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Website: <a href="mailto:www.villagesussex.org">www.villagesussex.org</a>

#### Architectural Review Board Agenda 3:00 PM Friday, August 9, 2024 Sussex Civic Center – Committee Room Second Floor

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Sussex Architectural Review Board, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. (If a Quorum is present the Chairperson shall announce, "Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow them to do so.)

- 1. Roll call.
- 2. Consideration and possible action on the minutes of June 5, 2024.
- 3. Discussion and possible action on a site plan and landscape plan for <u>Maple Avenue</u> School located at W240N6059 Maple Ave.
- 4. Discussion and possible action on a <u>landscape</u> plan, <u>architecture</u> plan, and <u>lighting</u> plan for Dynamic Ratings in the Highlands Business Park located at N56W24879 N Corporate Cr.
- 5. Adjournment.

Chairperso	n

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 Jeremy Smith at 246-5200.

#### VILLAGE OF SUSSEX SUSSEX, WISCONSIN

Minutes of the Architectural Review Board (ARB) meeting held on June 5, 2024.

Motion by Foxe, seconded by Knapp to appoint Trustee Reidel as interim chairperson.

All ayes, motion carried.

Chairperson Reidel called the meeting to order at 4:08 p.m.

Members present: Mike Knapp, Gary Foxe, and Stacy Reidel

Members absent: Anthony LeDonne and Michael Smith

Others present: Gabe Gilbertson, Community Development Director

#### Consideration and possible action on the minutes of Aril 3, 2024.

A motion by Foxe, seconded by Knapp to approve the minutes of the meeting held on April 3, 2024.

All ayes, motion carried.

#### <u>Discussion and possible action on site plan, landscape plan, architecture plan, and lighting plan for Highlands Business Park Site XII.</u>

A motion by Reidel, second by Foxe to approve site plan, landscape plan, architecture plan, and lighting plan for Highlands Business Park Site XII, subject to the following conditions:

- 1. Light fixture mounting heights shall not exceed 30' above grade.
- 2. Include a note on the elevations that with the percentage of window/door openings for each elevation to Staff for review.

All ayes, motion carried.

### Consideration and possible action on the site plan, architectural plan, lighting plan, landscape plan for Club Carwash located at W248N5221 Executive Dr in the B-3 Highway Business Zoning District.

Motion by Reidel, second by Knapp to approve the site, architectural, and landscape plan for Club Carwash located at W248N5221 Executive Dr in the B-3 Highway Business Zoning District.

All ayes, motion carried.

A motion by Reidel, seconded by Foxe to adjourn the meeting at 4:22 pm.

All ayes, motion carried.

Respectfully submitted, Jeremy Smith, Village Administrator

# Hamilton School District

# Maple Ave Elementary School Site Improvements

W240 N6059 Maple Avenue. Sussex, WI 53089



209 south water street, milwaukee, wisconsin 53204 t 414 359 3060 2310 crossroads drive, suite 2000, madison, wisconsin 53718 t 608 240 9900 1970 main street, suite 201, sarasota, florida 34236 t 941 444 8845 311 canyon wren drive, buda, texas 78610 t 512 649 5627

SHEET INDEX

**GENERAL** 

000 TITLE SHEET

CIV

C100 EXISTING CONDITIONS AND DEMOLITION PLAN
C200 SITE PLAN

C300 GRADING, EROSION CONTROL, AND UTILITY PLAN C400 DETAILS

LANDSCAPE

L100 LANDSCAPE PLAN

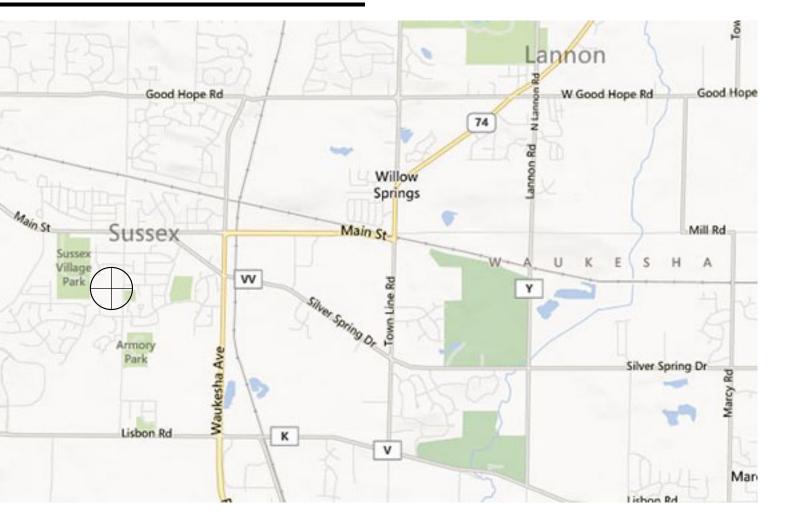
**ELECTRICAL** 

E910 SITE LIGHTING PLANE920 SITE LIGHTING PHOTOMETRICS PLANE930 DETAILS AND CUTSHEETS

PROJECT INFORMATION

PROJECT DATE:
PRA PROJECT NUMBER:
DRAWING SET:

06/28/2024 230139-05 VILLAGE SUBMITTAL PROJECT LOCATION



PROJECT TEAM

CONSTRUCTION MANAGER
J.P. Cullen & Sons, Inc.

(UNDER SEPARATE CONTRACT) TEL(414) 988-0088 (414) 988-0089

<u>CIVIL</u>

JSD Professional Services

TEL(262) 513-0666

**LANDSCAPE** 

JSD Professional Services

TEL(262) 513-0666

**ELECTRICAL** 

Ring & DuChateau, LLP

TEL(414) 778-1700

0:53:40 AM C:\Users\tvillwock\OneDrive - PLUNKETT RAYSICH ARCHITECTS, LLP\Documents\Autodesk\Revit\2024\Local Files\230139-05\_MAPLE ES\_Arch\_tvillwoo

SHEET INDEX C100 EXISTING CONDITIONS AND DEMOLITION PLAN C200 SITE PLAN C300 GRADING, EROSION CONTROL, AND UTILITY PLAN

#### **GENERAL NOTES**

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.

- 2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
- 3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION
- 4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- 5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

#### **DEMOLITION NOTES**

- 1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- 2. ALL TREES CALLED OUT TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- 3. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- 4.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
- 4.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
- 4.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
- 4.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- 5. EXISTING SANITARY SERVICE SHOWN ON THE PLANS IS BASED ON INFORMATION PROVIDED BY OTHERS AND HAS NOT BEEN VERIFIED BY JSD. THE EXACT SIZE AND LOCATION OF SANITARY SERVICE SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- 6. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- 8. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- 9. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
- 10. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- 11. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
- 12. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.

#### PROJECT INFORMATION

#### OWNER/DEVELOPER

HAMILTON SCHOOL DISTRICT/MAPLE ELEMENTARY SCHOOL W240N6059 MAPLE AVENUE, SUSSEX, WI P: 262-246-4220

#### **DESIGNER/ENGINEER**

JSD PROFESSIONAL SERVICES W238N1610 BUSSE ROAD, SUITE 100 WAUKESHA, WI 53188 P: 262-513-0666 (Email): JSDINC.COM

#### **EXISTING ZONING/ADJACENT ZONING EXISTING: GOVERNMENT AND INSTITUTIONAL**

ADJACENT: RECREATIONAL, MULTI-FAMILY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL

#### SUMMARY OF PROPOSED DEVELOPMENT

ADDITION OF PARKING LOT, ENTRANCE ROAD, DITCH AND DRY DETENTION POND

#### SIZE OF SITE (GROSS AND NET ACREAGE

SIZE = 22.53 ACRES (GROSS AND NET ACREAGE)

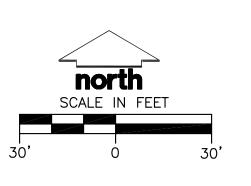
EXISTING LEGEND					
S	SANITARY SEWER MANHOLE	Ø	LIGHT POLE		
ST	STORM MANHOLE	T	TELEPHONE PEDESTAL		
$\oplus$	CATCH BASIN ROUND	E	ELECTRICAL MANHOLE		
$\blacksquare$	CATCH BASIN SQUARE	-	SIGN		
A	FIRE HYDRANT	Ø	POWER POLE		
M	WATER VALVE	$\overline{}$	GUY WIRE		
	GAS VALVE				
	SAN		SANITARY SEWER		
	————W—		WATER MAIN		
	——-ST -		STORM SEWER		
	RD-		ROOF DRAIN		
	——— G ———		UNDERGROUND GAS		
	——Е—		UNDERGROUND ELECTRIC		
	——т—		UNDERGROUND TELEPHONE		
	—— FIB		UNDERGROUND FIBER OPTICS		
	——— OH-		OVERHEAD UTILITY		
	SF-		SILT FENCE		
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	E CONTRACTOR OF THE PROPERTY O	}	DECIDUOUS TREE		
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	<b>960-</b>		EXISTING 5 FOOT CONTOUR		

<b>DEMOLITION L</b>	EGEND
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G	EXISTING GAS
——————————————————————————————————————	EXISTING OVERHEAD
X	EXISTING FENCE
X	TREE REMOVAL
0	FEATURE TO BE PROTEC
$\checkmark$	UTILITY TO BE REMOVED

ASPHALT TO BE REMOVED CONCRETE TO BE REMOVED

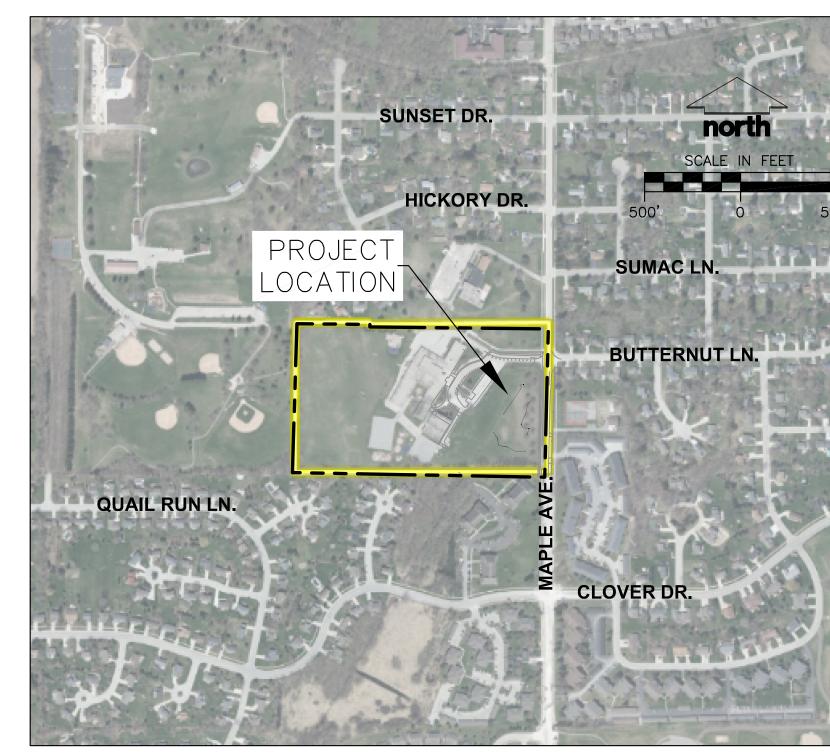
**BENCHMARKS** 900.01 | TP - CHISELED X SOUTHEAST 902.15 TP - CHISELED X SOUTHWEST 901.54 MAG NAIL NORTH BM-53 903.60 MAG NAIL NORTHEAST

\*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION





JSD PROJ. MGR.: JLJ



#### **LOCATION MAP**

#### **PAVING NOTES**

- 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION", LATEST EDITION, APPLICABLE VILLAGE OF SUSSEX ORDINANCES.
- 1.2. SURFACE PREPARATION NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING. 2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
- 2.1. CODES AND STANDARDS THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
- 2.2. WEATHER LIMITATIONS APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
- 2.3. GRADE CONTROL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- 2.4. CRUSHED AGGREGATE BASE COURSE THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
- 2.5. BINDER COURSE AGGREGATE THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
- 2.6. SURFACE COURSE AGGREGATE THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
- 2.7. ASPHALTIC MATERIALS THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS. 3. CONCRETE PAVING SPECIFICATIONS
- 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS. 3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
- 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE—QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
- 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
- 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

	EDGE OF PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
4 4 4 4	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT
	SEAL COAT EXISTING PAVEMENT
	CONCRETE CURB AND GUTTER, WISDOT TYPE D, 18—INCH

