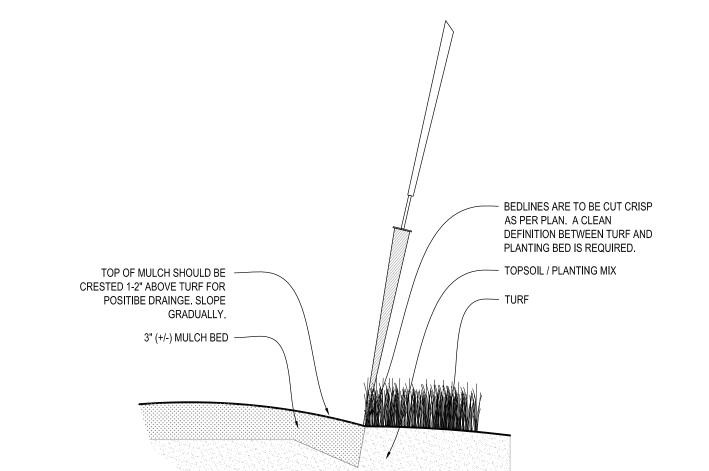
(3) CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE



SCALE: NONE

DIG HOLE 9" - 12" LARGER THAN DIA. OF ROOT MASS THIN OUT DEAD AND BROKEN BRANCHES, -RETAIN NORMAL PLANT SHAPE PLANT AT SAME DEPTH AS PREVIOUS GROWING CONDITIONS PLANT MIX PAPER FIBER POT CONTAINER GROWN REMOVE ENTIRE POT IF IT IS POSSIBLE. IF ROOTS HAVE PENETRATED POT, CAREFULLY REMOVE FROM PLASTIC POT AND SCORE ROOTS 1" REMOVE RIM AND SCORE SIDES WITH KNIFE *REFER TO CONIFER BALLED DEEP WITH A SHARP KNIFE AND BURLAPPED INSTALLATION



DECIDUOUS SHRUB PLANTING DETAIL

SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE

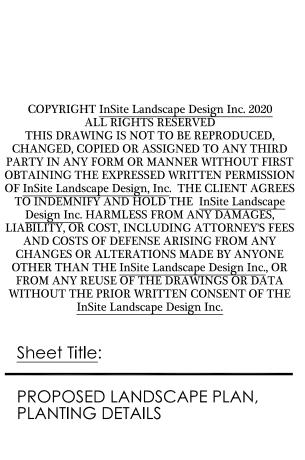
— DIG HOLE 9" - 12" LARGER THAN DIA. OF ROOT BALL - PRUNE OUT ANY BROWN BRANCHES <u>DO NOT BURY ANY BOTTOM BRANCHES</u> — PLANT AT SAME DEPTH AS PREVIOUS - PLANTING MIX FINISHED GRADE-MULCH <u>CONTAINER GROWN</u> CAREFULLY REMOVE FROM PLASTIC POT AND SCORE BALLED & BURLAPPED REMOVE BURLAP AND TWINE FROM TOP 1/3 OF ROOT BALL ROOTS 1" DEEP WITH A SHARP KNIFE AND SCORE REMAINING 2/3

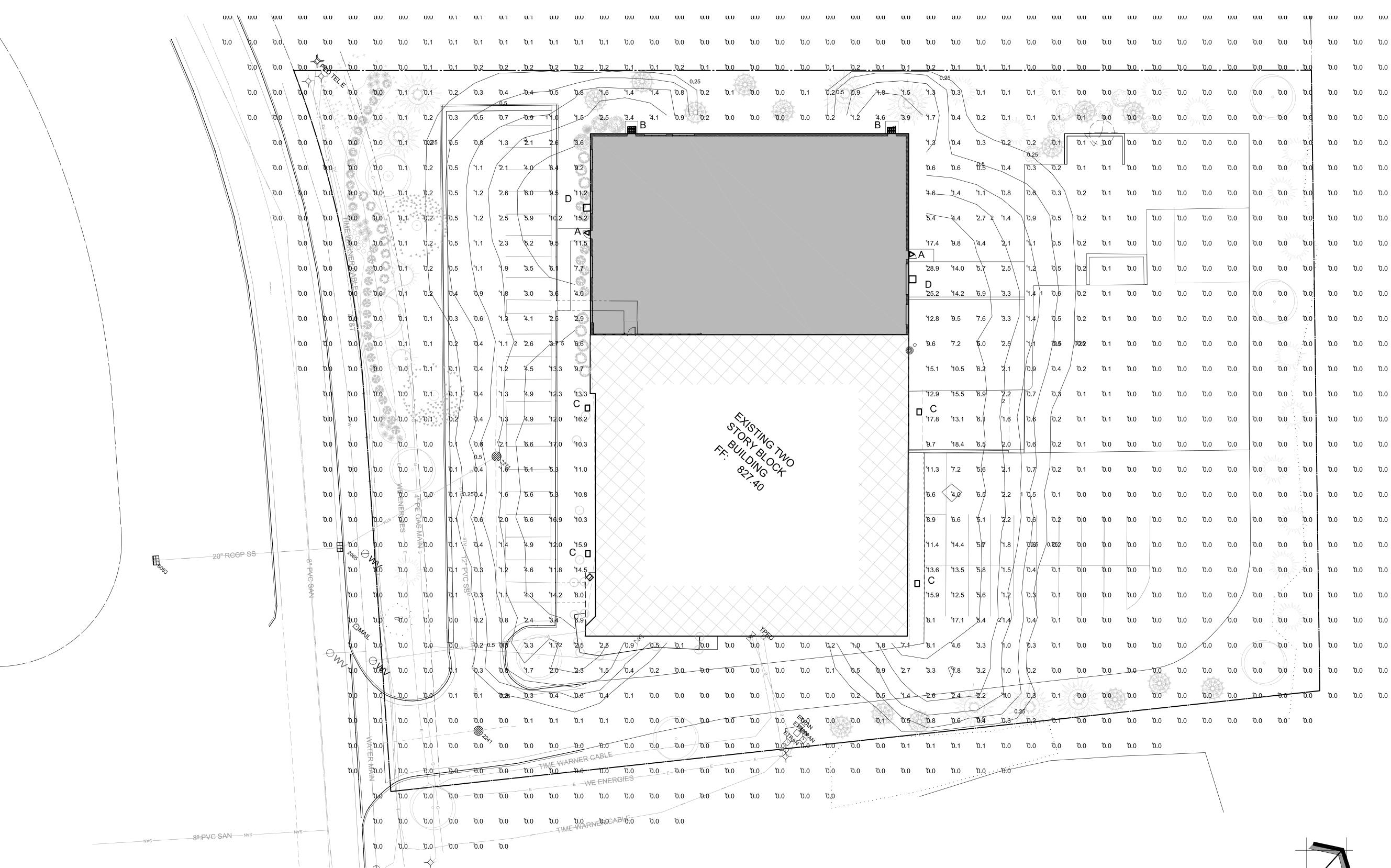
CONIFEROUS SHRUB PLANTING DETAIL

OTHER THAN THE InSite Landscape Design Inc., OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE InSite Landscape Design Inc. <u>Sheet Title:</u>

PROPOSED LANDSCAPE PLAN,

Date of Drawing: 06/30/22 Scale: As Noted Drawn By: MCD Job Number: L22-038 Sheet Number:





PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

SCALE: 1" = 20'-0"

North

Drawn By: Job Number:

Sheet Number:

Date of Drawing:

Scale:

06/30/22

1" = 20'-0"

MCD

L22-038

UNDERGROUND SEWER AND UTILITY INFORMATION TO OBTAIN LOCATION OF AS SHOWN IS OBTAINED FROM THE RECORDS OF PARTICIPANT'S UNDERGROUND MUNICIPALITY AND LOCAL UTILITY COMPANIES. FACILITIES BEFORE YOU DIG IN THE ACCURACY OF WHICH CAN NOT BE WISCONIN CALL THE MILWAUKEE GUARANTEED OR CERTIFIED TO. THE LOCATIONS UTILITY ALERT NETWORK OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON <u>(800)-242-8511</u>, (262) 432-7910 THIS SURVEY ARE APPROXIMATE. THERE MAY BE (877) 500-9592

OTHER UNDERGROUND UTILITY INSTALLATIONS <u>www.Diggershotline.com</u>

WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

Know what's **below.**

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN Call before you dig. BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

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www.insitedesigninc.com mdavis@insitedesigninc.com

INDUSTRIAL CONROLS

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Sheet Title:

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



FEATURES & SPECIFICATIONS

Construction Square, die-formed aluminum housing. Fully enclosed weather-tight housing

- contains factory prewired drivers and field connections Gasketed, tethered top-access cover
- provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure
- the topaccess cover to the housing. Luminaire is proudly made in the U.S. Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme
- weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory. LSI offers optional color coordinated decals
- in 9 standarc colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading. (See ordering
- guide for color options) Shipping weight: 50 lbs in carton. Optical System
- · Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com

Types 3, 5, FT and FTA available - field rotatable reflectors. Clear tempered optical grace flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (includes pressure

stabilizing breather).

 Optical unit can be easily field rotated in Installation allows alignment without the unit being · Zero uplight.

· LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature. Two-stage surge protection (including

separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with (UE - 50/60Hz input), and 347-480VAC.

 Available in Low Watt (LW). Super Saver. (\$\$) and High Output (HO) drive currents · Components are fully encased in potting material for moisture resistance. Driver complies with FCC 47 CFR part 15

RFI/EMI standard. Operating temperature -40°C to +50°C (-40°F to +122°F). O-10V dimming (10% - 100%) Optional

Optional integral passive infrared motion line voltage signal from separate 120-277V controller or sensor (by others), with low

light level decreased to 30% maximum

90° increments. Directional arrow on optics $2-1/2^{\circ} \times 5-3/8^{\circ} \times 12^{\circ}$ extruded aluminum mounting bracket shipped standard. Use with LSI B5 traditional drilling pattern · Round Pole Plate (RPP2) required for

mounting to 3"-5" round poles. (See Accessory Ordering Information chart.) LSI luminaires carry a 5-year limited warranty.

Refer to https://www.lsiindustries.com/ resources/terms-and-warranty.aspx for more information. Listed to UL 1598 and UL 8750. · Title 24 Compliant; see local ordinance for

qualification information. Suitable for wet Locations · IP67 rated optical chamber. • 3G rated for ANSI C136.31 high vibration

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm

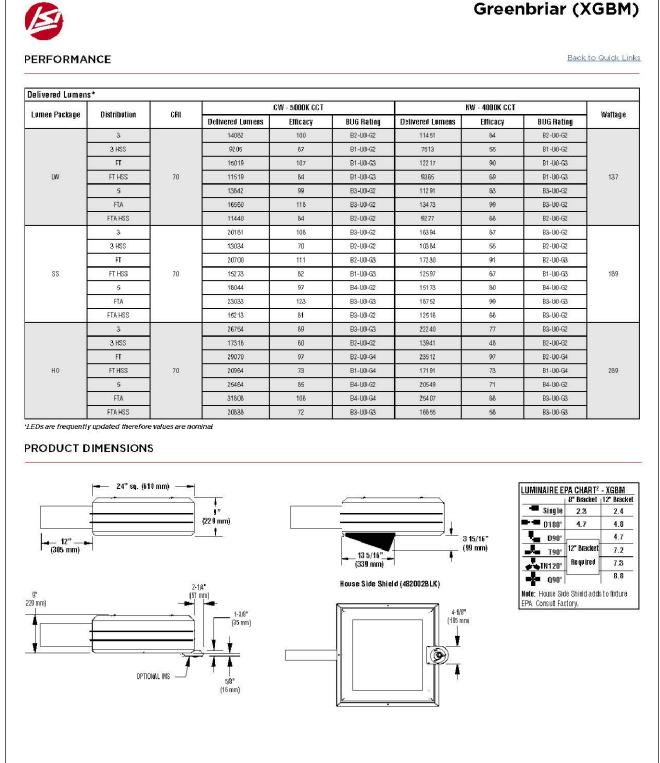
 US patent D574994 & 7,828,456 and MX Specifications and dimensions subject to change without notice.

which versions are qualified.

