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**AGENDA
VILLAGE OF SUSSEX
PLAN COMMISSION MEETING
6:30 PM TUESDAY, FEBRUARY 21, 2023
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 January 17, 2023.
3. Consideration and possible action on Permitted Uses and Plans.
4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
 - a. Reconvene Public Hearing on a Conditional Use Order in accordance with Section 17.0506(A)(2)(c) for a commercial recreation facility in the B-2 Regional Business District located at N66W25201 County Highway VV.
 - b. Consideration and possible action on a Conditional Use Order for a commercial recreation facility in the B-2 Regional Business District located at N66W25201 County Highway VV.
5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items.
 - a. Consideration and possible action on an exception from the Village of Sussex Design Standards as it relates to the material for sheds for Peter Meissner (N67 W25727 Silver Spring Drive).
 - b. Freiheit Court Communication Tower Non-Substantial Modification Determination.
 - c. Freiheit Court Communication Tower Plan of Operation Approval.
 - d. Consideration and possible action on a CSM to divide Tax Key No. 227.999.011 to create four lots in association with the Vista Run development.
6. Other items for future discussion.
7. Adjournment.

Anthony LeDonne
Chairperson

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
PLAN COMMISSION
6:30PM TUESDAY, JANUARY 17, 2023
SUSSEX CIVIC CENTER – BOARD ROOM 2ND FLOOR
N64W23760 MAIN STREET**

Minutes of the Plan Commission meeting held on December 20, 2022

The meeting was called to order by President LeDonne at 6:30pm at the Sussex Civic Center – Board Room 2nd Floor N64W23760 Main Street, Sussex, WI.

Members present: Trustee Greg Zoellick, Commissioners, Jim Muckerheide (Via Zoom), Mike Knapp, Roger Johnson Debbie Anderson, and Village President Anthony LeDonne

Members excused: Commissioner Mike Schulist

Others present: Community Development Director Gabe Gilbertson, Village Administrator Jeremy Smith, Village Attorney John Macy, Village Clerk Jennifer Moore, Assistant Village Administrator Kelsey McElroy-Anderson.

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 December 20, 2022.

A motion by Johnson, seconded by Zoellick to approve the minutes of the Plan Commission meeting of December 20, 2022 as presented. Motion carried 6-0

Public Hearing on a consideration of a Conditional Use Permit for a solar panel installation at W232N6274 Waukesha Avenue, Sussex, WI 53089

The Public Hearing on a Conditional Use Order in accordance with Section 17.0506(C)(4)(B) for the installation of a ground-mounted solar panel array in the B-4 Central Mixed Use Zoning District located at W232N6274 Waukesha Avenue was reconvened. An agent for the owner was present. There were no public comments. The Public Hearing was closed.

Consideration and possible action for a Conditional Use Permit for a solar panel installation at W232N6274 Waukesha Avenue, Sussex, WI 53089

Motion by LeDonne, seconded by Johnson to approve the Conditional Use Order for a solar panel installation at W232N6274 Waukesha Avenue. Motion carried 6-0

Public Hearing on a consideration of a Conditional Use Permit for a commercial recreation facility located at N66W25201 County Hwy VV, Sussex, WI 53089

The petitioner was present to answer questions. Staff was directed to prepare the Conditional Use Order and schedule the next public hearing for the February 21, 2023 Plan Commission Meeting at 6:30pm.

Adjournment

A motion by LeDonne, seconded by Zoellick to adjourn the meeting at 7:08p.m.

Motion carried 6-0

Respectfully submitted,
Jennifer Moore
Village Clerk

DRAFT



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MEMORANDUM

TO: Plan Commission
FROM: Gabe Gilbertson, Community Development Director
RE: Plan Commission meeting of February 21, 2023
DATE: February 16, 2023

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 January 17, 2023.**
03. **Consideration and possible action on Permitted Uses and Site Plans:**
04. **Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans:**
 - A. **Reconvene Public Hearing on a Conditional Use Order in accordance with Section 17.0506(A)(2)(c) for a commercial recreation facility in the B-2 Regional Business District located at N66W25201 County Highway VV.**

The subject property is zoned B-2 Regional Business District. A Conditional Use Permit was submitted by Lake Country Indoor Sports, LLC / NX Level for a multi-sport athletic training facility that provides indoor rental areas for teams and individuals to train, practice, and perform. The focus of the facility will be baseball, softball, basketball, volleyball, and pickleball. There would be the ability to host tournaments as well as daily training.

According to the application, the hours of operation would be between 6:00 am and 11:00 pm seven days a week. There would be a total of 10 employees between two shifts. The site has 479 parking stalls and the applicant has submitted information stating there is a maximum capacity of 509 occupants with 6 employees on the largest shift. which would require a minimum of 133 parking stalls. At the November Plan Commission meeting, the Board requested additional information on the intended impacts the venue would having on parking if there were tournaments or other large events that could attract large crowds.

The Petitioner will need to prove the following standards/condition on the attached **EXHIBIT** during the Public Hearing process. The Plan Commission may add additional conditions for the Petitioner to meet in the Conditional Use. The shaded areas (if any) reflect items in the code that are unlikely to be meritorious to the application or are administrative in nature.

A public hearing was held at the January 17, 2023 Plan Commission meeting and no citizen comments were received.

The Petitioner spoke and requested the Plan Commission to approve the Conditional Use Permit and that they would adhere to the conditions placed on the Conditional Use Permit. Staff has prepared a Conditional Use document for consideration and that document is attached to this memo. The Conditional Use standards to be met are included in that document.

Architectural Review Board

The Architectural Review Board discussed the Conditional Use at their February 1, 2023 meeting. The Board stated that they did not have concerns regarding the exterior improvements to the building. The Board did add a condition of approval that the applicant submit a Landscape Plan to Staff to review and approve. The landscape plan would address any missing landscaping that would have been installed as part of the original development.

Additional Plan Commission conditions:

The Petitioner, Public and Plan Commission will have a chance to present evidence and discuss the Conditional Use Order.

Policy Questions:

1. Is there any further unanswered questions by the Plan Commission or any other items requiring a continuation of the Public Hearing?

Action:

1. Close the public hearing or continue the public hearing with specific information sought by the Petitioner/Public.

B. Consideration and possible action on Conditional Use Order in accordance with Section 17.0506(A)(2)(c) for a commercial recreation facility in the B-2 Regional Business District located at N66W25201 County Highway VV.

Staff has prepared a conditional use document for consideration at this meeting. The Plan Commission has heard testimony on the application for the commercial recreation facility conditional use.

Policy Questions: Has the Petitioner provided substantial evidence proving they meet the standards/regulations of the Ordinance, the conditions and standards of the Conditional Use Permit, and the other conditions as set forth by the Plan Commission? If No, the deficiency will need to be detailed.

Has the Petitioner provided substantial evidence with regards to the following Standards/Regulations?

The Application is complete and consistent with 17.0502: Yes or No

The use(s) and plans are compliant with 17.0503 (Review of CU's): Yes or No

The use(s) and plans are compliant with 17.0200 (General Conditions): Yes or No

The uses(s) and plans are compliant with 17.0417 B-2 Regional Business District: Yes or No

The uses(s) and plans are compliant with 17. 1000 (Site Plan Review): Yes or No

Has the Petitioner provided substantial evidence and adequately addressed the findings of the impact report per 17.0506.A. Yes or No

Has the Petitioner provided substantial evidence with regards to the Conditional Use Permit as follows:

A.3.A. Site Plan Standards compliance: Yes or No

A.3.B. Plan of Operation compliance: Yes or No

A.3.C. Various Plan(s) compliance: Yes or No

A.4.-15. CU condition compliance: Yes or No

B-L. Administrative CU Condition compliance: Yes or No

Action Items:

1. Act on the Conditional Use Permit and Plan of Operation.

Staff Recommendation: Staff recommends approval of the Conditional Use, Plan of Operation and site plan for a commercial recreation facility in the B-2 Regional Business District located at N66W25201 County Highway VV. and a finding the use and structures meet the principals of 17.1002(A-H); subject to the standard conditions of Exhibit A.

05. Consideration and possible action on CSM's, Plats, Zoning and Planning Items:

A. Consideration and possible action on an exception from the Village of Sussex Design Standards as it relates to the material for sheds for Peter Meissner (N67 W25727 Silver Spring Drive).

This site is zoned CR-1 Conservancy Residential. The property owner owned the land that was sold to the Developer for the Vista Run subdivision and still owns the property to the west that is slated for future phases of the subdivision. Because of the property's history as a farm, there are multiple outbuildings on the subject site, two of which were recently removed. The property owner is now proposing to construct a new 30'x48' insulated, metal outbuilding. Section 4.1 of the Sussex Design Standards requires the exterior of all buildings to be made of natural materials (wood, brick, stone, etc.). Because the remaining outbuildings on the subject property are metal and due to the

size of the proposed new building, the property owner is requesting an exception from the Design Standards to construct the building with a metal exterior.

The Sussex Design Standards does allow for exceptions from requirements of the Design Standards subject to approval by the Architectural Review Board and the Plan Commission.

Here are the review comments of the plans:

Site

- The CR-1 District is required to maintain 80% of the lot area in permanent open space; exclusive of dwellings, garages, storage sheds, driveways, and parking areas. It appears that the property will maintain at least 80% of open space, however, the applicant will need to provide Staff with the numbers to confirm this prior to issuing a building permit.

Architecture

- The proposed insulated metal building measures 30 feet deep and 48 feet long. The submitted plans show the building has two overhead doors and a covered entrance. It would be red metal paneling with a charcoal gray base and charcoal gray standing seam metal roof.

Policy Question:

1. Are there any concerns with the request to deviate from the Sussex Design Standards?

Action Items:

1. Act on the Sussex Design Standards exception request.

Staff Recommendation: Due to the existing site conditions, Staff recommends the Plan Commission approve the exception from the Sussex Design Standards and allow the construction of a metal outbuilding on the property located at N67 W25727 Silver Spring Drive.

B. T-Mobile Freiheit Court Cell Tower Not Substantial Modification Determination

The subject property is zoned B-2 Regional Business District. Plans were submitted on behalf of T-Mobile to add a new antenna array and associated ground equipment to the cell tower located at the end of Freiheit Ct. The applicant has submitted responses of their determination of a not-substantial increase according to the Wisconsin State Statutes. Their responses are attached.

Wisconsin State Statutes classifies a substantial modification that does any of the following:

1. Increases the overall height of the structure by more than 20 feet for structures with an overall height of 200 feet or less.
2. For structures with an overall height of more than 200 feet, increases the overall height of the structure by 10% or more.

3. Measured at the level of the appurtenance added to the structure as a result of the modifications, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for collocation.
4. Increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet.

The existing cell tower is 120 feet tall, and the proposed collocation is not increasing the height of the tower. The proposed antenna array is not increasing the width of the support structure by more than 20 feet. The equipment compound area is not changing.

Policy Questions:

1. Are the proposed amendments to the site plan considered not substantial?

Action Item:

1. Section 17.0509(D)(2)(e) states that the Plan Commission shall make a decision on the application to determine if the modifications are not substantial.

Staff Recommendation:

Staff recommends the Plan Commission make the determination that the proposed collocation on the cell tower located at N64W24837 Freiheit Court are not substantial.

C. T-Mobile Freiheit Court Cell Tower Plan of Operation and Site Plan Review

Section 17.0206 states that no structure shall be located, erected, moved, reconstructed, extended, enlarged, or structurally altered until after the owner or his agent has secured a building permit from the building inspector. Section 17.1001 states that the Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, utilization of landscaping and open space, parking areas, driveway locations, loading and unloading, highways access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation in the following districts Q-1, M-1, I-1, OP-1, BP-1, B-4, B-3, B-2, B-1, RM-1, and SFRD-3. The subject property is located in the B-2 Regional Business District.

Section 17.0500(A)(11)(a) states that outside storage maybe permitted for commercial uses in the B-2 District and that in all cases, outside storage shall be screened from all sides. The submitted plans is proposing to install the ground equipment on a rack rather than in an equipment shelter. Because the equipment is not located in a shelter, it is considered outdoor storage and per Section 17.0500(A)(11)(a) the applicant would be required to apply for a conditional use permit for the outdoor storage and to have the screening plan approved by the Plan Commission.

Policy Questions:

1. Are there any concerns with the Site Plan?
2. Are there any property maintenance concerns that need to be addressed at this time?
 - a. The submitted site plans are showing a future generator location. The approval at this time is for the collocation only. If the applicant wishes to install a generator, they would need to submit a separate application.

Action Item:

1. Act on the Site Plan.

Staff Recommendation:

Staff recommends the Plan Commission approve the site plan subject to the applicant submitting revised plans with the equipment located inside an equipment shelter or applying for a conditional use permit for the outdoor storage in conformance with Section 17.0500(A)(11)(a).

D. Consideration and possible action on a CSM to divide Tax Key No. 227.999.011 to create four lots in association with the Vista Run development.

A Certified Survey Map was submitted that divides the remaining lands for the Vista Run Subdivision into four lots. The Certified Survey Map will allow the developer to proceed with purchasing lands to construct the secondary access out to Silver Spring (Lot 1) and to allow the Village to purchase the park lands (Lot 2). These objectives were part of an amended and restated Developers Agreement for the Vista Run subdivision.

Policy Question:

1. Are there any concerns with the CSM?

Action Items:

1. Act on the CSM.

Staff Recommendation: Staff recommends the Plan Commission recommend approval of the CSM to the Village Board to divide Tax Key No. 227.999.011 subject to the following conditions:

1. Compliance with the comments and conditions in the Memo from the Village Engineer dated February 15, 2023.
2. Standard conditions of CSM approval and Exhibit A.
3. Removing the structures on Lot 4 within 24 months from the date of recording.

06. Other Items for future discussion.

07. Adjournment.

Conditional Use Standards/Conditions Exhibit

The Conditional Use Standards:

17.0502 APPLICATION. Applications for conditional use permits shall be made to the Village on forms furnished by the Village and shall include Sections A, E, F and G. and may include any or all of Sections B, C, and D. as determined by the Administrator:

A. Names and addresses of the applicant, owner of the site, or other appropriate entities or persons implementing the project as required by the Administrator.

B. Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site is located. For floodland conditional uses, such description shall also include information that is necessary for the Plan Commission to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human or animal life. This additional information may include plans, certified by a registered professional engineer or land survey or, showing elevations or contours of the ground; fill or storage elevations; first floor elevations of structures; size, location and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets, water supply, and sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream; soil types; and other pertinent information.

C. A topographic map, drawn to a scale of not less than 200' to 1" showing the land in question, its legal description and location; location and use of existing buildings; sanitary systems and private water supplies on such land; the high water elevation of any navigable water within 100' of the land in question; and the proposed location and use of any buildings, sanitary systems and wells on such land and within 100' of such land in question.

D. An impact Report as outlined in Section 17.0506 A or Section 17.0506 B.

E. A fee, as may be established and periodically modified by resolution of the Village Board, shall accompany each application. Such fee shall be paid by cash, check or money order to the Village. Costs incurred by the Village in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of the conditional use and preparation of conditions to be imposed shall be charged to the applicant.

F. Where necessary to comply with certain Wisconsin Statutes, an application will be submitted at the appropriate time to the Department of Natural Resources.

G. The site plan and plan of operation information sheet and plan of operation approval form furnished by the Village shall be submitted prior to scheduling before the Plan Commission.

17.0503 REVIEW AND APPROVAL.

The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, the proposed operation, and other factors the Plan Commission determines are appropriate when considering a Conditional Use Permit.

A. Conditional Use permits shall have the following process:

1. The Applicant shall meet with Administrator or designee in a pre-application conference to discuss the application and plans.

2. The Applicant applies for a Conditional Use Permit by completing the Village application form. Incomplete applications will not be accepted. If that threshold is met, the Administrator or designee sets the application for introduction to the Plan Commission. If the minimum threshold is not met the application is returned to the petitioner with a rationale for denial.

3. The Administrator or designee introduces the CU application at the next available Plan Commission meeting after completion by the Administrator of the response to the

Conditional Use Standards/Conditions Exhibit

Applicant's Impact Report if applicable under 17.0506 A or 17.0506 B. The application materials are provided to the Plan Commission along with a staff report on the matter outlining critical details of the application and code compliance. The Plan Commission concurs the application is complete and sets forth the application for public hearing or the Plan Commission finds the application incomplete and remands it to the Petitioner for completion.

a) Procedure for a Public Hearing before the Plan Commission:

1) Refer to Section 17.1401.

2) Any person may appear in person, by agent, or attorney.

3) The Plan Commission shall afford the applicant and each interested person opportunity to present evidence to rebut or offer countervailing evidence.

4) The Plan Commission shall take minutes of the proceedings and shall mark and preserve all exhibits. The Plan Commission shall, when requested by an applicant or a petitioner objecting to the action, cause the proceedings to be taken by a stenographer or by a recording device provided that the applicant or the petitioner objecting making the request pays any and all costs for the stenographer or recording device and any copies of the proceedings. If requested by both the applicant and the petitioner, the costs shall be split evenly unless otherwise agreed to by the parties.

4. At the public Hearing the Plan Commission will hear from the applicant, Village, and the public on the application's compliance with the standards of the Code. The purpose of the hearing is to gather the record, for the Petitioner to prove with substantial evidence they meet the standards of the code or the public to prove they don't and to address concerns from the public and or Plan Commission and render a decision if appropriate or to determine what remains to be discussed at the next meeting. Only substantial evidence may be considered by the Plan Commission. At the summation of the initial public hearing date the Plan Commission may give the following direction to the petitioner and to the public:

a) The remaining questions/standards that need to be proved/responded to.

b) Additional conditions to include in the CU Order that the Plan Commission deems appropriate. The Petitioner will need to prove they can meet those at the adjourned public hearing date.

c) Direction to staff to prepare the Conditional Use Order or a finding the Petitioner does not meet the standards for approval for consideration at the next meeting. The Plan Commission may also delay either of these directions to hear more evidence at the next meeting, although such delay will result in another adjourned public hearing date for due process purposes.

d) Adjourn the public hearing to a date certain.

5. At the adjourned public hearing date if the public hearing was extended for additional evidence collection, the Plan Commission will hear from the applicant, Village, and the public on evidence in support or opposition to items from 17.0503 A 4.(A. and B.) and to the CU Order itself. The purpose of the hearing is to gather the record on any additional standards imposed by the Plan Commission from the first public hearing and to gather evidence on the CU Order itself. Only substantial evidence will be considered by the Plan Commission. At the summation of the public hearing the Plan Commission will give direction requesting additional evidence and adjourn the public hearing to a date certain or close the public hearing.

6. After the closing of the public hearing the Plan Commission during its regular meeting or at a subsequent meeting where the agenda item is duly noticed shall discuss the plans and Conditional Use Order or Findings for Denial and act on the agenda item(s). The decision shall be based upon the record from the public hearings. The burden of proof is on the applicant to prove they have met the standards of the Ordinance and those set forth by the Plan Commission during the process. The Plan Commission shall render its written determination and the reasons for the same within 95 days from completion of the public hearing unless an extension is consented to in writing by the applicant. The Clerk shall mail a copy of the determination to the applicant.

Conditional Use Standards/Conditions Exhibit

7. Conditions such as landscaping, architectural design, type of construction, flood proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, parking requirements, or length of approval may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this ordinance.

B. Compliance with all other provisions of this ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all conditional uses unless otherwise specifically authorized to be modified by this Code. Variances shall only be granted as provided in Section 17.1200 of this ordinance.

C. Changes in use subsequent to the initial issuance of a conditional use permit shall result in a need to change the initial conditions and shall require an amendment to the conditional use permit. Enlargement of a conditional use shall not be considered an amendment. If any holder of a conditional use permit wishes to extend or alter the terms of such permit, the permit holder must apply for an amendment to the conditional use permit through the procedure of application for conditional use permits detailed herein. The process for amending a permit shall generally follow the procedures for granting a permit as set forth in Sections 17.0501, 17.0502 and 17.0503, and shall require the filing of an application and a hearing as provided above. The Conditional Use Order may describe changes that can be made without requiring a new permit.

D. Conditional Use Orders shall generally have 5 year terms unless otherwise specified by the Plan Commission. The Orders shall have an administrative renewal process established within the order to allow for streamlined renewal of the conditional use order with a provision that allows the Plan Commission to remove the Conditional Use Order from automatic renewal if there are concerns with compliance with the CU order or concerns raised by the public about the applicant's operations. If the Plan Commission pulls the CU order from automatic approval the CU order shall remain in effect while the Plan Commission provides due process to the applicant in reviewing the CU Order and its renewal.

- C. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in a CU order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule of either the Village Board, County of Waukesha, State of Wisconsin, or the United States of America, or other duly constituted authority. A CU order does not constitute a building permit, nor shall a CU order constitute any other license or permit required by Village Ordinance or law.

17.0506 CONDITIONAL USES

2. *Arts, Entertainment, and Recreation: Petitioners for conditional uses in the Arts, Entertainment, and Recreation section below must prove if the use involves the discharge of weapons that the building and site design have been established to both prevent any bullet, arrow, or other item from leaving the subject property and prevent anyone unauthorized; from access to where they may be impacted by the discharge of the weapon(s).*
- a) *Archery Ranges, bathhouses, beaches, boating, camps, conservatories, driving ranges, firearm ranges, golf courses, ice boating, marinas, polo fields, riding academies, and stadiums in the A-1 district provided that the lot area is not less than three (3) acres and all structures are not less than 50 feet from any district boundary.*
 - b) *Music/theater halls, museums, historical sites, zoological and botanical gardens in the B-1, B-3, and A-1 districts.*
 - c) *Commercial Recreation Facilities, such as arcades, bowling alleys, dance halls, driving ranges, gymnasiums, lodges, miniature golf facilities, physical fitness and recreational sports facilities, pool and billiard halls, racetracks, rifle ranges, tennis courts, volley ball courts, Turkish baths, swimming pools, and skating rinks, are conditional uses and may be permitted in the B-1,*

Conditional Use Standards/Conditions Exhibit

The General Provisions of Chapter 17.0200

The Zoning District Standards 17.0400 and in particular the standards of the B-2 Regional Business District (17.0417).

Site Plan Review Standards 17.1000

17.1002 PRINCIPLES To implement and define criteria for the purposes set forth in Section 17.1001, the following principles are established to apply to all new structures and uses and to changes or additions to existing structures and uses.

A. No structure, or use shall be established that is counter to the intent of the Design Standards nor shall the same be permitted that would have a negative impact on the maintenance of safe and healthful conditions in the Village. Structures and uses in the B-4 Central Mixed Use District shall also adhere to the intent of the Downtown Development and Design Plan.

B. No structure shall be permitted:

1. The design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

2. The design or exterior appearance of which is so identical to a building on lots within 500 feet of each other that it creates excessive monotony or 17.1000 drabness, in order to realize architectural uniqueness between lots.

3. Where any exposed facade is not constructed or faced with a finished material or color which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

C. The facade of a manufacturing building which faces upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing a street shall be finished with brick or decorative masonry material. Such masonry facing shall extend for a distance of at least 10 feet along the sides of the structure. Manufacturing buildings on corner lots shall have the required masonry facade facing each street. Metal buildings may be constructed in any business, manufacturing, institutional, or park district, but only by a 3/4 affirmative vote of the Plan Commission.

D. Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

E. Structures and uses shall make appropriate use of open spaces and the Plan Commission may require appropriate landscaping and planting screens. All landscaped areas shall provide a mix of climax trees, tall and medium deciduous trees, tall and medium coniferous trees, deciduous and coniferous shrubs, and grasses. The appropriate mix shall be determined by the Plan Commission.

F. No articles, goods, material, finished or unfinished product, incinerators, storage tanks, refuse containers, or like equipment shall be kept outdoors, exposed to public view, or exposed to view from adjacent buildings and property. Garbage and refuse containers shall be screened from the street and from neighboring facilities. The Plan Commission may permit the outdoor display of product or merchandise when it makes a finding that such display is essential to a business or industrial use.

G. Structures and uses shall be provided with adequate services as approved by the appropriate utility and serve to implement the recommendations of Utility and Stormwater Management Plans of the Village.

Conditional Use Standards/Conditions Exhibit

H. Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead door shall face upon a street right-of-way unless a determination is made by the Plan Commission to allow the same, as described herein.

1. The Plan Commission shall not allow the same unless the Plan Commission first finds either a or b: (a) That the loading dock or overhead door is set back at least 75 feet from the street right-of-way and adequate vehicle turnaround areas have been provided on the lot, such that no maneuvering of vehicles will take place within the street right-of-way in order to access the loading dock or overhead door. (b) That the building is on a lot within the M-1 Industrial District and the building has a previously approved loading dock facing the street.

2. If the Plan Commission finds (1) (a) or (1) (b), above, then the Plan Commission may allow the loading dock or overhead door to face the street right-of-way upon consideration of the following additional factors, without limitation by reason of enumeration: 17.1000 (a) Whether the loading dock or overhead door is set back sufficiently from the street right-of-way to adequately limit the adverse visual impact of the loading dock or overhead door; (b) Whether the number of loading docks or overhead doors that are proposed to face the street right-of-way, due to their number, would create an adverse visual impact; (c) Whether the natural terrain and other existing features of the lot may affect the visual impact of the loading dock or overhead door; and (d) Whether the loading dock or overhead door will be appropriately screened with landscape berms or other landscaping.

Any other standards from Chapter 17 that may be relevant.



Project Name _____

Tax Key # _____

VILLAGE OF SUSSEX PLAN OF OPERATION PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to ggilbertson@villagesussex.org.

The following fees are required at the time of submittal:

_____ Plan of Operation fee	\$175.00
_____ Conditional Use fee (if necessary)	\$210.00
_____ Pre Occupancy inspection fee	\$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes: _____

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: Matthew Mehring Phone # 262-613-4009

E-mail: mmehring@andersonashton.com

For office use only:

Met with staff on: _____

Paid fees on: _____

To be on the Plan Commission Agenda for: _____

Original forms to the following:

Plan of Operation to Jeremy _____

Service reimbursement _____

Emergency Contact to Sheriff Dept _____

Wastewater Permit to WWTP _____

Any outstanding fees owed on the property? _____



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? Yes If yes, is this a new CU? Yes

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? _____

Tax Key # SUXV0228999021

Zoning: B-2

Address of Tenant Space: N66 W25201 County Hwy VV Sussex, WI 53089

1. Name of Business:

Lake Country Indoor Sports LLC

Business

2746 S. 166th Street New Berlin, WI 53151 Sussex, WI 53089 262-613-4009

Address City, State, Zip Phone #
mmehring@andersonashton.com

Fax # Email address

2. Business owner contact information:

Matthew Mehring

Contact

2746 S. 166th Street New Berlin, WI 53151 262-613-4009

Address City, State, Zip Phone #
mmehring@andersonashton.com

Fax # Email address

3. Building/Land owner contact information:

Matthew Mehring

Contact

2746 S. 166th Street 2746 S. 166th Street 262-613-4009

Address City, State, Zip Phone #
mmehring@andersonashton.com

Fax # Email address

4. Number of Employees/Shifts: 10 2
Employees Shifts

5. Days of Operation:

Put an X in box that applies:

Hours
Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
6:00 am	6:00 am	6:00 am	6:00 am	6:00 am	6:00 am	6:00 am
11:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm	11:00 pm

6. Is this an extension of an existing operation? No
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? No Do you need an Outdoor Establishment Permit? _____
If yes, explain: _____
If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? na
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No If yes, explain: _____
11. Dimension of area to be occupied 80,000 Total square footage 80,000
If applicable list square footage according to 1st floor 80,000 2nd floor _____

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:
Total Number of Parking Spaces 479 Number of spaces needed per code 479
Number of spaces allocated for employee parking _____
Dimensions of parking lot 508'x340' Is parking lot paved? Yes

13. Signage: What type of signage are you proposing for your business?

Building and monument sign

If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

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.

Matthew Mehring
Name
member
Title or Position

10/30/2022
Date

I am aware and approve of the business to be operating in the building owned by Lake Country Indoor Sports LLC.

Matthew Mehring
Name
member
Title or Position

10/30/2022
Date



N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

**VILLAGE OF SUSSEX
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

Pursuant to the Village of Sussex Ordinance No. 3.11, the Village of Sussex Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village to the property owner incurring those fees even if the request is not approved. Also, be advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs or charges, however, is subjected to the property owner's appeal rights as described in said Village of Sussex Ordinances.

I, the undersigned, have been advised that, pursuant to said Village of Sussex Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village even if the request is not approved. In addition, I have been advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document however, I am not waiving my appeal rights that are described in said Village of Sussex Ordinances.

PLEASE PRINT LEGIBLY

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:

2746 South 166th Street

New Berlin, WI 53151


Business Name: Anderson Ashton Inc

Name of Owner and Address of the Property involved in the Request (if different from above):

Lake Country Indoor Sports LLC

2746 South 166th Street New Berlin, WI 53151

Tax Key No. of the Property involved in the Request: SUXV0228999021


Signature of Property Owner and /or Authorized Agent

10/30/2022

Date

10/30/2022

Date

Signature of Village Official Accepting Form

A copy of this completed form shall be provided to the Village Clerk for billing purposes.



WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: Lake Country Indoor Sports LLC

Address: 2746 S. 166th Street New Berlin, WI 53151

Owner/Operator: owner

Standard Industrial Classification #: _____

How many people do you employ? 10

What are your businesses hours of work? 6am to 11pm

Who is responsible for water quality? (List job titles)
Matthew Mehring - member

Time and Duration of Discharge: 6am - 11pm

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:

The discharge of the facility would be limited to the toilet rooms servicing our staff and customers.

Please list each product your business produces. (Include type, amount and rate of production):

What are the constituents and characteristics of your wastewater?

The discharge of the facility would be limited to the toilet rooms servicing our staff and customers.

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

[Print Form](#)

[Clear Form](#)



Village of Sussex Fire Department
N63 W24335 Main Street
Sussex, Wisconsin 53089

Fire Station - *PHONE*
262-246-5197
Fire Station - *FAX*
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

Business Name: Lake Country Indoor Sports LLC
Business Address: 2746 S. 166th Street New Berlin, WI 53151
Business Phone #: 262-613-4009
Business Email: mmehring@andersonashton.com

Business Emergency Contacts

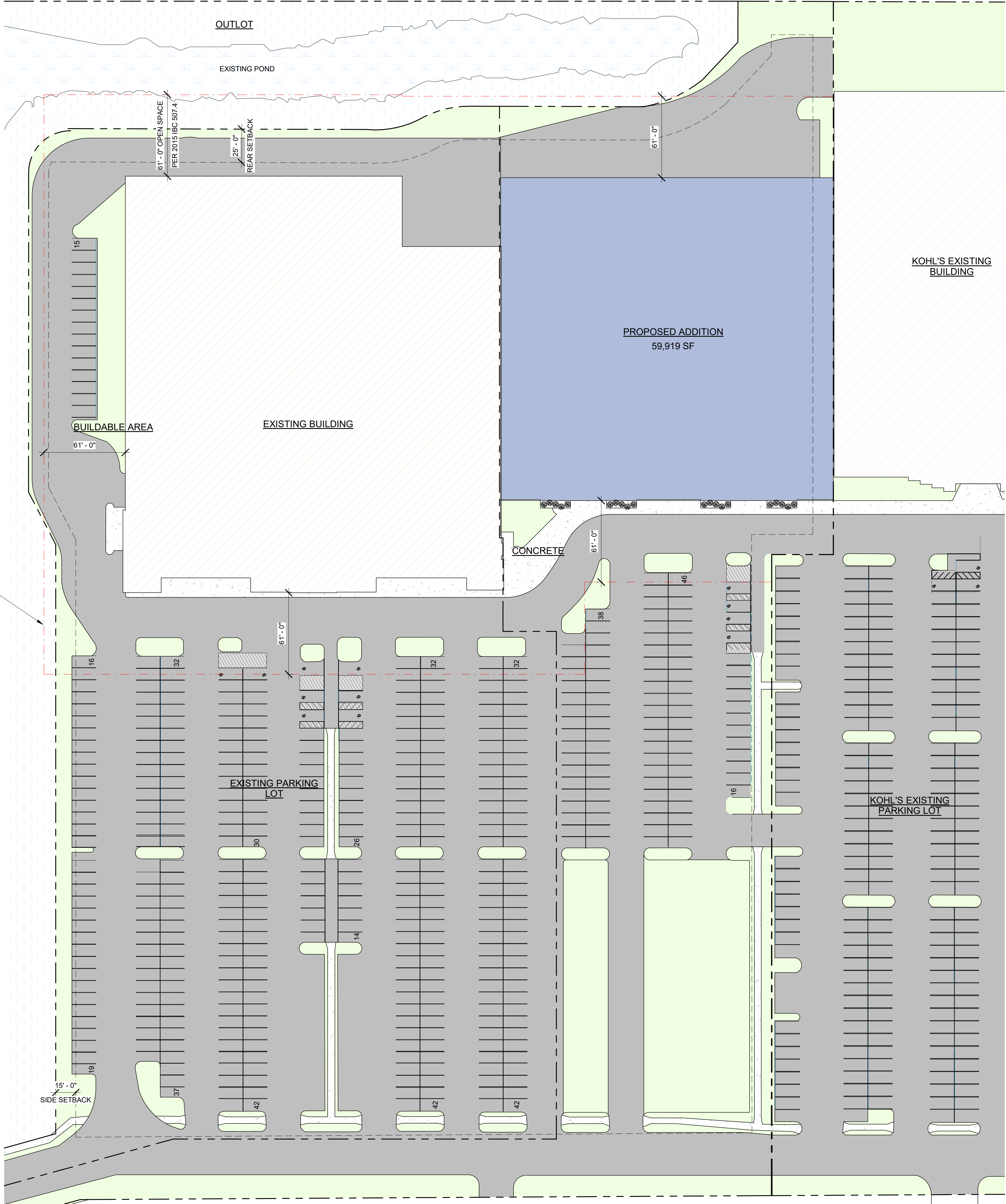
Name and Phone #: Matthew Mehring 262-613-4009
Name and Phone #: _____
Name and Phone #: _____

Building Owner Name: Matthew Mehring
Building Owner Email: mmehring@andersonashton.com

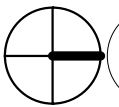
Building Owner Emergency Contacts

Name and Phone #: Matthew Mehring 262-613-4009
Name and Phone #: _____

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes No



OPEN SPACE DISTANCE OF 61' WIDE FOR UNLIMITED AREA PER 2015 IBC 507.2 AND 507.4



1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

ZONING		REVISIONS
ZONED:	B-2	
MIN. BUILDING SETBACKS (FT):	STREET YARD: 45' INTERIOR SIDE YARD: 25' REAR YARD: 25'	
PAVING SETBACKS (FT):	FRONT & STREET YARD: XX' INTERIOR SIDE YARD: XX' REAR YARD: XX'	
MAX. BUILDING HEIGHTS (FT):	PRINCIPAL BUILDING: X45' ACCESSORY BUILDING: XX'	

SITE STATISTICS		
NAME	AREA	AREA RATIO
BUILDABLE AREA	68,797 SF	8%
CONCRETE	12,504 SF	1%
EXISTING BUILDING	82,276 SF	10%
EXISTING PARKING LOT	247,787 SF	29%
OUTLOT	386,617 SF	45%
PROPOSED ADDITION	59,919 SF	7%
PROPOSED LANDSCAPE	504 SF	0%
GRAND TOTAL	858,404 SF	100%

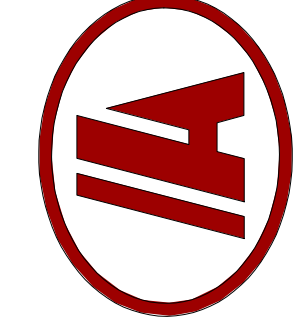
PARKING	
PARKING REQUIREMENTS:	XX
TOTAL STALLS REQUIRED:	XX
TOTAL STALLS PROPOSED:	479
TOTAL ACCESSIBLE STALLS REQUIRED:	XX
TOTAL ACCESSIBLE STALLS PROPOSED:	12

- GENERAL SITE NOTES:**
- VISIT JOB SITE TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. MEET WITH GENERAL CONTRACTOR PRIOR TO STARTING.
 - REMOVE EXISTING TREES ALONG WITH ROOTS AS REQUIRED @ PROPOSED BUILDING AND PAVING AREAS.
 - STRIP AND REMOVE ALL REMAINDER VEGETATION & X"± TOP SOIL FROM WITHIN THE BUILDING AND PAVING AREAS. STOCKPILE REUSABLE, UNCONTAMINATED TOPSOIL AND PROVIDE FOR ALL EXCESS MATERIAL TO BE TRUCKED OFF SITE. RESPREAD SALVAGED TOPSOIL OVER DISTURBED AREAS TO APPROX. 4" DEPTH AFTER CONSTRUCTION IS FINISHED.
 - CUT (OR FILL) THE BUILDING AREA +5.0' BEYOND PERIMETER OF THE BUILDING
 - CUT THE FLOOR AREA TO THE SUB-GRADE ELEVATION. (THE PERIMETER FOUNDATION FOOTINGS TO BE EXCAVATED BY CONC. CONTR. TO THE REQUIRED DEPTHS PER THE FOUNDATION PLAN). BENCH GRADE BACK PER CURRENT OSHA CODE STANDARDS PART #1926 IF REQ'D BY THE G.C. FOR THE PROJECT
 - PROOF ROLL BUILDING AREA FOR ANY SOFT MATERIALS. REPORT ANY SOFT SPOTS TO THE GENERAL CONTRACTOR.
 - ALL FILL MATERIAL FOR BRINGING GRADES UP TO SUB-GRADE ELEVATIONS SHALL BE GRANULAR OR CLEAN COMPACTABLE CLAY AND APPROVED BY ANDERSON-ASHTON.
 - ALL EXTERIOR BACKFILL MATERIAL FOR STANDARD FROST FOUNDATION WALLS SHALL BE CLEAN COMPACTABLE CLAY. INTERIOR BACKFILL MATERIAL SHALL BE 3/4" CLEAR STONE.
 - ALL BACKFILL & FILL MATERIALS SHALL BE INSPECTED AND APPROVED BY ANDERSON-ASHTON PRIOR TO PLACEMENT. ALL FILL MATERIALS SHALL BE COMPACTED IN 8" MAX. LIFTS @ 95% MODIFIED PROCTOR.
 - PREPARE THE PAVING AREA AS SHOWN ON THE CONSTRUCTION DOCUMENTS TO +/- 0.10'
 - PREPARE ALL SWALES AS SHOWN ON PLAN TO PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION.
 - RETURN AFTER THE BUILDING IS ENCLOSED & FINISH GRADE AND TOPSOIL AROUND PERIMETER OF BUILDING. ALSO, FINISH GRADE AROUND ELECTRICAL, TELEPHONE, GAS, SEWER, WATER AND UTILITY TRENCHES.
 - GRADING CONTRACTOR SHALL FIX AND REPAIR PARKING AREA AND DRIVES AS REQUIRED AFTER UTILITY AND OTHER WORK THAT MAY DISTURB THE SOIL AND/OR GRAVEL BASE BEFORE PAVING BEGINS. GRADING CONTRACTOR SHALL SMOOTH DRUM ROLL ALL PARKING AREAS AND DRIVES BEFORE PAVING BEGINS.
 - GRADING CONTRACTOR SHALL BE PREPARED TO HANDLE ALL SPOILS WHICH MAY INCLUDE ON SITE STORAGE AND TRUCKING OFF SITE. GRADER TO GET PRIOR APPROVAL FROM G.C. FOR PLACEMENT OF STOCKPILE SITES PRIOR TO STARTING STRIPPING OF TOPSOIL.
 - AWARDED GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE LABOR AND MATERIAL NEEDED FOR SUPPLYING ANY TRAFFIC CONTROL BARRIERS OR SIGNS AS NEEDED PER LOCAL OR D.O.T. CODES & REGULATIONS DUE TO ANY ROAD WORK OUTSIDE OF PROPERTY LINES
 - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MIN DISTANCE OF 10' MEASURED PERP. TO THE FACE OF THE FOUNDATION WALL.

- ASPHALT PAVING WORK**
- FURNISH AND INSTALL A 8" CRUSHED AGGREGATE BASE AT THE ASPHALT PAVING PARKING AREAS.
 - FINE GRADE AND COMPACT STONE BASE.
 - FURNISH AND INSTALL A 4" (TWO LIFT) AVG. THICKNESS COMPACTED ASPHALT PAVEMENT AT TRUCK/DRIVE AREAS
 - FURNISH AND INSTALL ALL PARKING STALL STRIPING, H.C. SYMBOLS, & H.C. SIGNS ON METAL POSTS.

THIS IS A SCHEMATIC DRAWING. NOT A WORKING DRAWING. ANDERSON ASHTON IS NOT RESPONSIBLE FOR DIMENSIONS, CONSTRUCTION DETAILS, ENGINEERING DECISIONS, REGULATION COMPLIANCE, OR ANY OTHER INFORMATION. IT IS HIGHLY RECOMMENDED THAT A LOCAL ARCHITECT BE ENGAGED TO DEVELOP CONTRACT DOCUMENTS BASED ON THESE SCHEMATIC DRAWINGS AND CORRESPONDING OUTLINE SPECIFICATIONS. IT IS FURTHER ADVISED THAT GENERAL CONDITIONS SPECIALLY DEDICATED FOR CONTRACT DOCUMENTS BY ARCHITECT ARE BE DEVELOPED IN A CONTRACTUAL AGREEMENT.