SITE INFORMA	TION BLOCK
SITE ADDRESS	(W240N6059 MAPLE AVENUE)
PROPERTY AREA	(1,014,295 SF) 23.285 ACRES
ISTURBANCE AREA	(88,427 SF) 2.03 ACRES
XISTING NUMBER OF PARKING STALL	
STANDARD	74
ACCESSIBLE	7
TOTAL SURFACE	81
XISTING AND PROPOSED NUMBER OF	PARKING STALLS
STANDARD	151
ACCESSIBLE	7
TOTAL SURFACE	158
<u> PRE-DEVELOPMENT (SWM STUDY ARI</u>	<u>EA ONLY):</u>
XISTING IMPERVIOUS AREA =1.172	
XISTING GREEN SPACE AREA $= 4.0$	81 ACRES
<u> POST-DEVELOPMENT (SWM STUDY AF</u>	REA ONLY):
XISTING AND PROPOSED IMPERVIOUS	S AREA = 2.444 ACRES
EXISTING AND PROPOSED GREEN SPA	ACE AREA = 2.791 ACRES

#### **KEYNOTES**

- (A) PAVEMENT MARKING, LANE PAINT, 4-INCH, SKIP-DASH (WHITE)
- B PAVEMENT MARKING, SYMBOL, PAINT, PARENT PICKUP LINE NUMBER (WHITE)
- © PAVEMENT MARKING, LINE, PAINT, 24-INCH, STOP BAR (WHITE) D PAVEMENT MARKING, SYMBOL, PAINT, ARROW (WHITE)
- (E) PAVEMENT MARKING LINE, PAINT, 4-INCH (WHITE)
- $\langle F \rangle$  "DO NOT ENTER" SIGN ON TYPE A METAL POST
- $\langle \overline{G} \rangle$  "STOP" SIGN, 30"X30", ON TYPE A METAL POST
- (H) "RIGHT TURN ONLY" SIGN ON TYPE A METAL POST (I) "BUSSES ONLY, 7-9 AM, 2-4 PM" SIGN ON TYPE A METAL POST
- $\langle J \rangle$  "NO LEFT TURN, 7-9 AM, 2-4 PM" SIGN ON TYPE A METAL POST (K) TAPER CURB HEAD 6" TO 0" IN 3-FEET
- (L) 18" CONCRETE CURB AND GUTTER M THICKENED EDGE CONCRETE SIDEWALK, 8' WIDE
- N HEAVY DUTY CONCRETE PAVEMENT
- O LIGHT DUTY ASPHALT PAVEMENT
- P HEAVY DUTY ASPHALT PAVEMENT  $\langle \overline{Q} \rangle$  SEAL COAT EXISTING ASPHALT PAVEMENT
- **north** SCALE IN FEET



WAUKESHA, WISCONSIN 53188

P. 262.513.0666 JSD PROJ. NO.: 24-14241 JSD PROJ. MGR.: JLJ

**GRADING AND SEEDING NOTES** 

- 1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
  - 2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A
  - 3. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. 4. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH
  - MUNICIPAL REQUIREMENTS. 5. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES.
  - 6. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO
  - 7. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
  - 8. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF
  - 9. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF NEW

#### **EROSION CONTROL NOTES**

3. EROSION CONTROL FOR UTILITY CONSTRUCTION:

- 1. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- 2. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
  DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- 4. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- 5. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- 6. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- 7. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
- 8. <u>STABILIZATION PRACTICES:</u> 8.1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION
- ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS: THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED
- BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT
- EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING
  - ARE ACCEPTABLE STABILIZATION MEASURES: PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION • TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
  - HYDRO-MULCHING WITH A TACKIFIER GEOTEXTILE EROSION MATTING

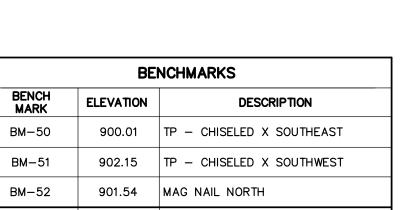
#### **UTILITY NOTES**

- 1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- 2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE
- 3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF SUSSEX SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
- 5. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR
- CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- 6. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- 7. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
- 8. STORM SEWER SPECIFICATIONS -
- PIPE REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTO CLASS IV (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTO C-443; HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED.
- INLETS/CATCH BASINS INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2504 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-33228 WITH TYPE G GRATE, OR EQUAL.
- BACKFILL AND BEDDING STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
- MANHOLE FRAMES AND COVERS MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1713 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING
- FIELD TILE CONNECTION ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- 9. ALL NEW ON-SITE STORM UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- 10. ALL APPLICATIONS AND FEES FOR STORM SEWER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO SEWER SYSTEMS.
- 11. ANY UTILITY WORK IN THE RIGHT-OF-WAY AND ALL SANITARY SEWER CONNECTIONS TO BE INSPECTED BY CITY. NOTIFY CITY 72 HOURS IN ADVANCE OF CONNECTING TO SEWER.