Page 1/4 Rev. 03/16/22

Greenbriar (XGBM) ORDERING GUIDE Back to Quick Links TYPICAL ORDER EXAMPLE: XGBM 5 LED HO CW UE WHT IMS Color Temp XGBM¹ - Greenbriar LW - Low Watt (12,000 Nominal Lumens) CW - Cool White (5,000K CCT) FT - Type 4 (Forward Throw) SS - Super Saver (18,000 Nominal Lumens) NW - Neutra White (4,000K CCT) HO - High Output (30,000 Nominal Lumens FTA - Forward Throw Automotive 5W - Type 5W Custom Lumen Packages6 UE - Universal Voltage (120-277V) (Blank) - None (Blank) - None Wireless Controls System 8BK - 8" Bracket (S and D180 only) GMG - Gun Metal Gray ALSC - AirLink Synapse Control System² TB - Terminal Block MSV - Metialic Silver Stand-Alone Controls DIM - 0-10 volt dimming (from external signal)⁴ WHT - White BLS - Bi-level Switching (120-277V controls system voltage)s IMS - Integral Motion Sensor⁶ SVG - Satin Verde Gree Color Decals PGI208 - 208V Button Type Photocell 45 - Light Gold PCI240 - 240V Button Type Photocell PCI347 - 347V Button Type Photocell 94 - Blue Metallic 59 - Dark Green 1 - Dark Red 21 - Tomato Red 700 - Aztec Silver Metallic Accessory Ordering Information (Accessories are field installed) Mounting Accessories Fus ina Accessories Order Number Description Description Order Number RPP2 - Round Pole Plate 162914BLK Single Fusing (120) Single Fusing (277V) BKA-BO-RA-8-CLR · Radius Arm 169010CLR Double Fusing (208V, 240V) See Fusing Guide BKU-BO-S-19-CLR: Upsweep Bracket for round or square poles 1441910LR Double Fusing (347V) Double Fusing (480V) Shielding Accessories Order Number Description 482002 BLK? XGBM-HSS House Side Shield (Black only) - Requires a SiteManager and override switch. Not compatible with BLS or IMS option Net compatible with IMS or BLS option.
 Not compatible with IMS or BLS option.
 Not compatible with wireless controls system, DIM or IMS option.
 Not compatible with wireless controls system, DIM or BLS option.
 Not compatible with wireless controls system, DIM or BLS option.
 Not compatible with wireless controls system, DIM or BLS option.
 Not compatible with wireless controls system, DIM or BLS option.
 Not compatible with wireless controls system, DIM or BLS option.
 Not compatible with wireless controls system. LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com Page 2/4 Rev. 03/16/22

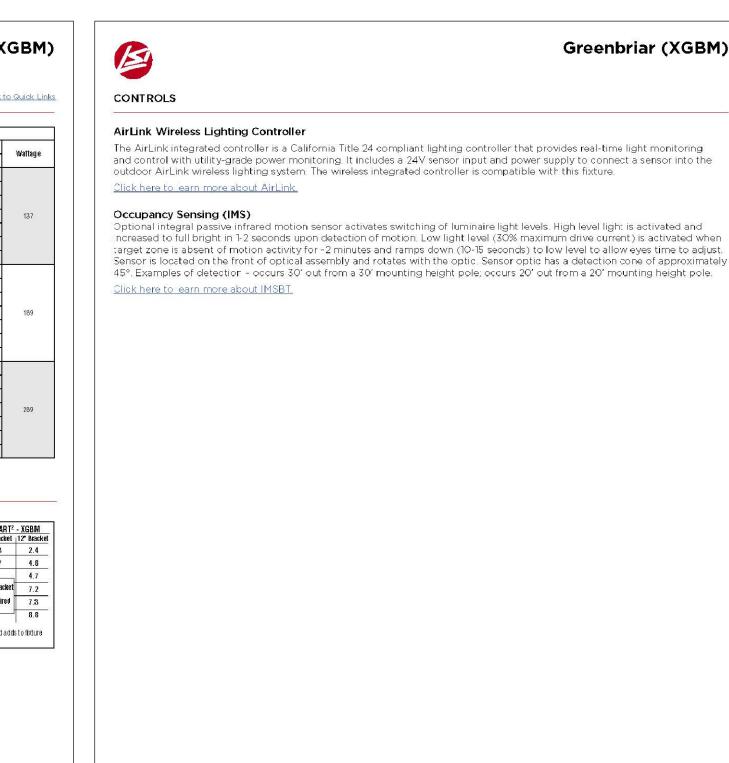
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Page 3/4 Rev. 03/16/22

SPEC.2036.A.0320



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06/30/22

Submittal

BUILDING MOUNTED GREENBRIAR (XGBM) AREA LUMINAIRE

drive current.

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Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

		Distribution/Lumens (Nominal)						
Milliamps	≢ of LEDs	of LEDs Type FT Type		Type WW	Watts			
<u>,</u> ₹	28	2876	2902	3032	34			
Sool White Omk 350 mA	48	4855	4931	5038	55			
- E	28	3522	3542	3720	44			
Gool 450 mA	48	5900	5972	6115	72			
White 350 mA	28	2787	2792	2898	34			
5 B	48	4553	4660	4555	55			
Neutral V 450 mA 9	28	3377	3369	3517	44			
Neutra 450 mA	48	5453	5562	5452	72			

US patent 7828456, 8002428 and CAN 2736757 & 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending SMARTTEC™ ENERGY SAVING FEATURES:

THERMAL CONTROL -LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching ncreased to full bright in 1-2 seconds. Low light leve (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually mped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93°

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance. LEDS - Available with 28 or 48 select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Wide Throw (WT), Forward Throw (FT) or Wall Wash (WW). HOUSING - The aerodynamic aluminum housing is a rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed

with extruded silicone gasket, supply conductors with molded EPDM bushing. OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP67 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that

can stress optical unit seals. **WALL MOUNTING** - Galvanized-steel universal wall mourting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or down ighting position. POLE MOUNTING - XPMA (for square) or XPMAR (for round) allows mounting to poles in

single and D180 configurations. Use with 3" reduced drilling pattern. **ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE 062.41.2-2002, Location Category C. Ava lable with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed and removed. This product, or selected versions of this product, meet the EMERGENCY OPTIONS - Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10

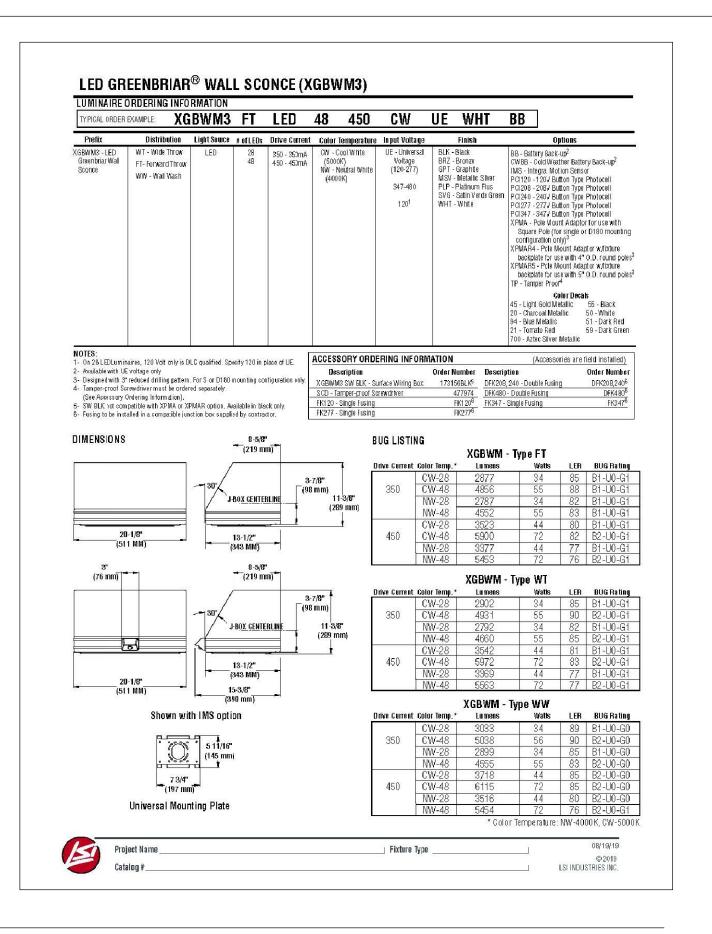
LEDs for minimum of 90 minutes. OPERATING TEMPERATURE - -40°C to +50°C (-40°F to -122°F) FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

DECAL STRIPING - Optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading. **WARRANTY -** LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at <u>www.lsi-industries.com</u> for cetailed photometric

SHIPPING WEIGHT (in carton) - 31 lbs:/14Kg LISTING - ETL listed to ANSI/UL 1598. UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

Project Name	Fixture Type	08/19/1
Trojout Italia	Tixture 1]pe	©2019
Catalog #		LSI INDUSTRIES INC



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<u>Sheet Title:</u>

PROPOSED LIGHT FIXTURES

Date of Drawing:	06/30/2
Scale:	NON
Drawn By:	MCI
Job Number:	L22-03

Sheet Number:



PLAN OF OPERATION

To be used for a	business with r	new construct	10n.				
Is this request to	be considered	for a Condition	onal Use? No	If yes	, is this a ne	w CU?	
(Conditional Use	Permits require a Po	ublic Hearing)	OR ar	n amendment	to an existir	ng CU?	
Address location	of new constru	action W245N	15604 Corporate C	Circle, Sussex, W	/I 53089		
Tax Key # SUXV0278999055				Zoning: BP-1			
1. Name of Busi Quest CE	ness:						
Business							
W245N5604 Corpor		Sussex, WI 53089			877-593-3366		
Address		City, State, Zip			Phone #		
			akrenke@questc	e.com			
Fax # Email address							
2. Business own	er contact info	rmation:					
Contact							
1643 Twisted Oak C	Hartland	Hartland, WI 53029		262-366-5628			
Address		City, State, Zip		Phone #			
			akrenke@questo	e.com			
Fax # Email address							
3. Building/Land Same as #2 above	d owner contac	t information	:				
Contact							
Address City, State, Zip				Phone #			
Fax #			Email address				
4. Number of En	nployees/Shifts			1			
		Emplo	oyees	Sł	nifts		
5. Days of Opera	ation: Please s	ee Quest CE busi	ness summary (#7);	access 24/7/365 is	s required		
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Put an X in box that	X	X	X	X	X	X	X
applies: Hours Open for business	10:00a-3:00p	10:00a-3:00p	10:00a-3:00p	10:00a-3:00p	10:00a-3:00p		as needed

Sign package to be submitted under separate cover

Above to be included on sign plan

Owner

Title or Position

15. What security lighting are you proposing? (Please include on lighting plan) Wall mount fixtures - see lighting plan 16. Is there a need for outside storage? No If yes, explain: N/A 17. Is a Highway access permit needed from the state or County Highway Departments? N/A If yes, please attach a copy of the secured permit. What conditions has the State or County imposed upon your permit? N/A 18. Is there a need for any special type of security fencing? No If yes, what type? 19. What provisions are you making for fire protection? None What provisions are your making for a sprinkler system? None Storage system? None Hydrant stand pipes? None Is there a fire lane shown on your site plan? No Explain: No dedicated; please see C4.0 for turning radius exhibit 20. Surface water drainage facilities and impervious areas, describe and/or include on site plan. 21. Did Wisconsin State Department of Industry Labor and Human Relations approve building plans? No If yes, explain: 22. Please give a timetable for items to be completed: Building construction Spring 2023 Paving Spring 2023 Landscaping Spring 2023 Occupancy Spring 2023 I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application. I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge. Alan Krenke 7/14/2022 Name Date

QUEST CE

Quest CE, a financial services software and training firm was founded in 1986 and is owned by Linda and Alan Krenke. Quest CE has built a reputation of being an award- winning provider of Compliance Education to the financial services industry. In addition to offering Providership Administration and insurance continuing education (CE) for professionals holding insurance licenses and professional designations, Quest CE also provides a complete spectrum of FINRA compliance training solutions.

Quest CE is headquartered at 10100 Innovation Drive, Suite 200, Milwaukee WI 53226. Company Phone Number: 877-593-3366. Corporate website: www.questce.com.

Working with financial services institutions across the United Sates, Quest CE is required to have a 24×7 disaster recovery site available. This site acts as a backup site that the company can temporarily relocate staff to, following a security breach or natural disaster.

Additionally, Quest CE is required by laws and regulations to maintain client records in a secure, offsite facility for a term of 7 years.

Currently, Quest CE's disaster recovery and records retention site is located at N53 W24880 S. Corporate Circle, Unit 4 in the Village of Sussex.

Linda Krenke President and Chief Executive Officer Quest CE



SUSSEX INDUSTRIAL BUILDING

W245 N5604 Corporate Cir, Sussex, WI 53089



EXTERIOR LOOKING NORTHEAST

PLAN COMMISSION SET

JULY 14, 2022

_	OWNER.
	<u>LA GARAGE, LLC</u> <u>ALAN AND LINDA KRENKE</u>
	1643 Twisted Oak Court Hartland, WI 53029 262-366-5628 <u>Akrenke@questce.com</u>

CIVIL ENGINEER:

CJ ENGINEERING CHRISTOPHER JACKSON, PE, PLS 9205 W. Center Street, Suite 214 Milwaukee, WI 53222 Ph: (414) 443-1312 x222 Cell: (414) 940-4450

GENERAL CONTRACTOR

BRIOHN BUILDING CORPORATION CARY BILICKI 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE

(262) 790-0505 FAX

ARCHITECT :

BRIOHN DESIGN GROUP LLC

CHRISTOPHER WENZLER, AIA

(262) 790-0500 PHONE

(262) 790-0505 FAX

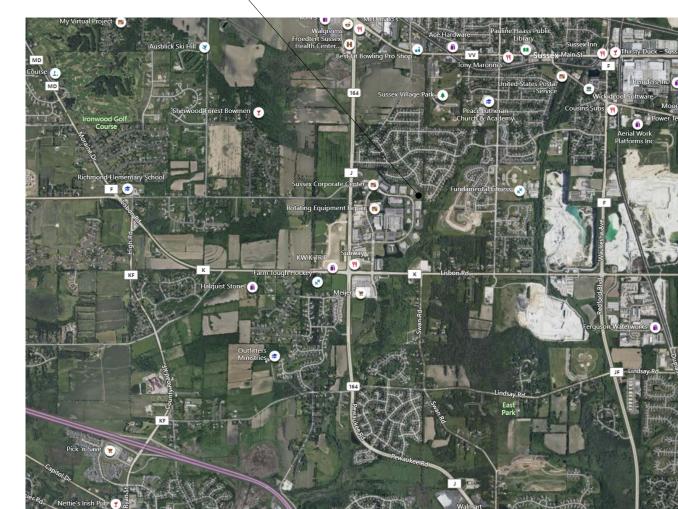
3885 N. BROOKFIELD RD., SUITE 200

BROOKFIELD, WISCONSIN 53045

BRIOHN DESIGN GROUP LLC KEVIN JANKOWSKI, PE 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX

STRUCTURAL ENGINEER:

PROJECT LOCATION:



PROJECT INFORMATION:

2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362 2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366 ACCESSIBILITY CODE: 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362 2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES **ENERGY CODE:** 2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363 MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364 PLUMBING CODE: 2014 WISCONSIN PLUMBING CODE SPS 381-387 ELECTRICAL CODE: 2011 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS316 FIRE CODE: SPS 314 FIRE PREVENTION

OCCUPANCY: B (OFFICE/BUSINESS) S-1 (MODERATE HAZARD STORAGE) CLASS OF CONSTRUCTION: TYPE 2B SPRINKLER SYSTEM: NONE FLOOR LEVELS:

10,040 SF

NUMBER OF STORIES 9,976 SF BUILDING AREA:

BUILDING FOOTPRINT:

- (B) BUSINESS - 1,524 SF - (S1) STORAGE - 8,452 SF

ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERTING BY DESIGN-BUILD CONTRACTORS