ANDERSON ASHTON
DESIGN / BUILD
2746 South 168th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM



PRELIMINARY NOT FOR CONSTRUCTION

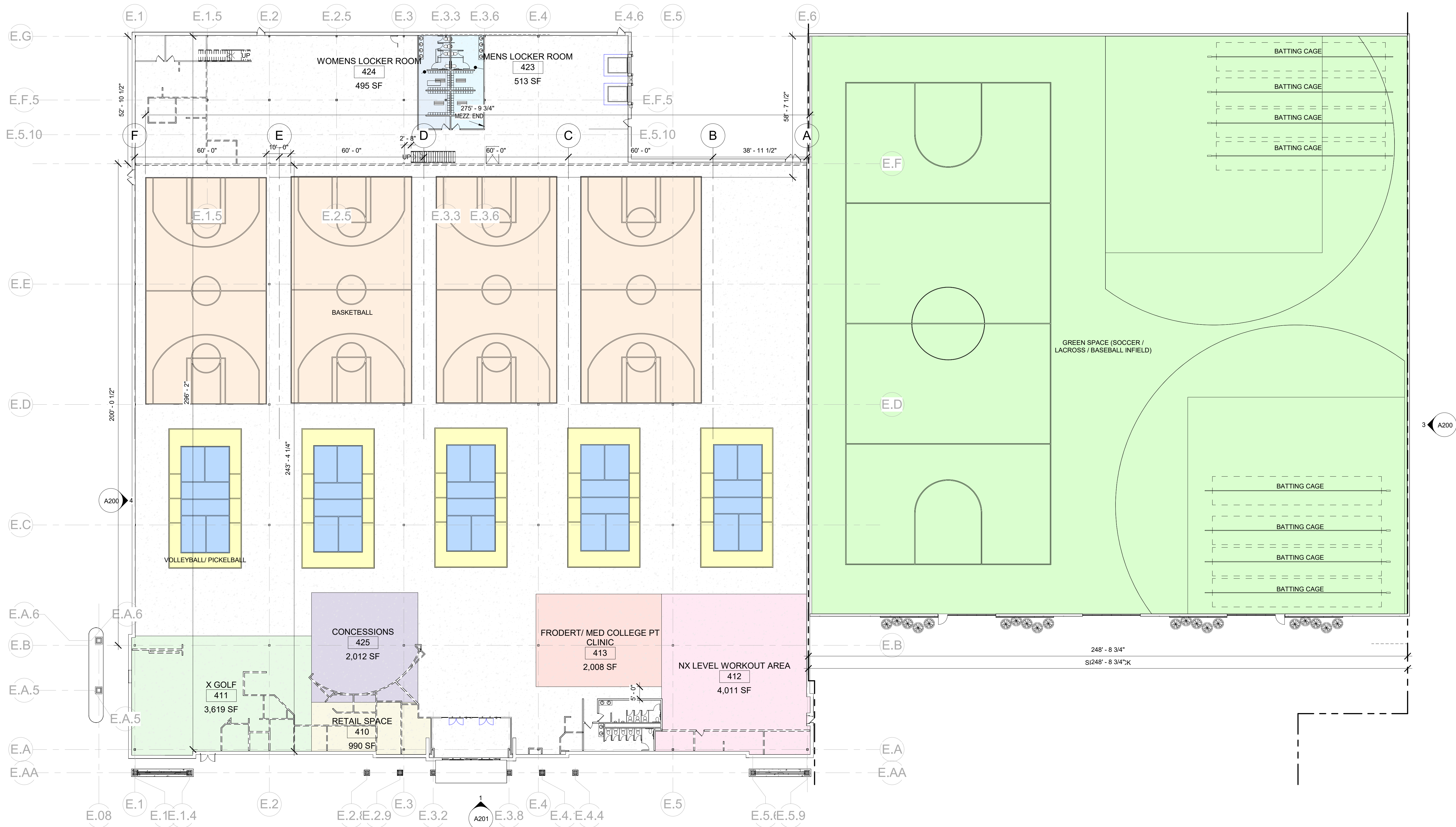
PROPOSED ADDITION & REMODEL BUILDING FOR:
SHOPKO DEVELOPMENT
N66 W25201 COUNTY HWY W SUSSEX, WI 53089

DRAFTED BY: SS
DESIGNER: RRS
ISSUE 10/24/2022 5:22:30 PM
SUBMITTAL DATE XX-XX-XX
DESIGN NO. #####
CONSTRUCTION NO. #####

ARCHITECTURAL SITE PLAN

AS01

COPYRIGHT PROTECTED 2022



1 FLOOR PLAN
1" = 20'-0"

REVISIONS

THIS IS A SCHEMATIC DRAWING, NOT A WORKING DRAWING. ANDERSON ASHTON IS NOT RESPONSIBLE FOR DIMENSIONS, CONSTRUCTION DETAILS, ENGINEERING DECISIONS, REGULATORY APPROVALS, OR ANY OTHER REQUIREMENTS. IT IS HIGHLY RECOMMENDED THAT A LOCAL ARCHITECT BE ENGAGED TO DEVELOP CONTRACT DOCUMENTS BASED ON THESE SCHEMATIC DRAWINGS AND CORRESPONDING OUTLINE SPECIFICATIONS. IT IS FURTHER ADVISED THAT GENERAL CONDITIONS SPECIFICALLY DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE DEVELOPED IN A CONTRACTUAL AGREEMENT.

ANDERSON
ASHTON
DESIGN / BUILD
2746 South 16th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED ADDITION & REMODEL BUILDING FOR:
SHOPKO DEVELOPMENT
N66 W25201 COUNTY HWY W SUSSEX, WI 53089

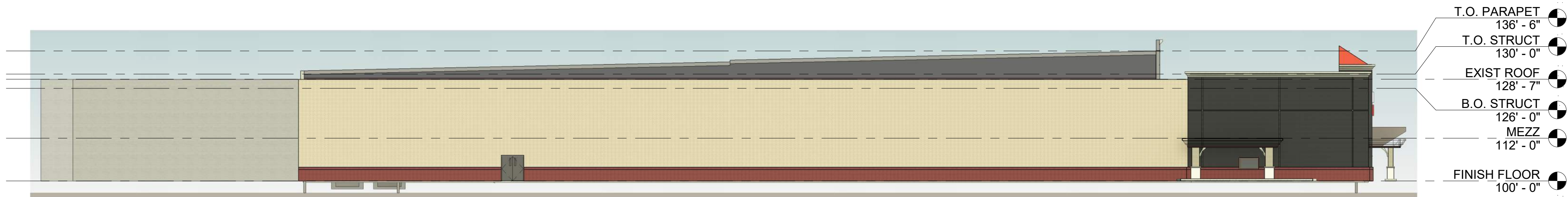
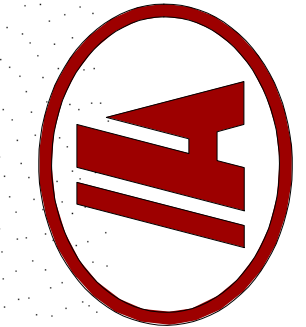
DRAFTED BY: RS
DESIGNER: SS
ISSUE 10/14/2022 4:13:28 PM
SUBMITTAL DATE XX-XX-XX
DESIGN NO. #####
CONSTRUCTION NO. #####

PLANS

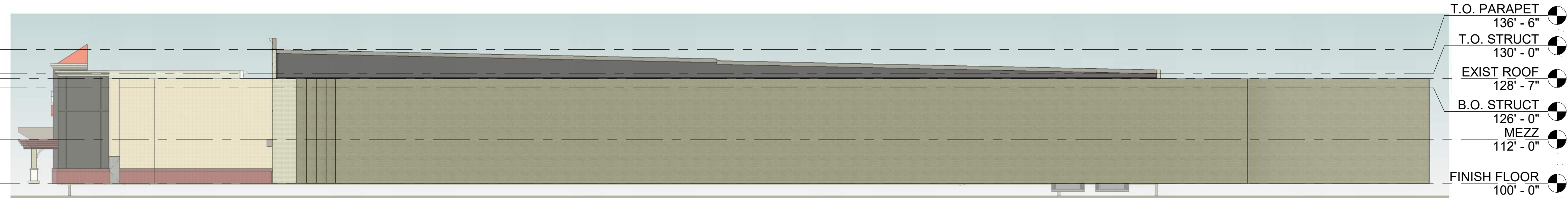
A101

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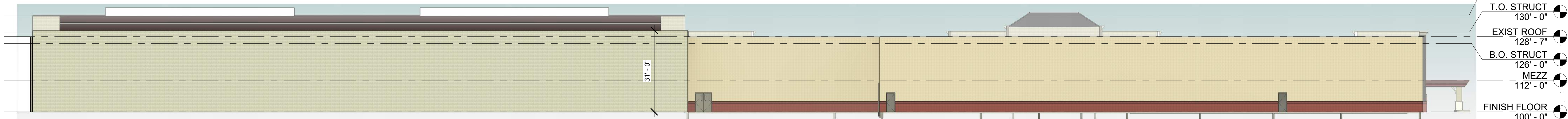
3 A200



4 SOUTH ELEVATION
1" = 20'-0"



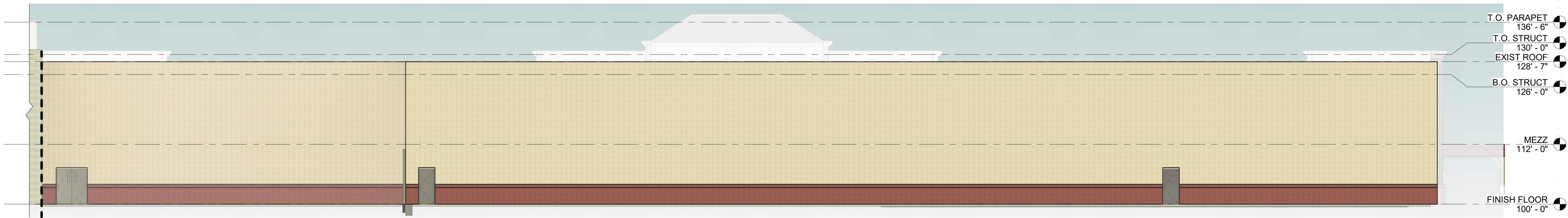
3 NORTH ELEVATION
1" = 20'-0"



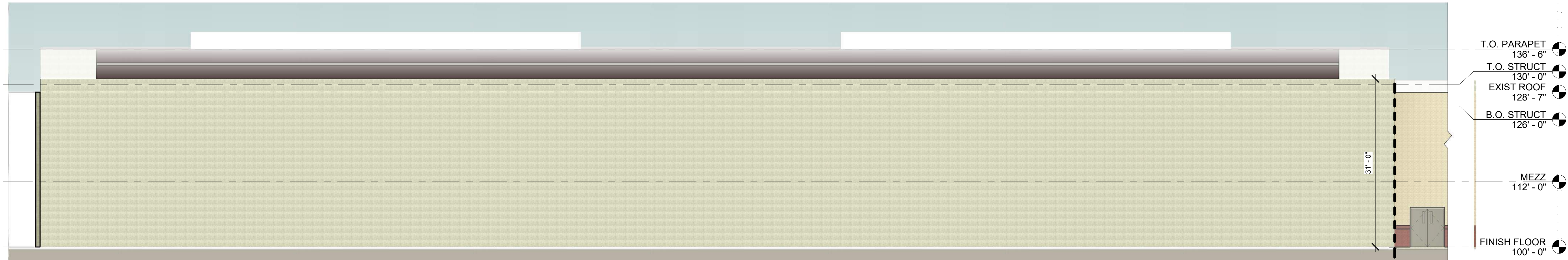
2 WEST ELEVATION
1" = 20'-0"



1 EAST ELEVATION
1" = 20'-0"



3 WEST ELEVATION EXISTING
1" = 10'-0"



2 WEST ELEVATION NEW ADDITION
1" = 10'-0"



1 EAST ELEVATION NEW ADDITION
1" = 10'-0"

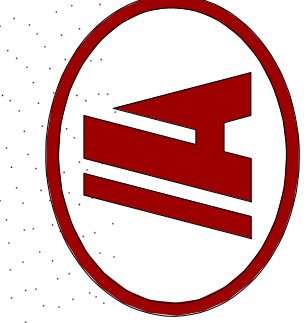


4 EAST ELEVATION EXISTING
1" = 10'-0"

REVISIONS

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DESIGN / BUILD
2746 South 166th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM



PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED ADDITION & REMODEL BUILDING FOR:
SHOPKO DEVELOPMENT
N66 W25201 COUNTY HWY W SUSSEX, WI 53089

DRAFTED BY: SS
DESIGNER: SS
ISSUE 10/27/2022 5:58:54 PM
SUBMITTAL DATE XX-XX-XX
DESIGN NO. P-02242
CONSTRUCTION NO. -

ENLARGED ELEVATIONS

A201



3D VIEW 1



3D VIEW 2



3D VIEW 3



3D VIEW 4

Lake Country

Indoor Sports Training and Tournament Center



**ANDERSON
ASHTON**
DESIGN / BUILD





EXISTING SHOPKO BUILDING



- Existing big-box retail facility
- 80,000 sf building constructed in 2009
- Vacant for 6+ years





LAKE COUNTRY INDOOR SPORTS and TOURNAMENT CENTER

Lake Country Indoor Sports, LLC is proposing a multi-sport athletic training facility that provides indoor rental areas for both teams and individuals to train, practice, and perform. The facility will focus on baseball, softball, basketball, volleyball, and pickleball, and will have the ability to house tournaments as well as daily training. In addition, a planned golf simulator will provide additional opportunities for the community to utilize the facility.

There will also be group and individual personal training available through our partnership with NX Level Performance Training, a long standing and well-respected training group in southeastern Wisconsin. NX Level currently operates two other successful facilities in Wisconsin. In their 17 years of operation, over 400 athletes who have trained at NX Level have gone on to play collegiate and professional sports but prides themselves on their ability to work with athletes of all ability levels. Lake Country Indoor Sports, LLC will also offer physical therapy solutions, with an onsite physical therapy center. This center will be state of the art and offer services such as cryo-therapy and aqua therapy.

This facility will be a destination location and is strategically located in a market area that is currently under served. Many families that reside in the greater lake country area must drive significant distances for their children to train and practice, and our facility will solve this problem. With many local food, drink, and shopping options close to the facility, the local businesses will also enjoy many benefits from having a vibrant and busy facility in the area.





Focused on Player Development

Designed for:

Baseball

Softball

Soccer

La Crosse

Football

Basketball

Volleyball

Pickelball



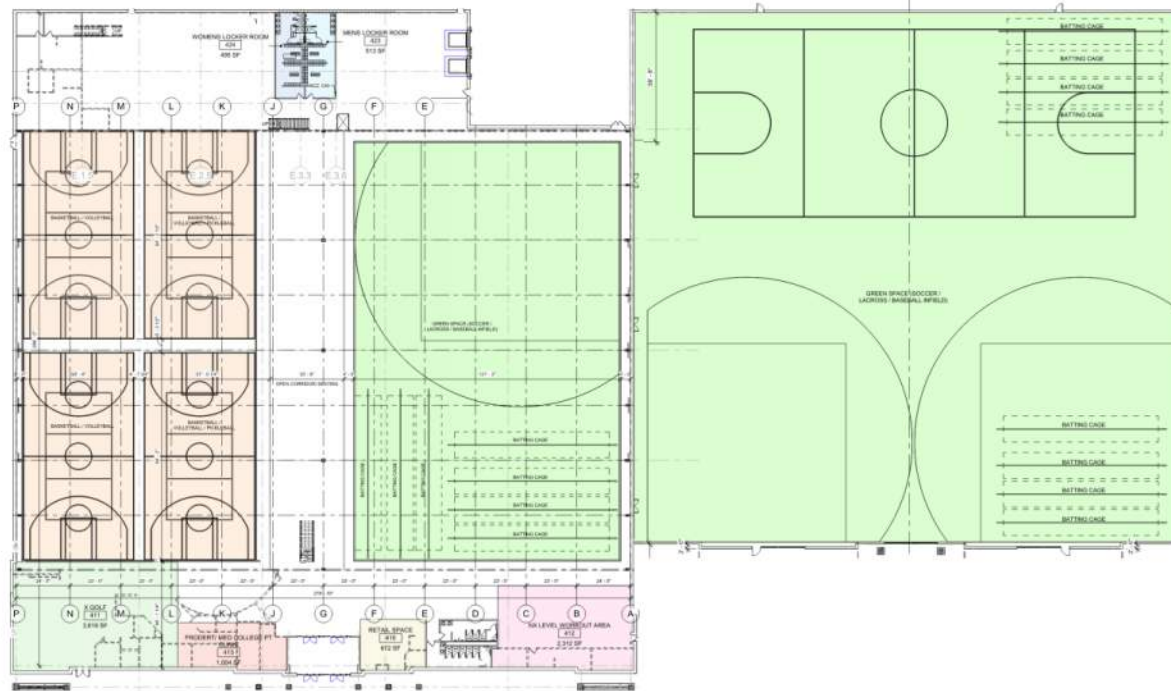


PROPOSED RENDERINGS



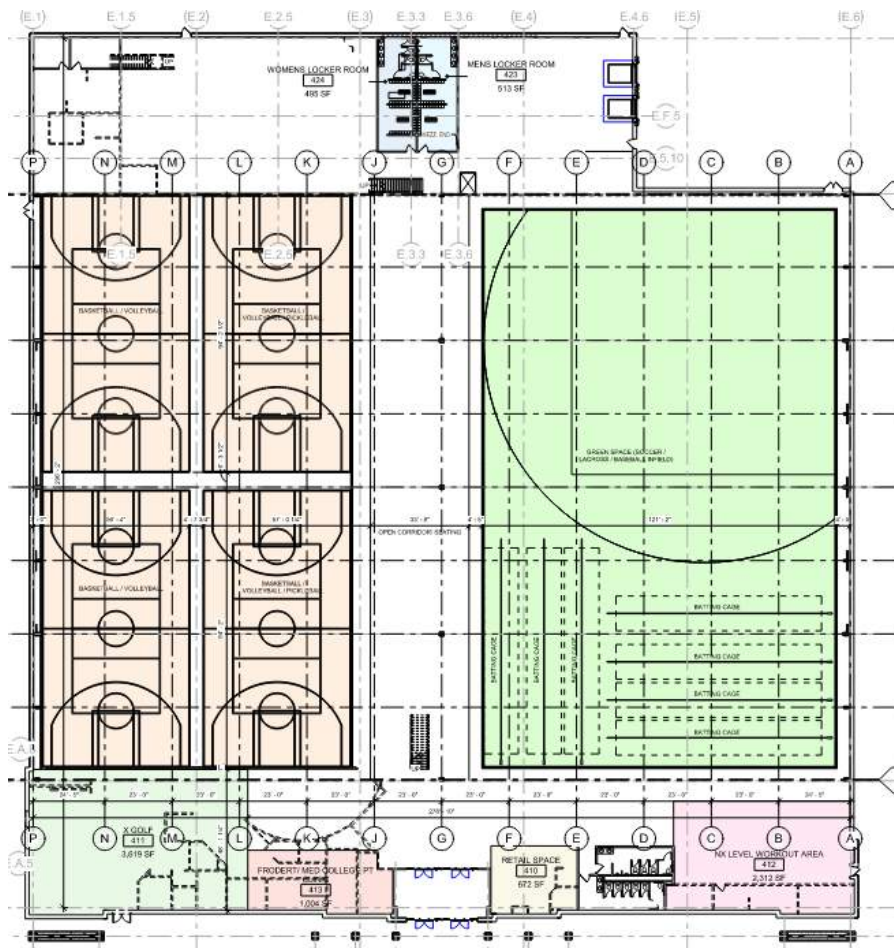


PROPOSED MASTER PLAN





PHASE ONE – EXISTING BUILDING





Soccer





La Crosse





Football





Baseball





Volleyball





Pickleball



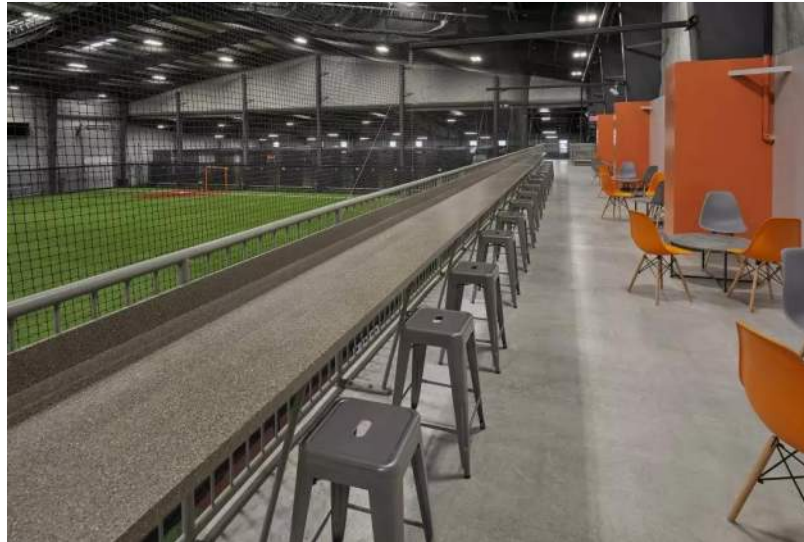


Training Area





Visitor Viewing / Restaurant





**ANDERSON
ASHTON**
DESIGN / BUILD



MATTHEW MEHRING
PRESIDENT
(262) 613-4009
mmehring@andersonashton.com

2023
VILLAGE OF SUSSEX ORDER
GRANTING A CONDITIONAL USE AND
PRESCRIBING CONDITIONS FOR NX LEVEL
TO ALLOW CERTAIN USES AS DESCRIBED HEREIN
IN THE VILLAGE OF SUSSEX

WHEREAS, a petition has been filed by Matthew Mehring for Lake Country Indoor Sports LLC., (hereinafter “Petitioner”); and

WHEREAS, the Petitioner is requesting that a conditional use permit be granted pursuant to the Zoning Ordinance for the Village of Sussex for property located at N66W25201 County Highway VV as described on **Exhibit A** attached hereto and incorporated herein (hereinafter “Subject Property”); and

WHEREAS, the Subject Property is owned by RAP FOND DU LAC LLC, a Wisconsin limited liability company (“Owner/Developer”); and

WHEREAS, the Subject Property is zoned B-2 Regional Business District; and

WHEREAS, an indoor commercial recreation facility in the B-2 Regional Business District may be permitted as a conditional use in accordance with Section 17.0506(A)(2)(c) of the Village of Sussex Zoning Ordinance; and

WHEREAS, pursuant to Section 17.0506(A)(11)(a) all outside storage is a conditional use and location of items must be screened from view; and

WHEREAS, upon receipt of the application for a conditional use permit filed by the Petitioner, the Village Clerk properly referred such petition to the Plan Commission for the Village of Sussex for determination; and

WHEREAS, upon referral of the petition by the Village Clerk, the Plan Commission for the Village of Sussex scheduled a public hearing thereon as soon as practical; and

WHEREAS, upon publication of the required “Notice of Public Hearing” and mailing of said “Notice of Public Hearing” to all parties-in-interest as required by Section 17.1401 of the Zoning Ordinance, the Plan Commission held a public hearing on January 17, 2023 and February 21, 2023 as required by Section 17.0505 of the Zoning Ordinance for the Village of Sussex; and

WHEREAS, the Plan Commission finds the application is consistent with the B-2 Regional Business District which is intended to provide for the orderly and appropriate development along CTH VV and STH 164, to provide services and retail for the community and surrounding region; and

WHEREAS, the Plan Commission for the Village of Sussex, following the public hearing and necessary study and investigation, having given the matter due consideration, and having based its determination on the effect of granting such conditional use permit on the health, general welfare, safety, and economic prosperity of the Village and specifically of the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as impact on the surrounding properties as to noise, dust, smoke, odor, or other similar factors, hereby determines that the use will not violate the spirit or intent of the Zoning

Ordinance for the Village of Sussex, will not be contrary to the public health, safety or general welfare of the Village of Sussex, will not be a hazardous, harmful, noxious, offensive, or nuisance by reason of smoke, dust, odor, or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the conditional use is operated pursuant to the following conditions and in strict compliance with the same.

THEREFORE IT IS ORDERED AS FOLLOWS:

Commencing upon the date hereof, a conditional use permit for the Subject Property is hereby granted. The conditional use permit granted herein shall apply only to the specific use of the Subject Property by Lake Country Indoor Sports LLC. for a Commercial Recreation Facility as well as permitted and accessory uses set forth in Section 17.0417 B-2 Regional Business District and auxiliary uses as set forth in Section 17.0710 if approved as part of a Plan of Operation and site plan; and the conditional use permit shall continue in existence only so long as the conditional use is operated in compliance with this permit. This conditional use permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions, and limitations.

- A. This conditional use is granted for Lake Country Indoor Sports LLC. for the above enumerated uses, subject to the following conditions:
 1. Presentation Compliance. The commercial recreation facility is approved herein on the Subject Property, and the use thereof, shall be used in substantial conformity with the presentation at the Public Hearing before the Plan Commission held on January 17, 2023 and February 21, 2023.
 2. Subject Property. This conditional use permit issued to the Petitioner, shall be limited to the property described in **Exhibit A** attached hereto and incorporated herein as presented at the public hearing.
 3. Plans. The Petitioner is required and must have all plans current, approved by the Plan Commission for the Village of Sussex, and on file with the Plan Commission for the Village of Sussex in order for this CU to be in effect. The Petitioner shall be entitled to amend or change any plan contemplated herein subject to the aforementioned conditions and subject to the Plan Commission for the Village of Sussex approval and without a public hearing, if such amendments and/or change is not a substantial amendment or change in any plan contemplated herein that the Plan Commission for the Village of Sussex feels, in its sole discretion, to be substantial will require a new permit and all Village procedures in place at the time must be followed.
 - a. Site Plan. The Petitioner shall submit to and receive approval from the Village Plan Commission, pursuant to Section 17.1000, a specific site plan for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with the presentation at the meetings. The plan(s) shall be attached hereto and incorporated herein as **Exhibit B**. Any such plan must meet the following minimum requirements or conditions:
 - b. Plan of Operation. The Petitioner shall submit to and receive approval from the Village Plan Commission a specific plan of operation for the Subject Property, the same to be in substantial conformance with the preliminary plans on file and with

the presentation at the meeting. Once approved the plan of operation shall be attached hereto and incorporated herein as **Exhibit C**.

- c. In order to sell alcoholic beverage items a license from the Village of Sussex is required and all requirements of said license process shall be followed and a license obtained prior to the sale of the same.
4. Traffic, Access, and Loading Plans. The Petitioner shall follow the previously approved traffic, access, loading, parking and egress plan for the Subject Property.
5. Lighting Plan. The Petitioner shall follow the previously approved lighting plan for the Subject Property.
6. Signage. The Petitioner shall submit for Sign Permits to Village Staff prior to the installation of any signage on the Subject Property.
7. Sewer, Water, Stormwater and Erosion Control Plans. The Petitioner shall follow the previously approved sewer, water, stormwater, and erosion control plans for the Subject Property.
8. Public Improvements. The Owner/Developer shall grant an easement at no cost to the Village to the Village to allow for the construction and connection of the Village trail/sidewalk system through the property. This public path shall allow connectivity through and to the site. The path generally runs along the southern property line. The Owner shall connect sidewalk from its building to this path per a plan that must be approved by the Village engineer.
9. Fence, Landscaping, Berm, and Open Space Utilization Plans. The Petitioner shall submit a landscape plan to Village Staff for their review and approval prior to issuance of a building permit. The plan(s) shall be attached hereto and incorporated herein as **Exhibit D**.
10. Outdoor Storage Plan. No outdoor storage shall be permitted on the Subject Property with the following specific exceptions:
 - a. Trash dumpsters limited to the minimum number needed to meet the recycling law requirements. The trash dumpsters shall be screened from view and shall be maintained in a safe and sanitary condition at all times.
11. Architectural and Building Plans. The Petitioner received approval from the Architectural Review Board at their February 1, 2023 meeting for exterior modifications at the Subject Property.
12. Adult-Oriented Materials. No adult-oriented materials or pornographic videotapes, magazines, or gift items will be sold or rented from the subject facility.
13. Licenses. The Petitioner shall be required to obtain any and all required licenses and permits from the Village, County, State, and Federal Government. If any license or permit is issued, any and all conditions of the same are incorporated herein and made a part of this conditional use permit.

14. Laws. The Petitioner shall comply with all Federal, State, County, and local rules, codes, ordinances, and regulations in the construction, operation, and maintenance of the Subject Property.
15. Building and Fire Inspection. The Petitioner is required to keep the Subject Property in compliance with all federal, State, and local laws, statutes, codes, ordinances, policies, and guidelines as determined by the Building and Fire Inspectors of the Village of Sussex.
16. Aesthetics. The Petitioner is required to properly maintain the Subject Property at all times and in full compliance with the Village Property Maintenance Code, Section 11.07 of the Village of Sussex Code all to the satisfaction of the Plan Commission for the Village of Sussex.
17. Junk. No junk shall be accumulated or stored on the Subject Property. No burying or burning of junk is permitted on the Subject Property.
18. Temporary Use or Activity. No temporary use or special activity or event shall be permitted without prior approval of the Plan Commission of the Village of Sussex and the same must be in compliance with all ordinance, rules, and regulations of the Village of Sussex and all necessary permits must be obtained.
19. Fees and Expenses. The Petitioner, upon issuance of this conditional use permit, shall reimburse the Village of Sussex for all reasonable expenses incurred by the Village, including, but not limited to, expenses for the Village Administrator, Village Engineer, Village Attorney, and all other professionals and technical assistance realized by the Village in approving and granting this conditional use permit ("Staff Members"). The Village Clerk shall provide the Petitioner with copies of all itemized invoices and shall include with such invoices a complete list of the fee rates for all Staff Members.
20. Enforcement. Any attorney fees incurred by the Village of Sussex to enforce any of the conditions or requirements of this conditional use permit must be paid by the Petitioner.
21. Complaints. In the event the Petitioner receives any complaints with regard to the operation authorized by this conditional use, the Petitioner shall respond to such complaints in writing within a reasonable time not to exceed two weeks from the date of the complaint and shall provide a copy of the written response to the Sussex Village Administrator within the same period of time. If the complaint was made in writing, the copy provided to the Village Administrator shall include a copy of the complaint.
22. No Nuisance. The Village reserves the right to rescind its approval of this conditional use permit based upon the finding that the use is incompatible and a nuisance to surrounding uses, that the use is not in the public interest, or that the use adversely affects the use of adjacent lands, provided the Petitioner is given an opportunity to be heard on the matter and, if so rescinded the Petitioner and Subject Property shall thereupon be immediately subject to the Village of Sussex Zoning Ordinances , as applicable, regarding the use of the Subject Property as though no conditional use permit was granted.

23. Subject to Acceptance. Subject to the Owner/Developer approving in writing the issuance of the same and Petitioner acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is void, and the same is deemed to not have been approved, and the Petitioner will therefore need to re-commence the application process.

24. Review. The Plan Commission for the Village of Sussex reserves its right to review the operation and amend the conditional use permit as the Plan Commission for the Village of Sussex deems appropriate.

- B. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Plan Commission for the Village of Sussex for determination.
- C. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the Village of Sussex, the County of Waukesha, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
- D. This conditional use hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission for the Village of Sussex as being in compliance with all pertinent ordinances.
- E. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Petitioner be delinquent in payment of any monies due and owing to the municipality, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Plan Commission for the Village of Sussex.
- F. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to a change in the use, premises, lands or owners (except for any related entity to Petitioner), other than as specifically authorized herein, shall require a new permit and all Village procedures in place at the time must be followed.
- G. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Plan Commission, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.

- H. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
- I. This conditional use permit shall be effective for an initial term that ends five years from the date of January 1 of the year the conditional use is approved. During the fifth year of the CU the Village Administrator or designee shall examine the record to determine if concerns about the operation have been raised in writing by the public, a governmental body or official, or anyone else, and shall also review the site and the adjoining area for compliance with the conditions of the CU. If based upon that review the use of the property is compatible with the surrounding areas and the petitioner is in substantial compliance with all terms of this conditional use agreement, then, in that event, the Conditional Use can be automatically renewed for another 5 year term. If based upon that review the Village Administrator finds concerns about compliance with the conditions of the Conditional Use, the Petitioner shall be brought back before the Plan Commission for consideration of the renewal. The Petitioner shall have the responsibility to apply for the renewal by January 30th of the fifth (5) year of the term. Failure of Petitioner to apply for the renewal as provided herein shall be deemed a violation of the conditions of the conditional use and may serve as a basis for termination of the conditional use permit. The Plan Commission for the Village of Sussex may add additional conditions at any time.
1. Where the changing character of the surrounding area causes the original conditional use or subsequent approved amendments thereto to no longer be compatible with the surrounding area, or for similar cause, based upon consideration for the public welfare, the conditional use order and any subsequent approved amendments or changes may be terminated by action of the Plan Commission of the Village of Sussex. Such use shall thereafter be classified as a legal nonconforming use as it was permitted to exist on the day it was terminated.
 2. Where this permitted conditional use does not continue in conformity with the conditions of the original approval or subsequent approved amendments or changes, the conditional use grant and any subsequent approved amendments thereto may be amended or terminated by action of the Plan Commission for the Village of Sussex. The Plan Commission for the Village of Sussex may require complete termination of such use.
 3. This conditional use may be reviewed annually. Additionally, this conditional use may be reviewed by the Plan Commission for the Village of Sussex at any time upon complaint or upon Plan Commission initiative.
- J. Upon acceptance by Petitioner of this conditional use permit, all prior conditional use permits granted to the Subject Property are hereby revoked and terminated.
- K. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission for the Village of Sussex.

L. If any paragraph or phrase of this conditional use order is declared by a Court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific paragraph or phrase thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of this order. The remainder of the order shall remain in full force and effect.

Let copies of this order be filed in the permanent records of the Plan Commission for the Village of Sussex, and let copies be sent to the proper Village authorities and the Petitioner.

On this _____ day of _____ 2023 BY THE PLAN COMMISSION FOR THE
VILLAGE OF SUSSEX

Anthony LeDonne
Village President

Jennifer Moore
Village Clerk

ACCEPTANCE

I hereby accept the terms of this Conditional Use in its entirety.

Dated this _____ day of _____ 2023.

Signature: _____

Title: _____

This conditional use was drafted by Village Administrator Jeremy Smith based off of a model from previous conditional uses for the Subject Property that were drafted by Attorney John P. Macy ARENZ, MOLTER, MACY & RIFFLE, S.C. Village Attorneys for the Village of Sussex

Harvest View Farms Inc

Quality Grain and Cattle

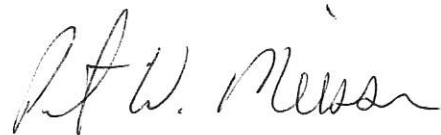
NG7 W25913 SILVER SPRING DRIVE SUSSEX WI. 53089

414-349-3738

Good morning Gabe,

Please see my application for a 30 X 48 metal, insulated building on our property in Sussex. We have recently demoed two buildings and plan to do one more after this building is finished. We also plan to asphalt the entire driveway as well as install decorative doors on this new building. (Those are not shown in the drawings.). I don't have a final cost for constructing this building but I believe it will be in the range of \$25,000 to \$30,000. This will bring the total cost to about \$85,000 when concrete is included for the floor.

I believe this will enhance the look of our property as well as make it more appealing for those who wish to build near our farm (Vista Run). The new design of this shed will also match perfectly with the existing office (built in 2014) and the updated shop (2022). Please let me know the next steps I need to take. We would like to construct this in April or May of 2023. Thank you for your consideration.



Peter W. Meissner

President

Harvest View Farms Inc.

PMEISSNER85@GMAIL.COM

Proverbs 3:5-6

Date: 12/12/2022 - 3:21 PM

Design Name: Post Frame Designer

Design ID: 319755815669

Estimated price: \$32,422.71 *

*Today's estimated price, future pricing may go up or down.
Tax, labor, and delivery not included.

MENARDS®

Design & Buy™

POST FRAME

How to recall and purchase a saved design at home



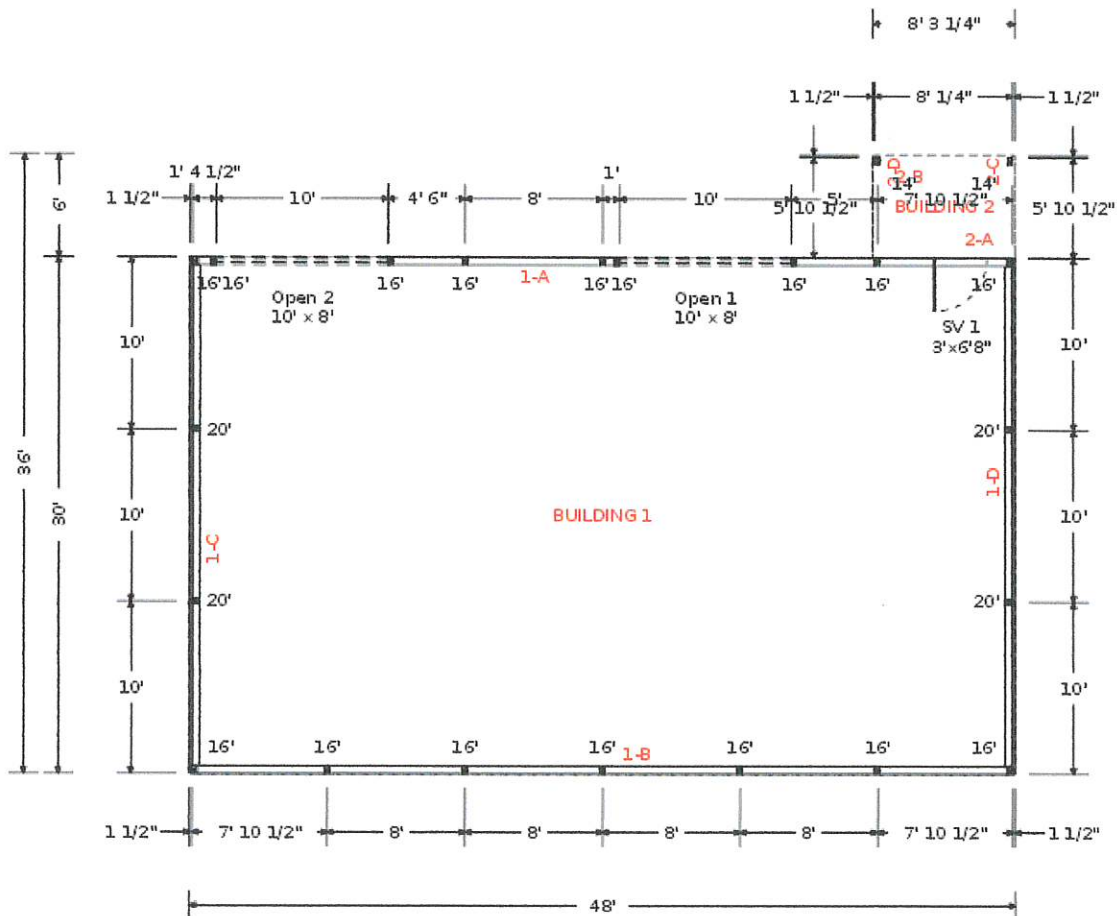
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 319755815669
4. Follow the on-screen purchasing instructions

How to purchase at the store

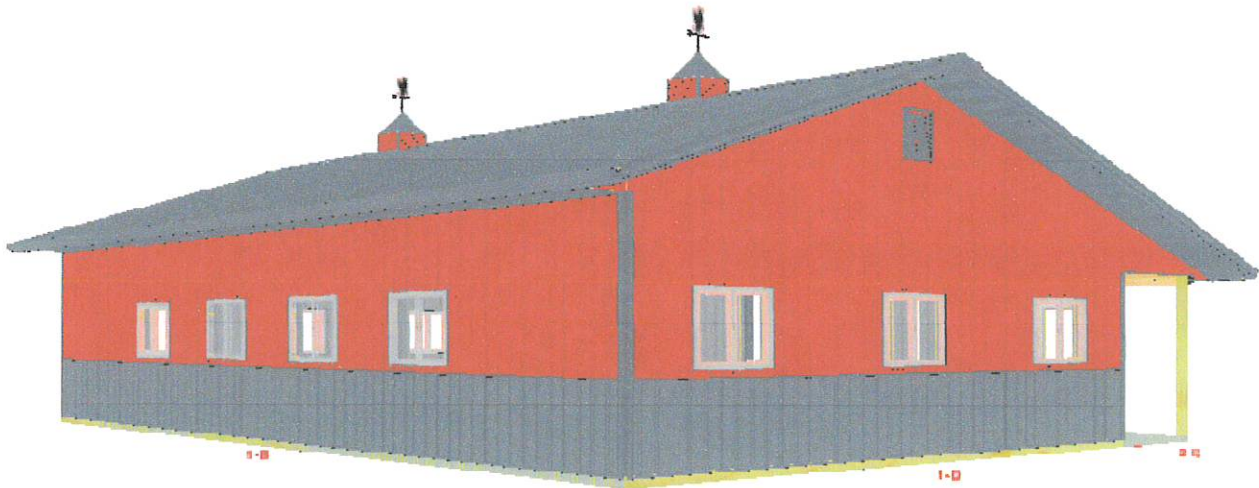
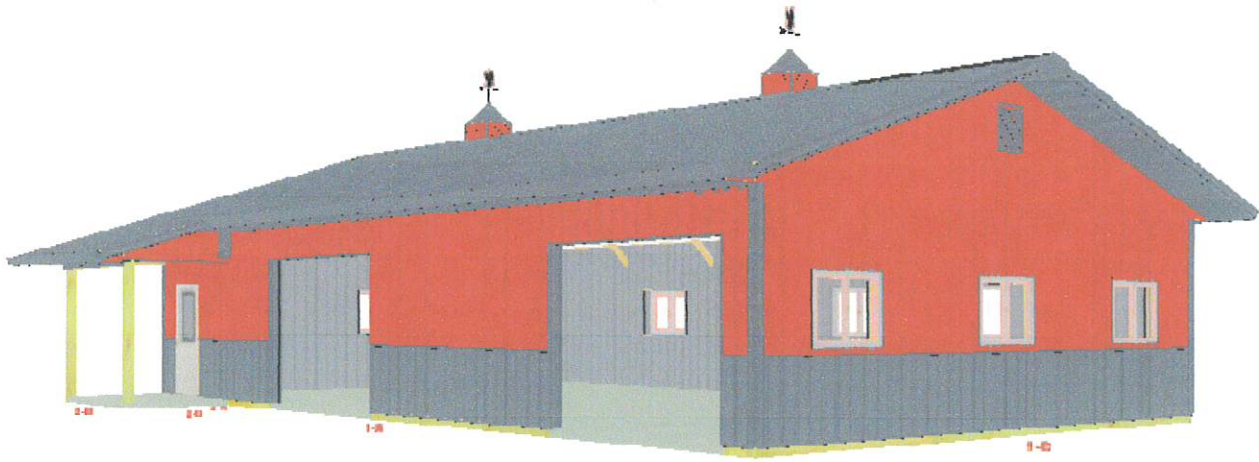
1. Enter Design ID: 319755815669 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN





Elevation Views



Design #: 319755815669
Store: TRAVERSE CITY



Post Frame Building Estimate
Date: Dec 12, 2022 3:21:35 PM

Building Information

1. Building Use:	Code Exempt
2. Width:	30 ft
3. Length:	48 ft
4. Inside Clear Height:	10 ft
5. Floor Finish:	Concrete
6. Floor Thickness:	4 in
7. Post Foundation:	Post Embedded
8. Post Embedment Depth:	4 ft
9. Footing Pad Size:	14 in x 4 in

Wall Information

1. Post Type:	Posts
2. Post Spacing:	8 ft
3. Girt Type:	Bookshelf
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Red
6. Wainscot Size:	40 in
7. Wainscot Color:	Charcoal Gray
8. Sidewall B Wainscot:	Yes
9. Sidewall A Wainscot:	Yes
10. Trim Color:	Charcoal Gray
11. Endwall D Wainscot:	Yes
12. Endwall C Wainscot:	Yes
13. Sidewall A Eave Light:	None
14. Sidewall B eave light:	None
15. Wall Fastener Location:	In the Flat
16. Bottom Trim:	Yes
17. Gradeboard Type:	2x8 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	6" Batt 23"
2. Wall Liner Type:	ProRib
3. Wall Liner Color:	Light Gray
4. Roof Condensation Control:	Block-It House Wrap

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Charcoal Gray
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	2 ft
8. Sidewall Overhangs:	2 ft
9. Fascia Size:	6 in Fascia
10. Soffit Color:	Charcoal Gray
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	ProRib
14. Purlin Placement:	On Edge
15. Ceiling Liner Color:	White
16. Ceiling Insulation Type:	8" Batt (R-25)

Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	18"x24"
4. Gable Vent Quantity:	2
5. Gable Vent Color:	Charcoal Gray
6. Cupola Size:	24"x24"
7. Gutters:	Yes
8. Cupola Quantity:	2
9. Gutters Color:	Charcoal Gray
10. Weathervane Type:	Eagle
11. End Cap:	Yes
12. Mini Print:	Email Only

Design #: 319755815669
Store: TRAVERSE CITY



Post Frame Building Estimate
Date: Dec 12, 2022 3:21:35 PM

Leans

Building 2

Attaching wall:	A
Endwall overhang length:	2 ft
Sidewall overhang length:	2 ft
Add snow guards:	No
Remove every other post:	No
Length:	8 ft
Depth:	6 ft
Drop Distance From Roof:	0 ft
Position From Left:	0 ft
Approximate Clear Height:	7 ft
Open interior wall:	No
Open exterior walls:	Side And End Walls

Doors & Windows

Name	Size	Wall
Service Door	36"x80"	1-A
Framed Opening	10' x 8'	1-A
Framed Opening	10' x 8'	1-A
Window	48"x36"	1-B
Window	48"x36"	1-B
Window	48"x36"	1-B
Window	48"x36"	1-B
Window	48"x36"	1-C
Window	48"x36"	1-C
Window	48"x36"	1-C
Window	48"x36"	1-D
Window	48"x36"	1-D

Design #: 319755815669
Store: TRAVERSE CITY



Post Frame Building Estimate
Date: Dec 12, 2022 3:21:35 PM

Doors & Windows

Name	Size	Wall
Window	48"x36"	1-D

Lean Open Walls

Wall	Every Other Post Removed
2-B	No
2-C	No
2-D	No

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

MIDWEST 17606 212TH st. Bloomsfield, IA 52537 PH: 641 664 3499						Truss: p30e JobName: new pf ends Date: 10/22/16 13:22:21 Page: 1 of 1			
SPAN 30-0-0	PITCH 4/12	QTY 1	OHL 0-0-0	OHR 0-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 48 in	WGT/PLY 144 lbs

All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L/	(loc)	Allowed
TCLL: 30 Snow(Ps/Pg): 28/50 TCDL: 4 BCLL: 0 BCDL: 5	Bldg Code: IBC 2015/ TPI 1-2007 Rep Mbr Increase: No Lumber D.O.L.: 115 %	TC: 0.80 (2-3) BC: 0.24 (6-8) Web: 0.33 (2-9)	Vert TL: 0.03 in Vert LL: 0 in Horz TL: 0 in	L/999 L/999	(6-7) 5	L/240 L/360

Reaction Summary							
Brg Combo	Brg Width	Rod Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift
1	360 in	N/A	1,429 lbs	-	-407 lbs	-511 lbs	-511 lbs
1	360 in	N/A	437 lbs	-	-	-	-
1	360 in	N/A	1,394 lbs	-	-428 lbs	-531 lbs	-531 lbs
1	360 in	N/A	247 lbs	-148 lbs	-6 lbs	-148 lbs	-308 lbs
1	360 in	N/A	230 lbs	-195 lbs	-16 lbs	-195 lbs	-317 lbs
1	360 in	N/A	1,063 lbs	-	-375 lbs	-471 lbs	-471 lbs
1	360 in	N/A	1,038 lbs	-	-390 lbs	-487 lbs	-487 lbs

Material Summary		Bracing Summary	
TC	SPF #2 2 x 6	TC Bracing	Purlins at 24" OC, Purlin design by Others.
BC	SPF #2 2 x 8	BC Bracing	Sheathed or Purlins at 10-0-0, Purlin design by Others
Webs	SPF Stud 2 x 4		

Loads Summary

1) This truss has been designed for the effects of balanced and unbalanced snow loads in accordance with ASCE7 - 10 with the following user defined input: 50 psf ground snow load, Terrain Category C, Exposure Category Partially Exposed (Ce = 1.0), Risk Category I (I = 0.80), Thermal Condition All Others (Ct = 1.0), DOL = 1.15. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h=B=L=20 ft, End Zone Truss, Both end webs considered. DOL = 1.60

3) Minimum storage attic loading has been applied in accordance with IBC 1607.1

Member Forces Summary					
Table includes: Member ID, max CSI max axial force, (max compr. force if different from max axial force). Only forces greater than 300 lbs are shown in this table.					
TC	1-2	0.787	-1,480 lbs	2-3	0.798
BC	1-2	0.787	-1,480 lbs	2-3	0.798
Webs	2-9	0.333	-1,274 lbs	4-10	0.333
	9-8	0.325	-1,274 lbs	10-6	0.325

Notes:

- Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- Attic floor area has been designed as a living area with 0 psf floor live load and a 0 psf floor dead load, and the interior vertical webs and ceiling has been designed for a 0 psf dead load.
- When this truss has been chosen for quality assurance inspection, the Effective T-bolt Count Method per TPI 1-2002/A3.4 shall be used.
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCCL 4 psf.
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 5 psf.
- Design assumes minimum #2 (flat orientation, visually graded) purlins attached to the top of the TC at purlin spacing shown with at least 2-10d nails.
- Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- At least one web of this truss has been designed with a panel point in the web. All panel points on such webs shall be braced laterally perpendicular to the plane of the truss. Lateral braces shall be installed within 6" of each web panel point.
- Creep has been considered in the analysis of this truss.
- Indicates lateral bracing required perpendicular to the plane of the truss at either the midpoint (one shown) or third points (two shown), bracing by others. See BCSI-B3 for additional information.
- Due to negative reactions in gravity load cases, special connections to the bearing surface at joints 5, 1 may need to be considered.
- Listed wind uplift reactions based on MWFRS & C&C loading.
- Bottom chord in the open area of this truss meets L/360 for live load and L/240 for total load deflection criteria.