#### **LEGEND**

	CONSTRUCTION ENTRANCE
	EROSION MATTING
	DITCH CHECK
——SF———SF——	SILT FENCE
	RIP-RAP
~~~	DRAINAGE DIRECTION
	STORM SEWER STRUCTURE
959——	PROPOSED 1 FOOT CONTOUR
960——	PROPOSED 5 FOOT CONTOUR
— ·959· — —	EXISTING 1 FOOT CONTOUR
- <b></b> 960	EXISTING 5 FOOT CONTOUR
FG: XXX.XX	SPOT ELEVATION  EP - EDGE OF PAVEMENT  FG - FINISH GRADE  EC - EDGE OF CONCRETE  BOC - BACK OF CURB  MATCH - MATCH EXISTING GRADE

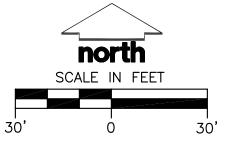
EDGE OF PAVEMENT



HP - HIGH POINT SW - SIDEWALK TW - TOP OF WALL

\*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION

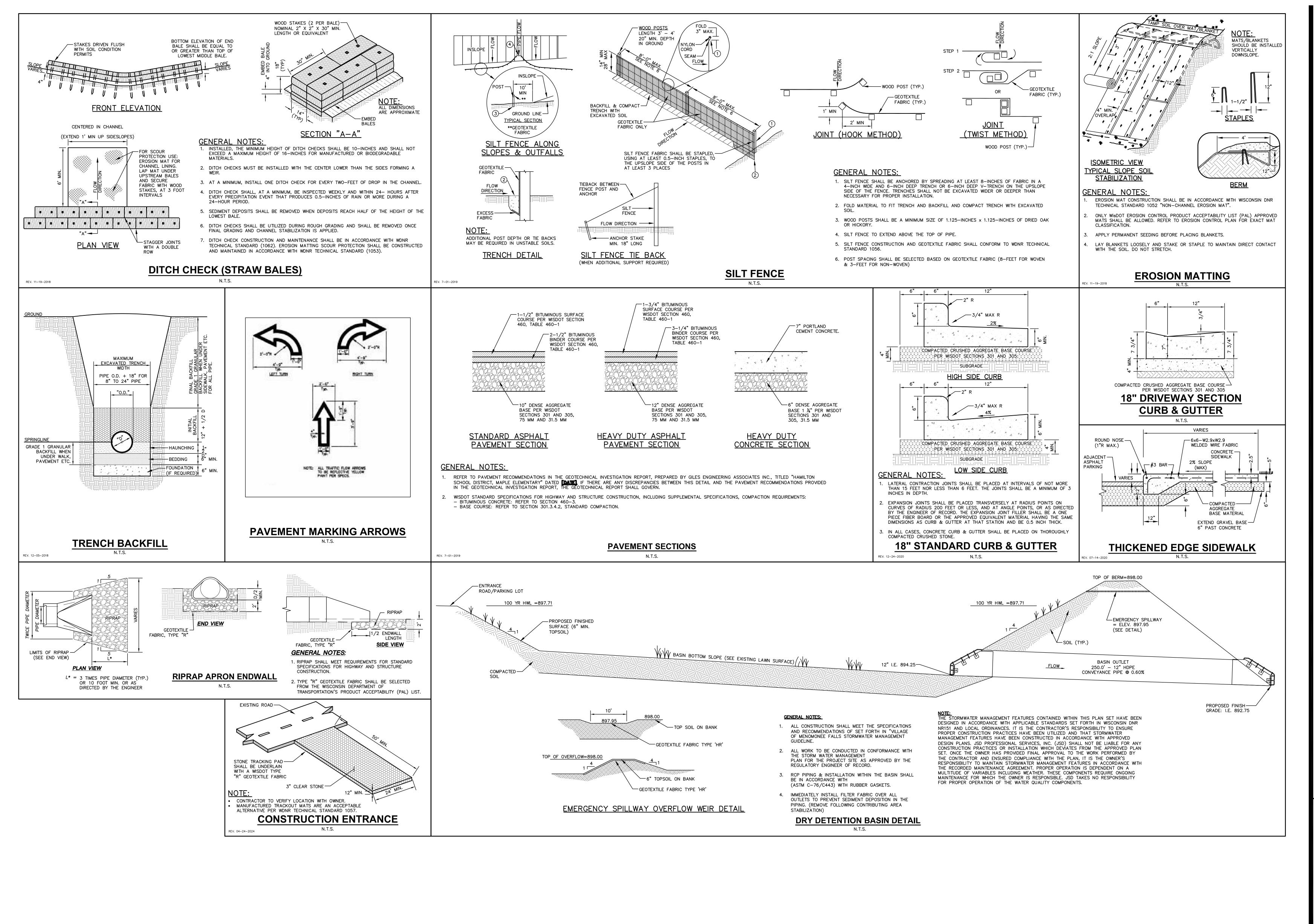
BM-53 903.60 MAG NAIL NORTHEAST





W238 N1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P 262 513 0666 JSD PROJ. NO.: 24-14241 JSD PROJ. MGR.: JLJ

lementary





Elementary School

School District

#### **LANDSCAPE & RESTORATION PLAN NOTES:**

- FINE GRADE AND SEED DISTURBED AREA, INCLUDE EROSION CONTROL BLANKET. SEED LIMIT IS APPROXIMATE. SEED TO LIMITS OF GRADING AND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ANY UNAUTHORIZED DISTURBANCE OUTSIDE OF DESIGNATED CONSTRUCTION AREA.
- THE CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS UNTIL SUBSTANTIAL COMPLETION AND THE SITE IS TURNED OVER TO THE PARK DISTRICT.
- ALL QUANTITIES ARE FOR REFERENCE. CONTRACTOR TO VERIFY QUANTITIES WITH PLANS PRIOR TO BIDDING.
- ALL PLANTING BEDS SHALL HAVE A 3" CULTIVATED EDGE. CURVED BEDLINES ARE TO BE SMOOTH AND CONTINUOUS AND NOT SEGMENTED. SEE DETAIL.
- 5. SEE ALSO SPECIFICATIONS FOR PLANTING REQUIREMENTS.

KENTUCKY BLUEGRASS BLEND (SEED)

#### **CUMULATIVE PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
ORNAMEN	ITAL TRE	EES				
	AMGL	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal	10	
0	CACA	Carpinus caroliniana / American Hornbeam	B & B	3" Cal	6	
VERSTO	RY DECII	DUOUS TREES			•	
+	GS	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	B & B	4" Cal	13	
	QURU	Quercus rubra / Red Oak	B & B	4" Cal	6	