PC SHEET INDEX

SITE GRADING AT UTILITY PLAN EROSION CONTROL PLAN FIRE DEPARTMENT ACCESS PLAN

OVERALL LANDSCAPE PLAN ENLARGED LANDSCAPE PLAN PLANTING & HARDSCAPE DETAILS

ARCHITECTURAL SITE PLAN OVERALL FLOOR PLAN

EXTERIOR PERSPECTIVE - LOOKING NORTHEAST EXTERIOR AERIAL - LOOKING NORTHEAST EXTERIOR RENDERING - LOOKING SOUTHEAST

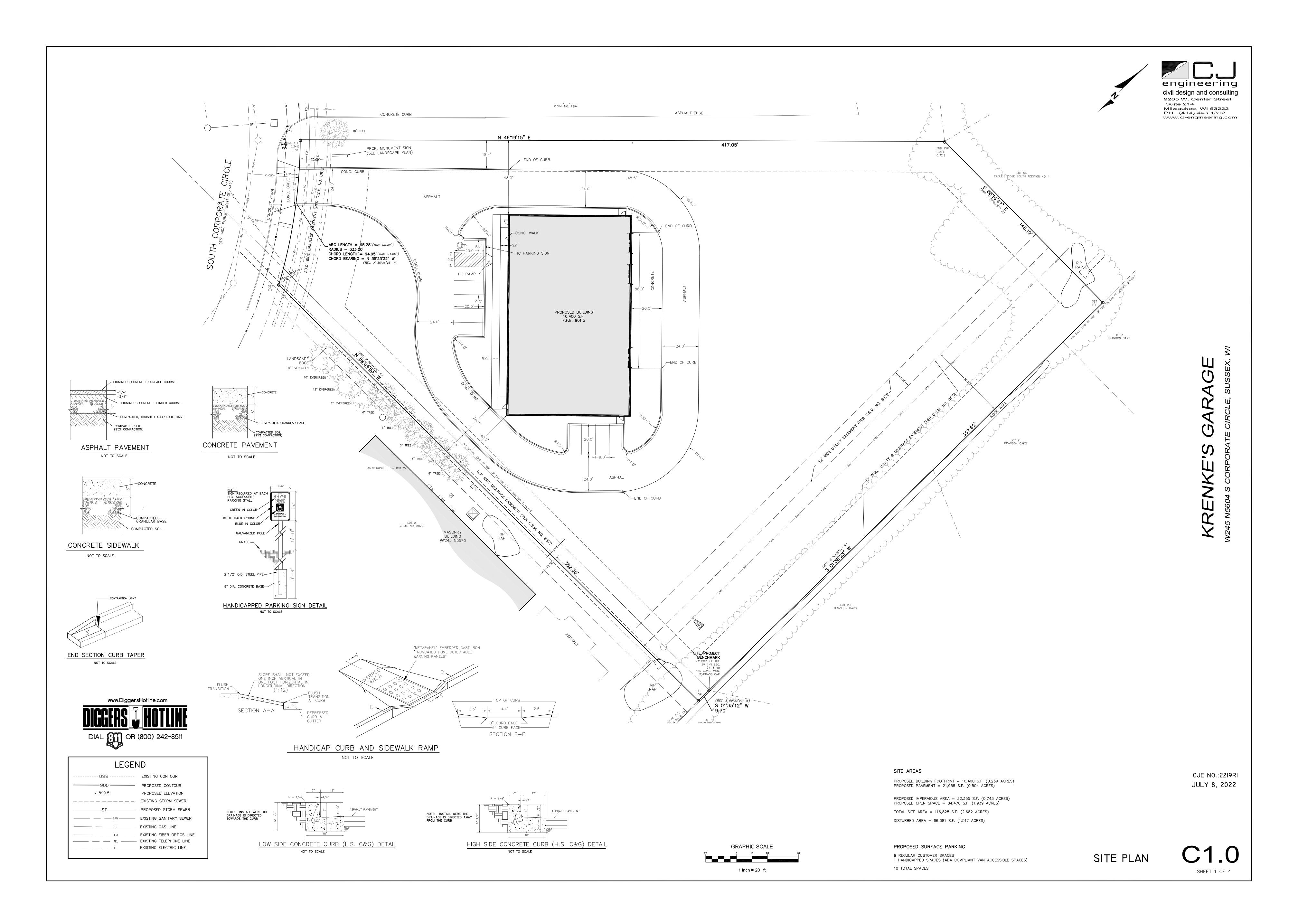
EXTERIOR LIGHTING AND PHOTOMETRIC PLAN

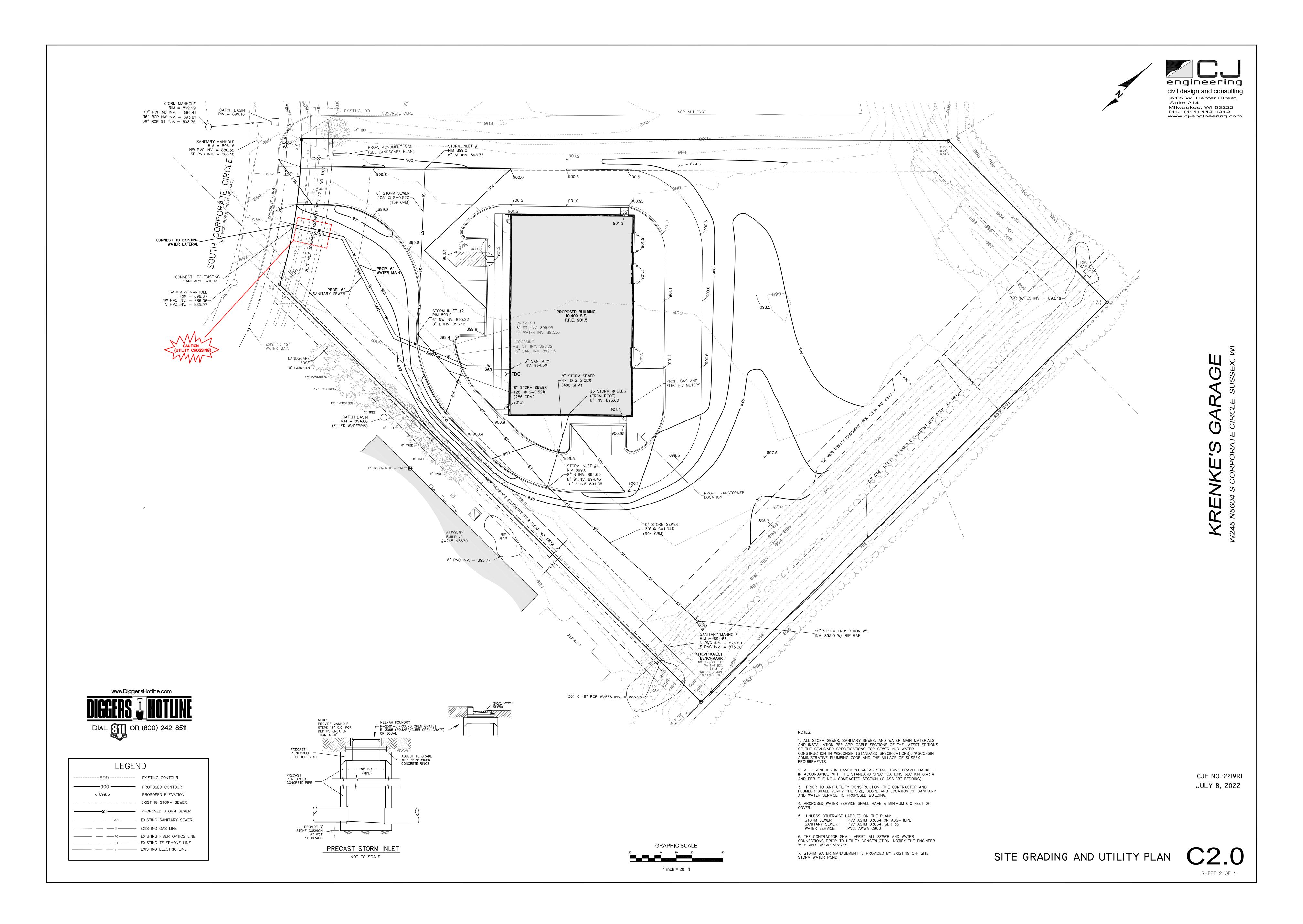
EXTERIOR ELEVATIONS

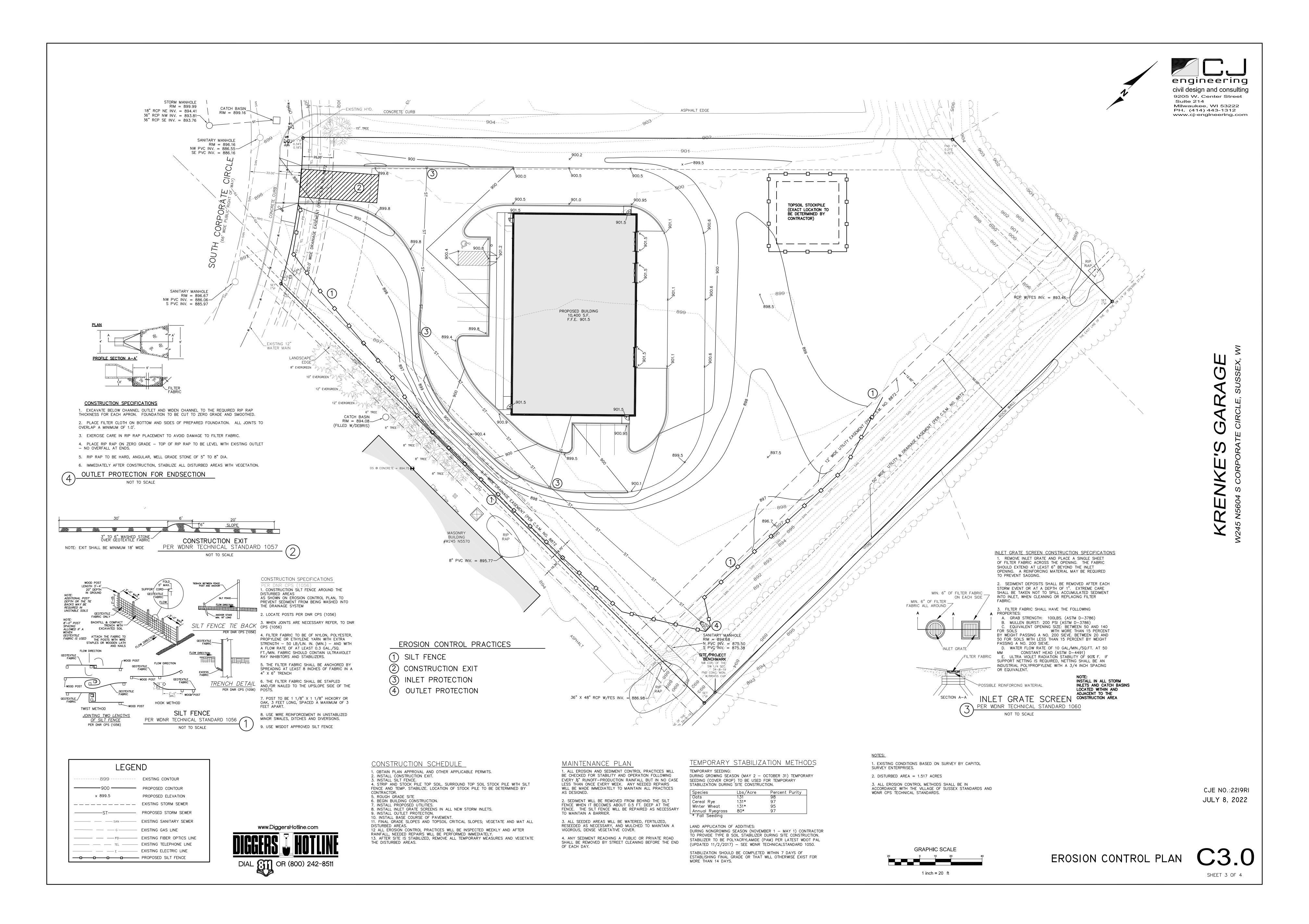
Sheet Number

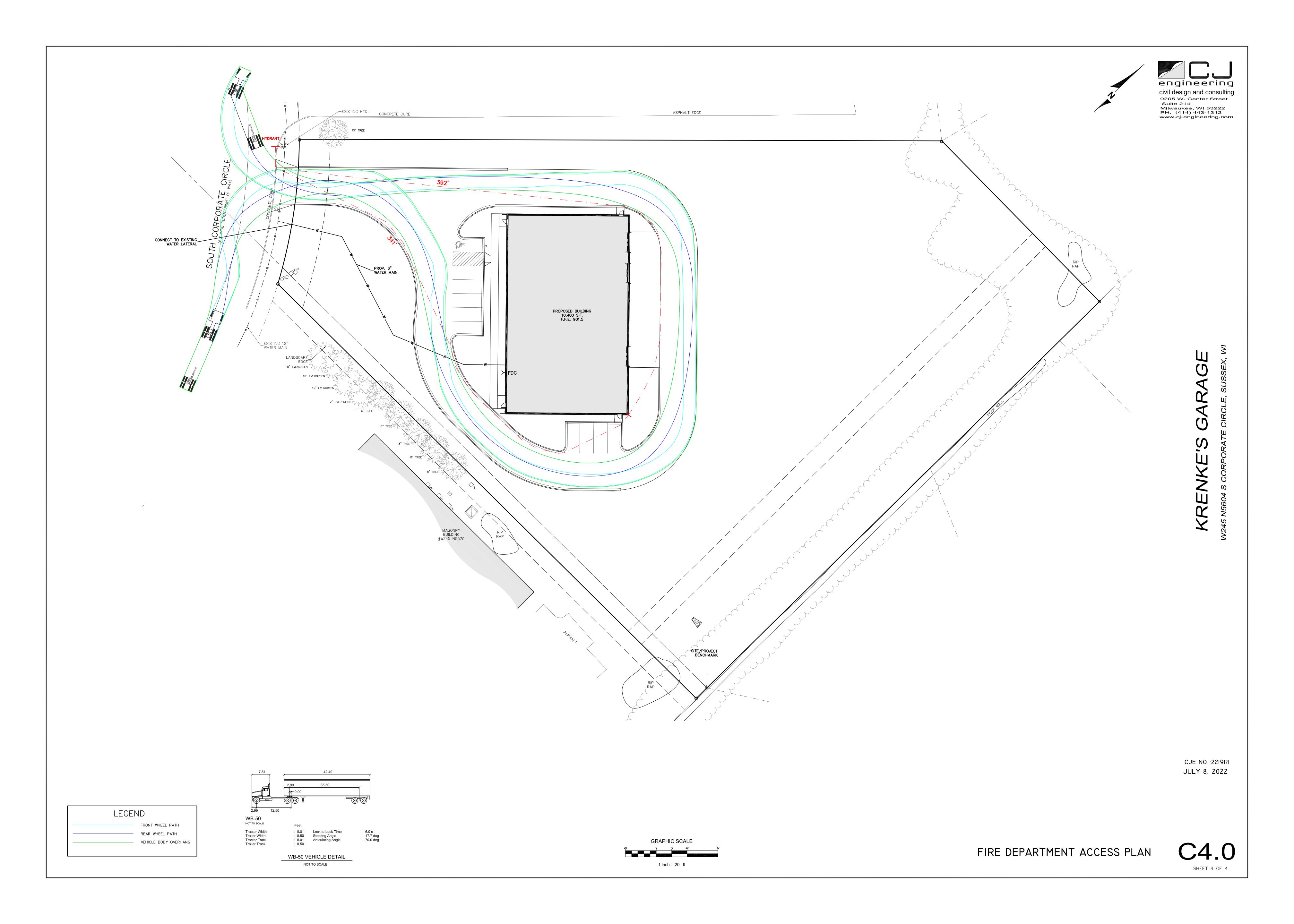
CONCEPTUAL KRENKE'S











SHADE TREES (DECIDUOUS)

