N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5200
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AGENDA
VILLAGE OF SUSSEX
PLAN COMMISSION MEETING
6:30 PM TUESDAY, SEPTEMBER 16, 2025
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 August 19, 2025

3. Consideration and possible action on Permitted Uses and Plans.
    a. Discussion and possible action on a Sign Permit for an electronic reader board as part of a monument sign for Peace Lutheran Church located at W240N6145 Maple Ave.
    b. Consideration and possible action on plan of operation for Blackhawk Industrial located at N53W24950 S Corporate Circle, Unit 2.
    c. Discussion and possible action on plan of operation, site, architecture, lighting, and landscape plans for Industrial Controls (N56W24842 North Corporate Circle).
    d. Discussion and possible action on a plan of operation, site, architecture, lighting, and landscape plans for Butler Tool in the BP-1 Business Park Zoning District and located at N53W25380 Highland Ct.
    e. Consideration and possible action on plan of operation, site, architecture, lighting, and landscape plans for Chase Bank located at W249N6620 STH 164 in the B-3 Highway Business Zoning District.

4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
    a. Discussion and possible action on a Conditional Use Permit in accordance with Section 14.911 Hydraulic and Hydrologic Analyses for the proposed Wildflower Subdivision development.

5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items.
    a. Consideration and possible action on a Phase VII Final Plat for the Vista Run Subdivision for a portion of the parcel identified as part of Tax Key SUXV0227182.

b. Discussion and possible action on a Certified Survey Map combining and dividing lands south of Silver Spring Drive and north of Clover Drive and identified by Tax Key Numbers 246.958.001, 245.029, and 245.030.
c. Consideration and possible action on a Resolution and recommendation to the Village Board to adopt an Ordinance to amend the Land Use component of the Comprehensive Plan for the property located at W2454N6250 Pewaukee Rd and identified by Tax Key Number 0250.995 and the property identified by Tax Key Number 0250.994, generally located south of Main Street and East of State Highway 164, from the Commercial, Secondary Environmental, Isolated Natural Resource Area, Single Family Attached and Two Family Residential, Medium Density Single-Family, Recreational, and Wetlands Outside of Environmental Corridors Land Use Classifications to the Commercial, Single Family Attached and Two Family Residential, Medium Density Single-Family, Recreational, Flood Storage Area, and Wetlands Outside of Environmental Corridors Land Use Classifications.
d. Consideration and possible action on a recommendation to the Village Board to adopt an Ordinance to Rezone the property located at W2454N6250 Pewaukee Rd and identified by Tax Key Number 0250.995 and the property identified by Tax Key Number 0250.994, generally located south of Main Street and East of State Highway 164, from the B-2 Regional Business, B-1 Neighborhood Business, P-1 Park, P-1 Park with the Secondary Environmental Corridor and Isolated Natural Resource Area Overlays, SFRD-3 Single Family Attached, and RS-3 Single Family Residential Zoning Districts to the B-3 Highway Business District, P-2 Park, P-2 Park with the Lowland Conservancy Overlay, P-1 Park, SFRD-3 Single Family Attached with a PDO Planned Developer Overlay, and RS-3 Single Family Residential Zoning Districts.
e. Consideration and possible action on a preliminary plat and recommendation to the Village Board to approve a Preliminary Plat for the Wildflower Subdivision development located at W2454N6250 Pewaukee Rd and identified by Tax Key Number 0250.995 and the property identified by Tax Key Number 0250.994.

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.

Draft-VILLAGE OF SUSSEX
PLAN COMMISSION
6:30PM TUESDAY, AUGUST 19, 2025
SUSSEX CIVIC CENTER – BOARD ROOM 2ND FLOOR
N64W23760 MAIN STREET

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: Commissioners Kasey Fluet, Jim Muckerheide, Mike Knapp, Roger Johnson, Mike Smith, Trustee Greg Zoellick, and Village President Anthony LeDonne

Members excused: None

Others present: Village Administrator Jeremy Smith, Fire Chief Kristopher Grod, Village Attorney John Macy, Community Development Director Gabe Gilbertson, Assistant Village Administrator Katherine Gehl, applicants, and members of the public.

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

Consideration and possible action to approve the minutes for the Plan Commission meeting of July 15, 2025.
A motion by Zoellick, seconded by Knapp to approve the minutes of the Plan Commission meeting of July 15, 2025.

Commissioner Johnson wants minutes to reflect the actual opinions (in favor or against) of those who speak and their names.

Motion carried 7-0

Reconvene the Public Hearing and discussion and possible action on a Conditional Use Permit for a Caretta Senior Housing facility located at N63W24103 Main Street on the parcels identified by Tax Key Numbers 249.992 and 249.991.001

The Petitioner Lukas Larson, 1161 Wayzata Blvd E #175, was present to acknowledge review and agreement with the CUP. He also answered questions brought forward by residents and commissioners.

Discussion regarding an easement agreement with the adjacent property from when The Mills was built that was not able to be located and was never filed with The Village of Sussex regarding details about the easement.

Kimberly Rebarchik, N63W24063 Main St., Sussex had questions.
Gordon Caesar, W204N6758 Lannon Rd., Menomonee Falls, made comments.
Devlynn Ihlenfeld, N63W24123 Main St., Sussex, had questions and comments.

DRAFT

Logan Ketelhut, Engineer, SEH, Inc. answered questions.
Joe Fuller, W233N96944 Salem Dr, Sussex, made comments.
Joe Schonasky, N63W24141 Main St., Sussex, made comments.
Teri Schlei, N63W23205 Main St, Sussex, made comments.

A motion by Zoellick, seconded by Johnson to close the Public Hearing for Caretta Senior Housing facility located at N63W24103 Main Street on the parcels identified by Tax Key Numbers 249.992 and 249.991.001.

Motion carried 4-0

In Favor: Commissioner Muckerheide, Commissioner Johnson, Trustee Zoellick, President LeDonne.
Abstentions: Commissioner Fluet, Commissioner Smith, Commissioner Knapp
Commissioners Fluet and Smith abstained from voting as they were not present during the first session of the public hearing on July 15, 2025 and therefore did not hear all public testimony.

Discussion and possible action on a Conditional Use Permit and corresponding CSM for a Caretta Senior Housing facility located at N63W24103 Main Street on the parcels identified by Tax Key Numbers 249.992 and 249.991.001

Commissioner Knapp request that the record show that he would like to see two entrances, one on Maple Ave. and one on Main Street.

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? YES

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

The Application is complete and consistent with 17.0502: Yes

The use(s) and plans are compliant with 17.0503 (Review of CU's): Yes

The use(s) and plans are compliant with 17.0200 (General Conditions): Yes

The uses(s) and plans are compliant with 17.0419 B-4 Central Mixed Use District: Yes

The uses(s) and plans are compliant with 17. 1000 (Site Plan Review): Yes

Has the Petitioner provided substantial evidence and adequately addressed the findings of the impact report per 17.0506.A. Yes

DRAFT

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

A.3.A. Site Plan Standards compliance: Yes
A.3.B. Plan of Operation compliance: Yes
A.3.C-J. Various Plan(s) compliance: Yes
A.4.-16. CU condition compliance: Yes
B-L. Administrative CU Condition compliance: Yes

A motion by LeDonne, seconded by Zoellick to approve the Conditional Use Permit and corresponding CSM for a Caretta Senior Housing facility located at N63W24103 Main Street on the parcels identified by Tax Key Numbers 249.992 and 249.991.001 subject to the standard conditions of Exhibit A, and the following conditions:

1. Submitting a revised CSM complying with comments and conditions from the Engineering Department and Community Development Department.
2. Review and approval of the subject plans by the Architectural Review Board.

Roll Call Vote:
Commissioner Muckerheide: Yes
Commissioner Fluet: Abstain (Not present at the first session of the public hearing.)
Commissioner Knapp: Yes
President LeDonne: Yes
Commissioner Zoellick: Yes
Commissioner Johnson: Yes
Commissioner Smith: Abstain (Not present at the first session of the public hearing.)

Motion carried 5-0

Reconvene the Public Hearing and discussion and possible action on a Conditional Use Permit for a Tommy's Car Wash located at W249N6438 State Highway 164.

The petitioner Chris McGuire, 1209 Joseph St, Dodgeville WI was present to acknowledge understanding and acceptance of conditions.

A motion by LeDonne, seconded by Zoellick to close the Public Hearing for a Tommy's Car Wash located at W249N6438 State Highway 164.

Motion carried 7-0

Discussion and possible action on a Conditional Use Permit and an exception from the Sussex Design Standards for a Tommy's Car Wash located at W249N6438 State Highway 164.

DRAFT

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 setforth by the Plan Commission? Yes

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

The Application is complete and consistent with 17.0502: Yes

The use(s) and plans are compliant with 17.0503 (Review of CU's): Yes

The use(s) and plans are compliant with 17.0200 (General Conditions): Yes

The uses(s) and plans are compliant with 17.0417 B-2 Regional Business District: Yes

The uses(s) and plans are compliant with 17. 1000 (Site Plan Review): Yes

Has the Petitioner provided substantial evidence and adequately addressed the findings of the impact report per 17.0506.A. Yes

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

A.3.A. Site Plan Standards compliance: Yes
A.3.B. Plan of Operation compliance: Yes
A.3.C-J. Various Plan(s) compliance: Yes
A.4.-17. CU condition compliance: Yes
B-L. Administrative CU Condition compliance: Yes

A motion by LeDonne, seconded by Zoellick to approve the Conditional Use Permit and discuss the exception from the Sussex Design Standards for window and door openings on the west elevation for Tommy's Car Wash located at W249N6438 State Highway 164 subject to the standard conditions of Exhibit A, and the following conditions:

1. Complying with the conditions of approval from the Architectural Review Board meeting on August 6, 2025.
2. Submitting a recorded RCA Sewer Agreement to the Village prior to the issuance of any permits.

In Favor: Commissioner Muckerheide, Commissioner Johnson, Trustee Zoellick, President LeDonne, Commissioner Knapp.
Abstentions: Commissioners Fluet and Smith abstained from voting as they were not present during the first session of the public hearing on July 15, 2025 and therefore did not hear all public testimony.

Motion carried 5-0

DRAFT

Discussion and possible action on a landscape plan for the property located on the southeast corner of County Highway VV and Alpine Dr and identified by Tax Key Number SUXV0227036 in the Vista Run Subdivision.

A motion by Muckerheide, seconded by Knapp to approve the submitted landscape plan for the property located at the southeast corner of County Highway VV and Alpine Dr and identified by Tax Key Number SUXV0227036 in the Vista Run Subdivision.

Commissioner Fluet left the room at 8:25pm, she returned at 8:27pm was not present during voting.

Motion carried 6-0

Other Items for Future Discussion

Update from Village Administrator Smith on Wildflower Development. The developer plans to attend the September Plan Commission meeting with their plans.

Commissioner Fluet expressed that there were items not in the packet.

Commissioner Muckerheide inquired about the property maintenance complaint for the Tony Maroni's business on Main Street.

Adjournment

A motion by LeDonne, seconded by Fluet to adjourn the meeting at 8:32 pm.

Motion carried 7-0

Respectfully submitted,
Jennifer Boehm
Village Clerk

DRAFT

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MEMORANDUM

TO: Plan Commission

FROM: Gabe Gilbertson, Community Development Director

RE: Plan Commission meeting of September 16, 2025

DATE: September 4, 2025

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 August 19, 2025.

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

A. Discussion and possible action on a Sign Permit for an electronic reader board as part of a monument sign for Peace Lutheran Church located at W240N6145 Maple Ave.

The Subject property is zoned I-1 Institutional Zoning District. Sign Effectz submitted a sign permit application on behalf of Peace Lutheran Church to install a new monument sign. Typically, as long as they meet the intentions of the Sussex Design Standards, monument signs do not require Plan Commission approval. However, Section 17.0807(C) requires electronic message signs to receive Plan Commission approval subject to the Plan Commission making the following findings for a permit to be issued:

1. The message sign is part of a ground or monument sign. Electronic Message Signs that are time and temperature devices only may be allowed as a wall sign, or projecting sign, although no time and temperature device shall be located closer than 750 feet from another time and temperature device.
2. The sign will not interfere with the visibility of any traffic signal.
3. The character and design of the sign is compatible with the general area and building, and that the impact of such a sign will not visually impact any nearby residential areas.
4. Multi-tenant buildings shall coordinate such that only one electronic message sign shall be allowed for the Development.

Policy Questions:

1. Does the Plan Commission make the following findings as listed:
   a. The message sign is part of a ground or monument sign. Electronic Message Signs that are time and temperature devices only may be allowed as a wall sign, or projecting sign, although no time and temperature device shall be located closer than 750 feet from another time and temperature device.
   b. The sign will not interfere with the visibility of any traffic signal.

c. The character and design of the sign is compatible with the general area and building, and that the impact of such a sign will not visually impact any nearby residential areas.
d. Multi-tenant buildings shall coordinate such that only one electronic message sign shall be allowed for the Development.

Action Item:
1. Make the previous four findings and approve the Sign Permit.

Staff Recommendation: Staff recommends the Plan Commission make the four findings as listed and approve the sign permit allowing a new monument sign with reader board for Peace Lutheran Church located at W240N6145 Maple Ave, subject to the standard conditions of Exhibit A.

B. Discussion and possible action on plan of operation for Blackhawk Industrial located at N53W24950 S Corporate Circle, Unit 2.

Blackhawk Industrial is a distributor of industrial products and engineered supply solutions for a broad spectrum of manufacturing sectors. This site is zoned BP-1 and the use is permitted under Section 17.0420(A)(10)(b). They have 10 employees working on one shift from 8 AM to 5 PM. This site has 115 parking stalls with 55 stalls allocated to other users. The Municipal Code requires 11 stalls. There is sufficient parking on the subject property to accommodate the proposed use.

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

Action Items:
1. Act on the Plan of operation

Staff Recommendation: Staff recommends approval of the plan of operation for Blackhawk Industrial located at N53W24950 S Corporate Circle, Unit 2, subject to the standard conditions of Exhibit A.

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

This site is zoned BP-1. The manufacturing of electronic control panels for lighting is a permitted use under 17.0420(A)(6)(e)(2). The existing business is expanding by 10,000 square feet and they are matching the architecture of the existing building. The application states there will be 52 employees working on one shift from 6 AM to 5 PM. The site would have 74 parking spaces and the Code requires 52 spaces.

Site
- Green space requirement is met at 34.9%.
- Site to have 81 parking stalls and will meet the minimum code requirements of needing 65.

Architecture

- Building meets height and required setbacks.
- Any new roof top units shall be screened.
- Materials to be used meets the Design Standards and will match the existing building.
- A note needs to be added to the south elevation with the percentage of window/door openings.

Lighting

- Details regarding pole, base, and fixture mounting height needs to be added to the photometric plan.
- There appears to be an area along the south property that exceeds the allowable .2 footcandles at the property line.

Landscape

- The submitted landscape plan meets the minimum tree requirements for the Sussex Design Standards, however, the landscape plan does not meet the minimum shrub and flower planting requirements per the Design Standards. It is short approximately 75 shrubs. A revised landscape plan including the additional ground plantings is required for review.

Whenever a business opens or expands the Plan Commission utilizes that opportunity to consider if there are any property issues that need to be addressed. Village staff has no particular concerns currently.

Policy Question:

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

Action Items:

1. Act on the Plan of operation

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

1. Submit a revised landscape plan that meets the minimum requirements of the Sussex Design Standards for the ARB to review.
2. Submit a revised photometric plan that complies with the Municipal Code and includes information regarding the pole bases and light fixture mounting height on the pole.

D. Discussion and possible action on a plan of operation, site, architecture, lighting, and landscape plans for Butler Tool in the BP-1 Business Park Zoning District and located at N53W25380 Highland Ct.

This site is zoned BP-1 and the proposed use of machining and manufacturing industrial parts is a permitted use under Section 17.0420(A)(6)(d)(2) of the Municipal Code. Butler Tool specializes in engineering, machining, and manufacturing equipment with a focus on tooling, spare parts, and custom industrial machinery. The company is currently located in Butler, WI and is looking to relocate to a new facility to support continued growth.

Butler Tool has 65 employees working on one shift from 6:00 am to 5:30 pm. The submitted plans include 81 parking stalls and the Municipal Code requires 65 parking stalls. The site meets the minimum parking stall requirements.

Site
- Green space requirement is met at 56%.
- Site to have 81 parking stalls and will meet the minimum code requirements of needing 65.

Architecture
- Building meets height and required setbacks.
- Roof top units are to be screened from view.
- Materials to be used meets the Design Standards.
- A note needs to be added to the elevations with the window and door opening percentages.

Lighting
- The lighting plan appears to meet minimum code requirements, however, clarification is needed on the lighting at the property southern property line.

Landscape
- The submitted landscape plan meets the minimum planting requirements of the Sussex Design Standards

Sign
- Signs application will be staff reviewed when a Permit is submitted for review.

Whenever a business opens or expands the Plan Commission utilizes that opportunity to consider if there are any property issues that need to be addressed. The subject property is vacant and Staff has no issues or concerns about the property.

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

Action Items:
1. Act on the Plan of operation

Staff Recommendation: Staff recommends approval of the plan of operation, site, architecture, lighting, and landscape plans for Butler Tool in the BP-1 Business Park Zoning District and located at N53W25380 Highland Ct, subject to the standard conditions of Exhibit A, and the following conditions:

1. Submitting elevations of the proposed dumpster enclosure for the ARB to review.
2. Adding a note to the elevations page of the submitted plans with window and door opening percentages.
3. Complying with the comments and conditions of the Engineering Memo dated September 10, 2025.

E. Discussion and possible action on plan of operation, site, architecture, lighting, and landscape plans for Chase Bank located at W249N6620 STH 164 in the B-3 Highway Business Zoning District.

An application was submitted to convert the current Culver's restaurant into a Chase Bank following Culver's relocation to the recently approved site south on STH 164. The property is zoned B-3 Highway Business District and the proposed use is permitted under Section 17.0418(A)(4)(a). The bank would have 8 employees working on the largest shift with the hours of operation being Monday through Friday from 9:00 am to 5:00 pm and Saturday from 9:00 am to 2:00 pm.

The submitted site plan has 40 parking stalls with 34 stalls required per the Municipal Code. The proposed façade materials and landscaping complies with the requirements of the Sussex Design Standards. The applicant stated that typically the bank requires space for stacking up to three cars and the site plan can accommodate up to 6.

Whenever a business opens or expands the Plan Commission utilizes that opportunity to consider if there are any property issues that need to be addressed. Village staff has no particular concerns currently.

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

Action Items:
1. Act on the Plan of operation

Staff Recommendation: Staff recommends approval of the plan of operation, site, architecture, lighting, and landscape plans for Chase Bank located at W249N6620 STH 164 subject to the standard conditions of Exhibit A, and the following conditions:

1. Submit elevations of the proposed dumpster enclosure to the ARB for review.
2. Submit a revised lighting plan that does not exceed .2 footcandles at the property line to Staff for review.

4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans.

A. Discussion and possible action on a Conditional Use Permit in accordance with Section 14.911 Hydraulic and Hydrologic Analyses for the proposed Wildflower Subdivision development.

The proposed Wildflower Subdivision would require filling of existing floodplain, however, the developer is providing additional storage to compensate for the filling. Per Section 14.911 of the Municipal Code, a conditional use permit would be required. An attached Hydrologic and Hydraulic Analyses concludes that the proposed development and provided flood storage would offset any changes as a result of floodplain filling as part of this project.

The Petitioner will need to prove the standards/conditions found in the Conditional Use section of the Zoning Code during the Public Hearing process. These standards/conditions are attached to this memo.

Policy Question:
Are there any concerns the Plan Commission has that they may want the applicant to address at the public hearing.

Action Items:
Direct staff to schedule the public hearing.

Staff Recommendation: Staff recommends the Plan Commission schedule the public hearing for the October 21, 2025 meeting.

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

A. Discussion and possible action on a Phase VII Final Plat for the Vista Run Subdivision for a portion of the parcel identified as part of Tax Key SUXV0227182.

The Zoning for the subject lands is RS-2 Single Family Residential and P-2 Park. The submitted Final Plat, which is Phase VII of the single-family portion of the Vista Run subdivision, is in substantial conformance to the preliminary plat and would be the final phase of the subdivision establishing an additional 50 single family lots.

Because the Vista Run Phase VI Final Plat was recorded in January of 2025, the Vista Run Phase VII Final Plat cannot be recorded until 2026.

Policy Question:
1. Are there any concerns with the Final Plat?

Action Items:
1. Act on the Final Plat.

Staff Recommendation: Staff recommends the Plan Commission recommend approval to the Village Board of the Final Plat for Vista Run Phase VII subject to the following conditions:

1. The standard conditions of Plat approval that are not in conflict with Wis. Stats. 236.13.
2. Payment of all fees and subject to the standard conditions of Exhibit A.
3. Obtain all necessary Village permits for filling/disturbing any wetlands.
4. Final review and conditions from Waukesha County and the Wisconsin DOA being addressed.
5. Completion of the Public Improvements per the Developer's Agreement and compliance with the other terms of the Developer's Agreement.
6. The final plat shall not be recorded prior to January 1, 2026.

B. Discussion and possible action on a Certified Survey Map combining and dividing lands south of Silver Spring Drive and north of Clover Drive and identified by Tax Key Numbers 246.958.001, 245.029, and 245.030.

The Village initiated the attached Certified Survey Map creating the two Lots as shown to accommodate the extension of the Corky Curtiss Trail from Silver Spring Drive to Clover Drive. The CSM creates two lots: Lot 1 being privately owned with 11.7846 acres and Lot two being owned by the Village with 12.4429 acres.

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 combining and dividing lands south of Silver Spring Drive and north of Clover Drive and identified by Tax Key Numbers 246.958.001, 245.029, and 245.030, subject to the standard conditions of Exhibit A, and the following condition:

1. Adding the Plan Commission signature lines to the approvals page.

C. Discussion and possible action on a Resolution and recommendation to the Village Board to adopt an Ordinance to amend the Land Use component of the Comprehensive Plan for the property located at W2454N6250 Pewaukee Rd and identified by Tax Key Number 0250.995 and the property identified by Tax Key Number 0250.994, generally located south of Main Street and East of State Highway 164, from the Commercial, Secondary Environmental, Isolated Natural Resource Area, Single Family Attached and Two Family Residential, Medium Density Single-Family, Recreational, and Wetlands Outside of Environmental Corridors Land Use Classifications to the Commercial, Single Family Attached and Two Family Residential, Medium Density Single-Family, Recreational, Flood Storage Area, and Wetlands Outside of Environmental Corridors Land Use Classifications.

The owner has applied to amend the Land Use component of the Comprehensive Plan as described above. The proposed land use follows the existing land use with the previous suggestions from the Plan Commission to remove the commercial use (along Main Street). The boundaries of the uses adjust with the proposed land use adjusting the amount of land in Single Family Attached and Two Family down by about 25% with open space and single family each filling in about half of that change. This follows the concept plan presented to the Plan Commission in 2022. The Land Use amendment would realign the boundaries to be consistent with the proposed development.

Policy Question:

1. Are there any concerns with the proposed Land Use Amendment?

Action Items:

1. Act on a Resolution recommending the Village Board adopt an Ordinance to amend the Land Use component of the Comprehensive Plan.

Staff Recommendation: Staff recommends the Plan Commission adopt a Resolution recommending the Village Board adopt an Ordinance to amend the Land Use component of the Comprehensive Plan for the for the property located at W2454N6250 Pewaukee Rd and identified by Tax Key Number 0250.995 and the property identified by Tax Key Number 0250.994, generally located south of Main Street and East of State Highway 164, from the Commercial, Secondary Environmental, Isolated Natural Resource Area, Single Family Attached and Two Family Residential, Medium Density Single-Family, Recreational, and Wetlands Outside of Environmental Corridors Land Use Classifications to the Commercial, Single Family Attached and Two Family Residential, Medium Density Single-Family, Recreational, Flood Storage Area, and Wetlands, subject to the standard conditions of Exhibit A, and subject to the following conditions:

1. Approval of the Preliminary Plat, Conditional Use Permit, and a Developer Agreement for the associated development.

D. Consideration and possible action on a recommendation to the Village Board to adopt an Ordinance to Rezone the property located at W2454N6250 Pewaukee Rd and identified by Tax Key Number 0250.995 and the property identified by Tax Key Number 0250.994, generally located south of Main Street and East of State Highway 164, from the B-2 Regional Business, B-1 Neighborhood Business, P-1 Park, P-1 Park with the Secondary Environmental Corridor and Isolated Natural Resource Area Overlays, SFRD-3 Single Family Attached, and RS-3 Singly Family Residential Zoning Districts to the B-3 Highway Business District, P-2 Park, P-2 Park with the Lowland Conservancy Overlay, P-1 Park, SFRD-3 Single Family Attached with a PDO Planned Developer Overlay, and RS-3 Single Family Residential Zoning Districts.

The property owner has applied to Rezone the subject properties as described above. The proposed Zoning Districts exist on the property today (subtracting the commercial), but the boundaries adjust reducing the total amount of SFRD-3 and aligning the boundaries with the proposed subdivision.

The proposed single-family portion of the development complies with the lot size and widths of the RS-3 Zoning District. The RS-3 District allows for a maximum density of 2.9 units and the proposed development would be 1.98 units per acre.

The proposed SFRD3 portion of the Development meets the density of no more than 5 units per aces at 4.8 units per acre. As part of the Rezoning, a PDO Planned Development Overlay has been submitted for the Plan Commission's consideration related to the SFRD-3. The details of the PDO Overlay are incorporated into the Rezoning Ordinance but are summarized herein.

1. Dayberry Preserve is proposed as 6 2-unit condominium buildings and 14 4-unit condominium buildings for a total of 68 units, with exceptions to allow

   A. A 10-foot street yard setback (30 base code). This request is similar and consistent with the Glen at 7 Stones Development and is a greater setback from the road than the Villas at Brandon Oaks. The issue arises because we call for public right of way vs. private streets.

   B. A 30-foot building to building side yard (60 feet is base code). This request is similar to the Glen at Seven Stones and greater than the 20' building to building setbacks at Villas of Brandon Oaks, Vista Run, and the 10' setback at Maplewood Terrace.

   C. A 10 foot rear yard setback along the Outlots not used for development (25 foot is base code). In many communities stormwater facilities would be in easements and the setback issue would be mute, but Sussex standard practice is for stormwater facilities to be in Outlots creating these lot lines and the rear yard setback request.

2. Sagebrush Square is proposed as 4 8-unit townhomes style buildings for a total of 32 units. The exceptions requested by the applicant from the underlying SFRD-3 Single Family Attached Zoning District are as follows:

   A. The Same rear yard and side yard request as with the Dayberry area.

   B. Allowing 8 units attached instead of 4 units attached. There is room to establish 8 4 units instead of the 4 8 units, but petitioner is requesting the adjustment for lower cost and more green space.

   C. Allowing the smallest Townhome units to be 900 sq. feet instead of 1,000.

Policy Question:

1. Are there any concerns with the proposed Rezoning?

2. Per the PDO Planned Development Overlay section of the Municipal Code, the Plan Commission must make the following findings when making a recommendation to the Village Board:

   4. *The Plan Commission in making its recommendations and the Village Board in making its determination shall further find that:*

      a) *The proposed site shall be provided with adequate drainage facilities for surface and storm waters.*
      b) *The proposed site shall be accessible from public roads that are adequate to carry the traffic that can be expected to be generated by the proposed development.*
      c) *No undue constraint or burden will be imposed on public services and facilities, such as fire and police protection, street maintenance, and maintenance of public areas by the proposed development.*
      d) *The streets and driveways on the site of the proposed development shall be adequate to serve the residents of the proposed development and shall meet the minimum standards of all applicable ordinances or administrative regulations of the Village.*
      e) *Public water and sewer facilities shall be provided.*
      f) *The entire tract or parcel of land to be included in a Planned Development Overlay District shall be held under single ownership, or if there is more than one (1) owner, the petition for such Planned Development Overlay District shall be considered as one (1) tract, lot or parcel, and the legal description must define said PDO as a single parcel, lot or tract and be so recorded with the Register of Deeds for Waukesha County.*

   5. *That in the case of a proposed residential Planned Development Overlay District:*

      a) *Such development will create an attractive residential environment of sustained desirability and economic stability, including structures in relation to terrain, consideration of safe pedestrian*
      b) *flow, ready access to recreation space, and coordination with overall plans for the community.*
      c) *The total net residential density within the Planned Development Overlay District will be compatible with the Village master plan or component thereof.*
      d) *Provision has been made for the installation of adequate public facilities and the continuing maintenance and operation of such facilities.*
      e) *Adequate, continuing fire and police protection is available.*
      f) *The population composition of the development will not have an adverse effect upon the community's capacity to provide needed school or other municipal service facilities.*
      g) *Adequate guarantee is provided for permanent preservation of open space areas as shown on the approved site plan either by private reservation and maintenance or by dedication to the public.*

Action Items:
Make a recommendation to the Village Board to act on the Rezoning Ordinance possibly with amendment.

Staff Recommendation: Staff recommends the Plan Commission consider the findings listed above and make a recommendation to the Village Board for Ordinance rezoning the property located at W2454N6250 Pewaukee Rd and identified by Tax Key Number 0250.995 and the property identified by Tax Key Number 0250.994, generally located south of Main Street and East of State Highway 164, from the B-2 Regional Business, B-1 Neighborhood Business, P-1 Park, P-1 Park with the Secondary Environmental Corridor and Isolated Natural Resource Area Overlays, SFRD-3 Single Family Attached, and RS-3 Singly Family Residential Zoning Districts to the B-3 Highway Business District, P-2 Park, P-2 Park with the Lowland Conservancy Overlay, P-1 Park, SFRD-3 Single Family Attached with a PDO Planned Developer Overlay, and RS-3 Single Family Residential Zoning Districts, subject to the following condition:

1. Approval of the Preliminary Plat, Conditional Use Permit, and Developer Agreement for the associated development

E. Preliminary Plat for the Wildflower Subdivision development located at W2454N6250 Pewaukee Rd and identified by Tax Key Number 0250.995 and the property identified by Tax Key Number 0250.994.

The Plan Commission reviewed a site concept plan for this proposed subdivision on the subject property at their December 20, 2022 meeting. The Developer is now proceeding with the proposed development which consists of 109 single-family lots, 32 units in a single-family attached townhome condominium component, and 68 units in a single-family attached two- and four-family condominium component.

The single-family portion of the proposed development conforms with the minimum lot size requirements of the RS-3 Single Family Residential Zoning district of 15,000 square feet and the lot widths of 90 feet. The setbacks are drawn on the individual lots and conforms to the Zoning Code. The RS-3 District allows for a maximum density of 2.9 units per acre and the submitted plat is proposing 1.98 units per acre for the single-family detached component. The SFRD-3 is proposed at 4.8 units per acre under the 5 units per acre found in the code.

When the Plan Commission originally reviewed the concept, the single-family attached components had not been fully developed at that time and were not part of the conceptual review. Those have now been finalized and incorporated into the plans as part of the Rezoning Ordinance.

Policy Questions:
1. Are there any concerns with the Preliminary Plat?

Action Items:
1. Act on the Plat.

Staff Recommendation: Staff recommends the Plan Commission approve the Preliminary Plat and recommend to the Village Board to approve the Preliminary Plat for the Wildflower Subdivision located at W2454N6250 Pewaukee Rd and identified by Tax Key Number 0250.995 and the property identified by Tax Key Number 0250.994 subject to the following conditions of approval:

1. The standard conditions of Exhibit A.
2. Standard conditions of approval for Preliminary Plats.
3. Final engineering review by the Village.
4. Final review and conditions from Waukesha County and the Wisconsin DOA.
5. The Land Use Ordinance and PDO Rezoning Ordinance being approved by the Village Board.
6. A Developer's Agreement being approved by the Village Board.

6. Other Items for future discussion.

7. Adjournment.

Agenda

VILLAGE OF SUSSEX

BUILDING INSPECTION DEPARTMENT
N64 W23760 Main Street, Sussex, WI 53089
(262) 246-5212 / Fax (262) 246-5222

APPLICATION FOR
SIGN PERMIT

Tax Key SUXV0249971

Permit No. _____

SIGN LOCATION ADDRESS W240N6145 Maple Avenue

OWNER'S NAME Peace Lutheran Church

Phone _____

MAILING ADDRESS W240N6145 Maple Avenue

CONTRACTOR Sign Effectz Inc.

Phone 414-312-6973

MAILING ADDRESS Jkaylah@signeffectz.com

SUBMIT COLOR RENDERING OF SIGN, INDICATING MATERIALS TO BE USED, AND SITE SURVEY DETAILING LOCATION AND SETBACKS TO LOT LINES.

TYPE OF SIGN Monument

SIGN HEIGHT 5'-8"

SIGN WIDTH 9'-2"

SIGN SQ. FOOTAGE 51.84

LIGHTING: ■ INTERNAL ☐ EXTERNAL

ESTIMATED COST OF SIGN 12,000

DATE SIGN TO BE ERECTED 10-06-2025

The Applicant agrees to comply with the Village of Sussex Municipal Code Chapter 17.0800, which can be found on our website www.villagesussex.org. The information that follows, and the accompanying plan and specifications with the representations contained therein, are made part of this application in reliance upon which the Building Inspector is requested to issue a permit.

Jkayla Hodges
Signature of Applicant

8/27/2025
Date

As Property Owner, I give my permission for the above sign to be installed on my property.

Signature of Property Owner

8-28-2025
Date

CONDITIONS OF APPROVAL: *Failure to comply may result in revocation of this permit and/or penalty.*

☐ Final Inspection required. *Arrange for an inspection immediately upon completion of work.*

☐ Final inspection not required.