#### **PLANT IMAGES**

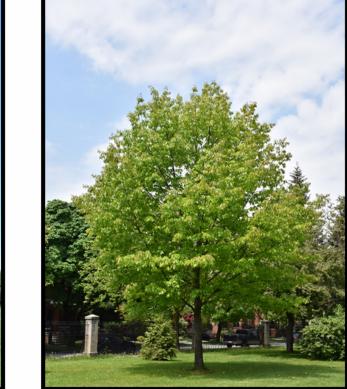




Autumn Brilliance Serviceberry

American Hornbeam



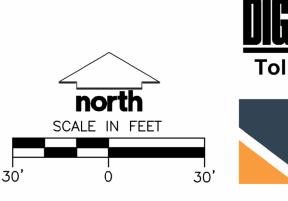


**Skyline Honey Locust** 

Red Oak

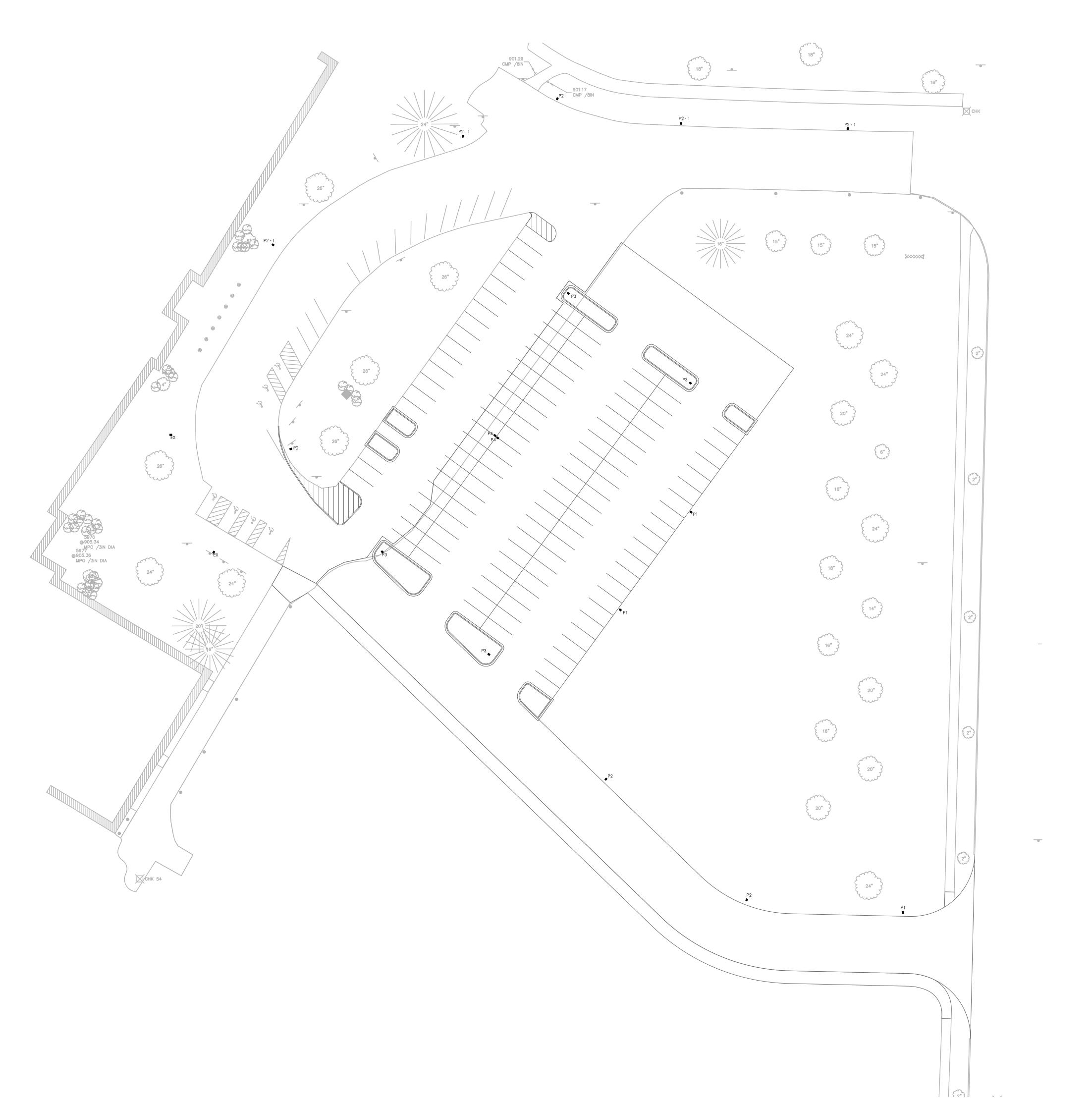
BENCHMARKS					
BENCH MARK	ELEVATION	DESCRIPTION			
BM-50	900.01	TP - CHISELED X SOUTHEAST			
BM-51	902.15	TP - CHISELED X SOUTHWEST			
BM-52	901.54	MAG NAIL NORTH			
BM-53	903.60	MAG NAIL NORTHEAST			

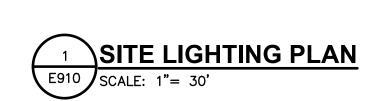
\*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



MILWAUKEE REGIONAL OFFICE W238 N1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666 JSD PROJ. NO.: 24-14241

JSD PROJ. MGR.: JLJ





Tag	Symbol	Qty	Label	Description	Mounting	LLF	Luminaire	Luminaire
					Height		Lumens	Watts
EX	+	2	OSQM-C-11L-40K7-3M-Ux-xx-xx-x	EXISTING SITE POLE - APPROX. 11,000	20	0.850	10450	68
				LUMENS - TYPE 3 DISTRIBUTION				
P1	•	3	OSQM-C-11L-40K7-4M-Ux-xx-xx-x	SINGLE HEAD - CREE OSQ - 11,000 LUMENS -	20	0.850	10450	68
				TYPE 4M DISTRIBUTION				
P2	•	4	OSQM-C-11L-40K7-2M-Ux-xx-xx-x	SINGLE HEAD - CREE OSQ - 11,000 LUMENS -	20	0.850	10450	68
				TYPE 2M DISTRIBUTION				
P2 - 1	•	4	OSQM-C-11L-40K7-2M-Ux-xx-xx-x_1	SINGLE HEAD - CREE OSQ - 11,000 LUMENS -	20	0.850	10450	68
				TYPE 2M DISTRIBUTION - WITH 30 DEG. TILT				
P3	1	4	OSQM-C-11L-40K7-5M-Ux-xx-xx-x	SINGLE HEAD - CREE OSQ - 11,000 LUMENS -	20	0.850	11000	68
				TYPE 5M DISTRIBUTION				



TYPE EX IS AN EXISTING POLE MOUNTED LIGHT. FOR PURPOSE OF CALCULATION WE ASSUMED TYPE 3 DISTRIBUTION, 11,000 DELIVERED LUMENS, MOUNTED AT 20'-0" AFG.

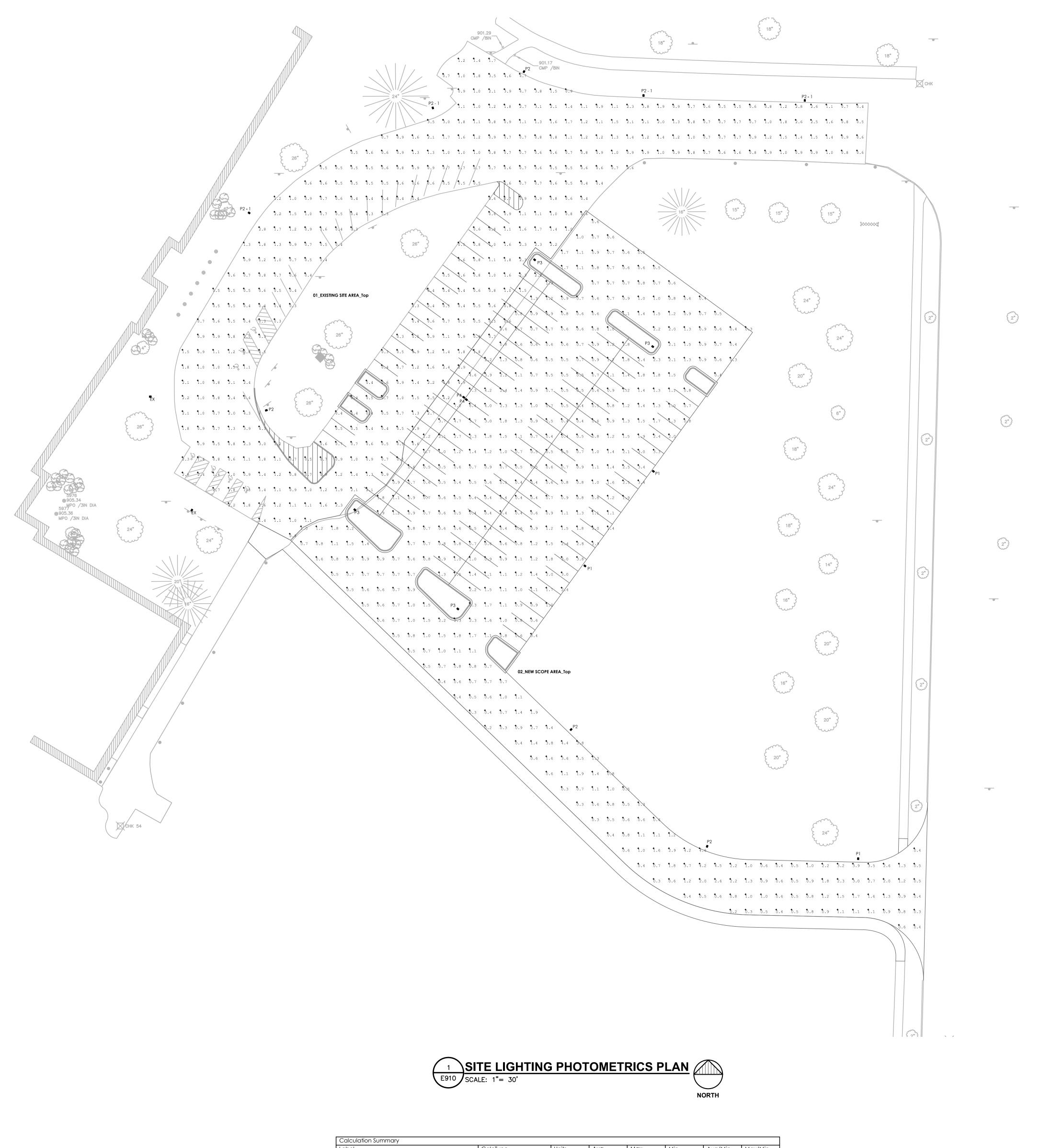
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

2. TYPE P2-1 FIXTURE HEAD HAVE A 30 DEGREE TILL UP.

Hamilton School District Maple Avenue Elementary School

PING & DUCHATEAU 17400 West Capitol Drive, Brookfield, WI 53045 Phone: 414.778.1700 / Fax: 414.778.2360 / r-d@ringdu.com

OSQM-C-11L-40K7-4M-Ux-xx-xx-x\_1 DOUBLE HEAD - CREE OSQ - 11,000 LUMENS -TYPE 4M DISTRIBUTION