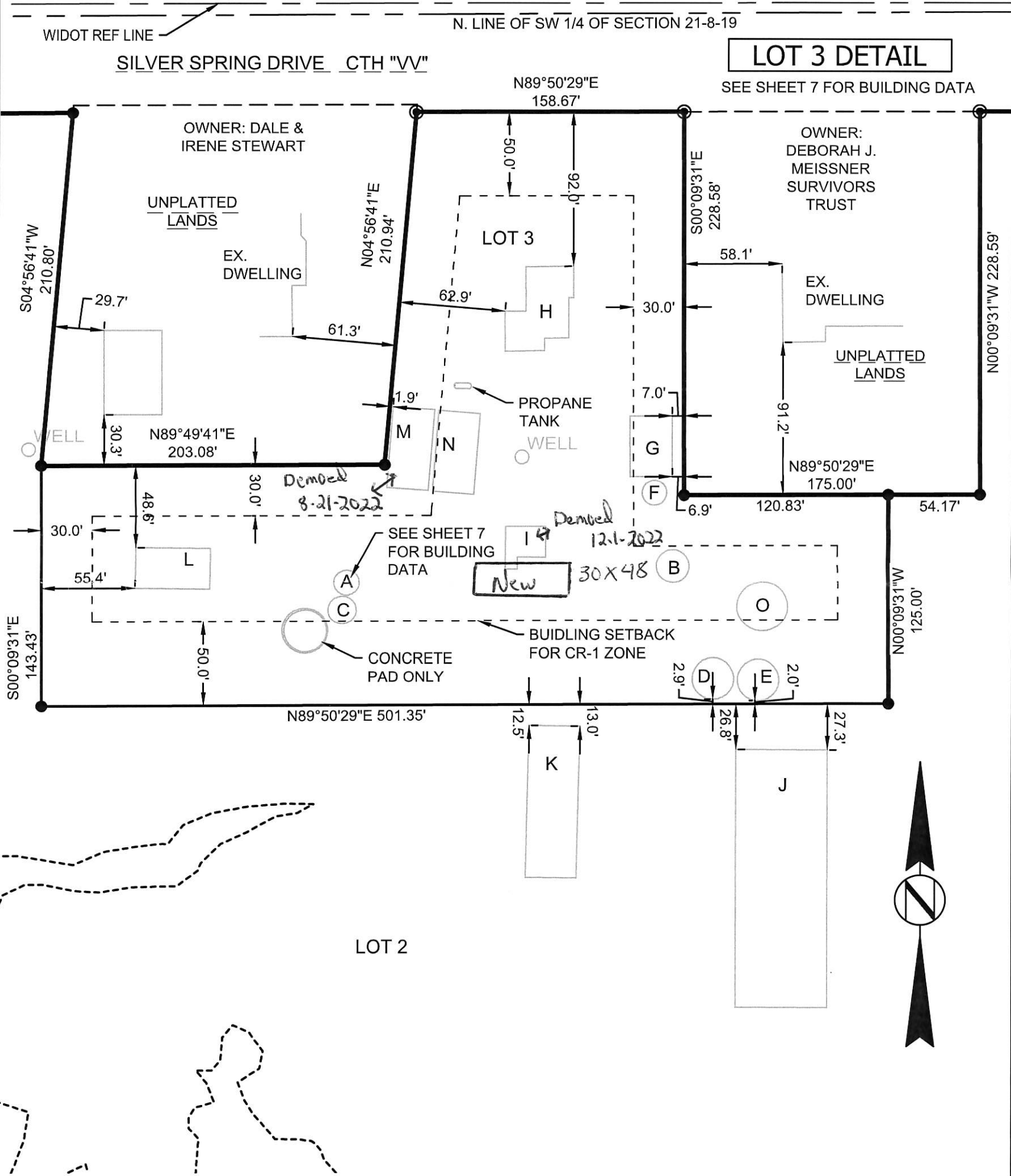
ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCT'S DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.5.2.220
 Eagle Metal Products
 Dallas, TX 75234

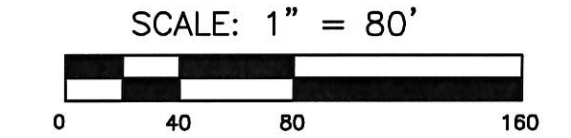
Midwest Manufacturing										Truss: P3035 JobName: PF STOCK Date: 02/16/17 12:22:51 Page: 1 of 1																																																														
SPAN 30-0-0	PITCH 4 / 12	QTY 1	OHL 0-0-0	OHR 0-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 96 in	WGT/PLY 169 lbs																																																															
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Loading (psf) TCLL: TABLE TCCL: 4(rake) BCCL: 0 BCDL: 5		General Bldg Code: IBC 2015/ TPI 1-2014 Rep Mbr Increase No Lumber D.O.L.: 115 %		CSI TC: 0.67 (4-5) BC: 0.84 (8-1) Web: 0.74 (2-8)		Deflection Vert TL: 0.63 in Vert LL: 0.47 in Horiz TL: 0.21 in		L/ (loc) L / 550 (6-7) L / 743 (6-7) 5		Allowed L / 120 L / 180																																																														
Reaction <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>JT</th> <th>Brg Combo</th> <th>Brg Width</th> <th>Rad Brg Width</th> <th>Max React</th> <th>Max Grav Uplift</th> <th>Max Wind Uplift</th> <th>Max Uplift</th> <th>Max Horiz</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>5.5 in</td> <td>5.98 in</td> <td>4,706 lbs</td> <td>-</td> <td>-315 lbs</td> <td>-315 lbs</td> <td>-32 lbs</td> </tr> <tr> <td>5</td> <td>1</td> <td>5.5 in</td> <td>5.98 in</td> <td>4,706 lbs</td> <td>-</td> <td>-315 lbs</td> <td>-315 lbs</td> <td>-</td> </tr> </tbody> </table> <p>Bearing enhancers may be required at the following bearings: Brg # See Eagle Metal 'Bearing Enhancer' detail for capacity of specific bearing block(s) and connectors: 5</p>												JT	Brg Combo	Brg Width	Rad Brg Width	Max React	Max Grav Uplift	Max Wind Uplift	Max Uplift	Max Horiz	1	1	5.5 in	5.98 in	4,706 lbs	-	-315 lbs	-315 lbs	-32 lbs	5	1	5.5 in	5.98 in	4,706 lbs	-	-315 lbs	-315 lbs	-																																		
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Notes 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer. 2) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used. 3) The fabrication tolerance for this roof truss is 0 % (Cq = 1.00). 4) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCCL 4 psf. 5) Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 5 psf. 6) Design assumes minimum 2x (vertical orientation, visually graded) purlins attached to the TC at purlin spacing shown with at least 2-10d nails. 7) Creep has been considered in the analysis of this truss. 8) The "SYP" label shown in the "Material Summary" above indicates the new SPIB design values effective June 1, 2013 were used. 9) Listed wind uplift reactions based on MWFRS Only loading.																																																																								
ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCT'S DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.										TrueBuild® Software v5.5.2.253 Eagle Metal Products Dallas, TX 75234																																																														

CERTIFIED SURVEY MAP NO.

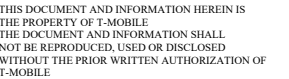
BEING A PART OF THE NE. 1/4, SE. 1/4, SW. 1/4, AND NW. 1/4 OF THE SW. 1/4 AND THE SW. 1/4, AND NW. 1/4 OF THE SE.1/4 OF SECTION 21, AND THE NE.1/4 AND NW.1/4 OF THE NW. 1/4 OF SECTION 28, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com



REVISD THIS 19TH DAY OF AUGUST, 2020
REVISED THIS 20TH DAY OF JULY, 2020
DATED THIS 17TH DAY OF MARCH, 2020



SHEET NUMBER

T-1

<div><div><div>T-Mobile®</div><div>stick together®</div></div></div>																																																																											
VICINITY MAP		PROJECT INFORMATION		SITE ADDRESS:	SITE COORDINATES:																																																																						
		T-MOBILE SITE NUMBER: ML89143A T-MOBILE SITE NAME: USCC - 784760 SITE TYPE: MONOPOLE PROJECT TYPE: NSD - COVERAGE		FREIHEIT CT. Tax Key No: SUXV0231989007 JURISDICTION: VILLAGE OF SUSSEX COUNTY: WAUKESHA	LATITUDE NORTH: 43.134113° LONGITUDE WEST: -88.241554°																																																																						
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		<p>BASED ON RFDS DATED: 4/25/2022 THE SCOPE OF WORK CONSISTS OF:</p> <p><u>ANTENNA LEVEL:</u></p> <ul style="list-style-type: none">(6) NEW ANTENNAS TO BE INSTALLED(1) NEW WM DISH ANTENNA & ODU TO BE INSTALLED(3) NEW AHFIG RRU's TO BE INSTALLED(3) NEW AHLOA RRU's TO BE INSTALLED(2) NEW HCS 2.0 PENDANT TO BE INSTALLED(1) NEW ANTENNA PLATFORM WITH KICKER BRACE KIT <p><u>GROUND LEVEL:</u></p> <ul style="list-style-type: none">INSTALL A NEW 10'X10' STEEL PLATFORM WITH CANOPY ABOVEINSTALL A NEW ICE BRIDGEINSTALL A NEW DELTA SITE SUPPORT CABINET (HPL3)VERIFY WITH FINAL RFDS FOR NEW RAN EQUIPMENT TO BE INSTALLED INSIDE HPL3 CABINET.INSTALL A NEW DELTA BATTERY BACKUP CABINET (LB3)INSTALL A NEW PPC CABINETINSTALL A NEW CIENAINSTALL (2) NEW HCS 2.0 TOWER JUNCTION BOXINSTALL (2) NEW HCS 2.0 TRUNK <p><u>GENERAL CONTRACTOR NOTES:</u></p> <ul style="list-style-type: none">OBTAIN CURRENT RFDS WITHIN 48 HRS. PRIOR TO CONSTRUCTIONFOLLOW PORT MATRIX PER RF CONFIGURATIONFOLLOW CURRENT T-MOBILE STANDARDS AND OPERATING PROCEDURESRETURN ALL UNUSED NEW AND USED EQUIPMENT/MATERIALS TO WAREHOUSE IN THE SAME CONDITIONS WHEN IT WAS REMOVEDPROVIDE CLOSEOUT DOCUMENT WITHIN 72 HRS AFTER SITE COMPLETIONCLOSE OPEN PERMITS AFTER SITE COMPLETION	<p><u>APPLICANT:</u></p> <div><div><div>T-Mobile®</div></div><p>T-MOBILE USA, 1400 OPUS PLACE DOWNERS GROVE, IL 60515</p><p>CONTACT: CONSTRUCTION MANAGER: CHRISTOPHER LYTLE PH: 815-641 5714 EMAIL: CHRIS.LYTLE@T-MOBILE.COM</p></div> <p><u>A&E FIRM:</u></p> <div><div><div>WESTIN</div><div>Engineering Consultants, Ltd.</div></div><p>650 CHASE AVE. ELK GROVE VILLAGE, IL 60007 EMAIL: A&E@WESTINENGINEERING.COM PHONE: 773-551 9814</p></div> <p><u>SITE ACQUISITION:</u></p> <div><div><div>Insite inc.</div><div>Real Estate Consulting Services</div></div><p>18660 MIDWEST ROAD, SUITE 140 OAKBROOK TERRACE, IL 60161 CONTACT : RAY SHINKLE PH: 773-960 8781</p></div> <div><div><div>811</div></div><p>Know what's below. Call before you dig. www.call811.com</p></div>	<table><tr><th>SHEET</th><th>DESCRIPTION</th><th>REV.</th></tr><tr><td>T-1</td><td>TITLE SHEET</td><td>△</td></tr><tr><td>C-1</td><td>OVERALL SITE PLAN</td><td>△</td></tr><tr><td>C-2</td><td>ENLARGED SITE PLAN</td><td>△</td></tr><tr><td>C-3</td><td>TOWER ELEVATION & ANTENNA PLAN</td><td></td></tr><tr><td>C-4</td><td>UTILITY H-FRAME & UTILITY LIGHT DETAILS</td><td></td></tr><tr><td>C-5</td><td>ICE BRIDGE & TOWER JUNCTION BOXES H-FRAME DETAILS</td><td></td></tr><tr><td>E-1</td><td>PROPOSED UTILITY SITE PLAN AND NOTES</td><td>△</td></tr><tr><td>E-2</td><td>UTILITIES CONDUITS SCHEDULE & NOTES</td><td></td></tr><tr><td>E-3</td><td>UTILITIES DIAGRAM & ELECTRICAL PANEL SCHEDULE</td><td>△</td></tr><tr><td>RF-1</td><td>ANTENNA AND CABLE SCHEDULE</td><td></td></tr><tr><td>RF-2</td><td>SYSTEM CONNECTION DIAGRAM</td><td></td></tr><tr><td>RF-3</td><td>TOWER J. BOX & PENDANT SPECS & WIRING DIAGRAM</td><td></td></tr><tr><td>RF-4</td><td>POWER BOOSTER WIRING DIAGRAM</td><td></td></tr><tr><td>SP-1</td><td>NEW ANTENNAS & RRU's MFR. SPECS</td><td></td></tr><tr><td>SP-2</td><td>NEW ANTENNAS & RRU's MFR. SPECS</td><td></td></tr><tr><td>SP-3</td><td>NEW HPL3 DELTA CABINET MFR. SPECS</td><td></td></tr><tr><td>SP-4</td><td>NEW LB3 DELTA BATTERY CABINET MFR. SPECS</td><td></td></tr><tr><td>SP-5</td><td>NEW PPC CABINET MFR. SPECS</td><td></td></tr><tr><td>SP-6 & 6.1</td><td>NEW EQUIPMENT PLATFORM MFR. SPECS</td><td></td></tr><tr><td>SP-7 & 8</td><td>NEW ANTENNA PLATFORM & KICKER BRACE MFR. SPECS</td><td>△</td></tr><tr><td>GR-1,2,3</td><td>GROUNDING PLAN, RISER DIAGRAM, DETAILS AND NOTES</td><td></td></tr><tr><td>GN-1 & 2</td><td>GENERAL NOTES AND SPECIFICATIONS</td><td></td></tr></table>			SHEET	DESCRIPTION	REV.	T-1	TITLE SHEET	△	C-1	OVERALL SITE PLAN	△	C-2	ENLARGED SITE PLAN	△	C-3	TOWER ELEVATION & ANTENNA PLAN		C-4	UTILITY H-FRAME & UTILITY LIGHT DETAILS		C-5	ICE BRIDGE & TOWER JUNCTION BOXES H-FRAME DETAILS		E-1	PROPOSED UTILITY SITE PLAN AND NOTES	△	E-2	UTILITIES CONDUITS SCHEDULE & NOTES		E-3	UTILITIES DIAGRAM & ELECTRICAL PANEL SCHEDULE	△	RF-1	ANTENNA AND CABLE SCHEDULE		RF-2	SYSTEM CONNECTION DIAGRAM		RF-3	TOWER J. BOX & PENDANT SPECS & WIRING DIAGRAM		RF-4	POWER BOOSTER WIRING DIAGRAM		SP-1	NEW ANTENNAS & RRU's MFR. SPECS		SP-2	NEW ANTENNAS & RRU's MFR. SPECS		SP-3	NEW HPL3 DELTA CABINET MFR. SPECS		SP-4	NEW LB3 DELTA BATTERY CABINET MFR. SPECS		SP-5	NEW PPC CABINET MFR. SPECS		SP-6 & 6.1	NEW EQUIPMENT PLATFORM MFR. SPECS		SP-7 & 8	NEW ANTENNA PLATFORM & KICKER BRACE MFR. SPECS	△	GR-1,2,3	GROUNDING PLAN, RISER DIAGRAM, DETAILS AND NOTES		GN-1 & 2	GENERAL NOTES AND SPECIFICATIONS	
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GC SHALL VERIFY ALL EXISTING PLANS, DIMENSIONS & CONDITIONS ON JOB SITE. GC SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. GC SHALL COMPLY WITH OSHA SAFETY REQUIREMENTS AT ALL TIME DURING SITE CONSTRUCTION. G.C SHALL HAVE THE SITE MANNED WITH A CREW AND SUPERVISOR DURING CONSTRUCTION. G.C. SHALL CONFIRM WITH T-MOBILE CONSTRUCTION MANAGER AND A&E FIRM FOR THE MOST RECENT SET OF DRAWINGS AND STRUCTURAL ANALYSIS PRIOR TO BIDDING ON SITE.		BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE AS AMENDED BY THE STATE OF WISCONSIN ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE ADOPTED CODES:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ADA ACCESS REQUIREMENTS ARE NOT REQUIRED. THIS FACILITY DOES NOT REQUIRE POTABLE WATER AND WILL NOT PRODUCE ANY SEWAGE.																																																																								
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		CONSTRUCTION _____																																																																									
		LAND LORD _____																																																																									

CONSTRUCTION NOTES:

- ELEVATIONS ARE ABOVE MEAN SEA LEVEL.
- ALL EXISTING EASEMENTS, PROPERTY LINES, SECTION LINES AND ROADWAYS ARE INDICATED ON THIS DRAWING ARE GATHERED BY VISUAL INSPECTION, SURVEY DRAWINGS, AND INFORMATION RECEIVED FROM THE CARRIER.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT LOCAL., STATE, AND FEDERAL CODES.
- THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING STRUCTURES, UTILITIES, WALKWAYS, PAVEMENT AND OTHER FACILITIES FROM UNNECESSARY EXPOSURE TO DAMAGE.; ALL NEW UNDERGROUND TRENCHING SHALL BE HAND DUG.
- THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UNDERGROUND POWER, TELCO, GROUNDING CONDUITS, AND ALL OTHER UTILITIES EASEMENTS AND/OR WIRES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UNDERGROUND SERVICES OR SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. VERIFY WITH UTILITY NEW SERVICE HAS BEEN APPLIED FOR. THERE SHALL BE NO SPLICING OF GROUND CONDUCTORS BELOW GRADE.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE SAFETY AND IF NECESSARY THE REPAIR OF ALL PUBLIC UTILITIES SERVICES SUCH AS GAS, TELEPHONE, ELECTRIC, CABLE, AND WATER.
- DO NOT INTERRUPT SERVICES TO ANY ADJACENT STRUCTURES OR FACILITIES WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNER.
- EROSION CONTROL MEASURES SUCH AS SILT FENCING AND/OR HAYBALES SHALL BE UTILIZED TO PREVENT SOIL AND DEBRIS FROM CONTAMINATING ADJACENT PROPERTIES, ROADS, AND AREAS.
- COMMENCEMENT OF CONSTRUCTION SHALL BEGIN ONLY WITH THE WRITTEN APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE; ALL CONSTRUCTION AND MATERIAL ORDERING (WITH THE EXCEPTION OF THE TOWER) SHALL BE DONE WITH DRAWINGS LABELED "ISSUED FOR CONSTRUCTION
- ALL CLEAN SOIL MAY BE USED ON SITE UNLESS OTHERWISE NOTED IN THE REGULATORY COMMENTS OR BID DOCS.
- ACCESS TO OTHER CUSTOMERS ON SITE CAN NOT BE BLOCKED AT ANYTIME .
- ALL SAFETY HAZARDS MUST BE MARKED WITH WARNING TAPE OR SAFETY FENCE.
- PROPER SIGNAGE MUST BE POSTED AT ACCESS OF COMPOUND PER OSHA SPEC.
- ANY ACCIDENTS ON SITE MUST BE REPORTED TO THE T-MOBILE MANAGER IMMEDIATELY AFTER ATTENDING TO THE PERSON(S) NEEDS AND ADMINISTERING FIRST AIDE IF NEEDED.
- GC'S ARE NOT TO CONTACT LANDOWNERS. ALL MATTERS MUST BE REPORTED TO PROJECT MANAGEMENT TEAM.
- PROVIDE 2 PULL STRINGS SECURELY FASTENED AT EACH END OF ALL CONDUITS. THE PULL STRINGS ARE TO BE 200 LB. TEST POLYETHYLENE CORD. PROVIDE CAP ON THE END OF EACH CONDUIT AND MARK AS SHOWN ON THIS SITE PLAN.
- ALL CONDUITS MUST BE PROPERLY INSTALLED AND SEALED TO PREVENT FREEZING AND DAMAGE
- GC SHALL USE 3/4" PLYWOOD AROUND AREAS OF EGRESS/INGRESS TO CONSTRUCTION SITE IN ORDER TO PROTECT GRASSY AREAS FROM DAMAGE FROM EXCAVATIONS AND CONCRETE WORK.
- GC TO REPAIR GRASSY AREAS TO LIKE CONDITION USING SOD AND SHALL WATER TO SATURATION ONCE WEEKLY UNTIL NEW GRASS SOD IS ESTABLISHED. MINIMUM OF 4 WATERING.

NOTES:

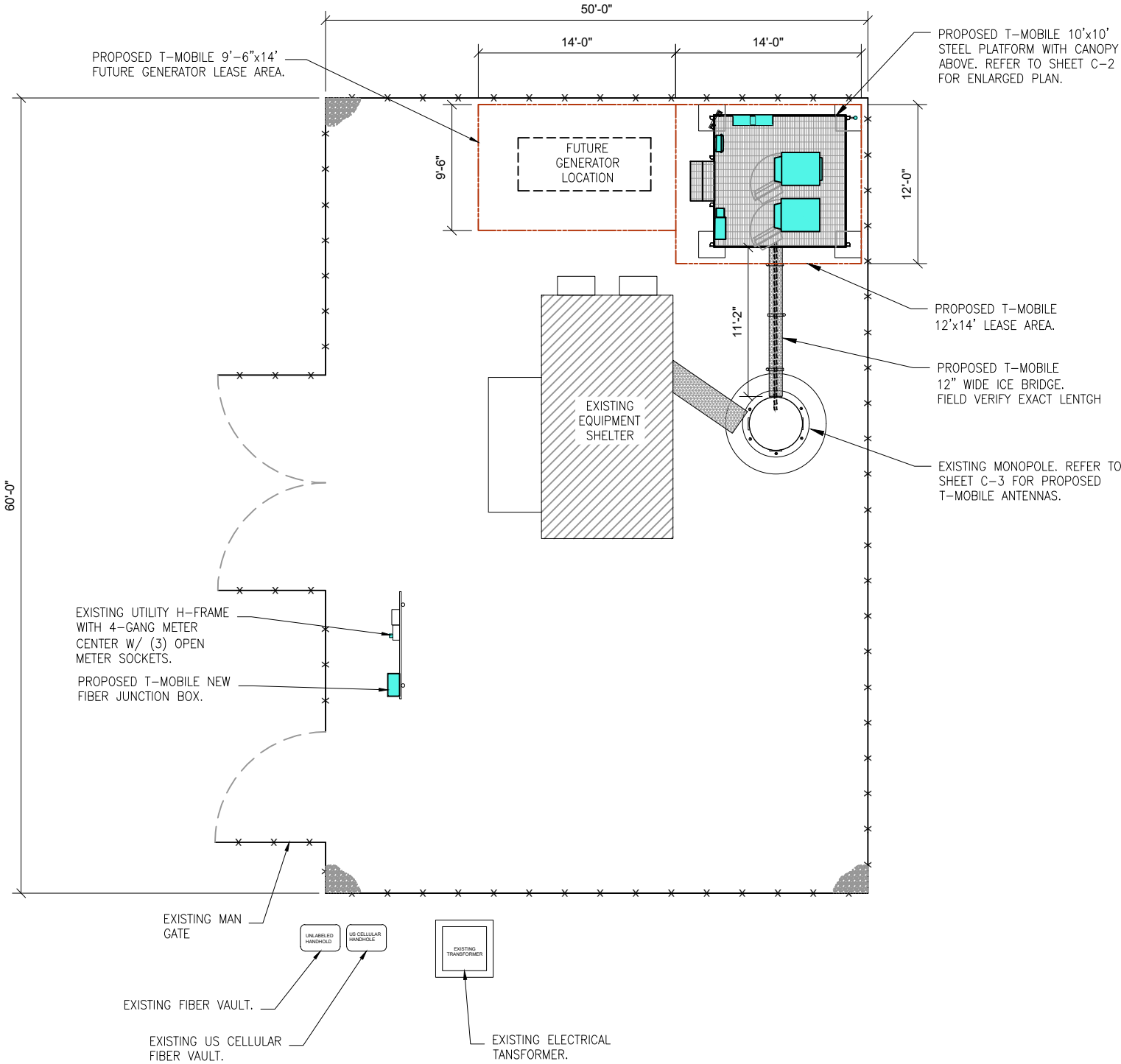
- G.C. MUST RETURN THE SITE TO PRE-CONSTRUCTION CONDITION AFTER CONSTRUCTION COMPLETE.
- HAND DIG IS REQUIRED WITHIN THE COMPOUND TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES.

NOTES:

- G.C. TO PROVIDE AAV FIBER - (WHEN FIBER BH) 50ft. OUTDOOR RATED 2 PAIR SINGLE MODE FIBER - PR1 LC-LC/PR2 LC-SC.
- G.C. TO INSTALL NEW LOCKS ON THE HPL3, PPC AND BBU CABINTES AND SET COMBO TO 0007.
- G.C. TO PROVIDE EME SIGNAGE AS REQUIRED TO COMPLY.

LEGEND

- EXISTING EQUIPMENT TO REMAIN
- EXISTING EQUIPMENT TO BE RELOCATED
- EXISTING EQUIPMENT TO BE REMOVED
- PROPOSED EQUIPMENT TO BE INSTALLED



1 OVERALL SITE PLAN
SCALE: N.T.S

T-Mobile
1400 OPUS PLACE
Downers Grove, IL 60515

THIS DOCUMENT AND INFORMATION HEREIN IS THE PROPERTY OF T-MOBILE. THE DOCUMENT AND INFORMATION SHALL NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF T-MOBILE.

WESTIN
Engineering Consultants, Ltd.
Professional/Structural Design Firm
License # 184.007975-0006

CONTACT: A&E@WESTINENGINEERING.COM

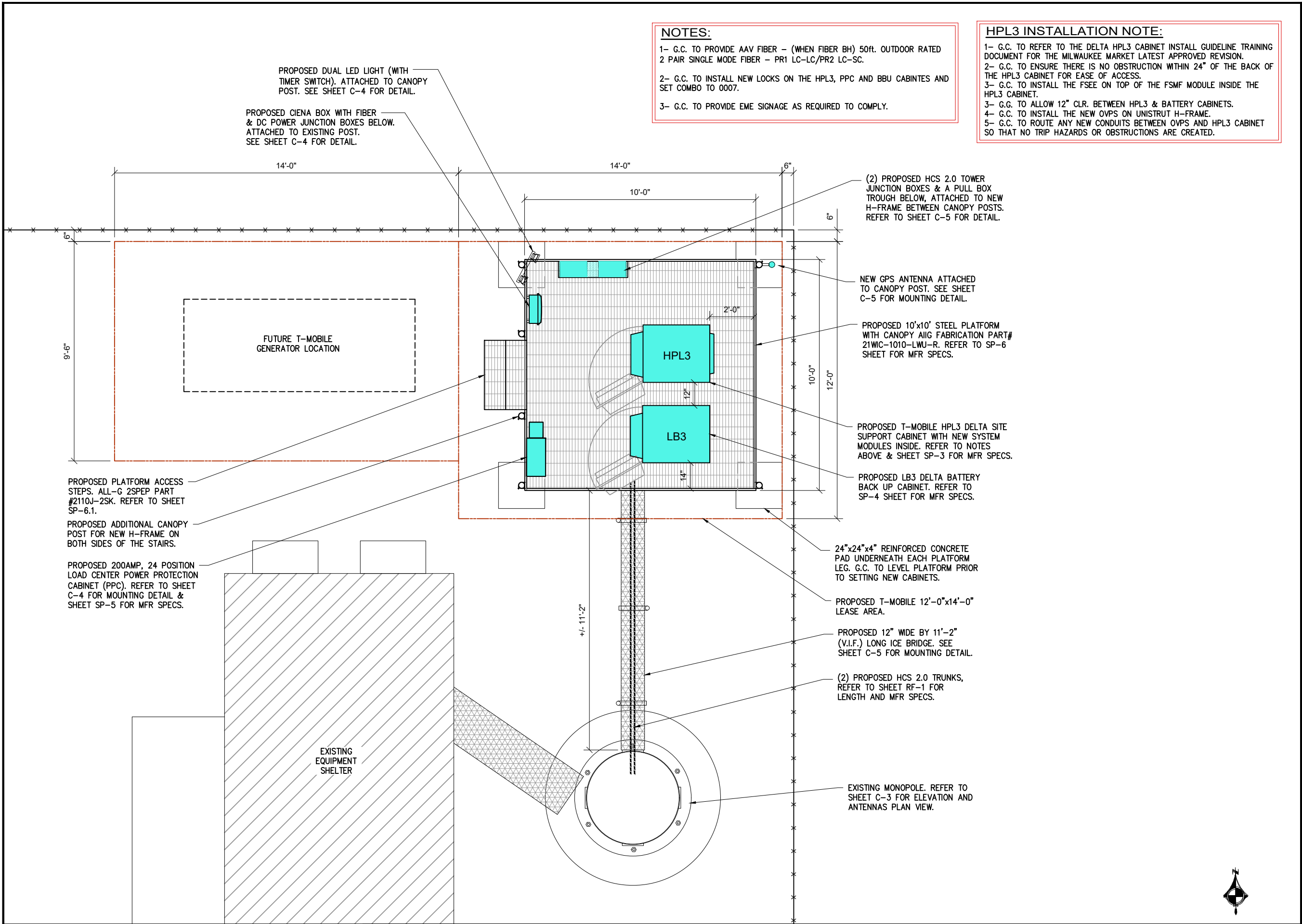
SITE NUMBER			
ML89143A			
SITE NAME			
USCC - 784760			
SITE ADDRESS			
FREIHEIT CT.			
TAX KEY NO: SUXV0231989007			
REV.	SUBMITTAL	APPROVED	DATE
	Lease Exhibit	AE	05/23/22
A	PRELIM CD	AE	07/06/22
B	PRELIM CD	AE	08/09/22
0	FINAL CD	AE	08/22/22
1	REVISED CD	AE	11/09/22

WISCONSIN
RASHID AHMED
E-26737
ELGIN, ILLINOIS
PROFESSIONAL ENGINEER
DATE SIGNED: NOVEMBER 09, 2022
I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH REQUIREMENTS OF THE GOVERNING BUILDING CODE.

PREPARED BY: AE
CHECKED BY: AB
APPROVED BY: RA

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1



1 ENLARGED EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"

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CONTACT: A&E@WESTINENGINEERING.COM

SITE NUMBER
ML89143A

SITE NAME
USCC - 784760

SITE ADDRESS
**FREIHEIT CT.
TAX KEY NO: SUXV0231989007**

REV.	SUBMITTAL	APPROVED	DATE
	Lease Exhibit	AE	05/23/22
A	PRELIM CD	AE	07/06/22
B	PRELIM CD	AE	08/09/22
0	FINAL CD	AE	08/22/22
1	REVISED CD	AE	11/09/22

WISCONSIN

RASHID AHMED
E-26737
ELGIN, ILLINOIS

PROFESSIONAL ENGINEER

EXP: 07/31/2024

DATE SIGNED: NOVEMBER 09, 2022

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SHEET TITLE
ENLARGED EQUIPMENT PLAN

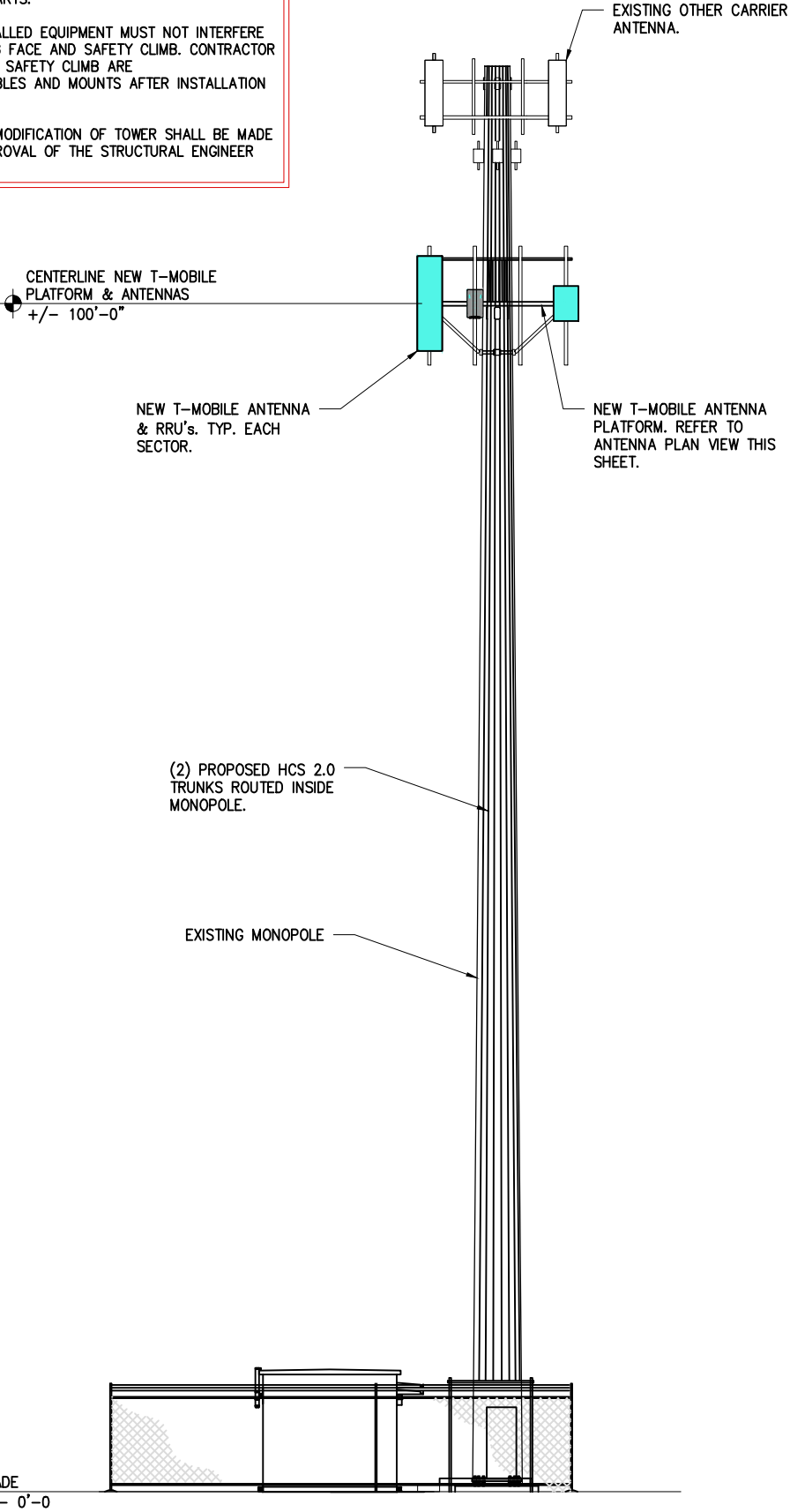
SHEET NUMBER
C-2

STRUCTURAL NOTE:

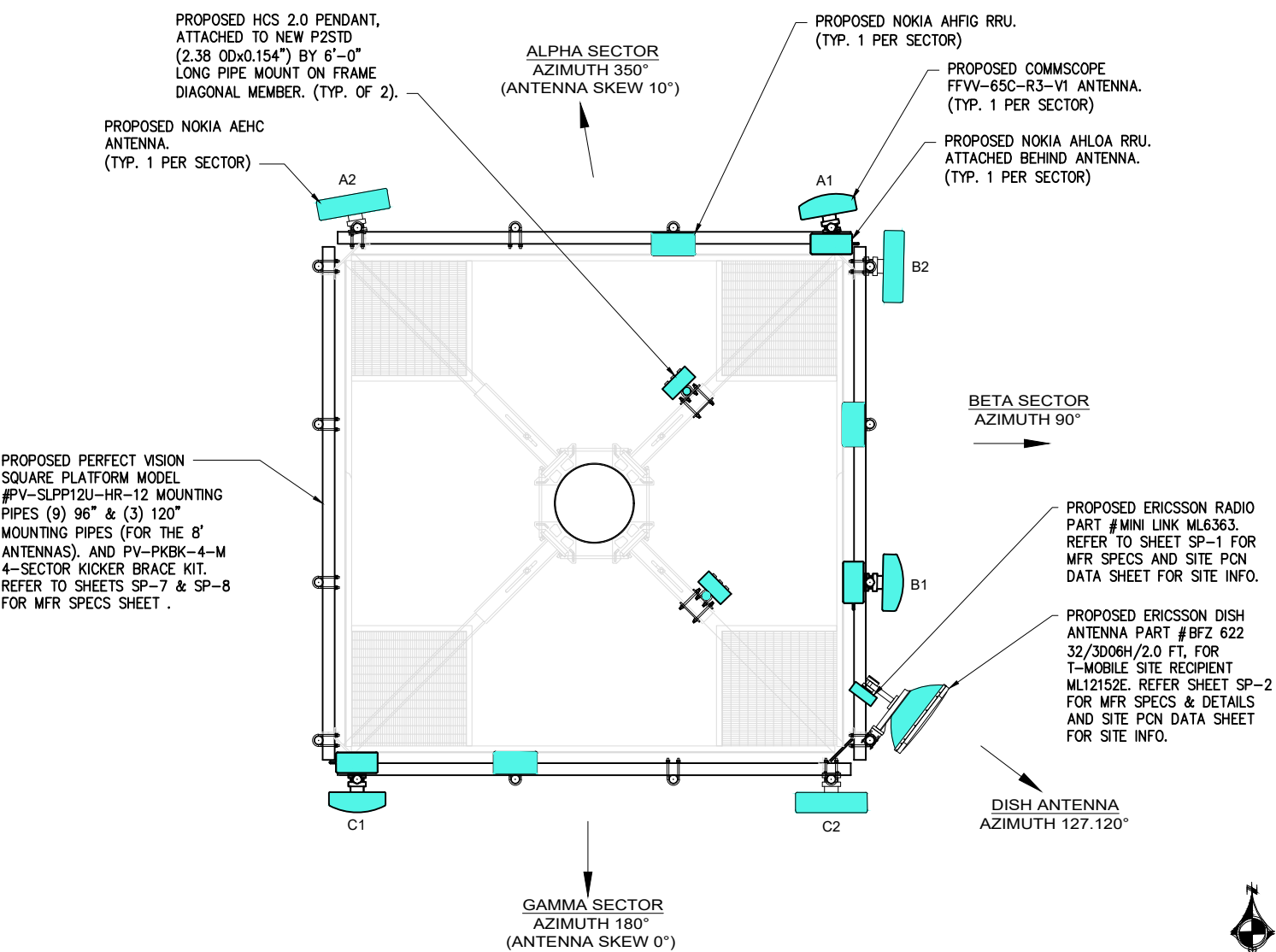
1- G.C. TO REFER TO LATEST TOWER STRUCTURAL ANALYSIS BY OTHERS AND MOUNT ANALYSIS BY WESTIN ENGINEERING CONSULTANTS DATED 08/22/2022 PRIOR TO CONSTRUCTION STARTS.