FEES

Sign Permit Fee $ _____

TOTAL $ _____

PERMIT ISSUED BY:

_____

Date

PRINT FORM

CLEAR FORM

Agenda



1/1 MONUMENT - NORTH ELEV
1/2 " =1 ' - 0" SCALE

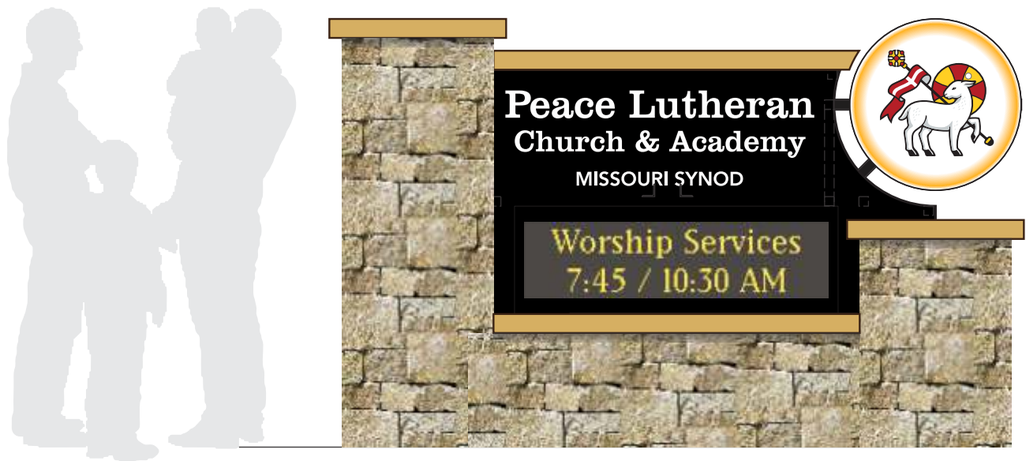


2/1 SIMULATED NIGHT VIEW - NORTH ELEV.
1/2" =1 ' - 0" SCALE



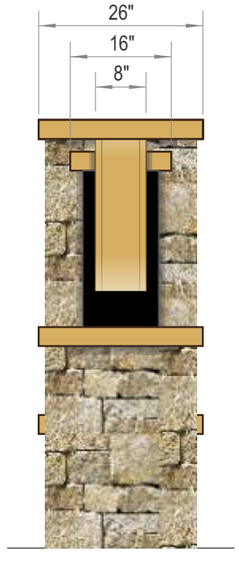
FACING OPPOSITE MAPLE AVE

3/1 WEST END, TYP
1/2" =1 ' - 0" SCALE



MAPLE AVE---->

4/1 MONUMENT - SOUTH ELEV
1/2" =1 ' - 0" SCALE



FACING MAPLE AVE

5/1 EAST END, TYP
1/2" =1 ' - 0" SCALE

SignEffectz™
1827 W. Glendale Ave. Milwaukee, WI 53209
414.264.5504
414.262.5564
www.signeffectz.com

Disclaimer:

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

CUSTOMER:
Peace Lutheran Church

PROJECT:
D/F Monument Sign

ITEMS ON SCOPE:

D/F Internally Lit
Monument Sign w/
Electronic Message Center
and Stone Veneer Base

PROJECT ADDRESS:
Peace Lutheran Church & Academy
W240 N6145 Maple Ave
Sussex, WI 53089

BILLING ADDRESS:
Peace Lutheran Church & Academy
W240 N6145 Maple Ave
Sussex, WI 53089

REV.	DESCRIPTION	DATE	INIT
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			

PROJECT NOTES:

Technical Survey Req'd

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SHEET SIZE.	DEPT.	WORK ORDER NO.	JOB NO.
B	PERMITTING	17959	01
AUTHOR: AAE(MRM)	PERMIT DRAWING NO: Z 17557856_2.0		
ACCT. MGR. ZK	SCALE: 1/2" = 1' - 0"		
PROJ. MGR. MB	QUOTE: 17924	CHG ORD. NO:	
REV 00	DATE OF ISSUE: 8/25/25	SHEET NO: 1	

Agenda



1/2 PROPOSED MONUMENT - NORTH ELEV 50 SQ FT
(1 REQ'D) 3/4 " =1 ' - 0" SCALE

COLOR SCHEDULE

PRINTED VINYL:

- **[V-1]** - 3M IJ3630-20 "MATTE WHITE" TRANSLUCENT VINYL FILM
- **[PR-1]** - PRINT TO MATCH, "PANTONE 7621" (RED)
- **[PR-2]** - PRINT TO MATCH, "PANTONE 116" (YELLOW)
- **[PR-3]** - PRINT TO MATCH, "RGB 200/206/208" (GRAY)
- **[PR-4]** - PRINT TO MATCH, "RGB 35/31/32" (GRAY)
- **[PR-5]** - PRINT GRADIENT AS-IS PER SUBMITTED LOGO

PAINT:

- **[P-1]** - MP 41844 "YELLOW GOLD PEARL MET" SATINE PAINT FINISH
- **[P-2]** - MP 42359 "VINE CHARCOAL" SATIN PAINT FINISH

VENEER:



[B-1] - HALQUIST STONE "FOND DU LAC" RUSTIC THIN STONE VENEER

SignEffectz™
1827 W. Glendale Ave. Milwaukee, WI 53209
414.264.5504
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CUSTOMER:
Peace Lutheran Church

PROJECT:
D/F Monument Sign

ITEMS ON SCOPE:

D/F Internally Lit
Monument Sign w/
Electronic Message Center
and Stone Veneer Base

PROJECT ADDRESS:
Peace Lutheran Church & Academy
W240 N6145 Maple Ave
Sussex, WI 53089

BILLING ADDRESS:
Peace Lutheran Church & Academy
W240 N6145 Maple Ave
Sussex, WI 53089

REV.	DESCRIPTION	DATE	INIT
01			
02			
03			
04			
05			
06			
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08			
09			
10			

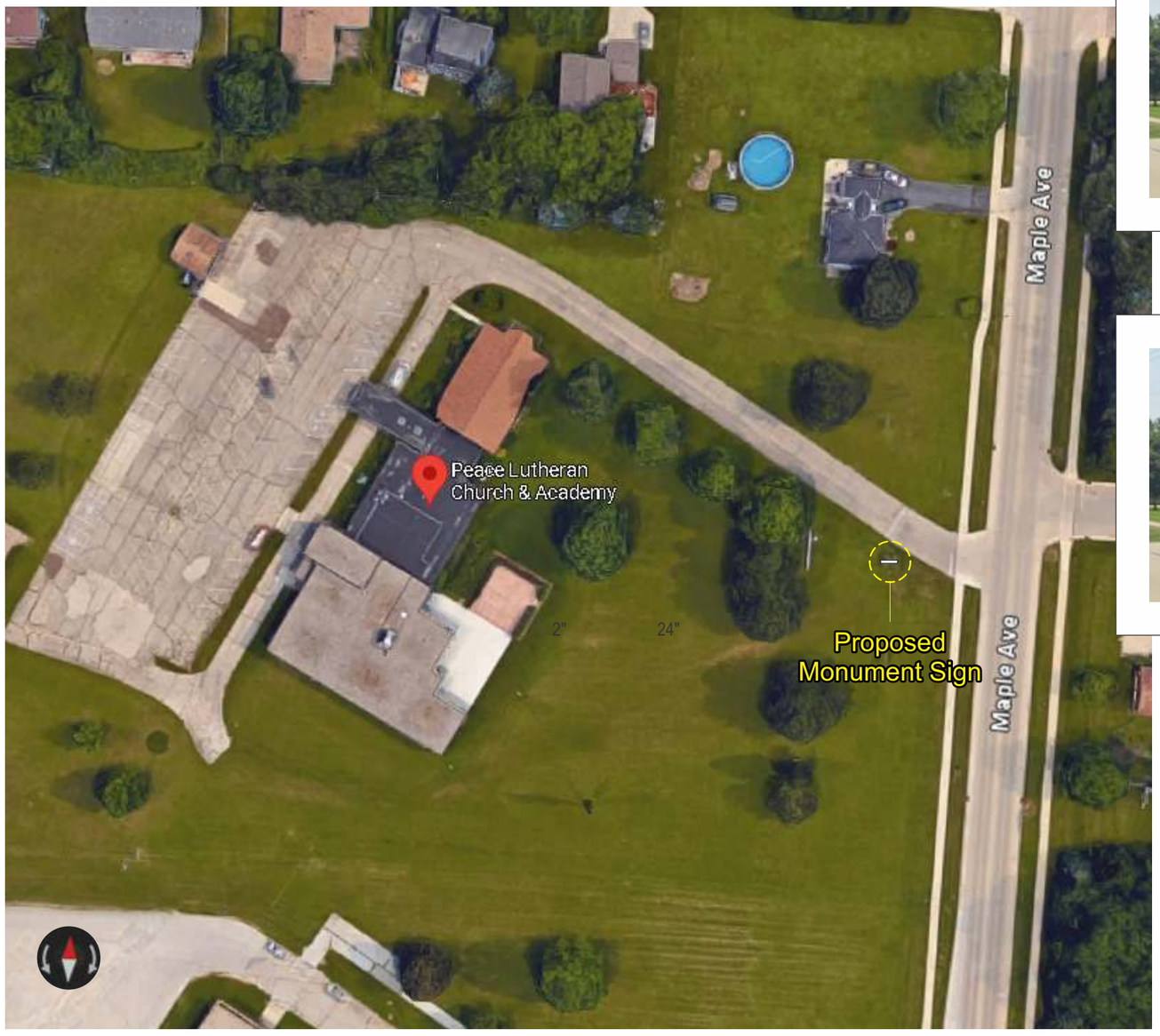
PROJECT NOTES:

Technical Survey Req'd

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SHEET SIZE.	DEPT.	WORK ORDER NO.	JOB NO.
B	PERMITTING	17959	01
AUTHOR: AAE(MRM)	PERMIT DRAWING NO: Z 17557856 _2.0		
ACCT. MGR. ZK	SCALE: 3/4" = 1' - 0"		
PROJ. MGR. MB	QUOTE: 17924	CHG ORD. NO:	
REV 00	DATE OF ISSUE: 8/25/25	SHEET NO: 2	

Agenda



1/3 SITE PLAN - PROPOSED MONUMENT SIGN
NOT TO SCALE



Existing Sign - North Elevation View - Not to Scale



Proposed Sign - North Elevation View - Not to Scale

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1827 W. Glendale Ave. Milwaukee, WI 53209
414.264.5504
414.262.5564
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CUSTOMER:
Peace Lutheran Church

PROJECT:
D/F Monument w/ 10mm EMC

ITEMS ON SCOPE:

D/F Internally Lit
Monument Sign w/
Electronic Message Center
and Stone Veneer Base

PROJECT ADDRESS:
Peace Lutheran Church & Academy
W240 N6145 Maple Ave
Sussex, WI 53089

BILLING ADDRESS:
Peace Lutheran Church & Academy
W240 N6145 Maple Ave
Sussex, WI 53089

REV.	DESCRIPTION	DATE	INIT
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			

PROJECT NOTES:

Sign to Replace Existing
following setbacks as Req'd
per Local Ordinance

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SHEET SIZE: B	DEPT.: PERMITTING	WORK ORDER NO.: 17959	JOB NO.: 01
AUTHOR: AAE(MRM)	PERMIT DRAWING NO.: Z 17557856_2.0		
ACCT. MGR.: ZK	SCALE: NOT TO SCALE		
PROJ. MGR.: MB	QUOTE: 17924	CHG ORD. NO.:	
REV: 00	DATE OF ISSUE: 8/25/25	SHEET NO.: 3	

Agenda

Project Name BLACKHAWK

Tax Key # SUXV0278999007

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: Gilberto Pringle Phone # 346.205.1016

E-mail: Gilberto.Pringle@BlackhawkID.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?_____

Agenda

VILLAGE OF SUSSEX

PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

Is this request to be considered for a Conditional Use? _____ If yes, is this a new CU? X

(Conditional Use Permits require a Public Hearing) OR an amendment to a CU? _____

Tax Key # SUXV0278999007 Zoning: BP-1

Address of Tenant Space: N53W24950 S. Corporate Cir, S Corporate Cir, Unit 2, SUSSEX, WI 53089

1. Name of Business:
BLACKHAWK INDUSTRIAL DISTRIBUTION

Business
10810 E 45TH ST STE100, TULSA, OK 74146 (918)610-4700
Address City, State, Zip Phone #

Gilberto.Pringle@BlackHawkID.com
Fax # Email address

2. Business owner contact information:
Gilberto Pringle
Contact
14820 NORTHFREEWAY STE 200 HOUSTON, TX 77090 (346)205.1016
Address City, State, Zip Phone #

Gilberto.Pringle@BlackHawkID.com
Fax # Email address

3. Building/Land owner contact information:
CHRISTI LANE LLC
Contact
33 EAST MAIN ST STE 610 MADISON, WI 53703
Address City, State, Zip Phone #

Fax # Email address

4. Number of Employees/Shifts: 10 Employees 1 Shifts

5. Days of Operation:

Put an X in box that applies:	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Hours Open for business	8-5	8-5	8-5	8-5	8-5		
	8	8	8	8	8		

Agenda

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

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? NO

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 2,250 sq ft Total square footage 3,000 sq FT

If applicable list square footage according to 1st floor X 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 10 Number of spaces needed per code _____
Number of spaces allocated for employee parking 10
Dimensions of parking lot NOT SURE Is parking lot paved? Yes

13. Signage: What type of signage are you proposing for your business?
Raised letters on aluminum 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.

Gilberto Pringle
Name

6/27/2025
Date

PROJECT MANAGER
Title or Position

I am aware and approve of the business to be operating in the building owned by _____.

_____
Name

_____
Date

_____
Title or Position

Agenda

VILLAGE OF SUSSEX

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:

Gilberto PRINGLE

10810 E 45TH ST STE100, TULSA, OK, 74146

Business Name: BLACKHAWK INDUSTRIAL DISTRIBUTION

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

Tax Key No. of the Property involved in the Request: SUXV 0278999007

Gilberto A. Pringle
Signature of Property Owner and /or Authorized Agent

6/27/2025
Date

Signature of Village Official Accepting Form

Date

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

Agenda

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: BLACKHAWK INDUSTRIAL DISTRIBUTION

Business Address: N53W24950 S. CORPORATE Cir, STE2, SUSSEX, WI 53089

Business Phone #: 918-610-4700

Business Email: facilities@BlackHawkID.COM / Gilberto.Pringle@BlackHawkID.com

Business Emergency Contacts

Name and Phone #: RYAN ZAHN / 414-615-8517

Name and Phone #: JAY DYKSTRA / 920.296.9043

Name and Phone #: GILBERTO PRINGLE

Building Owner Name: CARMEN GALANTE

Building Owner Email: CCgalante11@GMAIL.COM

Building Owner Emergency Contacts

Name and Phone #: CARMEN GALANTE / 224.500.0321

Name and Phone #:

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

Agenda

Outlook

Re: Blackhawk Industrial - Plan of Operation Application

From Gilberto Pringle <Gilberto.Pringle@blackhawkid.com>
Date Wed 8/20/2025 8:21 AM
To Gabe Gilbertson <ggilbertson@sussexwi.gov>

External (gilberto.pringle@blackhawkid.com)

Report This Email FAQ Skout Email Protection

Good Morning, Gabe,

This letter serves as a formal narrative in support of the Certificate of Occupancy application for the facility operated by **BlackHawk Industrial** in Houston, Texas.

BlackHawk Industrial is a premier distributor of industrial products and engineered supply solutions, serving a broad spectrum of manufacturing sectors, including aerospace, automotive, energy, medical, and agriculture. The company is committed to delivering high-performance consumables, including cutting tools, abrasives, power transmission components, air systems, and pumps—products essential to the daily operations of industrial manufacturers.

The Sussex facility will be utilized for the office space and storage of delivery vehicles. This location plays a crucial role in supporting BlackHawk's mission to deliver innovative solutions that enhance operational efficiency and lower total production costs for its clients.

BlackHawk Industrial operates under the guiding principle of being "Big Enough to Serve, Small Enough to Care." The company emphasizes integrity, teamwork, and continuous improvement, and is dedicated to exceeding the expectations of its customers, suppliers, and stakeholders.

We respectfully submit this narrative as part of our application and appreciate your consideration in granting the Certificate of Occupancy for this facility.

Sincerely,
[Your Name]
Project Manager – Distribution
BlackHawk Industrial
[346.205.1016]

From: Gabe Gilbertson <ggilbertson@sussexwi.gov>
Sent: Wednesday, August 20, 2025 7:55 AM
To: Gilberto Pringle <Gilberto.Pringle@blackhawkid.com>
Subject: Re: Blackhawk Industrial - Plan of Operation Application

INDUSTRIAL CONTROLS - NEW ADDITION

N56 W24842 N CORPORATE CIR. | SUSSEX, WI 53089

SHEET INDEX

SHEET	DESCRIPTION
T1.0	TITLE AND CODE SHEET
T1.1	CODE SHEET
	CIVIL
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	EXISTING CONDITIONS
C3.0	SITE PLAN
C3.1	HORIZONTAL CONTROL PLAN
C3.2	FIRE ACCESS PLAN
C3.3	PAVING PLAN
C3.4	SITE IMPERVIOUS PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	CONSTRUCTION DETAILS
	LANDSCAPE
LGD1.0	PROPOSED LANDSCAPE PLAN, GENERAL NOTES, AND PLAN MATERIAL TABLE
LSP1.1	PROPOSED LANDSCAPE PLAN
LSP1.2	PROPOSED LANDSCAPE PLAN PLANTING DETAILS
PHO1.1	PROPOSED PHOTOMETRIC LIGHT LEVEL CALC PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE
PHO1.2	PROPOSED LIGHT FIXTURES
	ARCHITECTURAL
SP1.0	SITE PLAN
SP1.1	SITE DETAILS
D1.0	DEMOLITION PLAN
A1.0	FLOOR PLAN
A1.1	MEZZANINE PLAN
A1.2	FIRST FLOOR REFLECTED CEILING PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	WALL SECTIONS
A3.2	WALL SECTIONS
A3.3	WALL SECTIONS
A4.0	ENLARGED FLOOR PLANS
A5.0	INTERIOR ELEVATIONS
A6.0	DOOR & FRAME TYPES, WINDOW TYPES, DOOR SCHEDULE
A6.1	WALL TYPES & CONSTRUCTION DETAILS
	STRUCTURAL
S0.1	GENERAL STRUCTURAL NOTES
S0.2	STRUCTURAL SCHEDULES
S1.0	FOUNDATION PLAN
S1.1	FLOOR FRAMING PLAN
S1.2	ROOF FRAMING PLAN
S4.0	STRUCTURAL DETAILS
S4.1	STRUCTURAL DETAILS
S4.2	STRUCTURAL DETAILS
S4.3	STRUCTURAL DETAILS

PLUMBING, MECHANICAL AND ELECTRICAL PLANS TO BE A DEFERRED REVIEW AND SUBMITTAL BY DESIGN-BUILD CONTRACTOR

BUILDING CODE SUMMARY

BASED ON THE	WISCONSIN COMMERCIAL BUILDING CODE (2015 INTERNATIONAL BUILDING CODE w/ WI AMENDMENTS) 2015 INTERNATIONAL EXISTING BUILDING CODE 2009 ANSI A117.1 ACCESSIBILITY CODE ALL OTHER CODES AND ORDINANCES AS REFERENCED BY THE ABOVE CODES
AREA OF ALTERATION	TOTAL AREA OF ALTERATION: 11,371 SF ADDITION: 10,133 SF ALTERATION: 1,238 SF EXISTING BUILDING FOOTPRINT: 15,030 TOTAL BUILDING FOOTPRINT: 25,163
FIRE ALARM:	WITH SPRINKLER, PER VILLAGE CODE
OCCUPANCY	FACTORY (F-1) & BUSINESS (B)
OCCUPANCY SEPARATION	NOT REQUIRED
CONSTRUCTION TYPE	III-B
SPRINKLER SYSTEM	FULL SPRINKLER, NFPA 13
NUMBER OF FLOOR LEVELS	1 FLOOR + MEZZANINE
ALTERATION LEVEL	ADDITION & LEVEL 2 ALTERATION
FLAME SPREAD & SMOKE INDEX	CLASS C
CODE EXCEPTION	BOTTLED WATER PROVIDED IN LIEU OF DRINKING FOUNTAIN

GENERAL NOTES

1. CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT.
2. ARCHITECT/DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE OR CONSTRUCTION ISSUES ARISING DUE GC/OWNERS FAILURE TO DISTRIBUTE ALL DOCS. SUBCONTRACTORS & SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCS BEFORE BIDDING, FABRICATING & INSTALL.
3. GC, SUBCONTRACTORS, MATERIAL SUPPLIERS, OWNER, ETC. MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING OR INSTALLING WORK.
4. SITE DIMENSIONS ARE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY. THE ARCHITECT/DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.
5. MECH, ELEC, PLUMB & FIRE PROTECTION ARE TO BE DESIGN BUILT, COMPLYING WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR; THE ARCHITECT ASSUMES NO LIABILITY.
6. ALL MECH, ELEC, PLUMB & FIRE PROTECTION SYSTEMS/EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER SHALL ASSUME FULL RESPONSIBILITY FOR MAINTANANCE/OPPERATION UPON OCCUPANCY.
7. THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS. ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GC.
8. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE. INSTALLATION LOCATIONS SHALL HAVE A MAXIMUM TRAVEL DISTANCE OF 75' TO ANY EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE, TYPICALLY ALONG PATHS OF TRAVEL. EXTINGUISHERS SHALL NOT BE OBSTRUCTED FROM VIEW, IF VISUAL OBSTRUCTION CAN NOT BE AVOIDED ANOTHER MEANS SHALL BE PROVIDED TO INDICATE THE EXTINGUISHER LOCATIONS. EXTINGUISHERS NOT EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAT 5'-0" ABOVE THE FLOOR, EXTINGUISHERS EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3'-6" ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR AND BOTTOM OF HAND HELD UNITS SHALL NOT BE LESS THAN 4". VERIFY EXTINGUISHER LOCATIONS W/ LOCAL FIRE DEPT. & OWNER PRIOR TO INSTALLATION.
9. ALL CONCRETE FLAT WORK MUST BE WET CURED PER ACI REQUIREMENTS AND/OR CURED USING A CURING COMPOUND. REFER TO STRUCTURAL NOTES FOR CURING COMPOUND SPECS. CONTRACTOR IS RESPONSIBLE FOR APPLYING CURING COMPOUNDS PER THE MANUFACTURER'S REQUIREMENTS.

PROJECT NOTES

ELECTRICAL NOTES:
1) ALL WORK TO BE BY DESIGN-BUILD ELECTRICAL CONTRACTOR.

HVAC NOTES:
1) ALL WORK TO BE BY DESIGN-BUILD HVAC CONTRACTOR.

PLUMBING NOTES:
1) ALL WORK TO BE BY DESIGN-BUILD PLUMBING CONTRACTOR.

TYPICAL ABBREVIATIONS

ABV: Above
ACOUS: Acoustical
ADDL: Additional
ADH: Adhesive
ADJ: Adjustable
AFF: Above Finish Floor
AGG: Aggregate
AHJ: Authority Having Jurisdiction
A/C: Air Conditioning
ALT: Alternate
ALUM: Aluminum
ANC: Anchor, Anchorage
AB: Anchor Bolt
ANOD: Anodized
APX: Approximate
APT: Apartment
ARCH: Architect (architectural)
ASPH: Asphalt
AUTO: Automatic
AVE: Avenue
AVR: Average
AWN: Awning

BSMT: Basement
BM: Beam
BVL: Beveled
BITUM: Bituminous
BLK: Block
BLKG: Blocking
BLW: Below
BLDV: Boulevard
BTW: Between
BD: Board
BOT: Bottom
BLDG: Building
BUR: Built Up Roofing

B/O: By Others
BO: Bottom Of
BR: Bedroom

CAB: Cabinet
CALC: Calculation
CD: Cabinet Door
CG: Corner Guard
CIP: Cast-In-Place (Concrete)
CL: Centerline
CO: Clean Out
CONTR: Contract (or)
COORD: Coordinate
CRPT: Carpet
CIP: cast-in-place
CLK: Caulking
CAS: Casement
CB: Catch Basin
CLG: Ceiling
CT: Ceramic Tile
CIR: Circle
CLR: Clear
COL: Column
CONC: Concrete
CMU: Concrete Masonry Unit
CONST: CONSTruction
CONT: Continuous
CJT: Control Joint
CORR: Corrugated
CUFT: Cubic Foot
CUYD: Cubic Yard

DP: Dampproofing
DTL: Detail
DIA: Diameter
DIM: Dimension

DW: Dishwasher
DIV: Division
DR: Door
DH: Double Hung
DS: Downspout
DRWR: Drawer
DT: Drain Tile
DWG: Drawing
D: Nail Size

EW: Each Way
E: East
EL: Elevation
ELEV: Elevation
EQ: Equal
EQPT: Equipment
EXCV: Excavate
EXH: Exhaust
EXIST: Existing
EXT: Exterior

FOC: Face of Concrete
FOF: Face of Finish
FOM: Face of Masonry
FOS: Face of Studs
FOW: Face of Wall
FBD: Fiberboard
FCB: Fiber Cement Board
FGL: Fiberglass
FIN: Finish
FFE: Finished Floor Elevation
FA: Fire Alarm
FE: Fire Extinguisher
FPL: Fireplace
FLSH: Flashing
FLR: Floor
FLUOR: Fluorescent
FT: Foot, Feet

FTG: Footing
FND: Foundation
FRM: Frame(d), (ing)
FBO: Furnished by Others
FUR: Furred

GA: Gage, Gauge
GAL: Gallon
GL: Glass, Glazing
GI: Galvanized Iron
GLBK: Glass Block
GLB: Glue Laminated Beam
GT: Grout
GRD: Grade, Grading
GWB: Gypsum Wall Board

HWD: Hardware
HDR: Header
HTG: Heating
HVAC: Heating, Ventilation-Air Conditioning
HT: Height
HC: Hollow Core
HOR: Horizontal
HB: Hose Bib

IN: Inch
INCL: Include
ID: Inside Diameter
INS: Insulate
INT: Interior
INV: Invert

JNT: Joint
JST: Joist

KD: Kiln Dried
KIT: Kitchen

LB: Pound
LAM: Laminate(d)
LAV: Lavatory
LH: Left Hand
L: Length
LOA: Length Overall
LT: Light
LF: Lineal Feet
LL: Live Load
LVL: Laminated Veneer Lumber
LVR: Louver

MFR: Manufacturer
MO: Masonry Opening
MAX: Maximum
MAS: Masonry
MECH: Mechanic(al)
MC: Medicine Cabinet
MED: Medium
MDF: Medium Density Fiberboard
MDO: Medium Density Overlay
MBR: Member
MMB: Membrane
MTL: Metal
MWK: Millwork
MIN: Minimum
MIR: Mirror
MISC: Miscellaneous
MOD: Module
MLD: Moulding
MLB: Micro Laminate Beam

NOM: Nominal
N: North
NIC: Not in Contract
NTS: Not To Scale

NO, #: Number

O: Non-Operable Window Section
OBS: Obscure
OC: On Center
OP: Opaque
OPG: Opening
OSB: Orientated Strand Board
OD: Outside Diameter

PMT: Paint(ed)
PBD: Particle Board
PRT: partition
PVMT: Pavement
PERF: Perforate(d)
PLAS: Plaster
PLAM: Plastic Laminate
PLT: Plate
PLYWD: Plywood
PCC: Precast Concrete
PCF: Pounds Per Cubic Foot
PLF: Pounds Per Linear Foot
PSF: Pounds Per Square Foot
PSI: Pounds Per Square Inch
PBF: Prefabricated
PRF: Preformed
PT: Pressure Treated
PL: Property Line
PH: Toilet Paper Hanger

QTY: Quantity
QT: Quarry Tile

RAD: Radius
REF: Reference
RFL: Reflect(ed),(ive),(or)

REFR: Ref
REG: Register
RE: Reinforced
REQ'D: Required
RA: Return Air
REV: Revision
R: Riser
RD: Rod
R&S: Rod and Shelf
RFG: Roofing
RM: Room
RO: Rough Opening

SCH: Schedule
SCN: Screen
SECT: Section
SGD: Sliding Glass Door
SHTH: Sheathing
SHT: Sheet
SH: Shelf, Shelving
SIM: Similar
SKL: Skylight
S: South
SLB: Slab
SLD: Slider(ing)
SPEC: Specification
SQ: Square
STD: Standard
STV: Stove
STL: Steel
STR: Structural
SA: Supply Air
SC: Solid Core
SW: Shear Wall
SS: Stainless Steel
SYS: System

TEL: Telephone

TEMP: Tempered
TK: Tight Knot
T&G: Tongue and Groove
T/O: Top of
TOC: Top of Concrete
TOW: Top of Wall
TB: Towel Bar
T: Tread
TS: Tubular Steel
TYP: Typical

UL: Underwriters Laboratory
UNF: Unfinished
UNO: Unless Noted Otherwise

VB: Vapor Barrier
VAR: Varnish
VIF: Verify In Field
VRN: Veneer
VERT: Vertical
VG: Vertical Grain
VIN: Vinyl Sheet

WL: Wall
WC: Water Closet
WH: Water Heater
WP: Water Proofing
WR: Weather Resistant
WRB: Weather Resistive Barrier
WWF: Welded Wire Fabric
WWM: Welded Wire Mesh
W: West
WIN: Window
W/O: Without
W/: With
WD: Wood

X: Operable Window Section

PROJECT CONTACT INFO

OWNER:
THE INDUSTRIAL CONTROLS COMPANY
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CONTRACTOR:
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WAUKESHA, WI 53186
P: 262-444-2270

CIVIL ENGINEER:
AYRES ASSOCIATES
20975 SWENSON DR., SUITE 200
WAUKESHA, WI 53186
P: 262-522-4901

ATTN: SCOTT MAIER

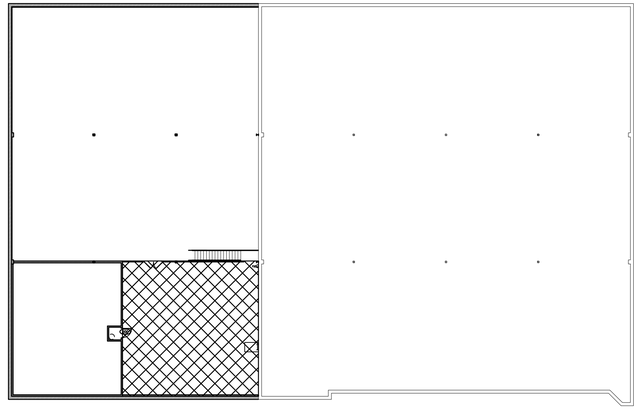
ARCHITECT:
THRIVE ARCHITECTS
259 SOUTH STREET, SUITE A
WAUKESHA, WI 53186
P: 833-380-6180
PROJECT MANAGER: ANGIE STRECKENBACH

ATTN: JEREMY BARTLETT, ARCHITECT OF RECORD

LANDSCAPE ARCHITECT:
INSITE DESIGN
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WAUWATOSA, WI 53226
P: 414-476-1204

STRUCTURAL ENGINEER:
REYN ENGINEERING
131 W SEEBOTH, SUITE 220
MILWAUKEE, WI 53204
P: 414-254-8526

ATTN: PATRICK REYNOLDS

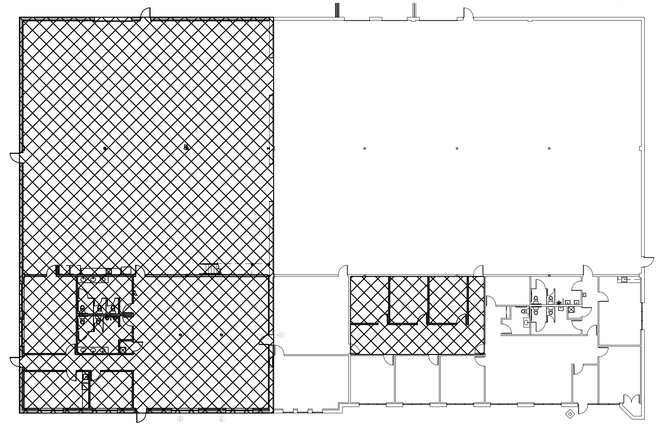


AREA OF WORK

MEZZANINE KEY PLAN
SCALE: N.T.S.

2

N



AREA OF WORK

FIRST FLOOR KEY PLAN
SCALE: N.T.S.