- 1. TYPE EX IS AN EXISTING POLE MOUNTED LIGHT. FOR PURPOSE OF CALCULATION WE ASSUMED TYPE 3 DISTRIBUTION, 11,000 DELIVERED LUMENS, MOUNTED AT 20'-0" AFG.
- 2. TYPE P2-1 FIXTURE HEAD HAVE A 30 DEGREE TILL UP.
- 3. THE RESULTS OF THIS STUDY ARE TO BE VIEWED ONLY AS AN INDICATION OF POSSIBLE PERFORMANCE. DUE TO VARIATIONS IN LED BOARDS, DRIVERS, MANUFACTURING, LINE VOLTAGE, AND
- SITE CONDITIONS, A GUARANTEED LEVEL OF PERFORMANCE IS NOT POSSIBLE AND IS NOT REPRESENTED BY THIS ANALYSIS. 4. CALCULATION IS MODELED USING A LIGHT LOSS FACTOR OF 0.85 TO INDICATE MAINTAINED ILLUMINANCE VALUES.

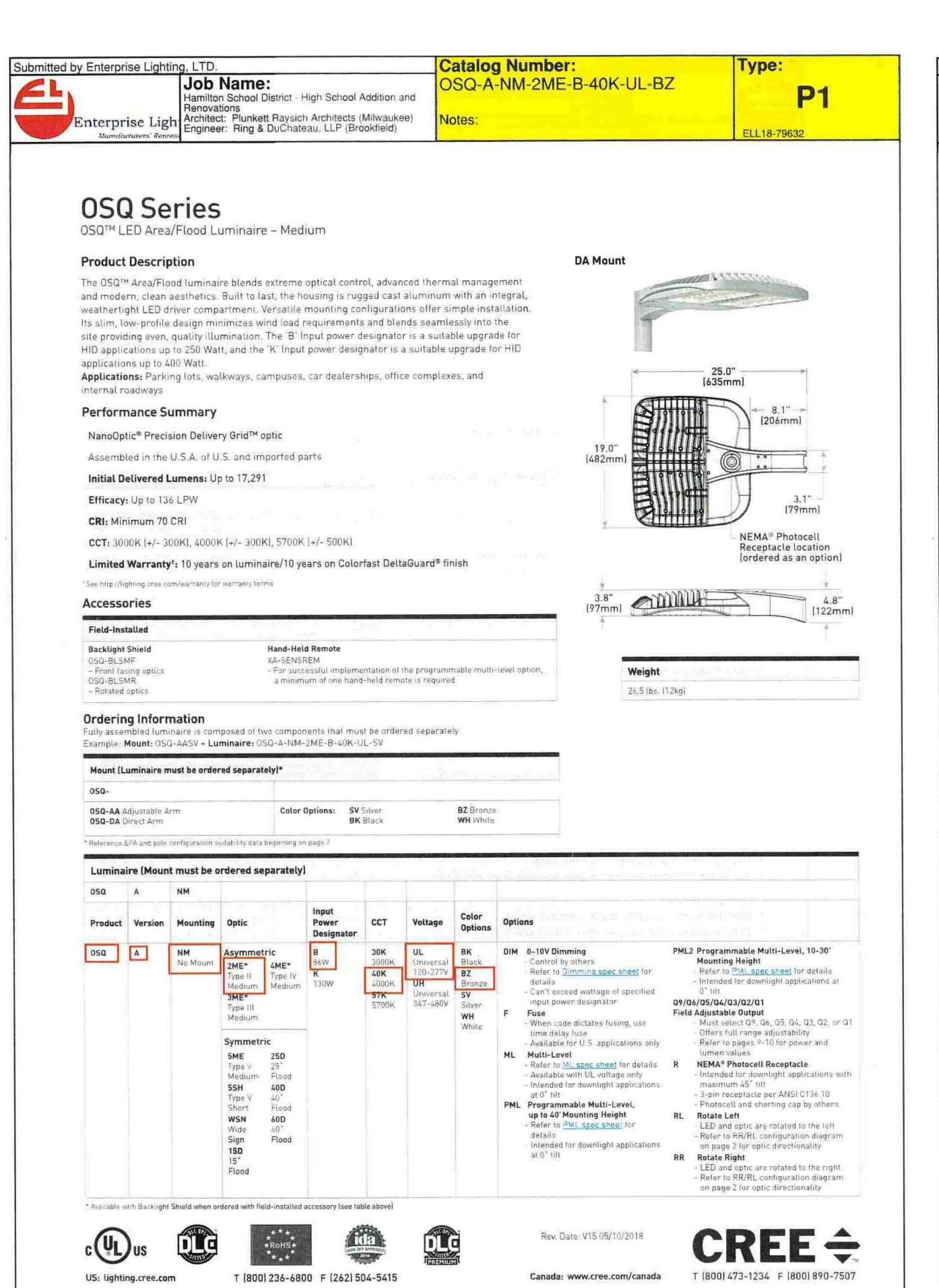
Illuminance
Illuminance

01\_EXISTING SITE AREA\_Top

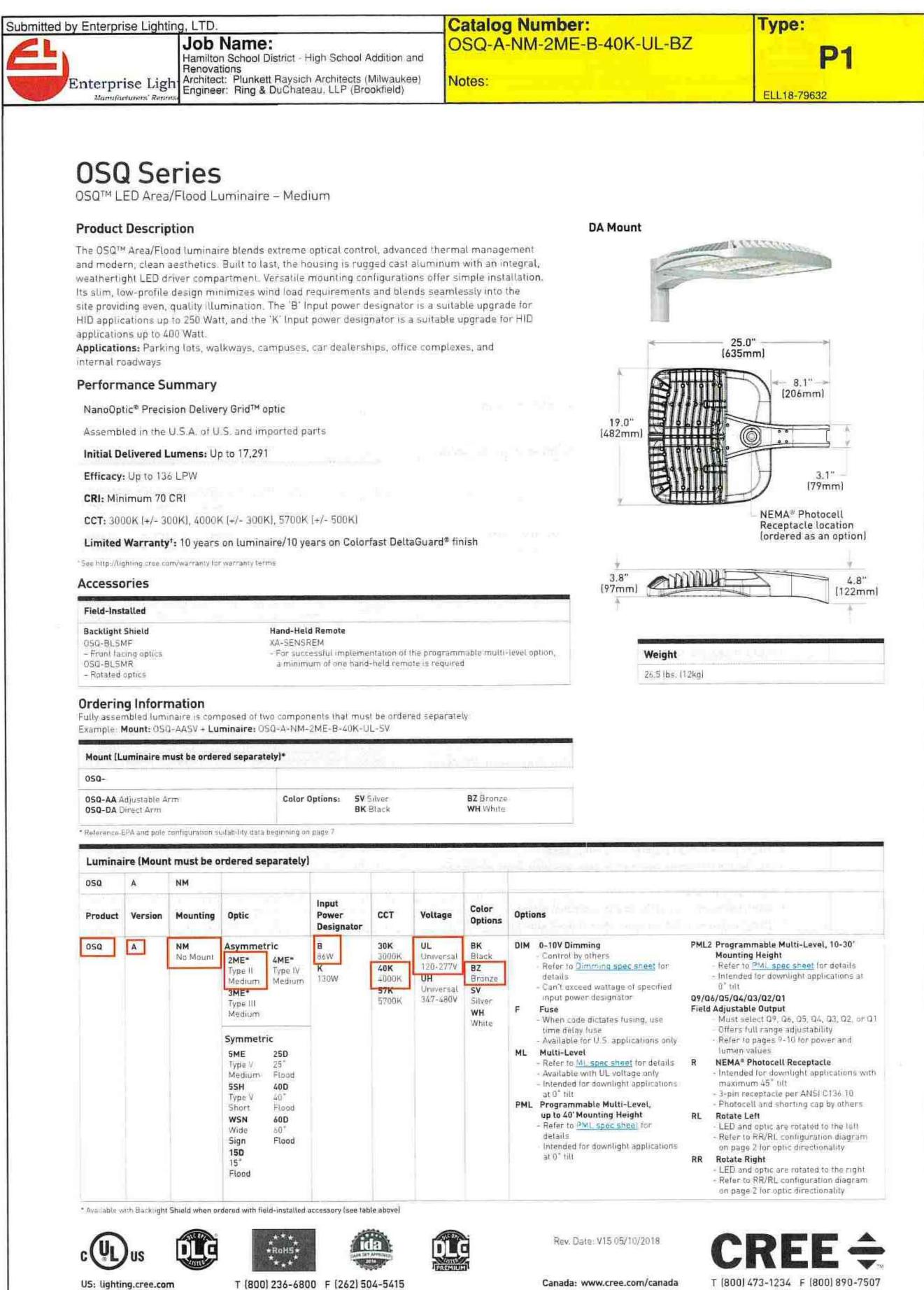
02\_NEW SCOPE AREA\_Top

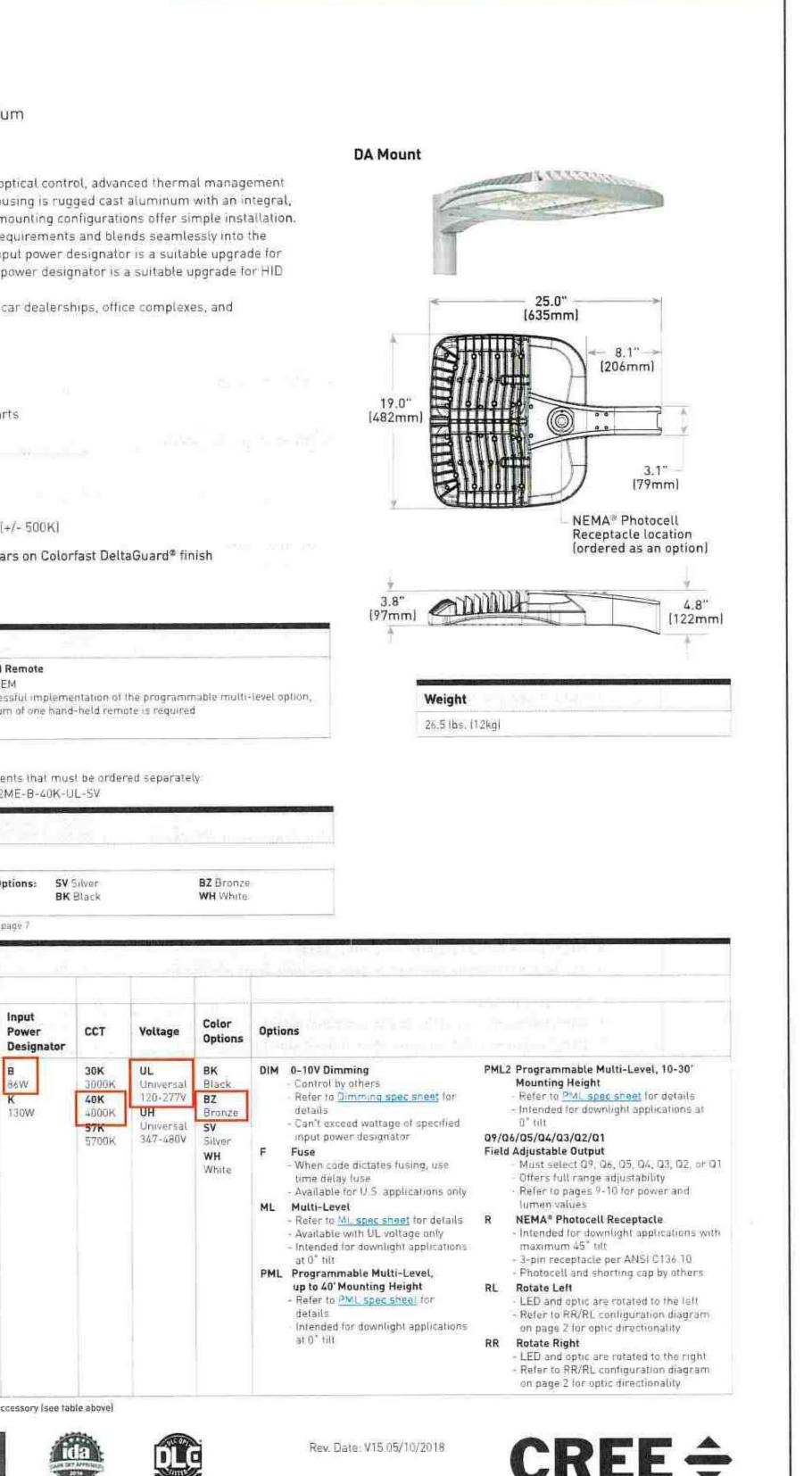


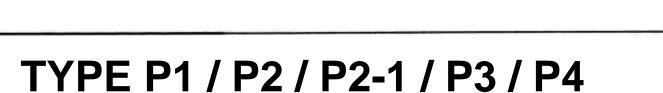
Elementary **District** 

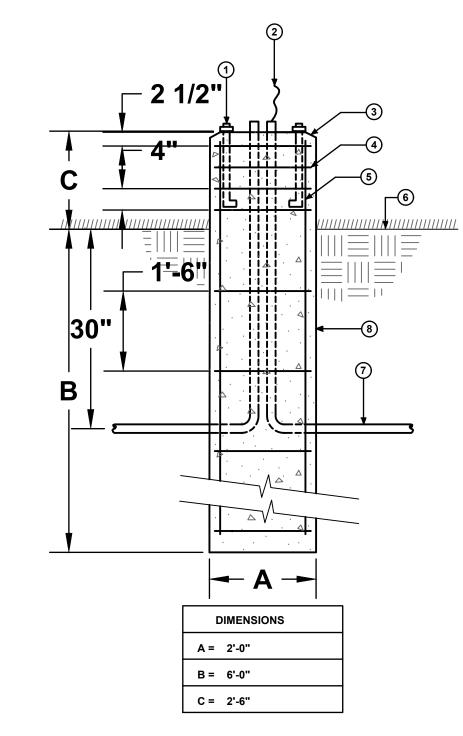


TYPE EX









t 414 359 ( t 608 240 ) t 941 444 ( t 512 649 (

KEYED NOTES -← 1. ANCHOR BOLTS PER POLE MANUFACTURER

2. #10 GROUND PER CONDUIT - ATTACH TO GROUND LUG ON POLE.

3. 1" CHAMFER 4. #3 TIES

5. (4) #5 VERTICAL BARS

7. NON-METALLIC CONDUIT 1" MINIMUM

8. PROVIDE AIR ENTRAINED CONCRETE WITH AT LEAST A 4000 PSI RATING AND 3/4" AGGREGATE.

× POLE BASE DETAIL - RAISED EX NOT TO SCALE

> MILWAUKEE REGIONAL OFFICE W238 N1610 BUSSE ROAD, SUITE 100

Hamilton School District
Maple Avenue Elementary S

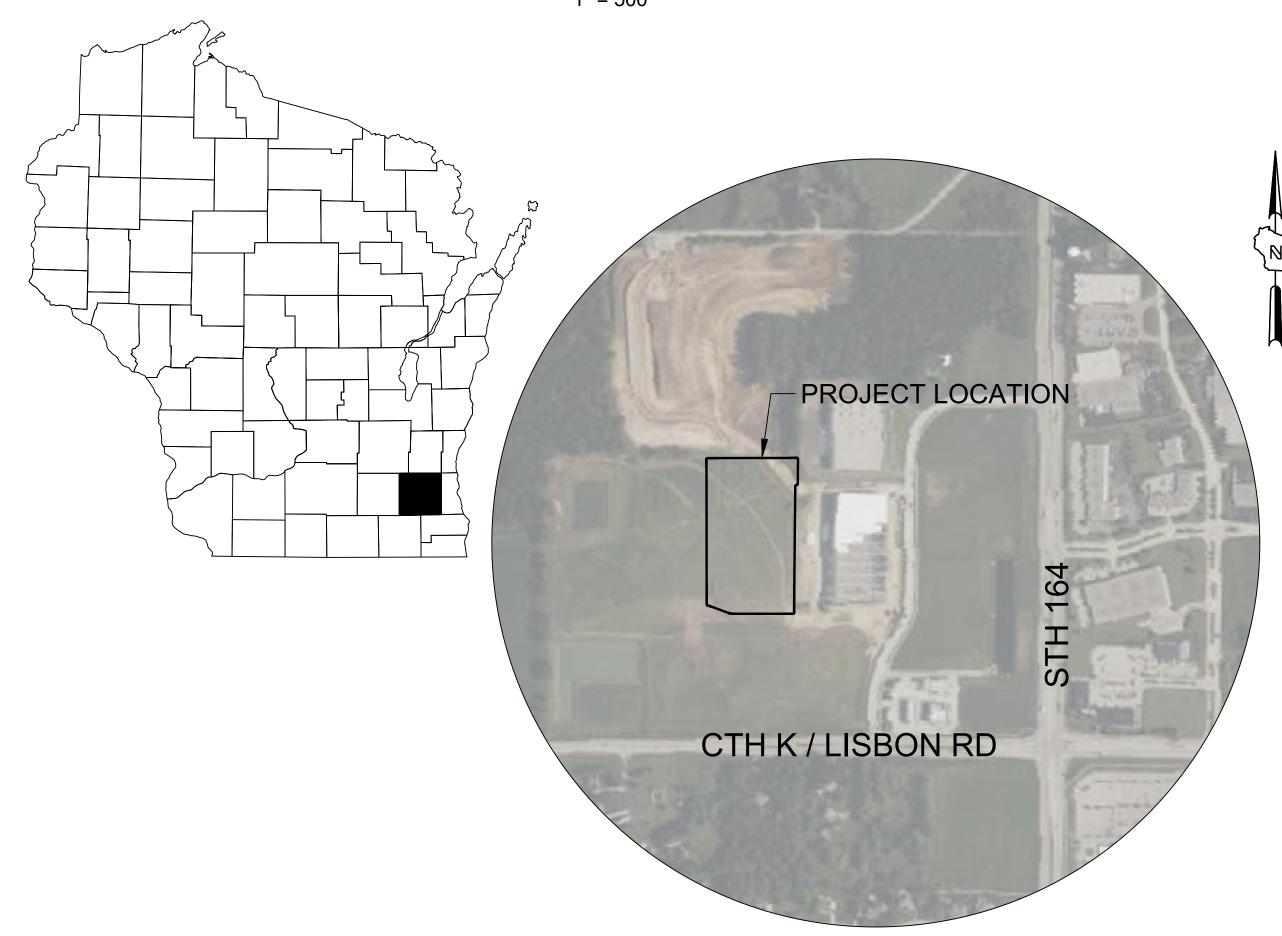
# SUSSEX HIGHLANDS SITE XI HIGHLANDS COURT, SUSSEX, WI CIVIL ENGINEERING PLANS

## PREPARED BY:

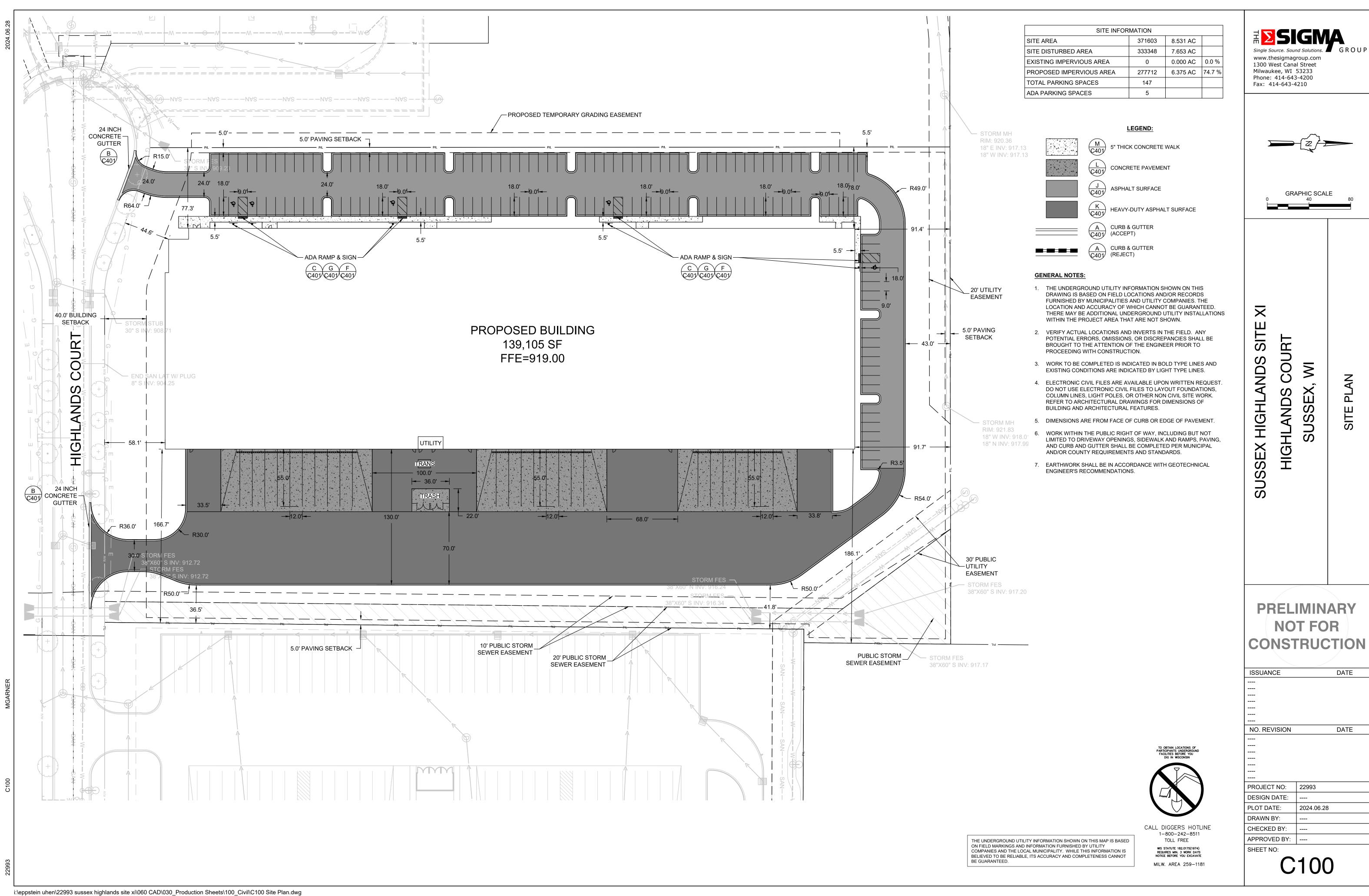
Single Source, Sound Solutions, GROU

WWW.thesignagroup.com 1300 West Canal Street Milwaukee, WI 53233 Phone: 414-643-4210 Fax: 414-643-4210

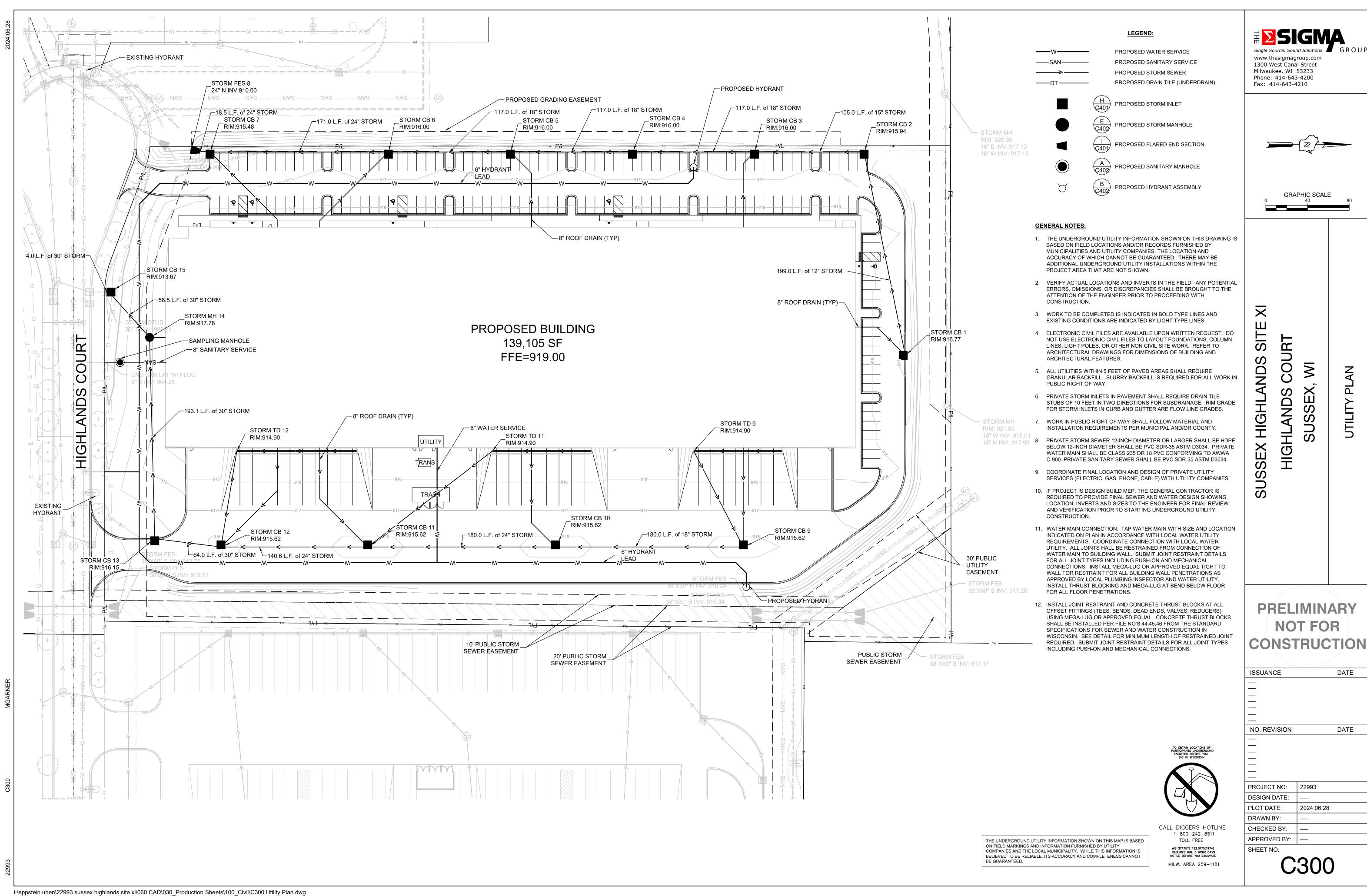
## SITE LOCATION MAP:



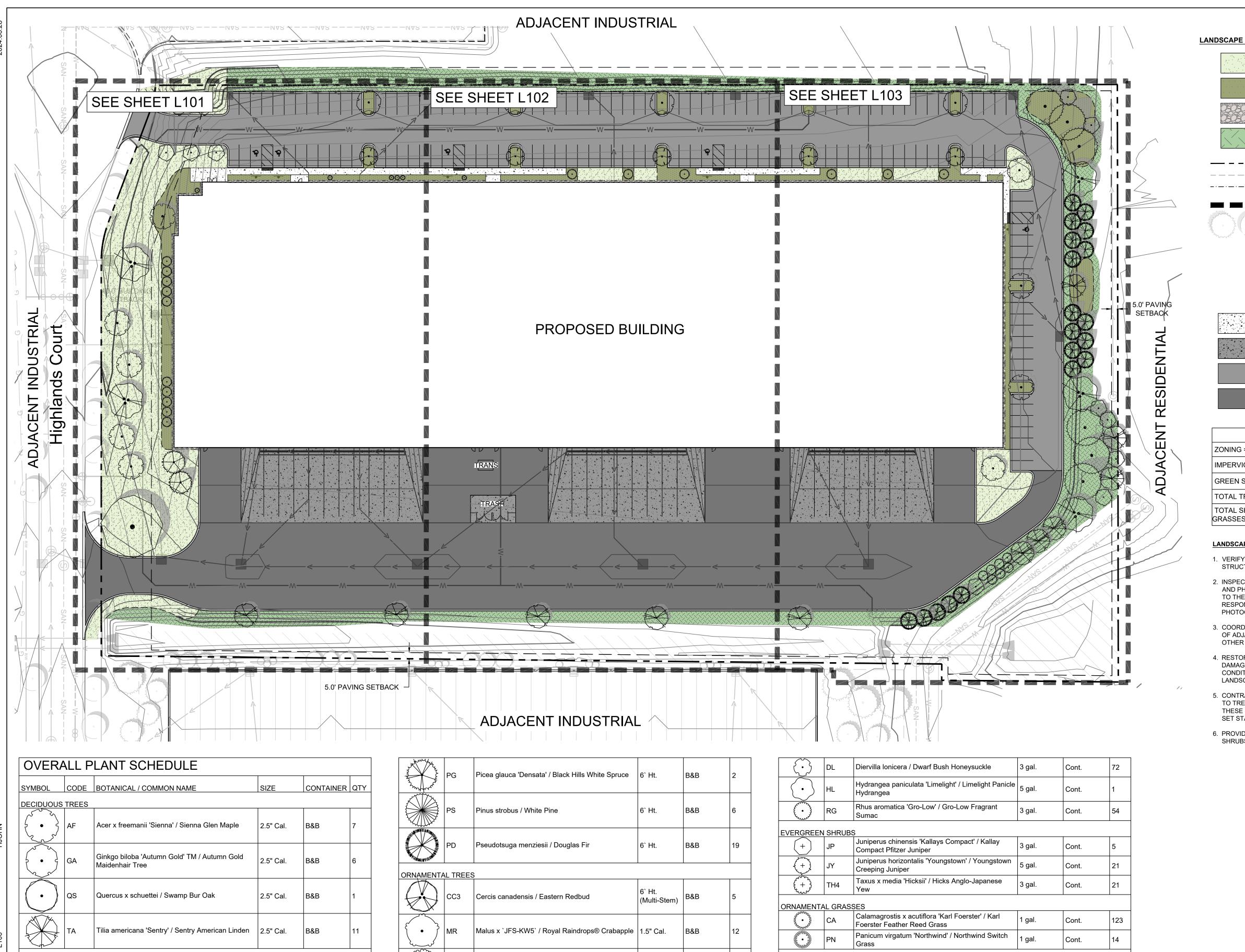
Sheet List Table				
SHEET NO.	SHEET NAME			
C000	Cover Page			
C001	Site Survey			