2- ALL NEW INSTALLED EQUIPMENT MUST NOT INTERFERE WITH THE CLIMBING FACE AND SAFETY CLIMB. CONTRACTOR SHALL MAKE SURE SAFETY CLIMB ARE 100% FREE OF CABLES AND MOUNTS AFTER INSTALLATION IS COMPLETE.

NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER

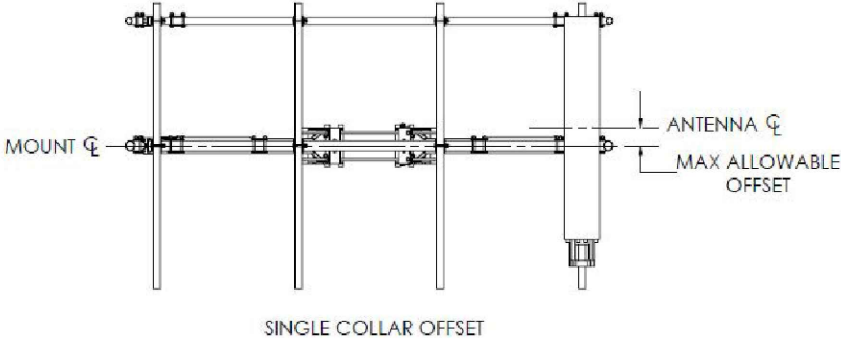


1 TOWER ELEVATION
SCALE: N.T.S.



2 ANTENNA PLAN VIEW
SCALE: N.T.S.

NOTE:
6" MAXIMUM ALLOWABLE OFFSET BTW. ANTENNA C.L. & MOUNT C.L.



3 ANTENNA CENTER LINE DETAIL
SCALE: N.T.S.

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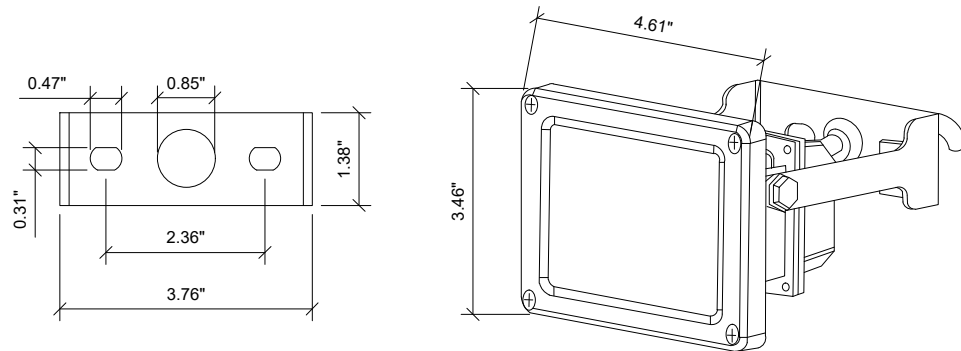
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CHECKED BY: AB
APPROVED BY: RA

SHEET TITLE
ELEVATION AND ANTENNAS PLAN VIEW

SHEET NUMBER
C-3

- (1) SIGMA TWO GANG CLEAR COVER, EXTRA DUTY WITH LOCKABLE ENCLOSURE.
- (1) INTERMATIC 60 MINUTE MECHANICAL TIMER, FF60MC.
- (1) CAST ALUMINUM, 2 GANG WEATHERPROOF FS BOX, NO LUGS, DEEP BOX. APPLETON FS-2-75A OR HUBBELL-KILLARK 2FS-1.
- USE BACK OF GANG BOX FOR ENTRY INTO PPC, SEAL FLUSH AGAINST PPC WITH GASKETING MATERIAL, AND/OR SEAL EXTERIOR PERIMETER WITH SILICONE BEAD TO PREVENT WATER INTRUSION.
- (1) GFCI 15 AMP LEVITON WEATHER RESISTANT GFWT1-HGT WITH SELF-TEST FEATURE (SEE [HTTP://WWW.LEVITON.COM/EN/PRODUCTS/GFCIS-AND-AFCIS/GFCI-RECEPTACLES/](http://www.leviton.com/en/products/gfcis-and-afcis/gfci-receptacles/) WEATHERRESISTANT-DUPLEX FOR ALTERNATES), 2-POLE, 3-WIRE, 15AMP, 125 VOLT, 5-15R NEMA, WALL BOX MOUNT, LIGHT ALMOND, HEAVY DUTY, COMMERCIAL GRADE. NOTE: NO RESIDENTIAL GRADE GFCI ALLOWED.
- (2) OUTDOOR FLOOD LIGHTS, RATED INITIAL LUMENS > 1,260 EACH FLOOD. [HTTP://WWW.MAXLITE.COM/PRODUCTS/SMALL-FLOOD-LIGHTS/FLS15U50B](http://www.maxlite.com/products/small-flood-lights/fls15u50b) OR EQUIVALENT MAXLITE MODEL FLS15U50B/N, @ 1,235 LUMENS.
- TYPICAL INSTALLATION, REGARDLESS OF PPC STYLE OR TYPE OR EXISTING OUTLETS.
- LIGHT TIMER ON 15A CIRCUIT, LIGHT CONTROLLED BY COUNTDOWN TIMER. GFCI ON SEPARATE 15A CIRCUIT.
- IF PPC HAS EXISTING INTERIOR MOUNTED GFCI, IT TOO SHALL BE WIRED FOR SERVICE.
- EQUIVALENT MEETING SERVICE REQUIREMENTS, OR BETTER, EQUIPMENT MAY BE SUBSTITUTED AND INSTALLED WITH PRIOR T-MOBILE PM OR CM APPROVAL.



SAMPLE INSTALATION

1 LIGHT DETAIL (MAXLITE PART# FLS15U50B)
SCALE: N.T.S.

NOTE:

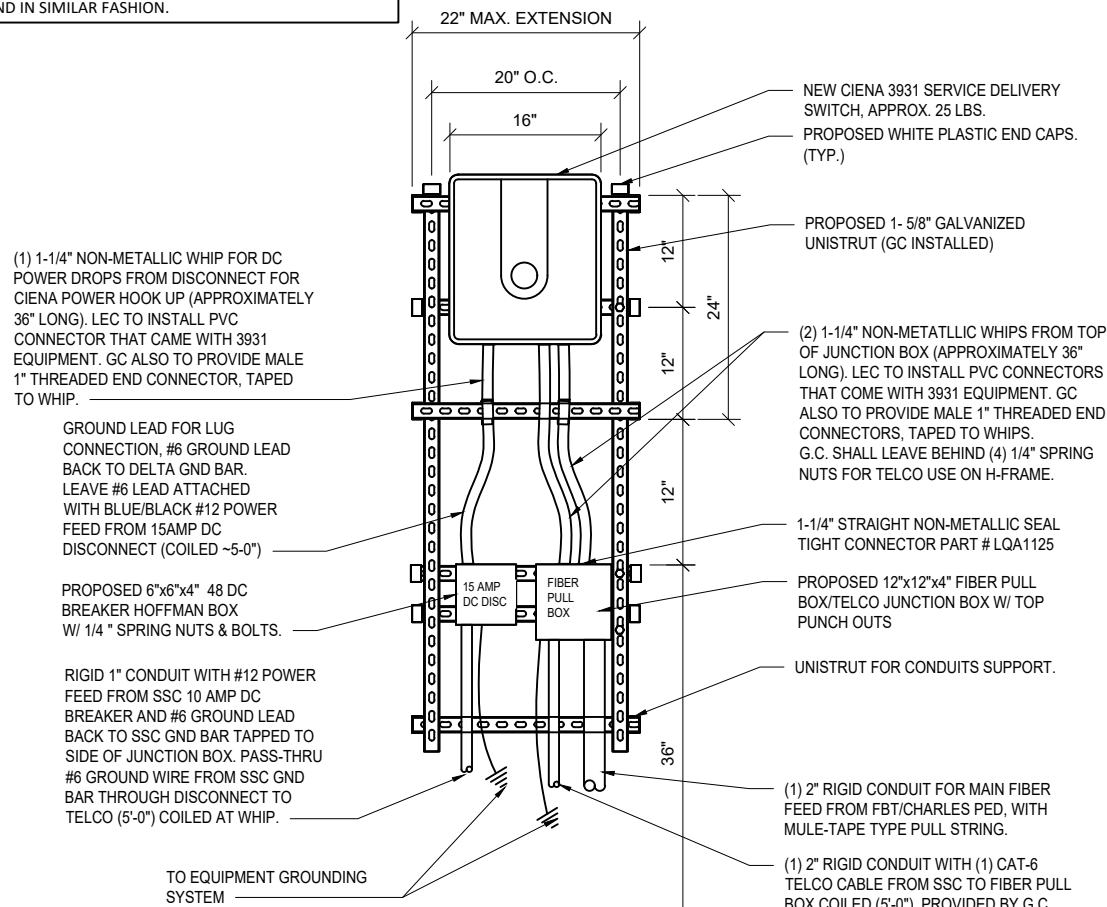
G.C. TO PROVIDE A SET OF 1/4" SPRING NUTS IN BAG FOR AT&T USE FOR CIENA. IF THIS IS A RAC24 G.C. TO BE PROVIDED CABINET AND SHALL MOUNT IN LIKE LOCATION AND IN SIMILAR FASHION.

ABBREVIATIONS:

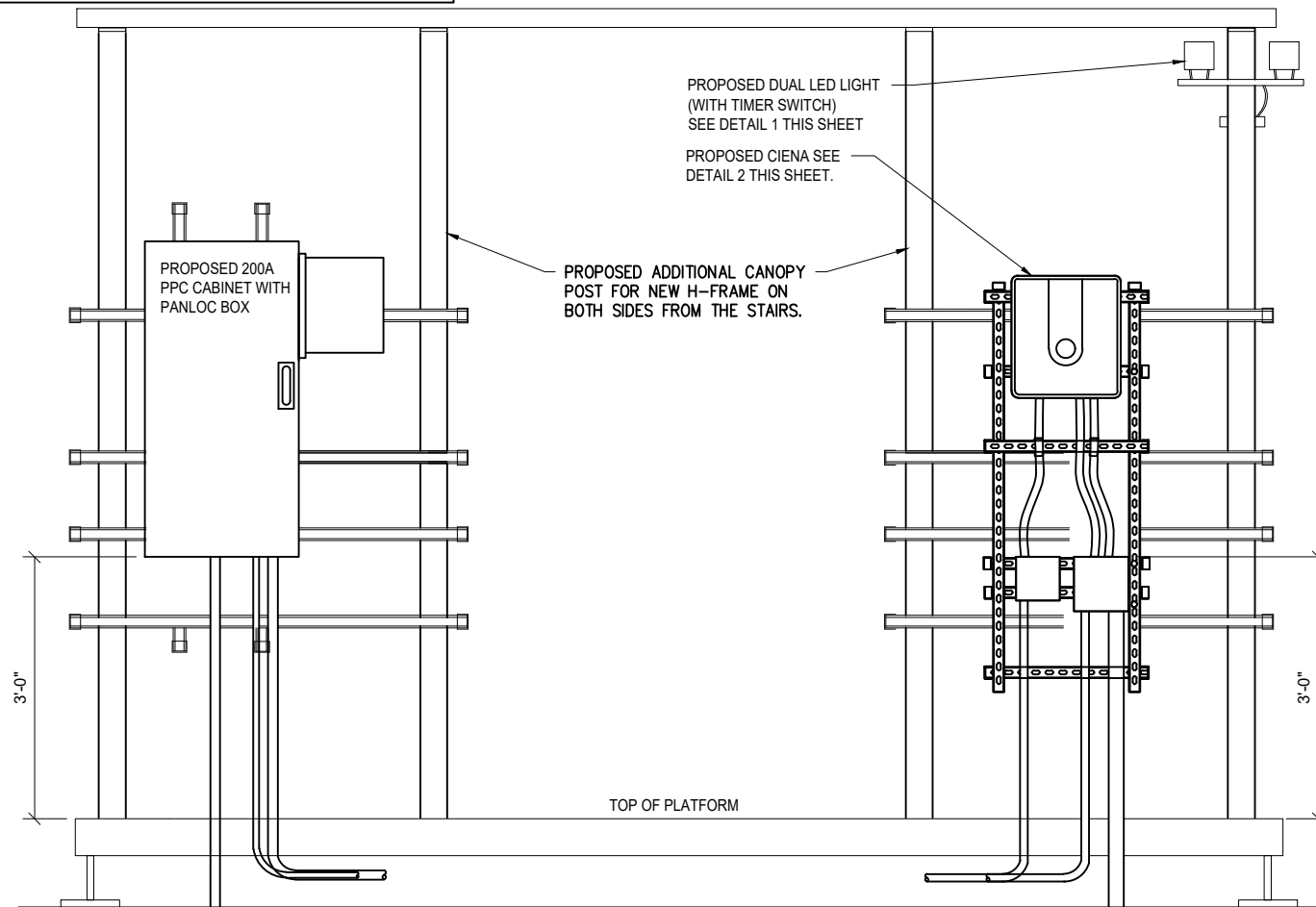
G.C. : GENERAL CONTRACTOR
LEC : LOCAL EXCHANGE CARRIER

NOTE:

ALL UNISTRUT, FASTENERS, HARDWARE, ETC, ARE TO BE EITHER HOT DIPPED GALVANIZED OR STAINLESS STEEL.
G.C. IS NOT TO USE ZINC-PLATED OR PRE-GALVANIZED.



2 CIENA DETAIL
SCALE: N.T.S.



3 UTILITY H-FRAME DETAIL
SCALE: N.T.S.

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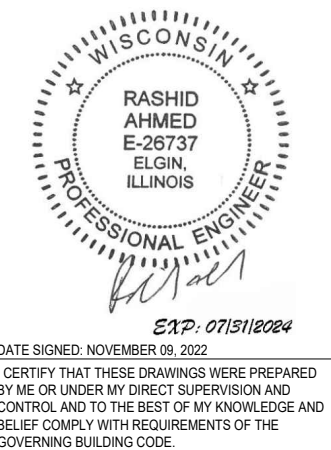
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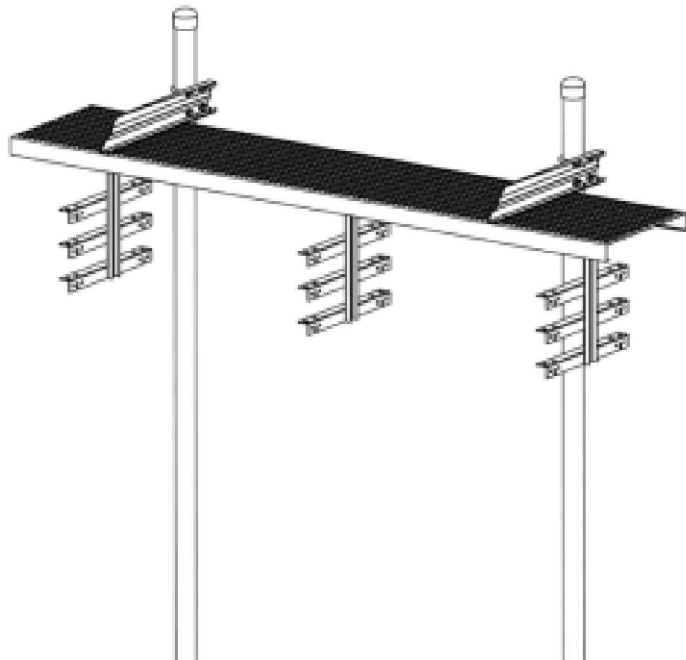
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SHEET TITLE

SITE
DETAILS

SHEET NUMBER

C-4

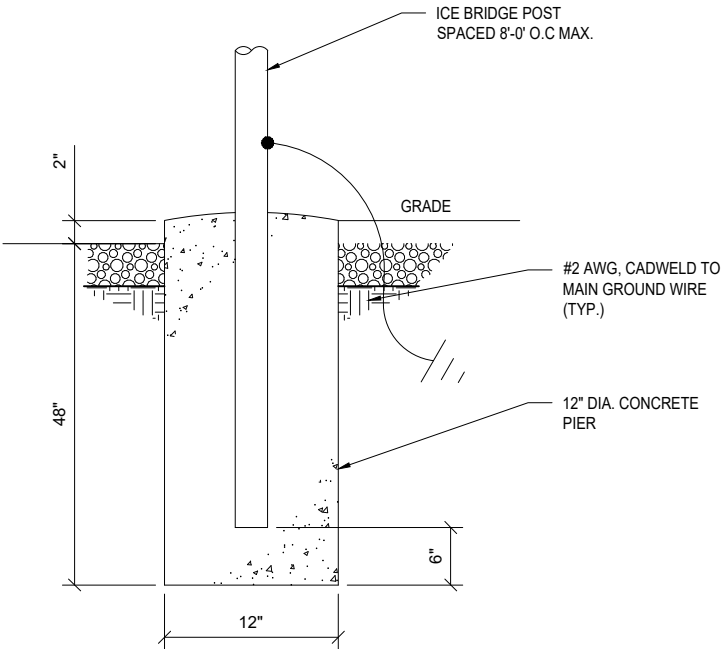


GENERAL SPECIFICATIONS

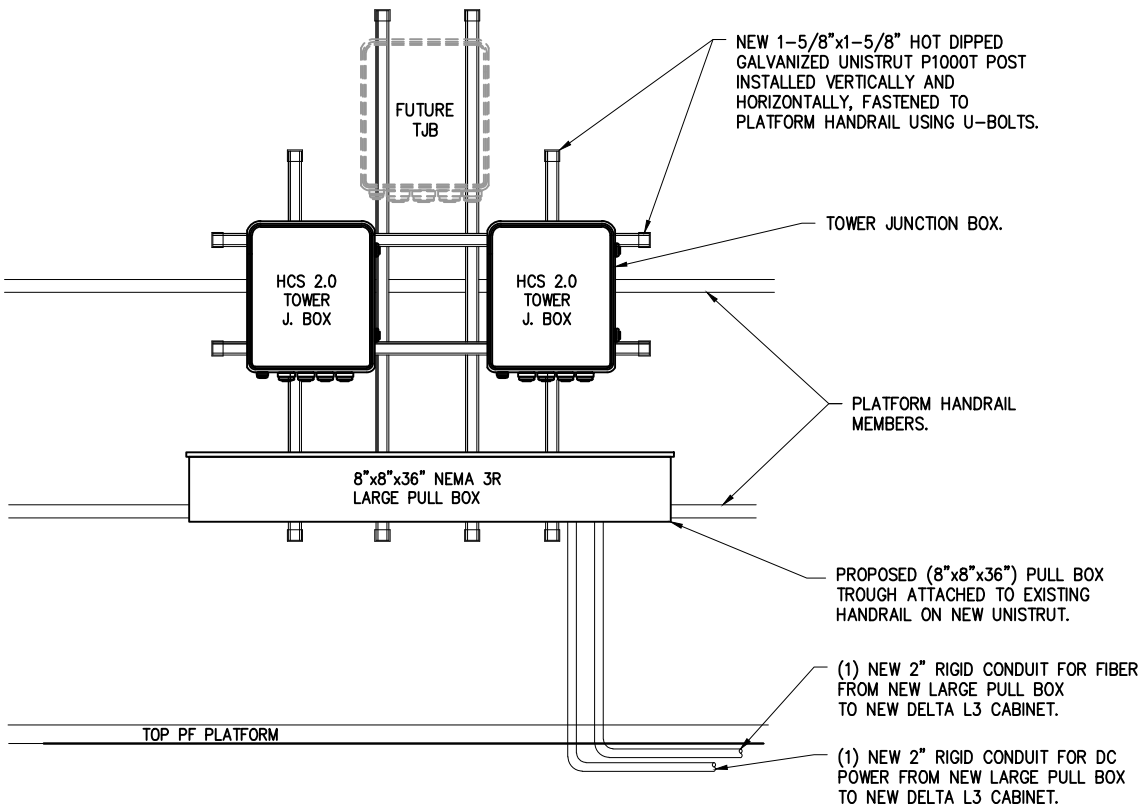
Product Type	Waveguide Bridge
Includes	Grip strut, support brackets, posts, trapeze kits, pipe caps
Material Type	Hot-dip galvanized, minimum A36 Steel, 14 gauge galvanized grip strut
Package Quantity	Kit of 1

MECHANICAL CHARACTERISTICS

Length	120 in
Width	12 in
Height	174 in
Weight	330 lb

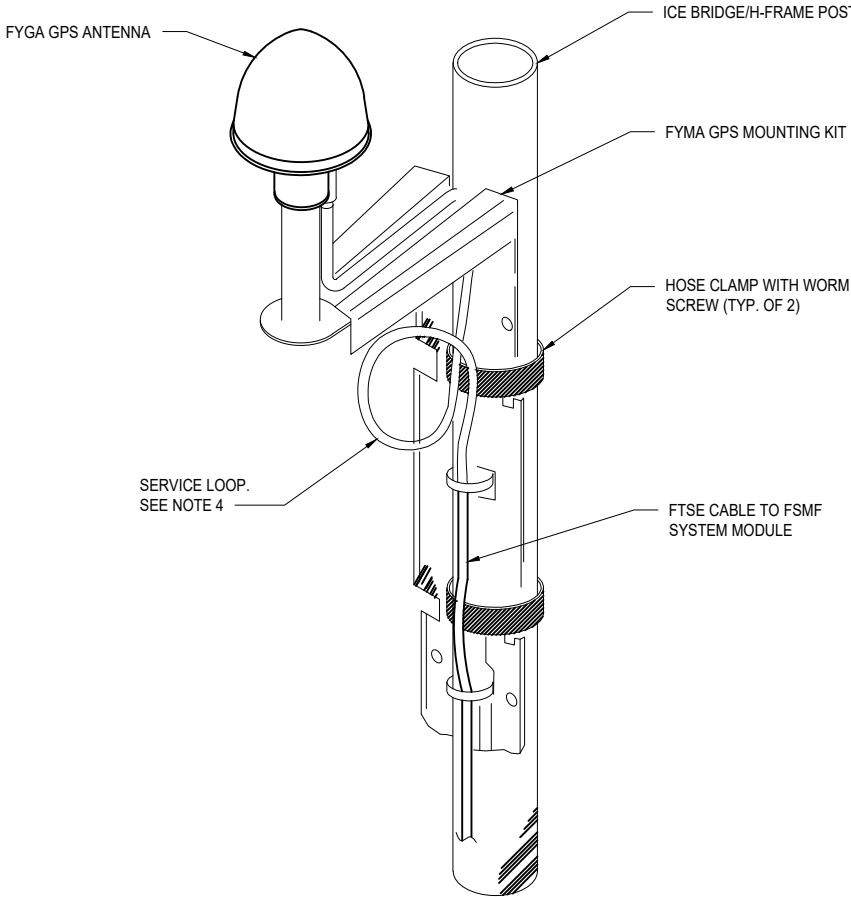


1 ICE BRIDGE DETAIL
SCALE: N.T.S.



2 HCS 2.0 TOWER JUNCTION BOX H-FRAME DETAIL
SCALE: N.T.S.

- NOTES:
1. THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1-1/4" DIA. SCH 40 GALVANIZED OR STAINLESS STEEL PIPE. THE PIPE MUST BE THREADED AT THE ANTENNA MOUNT END. THE PIPE SHALL BE MINIMUM OF 18 INCHES IN LENGTH TO FUNCTION PROPERLY. THE CUT PIPE END SHALL BE DEBARRED AND SMOOTH IN ORDER TO SEAL AGAINST THE NEOPRENE GASKET ATTACHED TO THE ANTENNA MOUNT.
 2. IT IS CRITICAL THAT THE GPS ANTENNA IS MOUNTED WITHIN 2" OF VERTICAL AND THE BASE OF THE ANTENNA IS WITHIN 2" LEVEL FOR MAXIMUM PERFORMANCE.
 3. INSTALL GPS ANTENNA AS SPECIFIED ON SITE PLAN. IF INSTALLING ON ICE BRIDGE ENSURE THAT GPS IS A MINIMUM OF 10' ABOVE GRADE ON THE FURTHEST POINT FROM THE TOWER TO ATTAIN MAXIMUM COVERAGE.
 4. GENERAL CONTRACTOR SHALL ENSURE THE GPS ANTENNA HAS THE REQUIRED FULL EXPOSURE TO THE SOUTHERN HEMISPHERE/HORIZON.
 4. GENERAL CONTRACTOR TO PROVIDE 4" TO 5" Ø SERVICE LOOP.
 5. GC TO ENSURE THAT GPS ANTENNA IS EXTENDED ABOVE CANOPY.



3 FYGA GPS ANTENNA DETAIL
SCALE: N.T.S.

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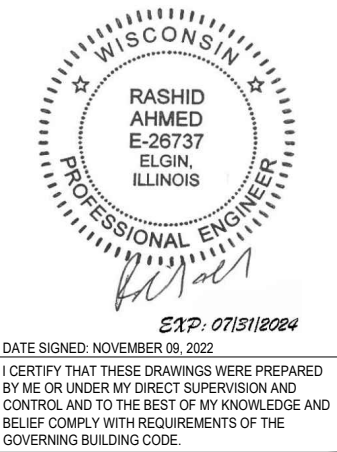
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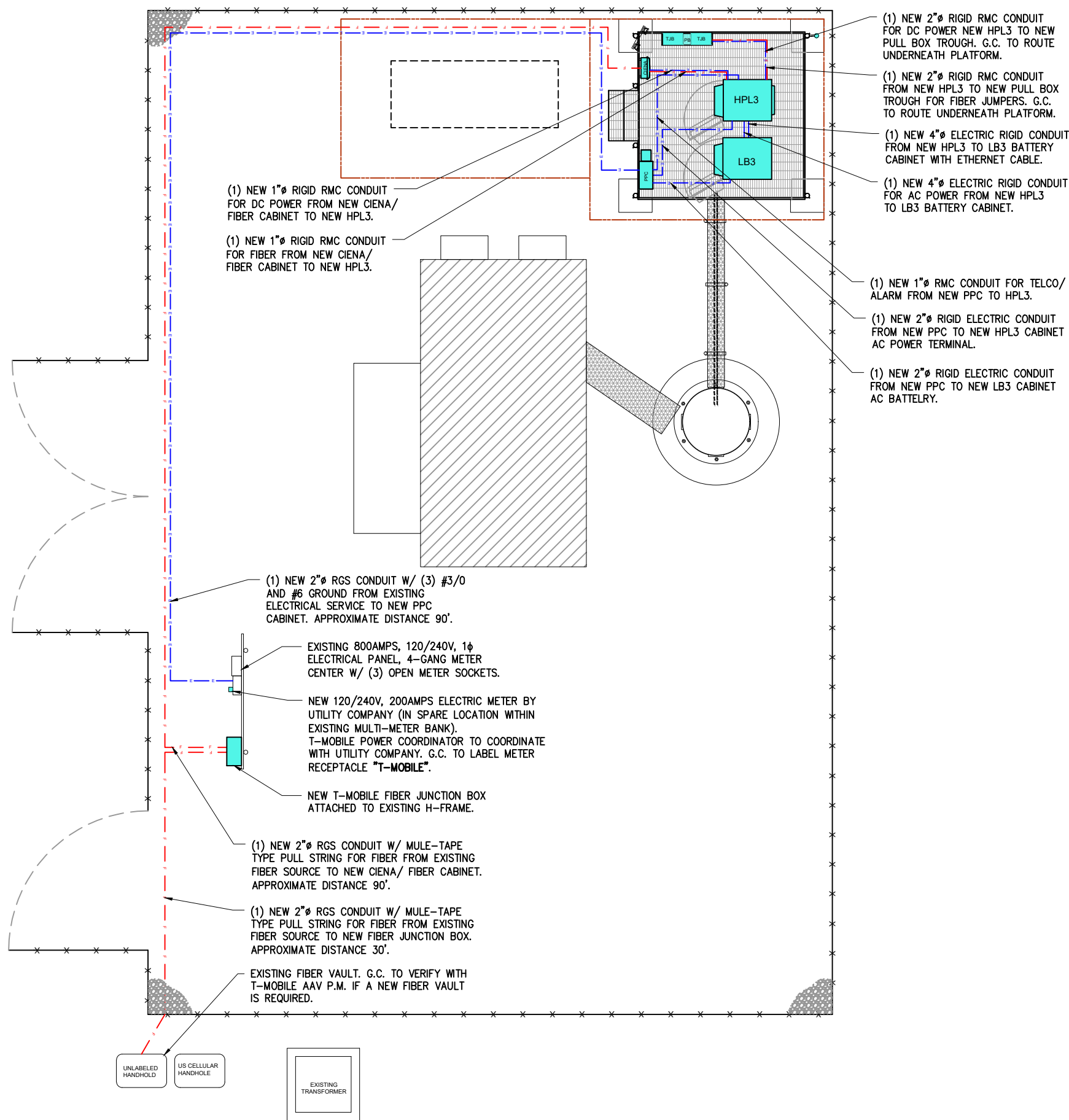
PREPARED BY: AE
CHECKED BY: AB
APPROVED BY: RA

SHEET TITLE

SITE
DETAILS

SHEET NUMBER

C-5



NOTES:

1. CONTRACTOR SHALL COORDINATE METER SOCKET LOCATION AND TYPE WITH POWER COMPANY.
2. CONTRACTOR SHALL INSTALL CONDUIT AND WIRE TO THE BTS SITE. COIL WIRES, SEAL CONDUIT WIRE ENDS FROM MOISTURE INFILTRATION. LEAVE WIRE TO TERMINATE AT RADIO CABINET PANEL, (MINIMUM OF 10 FEET).
3. COPPER GROUND WIRE SHALL BE BONDED TO SITE GROUNDING SYSTEM.
4. UNDERGROUND CONDUITS SHALL TRANSITION FROM PVC TO RIGID THROUGH THE SWEEP AND REMAIN RIGID INTO PANELS.
5. CONTRACTOR MAY MODIFY KNOCKOUT HOLES IN EQUIPMENT CABINETS TO ACCOMMODATE THE REQUIRED CONDUIT SIZES.
6. COORDINATE WITH RADIO CABINET MFG REQUIREMENTS FOR SIZE & NUMBER OF CONDUITS.
7. THE MINI- PPC IS SHIPPED IN TWO SECTIONS TO BE BOLTED TOGETHER ON SITE. THE COMBINED WEIGHT IS APPROX. 300 LBS.
8. SURGE PROTECTION IN TELCO CHAMBER IS REQUIRED ON ALL SITES WITH EXTERNAL ALARM POINT MONITORING. NORTHERN TECHNOLOGIES INC DLP-43 DATA LINE PROTECTOR SHALL BE USED.
9. SERVICE POWER SHALL BE (120/240VAC, 200A, 1Ø, 3W) OR (120/208VAC, 200A, 3Ø, 4W)
10. 200A METER BASE SHALL BE INSTALLED WHERE IT IS ACCESSIBLE FOR READOUT. THE NUMBER OF JAWS IN THE METER SOCKET AND THEIR ARRANGEMENT DEPENDS ON THE VOLTAGE SERVICE. COORDINATE WITH POWER COMPANY
11. CABLE SIZES SHALL BE ADJUSTED TO COMPENSATE FOR VOLTAGE DROP IF LONGER THAN 180FT. VERIFY CONDUIT SIZE WHEN CHANGING CABLE SIZE.
12. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO VENDOR PRINTS PROVIDED BY PPC MANUFACTURER.
13. ADDRESS SHALL BE POSTED BELOW THE METER
14. ANY 120 VOLT OUTLET LOCATED ON THE PPC SHALL HAVE GFCI PROTECTION PER NEC SECTION 210-8.
15. CONTRACTOR TO SUPPLY AVAILABLE FAULT CURRENT CALCULATIONS AT THE SERVICE EQUIPMENT LINE TERMINATION POINT; AS WELL AS IMPEDANCE VALUE AND SIZE OF SERVICE CONDUCTORS. ALL SERVICE AND BRANCH PANELS SHALL BE RATED FOR THE AVAILABLE FAULT CURRENT. DISTANCE AND CONDUCTOR SIZES MUST BE FURNISHED TO INSPECTOR.
16. EMERGENCY AND BATTERY BACKED UP EXIT LIGHTING CIRCUITS SHALL BE MARKED SPECIFICALLY IN THE ELECTRICAL PANEL AS SUCH. (NEC 700.12.E). THE FIRE DEPARTMENT WILL BE TESTING THESE DEVICES EVERY SIX MONTH DURING BUSINESS HOURS BY SHUTTING THESE CIRCUITS (KEEP CRITICAL LOADS OFF THESE CIRCUITS). IF THE PRIMARY SOURCE OF ILLUMINATION IS HID, THE EMERGENCY LIGHTS SHALL BE REQUIRED TO OPERATE UNTIL NORMAL ILLUMINATION IS RESTORED. (NEC 700.16).
17. CONTRACTOR SHOULD ENSURE THAT ANY GENERATOR SUPPLYING THIS SITE SHOULD HAVE THE GROUND TO NEUTRAL STRAP REMOVED AS THIS IS A 2 POLE TRANSFER SWITCH WITH A SOLID NEUTRAL.

CONDUITS AND WIRING

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.

COORDINATION WITH UTILITY COMPANY

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANIES FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS

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SHEET TITLE

PROPOSED UTILITY
SITE PLAN AND NOTES

SHEET NUMBER

E-1

UTILITY CONDUITS SCHEDULE						
NO.	FROM	TO	WIRES	GROUND	CONDUIT SIZE	FUNCTION
①	PPC CABINET	HPL3 SITE SUPPORT CABINET	(2) 3/0 & (1) #4 NEUTRAL	(1) 3/0	2" RCM	AC POWER FEEDER
②	PPC CABINET	HPL3 SITE SUPPORT CABINET	(1) PAIR OF BELDEN 27916A #16 AWG	N/A	1" RCM	ALARM
③	CIENA DELIVERY SWITCH	HPL3 SITE SUPPORT CABINET	40' SM FIBER	N/A	1" RCM	FIBER TO SSC
④	HPL3 SITE SUPPORT CABINET	CIENA POWER J. BOX	(2) #12	(1) #6	1" RCM	DC POWER
⑤	HPL3 SITE SUPPORT CABINET	OVP/ FIBER J. BOX	(3) PAIRS OF #2	N/A	2" RCM	DC POWER
⑥	HPL3 SITE SUPPORT CABINET	OVP/ FIBER J. BOX	30' FIBER JUMPERS	N/A	2" RCM	FIBER TO SSC
⑦	HPL3 SITE SUPPORT CABINET	LB3 BATTERY CABINET	(2) CAT-5 CABLES	N/A	4" RCM	BATTERY ALRAM
⑧	HPL3 SITE SUPPORT CABINET	LB3 BATTERY CABINET	(2) PAIRS OF 4/0 TELCO FLEX POWER CABLES & (3) #12	N/A	4" RCM	DC POWER

CONDUITS USE CASES			
CONDUIT TYPE	USE CASE	LOCATION	USE CASE EXAMPLE
RIGID	AC POWER	ABOVE GROUND	ABOVE GROUND PPC TO SSC
PVC	AC POWER	UNDER GORUND	UNDERGROUND PPC TO SSC OR BACK HAUL TRANSPORT HUB TO SSC
LFMC	AC, DC, COMM	MAX 6' PER RUN, ABOVE GROUND ONLY	TIGHT LOCATION BTW HUB AND CONDUIT, BUT NOT TO BE USED WHERE IT CAN BE STEPPED ON
EMTT	INDOOR AC, DC, COMM	INDOORS NOT EXPOSED TO THE OUTDOOR ENVIRONMENT (MUST BE DRY)	PPC TO JUNCTION BOX
LFNC	GROUND WIRE	CONCEALING AND PROTECTING BTCW RISERS ONLY	GROUNDING TO MGB OR SSC

CONDUIT NOTES:

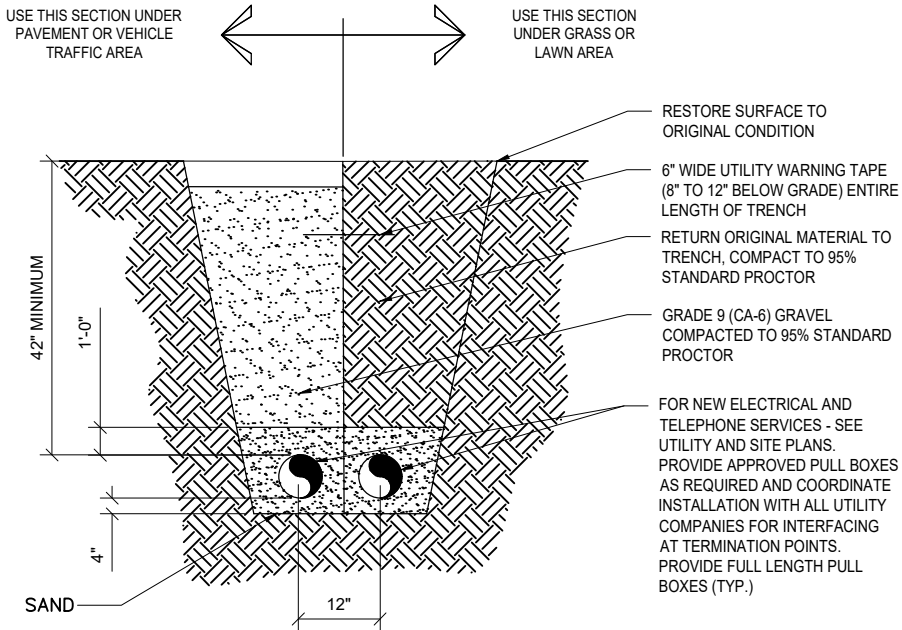
1. CONTRACTOR TO PRIVATELY LOCATE ALL EXISTING UNDERGROUND CONDUITS AND GROUND RING WITHIN CONSTRUCTION AREA PRIOR TO TO ANY EXCAVATION AND HAND DIG WHEN CRITICAL AREAS.
2. CONTRACTOR IS TO INSTALL POWER AND TELCO PER THE APPROVED T-MOBILE DRAWINGS. ALL TRENCHES MUST BE A MINIMUM OF 42 INCHES IN DEPTH AND MARKED WITH METALLIC, DETECTABLE TAPE INSTALLED PER MANUFACTURER'S REQUIREMENTS.
- ANY CHANGES TO LOCATION OR DEPTH OF TRENCHES MUST BE APPROVED BY PROJECT MANAGEMENT TEAM IN WRITING, AND MUST BE REFLECTED PROMPTLY WITH AS-BUILT DOCUMENTS
3. ALL UNDERGROUND CONDUITS ARE TO BE A MINIMUM SCHEDULE 40, GREY PVC. TWO (2) PULL-STRINGS MUST ALSO BE INSTALLED IN ALL CONDUITS, AND ALL CONDUIT MUST BE CLEARLY LABELED ABOVE GRADE AS TO THEIR INTENDED PURPOSE (I.E. POWER/ TELCO)
4. ALL FLEX CONDUIT USED FOR POWER OR TELCO NEEDS TO BE METALLIC AND SEAL-TIGHT.
5. ALL CONDUITS MUST BE SUPPORTED WITHIN 3' COMING OUT OF THE BOX AND SUPPORTED EVERY 5FT THEREAFTER.
6. SEAL TIGHT CONNECTIONS TO SYSTEM MODULES MUST BE 45 DEGREE, NOT 90 DEGREE OR STRAIGHT
7. ALL CONDUIT USED OUTDOOR THAT IS LESS THAN 42" BELOW GRADE MUST BE RMC. IMC IS NEVER ACCEPTABLE, AND PVC CAN ONLY BE USED AT 42".
8. IF USING PVC BURIED AT 42" GC MUST UTILIZE RMC FOR ANY AND ALL STUB-UPS
9. EMT IS ONLY ALLOWED INDOOR.
10. CONTRACTOR TO PROPERLY SEALED AND WEATHERPROOF ALL CONDUITS AND TANK PENETRATIONS THAT ARE NO LONGER BEING USED.

CONDUIT NOTES:

- A- ALL FIBER AND COMMUNICATION CABLES MUST BE IN THEIR OWN CONDUIT UNLESS SPECIFICALLY STATED TO DO OTHERWISE
- B- ALL CONDUIT MUST BE PROPERLY SECURED, AND WEATHER PROOFED TO PREVENT CABINET/CABLE DAMAGE/WATER INGRESS.
- C- NO LB CONDUIT BODIES ARE TO BE USED BETWEEN THE HPL3 AND BATTERY CABINETS.
- D- ALL EXPOSED CONDUIT THREADS OR CUT EDGES ARE TO BE COATED WITH COLD GALVANIZING SPRAY.
- E- FLEXIBLE CONDUIT IS MAX 6' LENGTH, ONLY IN TIGHT LOCATIONS. NOT TO BE USED AS A RIGID CONDUIT REPLACEMENT.
- F. ALL CONDUITS (OTHER THAN COVP POWER / FIBER) ARE TO BE BURIED WHEN APPLICABLE.
- ALL DARK CONDUITS ARE TO BE FULLY REMOVED AND PORT HOLES PROPERLY CAPPED AS NEEDED.
- G. ANY TIME A DUCT BACK OR PORT IS ALTERED, IT NEEDS TO PE PROPERLY SEALED WITH A PORT BOOT. EXPANDING FOAM IS NOT ALLOWED.