1

N

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
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DUFFEK CONSTRUCTION
Contractor
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Project Info. — 22049
INDUSTRIAL CONTROLS
NEW ADDITION
N56 W24842 N CORPORATE CIR.
SUSSEX, WI 53089

Sheet Title
TITLE AND CODE SHEET

Drawn by	Checked by
KJV	ALS

Revisions

No.	Date	Description
	03.24.2023	PERMIT SET

2023-03-24_PERMIT SET

Sheet No.
T1.0

OCCUPANT LOAD PER TABLE 1004.1.2				
TOTAL OCCUPANT LOAD = 94 OCCUPANTS				
OCCUPANCY	SF	FLOOR AREA	CALC. OCC.	ASSIGNED OCC.
FACTORY F-1 (INDUSTRIAL)	6,429 SF	100/GROSS	65	–
BUSINESS (FIRST FLOOR)	2,857 SF	100/GROSS	29	–
FACTORY F-1 (MEZZANINE)	1,883 SF	300/GROSS	7	0

FIRE-RESISTANCE RATING SUMMARY	
REFER TO IBC CHAPTER 6	
CONSTRUCTION TYPE III-B	
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	2
INTERIOR	0
NONBEARING WALLS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

EGRESS REQUIREMENTS

EGRESS WIDTH PER 1005.3

# OF OCCUPANTS	EGRESS WIDTH FACTOR	EGRESS WIDTH REQUIRED	EGRESS WIDTH PROVIDED
94	.2 INCHES PER OCCUPANT	18.8"	144"

NO. OF EXITS REQUIRED PER SECTION 1006 = 2
NO. OF EXITS PROVIDED = 4

MAXIMUM EXIT TRAVEL DISTANCE PER TABLE 1017.2 = 250' (w/ SPRINKLER)

PLUMBING FIXTURE REQUIREMENTS PER TABLE 2902.1

FACTORY F-1 OCCUPANT LOAD: 65 OCCUPANTS

WATER CLOSETS REQUIRED:
MALE = 1 PER 100 = .33
(½ ALLOWED TO BE URINALS)
FEMALE = 1 PER 100 = .33

LAVATORIES REQUIRED:
MALE = 1 PER 100 = .33
FEMALE = 1 PER 100 = .33

DRINKING FOUNTAINS = 1 PER 400 = .03 REQUIRED
OTHER: 1 SERVICE SINK REQUIRED

BUSINESS OCCUPANT LOAD: 29 OCCUPANTS

WATER CLOSETS REQUIRED:
MALE = 1 PER 25 = .60
(½ ALLOWED TO BE URINALS)
FEMALE = 1 PER 25 = .60

LAVATORIES REQUIRED:
MALE = 1 PER 40 = .38
FEMALE = 1 PER 40 = .38

DRINKING FOUNTAINS = 1 PER 100 = .29 REQUIRED
OTHER: 1 SERVICE SINK REQUIRED

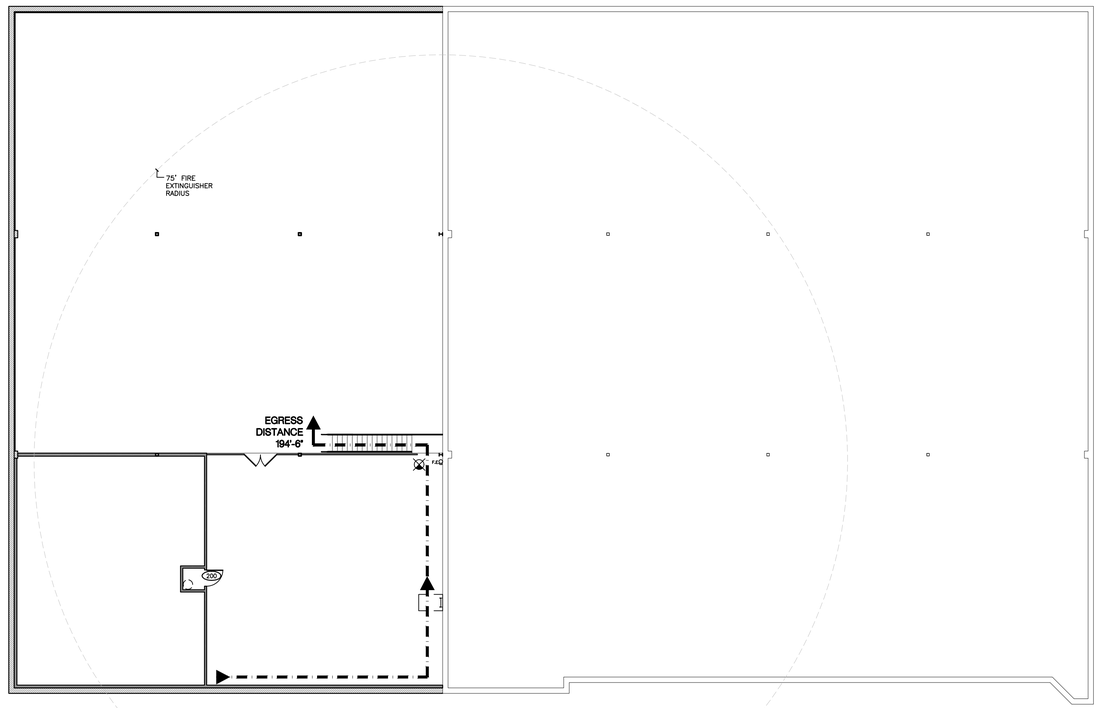
TOTAL CALCULATIONS:

WATER CLOSETS REQUIRED:	WATER CLOSETS PROVIDED
MALE = 1	2 WC
(½ ALLOWED TO BE URINALS)	2 URINALS
FEMALE = 1	3 WC
UNISEX	0 WC

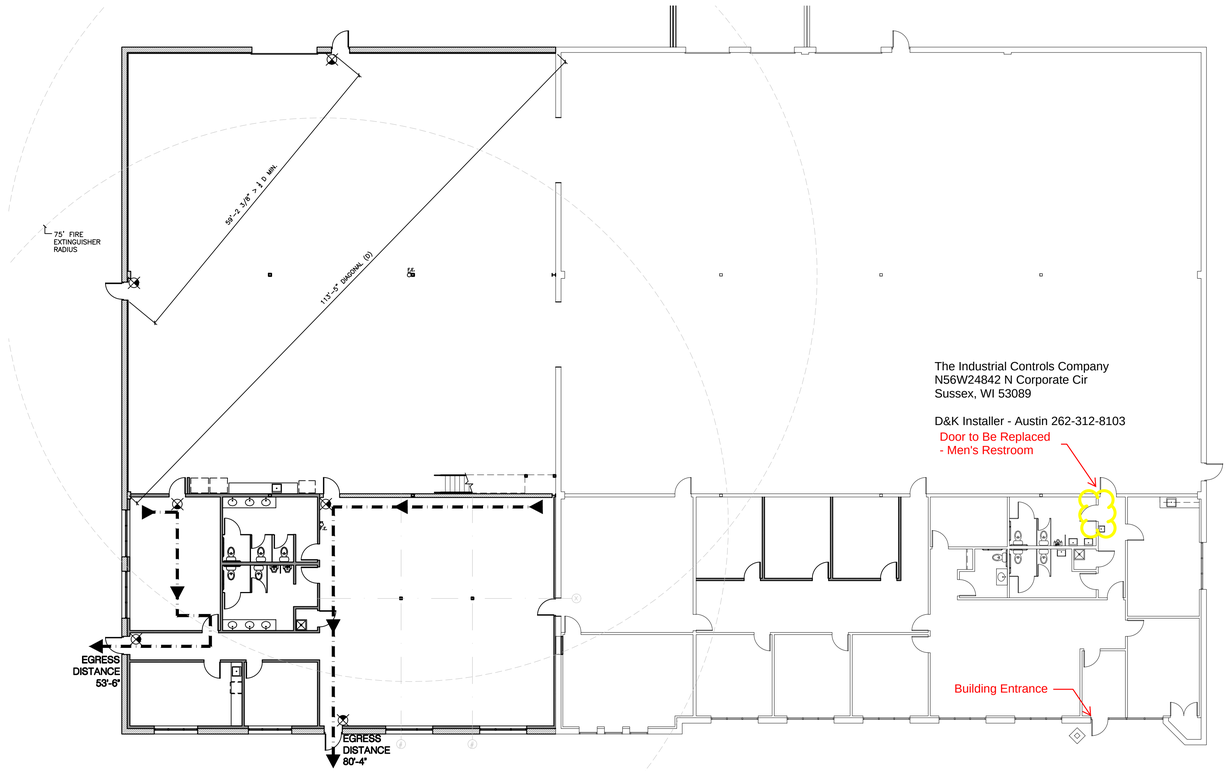
LAVATORIES REQUIRED:	LAVATORIES PROVIDED
MALE = 1	3
FEMALE = 1	3
UNISEX	0
DRINKING FOUNTAINS = 1 REQUIRED	SEE CODE EXCEPTIONS
OTHER: 1 SERVICE SINK REQUIRED PER BULIDING	1 PROVIDED

GENERAL EGRESS NOTES

1. PROVIDE DIRECTIONAL SIGNAGE INDICATING THE LOCATION OF ACCESSIBLE MEANS OF EGRESS AT ALL INACCESSIBLE DENOTED EXITS IN COMPLIANCE WITH IBC 1009.11
2. EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS, THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAT 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.
3. IN CASE OF POWER LOSS, ALL EXIT ACCESS SIGNAGE SHALL PROVIDE CONTINUED ILLUMINATION FOR 90 MINUTES MINIMUM.
5. ALL EXIT PASSAGEWAYS AND STAIRWAYS SHALL BE PROVIDED WITH EMERGENCY EGRESS LIGHTING WITH A STAND-BY POWER SOURCE.
6. ALL REQUIRED EXIT SIGNS SHALL BE LIGHTED AT ALL TIMES.



MEZZANINE CODE PLAN
SCALE: N.T.S.
2



FIRST FLOOR CODE PLAN
SCALE: N.T.S.
1

THRIVE ARCHITECTS
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Project Info. — 22049

INDUSTRIAL CONTROLS
NEW ADDITION

N56 W24842 N CORPORATE CIR.
SUSSEX, WI 53089

Sheet Title

CODE SHEET

Drawn by	Checked by
KJV	ALS

Revisions

No.	Date	Description
	03.24.2023	PERMIT SET

2023-03-24_PERMIT SET

Sheet No.

T1.1

Agenda

INDUSTRIAL CONTROLS
SITE IMPROVEMENT PLANS
N56 W24842 N. CORPORATE CIRCLE
SUSSEX, WI

PROJECT TEAM

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MDUFFEK@DUFFEKCONSTRUCTION.COM

BENCHMARK

SURVEY WAS PERFORMED IN NAD83, STATE PLANE COORDINATE SYSTEM, WISCONSIN SOUTH ZONE. ELEVATIONS ARE REFERENCED TO NAVD 88 VERTICAL DATUM IN WHICH THE SOUTHWEST CORNER OF SECTION 27, T8N, R19E, (POINT 8191370) HAS AN ELEVATION OF 945.99.

TOPOGRAPHIC INFORMATION IS FROM A GROUND SURVEY COMPLETED BY AYRES ASSOCIATES ON 06/14/2022.

CONTRACTOR NOTE

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

LOCATION MAP

(NOT TO SCALE)



Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	EXISTING CONDITIONS
C3.0	SITE PLAN
C3.1	HORIZONTAL CONTROL PLAN
C3.2	FIRE ACCESS PLAN
C3.3	PAVING PLAN
C3.4	SITE IMPERVIOUS PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	CONSTRUCTION DETAILS
SP1.0	SITE PLAN
A1.0	FLOOR PLAN
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A9.0	RENDERING
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A9.2	RENDERING
LGD1.0	LEGEND SHEET
LSP1.1	PROPOSED LANDSCAPE PLAN
LSP1.2	PROPOSED LANDSCAPE PLAN PLANTING DETAILS
PHO1.1	PROPOSED PHOTOMETRICS PLAN
PHO1.2	PROPOSED FIXTURE PLAN

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DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

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www.AyresAssociates.com

The Industrial Controls Company, Inc.

Revision	Date
CITY COMMENT SUBMITTAL	7/25/22
SITE PARKING REVISIONS	2/27/23

INDUSTRIAL CONTROLS
N56 W24842 N. CORPORATE CIRCLE
SUSSEX, WI

COVER SHEET

Drawn By: SEM
Checked By: SEM
Date: 2/27/23
Project No. 24-0397

Sheet Number

C1.0

File: I:\24\24-0397_Industrial Controls\4.Production\Civil3D\PlanSheets\C1.0 COVER SHEET.dwg Layout: C1.0 COVER SHEET User: MaierS Plotted: Feb 27, 2023 - 4:43pm

Agenda

GENERAL SITE WORK NOTES:

1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS BOOK, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATIONS FOR CONSTRUCTION IN THE VILLAGE OF SUSSEX, WISCONSIN; IN CASE OF CONFLICT, THE VILLAGE OF SUSSEX SHALL TAKE PRECEDENCE.
2. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS FOR CONSTRUCTION IN THE VILLAGE OF SUSSEX, UNLESS OTHERWISE NOTED ON THE PLANS.
3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THIS CONTRACT.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS BEFORE CONSTRUCTION BEGINS.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING THAT COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER. THE OWNER AND ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REGARD TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. ALL KNOWN DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, WHETHER CONTAINED IN THE DATA SUBMITTED BY THESE AGENCIES OR NOT, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THE TITLE SHEET MAY BE CONTACTED. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION" PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE SURVEYOR'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK, OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE, IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
7. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
8. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE VILLAGE UPON FINAL INSPECTION OF THE PROJECT.
9. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR LENGTH SPECIFIED IN THE GENERAL CONDITIONS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.
10. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB PER OSHA REGULATIONS.
11. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION, AND IN ACCORDANCE WITH LOCAL MUNICIPAL CODES. A TRAFFIC CONTROL PERMIT IS REQUIRED FOR WORK ON CITY STREETS.
12. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
13. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN INSPECTED AND APPROVED AS REQUIRED BY THE OWNER AND ENTITY THAT HAS JURISDICTION OVER THE WORK.
14. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.
15. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
16. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.
17. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.
18. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH NPDES STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL THE NOTICE OF TERMINATION HAS BEEN OBTAINED. THE CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO THE EROSION CONTROL TO STAY IN COMPLIANCE WITH THE NPDES PERMIT. THESE ADJUSTMENTS MAY BE MADE TO ACCOMMODATE PHASED CONSTRUCTION AND/OR SPECIFIC SITE CONDITIONS.
19. THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS AND MAKE THE NECESSARY SUBMITTALS TO THE ENGINEER. SAID PLANS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.
20. THE CONTRACTOR SHALL VIDEOTAPE THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
21. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.
22. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OFFSITE OF ANY EXISTING PAVING AND STRUCTURES REMOVED.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEY.
25. ALL EXISTING TRAFFIC AND STREET SIGNS DISTURBED SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR AND TO THE CITY OF VILLAGE OF SUSSEX STANDARDS.
26. REFER TO IRRIGATION PLANS FOR SLEEVING REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY COMPANIES FOR SLEEVING REQUIREMENTS PRIOR TO ANY PAVING ACTIVITIES.
27. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. AND T.A.S.) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ARCHITECT AND ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. COMPLIANCE ISSUES.

EARTHWORK NOTES:

1. GENERAL
A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED.

C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR TO DETERMINE SUBGRADE ELEVATIONS.

D. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED AND APPROVED PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

2. TOPSOIL EXCAVATION INCLUDES:
A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

B. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE AT CONTRACTOR'S EXPENSE.

D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

3. EARTH EXCAVATION INCLUDES:
A. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.01 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

B. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF .01 FEET. THE FILL MATERIALS SHALL BE PLACED PER THE GEOTECHNICAL RECOMMENDATIONS

C. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 95% OF THE MODIFIED PROCTOR DRY DENSITY PER GEOTECHNICAL RECOMMENDATIONS.

4. MISCELLANEOUS. THE CONTRACTOR SHALL:
A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED BY THE GEOTECHNICAL RECOMMENDATIONS FOR ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

B. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

6. TESTING AND FINAL ACCEPTANCE:
A. THE CONTRACTOR SHALL PROOF ROLL THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON THE PLAN. MODIFICATIONS TO THE SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
3. ALL EROSION CONTROL MEASURES AS INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. THE CONTRACTOR SHALL FURNISH AND INSTALL ADDITIONAL MEASURES AS REQUIRED TO COMPLETE THE WORK AND COMPLY WITH APPLICABLE PERMITS, REGULATIONS, AND PROJECT REQUIREMENTS OR AS REQUESTED BY STATE INSPECTORS, MUNICIPAL INSPECTORS, AIE, AND OTHER APPLICABLE AGENCIES. ADDITIONAL EROSION CONTROL MEASURES AS REQUESTED SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
4. INLET PROTECTION SHALL BE INSTALLED AT ALL INLETS WITHIN THE CONSTRUCTION SITE AS WELL AS AT ANY DOWNSTREAM INLETS THAT MAY BE AFFECTED BY CONSTRUCTION. INSTALL PRIOR TO STARTING ANY WORK ON SITE. IF NEW INLETS ARE INSTALLED PER PROJECT, NEW INLET PROTECTION SHALL BE INSTALLED AT THOSE INLETS.
5. INLET PROTECTION SHALL BE KEPT CLEAN OF DEBRIS ON A DAILY BASIS THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT. INLET PROTECTION SHALL BE REMOVED ONCE PROJECT HAS ENDED AND SITE HAS STABILIZED PER NPDES GENERAL PERMIT REQUIREMENTS.
6. PAVED SURFACES ADJACENT TO THE CONSTRUCTION SITE SHALL BE SWEPT AND/OR SCRAPED TO REMOVE SOIL, SEDIMENT, DIRT, AND/OR DUST AS NEEDED THROUGHOUT THE DAY AND AT THE END OF EVERY DAY. HE CONTRACTOR SHALL TAKE MEASURES TO PREVENT VEHICLES INVOLVED IN THE CONSTRUCTION PROJECT FROM DISCARDING MUD, DIRT, DEBRIS OR CONSTRUCTION MATERIALS ONTO THE VILLAGE OF SUSSEX STREETS, SIDEWALKS, AND PARKWAYS. IF THIS WORK IS NOT COMPLETED WITHIN THIS TIME FRAME, THE CITY OF VILLAGE OF SUSSEX HAS THE RIGHT TO PERFORM THIS WORK AND BILL THE CONTRACTOR.
7. CONTRACTOR SHALL INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF ALL STOCKPILES.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DUST CONTROL ON THE PROJECT THROUGHOUT EACH DAY. ALL DAMAGE RESULTING FROM DUST SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS.
9. ALL SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
10. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
11. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN SEVEN (7) DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH.
12. THE MINIMUM SEEDING RATE FOR TEMPORARY SEEDING IN TURF AREAS IS 5 POUNDS GRASS SEED MIX PER 1000 SQUARE FEET USED AND COMBINED WITH ANNUAL RYEGRASS AT A RATE OF 1½ POUNDS PER 1000 SQUARE FEET, UNLESS OTHERWISE SPECIFIED.
13. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES.
14. ALL DISTURBED AREAS TO BE SEEDED SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH.
15. SILT FENCING SHALL NOT BE INSTALLED WITHIN THE CRITICAL ROOT ZONE OR WITHIN THE DRIP LINE OF ANY TREES OR SHRUBS TO BE PROTECTED. USE SILT SOCKS WHICH DO NOT REQUIRE EXCAVATION AND CUTTING ROOTS.
16. INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK AND AFTER EACH ½ INCH RAINFALL) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
17. CONTRACTOR SHALL KEEP RECORDS ON SITE OF ALL EROSION CONTROL INSPECTIONS AND AVAILABLE FOR REVIEW BY INSPECTORS WHEN REQUESTED.
18. CONTRACTOR SHALL REMOVE SEDIMENT FROM THE STORM FACILITIES IMPACTED BY CONSTRUCTION INCLUDING STRUCTURES OUTSIDE OF THE CONSTRUCTION SITE AFTER COMPLETION OF ALL SITE CONSTRUCTION AND PRIOR TO SUBSTANTIAL COMPLETION.
19. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION IN ACCORDANCE WITH WDNR REQUIREMENTS.

STORM SEWER NOTES:

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

UTILITY NOTES:

1. ALL EXISTING UTILITY LINES TO REMAIN SHALL BE FULLY PROTECTED AND SUPPORTED/SHORED DURING CONSTRUCTION TO KEEP LINES IN SERVICE AND TO PREVENT DAMAGE. WHERE NEW UNDERGROUND UTILITIES ARE TO BE INSTALLED BELOW EXISTING UTILITIES, SUPPORT EXISTING LINES IN PLACE, PROVIDING RESTRICTION OF BOTH HORIZONTAL AND VERTICAL MOVEMENT OF THE PIPING. AFTER NEW UTILITIES HAVE BEEN INSTALLED, EXISTING UTILITIES SHALL BE BACKFILLED IN SAME MANNER AS THAT SPECIFIED FOR NEW UTILITIES. PROVIDE FLOWABLE CONCRETE FILL DIRECTLY BENEATH EXISTING UTILITIES WHERE SPECIFIED COMPACTION REQUIREMENTS CAN NOT BE ACHIEVED.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, MUNICIPALITY, AND THE APPROPRIATE UTILITY COMPANY TO REPORT ANY DAMAGE TO AN EXISTING UTILITY OR STRUCTURE. ALL DAMAGED EXISTING UTILITIES OR STRUCTURES MUST BE REPAIRED THE SAME DAY THAT THE DAMAGE OCCURRED. IF APPROPRIATE MATERIALS FOR PERMANENT REPAIR ARE NOT AVAILABLE CONTRACTOR SHALL PROVIDE WHATEVER MATERIALS NECESSARY TO TEMPORARILY RESTORE UTILITY TO SERVICE AND SCHEDULE SHUT DOWN TO MAKE PERMANENT REPAIRS. THE LOCAL MUNICIPALITY AND UTILITY OWNER RESERVES THE RIGHT TO MAKE REPAIRS TO DAMAGED UTILITIES IF THE CONTRACTOR DOES NOT PROVIDE TIMELY REPAIRS. ALL COSTS FOR THESE REPAIRS WILL BE BILLED TO THE CONTRACTOR. REPAIR WORK TO BE IN ACCORDANCE WITH THESE SPECIFICATIONS AND/OR UTILITY OWNER'S REQUIREMENTS.
3. THE CONTRACTOR SHALL ADHERE TO ALL O.S.H.A. REQUIREMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SOIL RETENTION ON BOTH SIDES OF UTILITY EXCAVATION AND AS REQUIRED AROUND UTILITY STRUCTURE EXCAVATIONS TO LIMIT THE WIDTH OF THE EXCAVATION. ALL SOIL RETENTION SHALL BE REMOVED AFTER COMPLETION OF UTILITY AND STRUCTURE INSTALLATION.
5. DESIGN OF SUPPORT SYSTEMS, SHIELD SYSTEMS, AND OTHER PROTECTION SYSTEMS FOR SOIL RETENTION SHALL BE SELECTED, DESIGNED, FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR. IF NECESSARY CONTRACTOR SHALL DESIGN ANY SHEETING, H PILE AND LAGGING SYSTEM, ETC. FOR SOIL RETENTION. SUBMIT DESIGN STAMPED BY A REGISTERED ENGINEER, TO BE APPROVED BY THE LOCAL MUNICIPALITY HAVING JURISDICTION.
6. CAUTION SHALL BE CARRIED OUT WHILE WORKING AROUND ELECTRICAL AND TELEPHONE/COMMUNICATIONS DUCT BANKS, AND OTHER UTILITIES. THE CONTRACTOR SHALL INSTALL ALL SHORING REQUIRED TO PREVENT MOVEMENT OF THE UTILITIES AND "CAVE-INS" OF THE SAND BED.
7. CONTRACTOR SHALL HAVE ADEQUATE MATERIALS ON-SITE TO CONTINUE PROGRESS OF UTILITY AND PAVING INSTALLATION IN A CONTINUOUS FASHION. CONTRACTOR SHALL PROVIDE PIPING, SUFFICIENT ELBOWS AND FITTINGS AS NECESSARY TO MAKE ADJUSTMENTS FOR FIELD CONDITIONS.
8. CONTRACTOR SHALL PROVIDE PROTECTION AND USE APPROPRIATE LOADINGS WHEN STORING MATERIALS AND EQUIPMENT ON, OR MOVING EQUIPMENT OVER UNDERGROUND UTILITIES TO INSURE UTILITIES ARE NOT DAMAGED.
9. CONTRACTOR TO INSTALL 12 GAUGE TRACER WIRE ALONG THE LENGTH OF NON-METALLIC WATER PIPE. TEST AFTER INSTALLED.
10. CONTRACTOR TO INSTALL 12 GAUGE GREEN TRACER WIRE ALONG LENGTH OF NON-METALLIC SANITARY PIPE. TEST AFTER INSTALLED. AT EACH MANHOLE, RUN THE TRACER WIRE UP THE SIDE OF THE MANHOLE AND BORE ¾" DIAMETER HOLE BELOW THE BASE OF THE CONE. RUN TRACER WIRE THROUGH HOLE AND CONNECT TO INSIDE OF MANHOLE WITH STAINLESS STEEL FASTENER. FILL HOLE WITH CONCRETE.
11. CONTRACTOR TO INSTALL 12 GAUGE BROWN TRACER WIRE ALONG LENGTH OF NON-METALLIC STORM PIPE. TEST AFTER INSTALLED. AT EACH MANHOLE, RUN THE TRACER WIRE UP THE SIDE OF THE MANHOLE AND BORE ¾" DIAMETER HOLE BELOW THE BASE OF THE CONE. RUN TRACER WIRE THROUGH HOLE AND CONNECT TO INSIDE OF MANHOLE WITH STAINLESS STEEL FASTENER. FILL HOLE WITH CONCRETE.

PAVING NOTES:

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

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

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

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

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

(1) SCARIFY, DISC, AND AERATE.

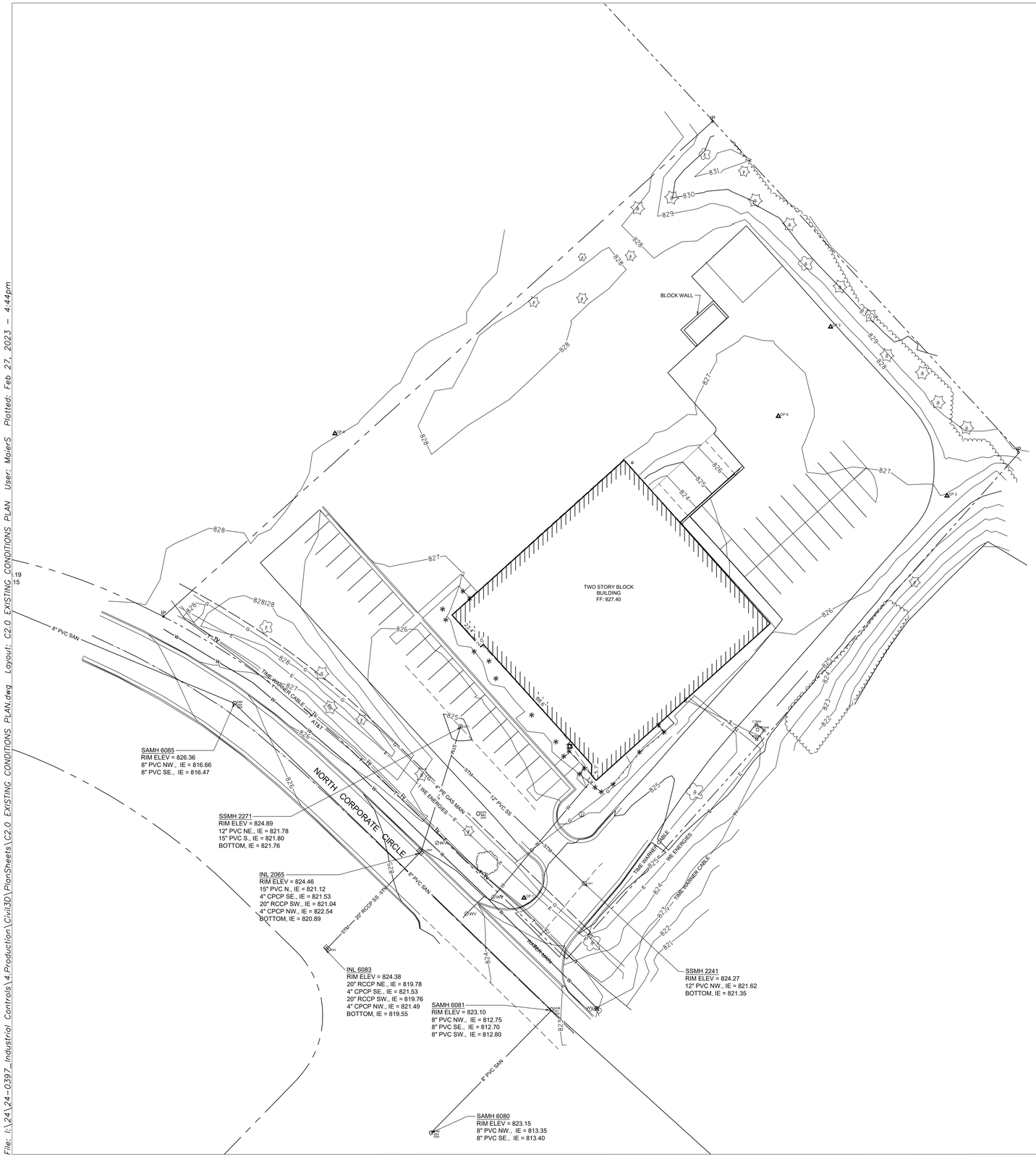
(2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.

(3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.

(4) USE OF GEOTEXTILE FABRIC.

C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH)

Agenda



GENERAL NOTES:

1.) Field work was completed on 06-08-2022, 06-09-2022, & 06-14-2022.

2.) Survey was performed in NAD83, State Plane Coodinate System, Wisconsin South Zone.

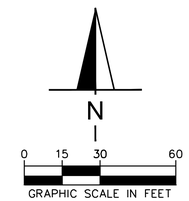
3.) Elevations are referenced to NAVD 88 Vertical Datum in which the Southwest corner of Section 27, T8N, R19E, (point 8191370), has an elevation of 945.99'.

4.) Water main assumed to continue to the building.

LEGEND

SAN MH	SANITARY MANHOLE	FO MH	FIBER OPTIC MANHOLE
STM MH	STORM SEWER MANHOLE	ELEC MH	ELECTRIC MANHOLE
	INLET	MH	GENERAL MANHOLE
	CATCH BASIN		POWER POLE
WV	WATER VALVE	ETRAN	ELECTRIC TRANSFORMER
GV	GAS VALVE	TPED	TELEPHONE PEDESTAL
	FIRE HYDRANT	TVPED	TV PEDESTAL
WELL	WELL		ELECTRIC METER
GUY	GUY ANCHOR		ELECTRIC PULLBOX
			LIGHT POLE

- EASEMENT LINE
- PROPERTY LINE
- TV — UNDERGROUND TELEPHONE
- TV — UNDERGROUND TV CABLE
- FO — UNDERGROUND FIBER OPTIC
- E — UNDERGROUND ELECTRIC
- SAN — UNDERGROUND SANITARY
- G — UNDERGROUND GAS
- STM — UNDERGROUND STORM SEWER
- W — WATERMAIN
- OH — OVERHEAD ELECTRIC
- ● ▲ FOUND MONUMENT (TYPE/SIZE NOTED)
- ○ SET ¾" x 18" CAPPED REBAR WEIGHING 1.50 LBS/LINEAR FT
- △ SET PK NAIL SURVEY NAIL WITH WASHER
- (100.00') RECORD BEARING OR DISTANCE
- ⊕ SECTION CORNER



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INDUSTRIAL CONTROLS
N56 W24842 N. CORPORATE CIRCLE
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EXISTING CONDITIONS

Drawn By: SEM
Checked By: SEM
Date: 2/27/23
Project No. 24-0397

Sheet Number

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Agenda



KEY NOTES

1. PROPOSED BUILDING (SEE ARCHITECTURAL PLANS FOR DESIGN)
2. 30" CONCRETE CURB AND GUTTER
3. CONCRETE SIDEWALK
4. CONCRETE PAVEMENT
5. EXISTING LANDSCAPE AREA TO REMAIN
6. ASPHALT PAVEMENT
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB ETC. TYP
8. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DESIGN)
9. RETAINING WALL WITH HANDRAIL (SEE STRUCTURAL PLANS)
10. EXISTING BUILDING
11. 4" WIDE PAINTED PARKING STRIPE/ISLAND
12. CONCRETE BUILDING STOOP
13. REMOVE EXISTING TRASH ENCLOSURE
14. REMOVE TREE/SHRUB
15. REMOVE EXISTING CURB TAPER AND CONNECT TO EXISTING CURB
16. PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR DETAILS)
17. EXISTING LOADING DOCK TO REMAIN
18. CONCRETE BOLLARD
19. 4' WIDE V-SHAPED CONCRETE PAN
20. HANDICAP PARKING SIGN
21. PAINTED HANDICAP PARKING SYMBOL

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INDUSTRIAL CONTROLS

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SITE PLAN

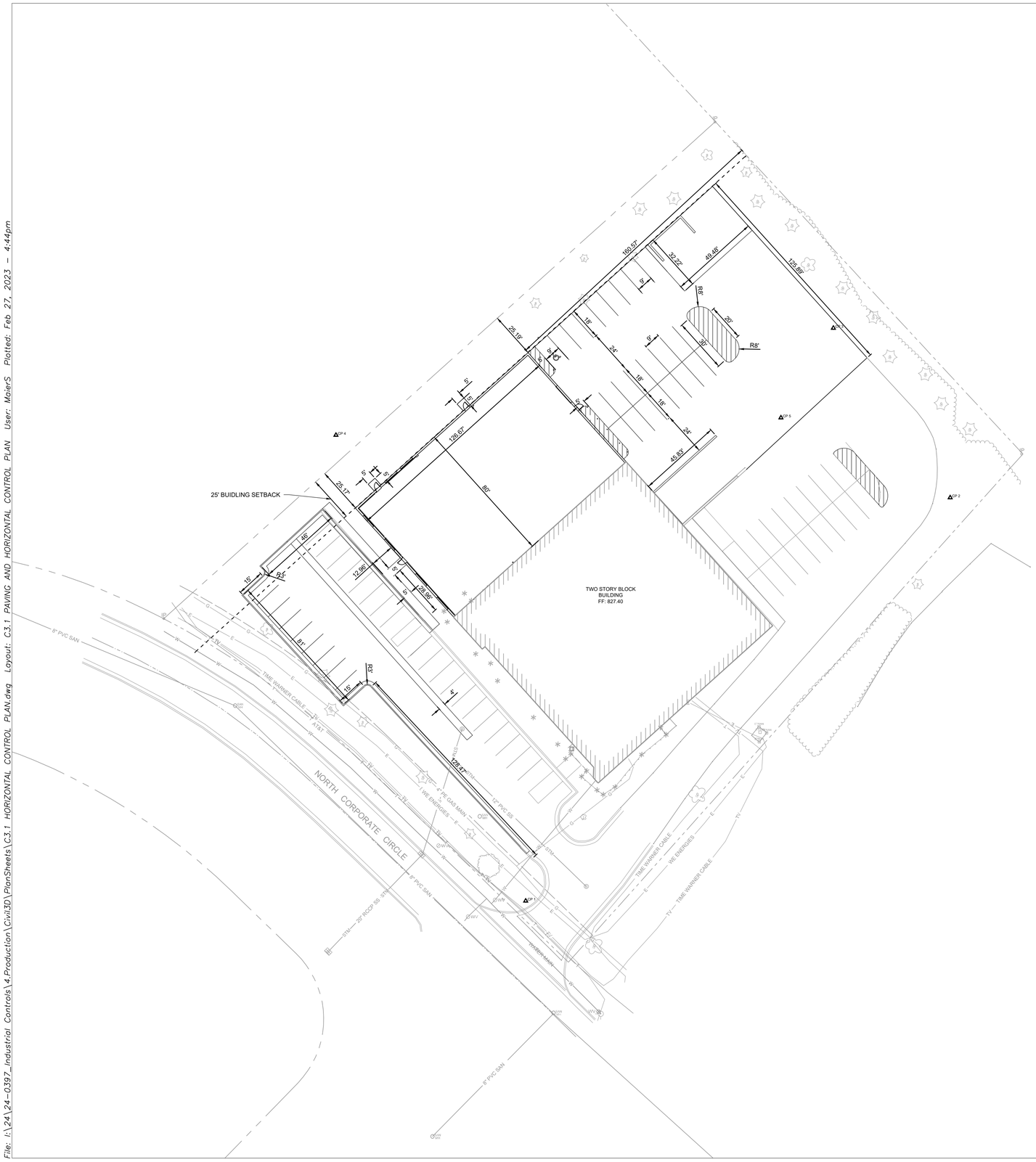
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Agenda