C002	Site Preparation & Erosion Control			
C100	Site Plan			
C200	Grading Plan			
C300	Utility Plan			
C400	Details			
C401	Details			
C402	Details			
C500	Specifications			
C501	Specifications			



ISSUANCE	DATE
NO. REVISION	DATE
PROJECT NO:	22993
DESIGN DATE:	
PLOT DATE:	2024.06.28
DRAWN BY:	



::\eppstein unen\z2993 sussex nigniands site xi\060 CAD\030\_Production Sneets\100\_Civii\C300 Utility Plan.dw



Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese

Aronia melanocarpa 'UCONNAM166' / Low Scape

Cornus sericea 'Cardinal' / Cardinal Red Twig

Tree Lilac

Dogwood

Hedger® Black Chokeberry

1.5" Cal.

PERENNIALS

Cimicifuga racemosa 'Brunette' / Brunette

Hemerocallis x 'Little Wine Cup' / Little Wine Cup

Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan | 1 gal.

Cont.

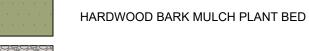
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Cont.

LANDSCAPE LEGEND:



TURFGRASS SEED





NO-MOW SEED MIX

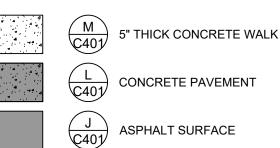
PROPERTY LINE SHOVEL CUT PLANT EDGING -·-·-·- METAL PLANT EDGING

EXISTING EVERGREEN/DECIDUOUS TREE

SHEET MATCHLINE

EXISTING TREE TO BE TRANSPLANTED

LEGEND:



(K) HEAVY-DUTY ASPHALT SURFACE

LANDSCAPE PLAN QUANTITIES					
ZONING = M1 INDUSTRIAL D.	PROPOSED				
IMPERVIOUS AREA	277,712 S.F [6.375 ACRES] = 74.7%				
GREEN SPACE AREA	93,891 S.F. [2.155 ACRES] = 25.3%				
TOTAL TREES	103				
TOTAL SHRUBS, ORNAMENTAL GRASSES & PERENNIALS	481				

#### **LANDSCAPE GENERAL NOTES:**

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED

COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS

BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT

ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY

BE GUARANTEED.

- 1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
- 2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
- 3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