NOTES:

- 1- G.C. SHALL MAKE SURE TO PROPERLY INSTALL & WIRE THE OVP's PER MANUFACTURER SPECIFICATION.
- HCS 1.0 SHALL EQUIPPED WITH (4) SETS OF 2#6 AWG WIRES (BLUE & BLACK INSULATED), PROTECTED BY A 200A DC BREAKER INSIDE THE HPL3 POWER SYSTEM.
- HCS 2.0 SHALL EQUIPPED WITH (3) SETS OF 2#2 AWG WIRES (BLUE & BLACK INSULATED), EACH PROTECTED BY A 100A DC BREAKER (TOTAL OF 3 100A BREAKERS) INSIDE THE HPL3 POWER SYSTEM.
- IF TOWER J. BOX REQUIRES VOLTAGE BOOSTER, THE CIRCUITS SHALL BE FED FROM VOLTAGE BOOSTER OUTPUT TERMINAL. REFER TO SHEET RF-4 FOR BOOSTER WIRING DIAGRAM.
- 2- G.G. TO KEEP FUTURE GROWTH AREA CLEAR FROM CONDUITS AND OR EQUIPMENT.



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ML89143A			
SITE NAME			
USCC - 784760			
SITE ADDRESS			
FREIHEIT CT. TAX KEY NO: SUXV0231989007			
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A	PRELIM CD	AE	07/06/22
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SHEET TITLE

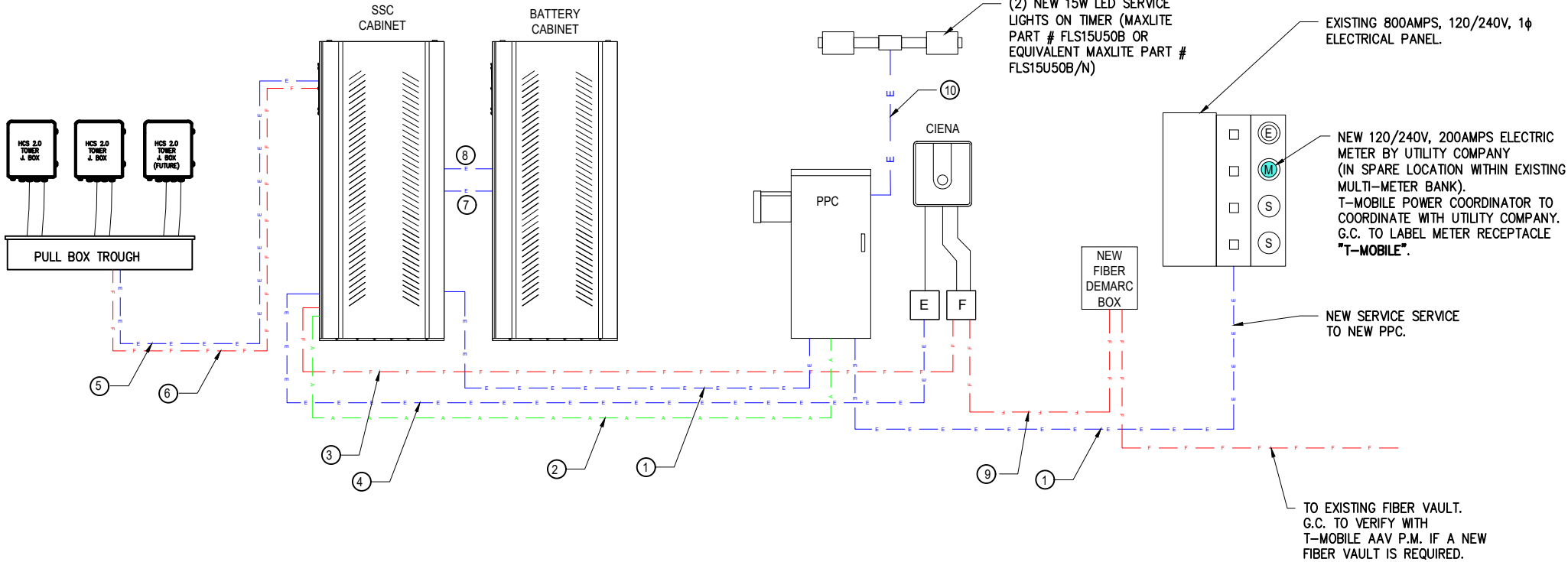
UTILITY CONDUITS
SCHEDULE AND NOTES

SHEET NUMBER

E-2

SYMBOL LEGEND:

- 2" RMC FOR AC POWER WITH (2) 3/0 & (1) #4 NEUTRAL AND (1) 3/0 GROUND
- 1" RMC FOR ALARM WITH (1) PAIR OF BELDEN 27916A #16 AWG
- 1" RMC FOR FIBER WITH 40' SM FIBER.
- 1" RMC FOR DC POWER WITH (2) #12 & (1) #6 GROUND
- 2" RMC FOR DC POWER WITH (3) PAIRS OF #2
- 2" RMC FOR FIBER WITH FIBER JUMPERS
- 4" RMC FOR BATTERY ALARM WITH (2) CAT-5 CABLES
- 4" RMC FOR DC POWER WITH (2) PAIRS OF 4/0 TELCO FLEX POWER CABLES & (3) #12
- 2" RMC FOR NEW FIBER SERVICE
- 3/4" RMC WITH #6 AWG WIRES FOR LIGHT



FIBER CONNECTION SOURCE TO BE CONFIRMED WITH T-MOBILE PRIOR TO CONSTRUCTION START

1 UTILITIES DIAGRAM
SCALE: N.T.S

T-MOBILE SITE NUMBER: VOLTAGE: MAIN BREAKER: MOUNT: ENCLOSURE TYPE: PANEL STATUS:				240V/120 200AMP H-FRAME NEMA 3R NEW				MODEL: PHASE: BUSS RATING: NEUTRAL BAR: N TO GROUND BOND: INTERNAL TVSS:				POWER TRANSFER CABINET OR APPROVED EQUAL 1 WIRE: 3 200AMPS AIC: 22,000 YES GROUND BAR: YES YES				
CKT	LOAD DESCRIPTION	BREAKER AMPS	BREAKER POLES	BREAKER STATUS	SERVICE LOAD VA	USAGE FACTOR	PHASE A VA	PHASE B VA	USAGE FACTOR	SERVICE LOAD VA	BREAKER STATUS	BREAKER POLES	BREAKER AMPS	LOAD DESCRIPTION	CKT	
1	SURGE APPROX	30	2	ON	400	1.25	1000		1.25	4200	ON	4	200	HP SITE SUPPORT CABINET	2	
3				ON		1.25	10500	4								
5	SERVICE LIGHT	20	1	ON	500	1	500								6	
7						ON	0	0							10500	8
9				N/A	0	0	0		0	0	N/A				10	
11				N/A	0	0		0	0	0	N/A				12	
13				N/A	0	0	0		0	0	N/A				14	
15				N/A	0	0	0		0	0	N/A				16	
17				N/A	0	0		0	0	0	N/A				18	
19				N/A	0	0	0		0	0	N/A				20	
21				N/A	0	0		0	0	0	N/A				22	
23				N/A	0	0		0	0	0	N/A				24	
							1500	21000	VA			TOTAL KVA	22500			
													AMPS	93.75		

CONTRACTOR NOTES - PPC:

- FURNISH & INSTALL ALL CIRCUIT BREAKERS PER PANEL SCHEDULE
- LABEL CIRCUIT BREAKER W/ PERMANENT PLASTIC LABELS NOTING FUNCTION OF BREAKER
- REPLACE MISSING COMPARTMENT ACCESS SCREWS LOST DURING INSTALLATION
- VERIFY ENCLOSURE IS RODENT-PROOF AFTER INSTALLATION OF CABINET AND CONDUITS
- FACTORY INSTALLED NEUTRAL-GROUNDING BOND JUMPER INSIDE THE PPC SHALL BE REMOVED

2 ELECTRICAL PANEL SCHEDULE
SCALE: N.T.S

T-MOBILE ELECTRICAL SCOPE OF WORK:

1. CONTRACTOR IS TO INSTALL POWER AND TELCO PER THE APPROVED T-MOBILE DRAWINGS. ALL TRENCHES MUST BE A MINIMUM OF 42 INCHES IN DEPTH AND MARKED WITH METALLIC, DETECTABLE TAPE INSTALLED PER MANUFACTURER'S REQUIREMENTS.

ANY CHANGES TO LOCATION OR DEPTH OF TRENCHES MUST BE APPROVED BY PROJECT MANAGEMENT TEAM IN WRITING, AND MUST BE REFLECTED PROMPTLY WITH AS-BUILT DOCUMENTS

2. ALL UNDERGROUND CONDUITS ARE TO BE A MINIMUM SCHEDULE 40, GREY PVC. TWO (2) PULL-STRINGS MUST ALSO BE INSTALLED IN ALL CONDUITS, AND ALL CONDUIT MUST BE CLEARLY LABELED ABOVE GRADE AS TO THEIR INTENDED PURPOSE (I.E. POWER/ TELCO)

3. ALL FLEX CONDUIT USED FOR POWER OR TELCO NEEDS TO BE METALLIC AND SEAL-TIGHT.

4. ALL CONDUITS MUST BE SUPPORTED WITHIN 3' COMING OUT OF THE BOX AND SUPPORTED EVERY 5FT THEREAFTER.

5. 3/4" CONDUIT IS TO BE RUN FROM THE 12X12X4 HOFFMAN BOX TO NSN SYSTEM MODULES FOR POWER DELIVERY.

6. 1" CONDUIT IS TO BE RUN FROM THE 12X12X4 HOFFMAN BOX TO CIENA (OR OTHER FIBER DELIVERY ENCLOSURE, RAC 24 ETC.) FOR POWER DELIVERY.

7. 2" CONDUIT IS TO BE RUN FROM 12X12X4 HOFFMAN BOX TO COVP FOR POWER DELIVERY.

8. 1" CONDUIT IS TO BE RUN FROM THE 6X6X4 HOFFMAN TO CIENA (OR OTHER FIBER DELIVERY ENCLOSURE, RAC 24 ETC.) FOR ETHERNET DELIVERY.

9. 3/4" CONDUIT IS TO BE UTILIZED TO DELIVER ETHERNET FROM CSR TO NSN SYSTEM MODULES.

10. SEAL TIGHT CONNECTIONS TO SYSTEM MODULES MUST BE 45 DEGREE, NOT 90 DEGREE OR STRAIGHT

11. 2" CONDUIT IS TO BE USED TO DELIVER POWER FROM PPC TO SSC.

12. 2" CONDUIT IS TO BE RUN TO BRING POWER FROM OUR SOURCE TO T-MOBILE METER.

13. 2" CONDUIT IS TO BE RUN FROM OUR METER TO OUR PPC (UNLESS LARGER THAN 3 AWG I.E. 300 OR 500 MCM IS REQUIRED DUE TO VOLTAGE DROP WITH A LONG RUN)

14. 2" CONDUIT IS TO BE RUN FROM FBT, CIENA, OR OTHER TELCO SOURCE TO T-MOBILE TELCO H-FRAME

15. ALL CONDUIT USED OUTDOOR THAT IS LESS THAN 42" BELOW GRADE MUST BE RMC. IMC IS NEVER ACCEPTABLE, AND PVC CAN ONLY BE USED AT 42".

16. IF USING PVC BURIED AT 42" GC MUST UTILIZE RMC FOR ANY AND ALL STUB-UPS

17. EMT IS ONLY ALLOWED INDOOR.

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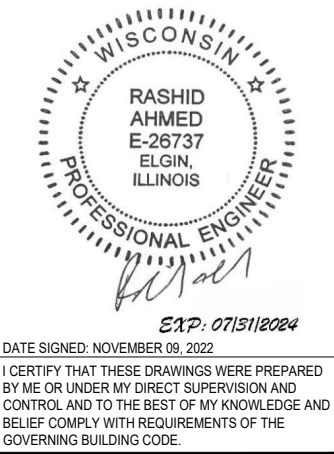
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PREPARED BY: AE

CHECKED BY: AB

APPROVED BY: RA

SHEET TITLE

UTILITIES DIAGRAM &
ELECTRICAL PANEL
SCHEDULE

SHEET NUMBER

E-3

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CUSTOM CONFIGURATION – TOWER TOP EQUIPMENT SCHEDULE

ANTENNA SECTOR	ANTENNA MARK	ANTENNA MODEL #	TECHNOLOGY	ELECTRICAL TILT	MECHANICAL TILT	RAD CENTER	AZIMUTH	RRU MODEL	DIPLEXER MODEL	TOWER TOP COVP MODEL	RF JUMPERS	HYBRID JUMPERS	ESTIMATED MFR. HCS 2.0 TRUNK LENGTH (TO BE VERIFIED IN FIELD)
ALPHA	A1	FFVW-65C-R3-V1 (P)	L700/N600 L2100+1900/ UMTS 2100/ GSM1900	-	-	100'-0"	90°	AHLOA (P) AHFIG (P)	-	HCS 2.0 PENDANT A (P)	(8) 15'/15' (P)	(2) 15' HCS 2.0 (P)	(1) 150' HCS 2.0 TRUNK A (P) (EXACT LENGTH TO BE FIELD VERIFY)
	A2	AEHC (P)	N2500/LTE 2500	-	-			-	-	SHARED PENDANT B	-	(1) 15' HCS 2.0 (P)	SHARED HCS 2.0 TRUNK B
BETA	B1	FFVW-65C-R3-V1 (P)	L700/N600 L2100+1900/ UMTS 2100/ GSM1900	-	-	100'-0"	180°	AHLOA (P) AHFIG (P)	-	SHARED PENDANT A	(8) 15'/15' (P)	(2) 15' HCS 2.0 (P)	SHARED HCS 2.0 TRUNK A
	B2	AEHC (P))	N2500/LTE 2500	-	-			-	-	HCS 2.0 PENDANT B (P)	-	(1) 15' HCS 2.0 (P)	(1) 150' HCS 2.0 TRUNK B (P) (EXACT LENGTH TO BE FIELD VERIFY)
	-	ERICSSON BFZ 622 32/3D06H/2.0 FT	-	-	-	100'-0"	127.120°	ERICSSON RADIO PART # MINI LINK ML6363	-	-	-	-	(1) 150' CMR/UL 1666, OD 10 MM, 50 Ω, COAXIAL CABLE (P)
GAMMA	C1	FFVW-65C-R3-V1 (P)	L700/N600 L2100+1900/ UMTS 2100/ GSM1900	-	-	100'-0"	350°	AHLOA (P) AHFIG (P)	-	SHARED PENDANT A	(8) 15'/15' (P)	(2) 15' HCS 2.0 (P)	SHARED HCS 2.0 TRUNK A
	C2	AEHC (P)	N2500/LTE 2500	-	-			-	-	SHARED PENDANT B	-	(1) 15' HCS 2.0 (P)	SHARED HCS 2.0 TRUNK B

NOTE:

G.C. SHALL FIELD MEASURE AND DETERMINE THE EXACT REQUIRED NEW
HCS 2.0 TRUNK LENGTH TO EACH SECTOR AND PROVIDE CABLES LENGTHS
TO T-MOBILE CONSTRUCTION MANAGER TO ENSURE THE CORRECT LENTHS ARE
CAPTURES ON THE FINAL RFDS AND T-MOBILE BILL OF MATERIAL (B.O.M).

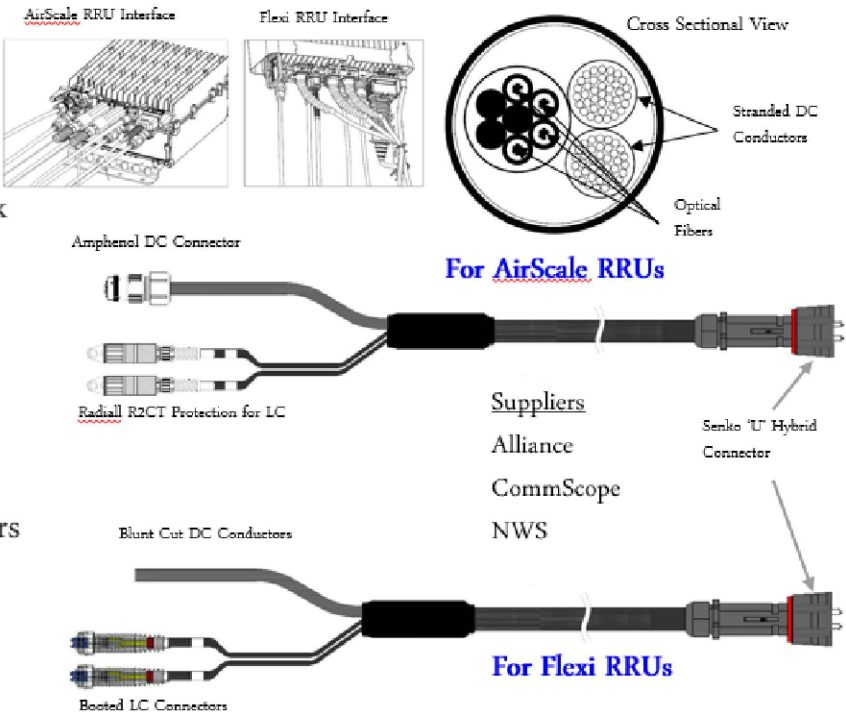
NOTE: ANTENNAS PLACEMENT, ELCT. & MECH. TILT, AND RRU's TO BE VERIFIED WITH T-MOBILE C.M. PRIOR TO CONSTRUCTION STARTS

1

ANTENNA SCHEDULE

SCALE: N.T.S.

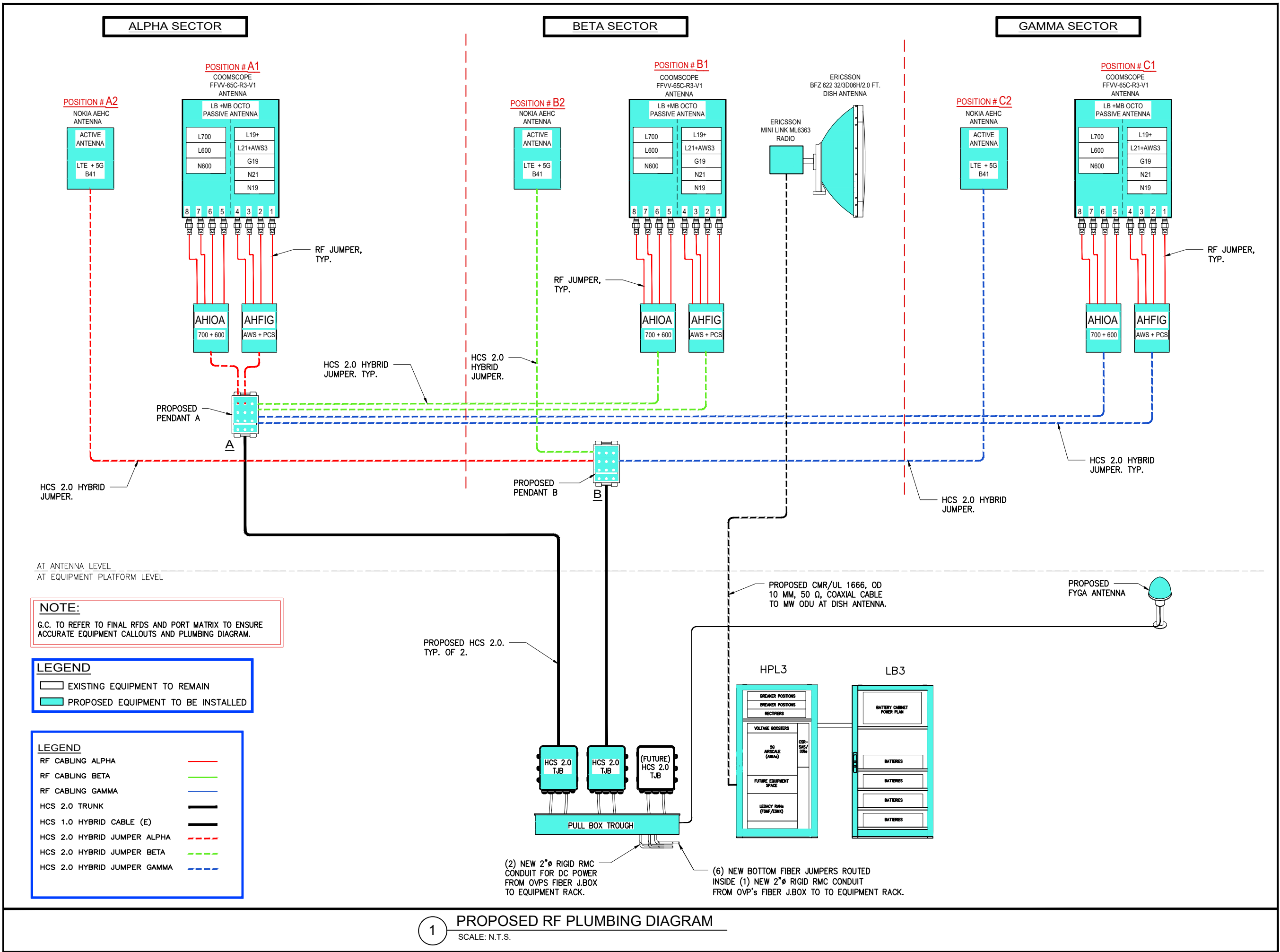
- Outer diameter: 0.72"
- Weight: 0.34 lb/ft
- Operating Temp: -40 °C to +75 °C
- Connectorized for mating with tower top trunk cable breakout or roof top box
- DC and fiber interfaces versions for Nokia Airscale and Flexi RRUs
- Short (tower top 15') & long (roof top 20' - 250') Airscale versions available
- Also available with legacy booted LC connectors and blunt cut DC conductors for Flexi RRU applications



2

HYBRID JUMPER CABLE GENERAL SPECIFICATIONS

SCALE: N.T.S.



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WISCONSIN

RASHID AHMED
E-26737
ELGIN, ILLINOIS

PROFESSIONAL ENGINEER

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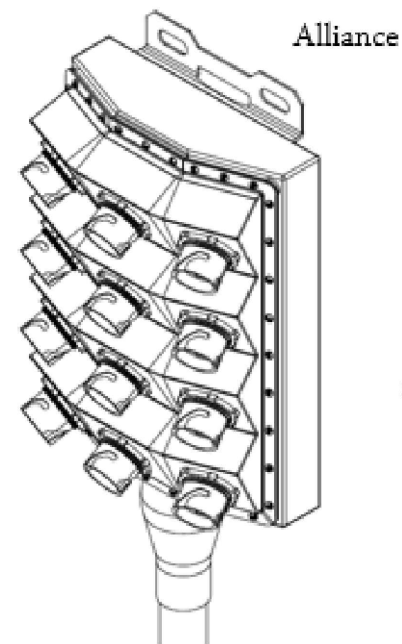
SYSTEM CONNECTION
DIAGRAM

SHEET NUMBER

RF-2

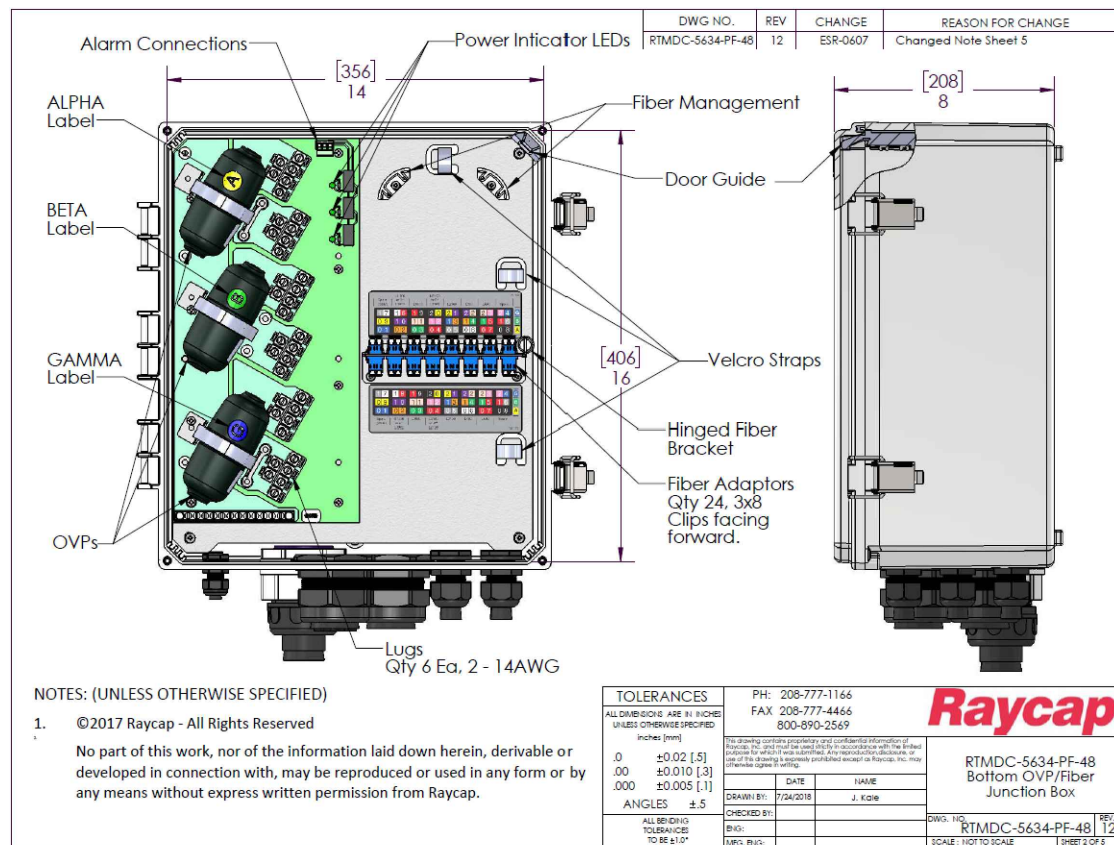
THE BREAKOUT BOX (PENDANT) IS PERMANENTLY ATTACHED TO THE TRUNK CABLE, IT IS NOT FIELD REMOVABLE/REPLACEABLE WITHOUT REPLACING THE ENTIRE TRUNK CABLE.

Dimensions, in. in.	9.3x14.9x5.8 8
Weight	1.61 <u>lb/ft</u>
Port Interface Interface	Senko U
Hybrid Ports	12
Conductor Termination	None
Single Mode Fibers Fibers	48
Fiber Termination Termination	LC pair
Max RRU	12



BREAKOUT BOX (PENDANT) WEIGHT: 3.59lbs

SCALE: N.T.S.



SCALE: N.T.S.

Gamma	Beta	Alpha	
 C0	 B0	 A0	Radio 0
 C1	 B1	 A1	Radio 1
 C2	 B2	 A2	Radio 2
 C3	 B3	 A3	Radio 3

Bottom Junction Box Fiber

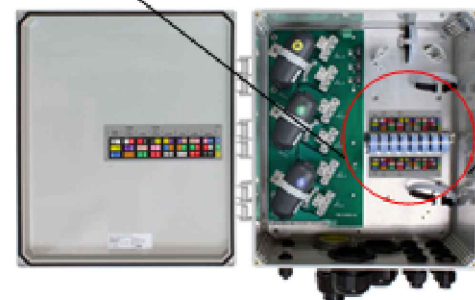
Patch Panel

Radio 0				Radio 1				Radio 2				Radio 3			
Optical 1		Optical 2		Optical 1		Optical 2		Optical 1		Optical 2		Optical 1		Optical 2	
1	7	1	8	1	9	2	0	2	1	2	2	2	3	2	4
0	9	1	0	1	1	1	2	1	3	1	4	1	5	1	6
0	1	0	2	0	3	0	4	0	5	0	6	0	7	0	8

← Gamma

← Beta

← Alpha



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SHEET TITLE

NEW EQUIPMENT MFR.
SPECS & CONNECTION
DIAGRAM

SHEET NUMBER

RF-3

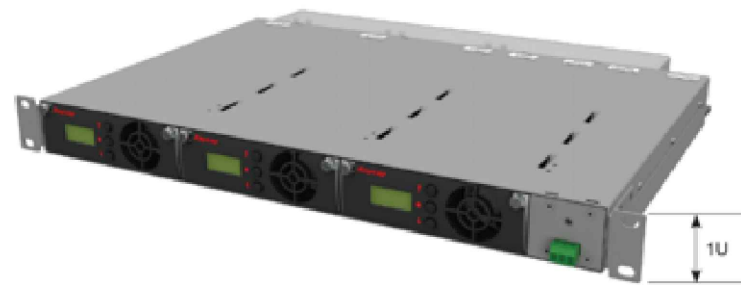


Figure 1 Raycap PowerPlus Voltage Booster (front view)

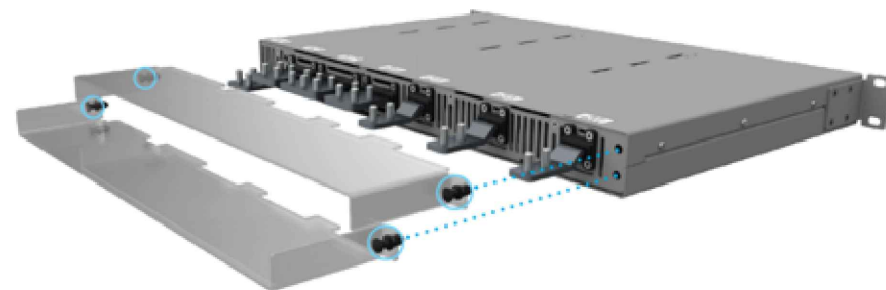
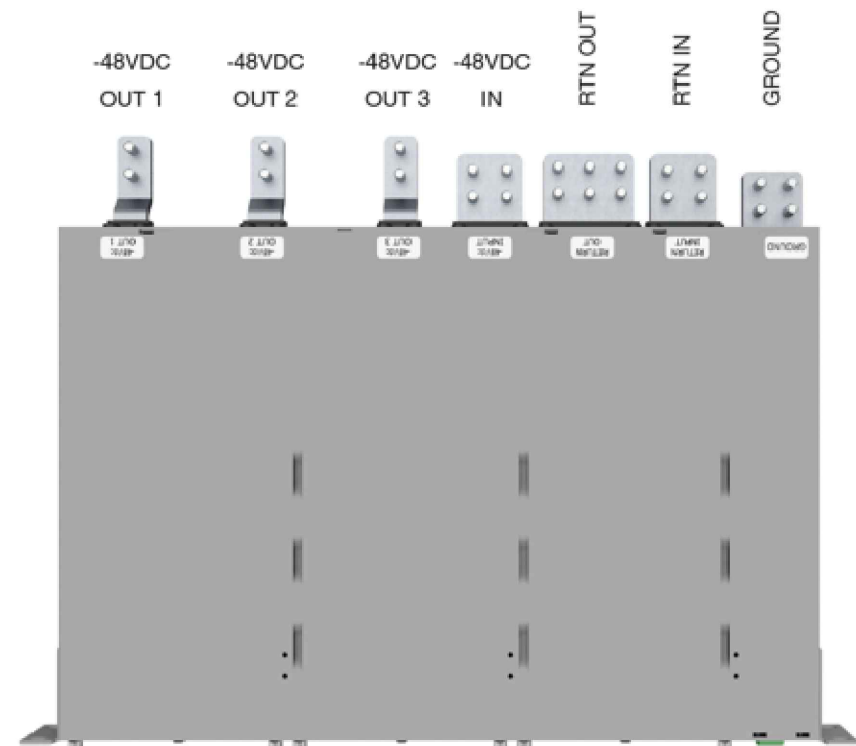


Figure 2 Raycap PowerPlus Voltage Booster (rear view; with touch guard)



3.2.2 Single Mode

For applications where the radios are fed power on a sector basis, i.e. HCS 2.0 tower and roof top, the PowerPlus shall be configured for Single Mode operation. Each output terminal pair feeds a sector in HCS 2.0.

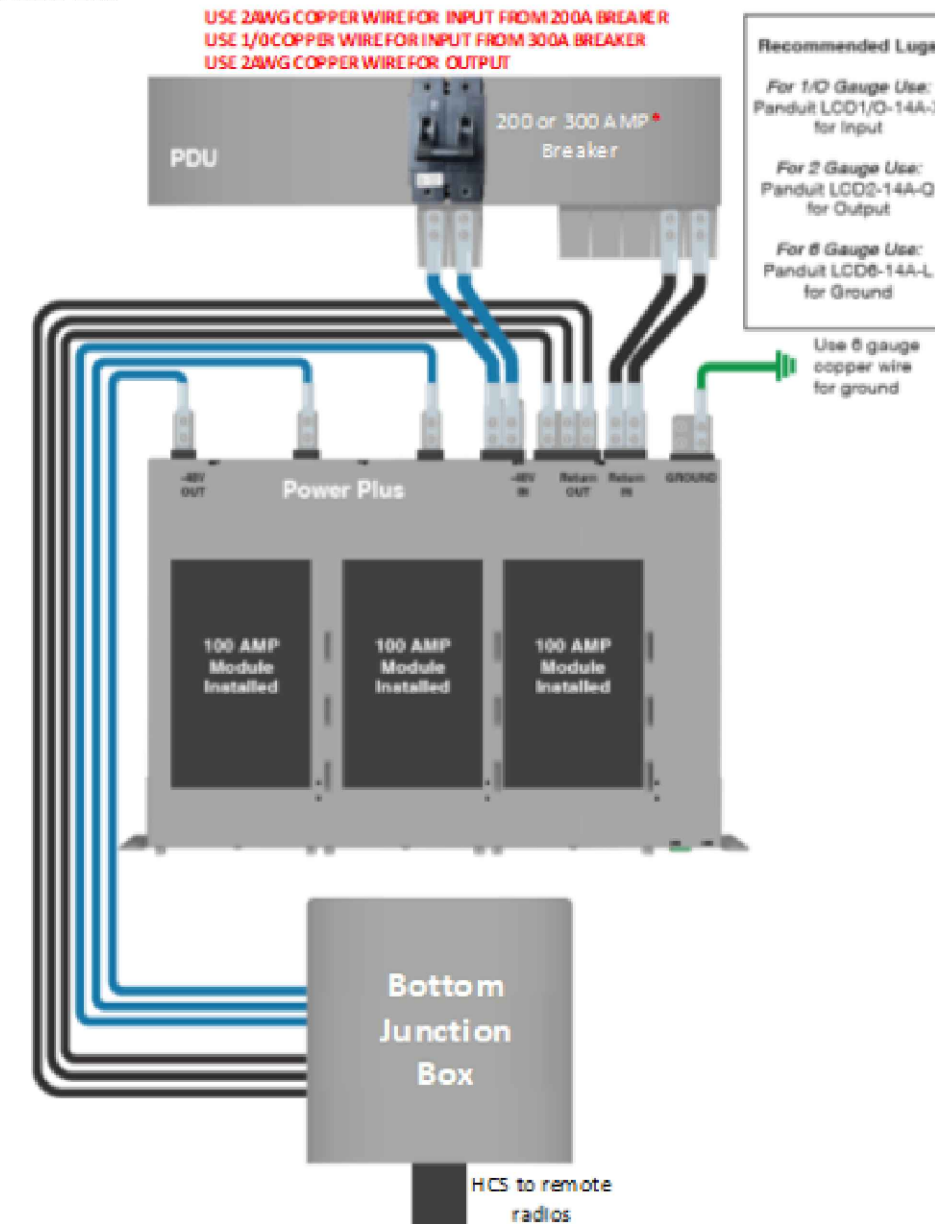


Figure 6 Single Mode Wiring (*300A solution under development for exceptional cases)

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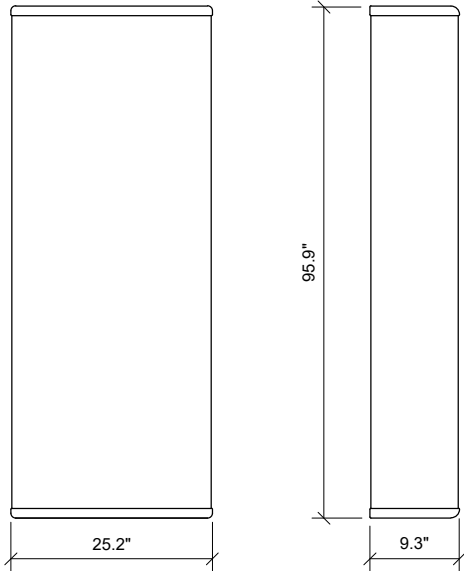
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RAYCAP POWERPLUS
VOLTAGE BOOSTER
MFR SPECS.

SHEET NUMBER

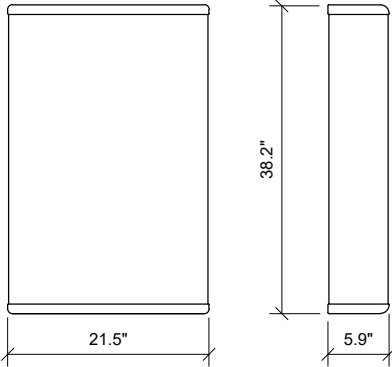
RF-4

MODEL #	COMMSCOPE/ FFV-65C-R3-V1
DIMENSIONS (HxWxD)	95.9" x 25.2"x 9.3"
NET WEIGHT	124.6 lbs



1 FFV-65C-R3-V1 ANTENNA DETAIL
SCALE: N.T.S.

MODEL #	NOKIA AEHC/ MASSIVE MIMO
DIMENSIONS (HxWxD)	38.2" x 21.5"x 5.9"
NET WEIGHT	108.0 lbs



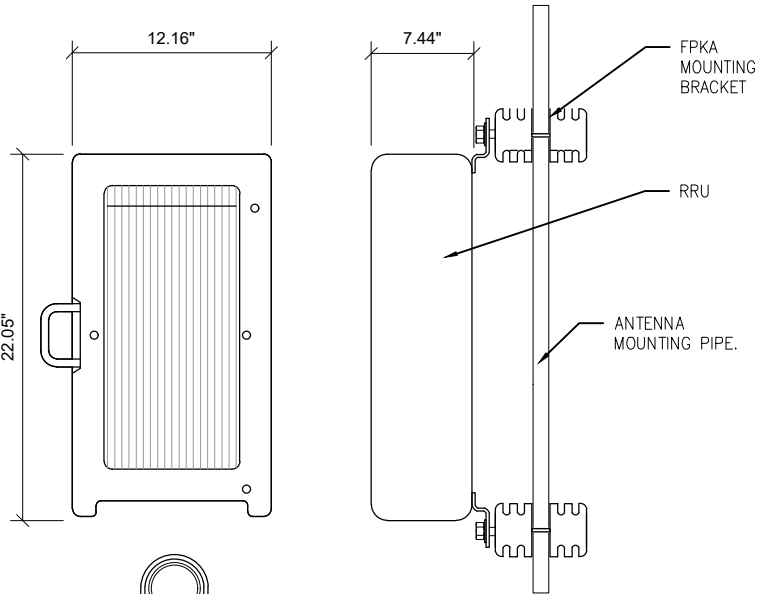
2 AEHC - NOKIA ANTENNA SPECS.
SCALE: N.T.S.