GENERAL NOTES

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

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HORIZONTAL CONTROL PLAN

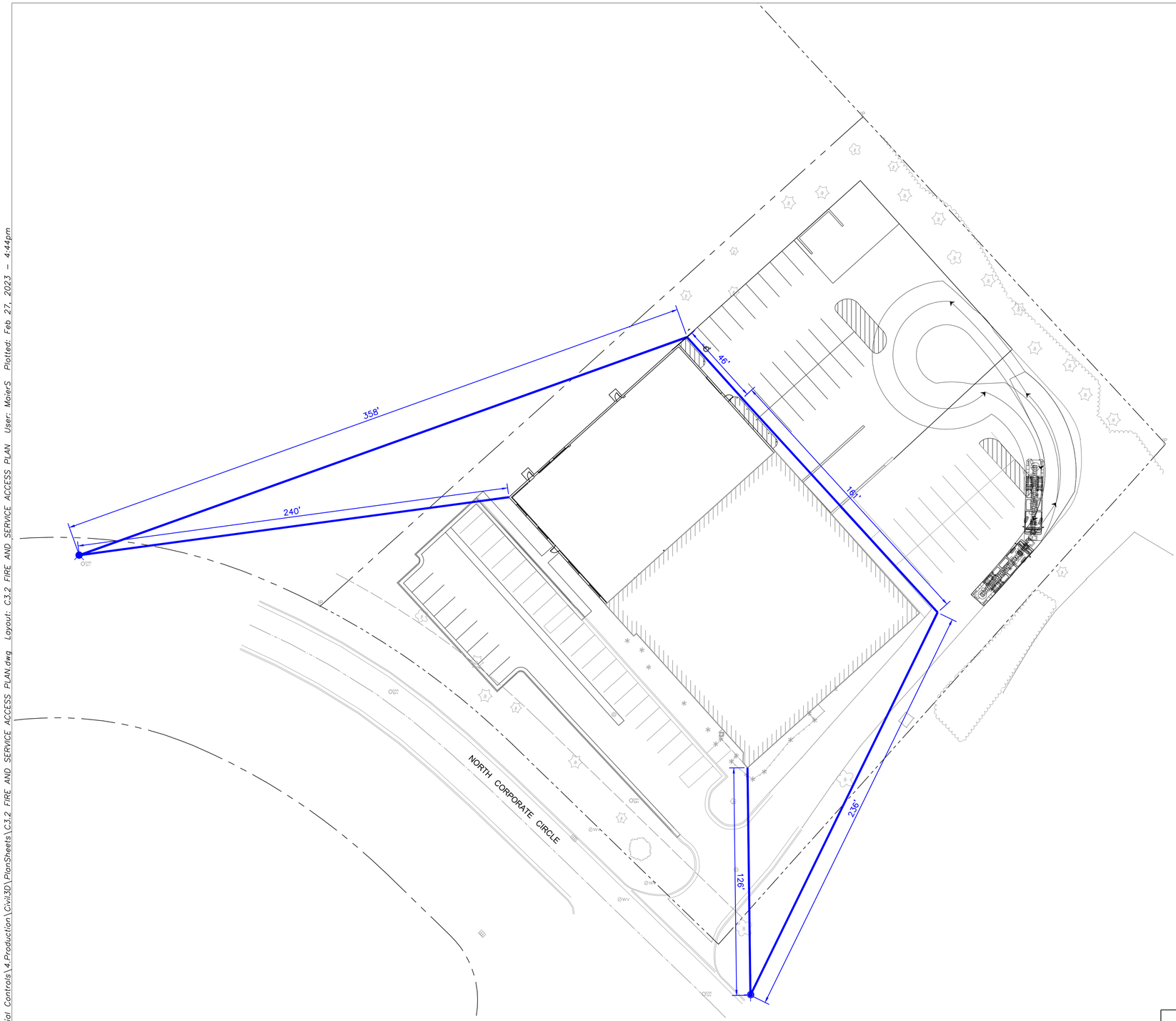
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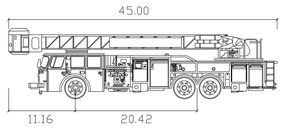
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E-One Cyclone II 95 HP

	Feet
Width	: 9.50
Track	: 9.35
Lock to Lock Time	: 6.0
Steering Angle	: 43.4

VEHICLE NOTE

OUTER EDGE OF VEHICLE TRACKING LINE IS CORNER OF VEHICLE, NOT TIRE TRACK.

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FIRE ACCESS PLAN

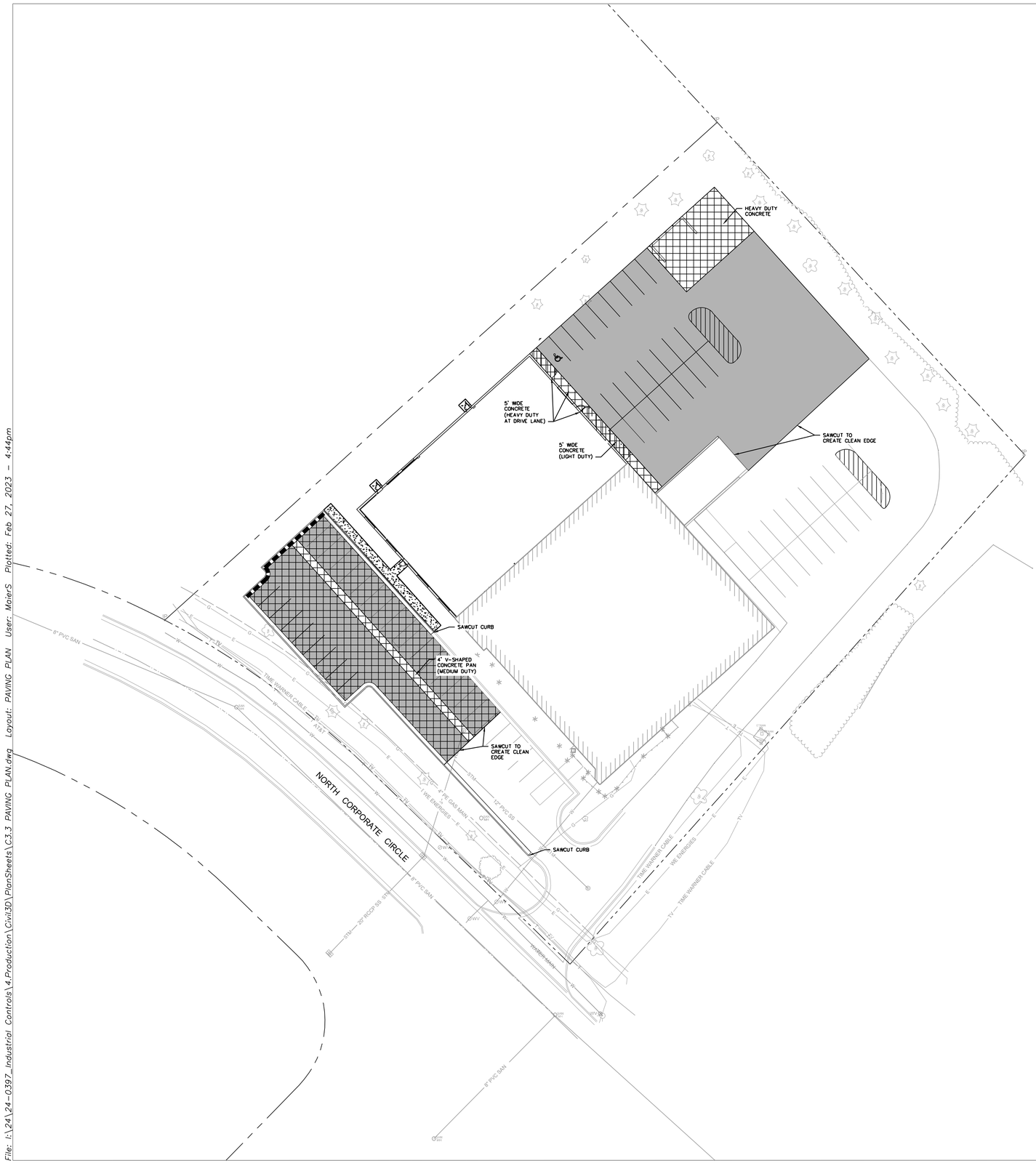
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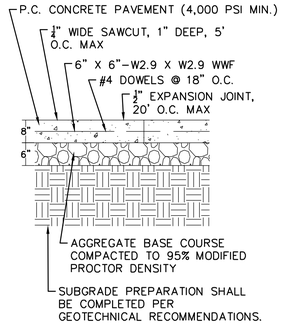
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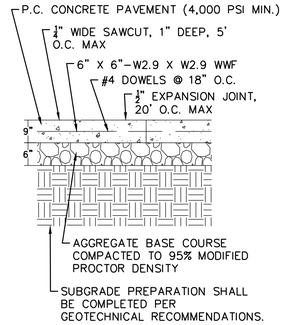
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MEDIUM DUTY CONCRETE PAVING



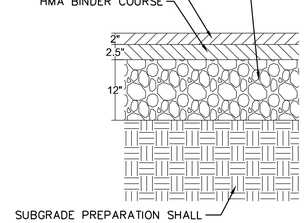
HEAVY DUTY CONCRETE PAVING

NOTE:

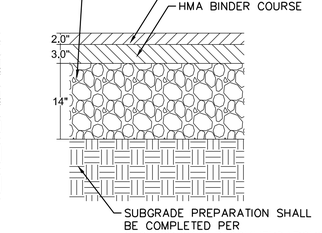
1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC, SHALL BE CONSTRUCTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.
2. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 14 DAYS.
3. PROVIDE ½" EXPANSION JOINTS AT 20' MAXIMUM SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
4. PROVIDE ⅛" GROOVED CONTROL JOINTS AT 5' CENTERS.
5. WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
6. PROVIDE ½" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
7. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
8. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.
9. EDGES OF CONCRETE SLABS SHALL BE THICKENED TO 12" CONCRETE

CONCRETE PAVING

NOT TO SCALE



STANDARD DUTY ASPHALTIC PAVEMENT



HEAVY DUTY ASPHALTIC PAVEMENT

NOTE:

1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC, SHALL BE CONSTRUCTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.
2. SEE PAVING NOTES ON THE GENERAL NOTES SHEET FOR PRIME COAT AND TACK COAT REQUIREMENTS.
3. CONTRACT SHALL COORDINATE PAVING SECTIONS WITH THE OWNER PRIOR TO BIDDING AND CONSTRUCTION.

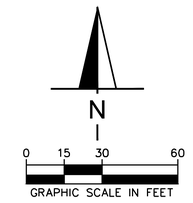
ASPHALT PAVING

NOT TO SCALE

PAVING AND CURB LEGEND

- 30" SPILL CONCRETE CURB AND GUTTER — SEE CONSTRUCTION DETAILS
- 30" CATCH CONCRETE CURB AND GUTTER — SEE CONSTRUCTION DETAILS
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAILS ABOVE FOR PAVEMENT SECTION
- STANDARD DUTY ASPHALT PAVEMENT — SEE DETAILS ABOVE FOR PAVEMENT SECTION
- CONCRETE PAVEMENT — SEE DETAILS ABOVE FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE DETAILS ABOVE FOR PAVEMENT SECTION

CONTRACTOR TO CREATE CLEAN SAWCUT LINE AT ALL JOINTS WITH NEW/EXISTING PAVEMENT CONNECTIONS



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PAVING PLAN

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Date: 2/27/23
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STORMWATER NOTE

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

	AREA	% OF PROPERTY
PROPERTY TOTAL AREA	101,936 SF	100%
IMPERVIOUS AREA	74,120± SF	73± %
PERVIOUS AREA (LANDSCAPE)	27,816± SF	27± %

PERVIOUS AREA (LANDSCAPE)

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SITE IMPERVIOUS PLAN

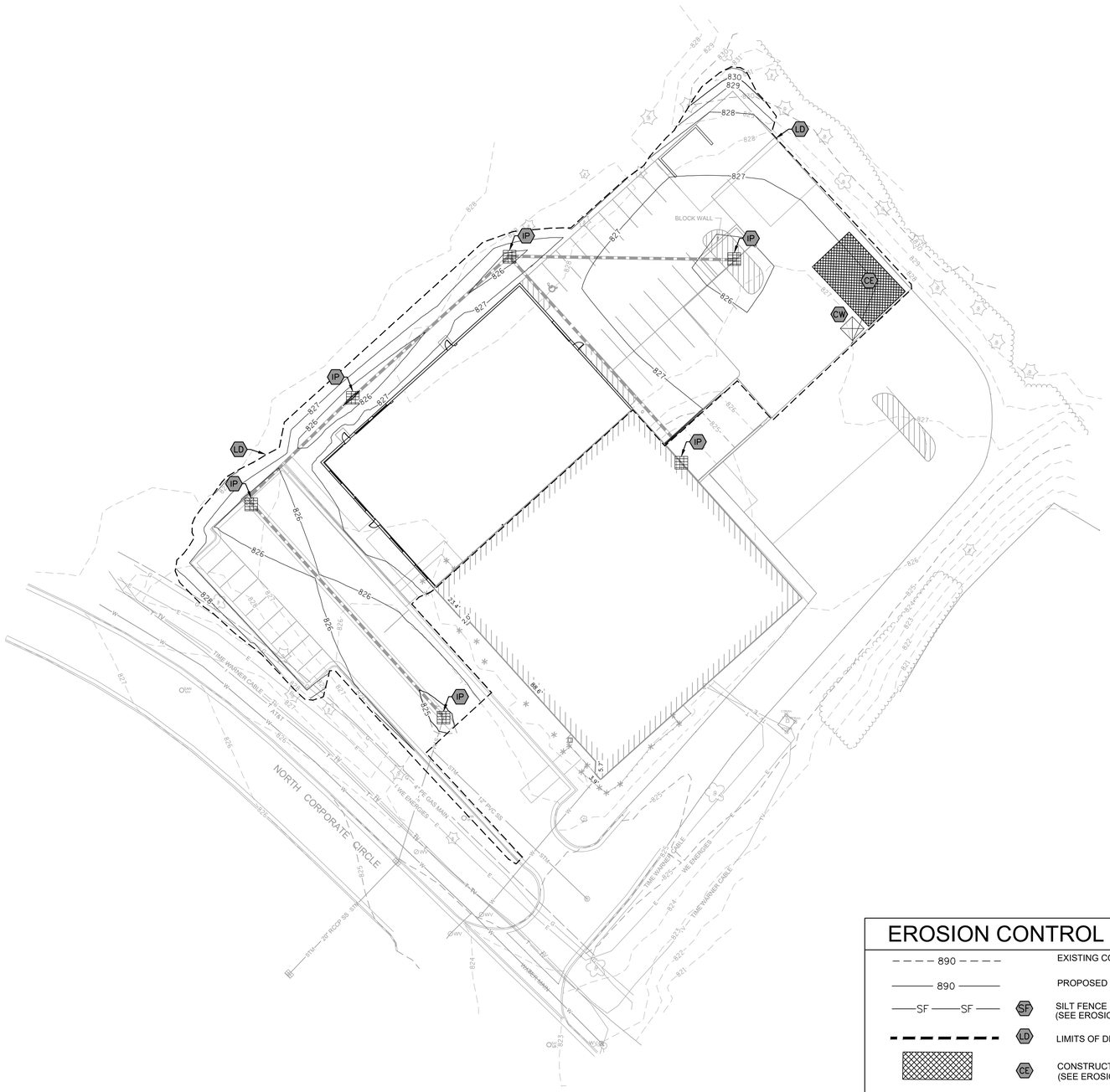
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EROSION CONTROL LEGEND

890	EXISTING CONTOUR
890	PROPOSED CONTOUR
SF SF	SILT FENCE (SEE EROSION CONTROL DETAILS)
LD	LIMITS OF DISTURBANCE (0.98 ACRES)
CE	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
IP	INLET PROTECTION (SEE EROSION CONTROL DETAILS)
CW	CONCRETE WASHOUT (TO BE DETERMINED BY CONTRACTOR)

EROSION CONTROL NOTES

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

TEMPORARY EROSION CONTROL NOTES

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

SEQUENCE OF ACTIVITIES

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

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INDUSTRIAL CONTROLS
N56 W24842 N. CORPORATE CIRCLE
SUSSEX, WI

EROSION CONTROL PLAN

Drawn By: SEM
Checked By: SEM
Date: 2/27/23
Project No. 24-0397

Sheet Number

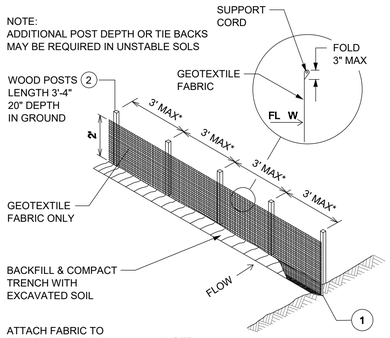
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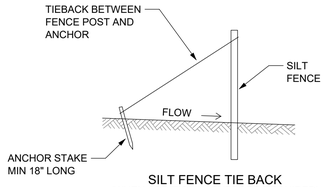
GENERAL NOTES

1. TRENCH SHALL BE A MIN OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD THE MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MIN SIZE OF $1\frac{1}{2}$" x $1\frac{1}{2}$" OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS;
   A. TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
   B. HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.

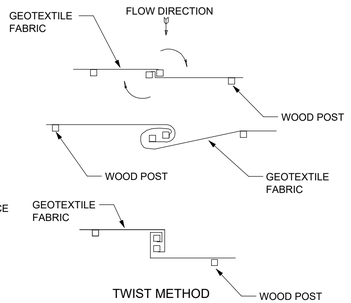


*NOTE:
8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED

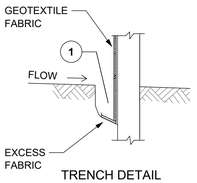
SILT FENCE



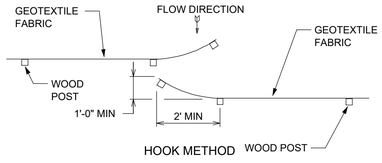
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TWIST METHOD



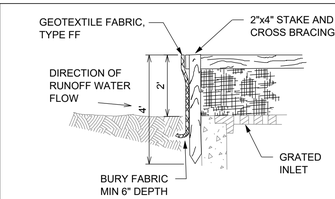
TRENCH DETAIL

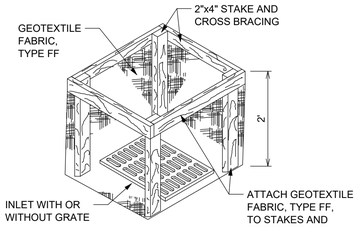


HOOK METHOD

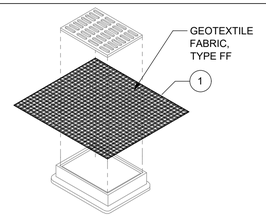
JOINING 2 LENGTHS OF SILT FENCE

SF SILT FENCE
NOT TO SCALE



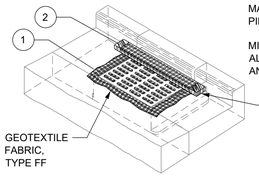


INLET PROTECTION, TYPE A

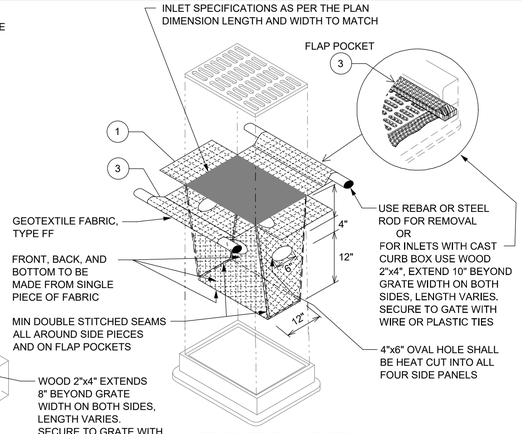


INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



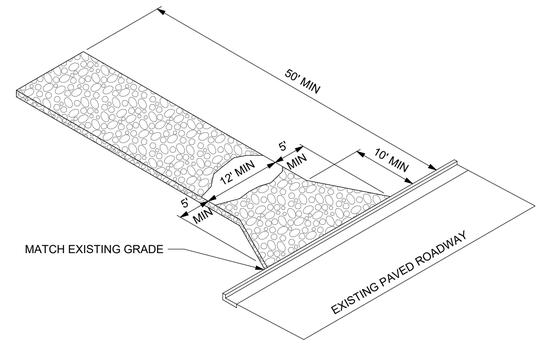
INLET PROTECTION, TYPE D
(WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE 2)

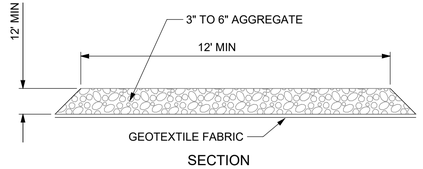
GENERAL NOTES
-MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
-WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING IN TO HE INLET SHALL BE REMOVED IMMEDIATELY.
1. -FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. -FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. -FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2x4.

INSTALLATION NOTES
TYPE B & C: -TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
-THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
TYPE D: -DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
-TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
-THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

IP INLET PROTECTION
NOT TO SCALE



PLAN



SECTION

CE CONSTRUCTION ENTRANCE
NOT TO SCALE

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The Industrial Controls Company, Inc.

Revision	Date
CITY COMMENT SUBMITTAL	7/25/22
SITE PARKING REVISIONS	2/27/23

INDUSTRIAL CONTROLS
N56 W24842 N. CORPORATE CIRCLE
SUSSEX, WI

EROSION CONTROL DETAILS

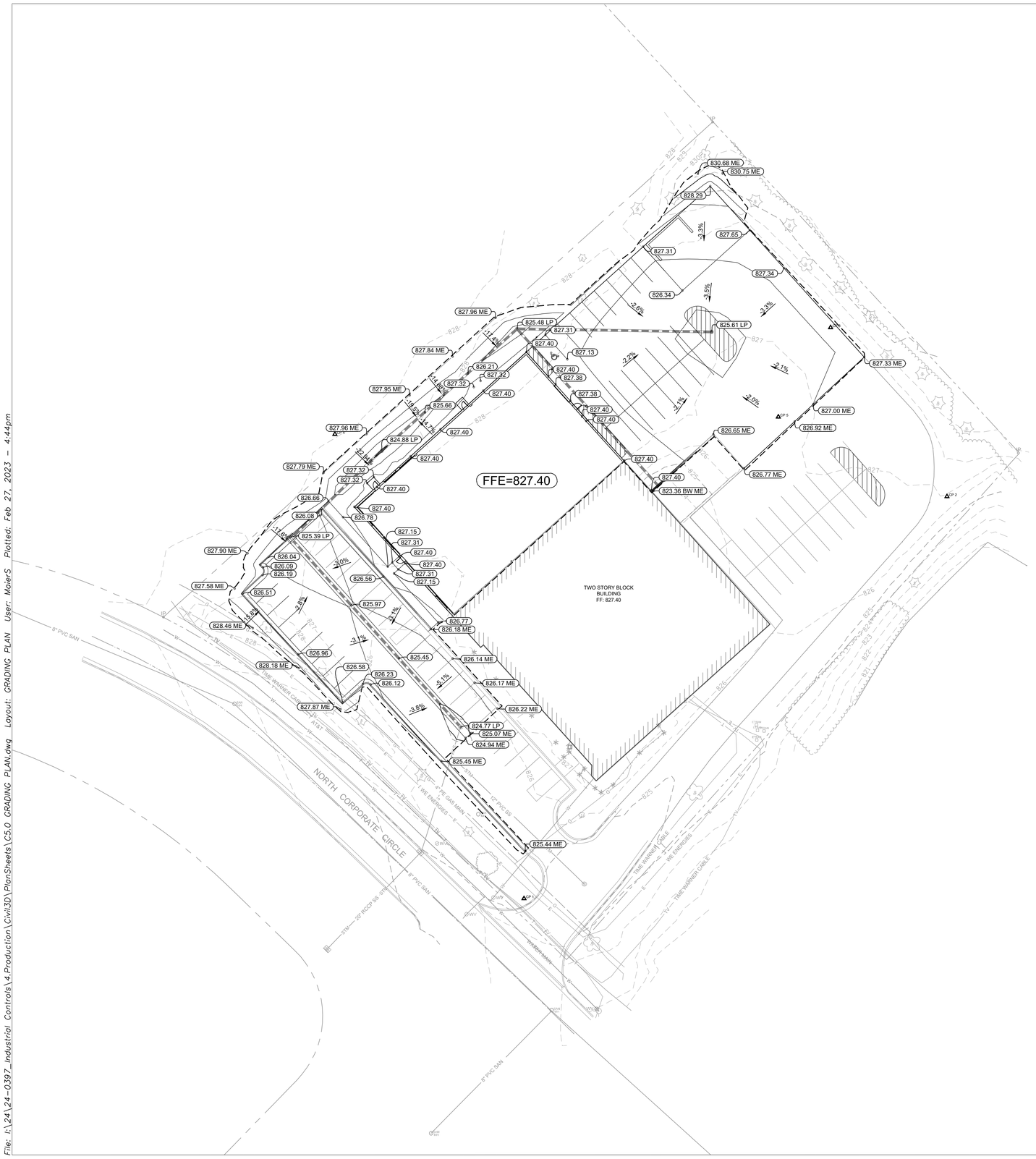
Drawn By: SEM
Checked By: SEM
Date: 2/27/23
Project No. 24-0397

Sheet Number

C4.1

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Agenda



GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE OCCURS AT ALL JOINTS WITH EXISTING CONDITIONS.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
5. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2.0% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
6. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
7. MATCH EXISTING ELEVATIONS AT THE PROPERTY LINE.
8. NO GRADING SLOPES SHALL EXCEED 4:1 SLOPES.
9. WATER TRUCK CALLED FOR BY THE CITY INSPECTOR WILL BE PROVIDED TO KEEP WIND EROSION IN CHECK.
10. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.
11. ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THIS DEVELOPMENT SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY FIX ANY EXCAVATIONS OR EXCESSIVE PAVEMENT FAILURES CAUSED BY THE DEVELOPMENT AND SHALL PROPERLY BARRICADE THE SITE UNTIL CONSTRUCTION IS COMPLETE. FAILURE BY THE CONTRACTOR TO CORRECT ANY OF THE ABOVE WITHIN 48 HOURS OF WRITTEN NOTICE BY THE CITY SHALL CAUSE THE CITY TO ISSUE A STOP WORK ORDER (RED TAG) AND/OR DO THE WORK AND MAKE A CLAIM AGAINST THE LETTER OF CREDIT FOR ANY COST INCURRED BY THE CITY.
12. AREAS BEING DISTURBED BY THE GRADING SHALL BE RESEEDED WITH NATIVE VEGETATION OR AS APPROVED ON THE DEVELOPMENT PLAN.
13. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUEST SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
14. THE DUTY OF THE CITY TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURE IN, ON, OR NEAR THE CONSTRUCTION SITE.
15. CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1967) FOR LOCATION OF UNDERGROUND GAS, ELECTRIC, AND TELEPHONE UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GRADING LEGEND

TC = TOP OF CURB
ME = MATCH EXISTING ELEVATION
LP = LOW POINT
TW = TOP OF WALL
BW = BOTTOM OF WALL
FG = FINISHED GRADE
X.XX% — SLOPE AND FLOW DIRECTION
800 — EXISTING CONTOUR
800 — PROPOSED CONTOUR
LIMITS OF DISTURBANCE

N

0 15 30 60
GRAPHIC SCALE IN FEET

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The Industrial Controls Company, Inc.

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CITY COMMENT SUBMITTAL	7/25/22
SITE PARKING REVISIONS	2/27/23

INDUSTRIAL CONTROLS
N56 W24842 N. CORPORATE CIRCLE
SUSSEX, WI

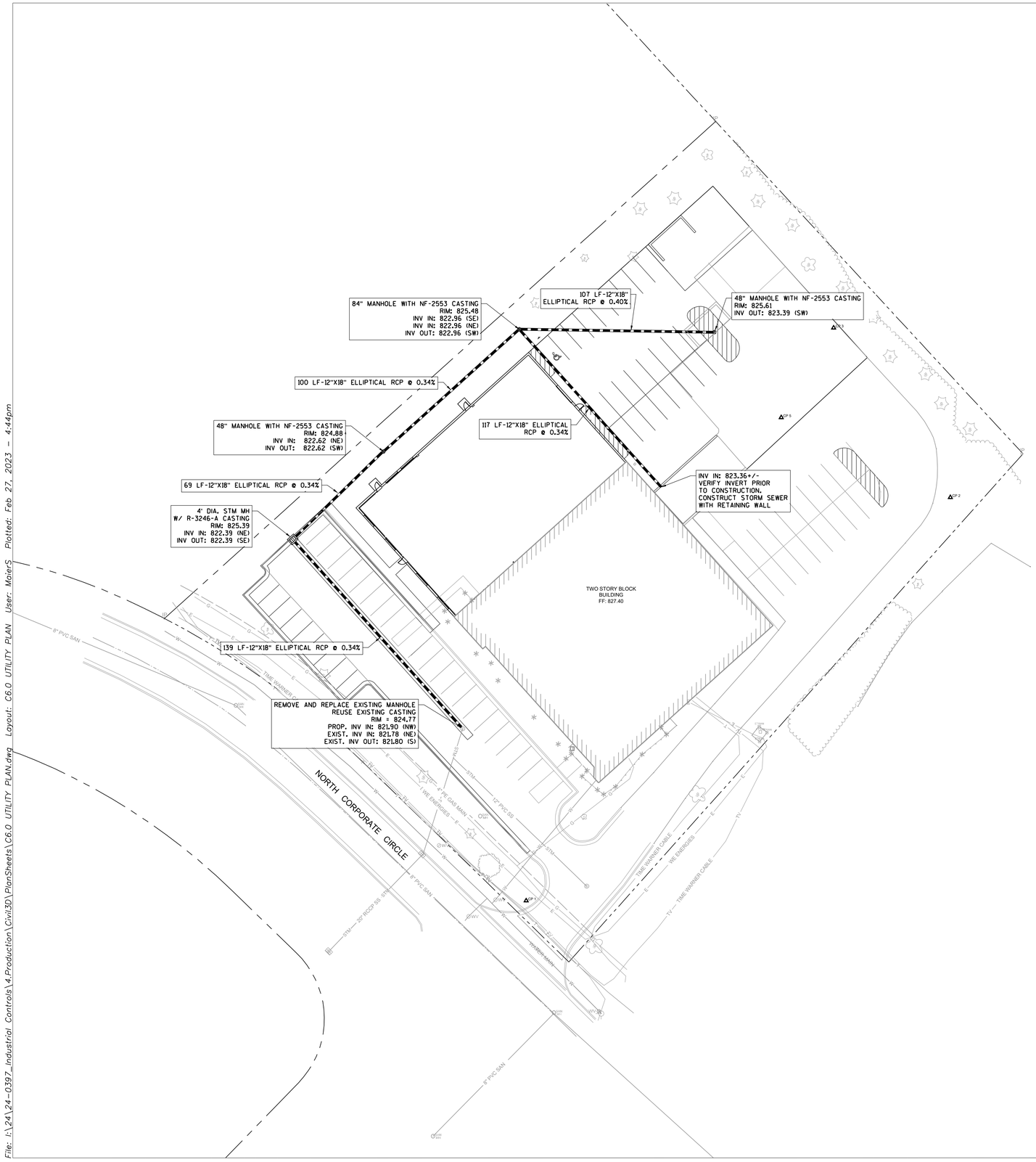
GRADING PLAN

Drawn By: SEM
Checked By: SEM
Date: 2/27/23
Project No. 24-0397

Sheet Number
C5.0

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Agenda



UTILITY NOTES

GENERAL NOTES:

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

GAS NOTES:

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

SANITARY SEWER NOTES:

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

WATER SERVICE NOTES:

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

UTILITY LEGEND

STORM SEWER	UTILITY POLE	OHW — OVERHEAD UTILITY LINE
STORM SEWER INLETS	GUY WIRE	SS — EX. SANITARY SEWER LINE
6" DIP W — 6" DIP F — 6" DIP WATER LINE	STREET SIGN	ST — EX. STORM SEWER LINE
8" PVC W — 8" PVC W — 8" PVC WATER LINE	LIGHT POLE	EX W — EX. WATER LINE
12" PVC W — 12" PVC WATER LINE	WATER METER	T — EX. UNDERGROUND TELEPHONE LINE
FIRE HYDRANT	WV WATER VALVE	E — EX. UNDERGROUND ELECTRICAL LINE
GATE VALVE	ST EX. STORM MANHOLE	G — EX. GAS LINE
SS — SS — SANITARY SEWER	S EX. SANITARY SEWER MANHOLE	(AB) = ASBUILT INFORMATION PROVIDED BY CONCTRACTOR
	T TELEPHONE MANHOLE	
	UNKNOWN MANHOLE (NO ACCESS)	

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GRAPHIC SCALE IN FEET

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The Industrial Controls Company, Inc.