AFM Autumn Fantasy Maple

Prairie Pride Hackberry

SHL Skyline Honeylocust KCT Kentucky Coffee Tree

AE Accolade Elm

0.28

15 Trees

North Buffer Requirements Parcel LUI Factor: Adjacent Parcel LUI Factor: Total LUI Difference:

Zoning Classification:

Impervious Surface Ratio:

146 Feet Length of Buffer: 50 Feet Buffer Width: 15 Trees Required Trees: 66 Shrubs Required Shrubs:

East Buffer Requirements Parcel LUI Factor: Adjacent Parcel LUI Factor: 62' Drainage/Utility Easement: Total LUI Difference:

358 Feet Length of Buffer: Buffer Width: 20 Feet Required Trees: 14 Trees Required Shrubs: 72 Shrubs

Parcel LUI Factor: Adjacent Parcel LUI Factor: Total LUI Difference: 382 Feet Length of Buffer: 20 Feet Buffer Width:

South Buffer Requirements

Required Trees:

76 Shrubs Required Shrubs: **Southwest Buffer Requirements** Adjacent Parcel LUI Factor: Local Rd (Corporate Rd) Credit: Total LUI Difference:

Length of Buffer: 95 Feet Buffer Width: 20 Feet Required Trees: 4 Trees Required Shrubs: 19 Shrubs

Northwest Buffer Requirements Parcel LUI Factor: Adjacent Parcel LUI Factor: Total LUI Difference:

417 Feet Length of Buffer: 20 Feet Buffer Width: Required Trees: 17 Trees Required Shrubs: 83 Shrubs Table 3 - Land Use Buffer/ Landscape Design

Buffer type planted per 100 LF of buffer LUI Diff. Width (ft) Trees Shrubs & Perennials

Table 2 - Intervening Right-of-Way Credit Right of Way or Reduction of LUI Diff Easement Width Local Road Collector Road Arterial Road Limited Access HWY Utility Easement (ft) 20 to 50 51 to 100 101 to 150

CODE REQUIREMENTS

BP- Business Park

ORNAMENTAL TREES (DECIDUOUS)

ABS Autumn Brilliance Serviceberry TCH Thornless Cockspur Hawthorn JTL Ivory Silk Japanese Tree Lilac

EVERGREEN TREES

FVJ Fairview Upright Juniper (upright) NS Norway Spruce

BHS Black Hills Spruce EWP Eastern White Pine

EVERGREEN SHRUBS

GVB Green Velvet Boxwood

DECIDUOUS SHRUBS

BRC Brilliant Red Chokeberry GD Gray Dogwood

HC Peking (Hedge) Cotoneaster CW Common Witchhazel LLH Little Lime Hydrangea

UH Unique Hydrangea PPSR Pink Pavement Series Rose TS Tor Spirea

NFS Neon Flash Spirea

KSV Fragrant Koreanspice Viburnum AJAV Autumn Jazz Arrowood Viburnum WRW Wine & Roses Compact Weigela

ORNAMENTAL GRASSES

KFRG Karl Foerster Feather Reed Grass SVMG Variegated Maidengrass

SSG Shenandoah Swith Grass

HERBACEOUS PERENNIALS

HRD Happy Returns Daylily MDL Catherine Woodbury Daylily (Soft Pink) Hyperion Daylily (Lemon Yellow)

MDL Summer Wine Daylily (Maroon)

PLANT ABBREVIATIONS

ARC LENGTH = 95.28'(REC 95.29') -RADIUS = 333.00'(REC 94.96') CHORD LENGTH = 94.95' CHORD BEARING = N 35"23"32" W90.

151 or more

11 KFRG -2 BHS -



P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com



EXISTING EVERGREENS (TYP)

VEGETATION /

EXISTING TREES (TYP)

2 NS -/ 1 TCH -/

2 NS 2 TCH

TRANSFORMER

Scale: 1" = 20'0"

9 WRW 18 SSG 6 AJAV

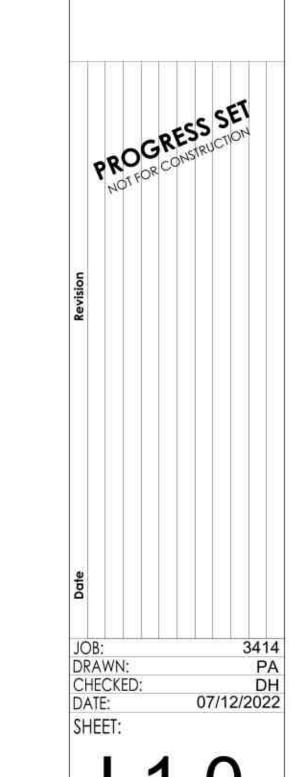
3 WRW 8 CW ≥ 5 NS

5 CW 11 HC

OVERALL LANDSCAPE PLAN



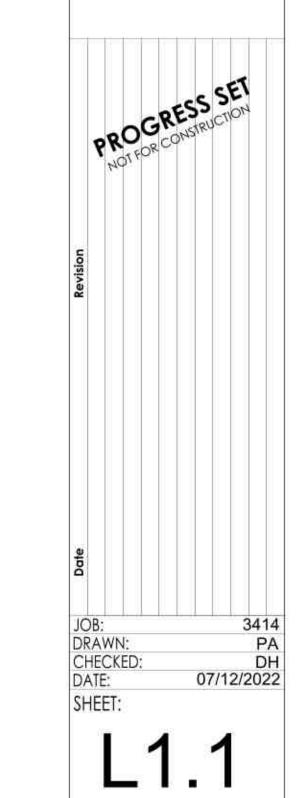
KRENKE'S GARAGE SOUTH CORPORATE CIRC SUSSEX, WI 53089





ENLARGED LANDSCAP

KRENKE'S GARAGE SOUTH CORPORATE CIRCLE SUSSEX, WI 53089



Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to

5. Topspoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 4" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top \(\frac{1}{3} \) of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 51/50 mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are 3/3 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diameter of shrub at planting.

perennial planting bed areas (groupings) shall receive a 2" layer of double-shredded hardwood bark mulch, and groundcover areas a 2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition): 3/4 CY Peat Moss or Mushroom Compost

3/4 CY blended/pulverized Topsoil 1/4 CY composted manure

In roto-tilled beds only, also include in above mixture: 2 Ibs Starter Fertilizer

A uniform coverage through all turf areas

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch

An acceptable quality seed installation is defined as having: No bare spots larger than one (1) square foot No more than 10% of the total area with bare areas larger than one (1) square foot