Technical specification
MINI-LINK 6363



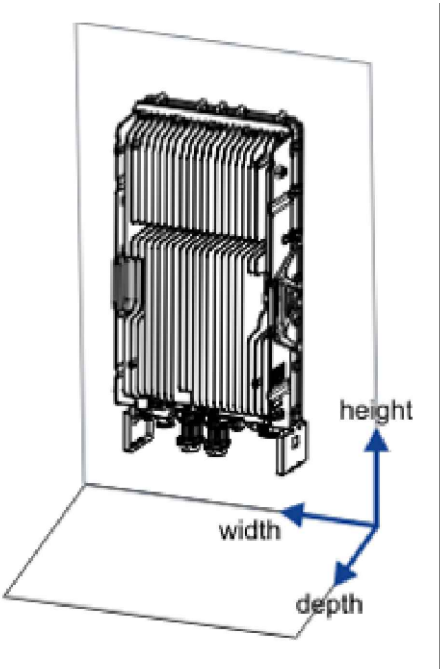
Weight	2.5 kg / 5.5 lbs
Dimensions (H x W x D)	179 x 197 x 79 mm (2.8 liters) 7.0 x 7.8 x 3.1 in (170 in³)

5 ERICSSON MW RADIO MFR SPECS
SCALE: N.T.S.



MODEL #	NOKIA AHLOA RRH
DIMENSIONS (HxWxD)	22.05" x 12.16"x 7.44"
NET WEIGHT	83.78lbs

3 AHLOA RRH DETAIL
SCALE: N.T.S.



MODEL #	NOKIA AHFIG RRH
DIMENSIONS (HxWxD)	27.4" x 12.1"x 5.2"
NET WEIGHT (WITHOUT COVER)	70.5lbs

4 AHFIG RRH DETAIL
SCALE: N.T.S.

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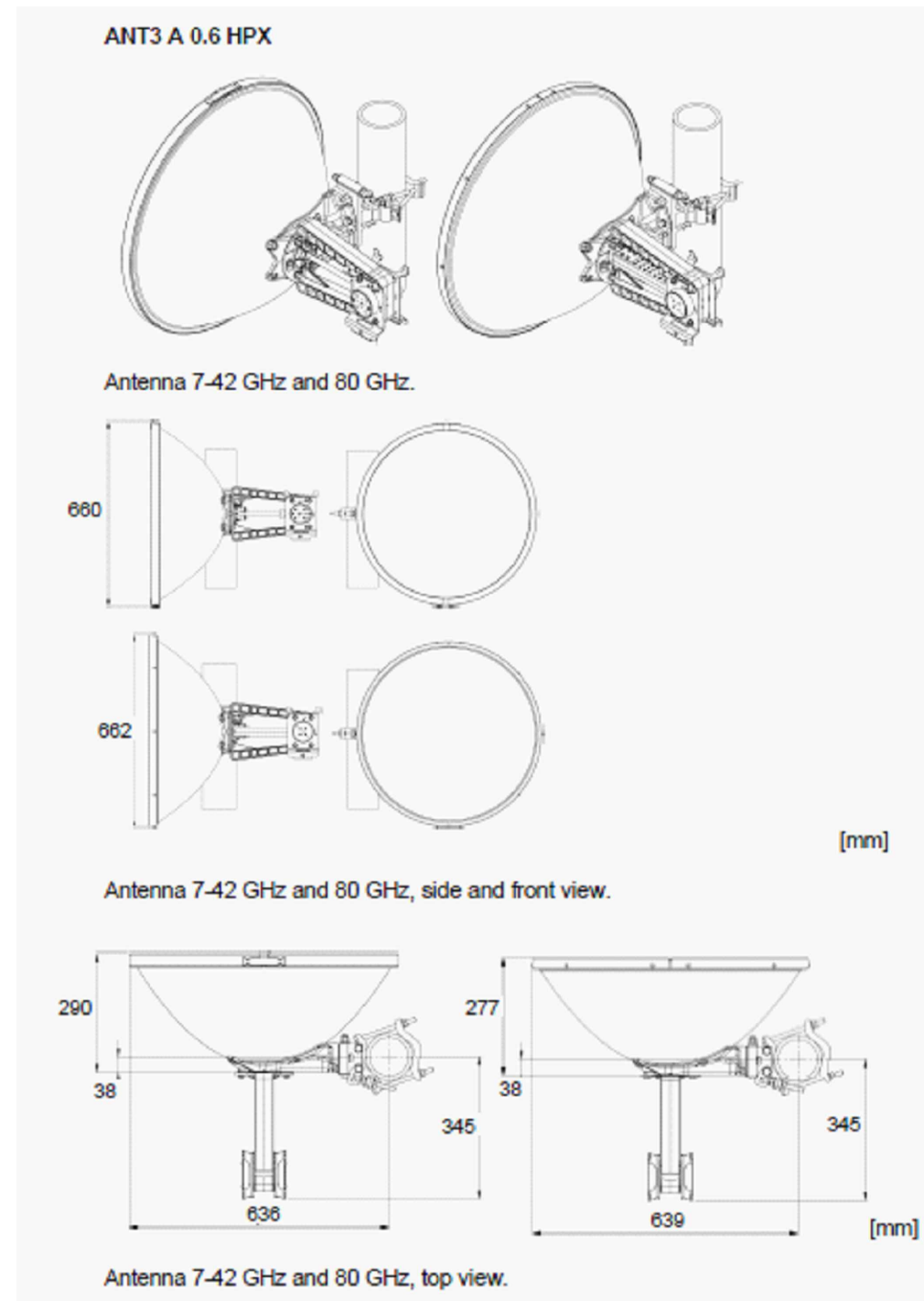
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EXISTING & NEW EQUIPMENT
SPECIFICATIONS

SHEET NUMBER

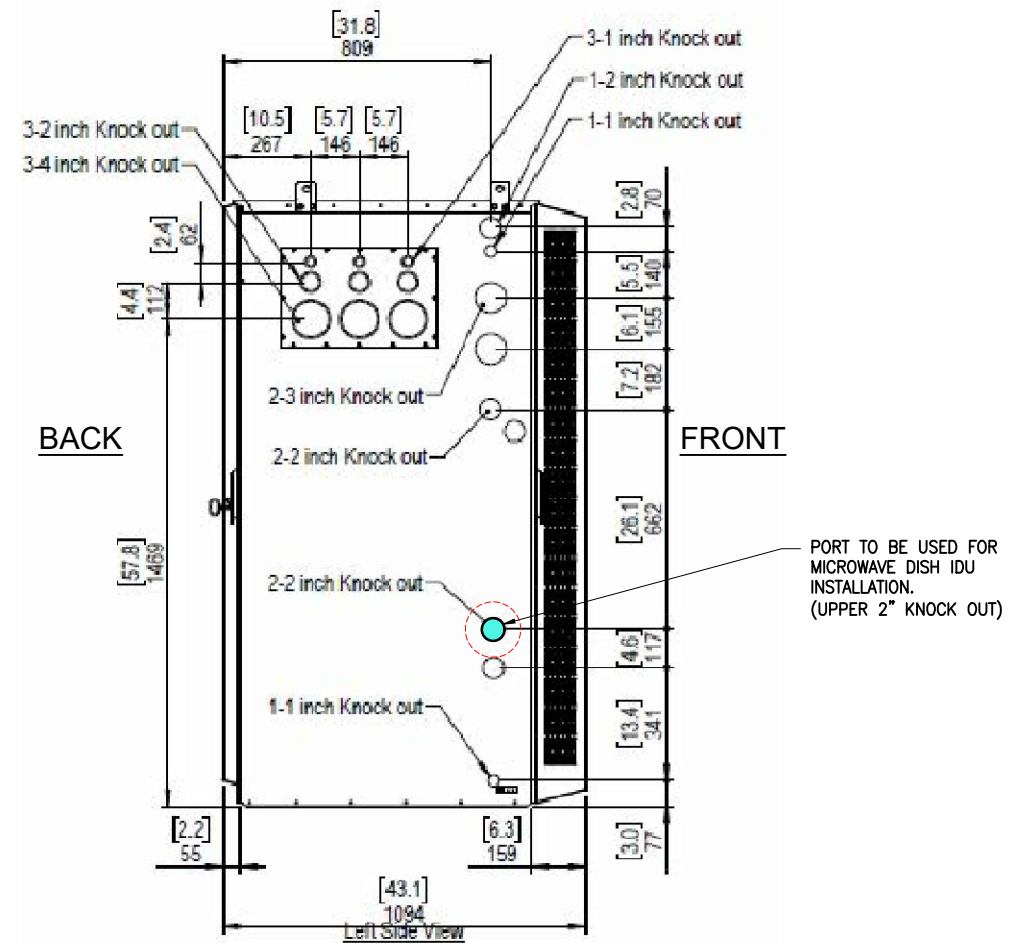
SP-1

ERICSSON BFZ 622 32/3D06H/2.0 FT.

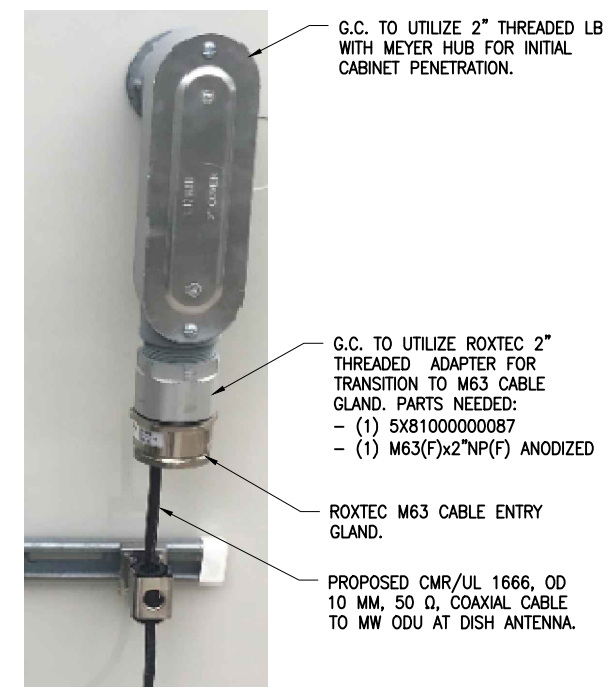


ANTENNA WEIGHT = 10 KG.

1 MICROWAVE DISH ANTENNA DETAIL
SCALE: N.T.S.



DELTA HPL3 CABINET



CONNECTION DETAIL

2 MICROWAVE DISH IDU PENETRATION DETAIL INTO HPL3
SCALE: N.T.S

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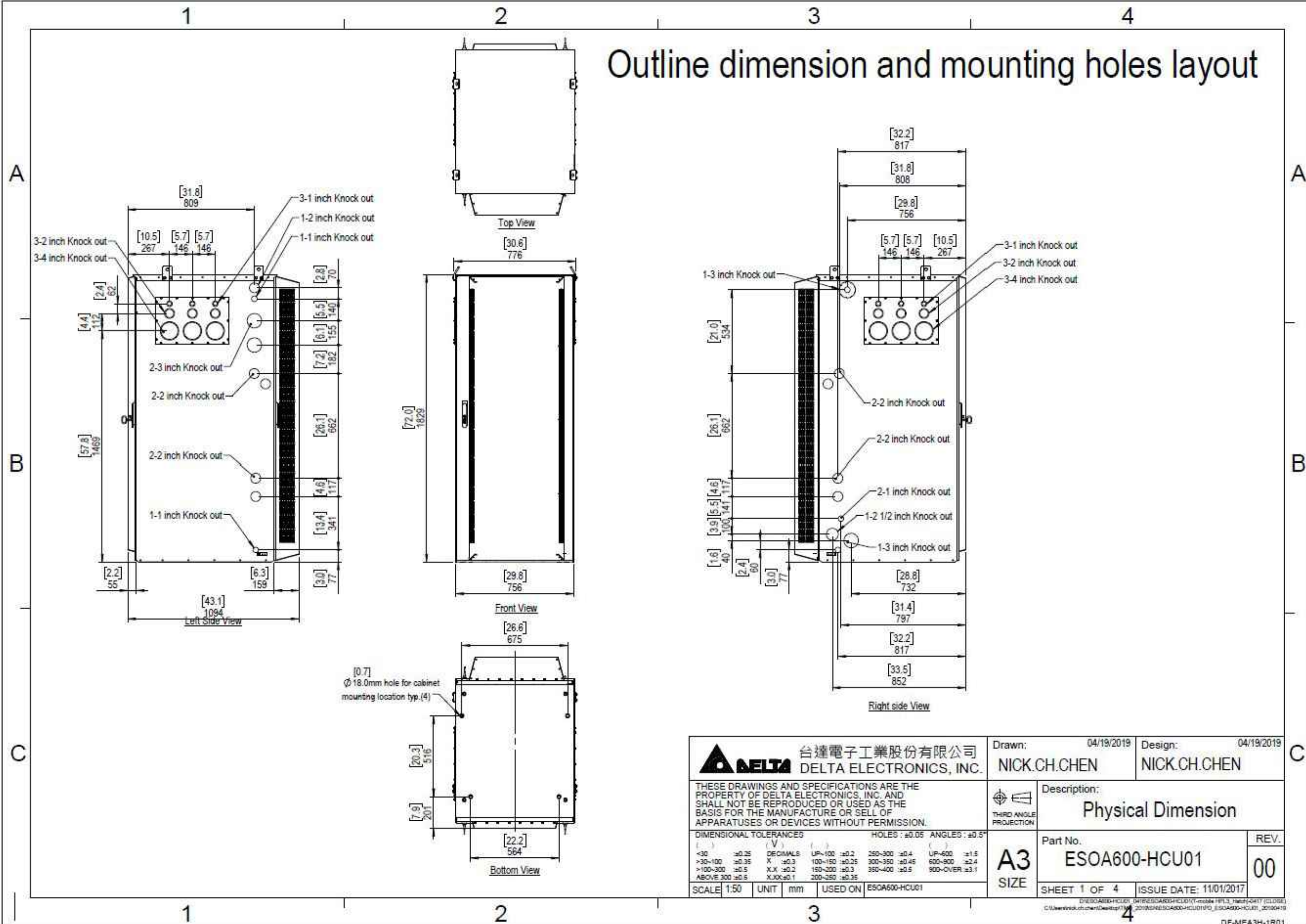
SHEET TITLE


DISH ANTENNA MRF SPECS & CONNECTION DETAIL

SHEET NUMBER

SP-2

Outline dimension and mounting holes layout



 台達電子工業股份有限公司 DELTA ELECTRONICS, INC.		Drawn: 04/19/2019 NICK.CH.CHEN	Design: 04/19/2019 NICK.CH.CHEN
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DIMENSIONAL TOLERANCES () DECIMALS () FRACTIONS <30 ±0.25 X ±0.3 100~150 ±0.25 300~350 ±0.45 600~900 ±2.4 >30~100 ±0.35 X.X ±0.2 150~200 ±0.3 350~400 ±0.5 900~OVER ±3.1 ABOVE 300 ±0.5 X.XX ±0.1 200~250 ±0.35		Part No. ESOA600-HCU01	REV. 00
SCALE: 1:50	UNIT: mm	USED ON: ESOA600-HCU01	SHEET 1 OF 4 ISSUE DATE: 11/01/2017

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SHEET TITLE

HPL 3 DELTA POWER
CABINET MFR. SPECS

SHEET NUMBER

SP-3

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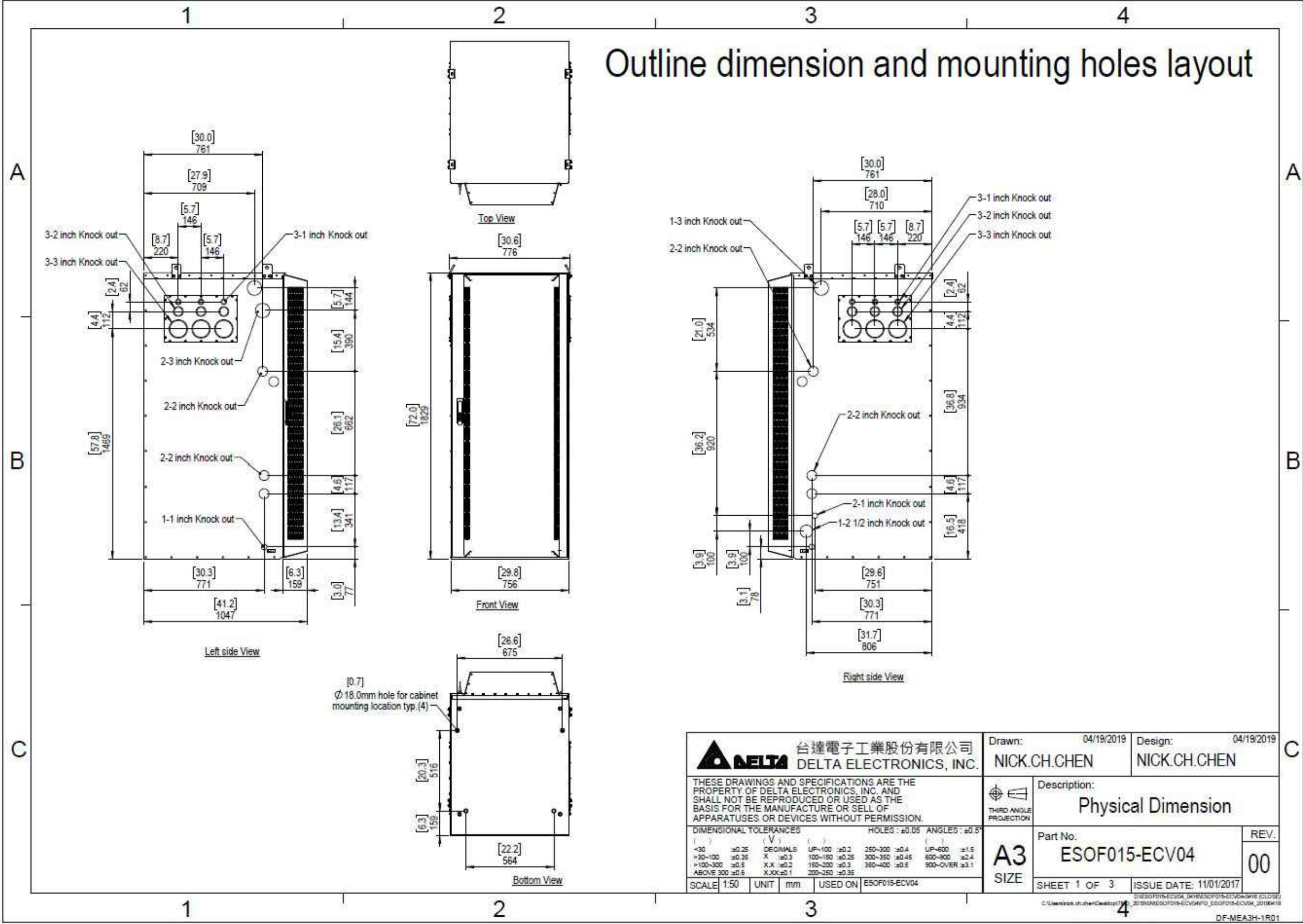
SHEET TITLE

LB3 BATTERY 3 BACK-UP
CABINET MFR. SPECS

SHEET NUMBER

SP-4

Outline dimension and mounting holes layout





Power Protection Cabinet (PPC) 200A

Product Features

- Single wall Aluminum enclosure
- Powder coated finish
- Pad lockable 3-point door latch
- Type 3R & IP55 rated
- Metal oxide varistor surge protection
- Camlok generator connection

www.deltaww.com

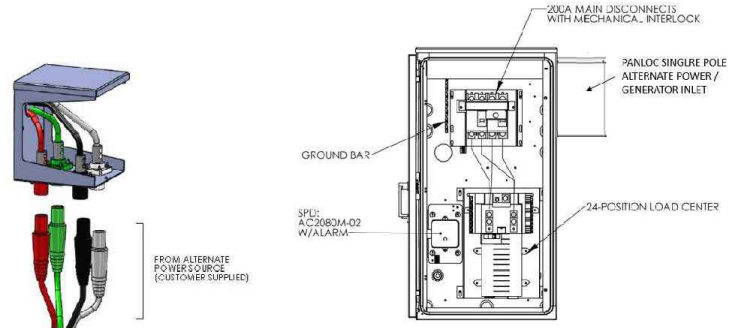


Smarter. Greener. Together.



Specifications

Model / Part Number	5811130508
1. General	
Construction	Single layer Aluminum enclosure, Type 3R
Dimensions (W x H x D)	20 x 39 x 10 inch excludes generator connections
Weight	71 lbs (without packaging)
Finish	Polyester Powder Paint
Door Latch	3-Point latching, pad lockable
	UL50 (Cabinet)
Safety	UL891 Dead Front Switchboard Listed Suitable for Use as Service Equipment (N-G Bonding kit included)
2. Environment	
Operating temperature	-40°C to +46°C (-40°F to 115°F)
Humidity (relative)	95%, non-condensing (Max.)
Protection class	Type 3R
3. AC Section	
Voltage	240/120 Single Phase (3 wire + Ground)
Current	200A
AIC Rating	Utility 65,000 Amps
	Generator Interface: Camlok Connections (Right Mount) Service Disconnect: Square D 200 Amp (65kAIC) Mechanical Slide Bar Interlock Load Center: Square D 200 Amp, QO Series, 24 Position Surge Protection Device (SPD) - 1 ea. AC2080M-02 Square D 30 Amp, 2-Pole Breaker for SPD Ground Bar Silkscreen Dead-Front Lift Off Style Captive Dead-Front Fasteners
Other features	
5. Ordering information	
PPC	5811130508 Power Pedestal Cabinet - 200A



GENERATOR INPUT

*Male Receptacle Twist Lock Panel Mount connectors (not included)

*All specifications are subject to change without prior notice.



EN_z20n8P21/ SY

Delta Group Website:
www.deltaww.com

Product Website:
www.deltapowersolutions.com

United States of America & Canada:
Delta Electronics (USA) Inc.
2925 E. Plano Parkway
Plano, TX (Texas) 75074

Sales and Orders:
DEUSTPS.Sales@deltaww.com
DEUSTPS.Orders@deltaww.com

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(877-335-8208 option 3)
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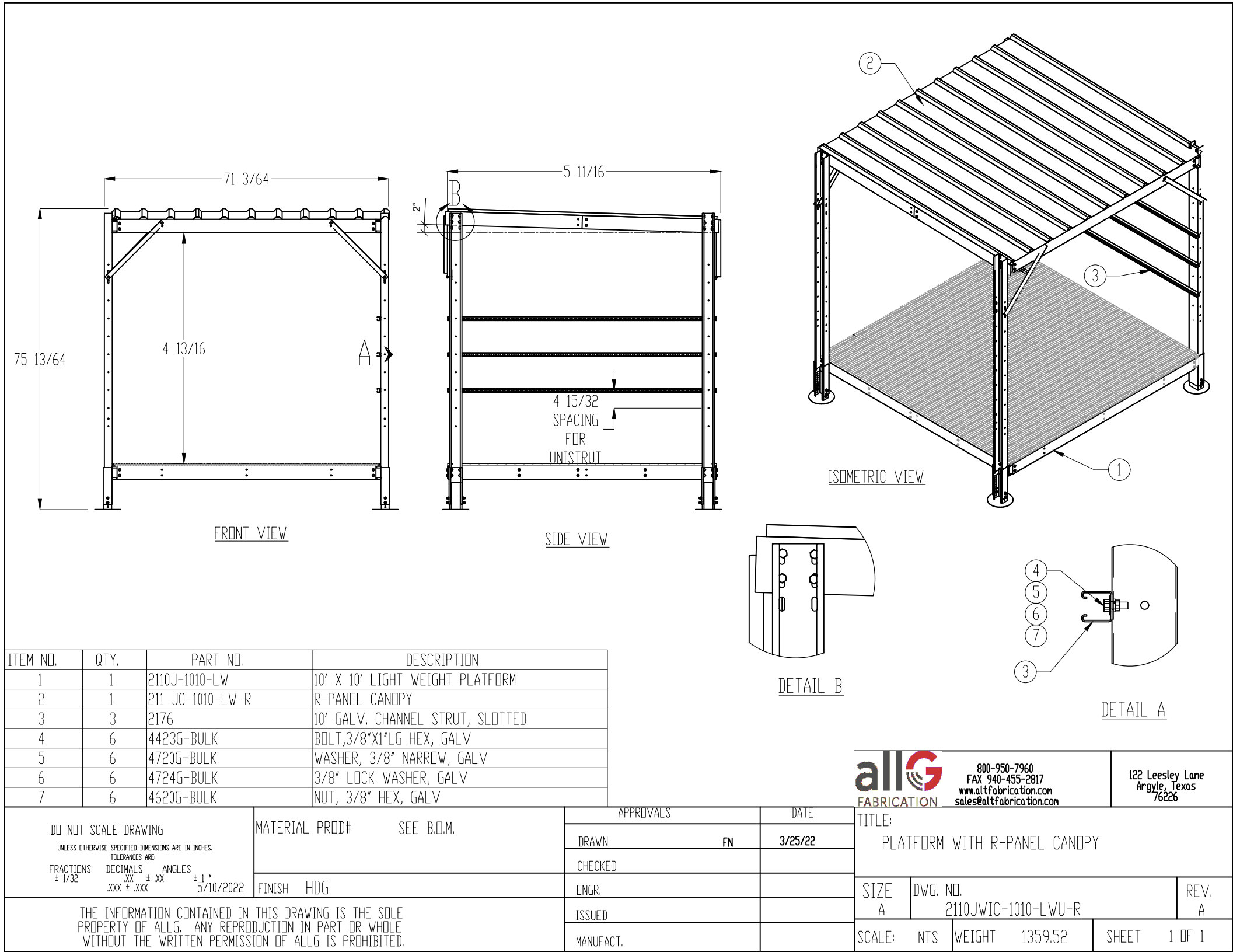
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SHEET TITLE

PPC CABINET SPECS
SHEETS

SHEET NUMBER

SP-5



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SHEET TITLE

EQUIPMENT PLATFORM
MFR. SPECS.

SHEET NUMBER

SP-6

1 EQUIPMENT PLATFORM MFR. SPECS.
SCALE: N.T.S

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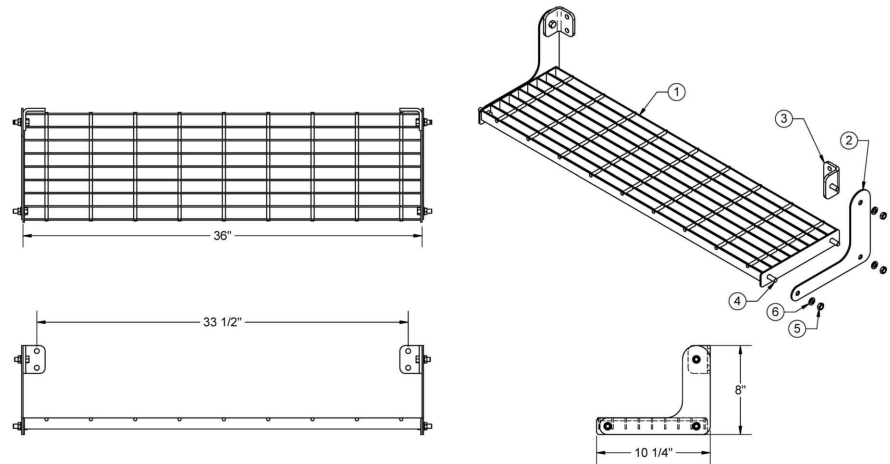
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SHEET TITLE

EQUIPMENT PLATFORM
STAIRS MFR. SPECS.

SHEET NUMBER

SP-6.1



ITEM NO.	QTY.	PART NO.	DESCRIPTION	MATERIAL
1	1	7000-2110J-LW-1SK-1	1" X 10" X 36" STAIR TREAD	1" X 1/8" BAR GRATING
2	2	7000-2110J-LW-1SK-2	STEP BRACKET	1/8" STEEL PLATE
3	2	7000-2110J-LW-1SK-3	STEP L-BRACKET	1/4" STEEL PLATE
4	6	4423G-BULK	BOLT, 3/8"X1"LG HEX, GALV	
5	6	4620G-BULK	NUT, 3/8" HEX, GALV	
6	6	4724G-BULK	3/8" LOCK WASHER, GALV	

DO NOT SCALE DRAWING

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES

TOLERANCES ARE:

FRACTIONS DECIMALS ANGLES

± 1/32 ± .005 ± 1°

XXX ± .000 1/16/2019

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FAX 940-455-2817
www.altfabrication.com
sales@altfabrication.com

122 Leesley Lane
Argyle, Texas
76226

APPROVALS

DATE

DRAWN SF 01/11/19

CHECKED BTM 01/15/19

ENGR.

ISSUED

MANUFACT.

NOTES:

1. ASSEMBLE AS SHOWN

2. FIELD DRILL FOR ITEM 2

TITLE:

10" X 36" SINGLE STEP KIT

SIZE DWG. NO.

A 2110J-LW-1SK

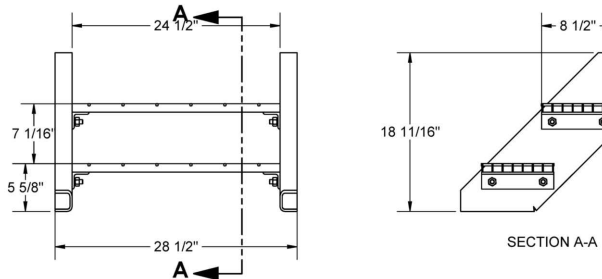
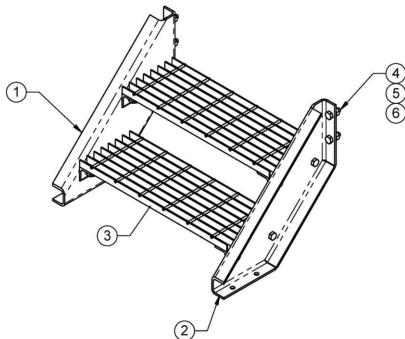
REV.

A

SCALE: NTS

WEIGHT 17.61

SHEET 1 OF 1



NOTES:
1. ASSEMBLE AS SHOWN

ITEM NO.	QTY.	PART NO.	DESCRIPTION	MATERIAL
1	1	7000-2110J-2SK-1	LEFT STAIR STRINGER	1/4" STEEL PLATE
2	1	7000-2110J-2SK-2	RIGHT STAIR STRINGER	1/4" STEEL PLATE
3	2	7000-2110J-2SK-3	STEP	1/8" X 1" BAR GRATING
4	12	4454G-BULK	1/2" X 1-1/2" A325 GLAV. HEX BOLT	
5	12	4650G-BULK	NUT, 1/2" HEX, A563 GALV	
6	12	4754G-BULK	WASHER, 1/2" RGLR LOCK, GALV	

FINISH HDG

MATERIAL PROD# SEE B.O.M.

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sales@altfabrication.com

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Argyle, Texas
76226

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DATE

DRAWN SF 11/29/16

CHECKED DMR 11/29/16

ENGR.

ISSUED

MANUFACT.

TITLE:

2 STEP KIT

SIZE DWG. NO.

A 2110J-2SK

REV.

A

SCALE: NTS

WEIGHT 58

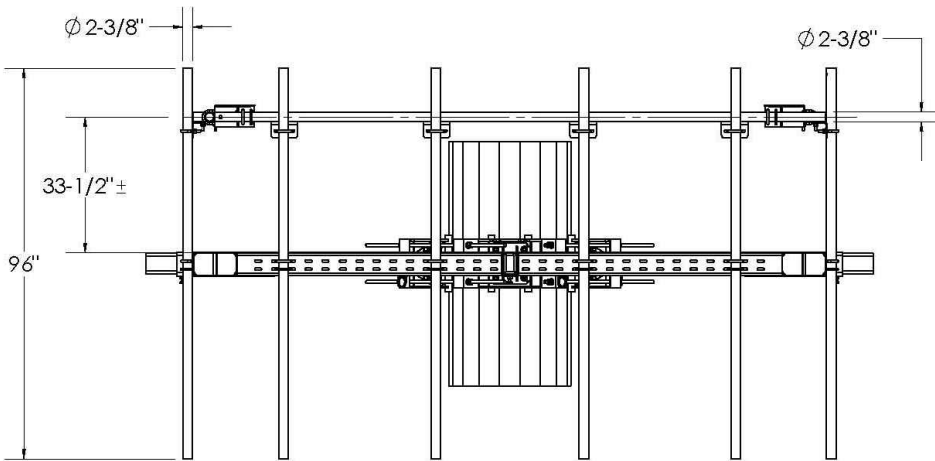
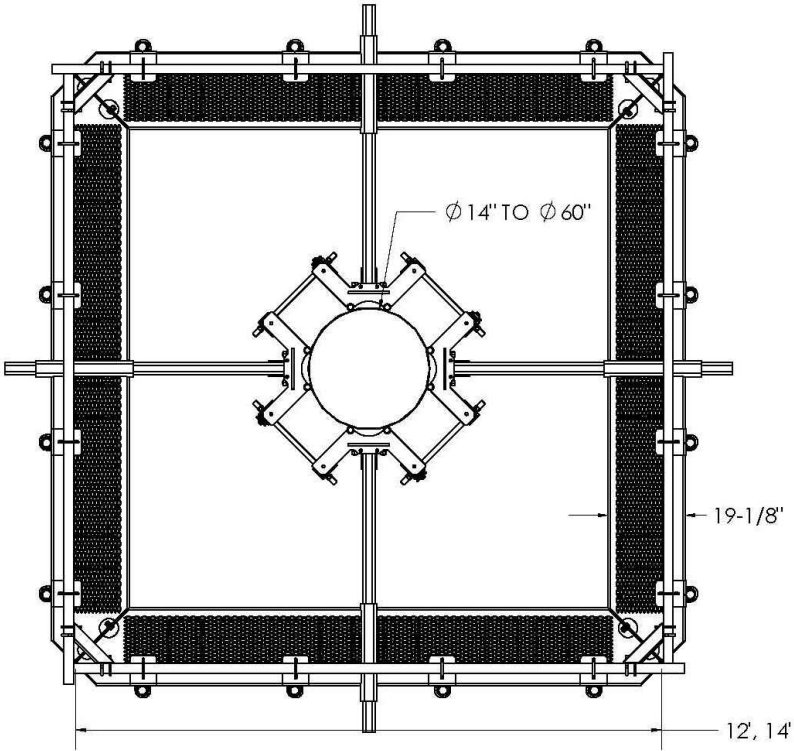
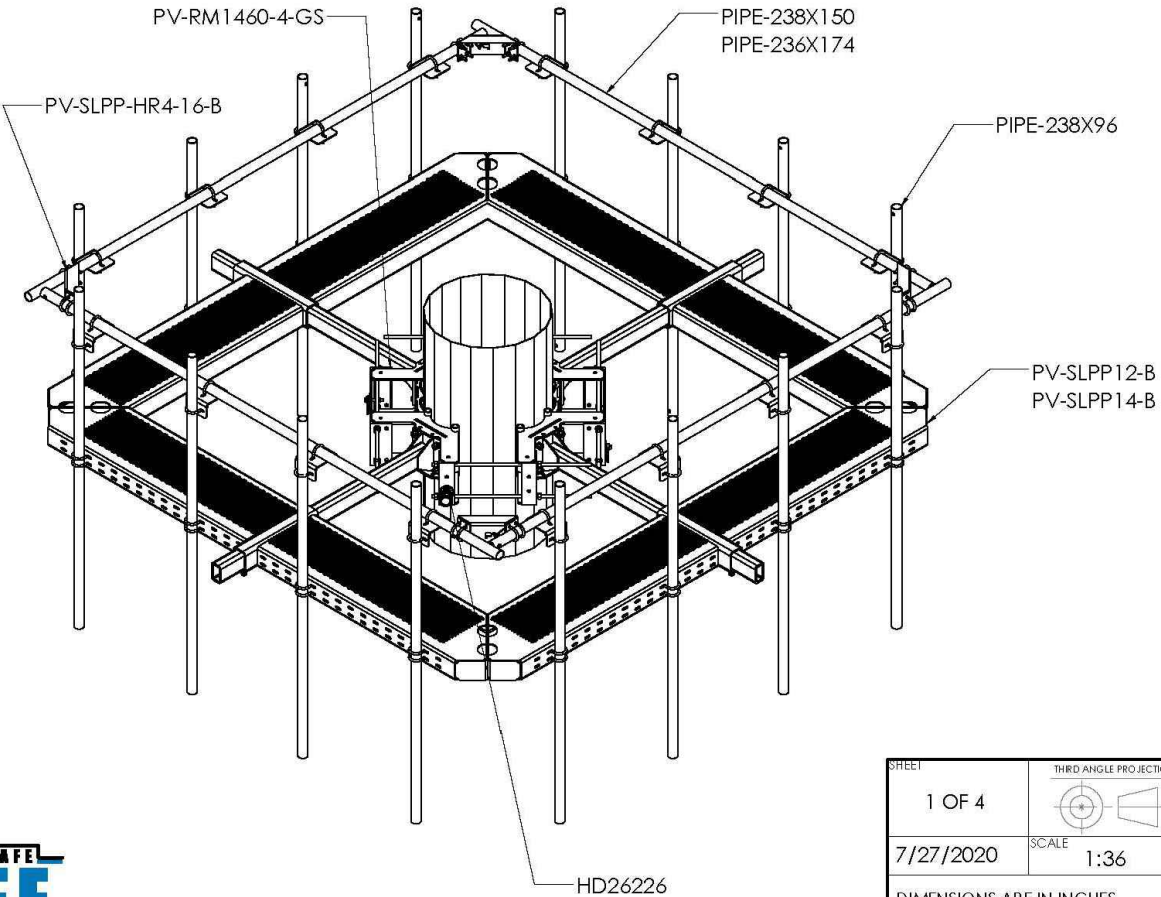
SHEET 1 OF 1

1 EQUIPMENT PLATFORM STAIRS MFR. SPECS.
SCALE: N.T.S



L.I.F.E. MOUNT™ MONOPOLE SQUARE PLATFORM

Table 1: Platform Configurations

Part Number	Description	Weight (lbs)	Included Parts						
			PV-RM1460-4-GS	PV-SLPP12-B	PV-SLPP14-B	PV-SLPP-HR4-16-B	PIPE-238X96	PIPE-238X150	PIPE-238X174
PV-SLPP12U-B	L.I.F.E. Mount™ 4 Sector Platform, 12' Face, 14"-60" Pole	2511	1	1	-	-	-	-	4
PV-SLPP12U-HR-B	L.I.F.E. Mount™ 4 Sector Platform, Horizontal Support Rail, 12' Face, 14"-60" Pole	3188	1	1	-	1	-	4	4
PV-SLPP12U-HR-12-96	L.I.F.E. Mount™ 4 Sector Platform, Horizontal Support Rail, 12' Face, 14"-60" Pole, (12) Antenna Pipe	3539	1	1	-	1	12	4	4
PV-SLPP12U-HR-16-96	L.I.F.E. Mount™ 4 Sector Platform, Horizontal Support Rail, 12' Face, 14"-60" Pole, (16) Antenna Pipe	3656	1	1	-	1	16	4	4
PV-SLPP14U-B	L.I.F.E. Mount™ 4 Sector Platform, 14' Face, 14"-60" Pole	2863	1	-	1	-	-	-	4
PV-SLPP14U-HR-B	L.I.F.E. Mount™ 4 Sector Platform, Horizontal Support Rail, 14' Face, 14"-60" Pole	3217	1	-	1	1	-	-	4
PV-SLPP14U-HR-12-96	L.I.F.E. Mount™ 4 Sector Platform, Horizontal Support Rail, 14' Face, 14"-60" Pole, (12) Antenna Pipe	3569	1	-	1	1	12	-	4



CA:PV\steel\Caribdog\SW Working Files\Engineering Details\

SHEET 1 OF 4		CATEGORY	02_Monopole	5	KIT UPDATED WITH RM1460-GS COLLARS	6/09/20	
		SERIES	02_Square	4	UPDATE TO NEW TEMPLATE	4/30/20	
7/27/2020	SCALE 1:36	TYPE	PV-SLPP_Square Monopole Platform	3	UPDATE TO KIT	8/03/19	SQUARE MONOPOLE PLATFORM DOCUMENT NUMBER SLPP-ENG-01-R5
DIMENSIONS ARE IN INCHES TOLERANCES U.N.O. HOLES: +1/16", -1/32" ANGULAR: PROFILE ±1/4°, BEND ±2° ALL OTHERS: ±1/16"		BY	DJN	2	UPDATED TO 4 PIPES PER SECTOR	10/26/18	
		CHECKED	SJS	1	ADDED CLASSIFICATIONS	2/13/18	REV
		STATUS	APPROVED	REV	DESCRIPTION	DATE	5

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SHEET TITLE

ANTENNA PLATFORM
MFR. SPECS.

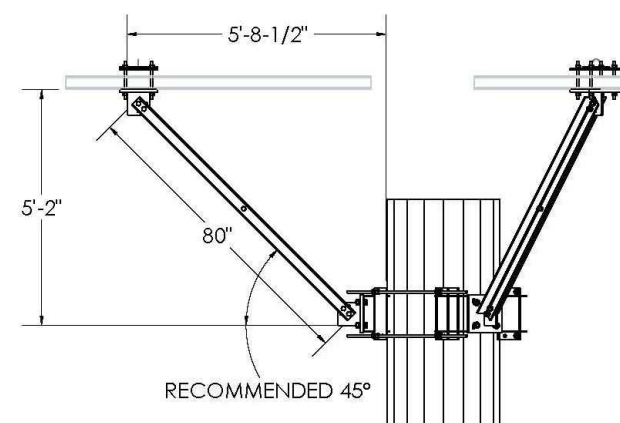
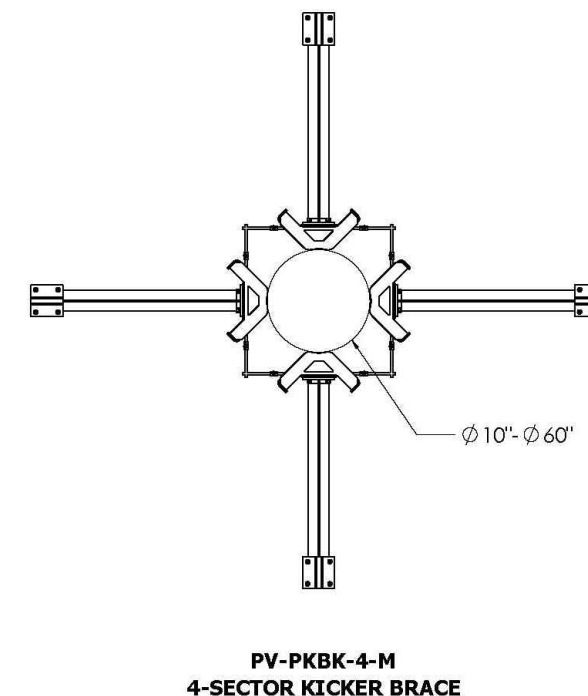
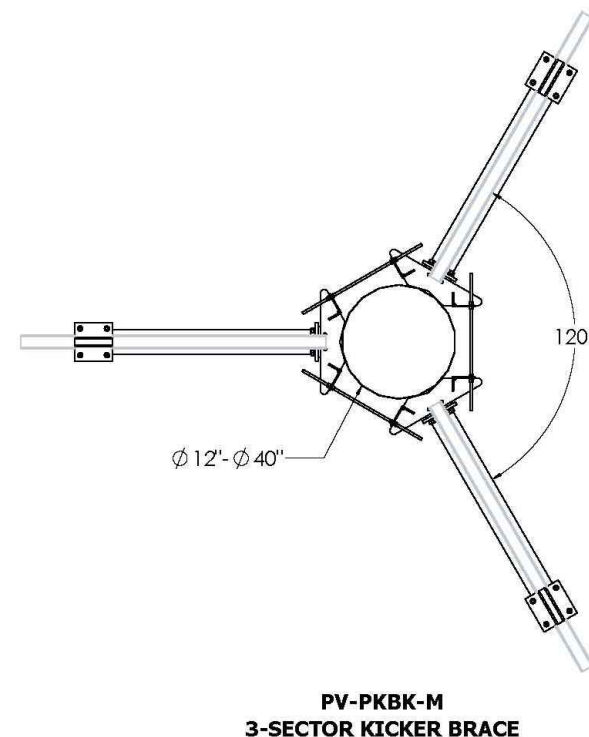
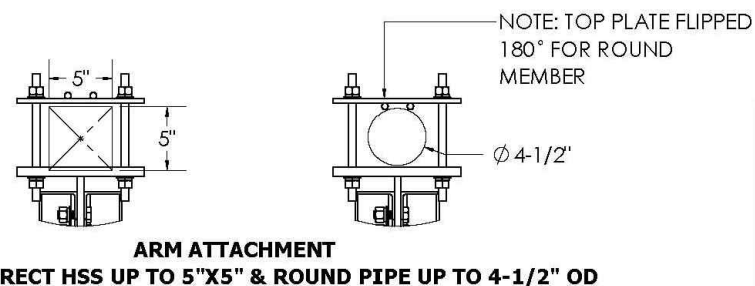
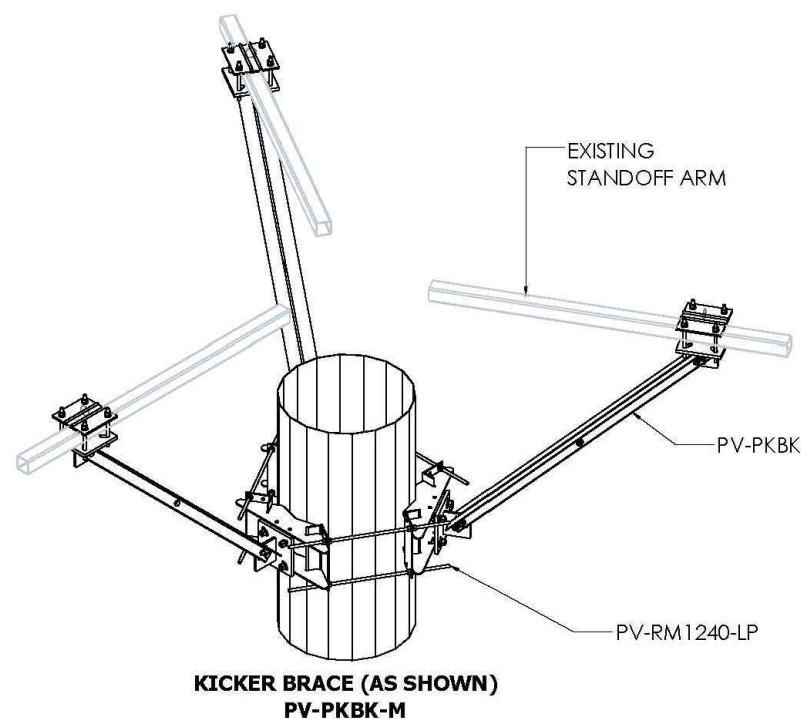
SHEET NUMBER



SP-7

PKBK-ENG-01-R1
MONOPOLE KICKER BRACE KIT

Table 1: Monopole Kicker Brace Kit

Part Number	Description	Weight (lbs)	Included Parts				
			PV-RM1240-LP	PV-RM3060	PV-RM1060-4	PV-PKKB	PV-PKKB-4
PV-PKKB-M	Brace Kit fits round Pipe OD up to 12"-40", 3 Sector	510	1	-	-	1	-
PV-PKKB-ML	Brace Kit fits round Pipe OD up to 30"-60", 3 Sector	695	-	1	-	1	-
PV-PKKB-4-M	Brace Kit fits round Pipe OD up to 10"-60", 4 Sector	903	-	-	1	-	1



SHEET 1 OF 1				CATEGORY 02_Monopole		4					
				SERIES 04_Platform Reinforcement		3					
5/17/2018		SCALE 1:48		TYPE PV-PKBK_Monopole Platform Kicker		2					
DIMENSIONS ARE IN INCHES TOLERANCES U.N.O HOLES: +1/16", -1/32" ANGULAR: PROFILE ±1/4", BEND ±2° ALL OTHERS: ±1/16"		BY INT		1		5/15/18					
		CHECKED DJN		0		INITIAL RELEASE					
		STATUS APPROVED		REV		DESCRIPTION		DATE		MONOPOLE KICKER BRACE KIT DOCUMENT NUMBER PKBK-ENG-01-R1	
										REV 1	

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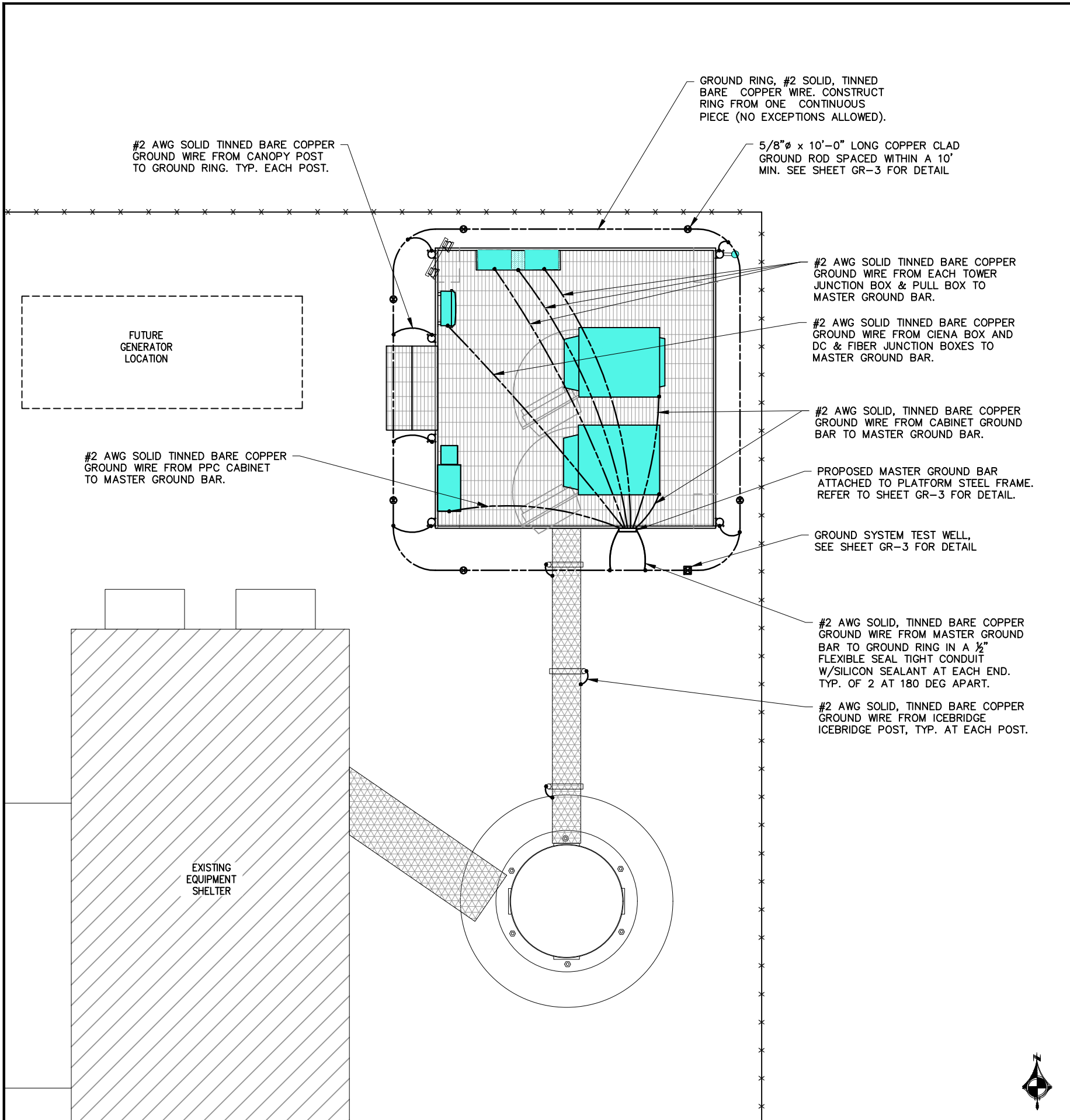
SHEET TITLE

SHEET TITLE
ANTENNA PLATFORM
KICKER BRACE
MFR. SPECS.