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INDUSTRIAL CONTROLS
N56 W24842 N. CORPORATE CIRCLE
SUSSEX, WI

UTILITY PLAN

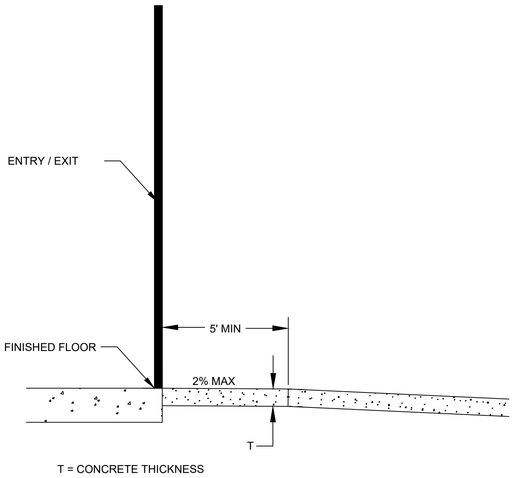
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Project No. 24-0397

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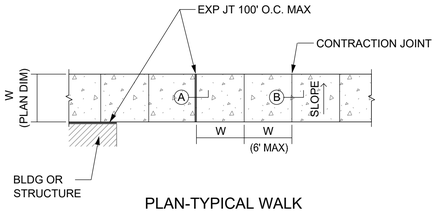
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Agenda

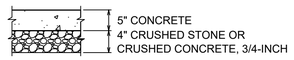


REFER TO STRUCTURAL PLAN FOR STRUCTURAL STOOP FOUNDATION SUPPORTS.

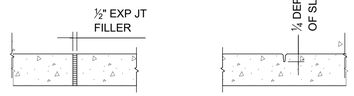
BUILDING ENTRANCE
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PLAN-TYPICAL WALK

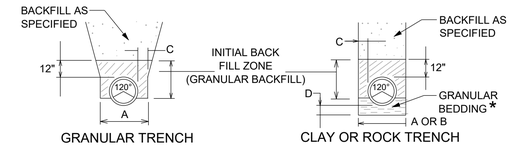


SECTION - TYPICAL CONCRETE SIDEWALK

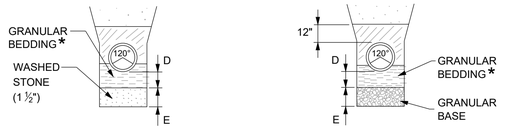


A-EXPANSION JOINT B-EXPANSION JOINT

SIDEWALK
NOT TO SCALE



GRANULAR TRENCH CLAY OR ROCK TRENCH



WET OR UNSTABLE TRENCH POOR SUBSOIL TRENCH

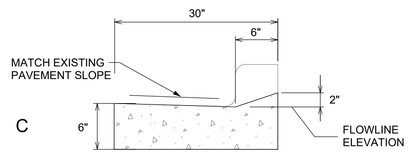
*FOR FLEXIBLE PIPE,
BEDDING MATERIAL SHALL
EXTEND TO SPRING LINE
(MID HEIGHT) OF PIPE.

A=O.D. PIPE + 24"(MAX)
B=O.D. PIPE + 18"(MAX) FOR ROCK
C=6" MIN.

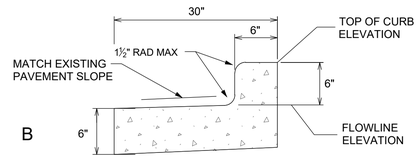
D=4" BELOW BARREL FOR CLAY
3" BELOW BELL FOR CLAY
6" BELOW BARREL FOR ROCK
E=DETERMINED BY GEOTECHNICAL ENG.

ALL TRENCH SECTIONS SHALL MEET JURISDICTIONAL REQUIREMENTS. IF DISCREPANCIES OCCUR, MUNICIPAL REQUIREMENT SHALL PREVAIL.

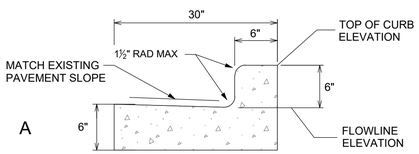
TRENCH SECTIONS
NOT TO SCALE



DRIVEWAY GUTTER

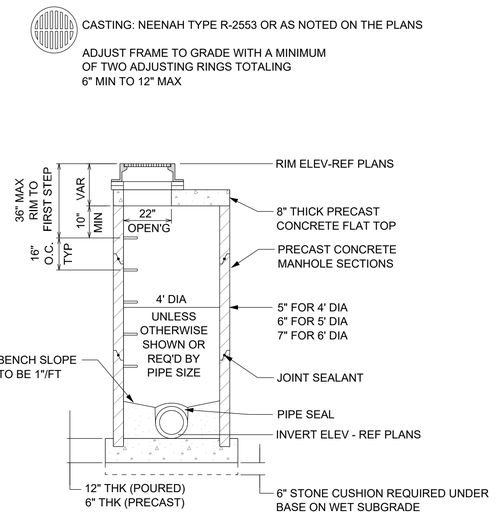


SPILL CURB & GUTTER



CATCH CURB & GUTTER

30" CONCRETE CURB & GUTTER
NOT TO SCALE



AREA INLET MANHOLE
NOT TO SCALE

AYRES ASSOCIATES
20975 SWENSON DR.
SUITE 200
WAUKESHA, WI 53186
262.522.4901
www.AyresAssociates.com

The Industrial Controls Company, Inc.

Revision	Date
CITY COMMENT SUBMITTAL	7/25/22
SITE PARKING REVISIONS	2/27/23

INDUSTRIAL CONTROLS
N56 W24842 N. CORPORATE CIRCLE
SUSSEX, WI

CONSTRUCTION DETAILS

Drawn By: SEM
Checked By: SEM
Date: 2/27/23
Project No. 24-0397

Sheet Number

C7.0

File: I:\24\24-0397_Industrial Controls\4.Production\Civil3D\PlanSheets\C8.0 CONSTRUCTION DETAILS.dwg Layout: C8.0 CONSTRUCTION DETAILS User: MaierS Plotted: Feb 27, 2023 - 4:44pm

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	BP-1 - Business Park District
LOT AREA	
SITE BUILDING AREA	
TOTAL IMPERVIOUS	
TOTAL GREENSPACE	
SITE LANDSCAPE PERCENTAGE	
TOTAL PARKING STALLS	

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLAINACE WITH THE VILLAGE OF SUSSEX LANDSCAPE REQUIREMENTS SET FOR IN SECTION 17.0603 PARKING REQUIREMENTS, H. Landscaping.
vILLAGE OF SUSSEX DESIGN STANDARDS SECTION 2: LANDSCAPING
2.1 Landscaping and Buffering Standards

[General Commercial [7] minus General Commercial [7] minus [Local Road 1] = [-1]
TABLE 3: LAND USE BUFFER/LANDSCAPE DESIGN
Buffer Type LUI DIFFERENCE (0-3)
Width = 20'-0"
TREES = 4 PER 100 LINEAL FEET
SHRUBS AND FLOWERS = 20 PER 100 LINEAL FEET

17.0608 LIGHTING
D. Intensity of Illumination. The intensity of illumination, measured at the property line, shall not exceed 0.2 footcandles.
E. Light poles shall be no higher than 30 feet (20 feet high preferred) and the bases shall be buried.

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

EXISTING CONDITIONS GENERAL NOTES

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

LANDSCAPE PLAN GENERAL NOTES

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

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

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800)-242-8511, (262) 432-7910 (877) 500-9592 www.Diggershotline.com OR

811 Know what's below. Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOT LINE
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

Approved Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	GibiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3"-Cal - B&B	1, 7
1	TicoGS		Tilia cordata 'Green Spire'	Green Spire Linden	3"-Cal - B&B	1
9	Extg		Existing to Remain	Existing to Remain	Existing	2

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	PicleB		Picea densata 'Bailey'	Black Hills Spruce	Extg xx" Cal Demo	3
5	Piom		Picea omorika	Serbian Spruce	6' - 7' - B&B	4
7	ThocAB		Thuja occidentalis 'Art Boe'	North Pole Arborvitae	6' - 7' - B&B	4
9	ThplGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	6' - 7' - B&B	4
17	Extg		Existing to Remain	Existing to Remain	Existing	2

Broadleaf Deciduous Shrub

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

Conifer Evergreen Shrub

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

Perennial Grass

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

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
15	HeNo		Hemerocallis x 'Nosferatu'	Trophytaker Nosferatu Daylily	4 1/2" pot	6

Comments

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

PHOTOMETRIC PLAN GENERAL NOTES

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

EXISTING CONDITIONS GENERAL NOTES

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

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Landscape Consulting
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Wauwatosa, WI 53226
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www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

INDUSTRIAL CONROLS

N56 W24842 Corporate Drive
Sussex, WI

Issuance and Revisions:

Date	Number	Description
06/30/22		Client Review Submittal
07/25/22		Plan Commission Re-Submittal

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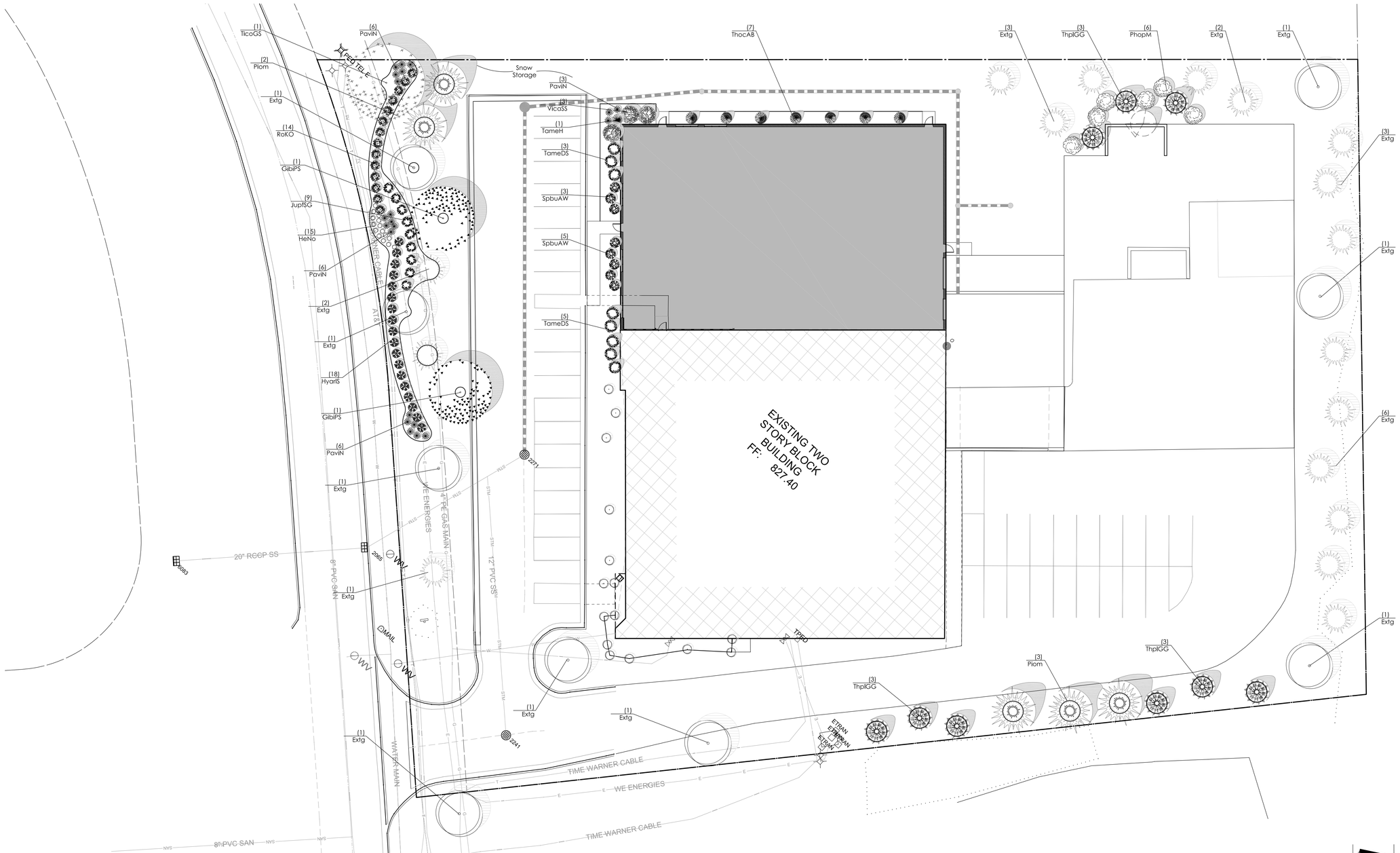
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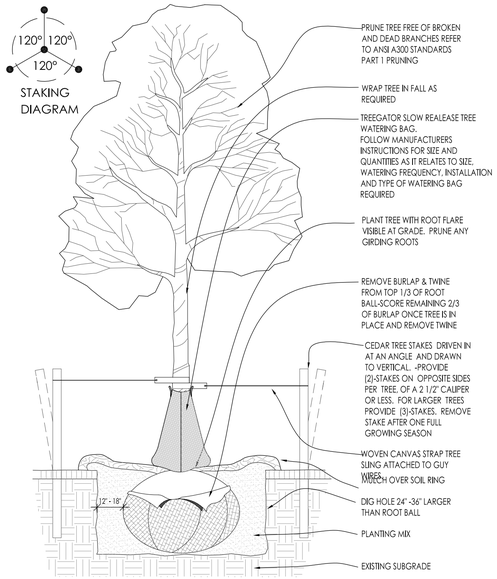
PROPOSED LANDSCAPE PLAN
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing:	07/25/22
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L22-038
Sheet Number:	LGD1.0

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-

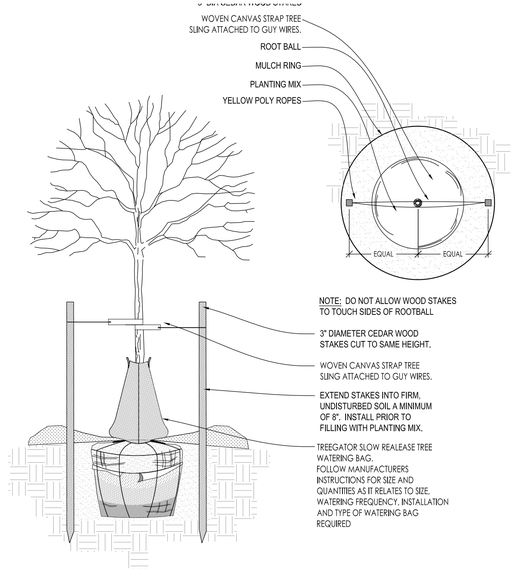
L22-038 - INDUSTRIAL CONTROLS - 07/25/2022


(1) TicoGS
(6) PaviN
(7) ThocAB
(3) Extg
(3) ThplGG
(6) PhopM
(2) Extg
(1) Extg
(2) Plom
(1) Extg
(14) RoKO
(1) GibIPS
(9) JupISG
(15) HeNo
(6) PaviN
(2) Extg
(1) Extg
(18) HyarS
(1) GibIPS
(6) PaviN
(1) Extg
Snow Storage
(3) PaviN
(3) VicoSS
(1) TameH
(3) TameDS
(3) SpbuAW
(5) SpbuAW
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EXISTING TWO STORY BLOCK BUILDING FF: 827.40
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(1) Extg
(6) Extg
(1) Extg
(3) Plom
(3) ThplGG
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ETRAN
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2241
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6083
2065
8" PVC SAN
12" PVC SSW
4" PE GAS MAIN
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TIME WARNER CABLE
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WATER MAIN
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A1&
A1&



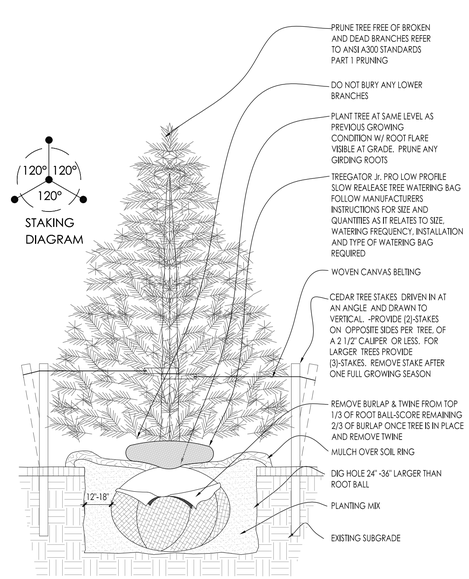
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



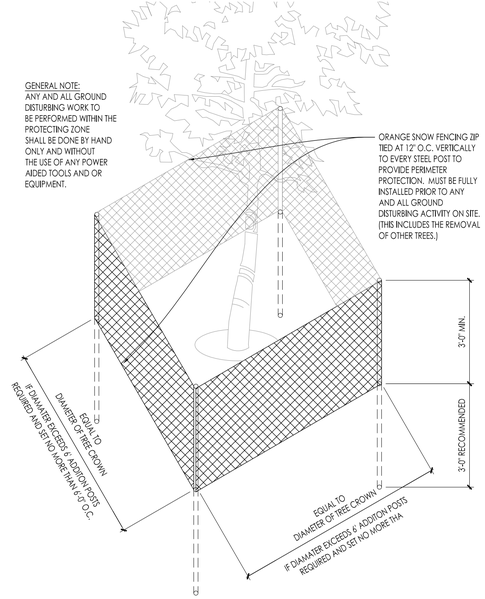
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



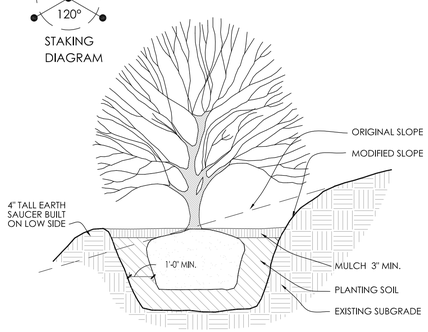
3 CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL

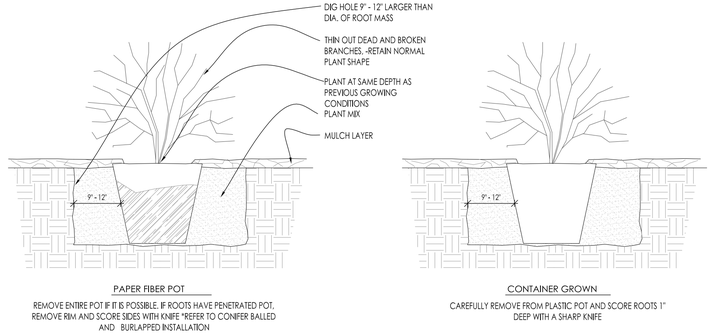
SCALE: NONE



5 SLOPE PLANTING DETAIL

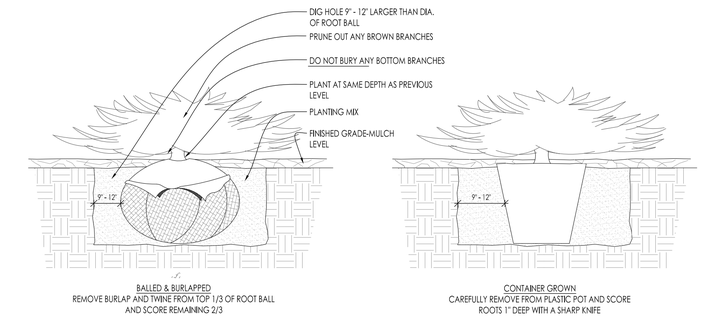
SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



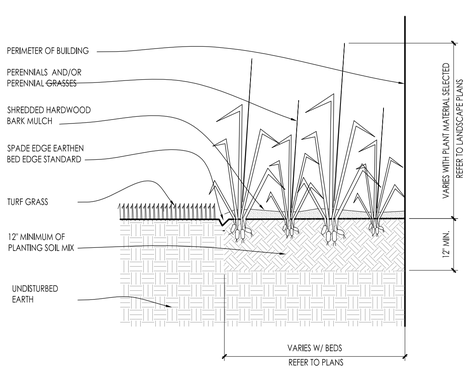
6 DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NONE



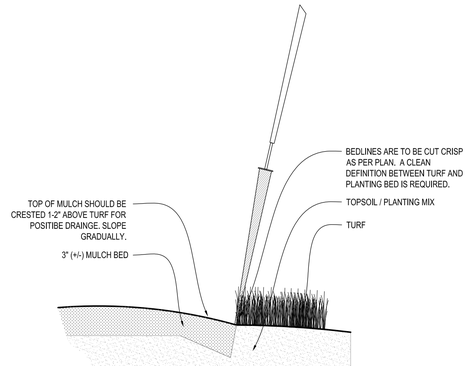
7 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NONE



8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE

INSITE LANDSCAPE DESIGN
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Project:

INDUSTRIAL CONROLS

N56 W24842 Corporate Drive
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Issuance and Revisions:

Date	Number	Description
06/30/22		Client Review Submittal

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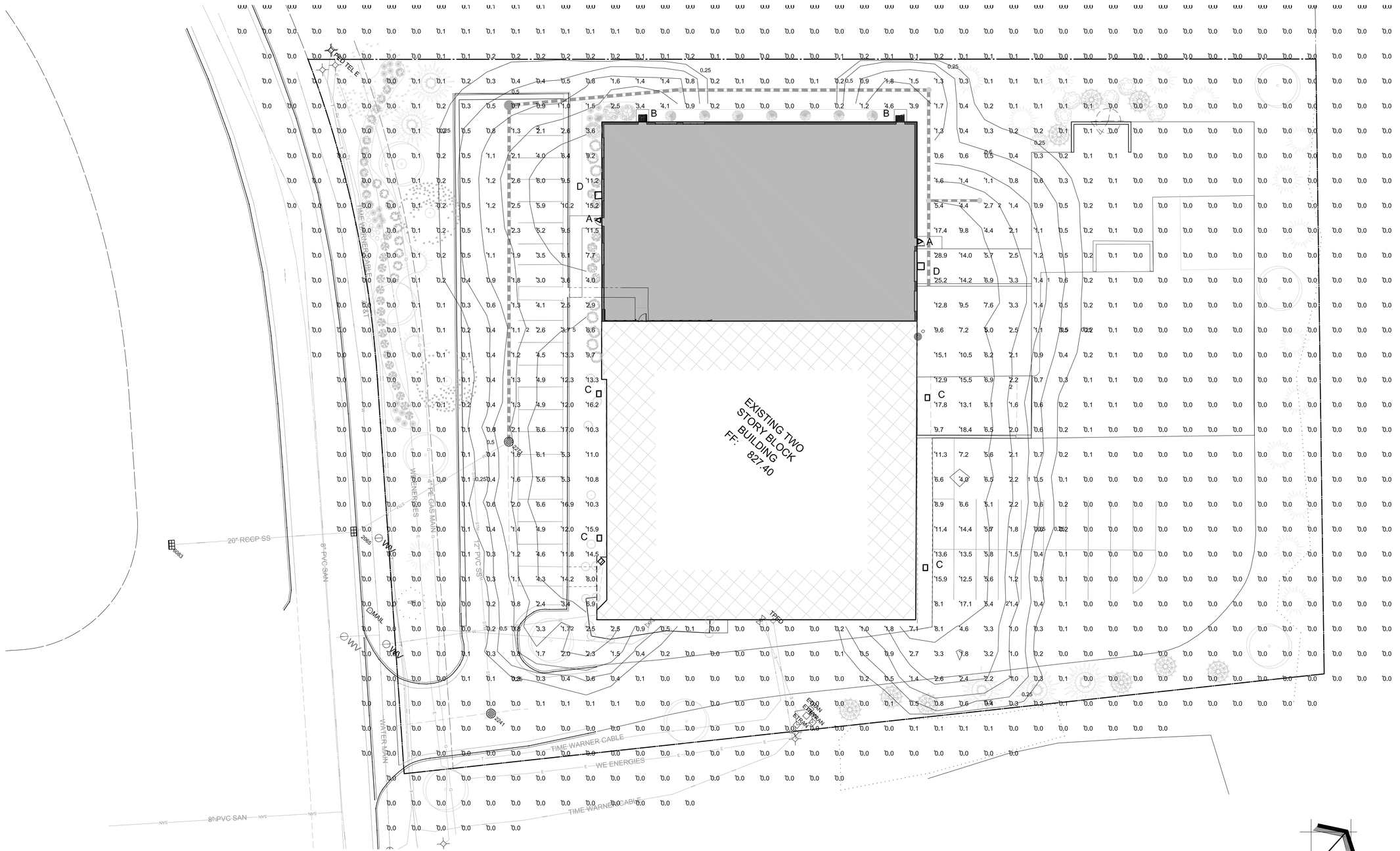
Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing:	06/30/22
Scale:	As Noted
Drawn By:	MCD
Job Number:	L22-038
Sheet Number:	LSP1.2

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L22-038 - INDUSTRIAL CONTROLS - 06/30/2022



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

SCALE: 1" = 20'-0"

North

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800)-242-8511, (262) 432-7910 (877) 500-9592 www.Diggershotline.com OR

811 Know what's below. Call before you dig.

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

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

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Project:

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Issuance and Revisions:

Date	Number	Description
06/30/22		Client Review Submittal
07/25/22		Plan Commission Re-Submittal

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Sheet Title:

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

Date of Drawing:	07/25/22
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L22-038
Sheet Number:	PHO1.1

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L22-038 - INDUSTRIAL CONTROLS - 07/25/2022

Catalog # _____ Project : _____

Prepared By : _____ Date : _____

Greenbriar (XGBM)

Outdoor Area Light

IP67



OVERVIEW	
Lumen Output Range	12,900 - 80,000
Wattage Range	136 - 801
Efficacy Range (LPW)	71 - 122
Weight lbs (kg)	49.5 (22.5)

QUICK LINKS

Ordering Guide | Performance | Dimensions | Controls

FEATURES & SPECIFICATIONS

Construction

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

Optical System

- Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.
- Types 3, 5, FT and FTA available - field rotatable reflectors.
- Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (includes pressure stabilizing breather).
- Optical unit can be easily field rotated in 90° increments. Directional arrow on optics allows alignment without the unit being energized.
- Zero uplight.

Electrical

- LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature.
- Two-stage surge protection (including separate surge protection built into electronic drivers) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC.
- Available in Low Watt (LW), Super Saver (SS) and High Output (HO) drive currents (Drive currents are factory programmed).
- Components are fully encased in potting material for moisture resistance.
- Driver complies with FCC 47 CFR part 15 RFI/EMI standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- 0-10V dimming (10% - 100%) Optional

Controls

- Optional integral passive infrared motion sensor
- Bi-level switching responds to external voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

Installation

- 2-1/2" x 5-3/8" x 12" extruded aluminum arm mounting bracket shipped standard. Use with LSI BS traditional drilling pattern.
- Round Pole Plate (RPP2) required for mounting to 3"– 5" round poles. (See Accessory Ordering Information chart.)

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsiindustries.com/resources/terms-and-warranty.aspx for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations
- IP67 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at designlights.org/QPL to confirm which versions are qualified.
- US patent D674994 & 7,828,456 and MX patent 2062I.

Specifications and dimensions subject to change without notice.

Greenbriar (XGBM)

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **XGBM 5 LED HO CW UE WHT IMS**

Prefix	Distribution	Light Source	Lumen Package	Color Temp
XGBM[1] - Greenbriar	3 - Type 3 **FT** - Type 4 (Forward Throw) **FTA** - Forward Throw Automotive **5W** - Type 5W	**LED**	**LW** - Low Watt (12,000 Nominal Lumens) **SS** - Super Saver (18,000 Nominal Lumens) **HO** - High Output (30,000 Nominal Lumens) Custom Lumen Package[2]	**CW** - Cool White (5000K CCT) **NW** - Neutral White (4000K CCT)

Voltage	Finish	Controls	Options
UE - Universal Voltage (120-277V) **347-480** - High Voltage (347-480V)	**DBTZ** - Dark Bronze **BLK** - Black **GMG** - Gain Metal Gray **GPT** - Graphite **MSW** - Metallic Silver **WHT** - White **PLP** - Platinum Plus **SVG** - Satin Verde Green **Color Decals** **01** - Light Gold **29** - Charcoal Metallic **55** - Black **56** - Blue Metallic **59** - Dark Green **61** - Dark Red **21** - Tomato Red **58** - White **298** - Aztec Silver Metallic	**(Blank)** - None **Wireless Controls System** **ALSC** - AirLinx Dynapar Control System[3] **Stand-Alone Controls** **CSR1** - 0-10 volt dimming (non-external signal)[4] **BLS** - Bi-level Switching (120-277V controls system wiring)[4] **IMSS** - Integral Motion Sensor[4] **PG2126** - 120V Button Type Photocell **PG2246** - 208V Button Type Photocell **PG2280** - 240V Button Type Photocell **PG2277** - 277V Button Type Photocell **PG8347** - 347V Button Type Photocell	**(Blank)** - None **BBK** - 8" Bracket (5 and 6) (180 mtg) **TB** - Terminal Block

Accessory Ordering Information (Accessories are field installed)

Mounting Accessories	
Description	**Order Number**
RPP2 - Round Pole Plate	162964BLK
BKS-BD-WM-*-CLF - Wall Mount Plate	123111OLR
BKA-BD-RA-6-CLR - Radius Arm	160019OLR
BKU-BD-S-19-CLR - Upsweep Bracket for round or square poles	144190LR

Shielding Accessories	
Description	**Order Number**
X-GBM-HSS-House Side Shield (Black only)	482062 BLK[7]

Fusing Accessories[5]	
Description	**Order Number**
Single Fusing (120V)	See Fusing Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (347V)	
Double Fusing (480V)	

FOOTNOTES:
1 - For with 90-degree pattern
2 - Consult factory for photometric information and accessories, see Controls section.
3 - Requires a SiteManager and override switch. Not compatible with BLS or IMS option.
4 - Not compatible with ARC or BLS option.
5 - Not compatible with wireless controls system, CWM or IMS option.
6 - Not compatible with wireless controls system, CWM or BLS option
7 - House Side Shields add to fixture EPA. Consult factory
8 - Fusing must be located in the hand hole of pole.

Greenbriar (XGBM)

PERFORMANCE

Back to Quick Links

Delivered Lumens*

Lumen Package	Distribution	CRI	4,000K CCT			5,000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
LW	3	70	14092	100	B2-U0-G2	11491	84	B2-U0-G2	137
	3-MES		13781	97	B1-U0-G2	11233	90	B1-U0-G2	
	FT		14015	107	B1-U0-G3	12217	90	B1-U0-G3	
	FT-MES		13519	94	B1-U0-G3	10355	68	B1-U0-G3	
	5		13942	99	B3-U0-G2	11291	83	B3-U0-G2	
	FTA		14050	110	B2-U0-G2	12413	99	B2-U0-G2	
	FTA-MES		11440	94	B2-U0-G2	10177	66	B2-U0-G2	
SS	3	70	26181	105	B3-U0-G2	19394	97	B3-U0-G2	189
	3-MES		13684	70	B2-U0-G2	10894	56	B2-U0-G2	
	FT		26700	111	B3-U0-G3	17780	94	B3-U0-G3	
	FT-MES		15235	82	B1-U0-G3	12597	67	B1-U0-G3	
	5		18044	97	B4-U0-G2	15170	80	B4-U0-G2	
	FTA		23033	133	B3-U0-G3	18810	99	B3-U0-G3	
	FTA-MES		16213	84	B3-U0-G2	12916	66	B3-U0-G2	
HO	3	70	26754	80	B3-U0-G3	22240	77	B3-U0-G3	289
	3-MES		17316	60	B3-U0-G2	13641	48	B3-U0-G2	
	FT		29070	97	B2-U0-G4	22612	97	B2-U0-G4	
	FT-MES		26964	73	B1-U0-G4	17191	73	B1-U0-G4	
	5		24464	95	B4-U0-G2	20549	71	B4-U0-G2	
	FTA		31928	106	B4-U0-G4	25407	86	B4-U0-G3	
	FTA-MES		20838	72	B3-U0-G3	16816	58	B3-U0-G3	

*LEDs are frequently updated therefore values are nominal

PRODUCT DIMENSIONS

LUMINAIRE EPA CHART - XGBM

	0° Bracket	12° Bracket
Single	2.3	2.4
D180°	4.7	4.8
D90°		4.1
T90°	6" Bracket	7.7
D+T120°	Required	7.25
Q90°		8.6

Note: House Side Shield adds to fixture EPA. Consult factory.

Greenbriar (XGBM)

CONTROLS

AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click here to learn more about AirLink

Occupancy Sensing (IMS)

Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level ligh: is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the front of optical assembly and rotates with the optic. Sensor optic has a detection cone of approximately 45°. Examples of detection ~ occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

Click here to learn more about IMSBT

1 BUILDING MOUNTED GREENBRIAR (XGBM) AREA LUMINAIRE

LED GREENBRIAR® WALL SCONCE (XGBWM3)



Shown with optional decal striping

DOE LIGHTING FACTS

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

LIGHT OUTPUT - XGBWM3

		Distribution/Lumens (Nominal)			
Millikrons	# of LEDs	Type FT	Type WT	Type WW	Watts
Cool White (5000K)	28	2876	2902	3033	34
	48	4855	4901	5039	55
	28	3532	3562	3725	44
	48	6040	6092	6314	72
Neutral White (4000K)	28	2787	2792	2895	34
	48	4693	4680	4861	55
	28	3377	3369	3511	44
	48	5453	5392	5651	72

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ETL Intertek | ARRA Ready Compliant | IP67 | RoHS COMPLIANT

US patent 7537362, 8585276 and 8,899,775 & 7736757 & 7736757 and MX patent 29631 and ISRL 496719 and AUS 2003815748 and US & Int'l. patents pending

SMARTTEC™ ENERGY SAVING FEATURES:

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

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

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Available with 28 or 48 select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions: Choose from Wide Throw (WT), Forward Throw (FT) or Wall-Wash (WW).