- 4. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- 5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- 6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

SHEET NO: L100

2024.06.28

PROJECT NO: 22993

www.thesigmagroup.com 1300 West Canal Street Milwaukee, WI 53233

Phone: 414-643-4200

Fax: 414-643-4210

 $\overline{\times}$ 

SITE

ANDS

HIGHL

SEX

SUS

ISSUANCE

NO. REVISION

**DESIGN DATE:** 

PLOT DATE:

DRAWN BY:

CHECKED BY:

APPROVED BY:

00

AND

**PRELIMINARY** 

**NOT FOR** 

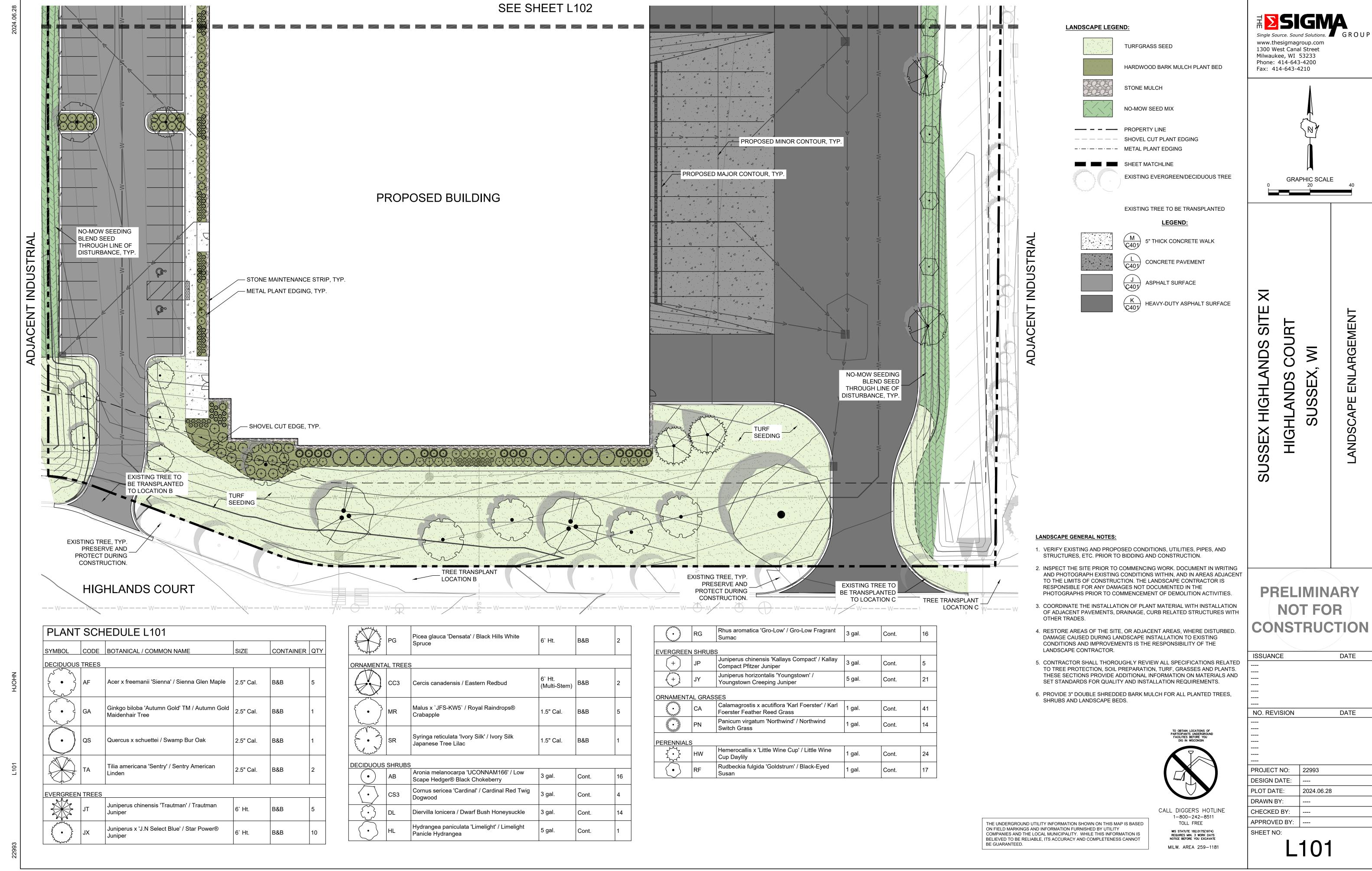
CONSTRUCTION

DATE

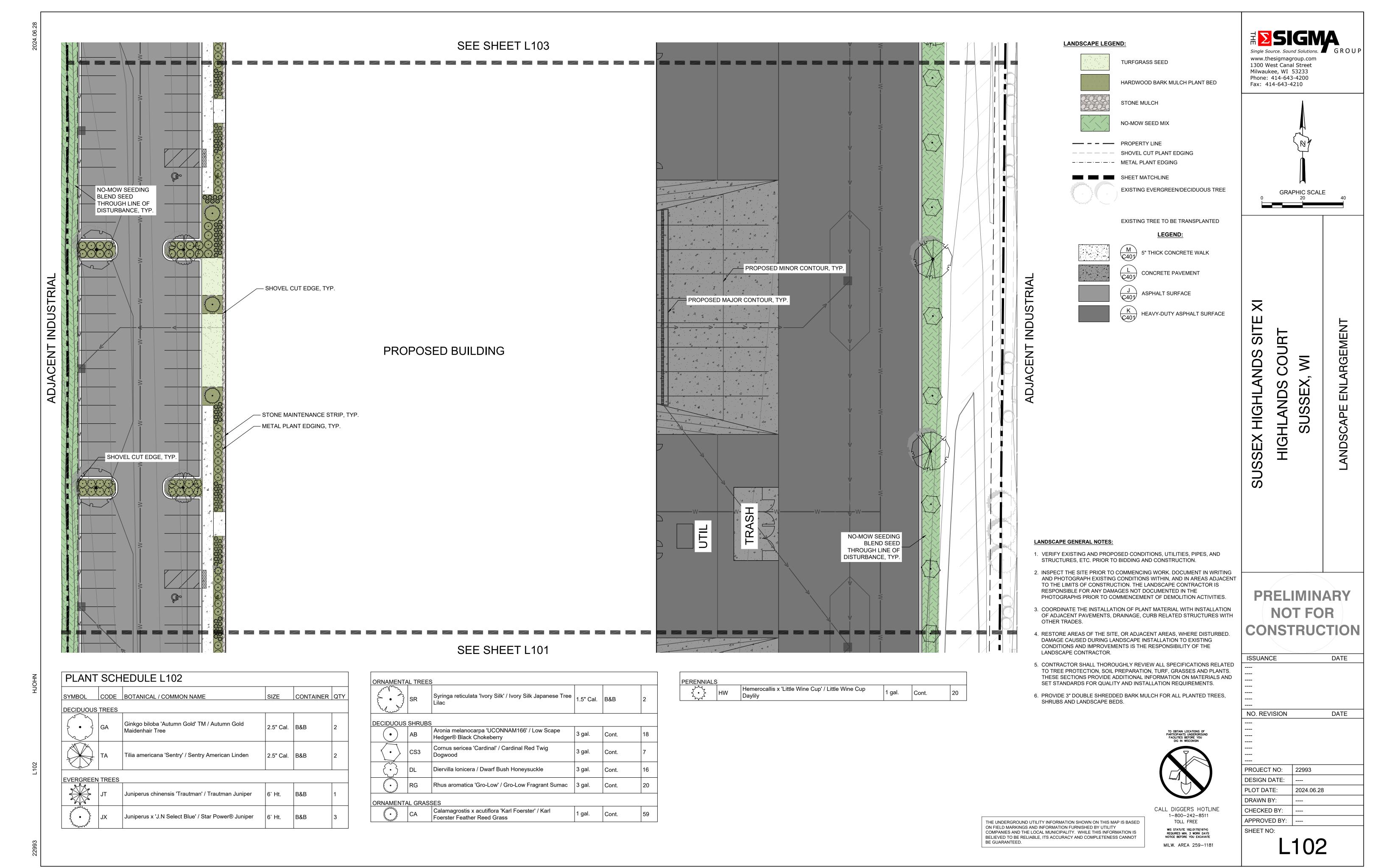
DATE

Juniperus chinensis 'Trautman' / Trautman Juniper | 6` Ht.

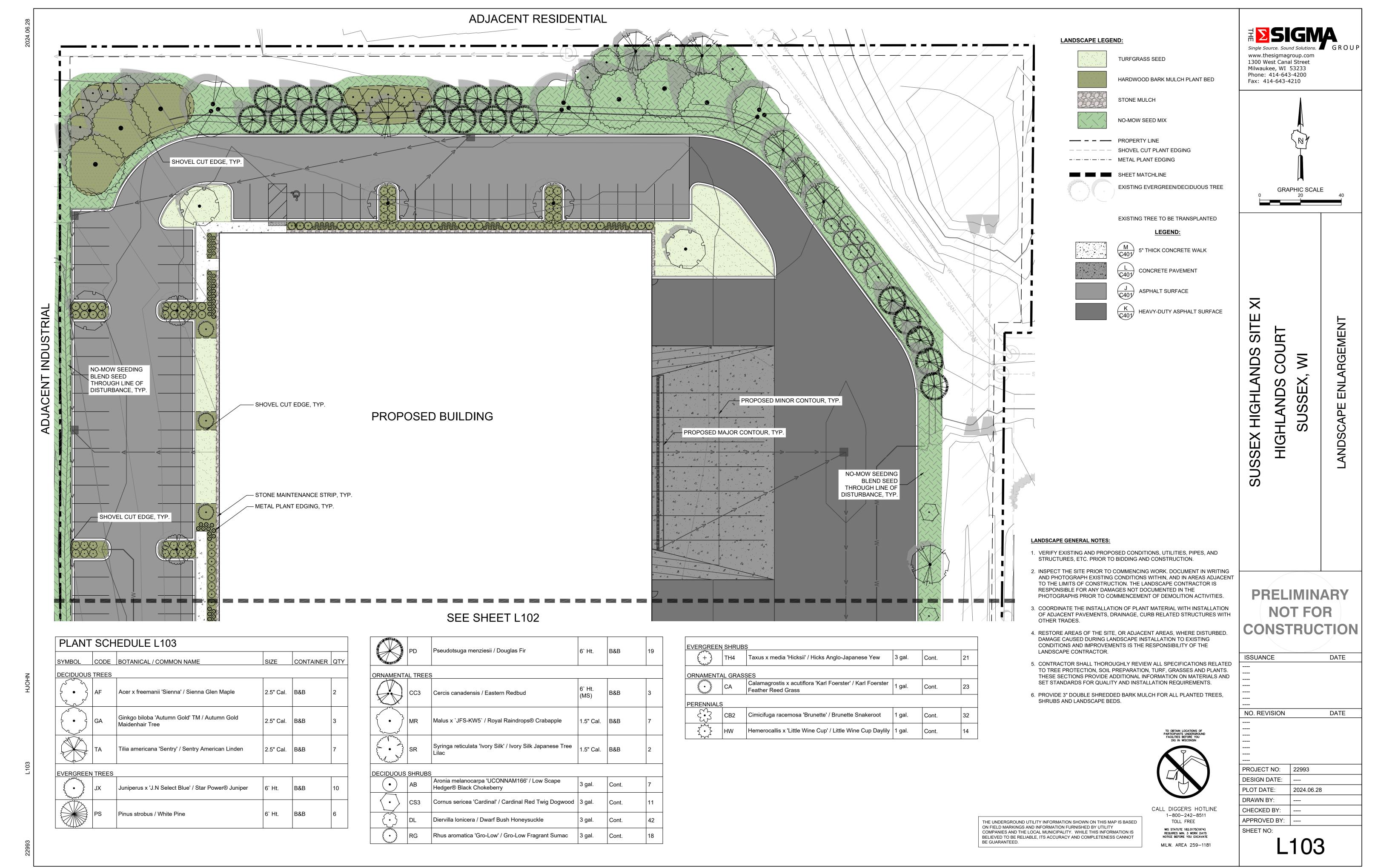
luniperus x 'J.N Select Blue' / Star Power® Juniper | 6` Ht.

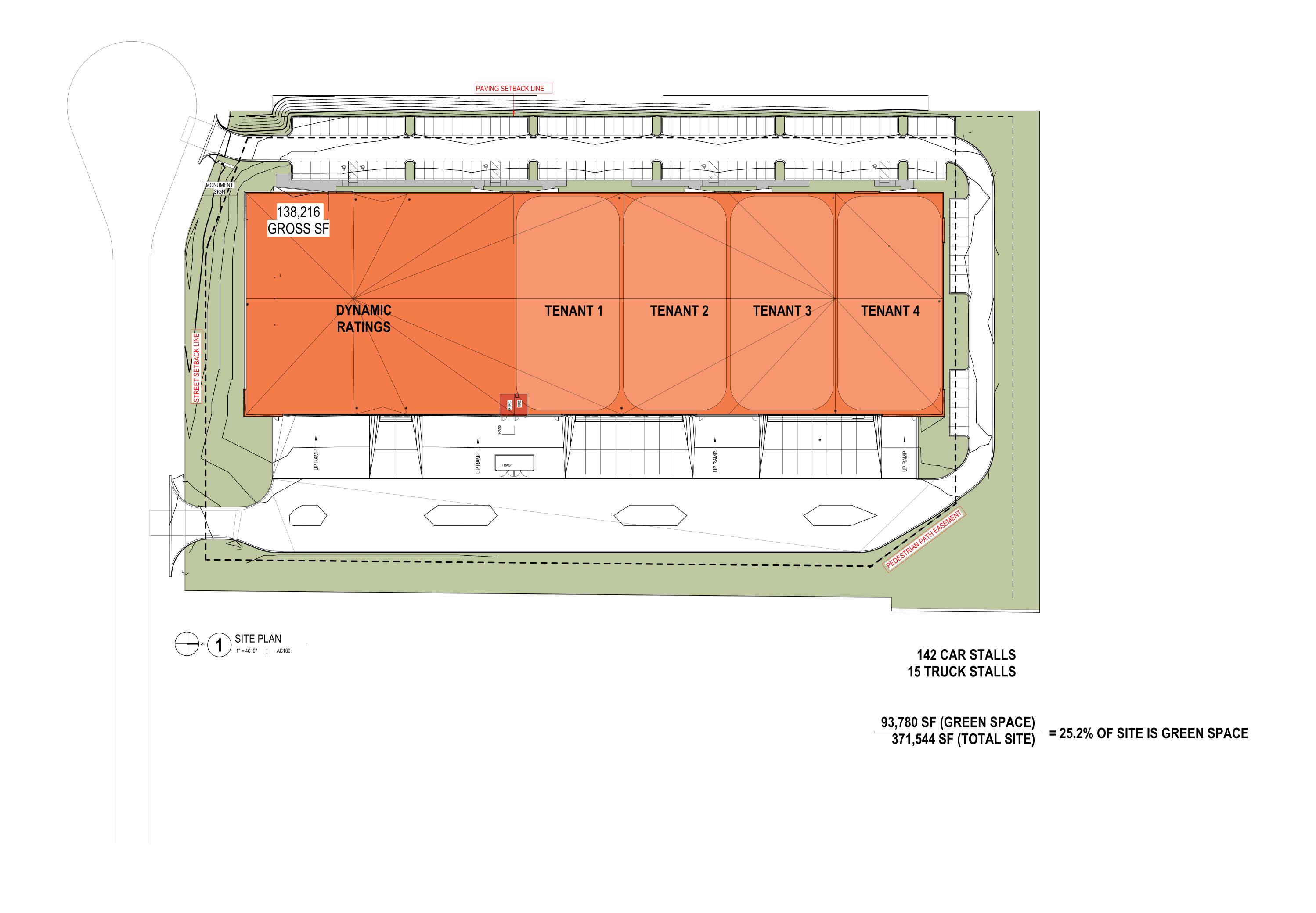


I:\Eppstein Uhen\22993 Sussex Highlands Site XI\060 CAD\030\_Production Sheets\400\_Landscape\L100 Overall Landscape Plan.dwg

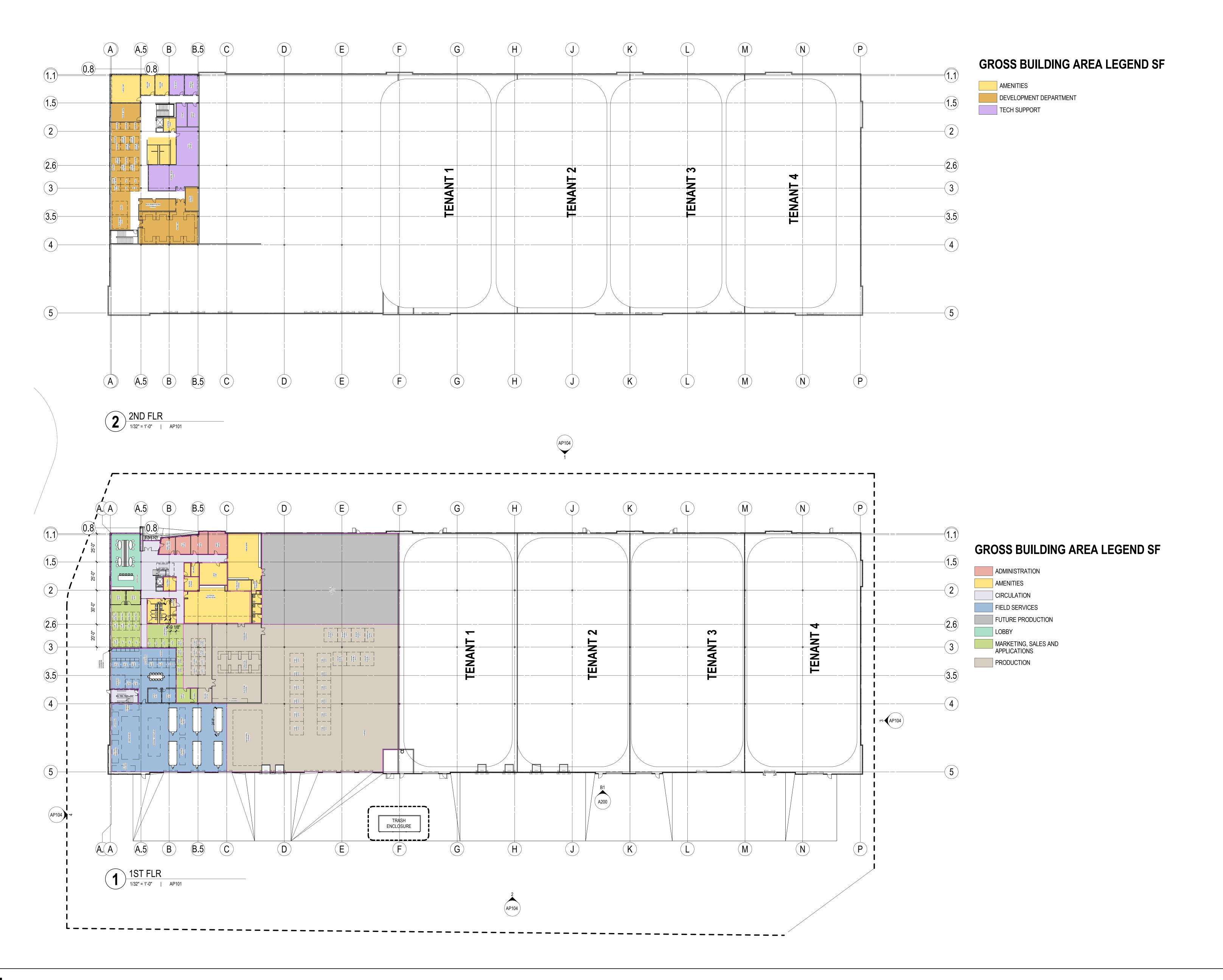


I:\Eppstein Uhen\22993 Sussex Highlands Site XI\060 CAD\030\_Production Sheets\400\_Landscape\L100 Overall Landscape Plan.dwg

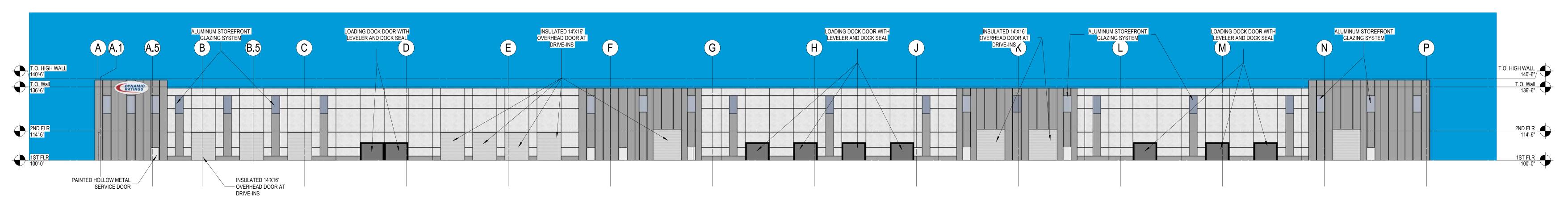




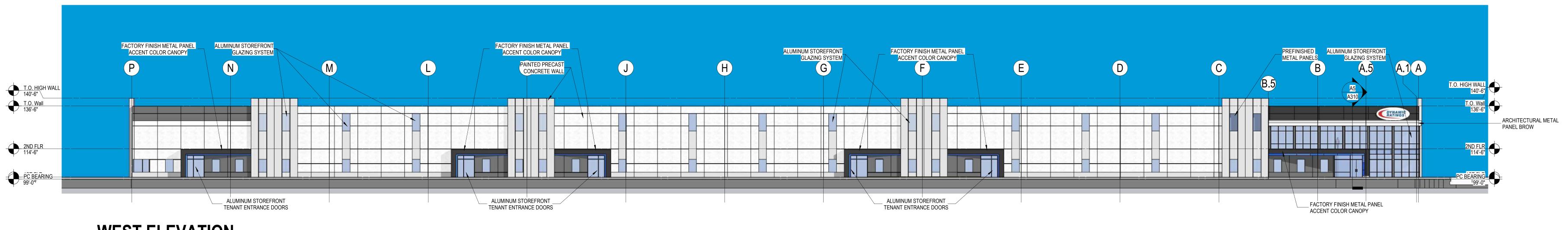






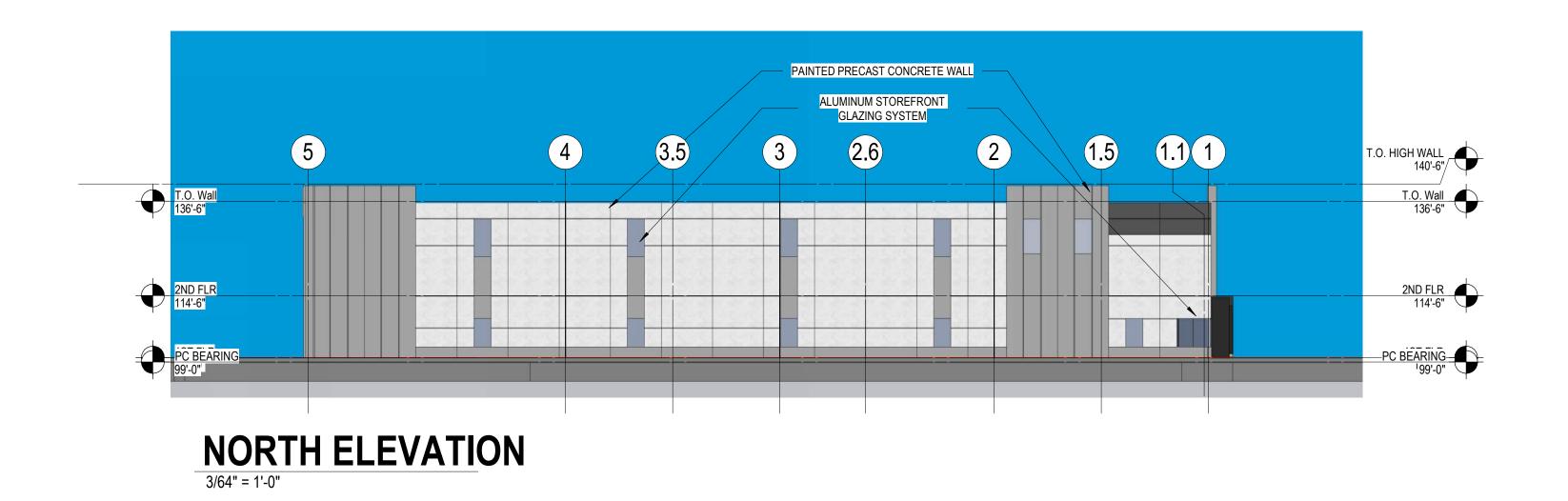


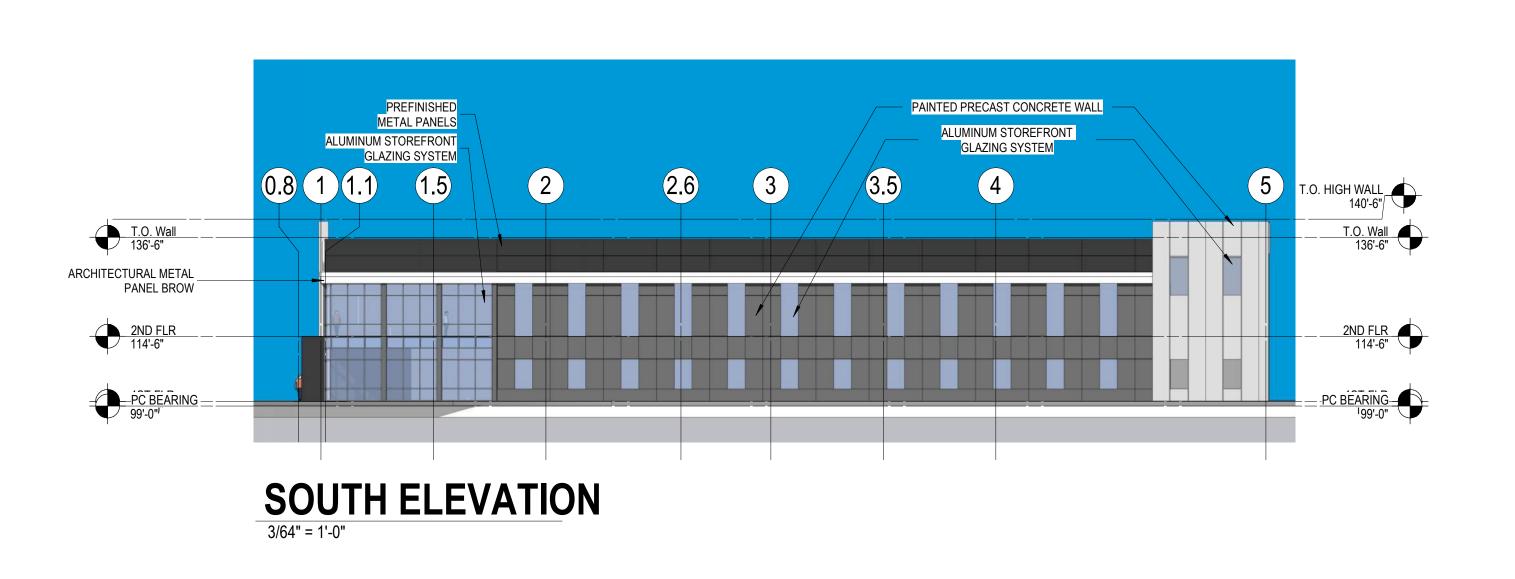
**EAST ELEVATION** 



WEST ELEVATION

3/64" = 1'-0"





AREA OF GLASS ON SOUTH FACADE = 1,994 SF TOTAL AREA OF SOUTH FACADE = 7,790 SF = 25.6% GLASS



ENTRY VIEW RENDERING



WEST ELEVATION VIEW



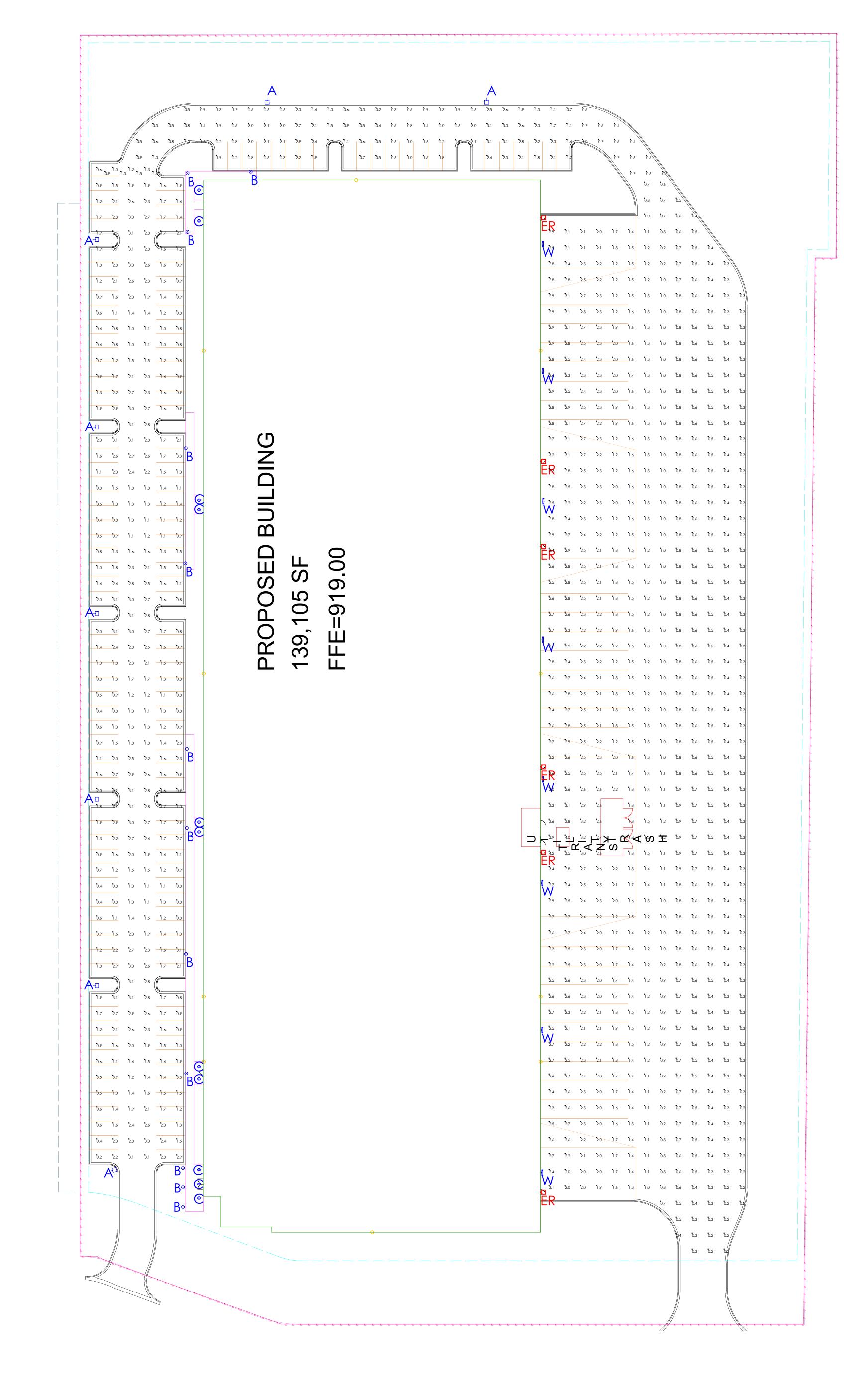


EAST ELEVATION VIEW









Luminaire Schedule Total Qty Label Description Luminaire Watts Watts LED AREA LIGHT WITH INTEGRAL LOUVER FOR BACKLIGHT CUT OFF ON 25' POLE 135 1080 12 LED BOLLARD 23 276 6 INCH RECESSED CAN 187 11 17 LED EM WALL PACK W/ NORMAL DUSK TO DAWN OPERATION 6 15 90

LARGE LED WALL PACK

Scale: 1 inch= 30 Ft.

Calculation Summary					
Label	Units	Avg	Max/Min	Min	Max
EAST LOT	Fc	1.4	21.0	0.2	4.2
NORTH LOT	Fc	1.6	15.5	0.2	3.1
PROPERTY LINE	Fc	0.1	N.A.	0.0	0.2
WEST LOT	Fc	1.7	19.5	0.2	3.9