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

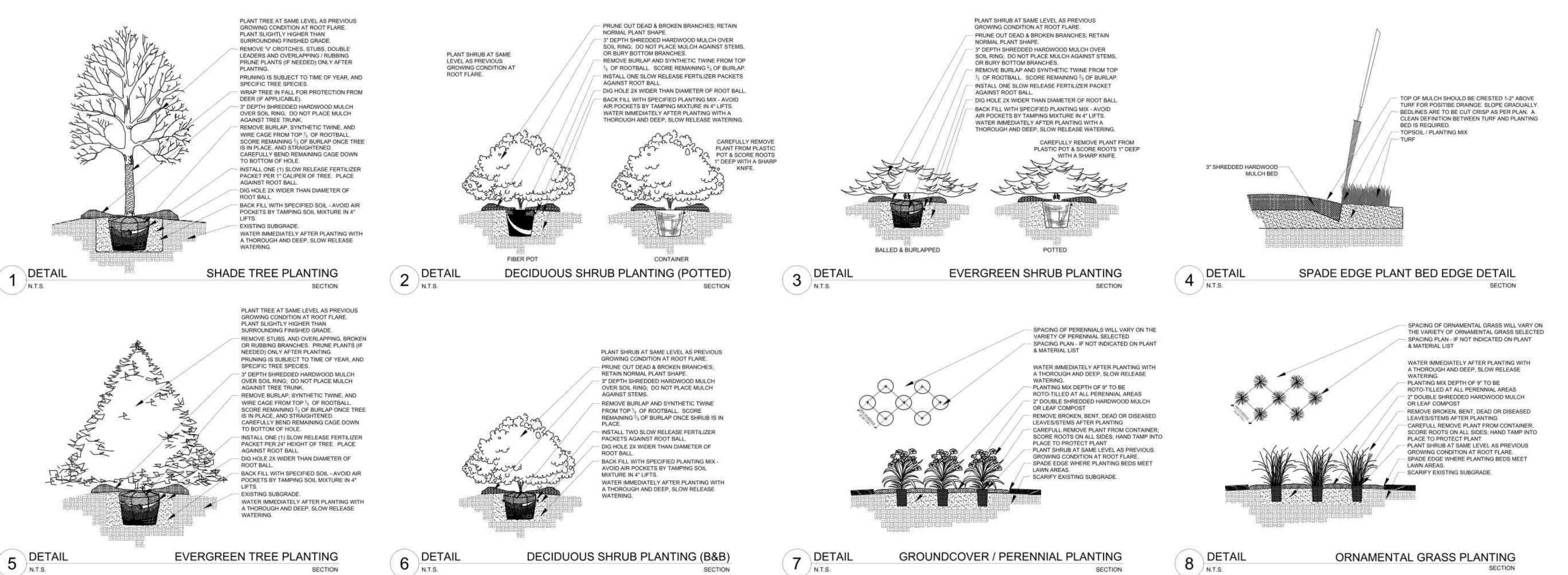
LANDSCAPE GENERAL NOTES

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

PLANT MATERIAL PROPOSED CALIPER/HEIGHT KEY QUANTITY BOTANICAL NAME SPECIFICATION / NOTES SPACING SIZE COMMON NAME Proposed Landscape Materials SHADE TREES (DECIDUOUS) Acer xfreemanii 'Autumn Fantasy' B&B Straight central leader, full and even crown. Prune only after planting AFM Autumn Fantasy Maple PPH Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry B&B Straight central leader, full and even crown. Prune only after planting Gleditsia triacanthos 'Skyline' Skyline Honeylocust B&B Straight central leader, full and even crown. Prune only after planting Gymnocladus dioica Kentucky Coffee Tree B&B Straight central leader, full and even crown. Prune only after planting Ulmus 'Morton' Accolade Elm B&B Straight central leader, full and even crown. Prune only after planting PLANT PLANT MATERIAL PROPOSED CALIPER/HEIGHT COMMON NAME SPECIFICATION / NOTES SPACING Amelanchier xgrandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry B&B Well balanced multi-stemmed tree with minimum four canes, and full appearance TCH Thornless Cockspur Hawthorn B&B Well balanced multi-stemmed tree with minimum four canes, and full appearance Crataegus crus-gali 'Inermis' B&B Well balanced multi-stemmed tree with minimum four canes, and full appearance Syringa reticulata 'Ivory Silk' tvory Silk Japanese Tree Lilac PLANT PLANT MATERIAL PROPOSEI KEY QUANTITY BOTANICAL NAME SPECIFICATION / NOTES SPACING COMMON NAME **EVERGREEN TREES** FVJ Juniperus scopulorum 'Fairview' Fairview Upright Juniper (upright) B&B Evenly shaped tree with branching to the ground B&B Evenly shaped tree with branching to the ground Picea abies Norway Spruce BHS Picea glauca 'densata' Black Hills Spruce B&B Evenly shaped tree with branching to the ground 10 EWP Eastern White Pine B&B Evenly shaped tree with branching to the ground Pinus strobus PLANT MATERIAL PROPOSED PLANT KEY QUANTITY BOTANICAL NAME CONT. SPECIFICATION / NOTES COMMON NAME SIZE (HEIGHT) SPACING **EVERGREEN SHRUBS** GVB 10 Buxus 'Green Velvet' Green Velvet Boxwood Cont. Full rounded well branched shrub 24-30" SHRUB PLANT PLANT MATERIAL PROPOSED KEY QUANTITY BOTANICAL NAME COMMON NAME SIZE (HEIGHT) SPECIFICATION / NOTES SPACING **DECIDUOUS SHRUBS** Aronia arbutifolia 'Brilliantissima' Brilliant Red Chokeberry BRC Cont. Full, well rooted plant, evenly shaped Cont. Full, well rooted plant, evenly shaped Cornus racemosa Gray Dogwood Cotoneaster acutifolia Peking (Hedge) Cotoneaster B&B Full, well rounded plant with moist rootball and healthy appearance 30-42" Common Witchhazel B&B Full, well rounded plant with moist rootball and healthy appearance Hamamelis virginiana Cont. Full, well rooted plant, evenly shaped Little Lime Hydrangea Hydrangea paniculata 'Jane' Hydrangea paniculata 'Unique' Unique Hydrangea Cont. Full, well rooted plant, evenly shaped Rosa rugosa 'Pink Pavement' Pink Pavement Series Rose Cont. Full, well rooted plant, evenly shaped PPSR 9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and Spirea betulifolia 'Tor' Tor Spirea Cont. Full, well rooted plant, evenly shaped NFS Spirea xbumalda 'Neon Flash' Neon Flash Spirea Cont. Full, well rooted plant, evenly shaped KSV Viburnum carlesii Fragrant Koreanspice Vibumum Cont. Full, well rooted plant, evenly shaped AJAV Viburnum dentatum 'Autumn Jazz' Autumn Jazz Arrowood Viburnum Cont. Full, well rooted plant, evenly shaped WRW Weigela florida 'Wine & Roses' Wine & Roses Compact Weigela Cont. Full, well rooted plant, evenly shaped PLANT PLANT MATERIAL PROPOSES CONTAINER SPECIFICATION / NOTES SPACING KEY QUANTITY COMMON NAME ORNAMENTAL GRASSE Calamagrostis acutiflora 'Karl Foerster' 15-18" KFRG Karl Foerster Feather Reed Grass Cont. Full, well rooted plant SVMG Miscanthis sinensis 'Morning Light' Cont. Full, well rooted plant Variegated Maidengrass SSG Panicum virgatum 'Shenandoah' Shenandoah Swith Grass Cont. Full, well rooted plant PLANT PLANT MATERIAL PROPOSES SPECIFICATION / NOTES SPACING KEY QUANTITY BOTANICAL NAME COMMON NAME HERBACEOUS PERENNIALS Happy Returns Daylily Cont. Full, well rooted plant, evenly shaped Hemerocallis 'Happy Returns' Hemerocallis 'Catherine Woodbury' Catherine Woodbury Daylily (Soft Pink) Cont. Full, well rooted plant, evenly shaped Hyperion Daylily (Lemon Yellow) MOL Hemerocallis 'Hyperion' Cont. Full, well rooted plant, evenly shaped MOL Hemerocallis 'Summer Wine' Summer Wine Daylily (Maroon) Cont. Full, weil rooted plant, evenly shaped PLANT PLANT MATERIAL PROPOSED KEY QUANTITY SPECIFIED SEED MIX / SOD SPACING LAWN 7942 Lawn Establishment Area / Grading Area SY Reinder's Deluxe 50 Seed Mix (800-785-3301) SF EroTex DS75 Erosion Control Blanket (or approved equal) 71475 Erosion Matting for sloped seeded areas see plan for area delineation TN 2"depth Heritage River Gravel Mulch (1.0-1.5" pieces) Aluminum Edge Restraint (gravel areas) Permaloc ProSlide 3/16"x5.5" Black Duraffex Finish Landscape Fabric Shredded Hardwood Mulch (3" depth) Area: 8,975 SF Bark Mulch; apply Preemergent after installation of mulch Soil Amendments (2" depth) Area: 8,975 SF Area: 71,4755F Pulverized Topsoil (Lawn Area) Pulverized Topsoil (2" over bed areas) Area: 8,975 SF *Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan including the graphics

PLANT & MATERIAL SCHEDULE

Seed at rate of 150-200# per acre



Seed Compositions

Reinder's Deluxe 50 Seed Mix (800-785-3301):

15% Quebec Perennial Ryegrass

10% Fiesta III Perennial Ryegrass

20% Kentucky Bluegrass (Sod Quality)

15% Newport Kentucky Bluegrass

15% Ken Blue Kentucky Bluegrass 25% Creeping Red Fescue

P.O. Box 1359 HELLER & Lake Geneva, Wisconsin 53147-1359 ph 262.639.9733 david@wdavidheller.com www.wdavidheller.com

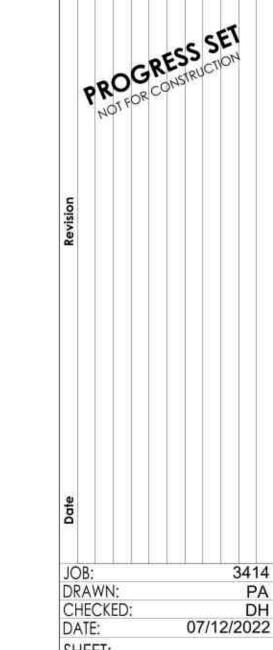
PLANTING & HARDSCAPE DETAILS



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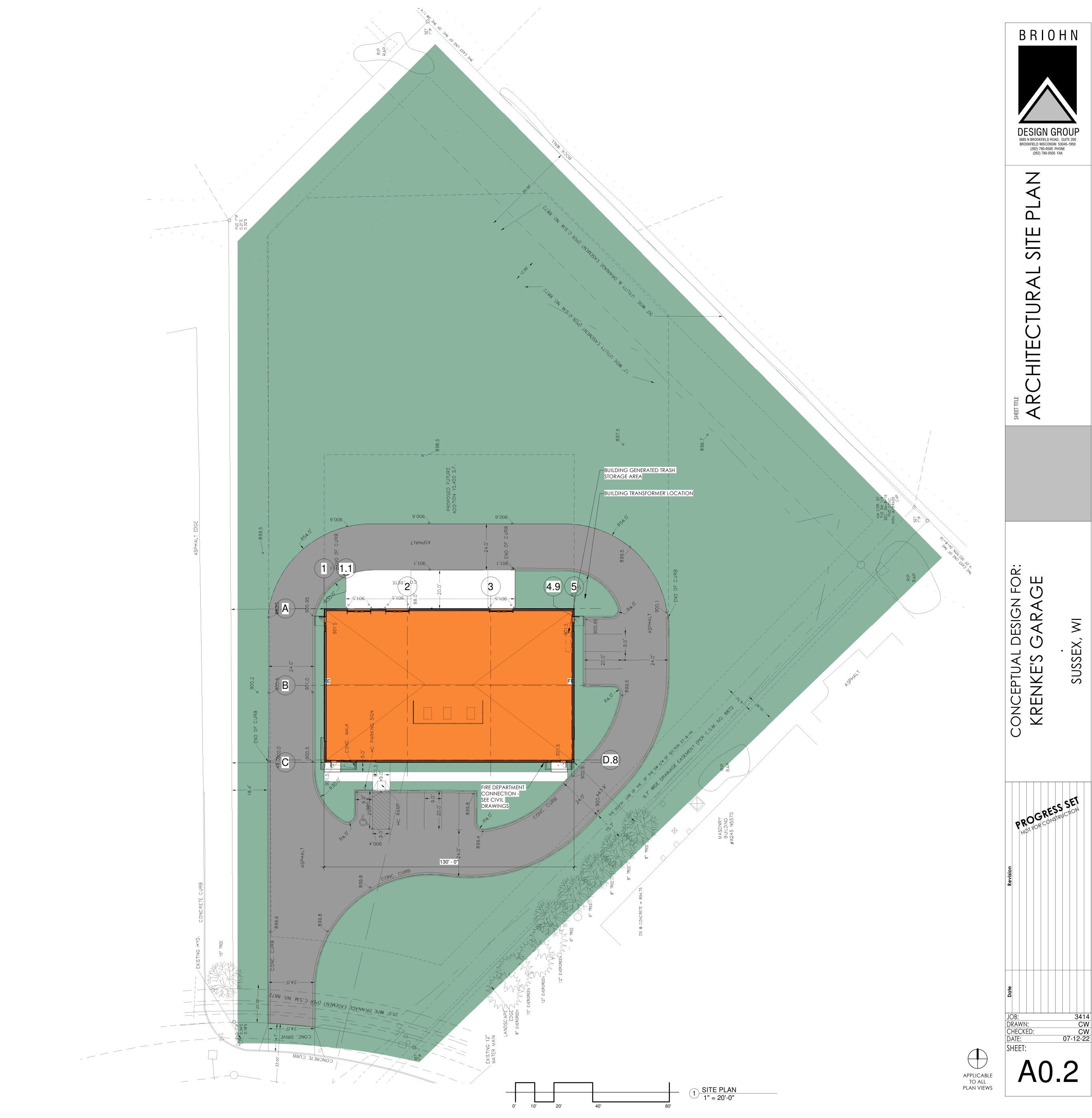


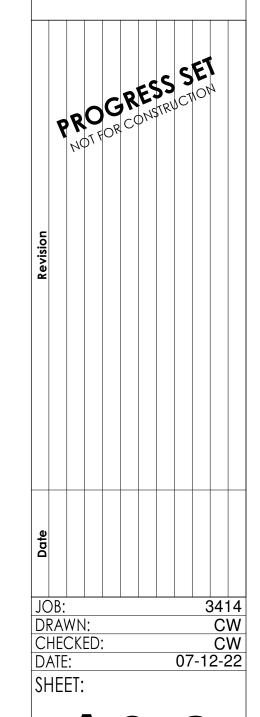
Key Name

GENERAL NOTES - CODE PLAN

EXITS AND AISLES SHALL BE SO LOCATED THAT THE TRAVEL DISTANCE TO AN EXIT DOOR SHALL NOT BE GREATER THAN 250 FEET MEASURED ALONG THE LINE OF TRAVEL IN SPRINKLERED BUILDINGS. WHERE AISLES ARE PROVIDED FOR SEATING, THE DISTANCE SHALL BE MEASURED ALONG THE AISLES AND AISLE ACCESSWAY WITHOUT

BRIOHN





AG	STUD TYPE	STUD HEIGHT	Insulation	VAPOR BARRIER	NOTED SIDE SURFACE MATERIAL	NOTED SIDE SURFACE HEIGHT	OPPOSITE SIDE SURFACE MATERIAL	OPPOSITE SIDE SURFACE HEIGHT	REMARKS
66 02	6" STEEL STUDS	TO UNDERSIDE OF STRUCTURE (17' - 9" +/-)	6" SOUND BATT		5/8" TYPE "X" GYPSUM WALLBOARD	TO UNDERSIDE OF STRUCTURE (17' - 9" +/-)	5/8" TYPE "X" GYPSUM WALLBOARD	TO UNDERSIDE OF STRUCTURE (17' - 9" +/-)	

- 3. USE 6" METAL STUDS AND INSTALL MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL "WET WALL" LOCATIONS.
- 4. AT EXTERIOR WALLS, RETURN GYPSUM WALL BOARD INTO WINDOW JAMBS AND HEAD.
- 5. STUDS EXTENDED TO DECK SHALL HAVE A SLIP CONNECTION TO ALLOW FOR DEFLECTION

ROOM	ROOM NAME		
100	ROOM NUMBER		NEW PARTITION
100	DOOR NUMBER		
$\langle A \rangle$	PARTITION TYPE		NEW MASONRY CONSTRUCTION
$\langle 1 \rangle$	PLAN NOTES		CONSTRUCTION
⊕ F.E.	SURFACE MOUNTED FIRE EXTINGUISHER	_l	NEW DOOR & FRAME
F.E.C.	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER		

EXIT LIGHT

EXIT LIGHT (DIRECTIONAL)

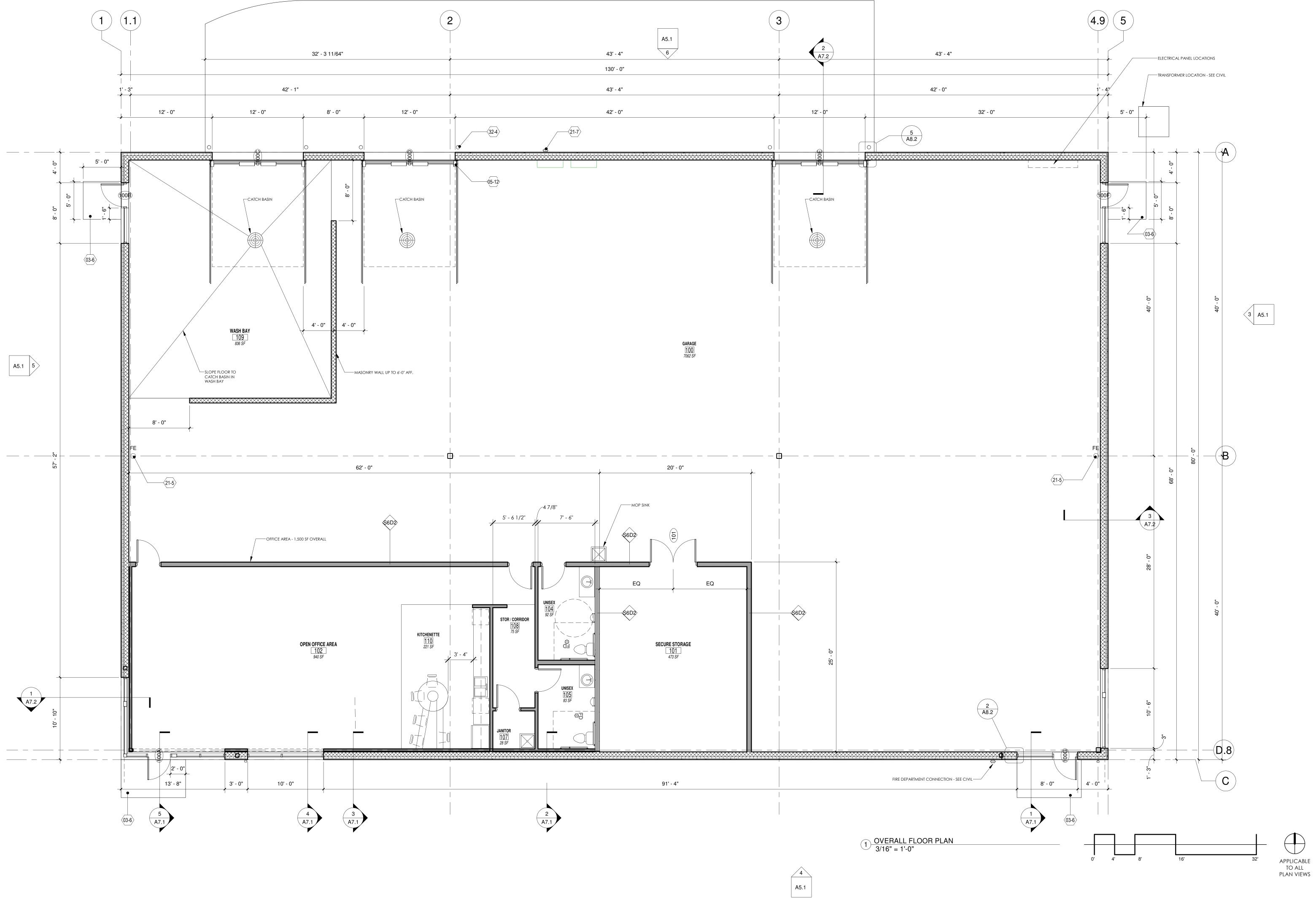
GENERAL NOTES - NEW FLOOR PLAN

- VERIFY ALL CONDITIONS, DIMENSIONS AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO BRIOHN'S ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS. VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS. AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION. SEE EXTERIOR AND INTERIOR ELEVATIONS FOR WINDOW TYPES.
- SEE SHEET A4.2 FOR SUNSHADE AND CANOPY PLAN INFORMATION AND DIMENSIONS SEE SHEET A0.1 FOR PARTITION TYPES AND FLOOR PLAN LEGEND.
- EXTERIOR WALLS IN OFFICE AREA TO BE FURRED OUT WITH STUD HELD 1" OFF FACE OF EXTERIOR WALL, CAVITY FILLED WITH BATT INSULATION. SEE FLOOR PLAN FOR PARTITION TYPE. FURNITURE AND APPLIANCES PROVIDED BY TENANT AND ARE SHOWN FOR REFERENCE ONLY.