HOUSING - The aerodynamic aluminum housing is a rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM dashing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP67 rated unit. Pressure stabilizing breather allows superi ight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fork to be mounted in uplighting (indoor only) or down-lighting position.

POLE MOUNTING - YKMA (for square) or KPMAR (for round) allows mounting to poles in single and D180 configurations. Uses with 3" reduced drilling pattern.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE/ 62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in 350mA and 450mA drive currents. (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed and removed.

EMERGENCY OPTIONS - Integral emergency battery back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

DECAL STRIPING - Optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data

SHIPPING WEIGHT (in carton) - 31 lbs /14Kg

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

Project Name _____ Fixture Type _____

Catalog # _____

09/19/19
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LSI INDUSTRIES INC.

LED GREENBRIAR® WALL SCONCE (XGBWM3)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGBWM3 FT LED 48 450 CW UE WHT BB**

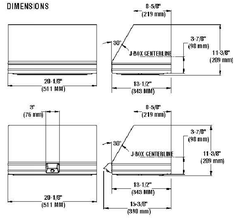
Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XGBWM3 - LED Greenbriar Wall Sconce	WT - Wide Throw FT - Forward Throw WW - Wall Wash	LED	28 48	350 - 350mA 450 - 450mA	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277V) 347 - 347-480 120[1]	BLK - Black BRZ - Bronze GPT - Graphite MSW - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	BB - Battery Back-up[2] CWBB - Cold Weather Battery Back-up[2] MS - Integral Motion Sensor P2126 - 120V Button Type Photocell P2246 - 240V Button Type Photocell P2277 - 277V Button Type Photocell P2347 - 347V Button Type Photocell SYMA - Pole Mount Adaptor for use with Square Pole (for single or D180 mounting configuration only)[3] XPMAR4 - Pole Mount Adaptor w/bottom backplate for use with 4" Pole round poles[3] XPMAR6 - Pole Mount Adaptor w/bottom backplate for use with 6" Pole round poles[3] TP - Tamper Proof[4] **Color Decals** 01 - Light Gold Metallic 29 - Charcoal Metallic 56 - Blue Metallic 59 - Dark Green 61 - Dark Red 21 - Tomato Red 58 - White 298 - Aztec Silver Metallic

NOTES:
1- 120 & 208 Luminaire, 120 Volt only is DLC qualified. Specify 120 in place of UE.
2- Available with UE voltage only.
3- Designed with 3" reduced drilling pattern. For 5 or D180 mounting configuration only
4- Tamper-proof Screwdriver must be ordered separately (See Accessory Ordering Information).
5- SW, DLC not compatible with XPMA or SPMAR option. Available in black only
6- Fusing to be located in a removable junction box supplied by contractor.

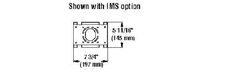
ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
5"(Default) Flat Back - Surface Wiring Box	171555LR	DRK585 Slab - Double Fusing	DRK585SLR
3-1/2" - Tamper-proof Screwdriver	427974	DRK480 - Double Fusing	DRK480
PK125 - Single Fusing	PK125	PK347 - Single Fusing	PK347
PK277 - Single Fusing	PK277		

DIMENSIONS



Shown with IMS option



Universal Mounting Plate

BUG LISTING

XGBWM - Type FT

Drive Current	Color Temp.	Lumens	Watts	LER	BUG Rating
350	CW-28	2877	34	85	B1-U0-G1
	CW-48	4856	55	88	B1-U0-G1
	NW-28	2787	34	82	B1-U0-G1
	NW-48	4552	55	83	B1-U0-G1
450	CW-28	3523	44	80	B1-U0-G1
	CW-48	5900	72	82	B2-U0-G1
	NW-28	3027	44	77	B1-U0-G1
	NW-48	5453	72	76	B2-U0-G1

XGBWM - Type WT

Drive Current	Color Temp.	Lumens	Watts	LER	BUG Rating
350	CW-28	2902	34	85	B1-U0-G1
	CW-48	4901	55	90	B2-U0-G1
	NW-28	2792	34	82	B1-U0-G1
	NW-48	4660	55	85	B2-U0-G1
450	CW-28	3542	44	81	B1-U0-G1
	CW-48	5972	72	83	B2-U0-G1
	NW-28	3369	44	77	B1-U0-G1
	NW-48	5663	72	77	B1-U0-G1

XGBWM - Type WW

Drive Current	Color Temp.	Lumens	Watts	LER	BUG Rating
350	CW-28	3033	34	89	B2-U0-G0
	CW-48	5038	56	90	B2-U0-G0
	NW-28	2889	34	85	B1-U0-G0
	NW-48	4955	55	83	B2-U0-G0
450	CW-28	3718	44	85	B2-U0-G0
	CW-48	6115	72	85	B2-U0-G0
	NW-28	3515	44	80	B2-U0-G0
	NW-48	5454	72	76	B2-U0-G1

* Color Temperature: NW-4000K, CW-5000K

Project Name _____ Fixture Type _____

Catalog # _____

09/19/19
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LSI INDUSTRIES INC.

2 BUILDING MOUNTED GREENBRIAR (XGBWM3) WALL SCONCE

InSite Landscape Design
Landscape Consulting & Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

INDUSTRIAL CONROLS

N56 W24842 Corporate Drive
Sussex, WI

Issuance and Revisions:

Date	Number	Description
06/30/22		Client Review Submittal

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Sheet Title:

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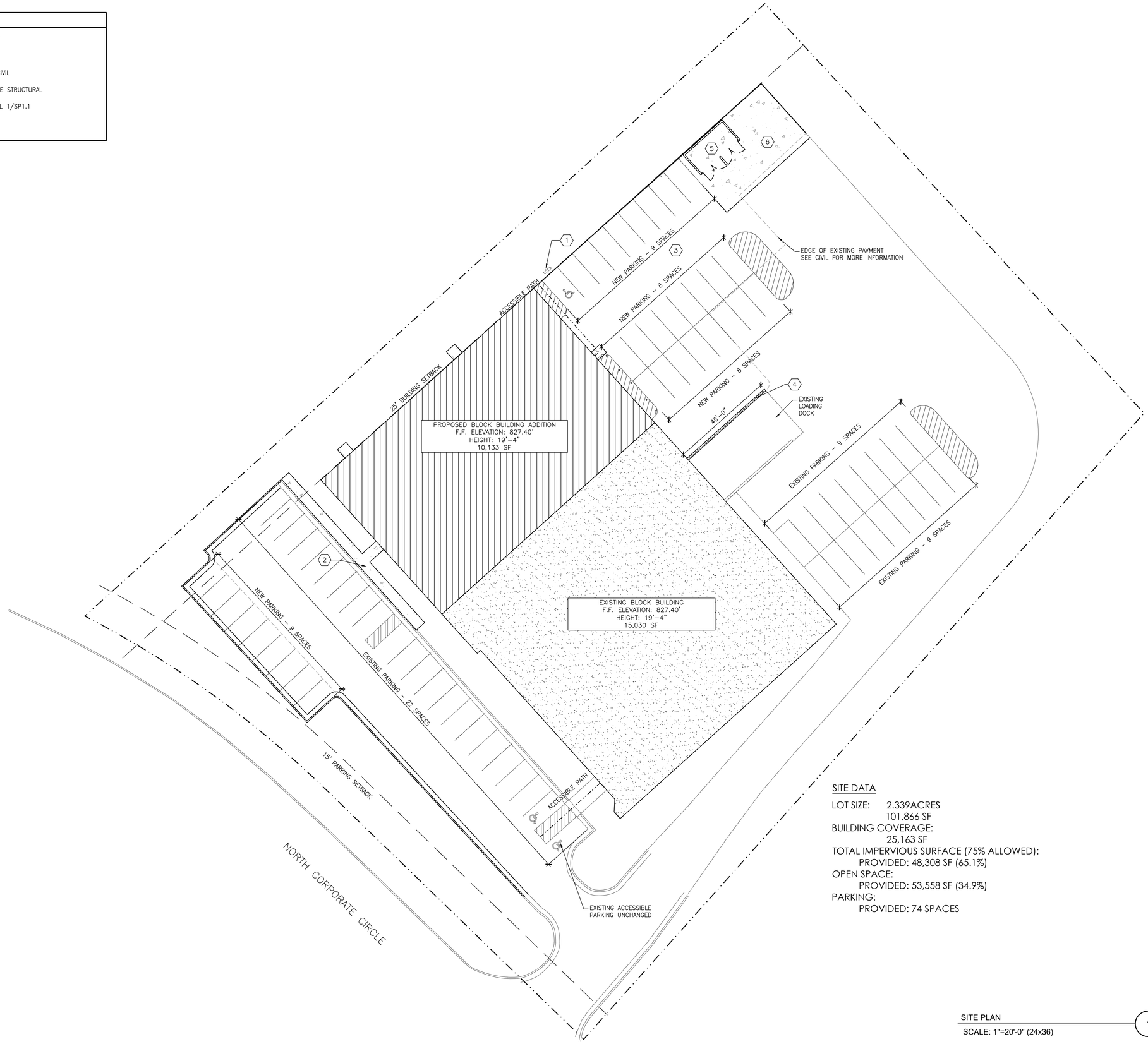
Date of Drawing:	06/30/22
Scale:	NONE
Drawn By:	MCD
Job Number:	L22-038
Sheet Number:	PHO1.2

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-

L22-038 - INDUSTRIAL CONTROLS - 06/30/2022

SITE PLAN KEYNOTES

1. NEW ADA PARKING SIGN – SEE DETAIL 6/SP1.1
2. NEW SIDEWALK – SEE CIVIL
3. NEW ASPHALT PAVEMENT & MARKINGS – SEE CIVIL
4. NEW CONCRETE WALL AND METAL RAILING – SEE STRUCTURAL
5. NEW MASONRY TRASH ENCLOSURE – SEE DETAIL 1/SP1.1
6. NEW CONCRETE PAVMENT – SEE CIVIL



SITE DATA

LOT SIZE: 2.339ACRES
101,866 SF
BUILDING COVERAGE:
25,163 SF
TOTAL IMPERVIOUS SURFACE (75% ALLOWED):
PROVIDED: 48,308 SF (65.1%)
OPEN SPACE:
PROVIDED: 53,558 SF (34.9%)
PARKING:
PROVIDED: 74 SPACES

SITE PLAN
SCALE: 1"=20'-0" (24x36)

1

N

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Project Info. — 22049

INDUSTRIAL CONTROLS

NEW ADDITION

N56 W24842 N CORPORATE CIR.
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Sheet Title

SITE PLAN

Drawn by	Checked by
KJV	ALS

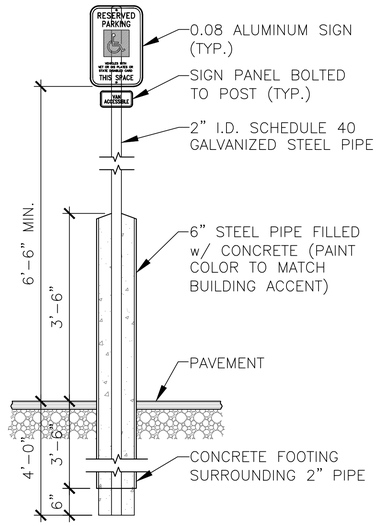
Revisions

No.	Date	Description
	03.24.2023	PERMIT SET

2023-03-24_PERMIT SET

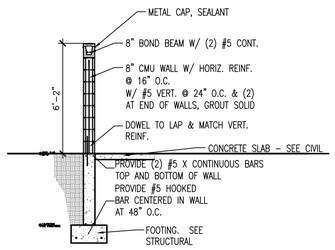
Sheet No.

SP1.0



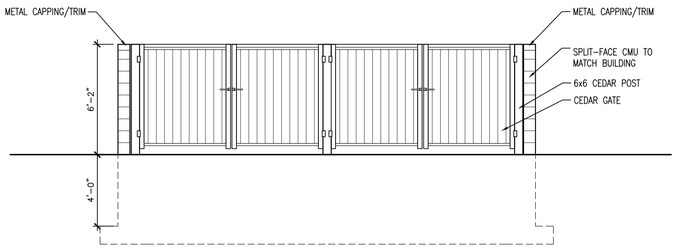
ADA PARKING SIGN 6

SCALE: 1/4"=1'-0" (24x36); 1/8"=1'-0" (12x18)



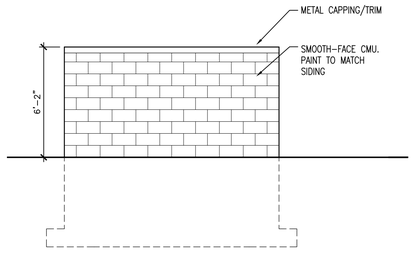
DUMPSTER ENCLOSURE SECTION 5

SCALE: 1/4"=1'-0" (24x36); 1/8"=1'-0" (12x18)



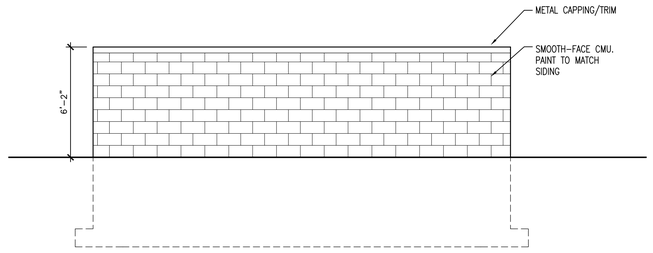
DUMPSTER ENCLOSURE FRONT ELEVATION 4

SCALE: 1/4"=1'-0" (24x36); 1/8"=1'-0" (12x18)



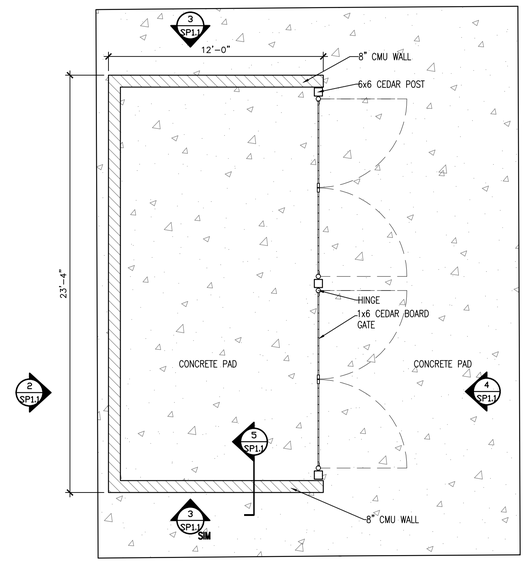
DUMPSTER ENCLOSURE TYPICAL SIDE ELEVATION 3

SCALE: 1/4"=1'-0" (24x36); 1/8"=1'-0" (12x18)



DUMPSTER ENCLOSURE REAR ELEVATION 2

SCALE: 1/4"=1'-0" (24x36); 1/8"=1'-0" (12x18)



DUMPSTER ENCLOSURE PLAN 1

SCALE: 1/4"=1'-0" (24x36); 1/8"=1'-0" (12x18)

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Project Info. — 22049

INDUSTRIAL CONTROLS

NEW ADDITION

N56 W24842 N CORPORATE CIR.
SUSSEX, WI 53089

Sheet Title

SITE DETAILS

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Revisions

No.	Date	Description
	03.24.2023	PERMIT SET

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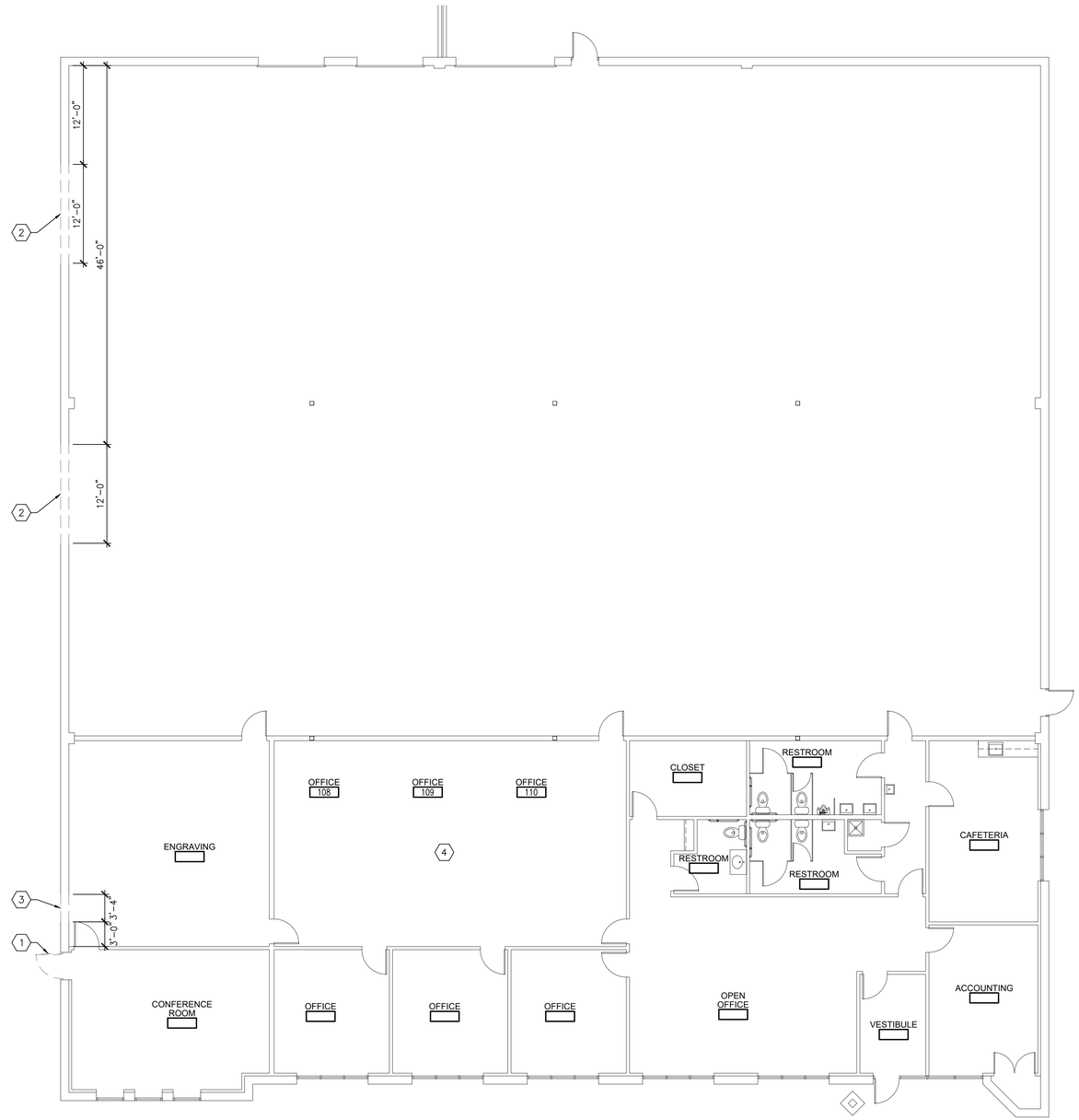
SP1.1

GENERAL DEMOLITION NOTES

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SHALL BE INCLUDED AND VERIFIED WITH ARCHITECT IF NOT SPECIFIED ON DRAWINGS. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
2. G.C. TO COORDINATE WITH OWNER ANY SALVAGING AND RE-USING OF ANY REMOVALS.
3. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
4. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, LOAD BEARING CONSTRUCTION AND PARTITIONS, ETC. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT.
5. WHERE APPLICABLE, PATCH AND REPAIR AS REQUIRED EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
6. WHERE APPLICABLE, PATCH, REPAIR AND LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.
7. ALL WORK WILL BE COMPLETED IN PHASES TO BE COORDINATED WITH G.C.

DEMO KEYNOTES

1. REMOVE EXSTING DOOR & FRAME
2. REMOVE PORTION OF EXISTING MASONRY WALL FOR NEW 12' X 14' OPENING
3. REMOVE PORTION OF EXISTING MASONRY WALL FOR NEW DOOR
4. REMOVE EXISTING FLOORING IN THIS AREA; THIS WORK TO BE COMPLETED AFTER THE ADDITION IS COMPLETED



DEMOLITION PLAN
SCALE: 1/8"=1'-0" (24x36); 1/16"=1'-0" (11x17)

THRIVE ARCHITECTS
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Contractor
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Project Info. — 22049

INDUSTRIAL CONTROLS

NEW ADDITION

N56 W24842 N CORPORATE CIR.
SUSSEX, WI 53089

Sheet Title

DEMOLITION PLAN

Drawn by	Checked by
KJV	ALS

Revisions

No.	Date	Description
	03.24.2023	PERMIT SET

2023-03-24_PERMIT SET

Sheet No.

D1.0

GENERAL NOTES

1. SEE SHEET A6.0 FOR WALL TYPES.
2. "FE" IDENTIFIES THE LOCATION OF FIRE EXTINGUISHERS CABINETS; SEE DETAIL 3 SHEET A6.0.
3. G.C. TO COORDINATE WITH OWNER ALL ELECTRICAL OUTLET NEEDS/LOCATIONS.
4. G.C. TO COORDINATE WITH OWNER ALL FINISHES. FOR BUDGET PURPOSES, PLAN FOR LVP IN TOILET ROOM AND CARPET TILE IN ALL OFFICES. ALL AREAS TO HAVE 4" VINYL COVE BASE.
5. PLEASE NOTE TYPE IA, IB, IIA AND IIB CONSTRUCTION CLASSIFICATION TYPES REQUIRE FIRE TREATED BLOCKING.
6. ALL WORK WILL BE COMPLETED IN PHASES TO BE COORDINATED WITH G.C.

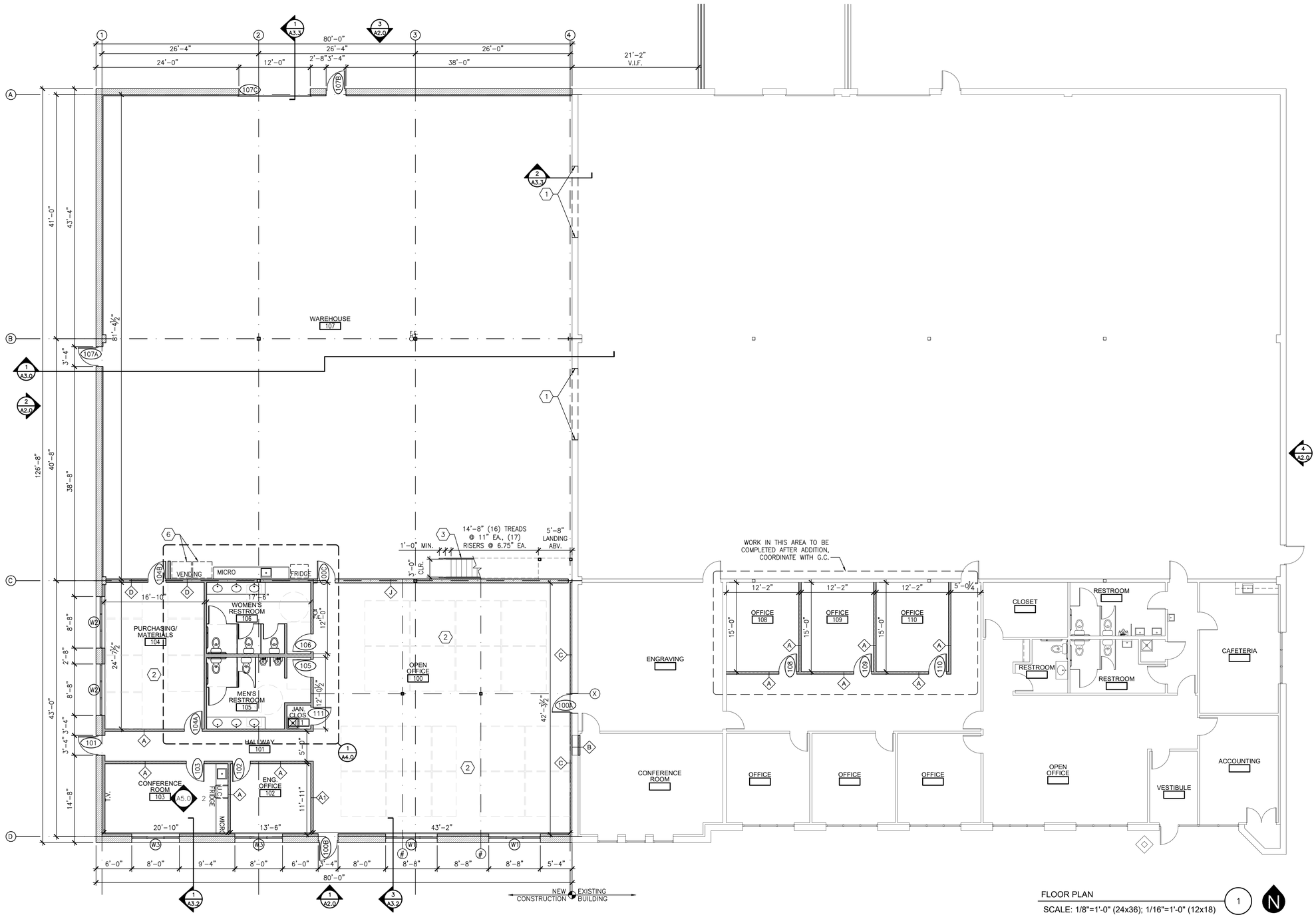
FLOOR PLAN KEYNOTES

1. PATCH CMU IN NEW 12' X 14' OPENING AS REQUIRED
2. PROVIDE POWER FOR SYSTEMS FURNITURE, COORDINATE WITH OWNER
3. PREFABRICATED METAL STAIR TO MEZZANINE
4. 42" HIGH PAINTED STEEL PIPE GUARD RAIL & GATE
5. ROOF HATCH ABOVE W/ SHIP'S LADDER – SEE SHEET A1.3 FOR MORE DETAILS
6. VERIFY EQUIPMENT SIZES WITH OWNER
7. INSTALL PLYWOOD OVER WALLS FOR WATER HEATER CLOSET

ALTERNATES

ALTERNATE 1: PROVIDE NEW ROOF ON EXISTING BUILDING

ALTERNATE 2: ENTIRE BUILD OUT OF MEZZANINE ABOVE OPEN OFFICE



FLOOR PLAN
SCALE: 1/8"=1'-0" (24x36); 1/16"=1'-0" (12x18)

THRIVE ARCHITECTS
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Project Info. — 22049

INDUSTRIAL CONTROLS

NEW ADDITION

N56 W24842 N CORPORATE CIR.
SUSSEX, WI 53089

Sheet Title

FLOOR PLAN

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No.	Date	Description
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2023-03-24_PERMIT SET

Sheet No.

A1.0

GENERAL NOTES

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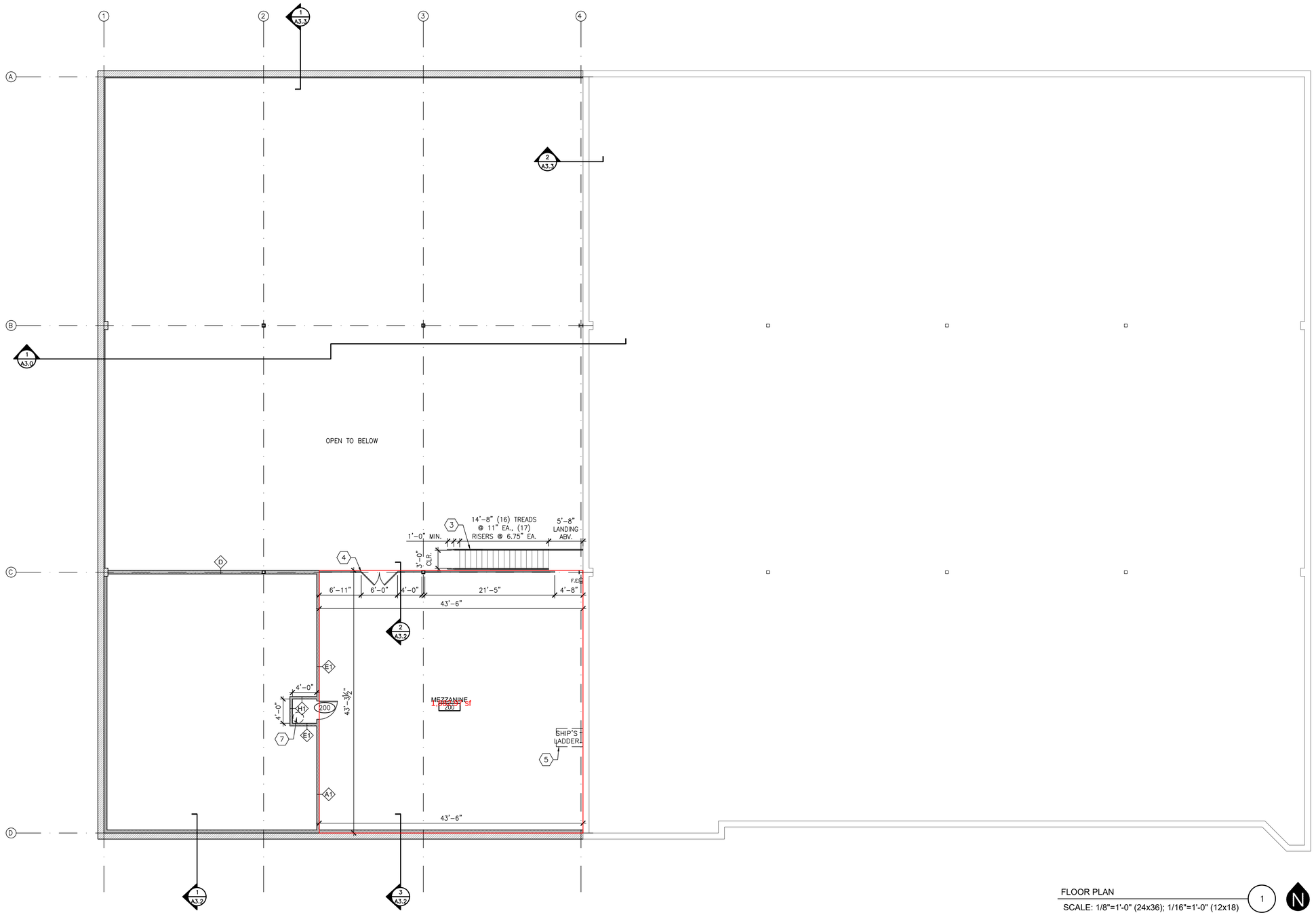
FLOOR PLAN KEYNOTES

1. PATCH CMU IN NEW 12' X 14' OPENING AS REQUIRED
2. PROVIDE POWER FOR SYSTEMS FURNITURE, COORDINATE WITH OWNER
3. PREFABRICATED METAL STAIR TO MEZZANINE
4. 42" HIGH PAINTED STEEL PIPE GUARD RAIL & GATE
5. ROOF HATCH ABOVE W/ SHIP'S LADDER – SEE SHEET A1.3 FOR MORE DETAILS
6. VERIFY EQUIPMENT SIZES WITH OWNER
7. INSTALL PLYWOOD OVER WALLS FOR WATER HEATER CLOSET

ALTERNATES

ALTERNATE 1: PROVIDE NEW ROOF ON EXISTING BUILDING

ALTERNATE 2: ENTIRE BUILD OUT OF MEZZANINE ABOVE OPEN OFFICE



FLOOR PLAN
SCALE: 1/8"=1'-0" (24x36); 1/16"=1'-0" (12x18)

1

N

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Sheet Title

MEZZANINE PLAN

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Sheet No.

A1.1

GENERAL RCP NOTES

1. ALL LIGHTING DESIGN AND COORDINATION BY E.C. ARCHITECTURAL LIGHTING INDICATING DESIGN INTENT ONLY AND IS ONLY SCHEMATIC IN NATURE.
2. MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAT 1 FOOT-CANDLE AT THE WALKING SURFACE; PER IBC 1006.2
3. ALL CEILING HEIGHTS NOTED MUST BE VERIFIED IN FIELD.