SHEET NUMBER

SP-8

1 ANTENNA PLATFORM KICKER BRACE MFR. SPECS.
SCALE: N.T.S



1 GROUNDING PLAN
SCALE: 1/8" = 1'-0"

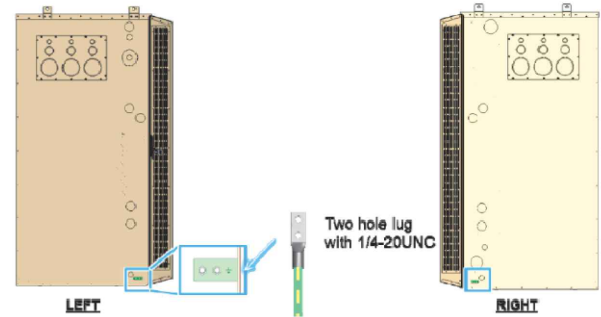
GROUNDING NOTES:

1. GROUND RODS SHALL BE INSTALLED NOT MORE THAN 10 FOOT APART.
2. GROUND RODS SHALL BE INSTALLED 42" MIN. BELOW GRADE.
3. ALL BELOW GRADE GROUND RINGS AND GROUND LEADS SHALL BE #2 AWG SOLID, TINNED BARE COPPER WIRE.
4. ALL BELOW GRADE CONNECTIONS SHALL BE EXOTHERMIC WELDS.
5. UNLESS PROVIDED W/ A FACTORY APPLIED LEAD, ALL CONNECTIONS TO GROUND BARS SHALL BE BURNDY HYGROUND COMPRESSION LUGS OR EQUAL.
6. STEEL SHALL BE TO BARE METAL. GRIND GALV. FINISH OR PAINT OFF PRIOR TO WELDING, REPAIR GALV. FINISH OR PAINT AS REQUIRED, MATCH PAINT COLOR.
7. ALL LUG CONNECTORS SHALL BE 2 HOLE LONG BARREL COMPRESSION TYPE OR APPROVED EQUAL.
8. ALL HARDWARE TO ATTACH MECHANICAL GROUND CONNECTIONS SHALL BE STAINLESS STEEL.
9. ALL MECHANICAL CONNECTIONS SHALL HAVE NOAX OR APPROVED EQUAL APPLIED BETWEEN COMPRESSION LUG AND FIXTURE.

GROUNDING ELECTRODE SYSTEM

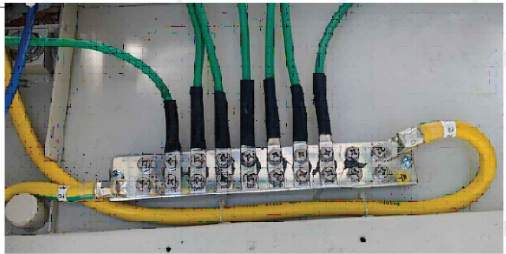
1. CONNECTIONS
ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE "CADWELD" PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEC. ALL CABLE TO GROUND RODS, GROUND OEDS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL CADWELD CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN-WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTIOXIDANT COMPOUND APPLIED TO CONNECTION.
4. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY T-MOBILE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.

Ground connections are to both external ground lug on the of the left and right sides of the cabinet.



A ground conductor of 2AWG minimum cross section terminated with a double lug shall be used..

Double Lug Grounds are mandatory on AMIA's & Booster connections in cab or equipment rack. Single Lug Connections allowed for all other ancillary equipment in cab or equipment rack.



2 GROUNDING NOTES
SCALE: N.T.S.

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PREPARED BY: AE

CHECKED BY: AB

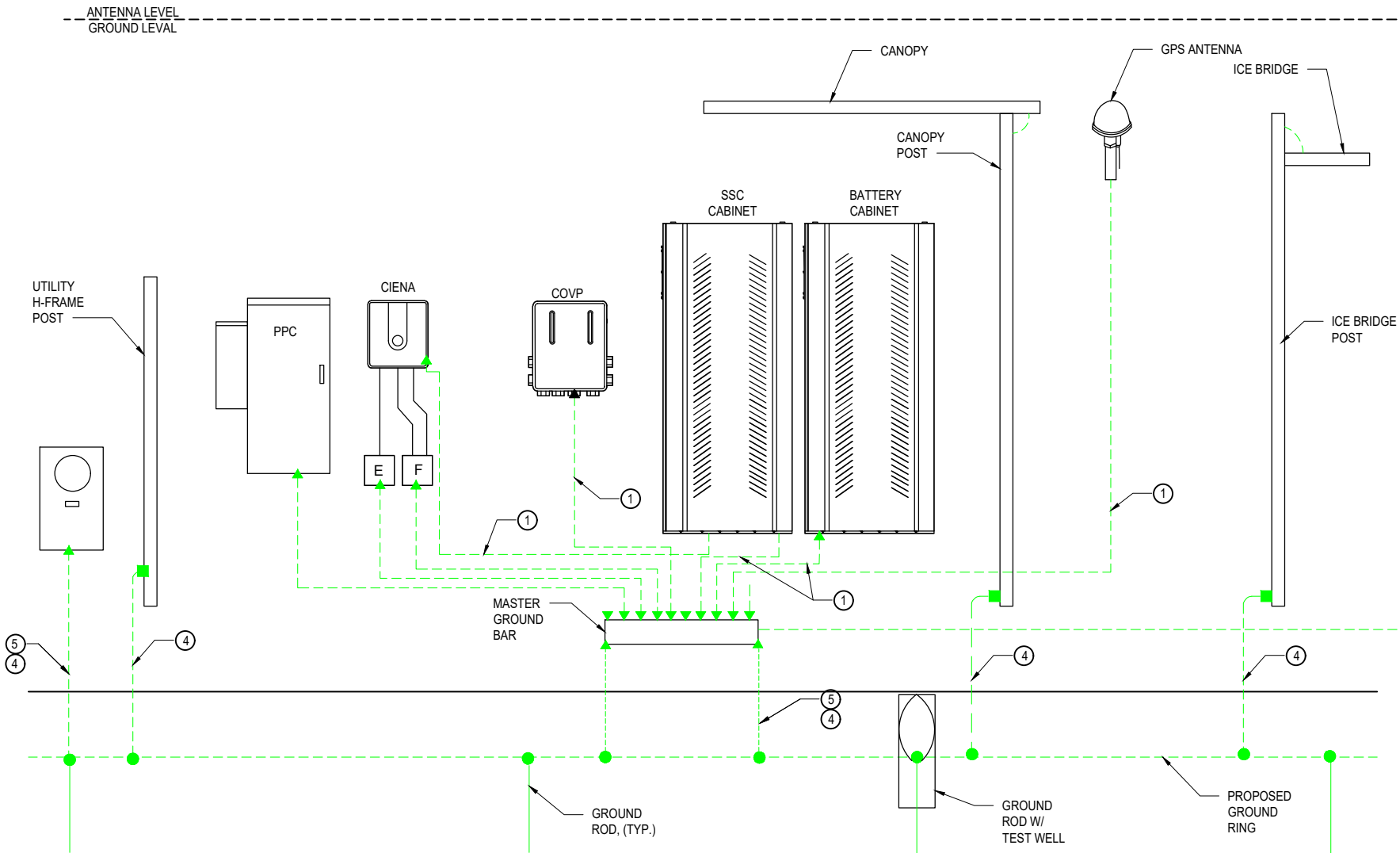
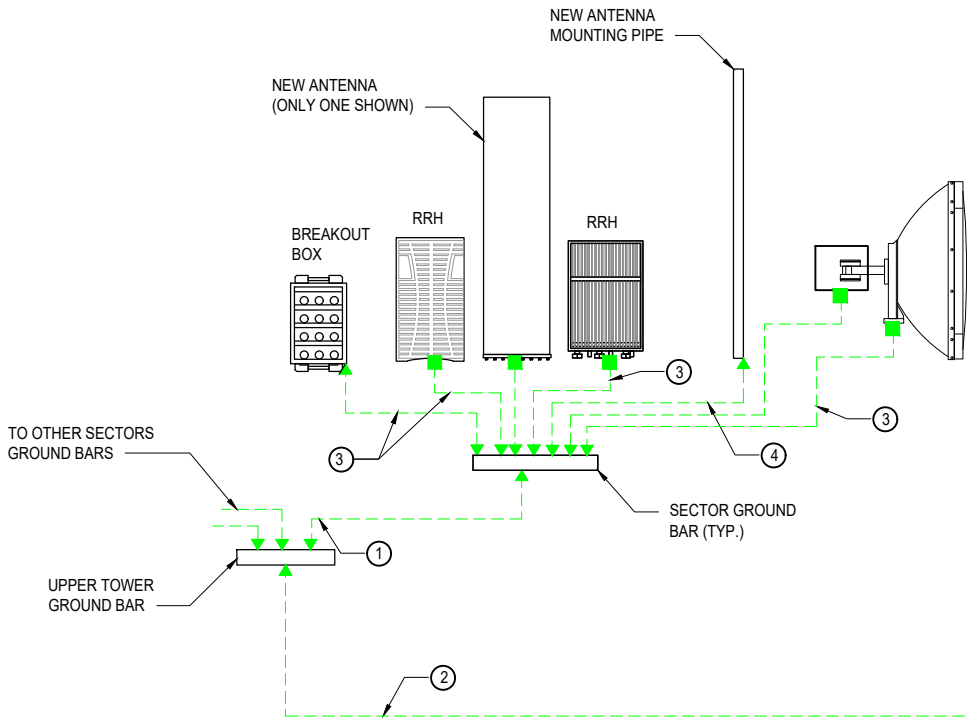
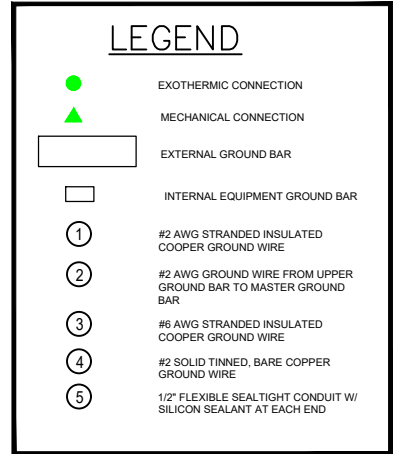
APPROVED BY: RA

SHEET TITLE

GROUNDING PLAN

SHEET NUMBER

GR-1



① **TYPICAL GROUNDING RISER DIAGRAM**
SCALE: N.T.S

GENERAL NOTES:

- PRIOR TO INSTALLING ANY ELECTRICAL WORK, THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY EXISTING SITE LOCATIONS AND CONDITIONS AND UTILITY SERVICE REQUIREMENTS OF THE JOB.
- IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN ITEMS SHOWN ON THE PLANS AND/OR SPECIFICATIONS, THE MORE RESTRICTIVE NOTE, SPECIFICATION OR CODE SHALL PREVAIL.
- ALL THINGS WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS & AMBIGUITIES, IN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. PLANS AND/OR SPECIFICATIONS WILL BE CORRECTED, OR A WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ENGINEER BEFORE THE AFFECTED WORK PROCEEDS.
- ELECTRICAL WORK SHALL INCLUDE, BUT NOT LIMITED TO, ALL LABOR MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE POWER AND LIGHTING SYSTEMS, TELEPHONE AND COMMUNICATION SYSTEMS, PANEL BOARDS, CONDUITS, GROUNDING, ETC. AS INDICATED ON ELECTRICAL DRAWINGS OR AS REQUIRED BY CODE.
- ALL WORK SHALL COMPLY WITH THE N.E.C. (NATIONAL ELECTRICAL CODE) AND ANY LOCAL ORDINANCES, CODES, AND ALL OTHER ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION.
- ALL EQUIPMENT AND MATERIAL FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE (U.L.) LISTED, NEW, FREE FROM DEFECTS, AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. SHOULD ANY TROUBLE DEVELOP DURING THIS PERIOD DUE TO FAULTY WORKMANSHIP, MATERIAL OR EQUIPMENT, THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS & LABOR TO CORRECT THE TROUBLE WITHOUT COST TO THE OWNER.
- ALL WORK SHALL BE EXECUTED IN A WORKMAN LIKE MANNER AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING RELATED TO ELECTRICAL WORK, AND SHALL RESTORE ALL EXISTING LANDSCAPING, SPRINKLER SYSTEMS, CONDUITS, WIRING, PIPING, ETC. DAMAGED BY THE ELECTRICAL WORK TO ORIGINAL OR BETTER CONDITION.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, & FALL OF POTENTIAL GROUND TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO P. M. CLEAN SITE OF ALL DEBRIS RESULTING FROM WORK AND LEAVE IN A COMPLETE AND UNDAMAGED CONDITION.
- LL BROCHURES, MANUALS, CATALOGS, SHOP DRAWINGS, ETC., SHALL BE TURNED OVER TO THE OWNER AT JOB COMPLETION.

SERVICE EQUIPMENT NOTES:

- SERVICE EQUIPMENT SHALL HAVE A SHORT CIRCUIT RATING EQUAL TO OR EXCEEDING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE SUPPLY TERMINAL.
- ALL ELECTRICAL EQUIPMENT SHALL BE ANCHORED TO WITHSTAND 90 M.P.H. WIND SPEED, EXPOSURE C.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT UV STABLE, WEATHER PROOF, ENGRAVED PLASTIC LABELS.
- REPAIR ANY EQUIPMENT PAINT SURFACE THAT HAS BEEN DAMAGED IN THE COURSE OF INSTALLATION.

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PREPARED BY: AE

CHECKED BY: AB

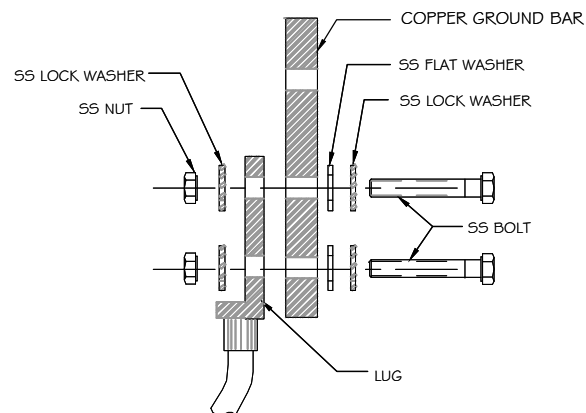
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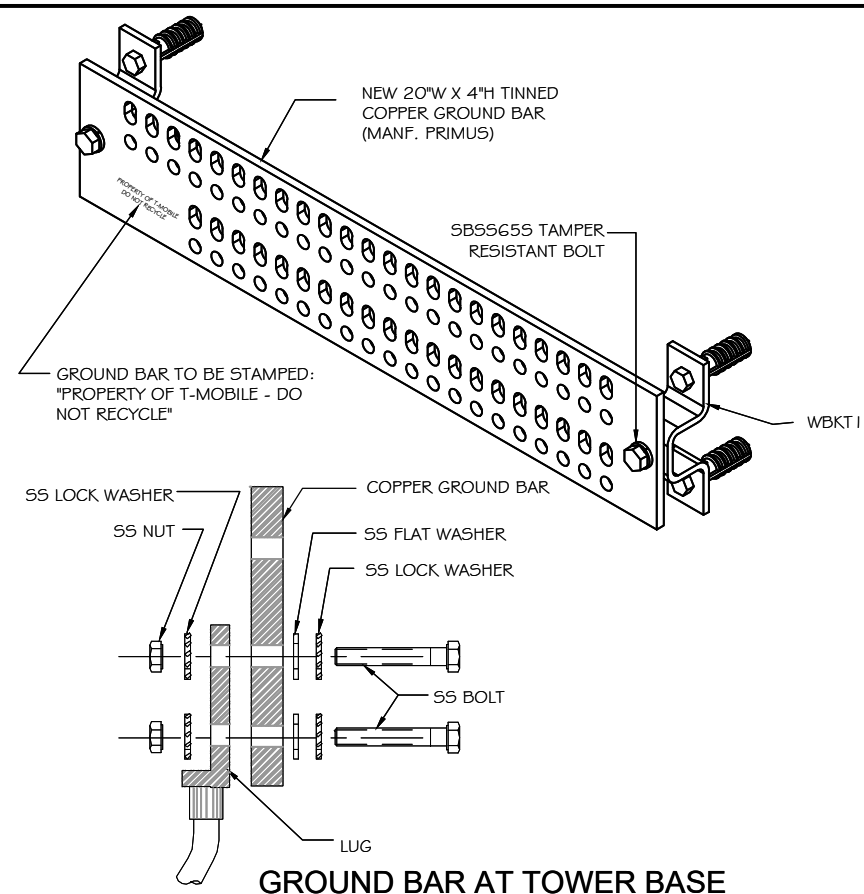
**GROUNDING RISER
AND NOTES**

SHEET NUMBER

GR-2



MASTER GROUND BAR



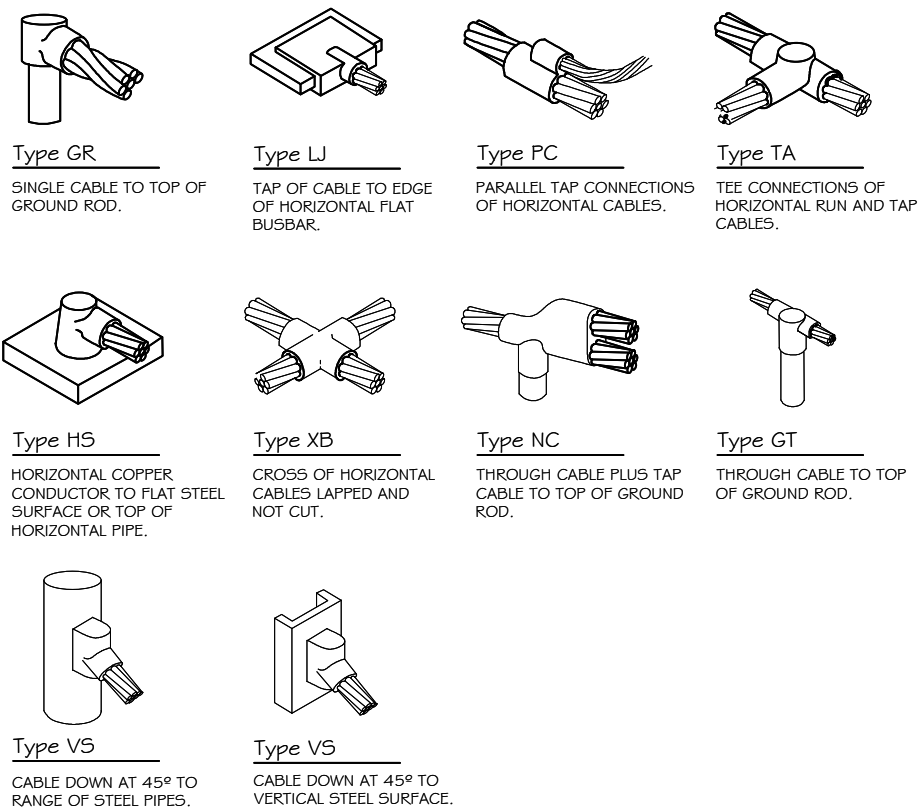
GROUND BAR AT TOWER BASE

NOTES:

1. TINNED COPPER GROUND BAR, 1/4" X 4" X 20" NEWTON INSTRUMENTS CO. CAT. NO. B-6142 OR APPROVED EQUAL; HOLE CENTERS TO MATCH NEM5 DOUBLE LUG CONFIGURATION
2. INSULATORS TO BE NEWTON CAT. NO. 3015-8 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS; NEWTON CAT. NO. A-605G OR APPROVED EQUAL
4. 5/8" - 11 X 1" M.M.C.S. BOLTS; NEWTON CAT. NO. 301-2-1 OR APPROVED EQUAL
5. COAT ALL SURFACES WITH 'KOPER SHIELD' BEFORE MATING
6. ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED
7. NUTS TO FACE OUT

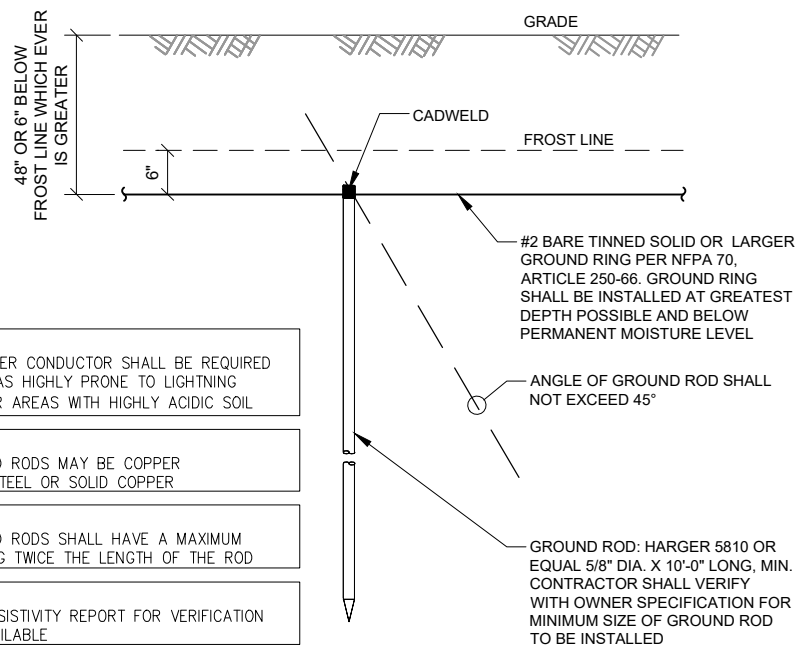
1 GROUND BAR DETAILS

SCALE: NTS



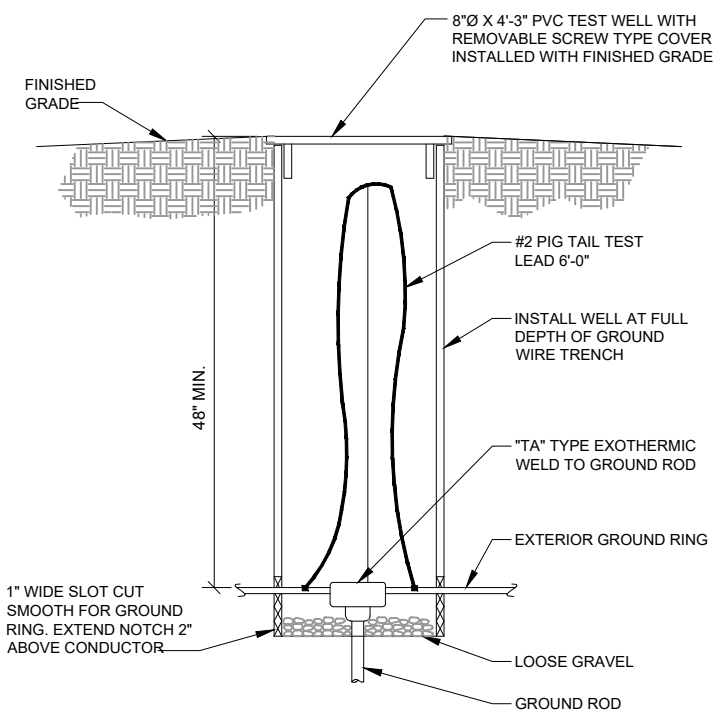
EXOTHERMIC WELD SCHEDULE

SCALE: NTS



GROUND ROD DETAIL

SCALE: NTS



TEST WELL DETAIL

SCALE: NTS

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PREPARED BY: AE

CHECKED BY: AB

APPROVED BY: RA_____

SHEET TITLE

GROUNDING TYPICAL DETAILS

SHEET NUMBER

GR-3

PART 1 GENERAL

1.00 GENERAL REQUIREMENTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.

ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS. THE CONTRACTOR SHALL PROVIDE THE MATERIALS APPROVED BY THE FIRE MARSHALL FOR FILLING OR SEALING PENETRATIONS THROUGH FIRE RATED ASSEMBLIES. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM THE START OF THE PROJECT TO THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO ASSESS CONDITIONS THAT MAY ADVERSELY AFFECT THE WORK OR THE COST OF THE WORK. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION OF NEW PORTION OF THE WORK AND ALIGNMENT OF THE NEW PORTION OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE A&E.

NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.

NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE A & E. ANY REFERENCE TO THE WORDS APPROVED OR APPROVAL IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITIONS OF THE FOLLOWING CODES/SPECIFICATIONS:

- LATEST LOCAL JURISDICTIONAL BUILDING CODES.
- ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS
- AMERICAN CONCRETE INSTITUTE (ACI)
- AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
- ANSI/TIA – 222 – G
- UNIFORM BUILDING CODE (UBC)
- NATIONAL ELECTRICAL CODE (NEC) WITH ALL AMENDMENTS
- AMERICAN INSTITUTE FOR STEEL CONSTRUCTION OR SPECIFICATIONS (AISC)
- UFE SAFETY CODE NIFFA – 101
- FEDERAL AVIATION REGULATIONS

1.01 CARRIER REPRESENTATIVE

A. THE SITE DEVELOPMENT MANAGER (SDM) OR HIS DESIGNEE (INCLUDING BUT NOT LIMITED TO THE ARCHITECT/ ENGINEER, OR CONSTRUCTION MANAGER) SHALL SERVE AS THE SINGLE POINT OF CONTACT

B. BETWEEN THE CONTRACTOR AND OWNER, NOT WITHSTANDING THE REQUIREMENTS SPECIFIED HEREIN, THE SDM OR DESIGNATED REPRESENTATIVE IS EMPOWERED TO DIRECT THE CONTRACTOR TO VARY OR CHANGE FROM THE PLANS AND SPECIFICATIONS AS CIRCUMSTANCES OR CONDITIONS ARISE.

C. CONTRACTOR SHALL VARIFY ALL CHANGES ARE ACCEPTED BY THE ENGINEER OF RECORD.

1.02 INTENT

A. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND COMPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED IN BOTH. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.

B. THESE SPECIFICATIONS AND DESIGN DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE PERFORMED AND THE MATERIALS TO BE FURNISHED FOR THE CONSTRUCTION OF THE PROJECT.

C. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS INDICATED IN THE DOCUMENTS.D. THE PURPOSE OF THE SPECIFICATIONS IS

TO SUPPLEMENT THE INTENT OF THE DRAWINGS AND TO DESIGNATE A PROCEDURE, TYPE, OR QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.

E. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. HOWEVER, NO CHANGES THAT ALTER THE CHARACTER INTENT OF THE DESIGN WILL BE MADE OR PERMITTED WITHOUT A CHANGE ORDER FROM THE OWNER.

1.03 CONFLICTS

A. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR PERFORMING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSION AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY INADVERTENTLY OCCUR SHALL BE SUBMITTED TO THE SDM OR DESIGNATED REPRESENTATIVES FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH WORK IN THE AFFECTED AREAS.

B. THE CONTRACTOR SHALL NOTIFY A & E OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS AND NOTES PRIOR TO STARTING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSIONS, OR INCONSISTENCIES AFTER THE START OF CONSTRUCTION THAT HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE A & E AND SHALL INCUR ANY7 EXPENSES REQUIRED TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE A & E.

C. THE CONTRACTOR, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING WHICH THE CONTRACTOR MIGHT NOT HAVE FULLY INFORMED HIMSELF PRIOR TO BIDDING.

D. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED WILL BE ACCEPTED AS A REASON FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL THE REQUIREMENTS OF THE CONTACT DOCUMENTS.

1.04 BIDDING PROCESS --- INSTRUCTIONS TO BIDDERS

A. CARRIER REQUESTS A FIRM LUMP SUM BID FOR ALL WORK DESCRIBED IN THE CONTRACT, AS INDICATED IN THESE CONSTRUCTION DRAWINGS/SPECIFICATIONS, APPARENT WITH FIELD VISIT, AND ACCORDING TO ANY OTHER AGREEMENTS AND DIRECTION.

B. BIDDER WILL GUARANTEE BIDS FOR 60 DAYS FROM BID DUE DATE. BIDS SHALL INCLUDE ALL APPLICABLE STATE AND FEDERAL TAXES.

C. PROPOSAL: (AS OUTLINED IN BID DOCUMENTS) IT IS UNDERSTOOD BY OWNER, THAT THE BIDDER IN SUBMITTING HIS BID, WARRANTS THAT HE HAS CAREFULLY EXAMINED THE SITE OF THE PROJECT TO ACQUAINT HIMSELF WITH:

1. SURROUNDING PROPERTIES.
2. MEANS OF APPROACH TO THE SITE.
3. CONDITIONS OF THE ACTUAL JOB SITE.
4. FACILITIES FOR DELIVERING, STORING, PLACING, HANDLING AND REMOVAL OF MATERIALS AND EQUIPMENT.
5. ANY AND ALL DIFFICULTIES THAT MAY BE ENCOUNTERED DURING THE EXECUTION OF ALL WORK IN ACCORD WITH THE CONTRACT DOCUMENTS.

1.05 CONTRACTS AND WARRANTIES

A. ABBREVIATED FORM OF AGREEMENT BETWEEN CARRIER REPRESENTATIVE AND CONTRACTOR MAY BE USED AND WILL BE EMPLOYED FOR CONTRACT PURPOSES.

B. UNLESS ARRANGED OTHERWISE, EACH CONTRACTOR IS RESPONSIBLE FOR FILING THE BUILDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR OF RECORD, AND PROVIDE JURISDICTION WITH ALL PROOF REQUIRED TO OPERATE AS A CONTRACTOR IN THAT JURISDICTION.

C. A COPY OF THE APPROVED DRAWINGS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED DRAWINGS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF DRAWINGS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT DRAWINGS TO THE A & E AT THE CONCLUSION OF THE PROJECT, OR TO TMO, AS DIRECTED.

D. THE CONTRACTOR SHALL BE REIMBURSED, AT FACE VALUE, FOR THE AMOUNT OF ANY FEE PAID AS FOLLOWS:

1. PLAN REVIEW FEE.
 2. BUILDING PERMIT FEE.
 3. CONNECTIONS AND INSPECTION FEES.
- EACH CONTRACTOR IS RESPONSIBLE FOR APPLICATION &

1.06 STORAGE

A. DO NOT USE THE CARRIER EQUIPMENT SPACE FOR STORAGE OF TOOLS OR MATERIALS WITHOUT WRITTEN SDM APPROVAL.

B. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY LOCATION AND IN A MANNER THAT WILL NOT OBSTRUCT THE FLOW OF OTHER WORK. ANY EQUIPMENT OR MATERIAL STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE MANUFACTURER.

C. WHEN STORING MATERIALS ENSURE EVEN DISTRIBUTION OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OF SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.

1.07 PROTECTION

A. PROTECT FINISHED SURFACES, INCLUDING JAMBS AND WALLS USED AS PASSAGEWAYS THROUGH WHICH EQUIPMENT AND MATERIALS WILL PASS.

B. PROVIDE PROTECTION FOR EQUIPMENT ROOM SURFACES PRIOR TO ALLOWING EQUIPMENT OR MATERIAL TO BE MOVED OVER SUCH SURFACES.

C. MAINTAIN FINISHED SURFACES CLEAN, UNMARRED AND SUITABLY PROTECTED UNTIL JOB SITE IS ACCEPTED BY THE SDM.

D. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.

1.08 REPAIRS AND REPLACEMENTS

A. IN EVENT OF DAMAGES, THE CONTRACTOR SHALL NOTIFY OWNER SDM, THEN PROMPTLY MAKE ALL REPLACEMENTS AND REPAIRS AT NO ADDITIONAL COST TO OWNER.

B. ADDITIONAL TIME THAT IS REQUIRED TO SECURE REPLACEMENTS AND TO MAKE REPAIRS WILL NOT BE CONSIDERED BY OWNER TO JUSTIFY EXTENSION IN THE CONTRACT TIME FOR COMPLETION.

1.09 TEMPORARY FACILITIES

A. WATER: WATER IS NOT AVAILABLE TO THE CONTRACTORS ON SITE.

B. LIGHT, TELEPHONE AND POWER: LIGHT AND POWER ARE AVAILABLE ON SITE. IF NOT, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY POWER (FOR THE OPERATION OF TOOLS, EQUIPMENT AND LIGHTING NECESSARY FOR FACILITY CONSTRUCTION), WATER AND TOILET FACILITIES. TELEPHONE: EACH CONTRACTOR TO PROVIDE HIS OWN TELEPHONE ACCESS IF REQUIRED. CONTRACTORS ARE NOT TO USE OWNER PHONES.

C. IF PERMANENT POWER IS COMPLETED, ALL CONTRACTORS MAY USE THE SERVICE CONNECTION FOR PRODUCTION WORK ONLY, PROVIDED THAT ELECTRICAL CORDS AND CONNECTIONS ARE FINISHED BY CONTRACTORS AND ARE DISCONNECTED AND PROPERLY STORED DURING NON-WORKING HOURS.

1.10 CLEAN UP

A. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK, AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING, INCLUDING ALL TOOLS, SCAFFOLDING AND SURPLUS MATERIALS, AND SHALL LEAVE THE WORK AREA CLEAN AND READY FOR USE EACH DAY.

B. EXTERIOR: VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIAL, DUST, SMUDGES, AND OTHER FOREIGN MATTER.

1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
2. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE STRUCTURE.

C. INTERIOR: VISUALLY INSPECT INTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIAL, SMUDGES AND OTHER FOREIGN MATTER.

1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
2. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.

D. CONTRACTOR SHALL WASH AND WAX FLOOR PRIOR TO FINAL ACCEPTANCE FROM SDM. WAX SHALL BE THE ANTI-STATIC TYPE.

PAYMENT OF CONTRACTOR LICENSES & BONDS.1.11CHANGE ORDER PROCEDURE

A. CHANGE ORDER MAY BE INITIATED BY THE SDM, AND OR THE CONTRACTOR. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE SDM, SHALL PREPARE WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT IT TO THE SDM FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN THE SCOPES OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE SDM SHALL BECOME THE SOLE RESPONSIBILITY OF THE CONTRACTOR

1.12 RELATED DOCUMENTS AND COORDINATION

A. GENERAL CARPENTRY, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK EACH CONTRACTOR JUST REFERS ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

B. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES, AND FOR SUPERVISING, SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK.

1.13 SHOP DRAWINGS

A. CONTRACTOR TO SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS AND THROUGH THE GENERAL CONTRACT TO THE SDM FOR APPROVAL.

B. SHOP DRAWINGS FOR ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD UNLESS SPECIFICALLY NOTED OTHERWISE; CONTRACTOR SHALL NOT FABRICATE STEEL UNTIL DRAWINGS HAVE BEEN ACCEPTED IN WRITING

C. ALL SHOP DRAWINGS TO BE REVISED, CHECKED AND CORRECTED BY GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE SDM

1.14 PRODUCTS AND SUBSTITUTIONS

A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBMISSION. IN EACH REQUEST IDENTIFY THE PRODUCT FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED INPSECTIONS AND DRAWING NUMBERS, AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.

B. ALL NECESSARY PRODUCT DATA AND CUT SHEETS SHOULD PROPERLY INDICATES AND DESCRIBE ITEMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE SDM, SUBMIT ACTUAL SAMPLES TO THE SDM FOR APPROVAL IN LIEU OF CUT SHEETS.

1.15 COMPLIACE

A. ALL MATERIALS, DESIGN AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES (SOME ARE LISTED HEREIN) ORDINANCES, AND AUTHORITIES HAVING JURISDICTION OVER THE WORK. UPON THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE CARRIER WITH THE CERTIFICATES OF OCCUPANCY (IF REQUIRED), JOB SITE PERMITTED PLANS AND INSPECTION CARD WITH ALL FINAL INSPECTION SIGNATURES AND OTHER LEGAL DOCUMENTS TO VERIFY SUCH COMPLIANCES. WHERE NO CODES EXIST, THE WORK SHALL CONFORM TO THE UNIFORM BUILDING CODE AND/OR THE SPECIFICATIONS HEREIN, WHICHEVER IS MORE STRINGENT AND A DOCUMENT STATEMENT SHALL BE FURNISHED TO THIS EFFECT.

B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY COMPLIANCE WITH THE GOVERNING CODES AND TO NOTIFY THE SDM OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.

C. REFERENCES TO ANY STANDARD OR CODE OF PRACTICES IN THIS SPECIFICATION SHALL BE DEEMED TO MEAN THE EDITION CURRENT AT THE TIME OF AWARD OF THE CONTRACT.

D. THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN IN THESE DRAWINGS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT TO MOBILITY, SIGHT OR HEARING, THEREFORE, PER THE APPLICABLE CODES; THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

E. THE CONTRACTOR SHALL COMPLY WITH ALL ZONING AND SITE ACQUISITION SPECIAL STIPULATIONS AS OUTLINED IN THE JOB SPECIFICATIONS, OR AS DIRECTED BY THE SDM.

1. ANSI/EIA – 222 – E
2. UNIFORM BUILDING CODE (UBC)
3. BUILDING OFFICIALS & CODE ADMINISTRATION (BOCA)
4. NATIONAL ELECTRICAL CODE (NEC) WITH ALL AMENDMENTS
5. AMERICAN INSTITUTE FOR STEEL CONSTRUCTION OR SPECIFICATIONS (AISC)
6. LIFE SAFETY CODE NFFA – 101
7. FEDERAL AVIATION REGULATIONS

T-Mobile

1400 OPUS PLACE
Downers Grove, IL 60515

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Professional/Structural Design Firm
License # 184.007975-0006

CONTACT: A&E@WESTINENGINEERING.COM

SITE NUMBER

ML89143A

SITE NAME

USCC - 784760

SITE ADDRESS

FREIHEIT CT.