KEYNOTE LEGEND VALUE

FLOOR PLAN CODED NOTES

- CONCRETE STOOP 4'-0" TALL 'Z' BOLLARD, PAINTED SAFETY YELLOW EACH SIDE OF OVERHEAD DOOR OPENING
- PROVIDE WALL-MOUNTED FIRE EXTINGUISHERS. COORDINATE FINAL QUANTITY AND LOCATIONS WITH FIRE MARSHAL.
- FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY LOCAL GOVERNING MUNICIPALITY REFER FLOOR PLAN.
- 6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S), PAINTED SAFETY YELLOW



DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

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GENERAL NOTES - ROOF PLAN

KEYNOTE LEGEND

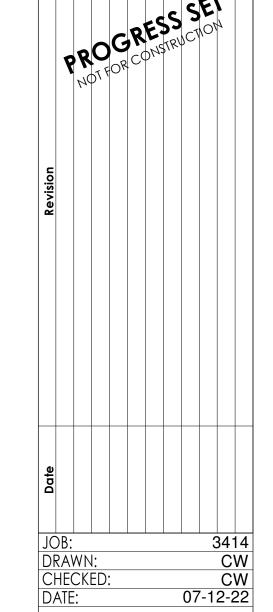
FLOOR PLAN CODED NOTES

PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR TO MATCH REVEAL COLOR 4.

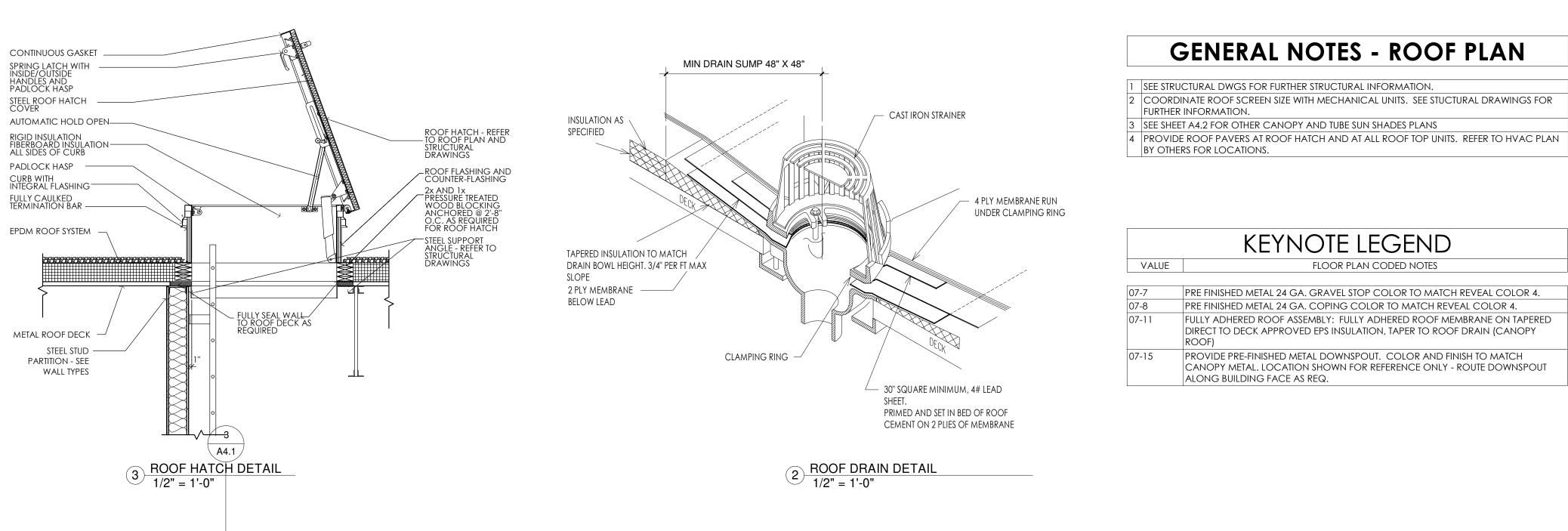
PROVIDE PRE-FINISHED METAL DOWNSPOUT. COLOR AND FINISH TO MATCH CANOPY METAL. LOCATION SHOWN FOR REFERENCE ONLY - ROUTE DOWNSPOUT

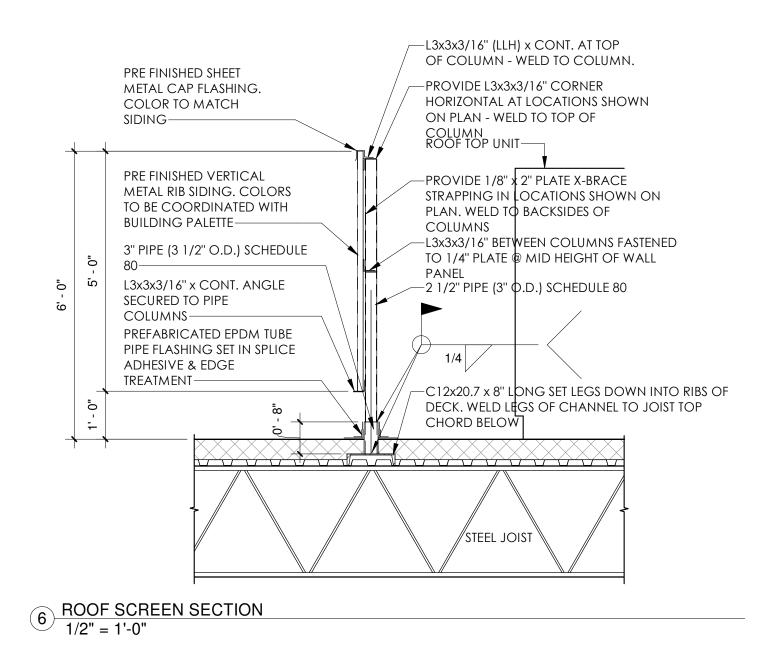
PRE FINISHED METAL 24 GA. COPING COLOR TO MATCH REVEAL COLOR 4. FULLY ADHERED ROOF ASSEMBLY: FULLY ADHERED ROOF MEMBRANE ON TAPERED DIRECT TO DECK APPROVED EPS INSULATION, TAPER TO ROOF DRAIN (CANOPY

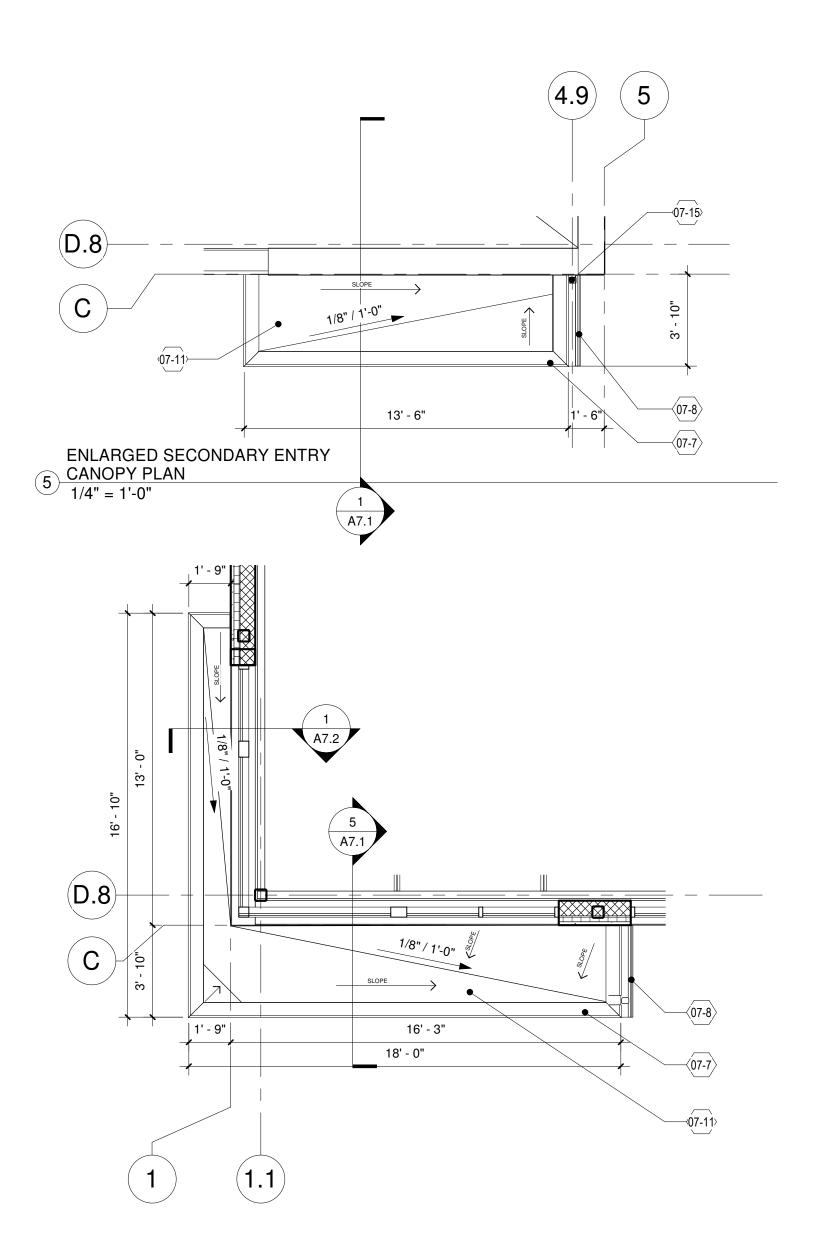
ALONG BUILDING FACE AS REQ.



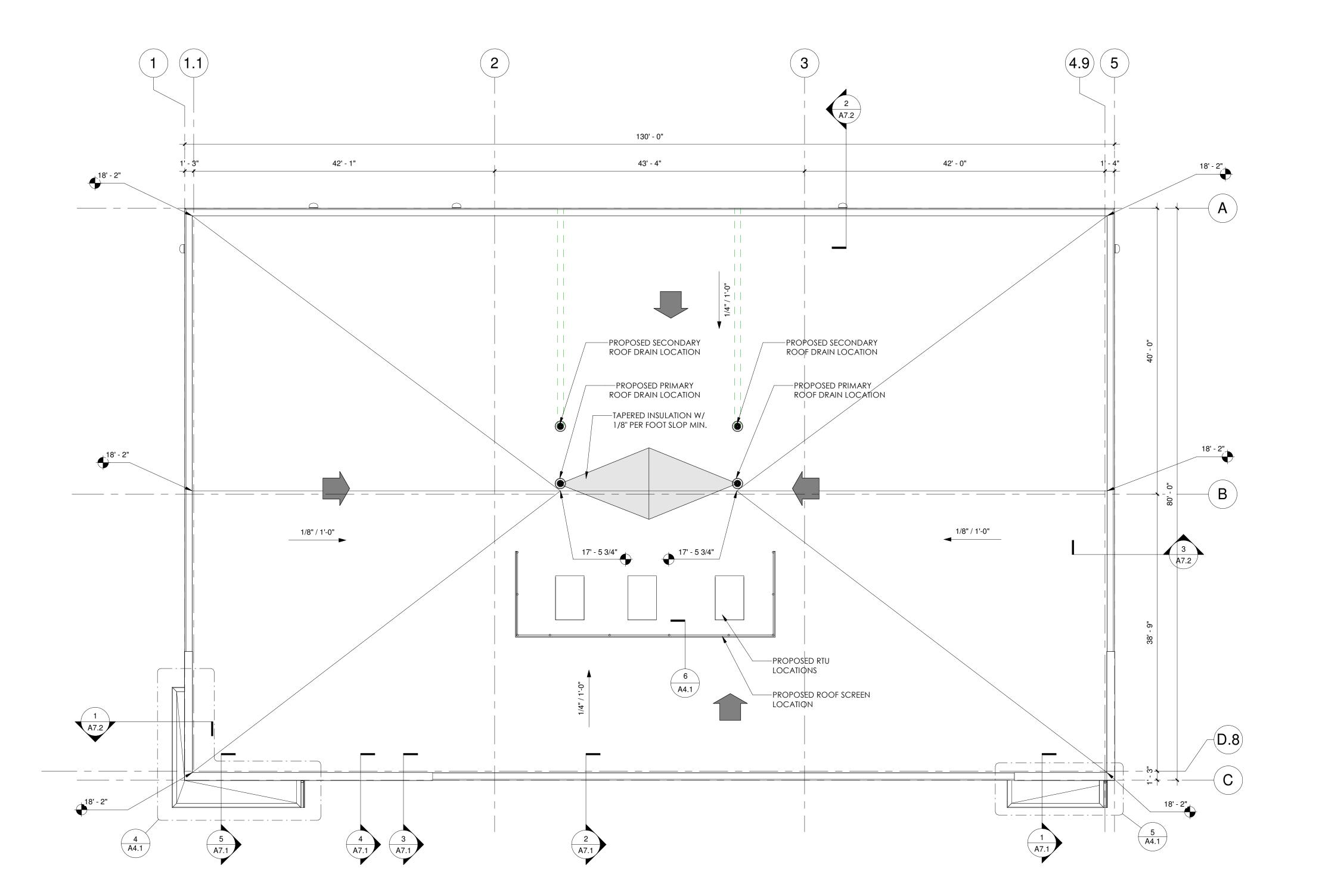
APPLICABLE TO ALL PLAN VIEWS











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

EXTERIOR LIGHT FIXTURE - CUT-OFF LED WALLPACK - SEE LIGHTING PLAN FOR

6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S), PAINTED

FIXTURE TYPE AND MOUNTING HEIGHT

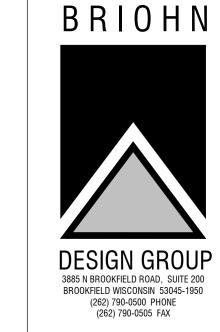
SAFETY YELLOW

BUILDING SYSTEMS LEGEND

BALLASTED ROOF ASSEMBLY: BALLASTED 60 MIL. EPDM ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS) FULLY ADHERED ROOF ASSEMBLY: FULLY ADHERED ROOF