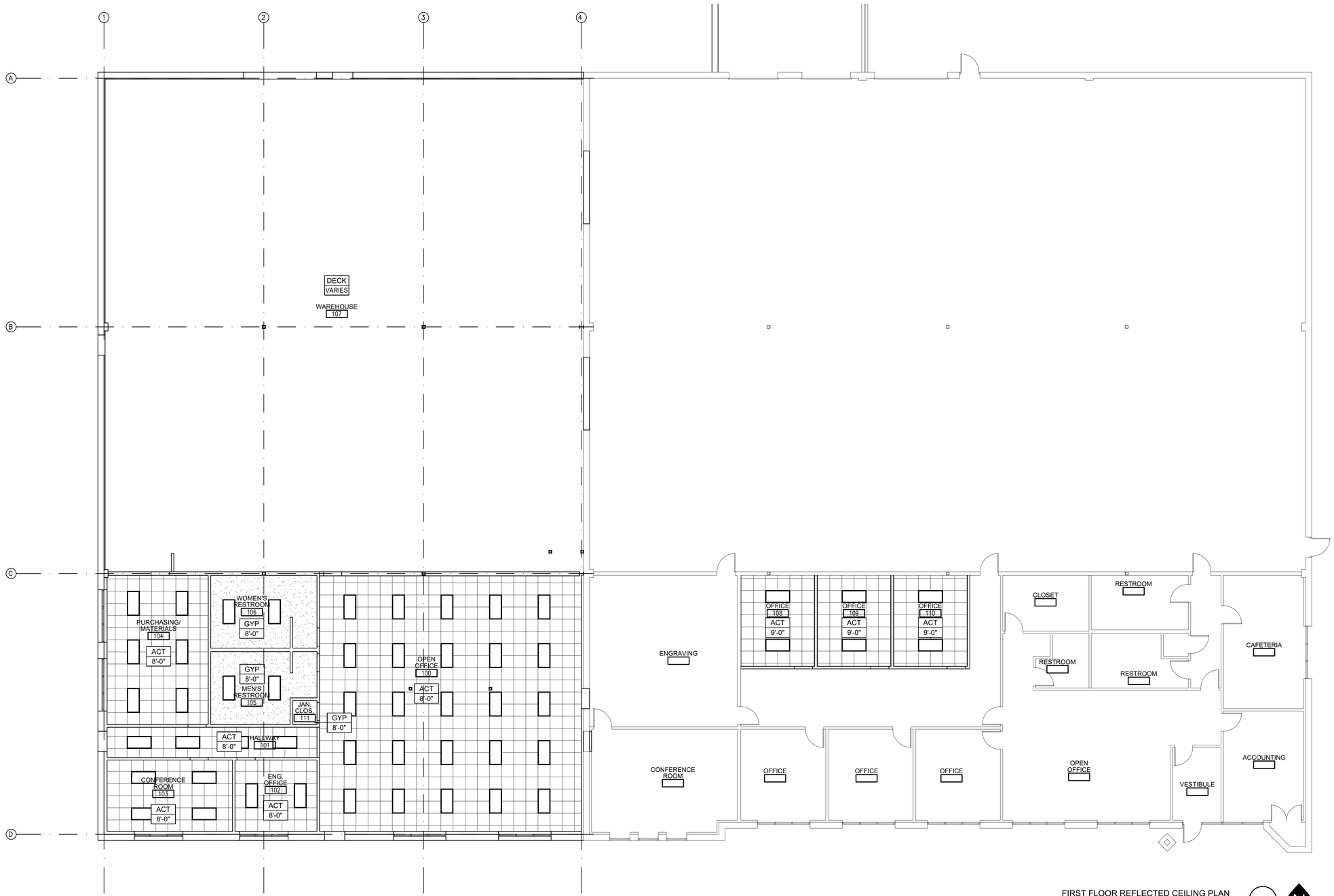
CEILING LEGEND

TYPE — CLG. TYPE
X'X" — CLG. HEIGHT

ALTERNATES

ALTERNATE 1: PROVIDE NEW ROOF ON EXISTING BUILDING

ALTERNATE 2: ENTIRE BUILD OUT OF MEZZANINE ABOVE OPEN OFFICE



FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0" (24x36); 1/16"=1'-0" (12x18)

1

N

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Project Info. — 22049

INDUSTRIAL CONTROLS

NEW ADDITION

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SUSSEX, WI 53089

Sheet Title

FIRST FLOOR REFLECTED CEILING PLAN

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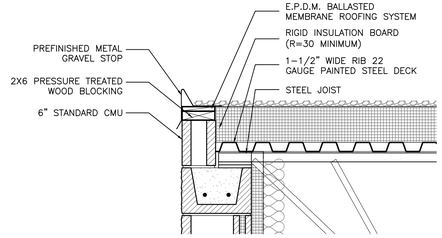
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A1.2

ALTERNATES

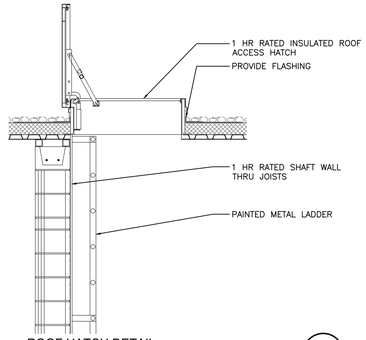
ALTERNATE 1: PROVIDE NEW ROOF ON EXISTING BUILDING

ALTERNATE 2: ENTIRE BUILD OUT OF MEZZANINE ABOVE OPEN OFFICE



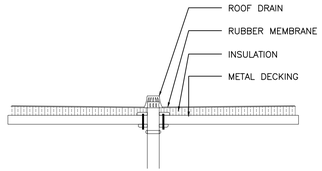
GRAVEL STOP DETAIL — 4

SCALE: 1"=1'-0" (24x36); 1/2"=1'-0" (12x18)



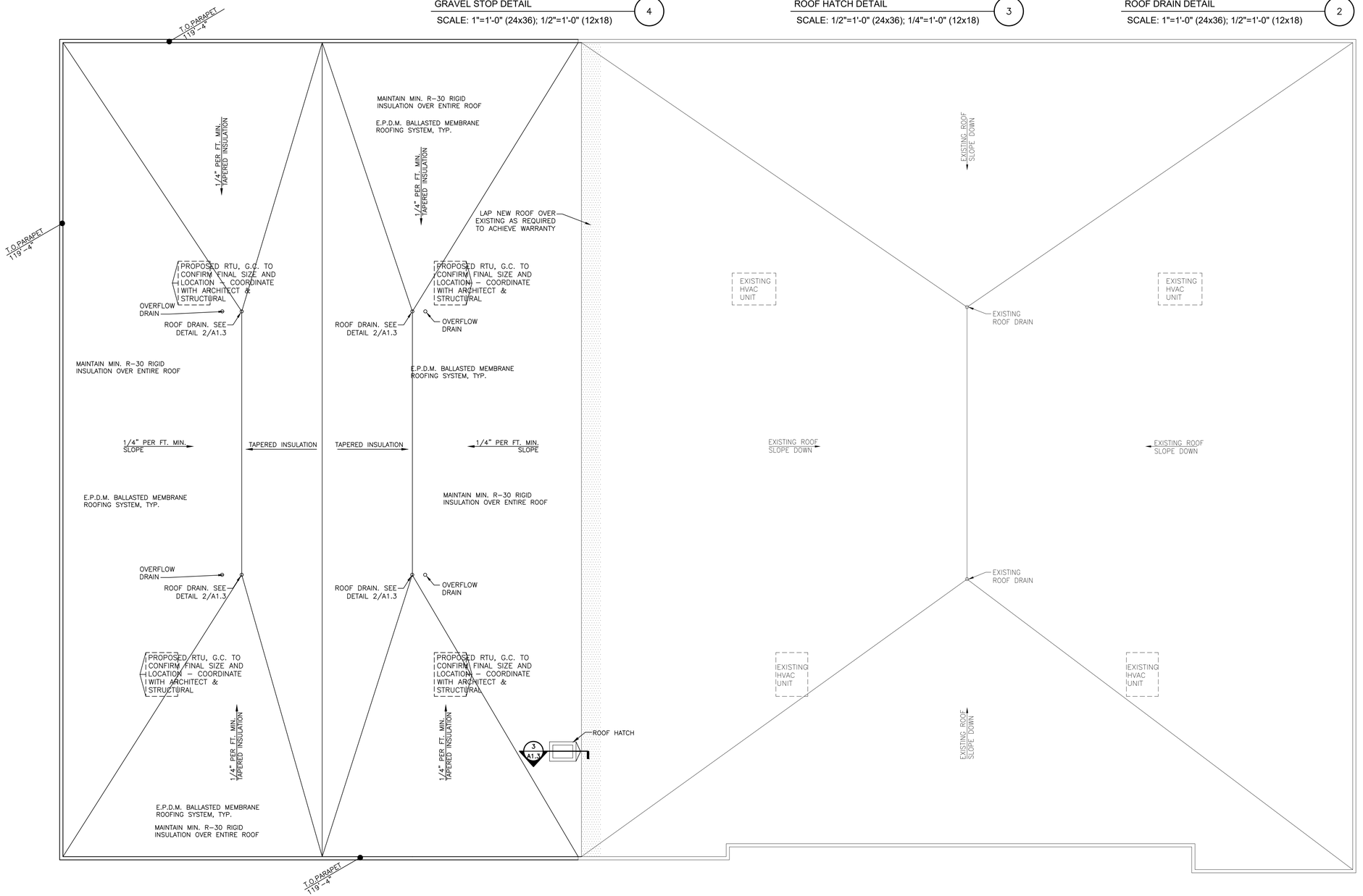
ROOF HATCH DETAIL — 3

SCALE: 1/2"=1'-0" (24x36); 1/4"=1'-0" (12x18)



ROOF DRAIN DETAIL — 2

SCALE: 1"=1'-0" (24x36); 1/2"=1'-0" (12x18)



ROOF PLAN — 1

SCALE: 1/8"=1'-0" (24x36); 1/16"=1'-0" (12x18)

N

THRIVE ARCHITECTS

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DUFFEK CONSTRUCTION

Contractor

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Project Info. — 22049

INDUSTRIAL CONTROLS

NEW ADDITION

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Sheet Title

ROOF PLAN

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KJV	ALS

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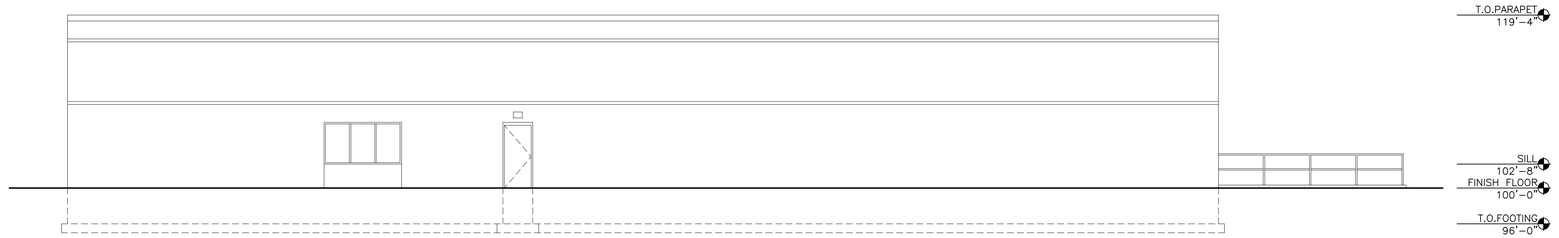
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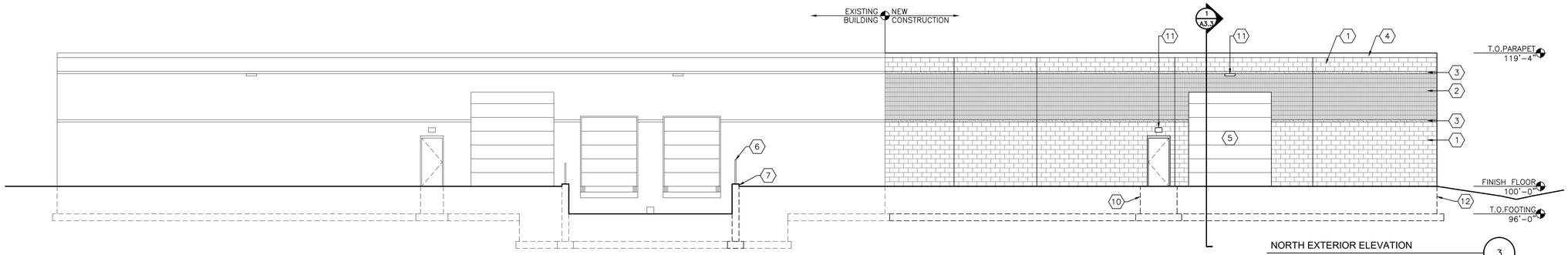
A1.3

ELEVATION KEYNOTES

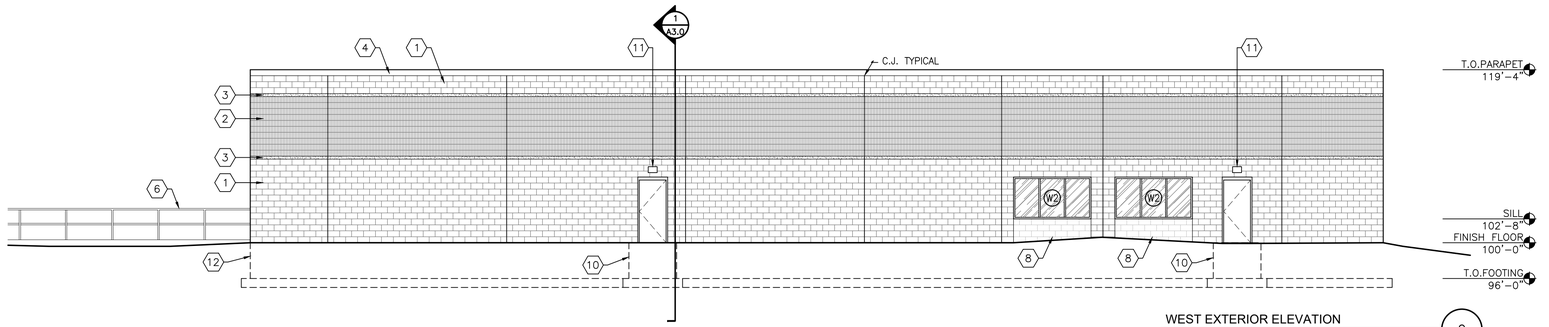
1. 12" INSULATED SPLIT FACE CMU PAINTED TO MATCH EXISTING BUILDING
2. 12" INSULATED CORDUROY FACE CMU PAINTED TO MATCH EXISTING BUILDING
3. 1/2 COURSE OF 12" INSULATED FACE CMU PAINTED TO MATCH EXISTING BUILDING
4. PREFINISHED METAL GRAVEL STOP TO MATCH EXISTING BUILDING
5. WHITE 12'x14' INSULATED OVERHEAD DOOR, MINIMUM R6.5
6. 42" HIGH PIPE RAILING GUARD RAIL TO MATCH EXISTING
7. POURED CONCRETE CURB AND FOOTING – SEE STRUCTURAL
8. 8" INSULATED SPLIT FACE CMU PAINTED TO MATCH EXISTING BUILDING
9. NOT USED
10. CONCRETE STOOP AND FROST WALL, SEE STRUCTURAL
11. WALL MOUNTED LIGHTING TO MATCH EXISTING
12. POURED CONCRETE FOOTING AND FOUNDATION, SEE STRUCTURAL



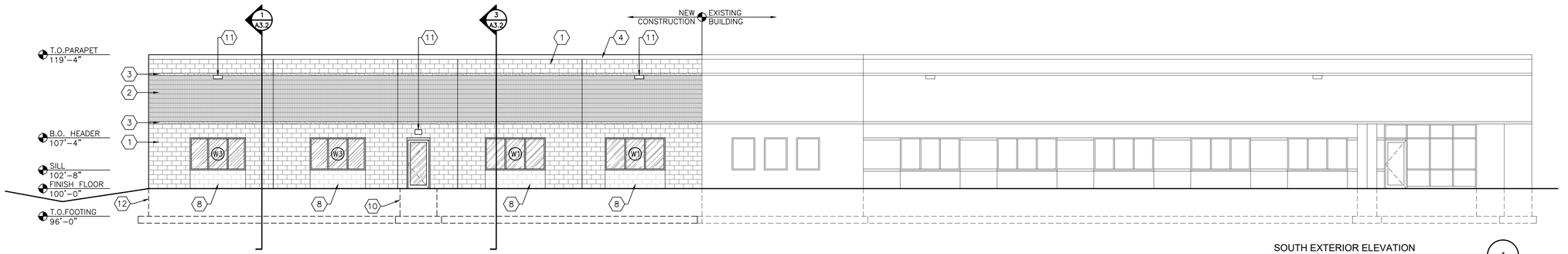
EAST EXTERIOR ELEVATION (4)
SCALE: 1/8"=1'-0" (24x36); 1/16"=1'-0" (12x18)



NORTH EXTERIOR ELEVATION (3)
SCALE: 1/8"=1'-0" (24x36); 1/16"=1'-0" (12x18)



WEST EXTERIOR ELEVATION (2)
SCALE: 1/8"=1'-0" (24x36); 1/16"=1'-0" (12x18)



SOUTH EXTERIOR ELEVATION (1)
SCALE: 1/8"=1'-0" (24x36); 1/16"=1'-0" (12x18)

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DUFFEK CONSTRUCTION
Contractor
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INDUSTRIAL CONTROLS

NEW ADDITION

N56 W24842 N CORPORATE CIR.
SUSSEX, WI 53089

Sheet Title

EXTERIOR ELEVATIONS

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Revisions

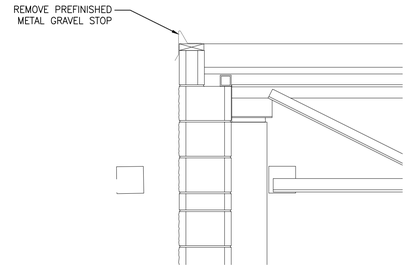
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	03.24.2023	PERMIT SET

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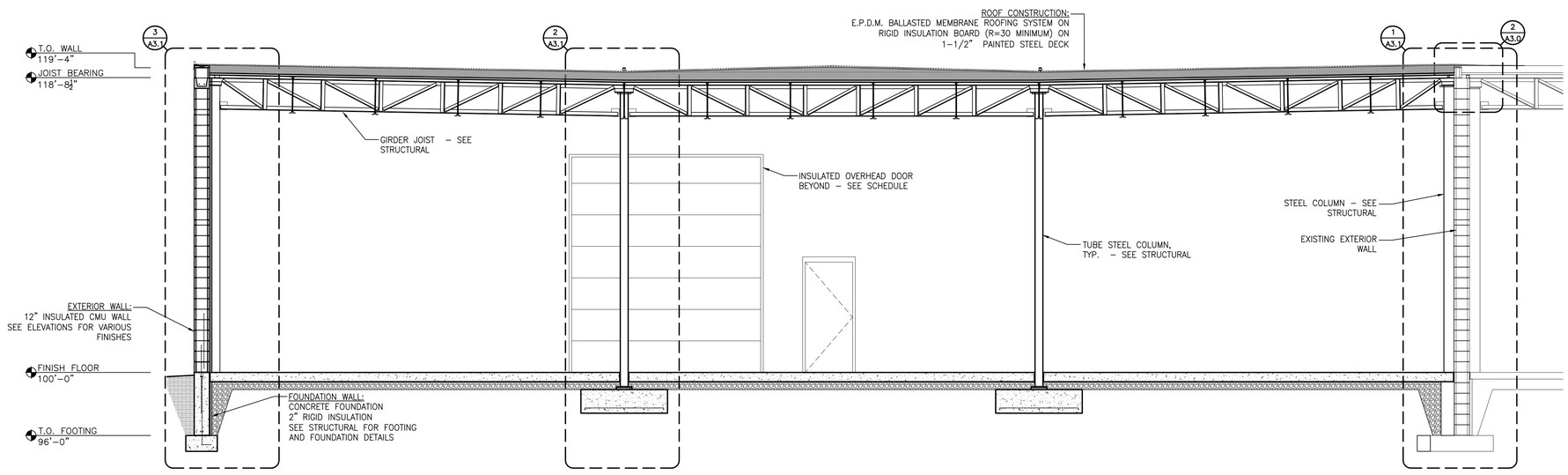
A2.0

Agenda



TYPICAL PARAPET DEMOLITION
SCALE: 3/4"=1'-0" (24x36); 3/8"=1'-0" (12x18)

2



BUILDING SECTION
SCALE: 1/4"=1'-0" (24x36); 1/8"=1'-0" (12x18)

1

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INDUSTRIAL CONTROLS

NEW ADDITION

N56 W24842 N CORPORATE CIR.
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Sheet Title

BUILDING SECTION

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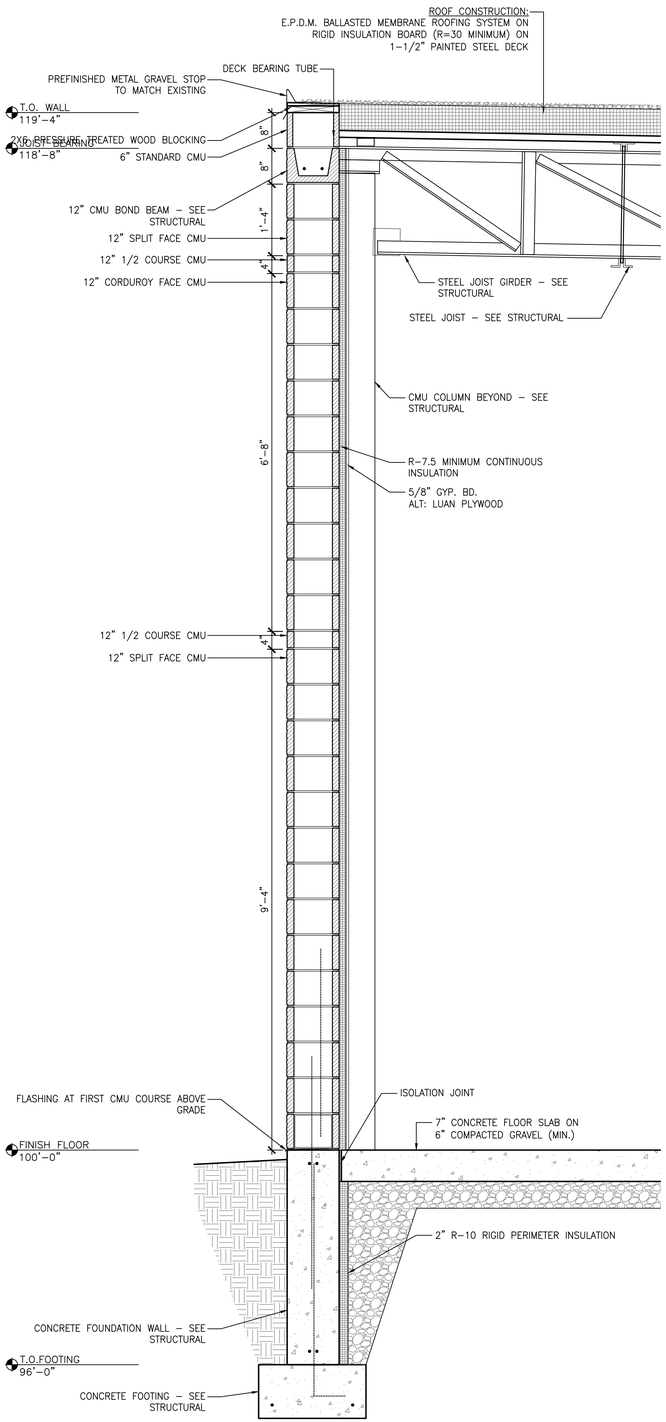
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No.	Date	Description
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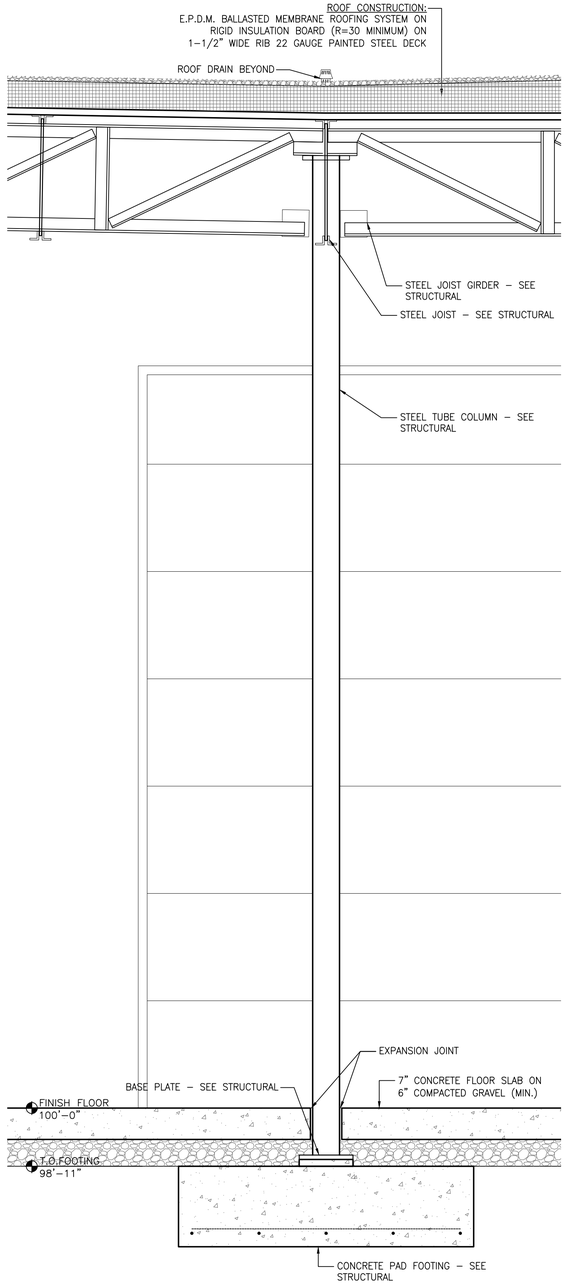
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A3.0



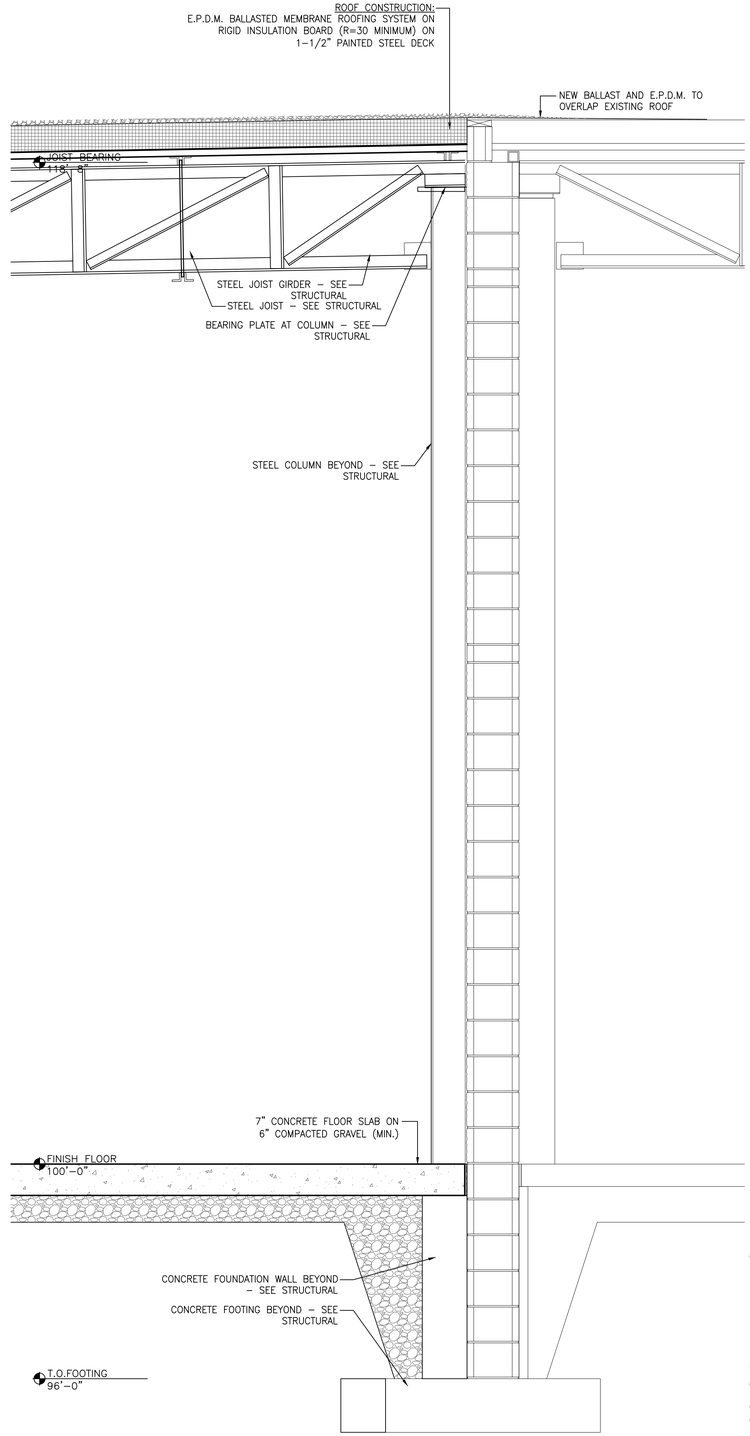
TYPICAL COLUMN SECTION 3

SCALE: 3/4"=1'-0" (24x36); 3/8"=1'-0" (12x18)



TYPICAL COLUMN SECTION 2

SCALE: 3/4"=1'-0" (24x36); 3/8"=1'-0" (12x18)



TYPICAL TIE-IN SECTION 1

SCALE: 3/4"=1'-0" (24x36); 3/8"=1'-0" (12x18)

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INDUSTRIAL CONTROLS

NEW ADDITION

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Sheet Title

WALL SECTIONS

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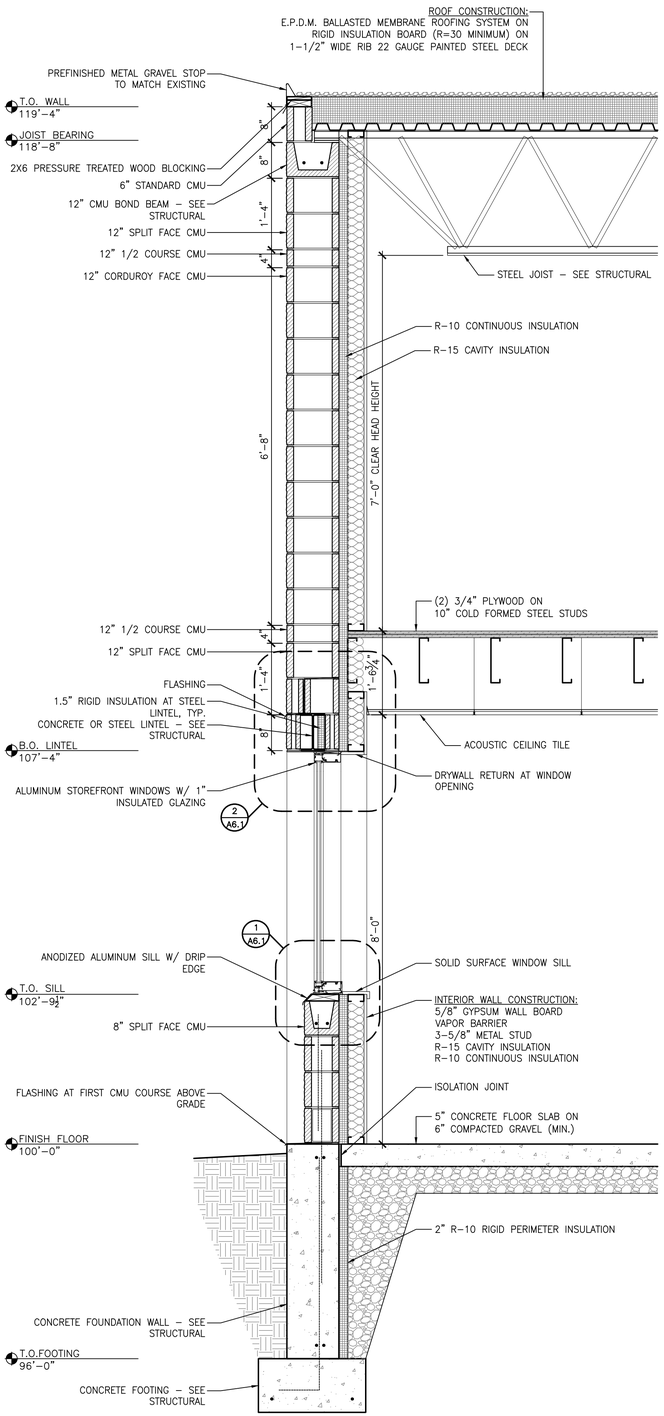
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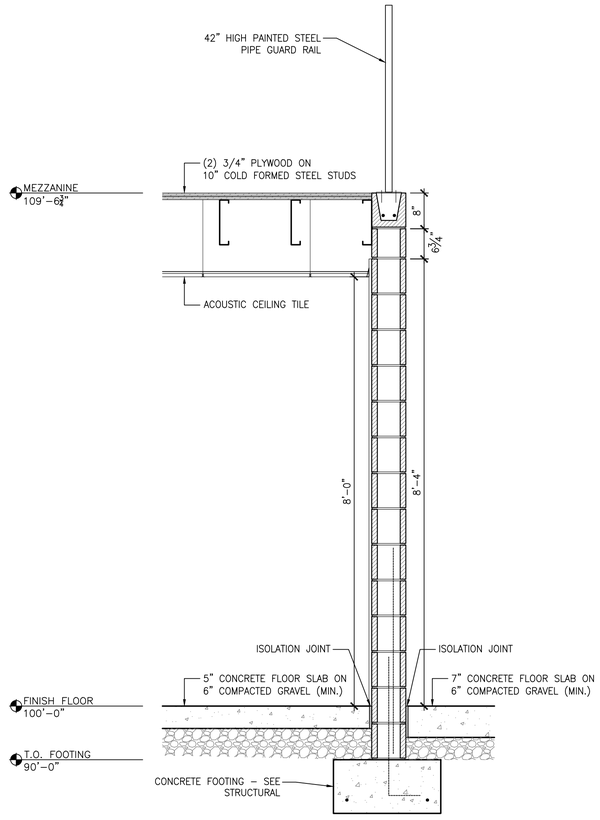
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TYPICAL WINDOW SECTION

SCALE: 3/4"=1'-0" (24x36); 3/8"=1'-0" (12x18)