These plans, schedules, calculations, and lighting concepts are the property of Lighting Design Solutions (LDS) and are not to be shared, reproduced, viewed, or used in any manner without the explicit written permission of LDS. All luminaires and accessories purchased for this project are to be supplied by LDS unless other arrangements that include additional reimbursement for design costs are codified in a pre-approved written agreement with LDS.

150

1200

These plans are not approved for construction unless specifically noted. They have not been reviewed or approved by any local or state agency, nor has the building owner confirmed final acceptance of the design or materials. Once approved, the final product details, voltages, accessories and quantities are the responsibility of the installing contractor and are to be fully verified by the contractor prior to release of order. Lead time for luminaires will vary but should be assumed to be 4-6 weeks after release unless specifically noted as "in-stock" or "quick ship" on the LDS Project Quotation.

Lighting performance and energy calculations are based on photometric data provided by the specified manufacturers, expected site finishes, anticipated energy costs, current rebate programs, and the projected operational use of the facility. Lighting Design Solutions, Inc. accepts no responsibility for variances resulting from inaccurate or changed data files, drawings, reflectance values, or rebate programs, and guarantees no alternate funding or rebate payment.

	PROJECT INFORMATION:	DRAWN BY: A. THOMER	REVIEWED BY:	A. THOMER REV	DESCR	RIPTION	DATE	
Page	NEW CONSTRUCTION DYNAMIC RATINGS	CONTRACTOR:	APPROVED BY:					- Llah
1 of	DYNAMIC KATINGS							Schofie Office
								Fax: 7
				DATE: 07/01/2024		+		

hting Design Solutions, Inc.

field Office: PO Box 375, Schofield, WI 54476

ce: 888.357.7070 Design@LightingDesignSolutions.com

www.LightingDesignSolutions.com 715,693,2594

SLIGHTING
Design Solutions