MEMBRANE ON TAPERED DIRECT TO DECK APPROVED EPS INSULATION, TAPERED TO GUTTER, ON METAL DECK (SEE STRUCTURAL DRAWINGS)

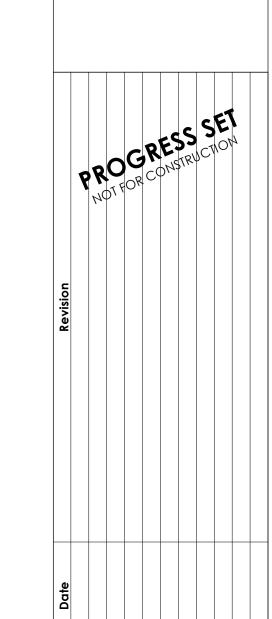
INSULATED MASONRY WALL ASSEMBLY: INSULATED CONCRETE MASONRY UNITS - PRE-ASSEMBLED THERMALLY BROKEN STRUCTURAL MASONRY UNIT WITH EPS INSULATION INSERT AND A THIN VENEER FINISHED FACE (R 16.2)

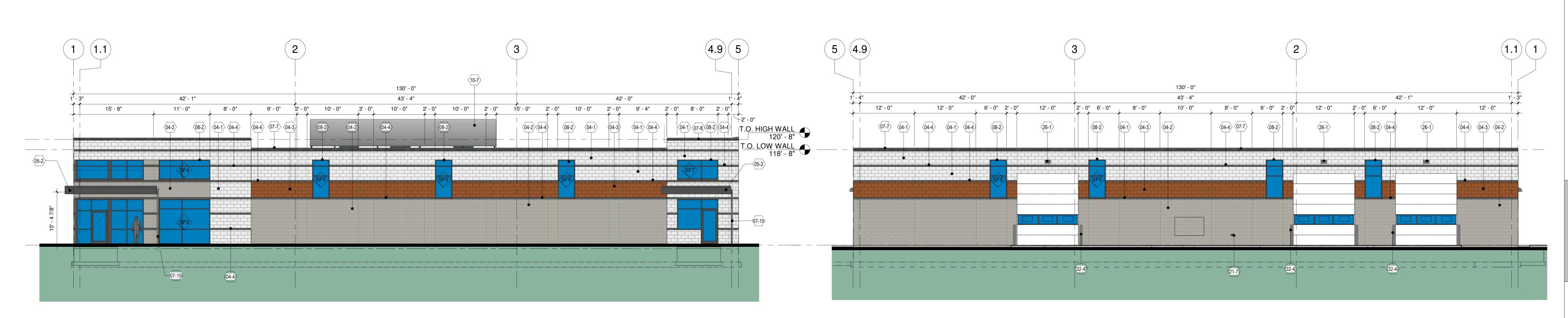


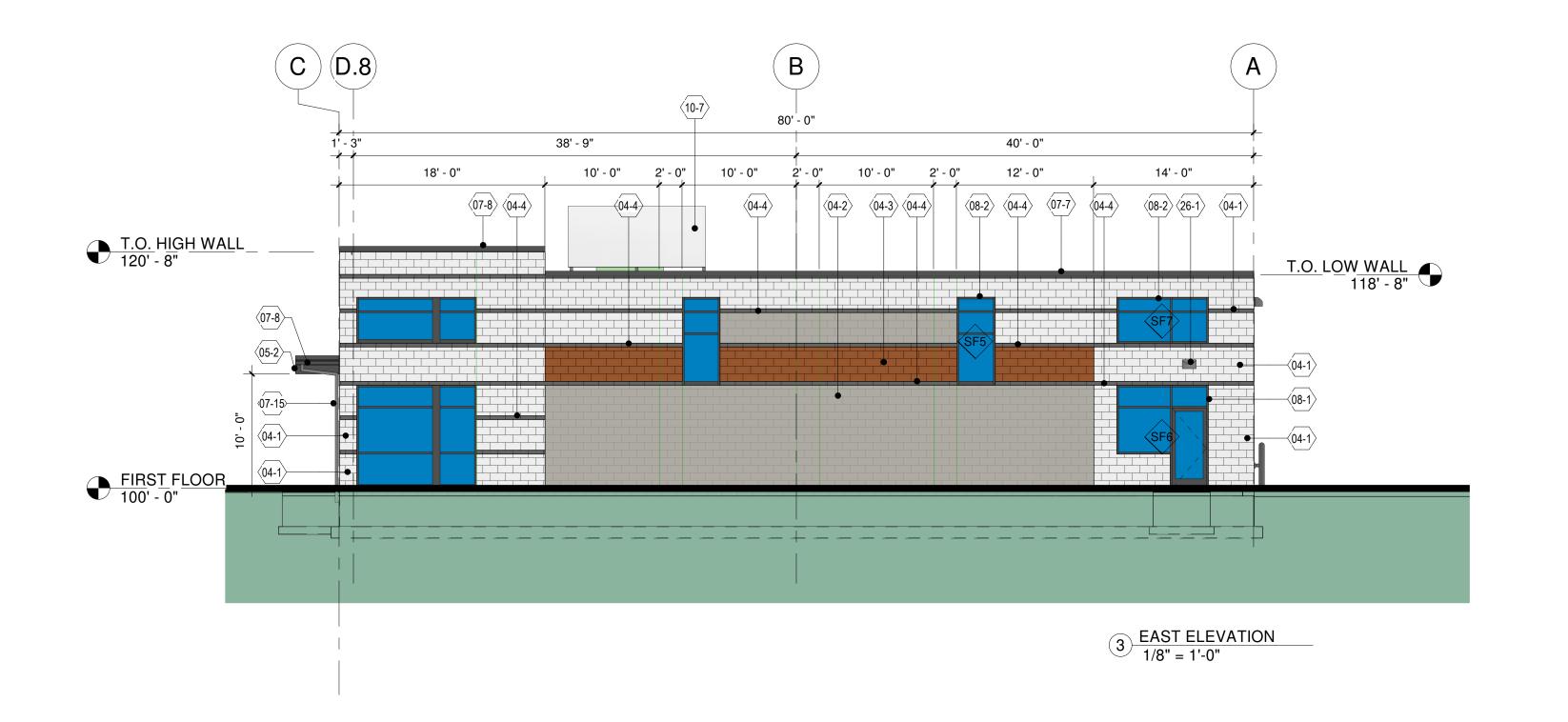
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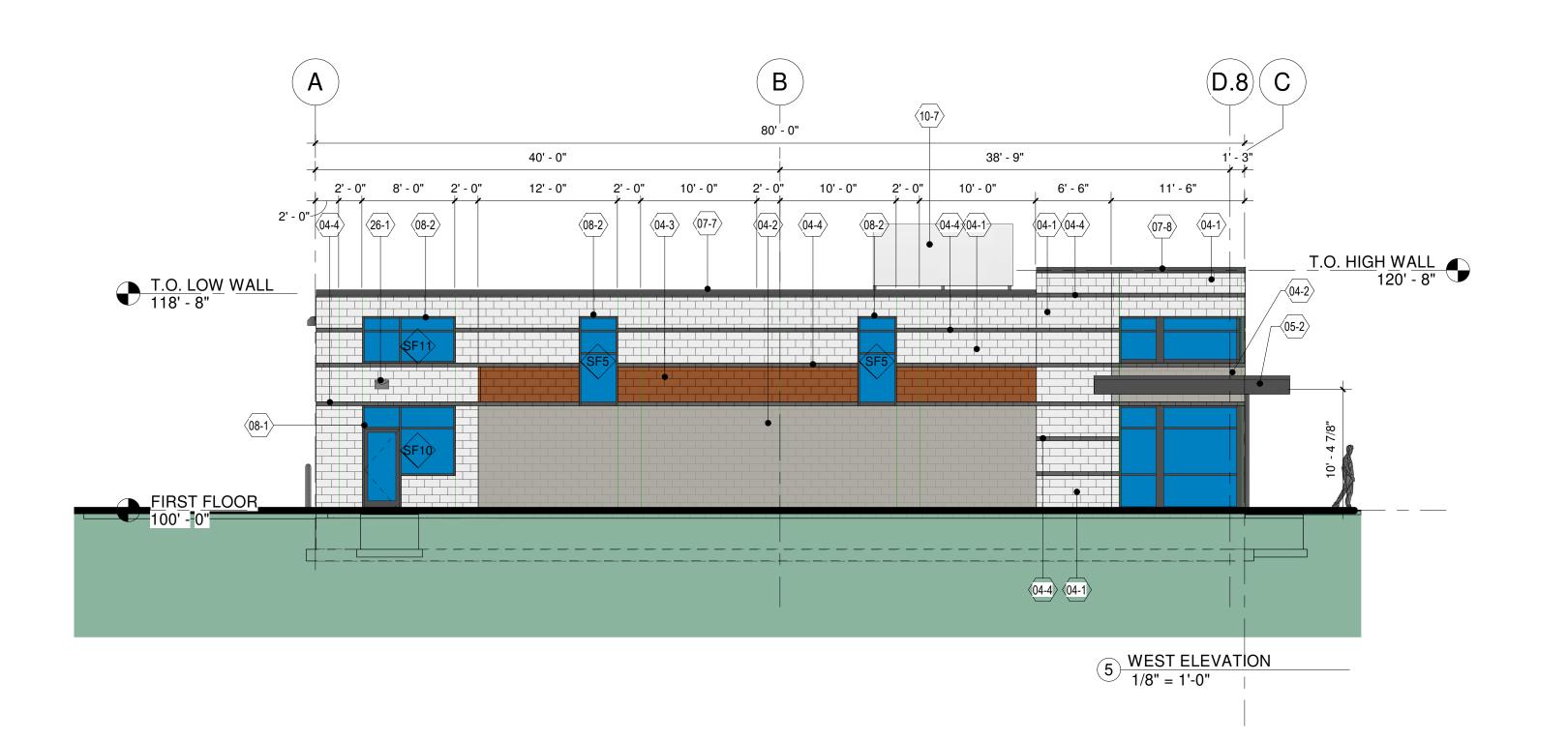
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ONCEPTUAL DESIGN FOR: KRENKE'S GARAGE