TAX KEY NO: SUXV0231989007

REV.	SUBMITTAL	APPROVED	DATE
	Lease Exhibit	AE	05/23/22
A	PRELIM CD	AE	07/06/22
B	PRELIM CD	AE	08/09/22
0	FINAL CD	AE	08/22/22
1	REVISED CD	AE	11/09/22



EXP: 07/31/2024

DATE SIGNED: NOVEMBER 09, 2022

I CERTIFY THAT THESE DRAWINGS WERE PREPARED
BY ME OR UNDER MY DIRECT SUPERVISION AND
CONTROL AND TO THE BEST OF MY KNOWLEDGE AND
BELIEF COMPLY WITH REQUIREMENTS OF THE
GOVERNING BUILDING CODE.

PREPARED BY: AE

CHECKED BY: AB

APPROVED BY: RA

SHEET TITLE

GENERAL NOTES AND
SPECIFICATIONS

SHEET NUMBER

GN-1

1.16 ADMINISTRATION

A. THE CONTRACTOR SHALL FURNISH TO THE SDM WITH THE NAME AND CONTACT TELEPHONE NUMBERS OF THE CARRIER APPROVED ON-SITE SUPERVISOR. ANY CHANGES IN SUPERVISION MUST BE REPORTED TO THE SDM IMMEDIATELY AND ARE SUBJECT TO CARRIER APPROVAL.

1.17 PERMIT AND LICENSES

A. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL REQUIRED LOCAL, STATE, AND/OR COUNTY CONSTRUCTION PERMITS AND LICENSES. COPIES OF ALL PERMITS SHALL BE SENT TO SDM. APPROVALS FROM RELEVANT PLANNING BOARD, ENVIRONMENTAL BOARDS, AND/OR OTHER COMMITTEE WILL BE SUPPLIED BY OTHERS, BUT MUST BE CONFIRMED BY THE CONTRACTOR WITH THE SDM PRIOR TO THE APPLICATION FOR CONSTRUCTION PREMISES.

B. FAA APPROVAL WILL BE SUPPLIED BY OTHERS BUT MUST BE CONFIRMED BY THE CONTRACTOR WITH THE SDM PRIOR TO THE ERECTING OF TOWER (IF APPLICABLE).

C. FOR CONSTRUCTION SCHEDULING REFER TO THE INSTRUCTIONS PROVIDED BY THE SDM ITEMS TO BE INCLUDED (WHEN APPLICABLE):

1. CLEARING AND GRUBBING
2. BUILDING PERMIT
3. SHELTER DELIVERY AND PLACEMENT
4. BUILDING FOUNDATION EXCAVATION
5. ACCESS ROAD
6. COMMERCIAL AC POWER
7. BUILDING FOUNDATION FORMING
8. INSPECTIONS
9. LANDSCAPING
10. GROUNDING SYSTEM
11. ANTENNA INSTALLATION

D. PRIOR TO COMMENCING THE WORK THE GENERAL CONTRACTOR SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES TO THE PROCESS. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE DESIGNATED REPRESENTATIVES OF EACH SUB-CONTRACTOR

E. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY & VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR QUESTIONS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION & INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL DISCREPANCY IS CHECKED & CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO THE SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS OWN RISK AND EXPENSES. CONTRACTOR SHALL CALL ALL APPROPRIATE UTILITY COMPANIES 48 HOURS PRIOR TO START OF CONSTRUCTION TO HAVE UNDERGROUND UTILITIES LOCATED & MARKED.

F. THE CONTRACTOR SHALL BE EQUIPPED WITH A MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A CELLULAR PHONE, AND BE AVAILABLE IN A REASONABLE AMOUNT OF TIME DURING CONSTRUCTION.

G. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY INCLUDING BUT NOT LIMITED TO PROTECTION OF ALL SITE PERSONNEL AND THE GENERAL PUBLIC DURING THE ENTIRE SITE CONSTRUCTION PERIOD. HE SHALL TAKE ALL REASONABLE PRECAUTIONS TO PLACE AND MAINTAIN BARRICADES, LAMPS, SIGN, AND ALL OTHER REQUIRED SAFETY MEANS.

CONSTRUCTION NOTES

1. ELEVATIONS ARE ABOVE MEAN SEA LEVEL.
2. ALL EXISTING EASEMENTS, PROPERTY LINES, SECTION LINES AND ROADWAYS ARE INDICATED ON THIS DRAWING TO THE BEST OF THE ARCHITECTS KNOWLEDGE AS GATHER BY VISUAL INSPECTION, SURVEY DRAWINGS, AND INFORMATION RECEIVED FROM THE CARRIER.
3. ALL CONSTRUCTION SHALL CONFORM TO CURRENT LOCAL., STATE, AND FEDERAL CODES.
4. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING STRUCTURES, UTILITIES, WALKWAYS, PAVEMENT AND OTHER FACILITIES FROM UNNECESSARY EXPOSURE TO DAMAGE.; ALL NEW UNDERGROUND TRENCHING WITHIN WATER TANK SITES OR ADJACENT TO EXISTING UNDERGROUND UTILITIES SHALL BE HAND DUG.
5. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UNDERGROUND POWER, TELCO, GROUNDING CONDUITS, AND ALL OTHER UTILITIES EASEMENTS AND/OR WIRES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UNDERGROUND SERVICES OR SYSTEMS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE SAFETY AND IF NECESSARY THE REPAIR OF ALL PUBLIC UTILITIES SERVICES SUCH AS GAS, TELEPHONE, ELECTRIC, CABLE, AND WATER.

7. DO NOT INTERRUPT SERVICES TO ANY ADJACENT STRUCTURES OR FACILITIES WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNER.

8. EROSION CONTROL MEASURES SUCH AS SILT FENCING AND/OR HAYBALES SHALL BE UTILIZED TO PREVENT SOIL AND DEBRIS FROM CONTAMINATING ADJACENT PROPERTIES, ROADS, AND AREAS.

9. COMMENCEMENT OF CONSTRUCTION SHALL BEGIN ONLY WITH THE WRITTEN APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE; ALL CONSTRUCTION AND MATERIAL ORDERING (WITH THE EXCEPTION OF THE TOWER) SHALL BE DONE WITH DRAWNGS LABELED "ISSUED FOR CONSTRUCTION

10. NO DUMPING SOILS ON SITE OR LEASE AREA, MUST BE HAULED OFF SITE.

11. ACCESS TO OTHER CUSTOMERS ON SITE CAN NOT BE BLOCKED AT ANYTIME .

12. ALL SAFETY HAZARDS MUST BE MARKED WITH WARNING TAPE OR SAFETY FENCE.

13. PROPER SIGNAGE MUST BE POSTED AT ACCESS OF COMPOUND PER OSHA SPEC.

14. ANY ACCIDENTS ON SITE MUST BE REPORTED TO CONTRACT OWNER WITHIN 2 HOURS OF EVENT.

15. GC'S ARE NOT TO CONTACT LANDOWNERS. ALL MATTERS MUST BE REPORTED TO PROJECT MANAGER AND TOWER OWNER.

16. PROVIDE 2 PULL STRINGS SECURELY FASTENED AT EACH END OF ALL CONDUITS. THE PULL STRINGS ARE TO BE 200 LB. TEST POLYETHYLENE CORD. PROVIDE CAP ON THE END OF EACH CONDUIT AND MARK AS SHOWN ON THIS SITE PLAN.

GENERAL GRADING NOTES: (WHEN APPLICABLE)

1. CONTOURS AND SPOT ELEVATIONS SHOWN ARE ONLY CONTROLS AND THE PROFILES THEY FORM SHALL BE SMOOTH AND CONTINUOUS.
2. THE CONTRACTOR SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN THEIR PURVIEW.
3. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID ANY DAMAGE TO EXISTING FOLIAGE THAT LIES IN THE PROJECT AREA UNLESS DESIGNATED FOR REMOVAL AND SHALL BE LIABLE FOR SUCH DAMAGE AT HIS/HER EXPENSE.
4. DURING GRADING OPERATIONS AND PRIOR TO COMPLETION OF CONSTRUCTION, TEMPORARY DRAINAGE CONTROL SHALL BE PROVIDED TO PREVENT PONDING WATER AND IMPROPER DRAINAGE.5. PRIOR TO THE START OF GRADING ALL EXISTING VEGETATION AND DEBRIS, INCLUDING EXISTING STRUCTURES, FOOTINGS, FOUNDATIONS, RUBBLE, TREES AND ROOT SYSTEMS SHALL BE REMOVED FROM THE SITE.
6. THE EXPOSED SOILS SHALL THEN BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES, BROUGHT TO PROPER MOISTURE CONTENT AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY, AS DETERMINED BY THE CURRENT UNIFORM BUILDING CODE.
7. FILL SLOPES SHALL BE COMPACTED BY MEANS OF SHEEP FOOT COMPACTOR OR OTHER SUITABLE EQUIPMENT. COMPACTING SHALL CONTINUE UNTIL SLOPES ARE STABLE AND THERE IS NOT AN APPRECIABLE AMOUNT OF LOOSE SOIL ON THE SLOPES.
8. THE MAXIMUM CUT AND FILL SLOPES SHALL BE 2:1.

9. CONTRACTOR SHALL MAKE SURE ALL SURVEY STAKING IS PRESERVED AND PROTECTED BY MEANS OF OFFSETS OR WORKING AROUND STAKES. CONTRACTOR SHALL BE RESPONSIBLE FOR REESTABLISHING STAKES IF THEY ARE DISTURBED BY HIRING THE ORIGINAL SURVEYOR10. TOP SOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGATATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSIIVE ELEMENTS.

10. TEMPORARY SILT FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS AS SHOWN ON THESE DRAWINGS OR REQUIRED BY LOCAL CODES.

11. MINIMUM BUILDING PAD DRAINAGE SHALL BE 2%. DRAINAGE SHALL BE A MINIMUM OF 0.3' DEEP AND BE CONSTRUCTED A MINIMUM OF 2' FROM THE TOP OF CUT OR FILL SLOPES. THE MINIMUM SLOPE OF SWALES SHALL BE 0.50%.

12. IF ANY UNFORESEEN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING FURTHER.

13. ALL DEPRESSIONS WHERE WATER MAY POND WILL BE FILLED IN MADE EQUAL TO ADJACENT GRADES, CREATING A LARGER DRAINAGE SCHEME FOR THE SITE.

UTILITY SERVICE NOTES:

A. ELECTRICAL PLANS, DETAILS, AND DIAGRAMS ARE DIAGRAMMATIC ONLY; VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS WITH OWNER; PLACEMENT AND ROUTING OF ALL COMPONENTS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

B. SERVICE EQUIPMENT SHALL HAVE A FAULT WITHSTAND RATING EQUAL TO OR EXCEEDING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE SUPPLY TERMINAL. INSTALLATION SHALL BE FREE FROM ALL FAULTS AND GROUNDS.

C. ALL ELECTRICAL EQUIPMENT, CONDUITS, AND SUPPORT SHALL BE ABLE TO WITHSTAND 90 M.P.H. WIND SPEED; EXPOSURE C.

D. ALL ELECTRICAL EQUIPMENT SHALL HAVE A PERMANENTLY AFFIXED NEOPRENE PLASTIC LABEL - BLACK ON WHITE; LETTER HEIGHT SHALL BE ¼"; ALL NAMEPLATES TO BE FASTENED WITH (2) STAINLESS STEEL SCREWS, NOT ADHESIVE.

E. ALL WRING SHALL BE COPPER WITH THHN/THWN DUAL RATED 600V, COLOR CODED, #12 AWG MINIMUM UNLESS NOTED OTHERWISE.

CONDUIT NOTES:

F. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS, OR EXPOSED ON BUILDING EXTERIOR.

G. ELECTRICAL METALLIC TUBING SHALL BE U.L. LABEL; FITTING SHALL BE GLAND RING COMPRESSION TYPE.

H. CORING THROUGH FLOORS AND WALLS SHALL NOT BE DONE WITHOUT FINAL APPROVAL OF BUILDING OWNER OR OWNER REPRESENTATIVE.

I. CORING SHALL NOT BE PERFORMED DURING WORKING HOURS UNLESS OTHERWISE APPROVED BY THE OWNER.

J. CONCRETE CORING OR DRILLING SHALL BE PERFORMED FOLLOWING THE REVISED & UPDATED OSHA 29 CFR 1926.1153 COMPLIANCE FOR HAZARDOUS DUST, SILICA DUST, USING HEPA VDCS DRILLING TECHNIQUES.

GENERAL NOTES:

J. SUBMITTAL OF BID INDICATES CONTRACTOR IS FAMILIAR WITH ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED AS DETAILED AND OUTLINED IN THESE DRAWINGS

K. THE ELECTRICAL PORTION OF THESE DRAWINGS IS ONLY A PART OF THE OVERALL DESIGN. IT IS NECESSARY FOR THE ELECTRICIAN TO CONSIDER ALL ASPECTS OF THIS PROJECT WHEN BIDDING AND PLANNING THE WORK

L. IN THE EVENT OF A CONFLICTING DESIGN OR NOTATION, THE CONTRACTOR SHALL ASSUME THE MOST EXPENSIVE OR RESTRICTIVE METHOD UNTIL A CLARIFICATION IS MADE

M. ALL THINGS, WHICH IN THE OPINION OF THE CONTRACTOR ARE DEFICIENCIES, OMISSIONS, CONTRADICTIONS, OR AMBIGUITIES, IN THESE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE WORK PROCEEDS; ALL CLARIFICATIONS MUST BE RECEIVED IN WRITING IN ORDER FOE THE MATTER TO BE CONSIDERED RESOLVED

N. ELECTRICAL WORK SHALL INCLUDE BUT NOT LIMITED TO ALL MATERIALS AND LABOR TO COMPLETE ALL ELECTRICAL SYSTEMS INCLUDING LIGHTING, LOW VOLTAGE SYSTEMS, PANELS, POWER AND TELEPHONE DATA SERVICE, CONTROL WIRING, AND GROUNDING.

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License # 184.007975-0006

CONTACT: A&E@WESTINENGINEERING.COM

SITE NUMBER

ML89143A

SITE NAME

USCC - 784760

SITE ADDRESS

FREIHEIT CT.
TAX KEY NO: SUXV0231989007

REV.	SUBMITTAL	APPROVED	DATE
	Lease Exhibit	AE	05/23/22
A	PRELIM CD	AE	07/06/22
B	PRELIM CD	AE	08/09/22
0	FINAL CD	AE	08/22/22
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EXP: 07/31/2024

DATE SIGNED: NOVEMBER 09, 2022

I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH REQUIREMENTS OF THE GOVERNING BUILDING CODE.

PREPARED BY: AE

CHECKED BY: AB

APPROVED BY: RA

SHEET TITLE

GENERAL NOTES AND
SPECIFICATIONS

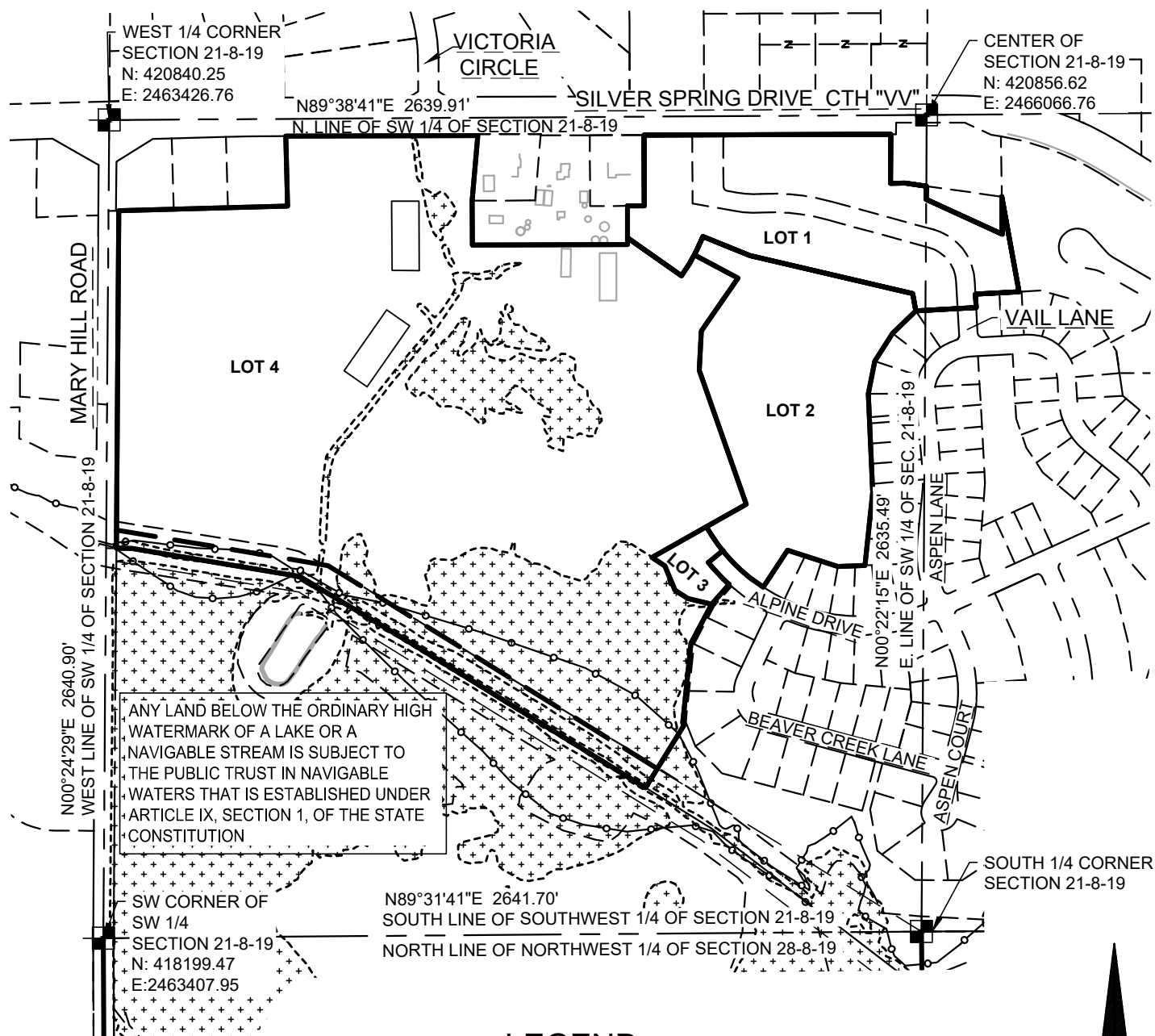
SHEET NUMBER

GN-2

CERTIFIED SURVEY MAP NO. _____

BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082, LOCATED IN THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

LOCATION MAP



LEGEND

SURVEY FOR:
NEUMANN COMPANIES INC. STE 100
N27W24025 PAUL CT.
PEWAUKEE, WI 53072
262-542-9200

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

CONCRETE MONUMENT
W/ BRASS CAP FOUND

HICKORY HILL FARMS, INC.
AND HARVEST VIEW FARMS, INC.
N67W25913 SILVER SPRING DR.
SUSSEX, WI 53089-2503
(262) 349-3738
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE WEST LINE OF THE SW 1/4 OF SECTION 21-8-19 AS N00°24'29"E.

SCALE: 1" = 500'



DATED THIS 2ND DAY OF FEBRUARY, 2023



BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082, LOCATED IN THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN



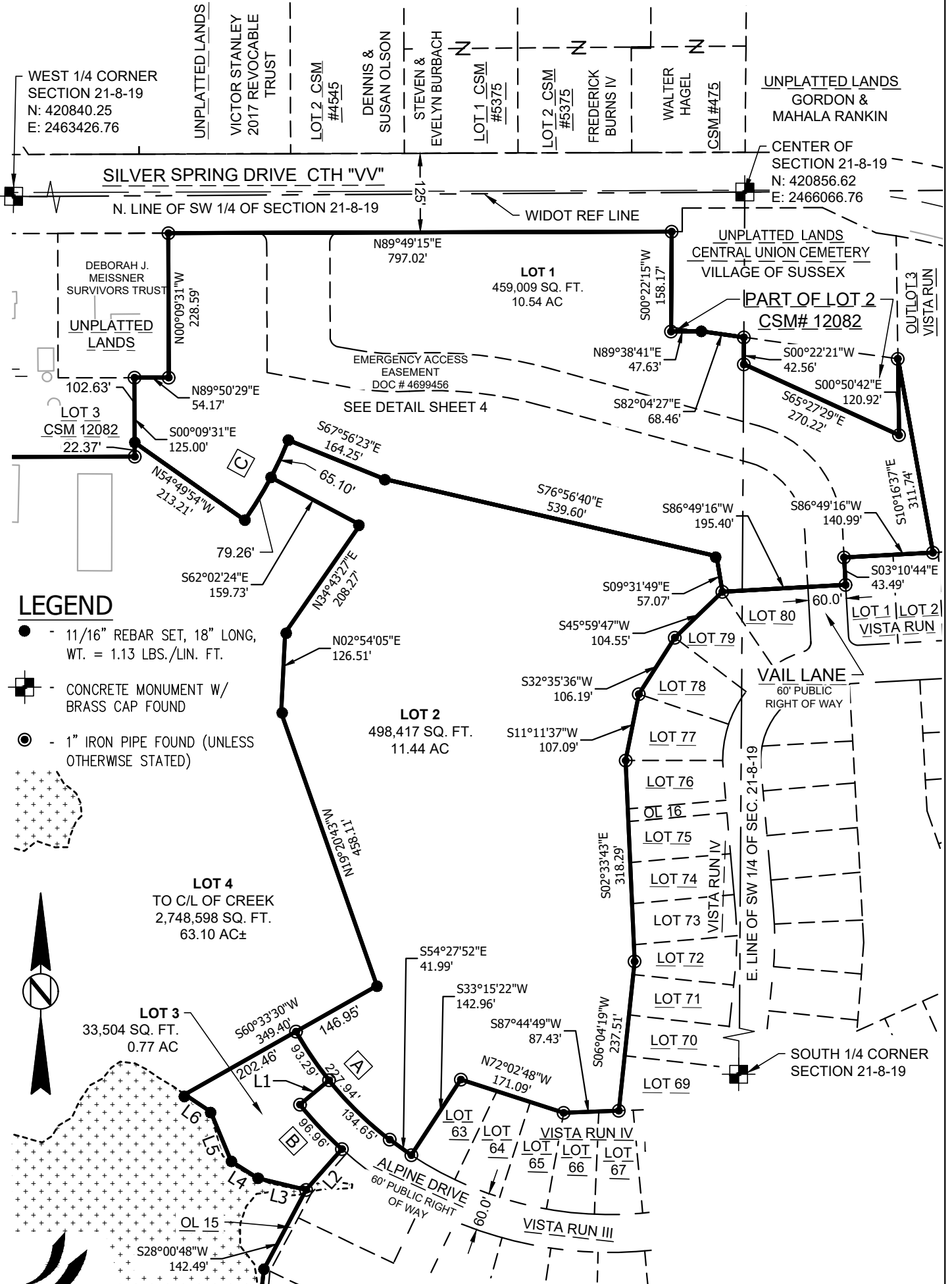
- - 11/16" REBAR SET, 18" LONG,
WT. = 1.13 LBS./LIN. FT.
- ◎ - 1" IRON PIPE FOUND (UNLESS
OTHERWISE STATED)

PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

SHEET 2 OF 12

CERTIFIED SURVEY MAP NO.

BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082, LOCATED IN THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN



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PROJECT NO. NEUMA #149103

SCALE: 1" = 200'



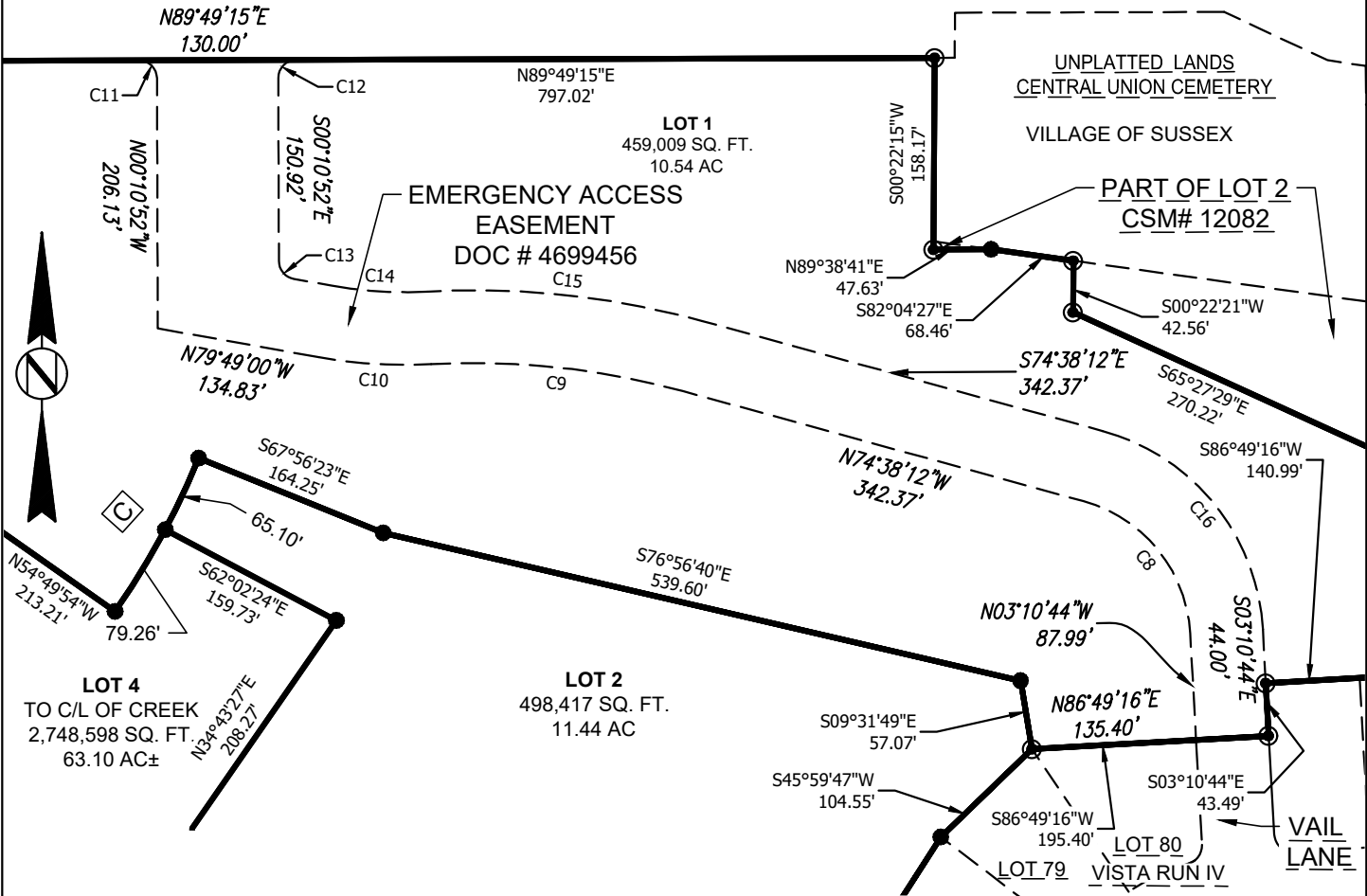
DATED THIS 2ND DAY OF FEBRUARY, 2023

SHEET 3 OF 12

CERTIFIED SURVEY MAP NO.

BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082, LOCATED IN THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

LOT 1 EMERGENCY ACCESS EASEMENT DETAIL



CURVE TABLE							
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
C8	120.00'	71°27'32"	149.66'	140.15'	N38°54'28"W	N03°10'42"W	N74°38'14"W
C9	650.00'	18°29'49"	209.84'	208.93'	N83°53'06"W	N74°38'12"W	S86°52'00"W
C10	400.00'	13°19'01"	92.97'	92.76'	S86°28'30"E	S79°49'00"E	N86°52'00"E
C11	15.00'	89°58'58"	23.56'	21.21'	N45°10'49"W	N00°11'20"W	S89°49'42"W
C12	15.00'	89°58'58"	23.56'	21.21'	S44°49'11"W	S89°48'40"W	S00°10'18"E
C13	15.00'	79°38'00"	20.85'	19.21'	S39°59'56"E	S00°10'56"E	S79°48'56"E
C14	340.00'	13°19'03"	79.03'	78.85'	S86°28'30"E	S79°48'58"E	N86°51'58"E
C15	710.00'	18°29'50"	229.21'	228.22'	N83°53'06"W	N74°38'11"W	S86°51'59"W
C16	180.00'	71°27'25"	224.49'	210.22'	N38°54'28"W	N03°10'46"W	N74°38'10"W

LEGEND

- - 11/16" REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- ⊞ - CONCRETE MONUMENT W/ BRASS CAP FOUND
- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

SCALE: 1" = 150



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PROJECT NO. NEUMA #149103

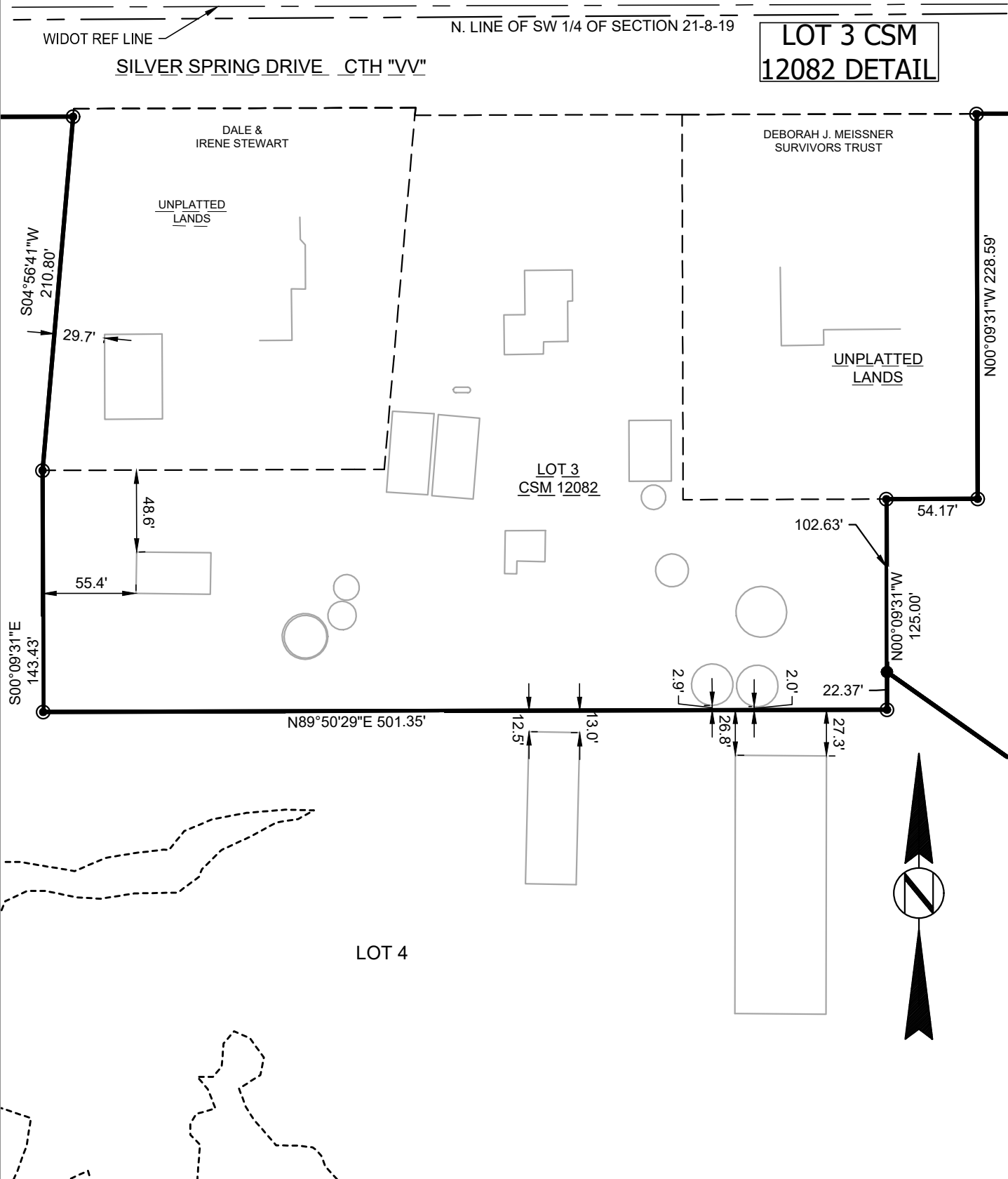
THIS INSTRUMENT DRAFTED BY KENNTH BRAUNLING

DATED THIS 2ND DAY OF FEBRUARY, 2023

SHEET 4 OF 12

CERTIFIED SURVEY MAP NO.

BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082, LOCATED IN THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN



LEGEND

- - 11/16" REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

SCALE: 1" = 80'



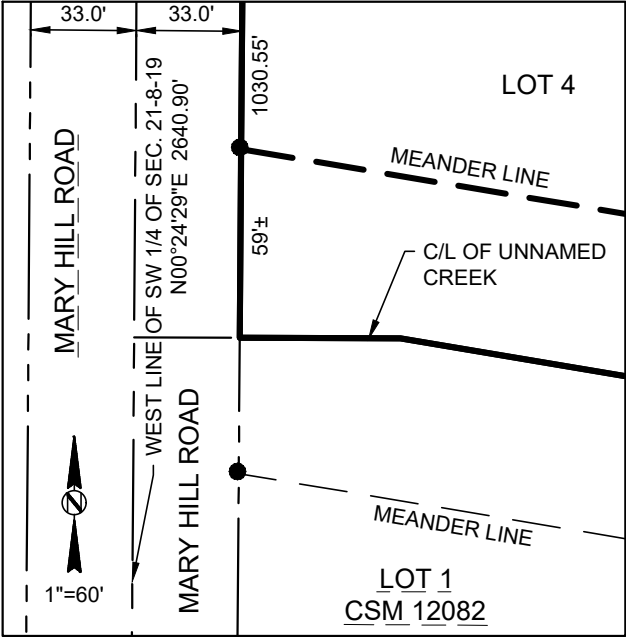
DATED THIS 2ND DAY OF FEBRUARY, 2023

CERTIFIED SURVEY MAP NO. _____

BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082, LOCATED IN THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

CURVE TABLE								
CURVE		RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
A	LOT 2	570.00'	22°54'43"	227.94'	226.42'	N40°53'51"W	N52°21'13"W	N29°26'30"W
	ROW	570.00'	13°32'07"	134.65'	134.34'	S45°35'10"E	S38°49'08"E	S52°21'12"E
	LOT 3	570.00'	9°22'38"	93.29'	93.18'	S34°07'49"E	S29°26'30"E	S38°49'07"E
B	LOT 3	630.00'	8°49'03"	96.96'	96.86'	S43°19'23"E	S38°54'51"E	S47°43'55"E
C	LOT 1	630.00'	13°07'43"	144.36'	144.04'	S28°36'14"W	S22°02'23"W	S35°10'06"W
	LOT 2	630.00'	5°55'14"	65.10'	65.07'	N25°00'00"E	N27°57'36"E	N22°02'23"E
	LOT 4	630.00'	7°12'29"	79.26'	79.21'	N31°33'51"E	N35°10'06"E	N27°57'36"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	60.01'	S50°10'35"W
L2	85.96'	S41°21'31"W
L3	78.35'	N76°29'07"W
L4	49.80'	N57°50'27"W
L5	85.31'	N22°30'41"W
L6	49.46'	N56°20'28"W



DETAIL

DATED THIS 2ND DAY OF FEBRUARY, 2023



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

CERTIFIED SURVEY MAP NO. _____

BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082, LOCATED IN THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped a part of Lot 2 of Certified Survey Map No. 12082, located in the Northwest 1/4, Northeast 1/4, Southeast 1/4, and Southwest 1/4 of the Southwest 1/4, and the Northwest 1/4 of the Southeast 1/4, of Section 21, Township 8 North, Range 18 East, in the Village of Sussex, Waukesha County, Wisconsin more particularly described as follows:

Commencing at the West 1/4 corner of Section 21; thence South 00°24'29" West, along the West line of the Southwest 1/4 of said Section 21, a distance of 293.77 feet; thence North 88°25'29" East, 33.02 feet, to a point on the East Right of Way of Mary Hill Road, said point also being the Point of Beginning; thence continuing North 88°25'29" East, 545.44 feet to the Southeast corner of Lot 1 of Certified Survey Map No. 5531; thence North 01°34'31" West, along the East line of said Lot 1, a distance of 225.70 feet to the Southerly Right of Way of Silver Spring Drive / C.T.H. "VV"; thence North 89°49'15" East, along said Southerly Right of Way 620.36 feet; thence South 04°56'41" West, 210.80 feet; thence South 00°09'31" East, 143.43 feet to the Southwest corner of Lot 3 of Certified Survey Map No. 12082; thence North 89°50'29" East, along the South line of said Lot 3 a distance of 501.35 feet to the Southeast corner of said Lot 3; thence North 00°09'31" West, along the East line of said Lot 3 a distance of 125.00 feet; thence North 89°50'29" East, 54.17 feet; thence North 00°09'31" West, 228.59 feet to the Southerly Right of Way of Silver Spring Drive / C.T.H. "VV"; thence North 89°49'15" East, along said Southerly Right of Way 797.02 feet to the Westerly line of Unplatted Central Union Cemetery; thence the following six courses along the Southerly limits of said Central Union Cemetery, South 00°22'15" West, 158.17 feet; thence North 89°38'41" East, 47.63 feet; thence South 82°04'27" East, 68.46 feet to a point on the East line of the Southwest 1/4 of Section 21; thence South 00°22'21" West, along said East line, 42.56 feet; thence South 65°27'29" East, 270.22 feet; thence North 00°50'42" West, 120.92 feet; thence South 10°16'37" East, 311.74 feet; thence the following twelve courses along the Easterly line of Lot 2 of Certified Survey Map No. 12082 South 86°49'16" West, 140.99 feet; thence South 03°10'44" East, 43.49 feet; thence South 86°49'16" West, 195.40 feet; thence South 45°59'47" West, 104.55 feet; thence South 32°35'36" West, 106.19 feet; thence South 11°11'37" West, 107.09 feet; thence South 02°33'43" East, 318.29 feet; thence South 06°04'19" West, 237.51 feet; thence South 87°44'49" West, 87.43 feet; thence North 72°02'48" West, 171.09 feet; thence South 33°15'22" West, 142.96 feet to the Northerly Right of Way of Alpine Drive; thence North 54°27'52" West, along said Northerly line 41.99 feet; thence Northwesterly 134.65 feet along said Northerly Right of Way and along the arc of a curve to the right, with a radius of 570.00 feet, whose chord bears North 45°35'10" West, 134.34 feet; thence South 50°10'35" West, 60.01 feet to the Southerly Right of Way of Alpine Drive; thence Southeasterly 96.96 feet along said Southerly Right of Way and along the arc of a curve to the left, with a radius of 630.00 feet. Whose chord bears South 43°19'23" East, 96.86 feet; thence the following four courses along the Westerly line of Outlot 15 of Vista Run III, South 41°21'31" West, 85.96 feet; thence South 28°00'48" West, 142.49 feet; thence South 05°54'56" West, 257.87 feet; thence South 21°36'11" East, 9.92 feet; thence South 31°38'32" West, 163.38 feet to the South Meander corner of Lot 2 of Certified Survey Map No. 12082; thence North 58°21'28" West, along said Lot 2 Meander line 1248.68 feet; thence North 80°27'05" West along said Meander line, 692.65 feet to the Easterly Right of Way of Mary Hill Road; thence North 00°24'29" East along said Easterly Right of Way, 1030.55 feet to the Point of Beginning.

Said lands contain 3,739,528 square feet, 85.8 acres including those lands between the Meander line and the Centerline of Unnamed Creek

That I have made such survey, land division and plat by the direction of the owner(s) of said lands. That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and Village of Sussex Subdivision Ordinance in surveying, dividing and mapping the same.

Dated this 2nd day of February, 2023.



Keith A Kindred, PLS 2082

CERTIFIED SURVEY MAP NO. _____

BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082, LOCATED IN THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

Hickory Hills Farms, Inc., as owner, we hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) Village of Sussex

Date: _____ Signed: _____

STATE OF IOWA)
SIOUX COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____ to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public

County, Wisconsin
My Commission Expires _____



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501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
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CONSENT OF CORPORATE MORTGAGEE:

Farm Credit Services of America, a corporation duly organized and existing under and by virtue of the laws of the State of Nebraska mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Hickory Hill Farms, Inc., Owner.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

STATE OF NEBRASKA)
DOUGLAS COUNTY) SS)

Personally came before me this _____ day of _____, 20 _____, the above named _____, _____, and _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____

Notary Public, _____,

My commission expires_____.



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OWNER'S CERTIFICATE:

Harvest View Farm Inc., as owner, we hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) Village of Sussex

Date: _____ Signed: _____

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____ to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public

County, Wisconsin
My Commission Expires _____



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CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____ mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Harvest View Farm Inc., Owner.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

STATE OF _____)
_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20 _____, the above named _____, _____, and _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____

Notary Public, _____,

My commission expires_____.

CERTIFIED SURVEY MAP NO. _____

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VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Village of Sussex, is hereby approved by the Village Board.

All conditions have been met as of the _____ day of _____, 2023.

Date: _____ Signed _____
Anthony LeDonne, Village President

Date: _____ Signed _____
Jennifer Moore, Village Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Village of Sussex, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 2023.

Date: _____ Signed _____
Anthony LeDonne, Chairperson

Date: _____ Signed _____
Jennifer Moore, Village Clerk



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501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

DATED THIS 2ND DAY OF FEBRUARY, 2023



N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

MEMORANDUM

To: Gabe Gilbertson, Community Development Director
From: Judith A. Neu, Village Engineer
Date: February 15, 2023
Re: Vista Run CSM – Park Land Area

Following are comments and concerns of Engineering Division staff regarding the Vista Run CSM that was prepared by S.E.H. for Neumann Development on behalf of Hickory Hill Farms, Inc. and Harvest View Farms, Inc. and received in this office on February 7, 2023.

1. I assume that the plat for Vista Run IV will be recorded prior to recording this CSM. If it won't be recorded, then references to Vista Run IV need to be removed and the land shown as Outlot 1 of Vista Run subdivision. If it will be recorded, then Aspen Lane needs to be labeled per that plat.
2. I'd like to see a details showing the short lot lines along Outlot 15 (around the 9.92 foot distance).
3. How will lot 2 of this CSM be dedicated to the Village for Park purposes? If the intent is that it will be dedicated by separate deed, then no further changes are required. If the intent is to dedicate it via this CSM, then it needs to be labeled as such on the CSM.
4. Sheet 3 of 12: There seems to be some errors in the boundary around the cemetery west of the S00°22'21"W, 42.56' call when compared to the quit claim deed recorded as Doc. 4567438. Please also fix the same area in the Surveyor's Certificate.
5. Sheet 4 of 12: The Delta of C12 was recorded as 90°00'07" in the easement document. Please verify and explain the difference.
6. Sheet 5 of 12: It is my understanding that some of the buildings currently shown on Lot 3 of CSM 12082 may have been removed since the original CSM was recorded. Please verify and remove those that no longer exist.

If you have any questions or comments, please respond in writing. If you agree with these comments, please forward them to the Developer and Surveyor.