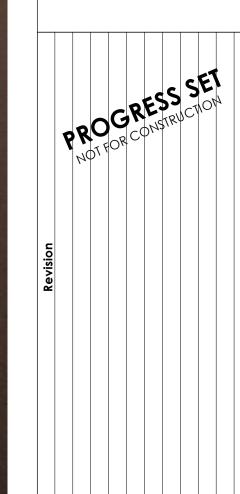


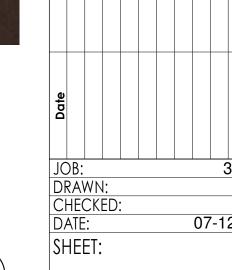




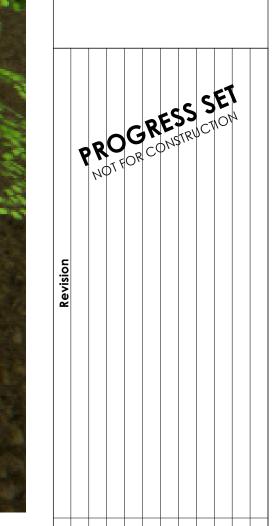


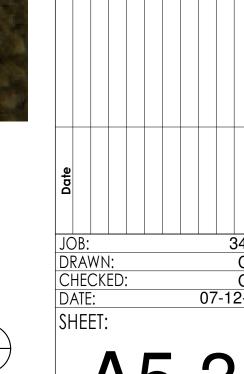
SUSSEX, WI



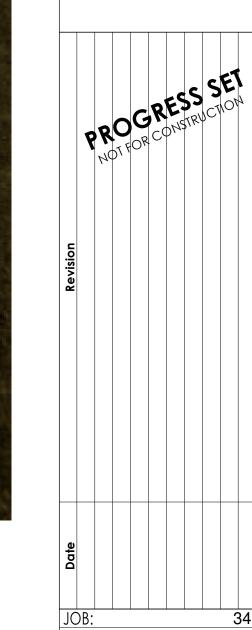








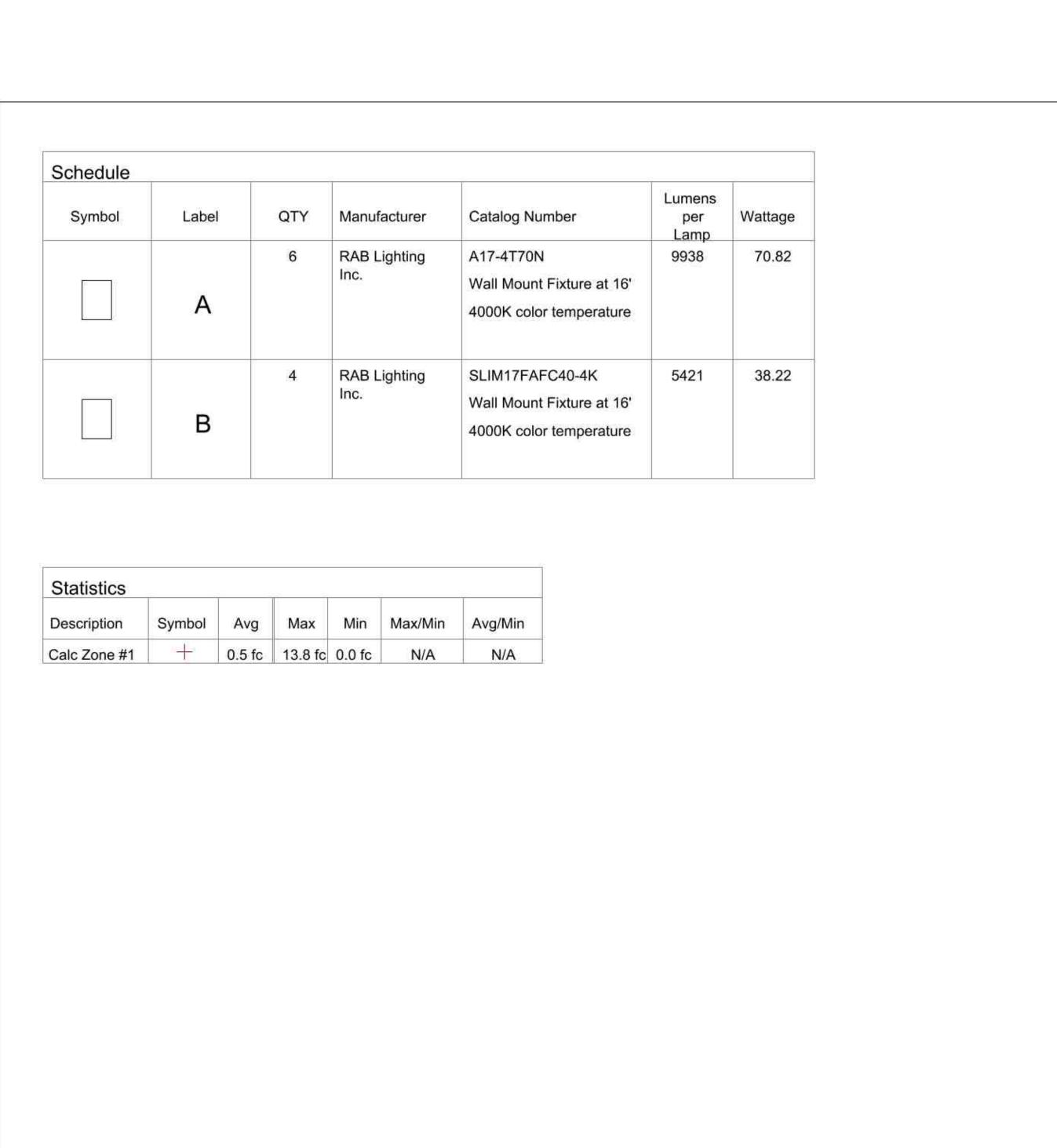


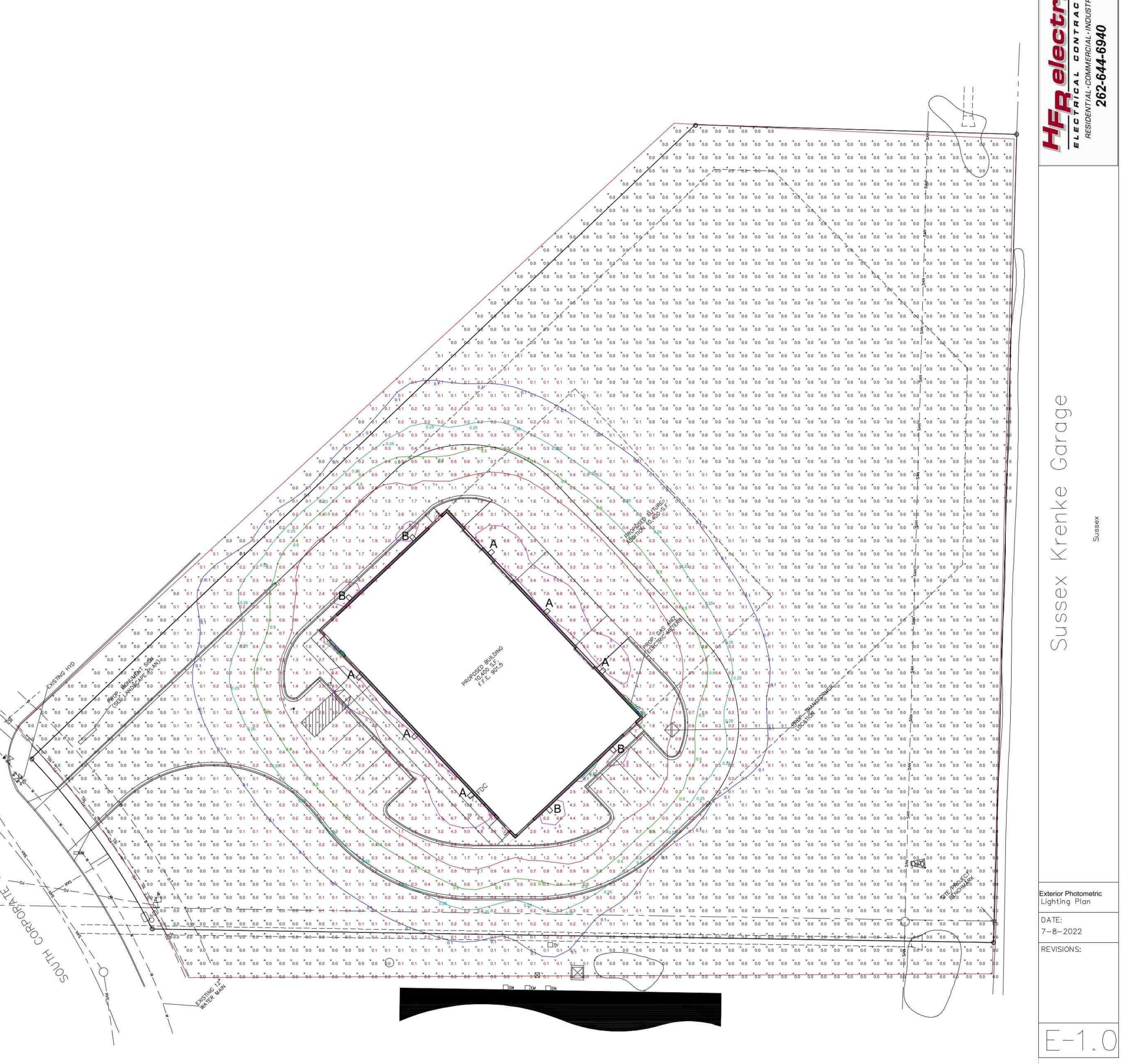


JOB: 341
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DATE: 07-12-22
SHEET:

A5.4









RESIDENTIAL • COMMERCIAL • INDUSTRIAL 227 Weil Drive • Slinger, WI 53086 Phone(262)644-6940 • Fax(262)644-7647

Sussex Krenke Garage

Exterior Lighting Submittal 6-29-2022

A17-4T70N+A17-WM







Color: Bronze Weight: 10.8 lbs

Project:	Туре:
Prepared By:	Date:

al)
5

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 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: PLPPBUH2NS6D

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.70A, 208V: 0.40A, 240V: 0.35A, 277V: 0.30A

Dimming Driver:

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

THD:

3.19% at 120V, 13.21% at 277V

Power Factor:

99.5 % at 120V, 91.7 % at 277V

Surge Protection:

10kV

Performance

Lifespan:

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

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

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)

Lens:

Polycarbonate lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress protection rating of IP65 for dust and water

Vibration Rating:

3G vibration rating per ANSI C136.31

EPA:

1 Fixture: 0.46

2 Fixtures at 90°: 0.60

2 Fixtures at 180°: 0.93

3 Fixtures at 90°: 0.93

4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)

1 Fixture: 0.66

2 Fixtures at 90°: 0.80

2 Fixtures at 180°: 1.32

3 Fixtures at 90°: 1.32

4 Fixtures at 90°: 1.32

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:

Formulated for high durability and long-lasting color



Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

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

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.

Other

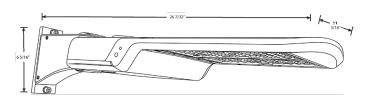
5 Yr Limited Warranty:

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: A17-4T70N



Features

0-10V Dimming, standard 100,000-hour LED lifespan

5-Year, Limited Warranty

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17 -	4T	70		N		
	3T = Type III 4T = Type IV 5T = Type V	70 = 70W/10,000LM 100 = 100W/15,000LM 150 = 150W/22,500LM 200 = 200W/30,000LM 240 = 240W/36,000LM 300 = 300W/45,000LM 375 = 375W/51,800LM	Blank = Universal Pole Mount SF = Slipfitter (Factory installed SF available in 150W)	Blank = 5000K Cool N = 4000K Neutral	Blank = 120-277V, 0-10V	Blank = No Option /3PRS = 3-pin Receptacle and Shorting Cap /7PRS = 7-pin Receptacle and Shorting Cap /MVS = Microwave Motion Sensor /LC = Lightcloud® Controller

SLIM17FAFC40







Color: Bronze

Weight: 6.8 lbs

Project:	Туре:
Prepared By:	Date:

Driver Info		LED Info		
Туре	Constant Current	Watts	40W	
120V	0.40A	Color	3000K/4000K/5000K	
208V	0.30A	Temp	3333.4 .33314 300010	
240V	0.20A	Color Accuracy	80 CRI	
277V	0.15A	L70		
Input Watts	37.7/38.2/38.2W	Lifespan	100,000 Hours	
		Lumens	4595/5421/4826	
		Efficacy	121.9/141.8/126.5 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.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

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: PL3FKMCN0SF0

Performance

Lifespan:

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

LED Characteristics

LEDs:

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

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.40A, 208V: 0.30A, 240V: 0.20A, 277V: 0.15A

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 selectable photocell that can be turned on and off.

Note:

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

Construction

IP Rating:

Ingress protection rating of IP65 for dust and water

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)



Technical Specifications (continued)

Construction

Housing:

Precision die-cast aluminum housing and door frame

Lens:

Polycarbonate lens

Mounting:

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:

Full cutoff (0°)

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

5 Yr Limited Warranty:

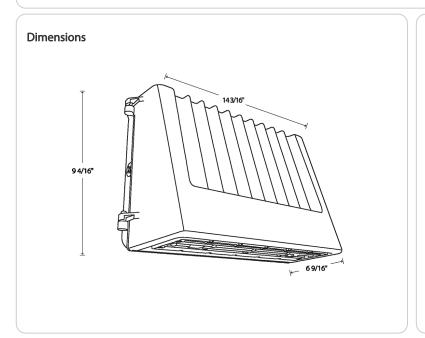
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at <u>rablighting.com/warranty</u>.

Equivalency:

Equivalent to 200W Metal Halide

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.



Features

Selectable CCT

Full cutoff

Selectable on/off photocell

0-10V dimming standard

Ordering Matrix

 Family
 Style
 Wattage

 SLIM17FA
 FC
 40

 FC = Full cutoff
 40 = 40W

 60 = 60W
 60 = 60W



PLAN OF OPERATION

To be used for a business with changes or new business in an existing building. Is this request to be considered for a Conditional Use? _____ If yes, is this a new CU? _____ (Conditional Use Permits require a Public Hearing) OR an amendment to a CU? _____ Tax Key # _____ Zoning: _____ Address of Tenant Space: 1. Name of Business: Business Address City, State, Zip Phone # Fax # Email address 2. Business owner contact information: Contact Address City, State, Zip Phone # Fax # Email address 3. Building/Land owner contact information: Contact City, State, Zip Address Phone # Fax # Email address 4. Number of Employees/Shifts: __ Employees **Shifts** 5. Days of Operation: Put an X in box that

applies: Hours Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday

6. Is this an extension of an existing	ng operation?	_
7. On a separate sheet of paper explist of all items to be sold, production	· ·	or the change to your business. Attach a ses.
8. Is a liquor license or any other s Licensing Agencies? If yes, explain: If yes, please obtain an	Do you need an Outdo	oor Establishment Permit?
If yes, please obtain a	nd complete permit application.	
9. If your proposed operation will proposing?		
10. Do you feel there will be any p operation? If yes, e		e or noise resulting from this
11. Dimension of area to be occup	pied	Total square footage
If applicable list square footag	ge according to 1st floor	2 nd floor
Please provide a copy of the site pl building, label the space which wil		out of the building and if a multi tenant ess.
12. Parking: Total Number of Parking Space Number of spaces allocated for Dimensions of parking lot	employee parking	f spaces needed per code
13. Signage: What type of signage	are you proposing for your b	ousiness?
If applicable, complete a Sign Permit applicati	on and submit to the Building Inspect	ion Dept. Please refer to Chapter 17.0800.
		of Sussex and hereby agree to abide by mit issued pursuant to this application.
I do swear to or affirm that all state knowledge.	ements contained herein are t	rue and correct to the best of our
Name	Date	
Title or Position		
I am aware and approve of the businessed by	ž –	uilding
Name	Date	
Title or Position		

<u>Village of Sussex Plan Of Operations Application – Business Explanation For</u> Mane Street Salon

The salon has been in existence at this location for decades. Prior to being called Mane Street Salon, it was called Hair Twisters. We do not have any intention of changing the hours of operation or the business' activities. The purpose of the business is to provide cosmetology services and products including, but not limited to, haircuts, hair color, perms, basic and formal styling, facial waxing and selling retail products related to the services.

We are purchasing the salon business in its entirety from the current owner, Jennifer Engel. This includes the name, so we are not planning on signage changes at this time as well.

If you have any questions, please contact me at 262-894-1010 or rickbvodicka@gmail.com.

Thank you,

Richard & Crystal Vodicka – New Owners of Mane Street Salon