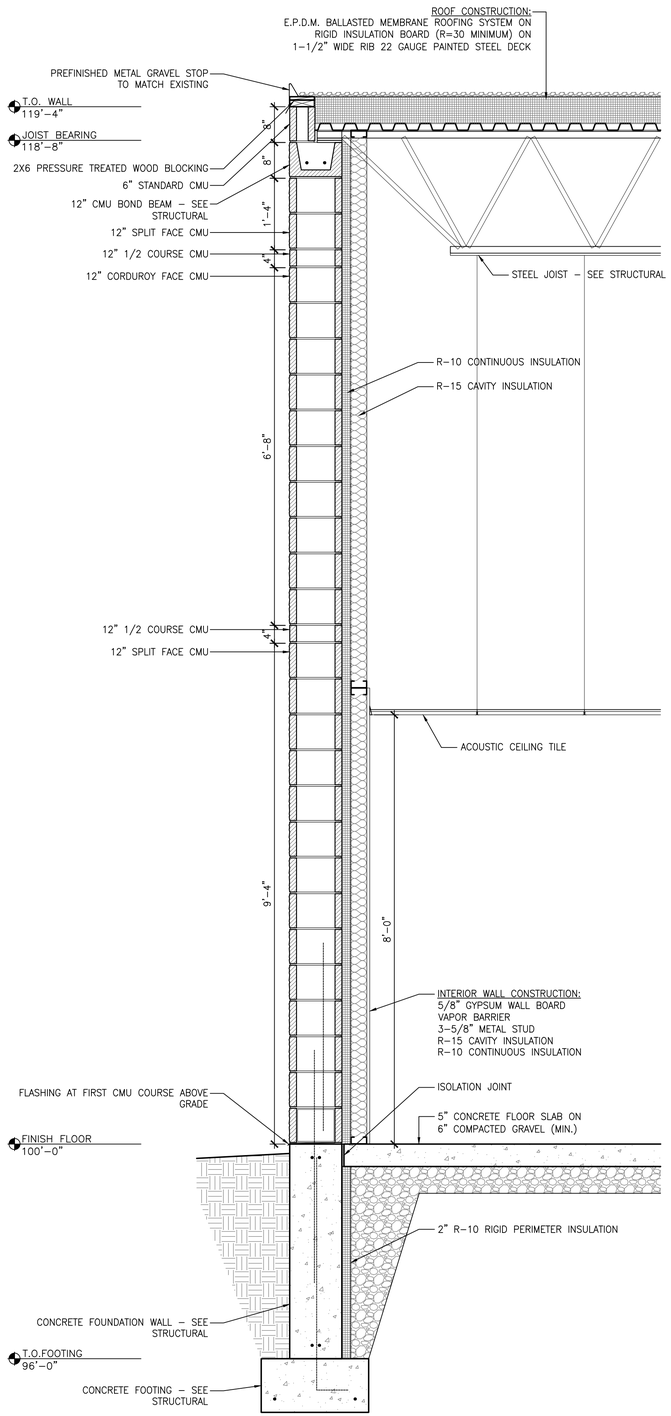
3



MASONRY WALL AT MEZZANINE RAILING

SCALE: 3/4"=1'-0" (24x36); 3/8"=1'-0" (12x18)

2



TYPICAL WALL SECTION

SCALE: 3/4"=1'-0" (24x36); 3/8"=1'-0" (12x18)

1

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INDUSTRIAL CONTROLS

NEW ADDITION

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SUSSEX, WI 53089

Sheet Title

WALL SECTIONS

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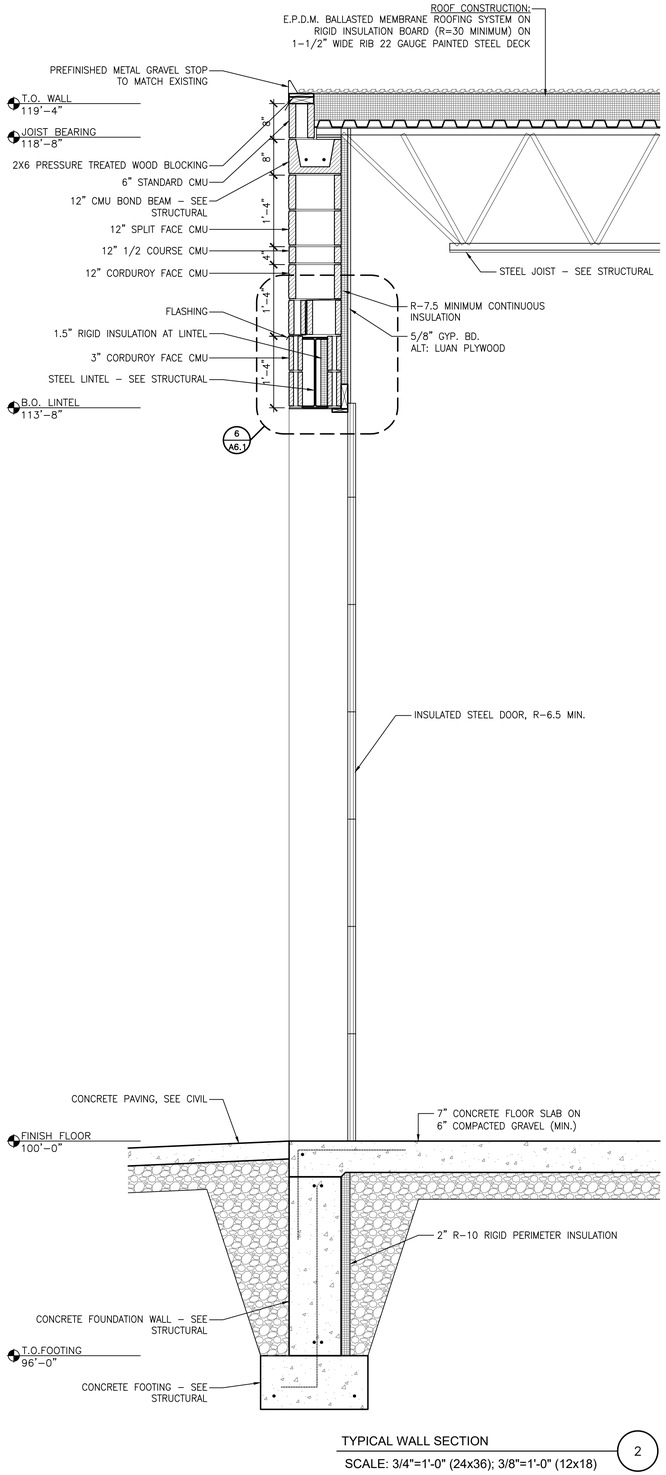
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No.	Date	Description
	03.24.2023	PERMIT SET

2023-03-24_PERMIT SET

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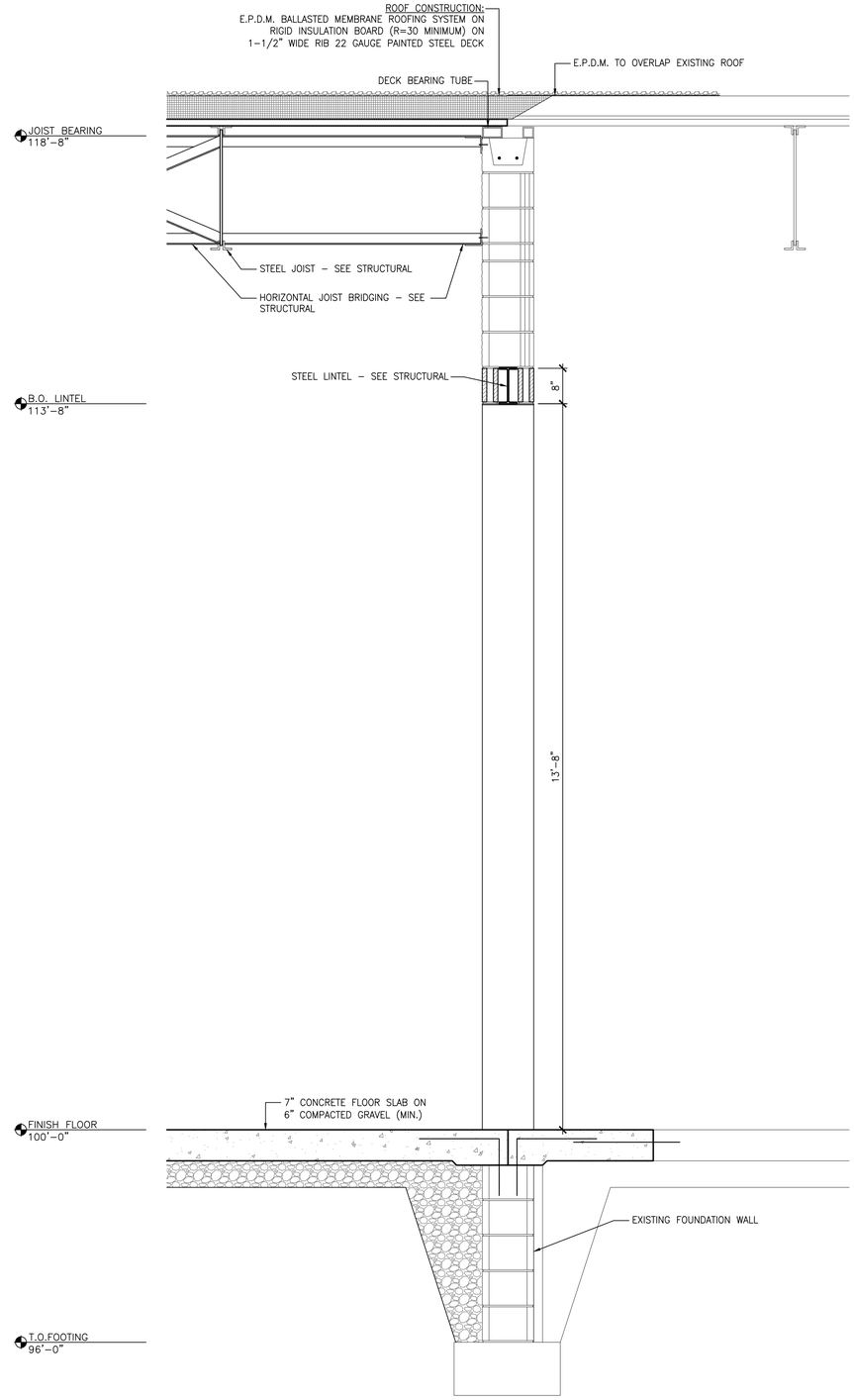
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TYPICAL WALL SECTION

SCALE: 3/4"=1'-0" (24x36); 3/8"=1'-0" (12x18)

2



WALL OPENING SECTION

SCALE: 3/4"=1'-0" (24x36); 3/8"=1'-0" (12x18)

1

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INDUSTRIAL CONTROLS

NEW ADDITION

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WALL SECTIONS

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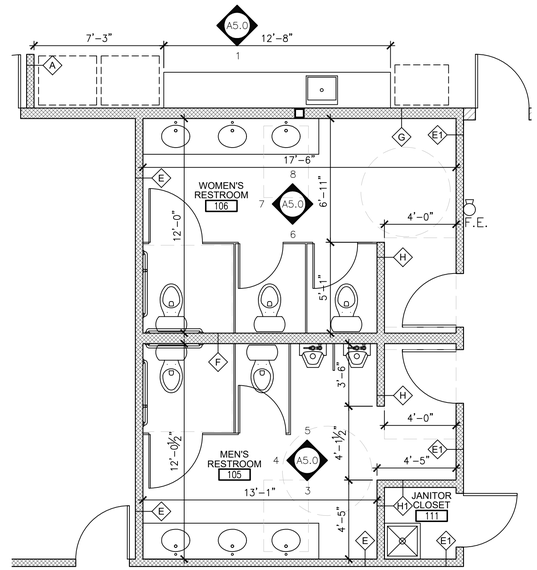
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	03.24.2023	PERMIT SET

2023-03-24_PERMIT SET

Sheet No.

A3.3

Agenda



ENLARGED RESTROOM FLOOR PLAN — 1

SCALE: 1/4"=1'-0" (24x36); 1/8"=1'-0" (12x18)

N

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INDUSTRIAL CONTROLS

NEW ADDITION

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ENLARGED FLOOR PLAN

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	03.24.2023	PERMIT SET

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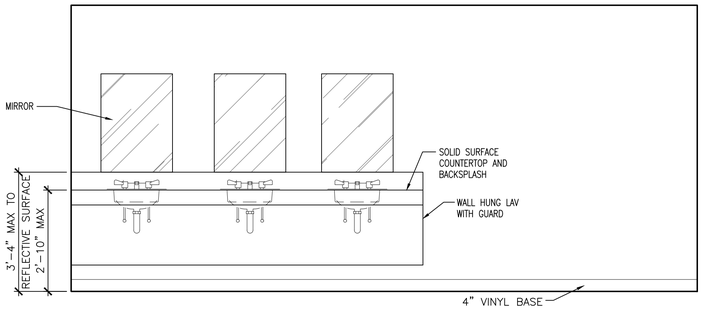
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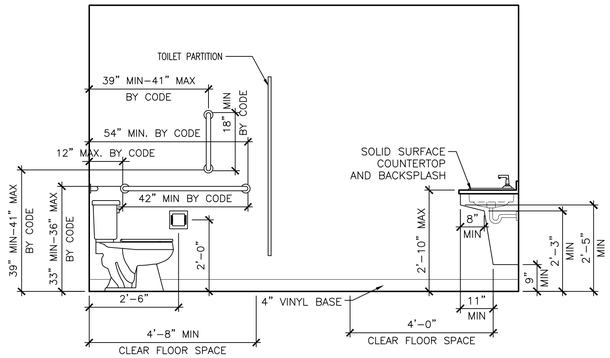
NOTES:
1. ALL CABINET AND COUNTERTOP FINISHES AND STYLES TO BE SELECTED BY THE OWNER, INSTALLED BY GC.

2. ALL TOILET ACCESSORIES (GRAB BARS, MIRRORS, TOILET PAPER DISPENSERS, SOAP DISPENSERS, AND TRASH RECEPTACLES) TO BE COORDINATED WITH OWNER, INSTALLED BY GC.

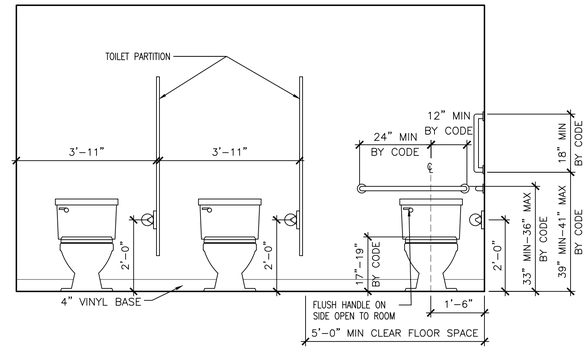
3. PROVIDE BLOCKING FOR ALL WALL HUNG ITEMS



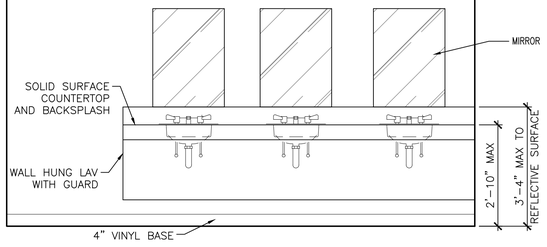
WOMEN'S RESTROOM
SCALE: 1/2"=1'-0" (24x36); 1/4"=1'-0" (12x18) 8



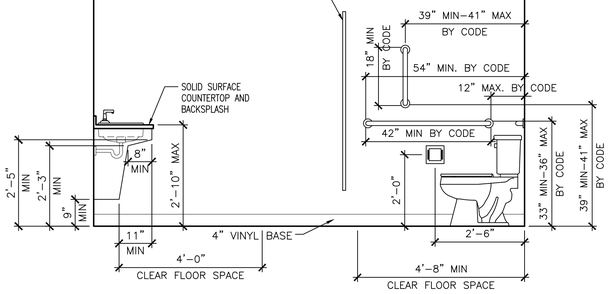
WOMEN'S RESTROOM
SCALE: 1/2"=1'-0" (24x36); 1/4"=1'-0" (12x18) 7



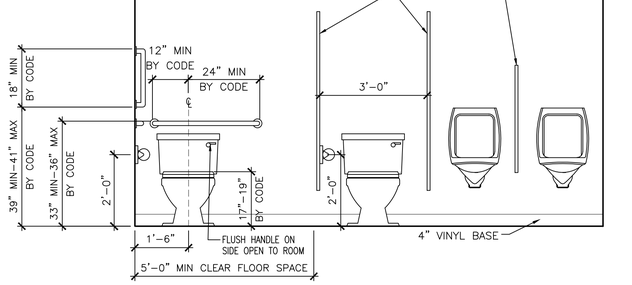
WOMEN'S RESTROOM
SCALE: 1/2"=1'-0" (24x36); 1/4"=1'-0" (12x18) 6



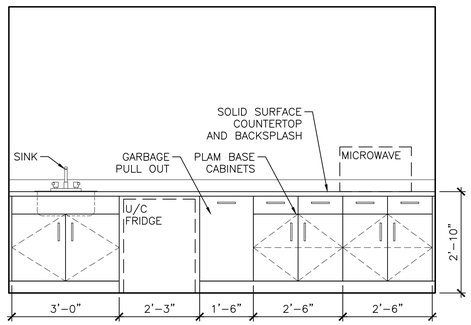
MEN'S RESTROOM
SCALE: 1/2"=1'-0" (24x36); 1/4"=1'-0" (12x18) 5



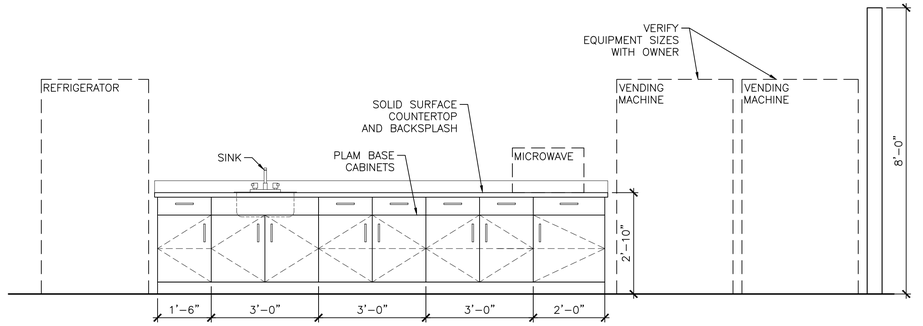
MEN'S RESTROOM
SCALE: 1/2"=1'-0" (24x36); 1/4"=1'-0" (12x18) 4



MEN'S RESTROOM
SCALE: 1/2"=1'-0" (24x36); 1/4"=1'-0" (12x18) 3



CONFERENCE ROOM
SCALE: 1/2"=1'-0" (24x36); 1/4"=1'-0" (12x18) 2



WAREHOUSE
SCALE: 1/2"=1'-0" (24x36); 1/4"=1'-0" (12x18) 1

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INDUSTRIAL CONTROLS

NEW ADDITION

N56 W24842 N CORPORATE CIR.
SUSSEX, WI 53089

Sheet Title

INTERIOR ELEVATIONS

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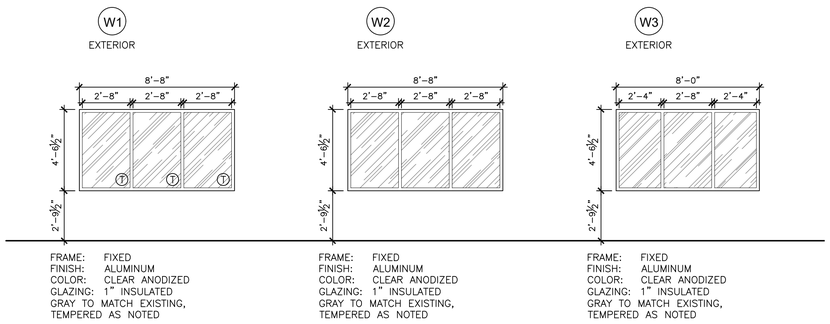
No.	Date	Description
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WINDOW TYPES

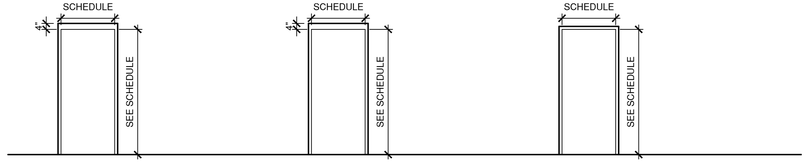


FRAME: FIXED
FINISH: ALUMINUM
COLOR: CLEAR ANODIZED
GLAZING: 1" INSULATED
GRAY TO MATCH EXISTING,
TEMPERED AS NOTED

FRAME: FIXED
FINISH: ALUMINUM
COLOR: CLEAR ANODIZED
GLAZING: 1" INSULATED
GRAY TO MATCH EXISTING,
TEMPERED AS NOTED

FRAME: FIXED
FINISH: ALUMINUM
COLOR: CLEAR ANODIZED
GLAZING: 1" INSULATED
GRAY TO MATCH EXISTING,
TEMPERED AS NOTED

FRAME TYPES

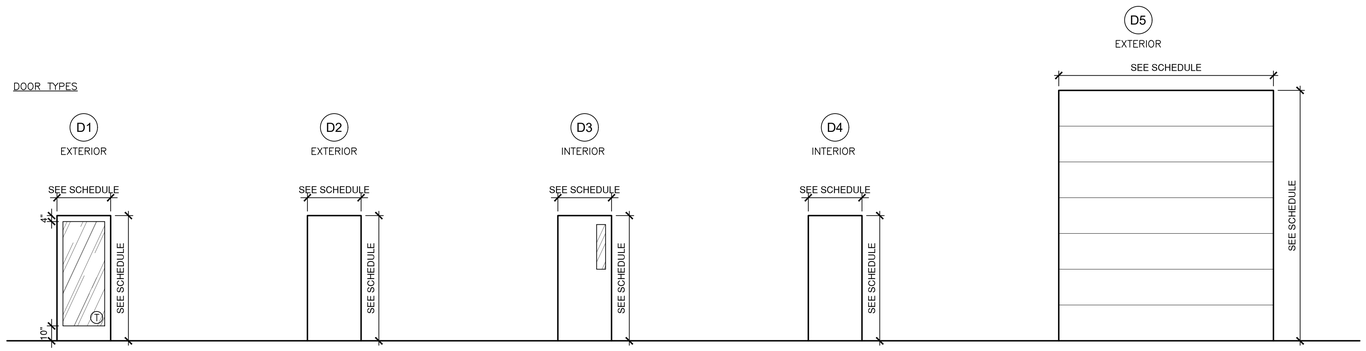


TRIM/FRAME: ALUMINUM
STOREFRONT W/ 4" HEAD
COLOR: CLEAR ANODIZED

TRIM/FRAME: HOLLOW METAL
W/ 4" HEAD, INSULATED
FINISH: PRIME & PAINT
COLOR: MATCH EXISTING

TRIM/FRAME: HOLLOW METAL
FINISH: PRIME & PAINT
COLOR: MATCH EXISTING

DOOR TYPES



THICKNESS: 1-3/4"
MATERIAL: ALUMINUM
PANEL: FULL LITE, INSULATED
FINISH: STD. COLOR
GLAZING: 1" INSULATED GRAY
TO MATCH EXISTING, TEMPERED
HARDWARE: SEE DOOR
SCHEDULE NOTES

THICKNESS: 1-3/4"
MATERIAL: HOLLOW METAL,
INSULATED
PANEL: FLUSH
FINISH: PRIME & PAINT
GLAZING: NONE
HARDWARE: SEE DOOR
SCHEDULE NOTES

THICKNESS: 1-3/4"
MATERIAL: STAIN GRADE WOOD
PANEL: NARROW LITE
FINISH: PRIME & PAINT
GLAZING: NONE
HARDWARE: SEE DOOR
SCHEDULE NOTES

THICKNESS: 1-3/4"
MATERIAL: STAIN GRADE WOOD
PANEL: FLUSH, SOLID CORE
FINISH: STAIN
GLAZING: NONE
HARDWARE: SEE DOOR
SCHEDULE NOTES

THICKNESS: 2"
MATERIAL: STEEL
PANEL: INSULATED, OVERHEAD
FINISH: PREFINISHED
COLOR: MATCH EXISTING
GLAZING: NONE
HARDWARE: AUTO OPENER, LOCKS

DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	NO. OF PANELS	SIZE		DOOR TYPE	FRAME TYPE	FIRE RATING	REMARKS
			WIDTH	HEIGHT				
100A	OPEN OFFICE	1	3'-0"	7'-0"	D4	F3		
100B	OPEN OFFICE	1	3'-0"	7'-0"	D1	F1		
100C	OPEN OFFICE	1	3'-0"	7'-0"	D3	F3		
101	HALLWAY	1	3'-0"	7'-0"	D2	F2		
102	ENG. ROOM	1	3'-0"	7'-0"	D4	F3		
103	CONFERENCE ROOM	1	3'-0"	7'-0"	D4	F3		
104A	PURCHASING / MATERIALS	1	3'-0"	7'-0"	D4	F3		
104B	PURCHASING / MATERIALS	1	3'-0"	7'-0"	D3	F3		
105	MEN'S RESTROOM	1	3'-0"	7'-0"	D4	F3		
106	WOMEN'S RESTROOM	1	3'-0"	7'-0"	D4	F3		
107A	WAREHOUSE	1	3'-0"	7'-0"	D2	F2		
107B	WAREHOUSE	1	3'-0"	7'-0"	D2	F2		
107C	WAREHOUSE	1	12'-0"	14'-0"	D5	–		
108	OFFICE	1	3'-0"	7'-0"	D4	F3		
109	OFFICE	1	3'-0"	7'-0"	D4	F3		
110	OFFICE	1	3'-0"	7'-0"	D4	F3		
111	JANITOR CLOSET	1	3'-0"	7'-0"	D4	F3		

NOTES:

1. DOOR HARDWARE IS NOT SPECIFIED; HARDWARE COORDINATION MEETING WITH OWNER, DOOR SUPPLIER AND G.C. IS REQUIRED.
2. G.C. TO SUPPLY ALL DOOR HARDWARE REQUIRED BY CODE.
3. DOOR HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1 SEC 404.2.6 – HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE HARDWARE SHALL BE PLACED AT LEAST 34 INCHES, BUT NOT MORE THAN 48 INCHES ABOVE THE FLOOR SURFACE.

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INDUSTRIAL CONTROLS
NEW ADDITION

N56 W24842 N CORPORATE CIR.
SUSSEX, WI 53089

Sheet Title

DOOR & FRAME TYPES, WINDOW TYPES, DOOR SCHEDULE

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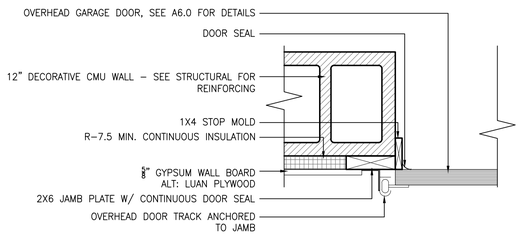
Revisions

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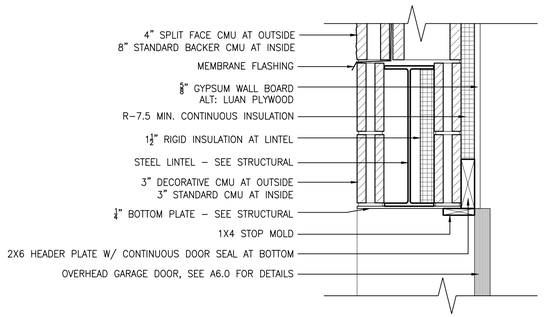
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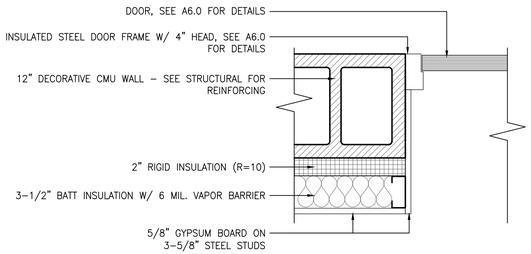
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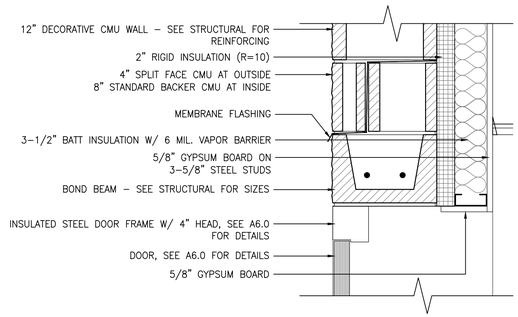
OVERHEAD DOOR JAMB DETAIL 7
SCALE: 1-1/2"=1'-0" (24x36); 3/4"=1'-0" (12x18)



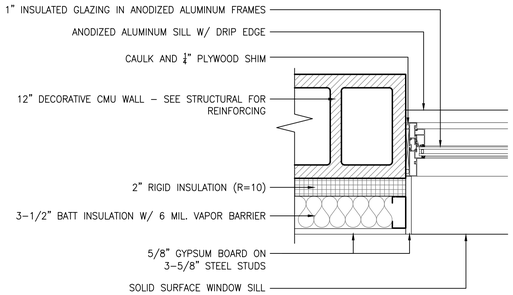
OVERHEAD DOOR HEAD DETAIL 6
SCALE: 1-1/2"=1'-0" (24x36); 3/4"=1'-0" (12x18)



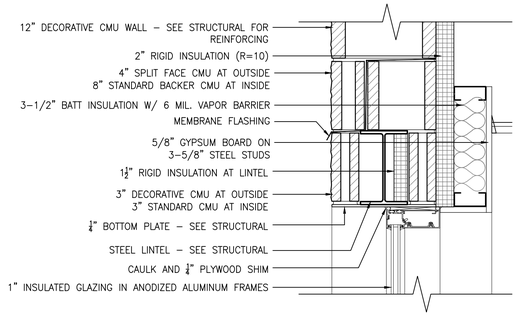
DOOR JAMB DETAIL 5
SCALE: 1-1/2"=1'-0" (24x36); 3/4"=1'-0" (12x18)



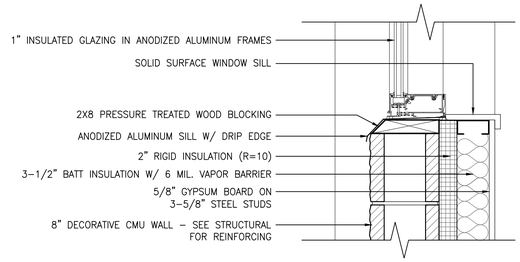
DOOR HEAD DETAIL 4
SCALE: 1-1/2"=1'-0" (24x36); 3/4"=1'-0" (12x18)



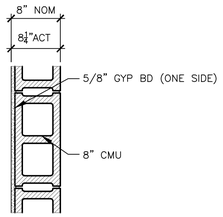
WINDOW JAMB DETAIL 3
SCALE: 1-1/2"=1'-0" (24x36); 3/4"=1'-0" (12x18)



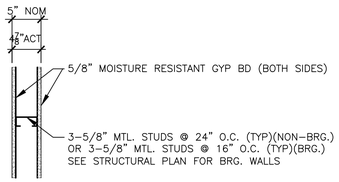
WINDOW HEAD DETAIL 2
SCALE: 1-1/2"=1'-0" (24x36); 3/4"=1'-0" (12x18)



WINDOW SILL DETAIL 1
SCALE: 1-1/2"=1'-0" (24x36); 3/4"=1'-0" (12x18)

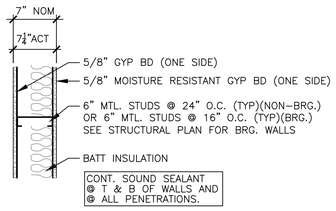


WALL TYPE J
SCALE: N.T.S.



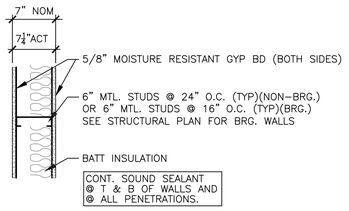
TYPE H EXTENDS 6" ABOVE CEILING HEIGHT
TYPE H1 EXTENDS TO ROOF DECK

WALL TYPE H, H1
SCALE: N.T.S.



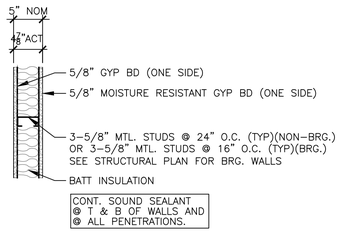
TYPE G EXTENDS TO ROOF DECK

WALL TYPE G
SCALE: N.T.S.



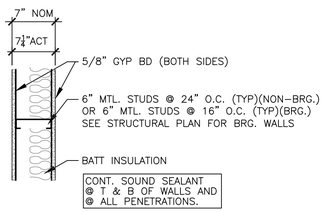
TYPE F EXTENDS 6" ABOVE CEILING HEIGHT

WALL TYPE F
SCALE: N.T.S.



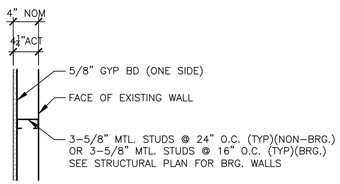
TYPE E EXTENDS 6" ABOVE CEILING HEIGHT
TYPE E1 EXTENDS TO ROOF DECK

WALL TYPE E, E1
SCALE: N.T.S.



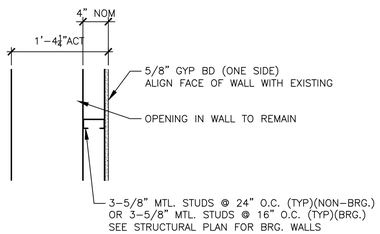
TYPE D EXTENDS TO ROOF DECK

WALL TYPE D
SCALE: N.T.S.

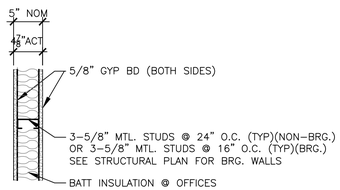


TYPE C EXTENDS TO UNDERSIDE OF MEZZANINE

WALL TYPE C
SCALE: N.T.S.



WALL TYPE B
SCALE: N.T.S.



TYPE A EXTENDS 6" ABOVE CEILING HEIGHT
TYPE A1 EXTENDS TO ROOF DECK

WALL TYPE A, A1
SCALE: N.T.S.

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

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

Project Info. — 22049
INDUSTRIAL CONTROLS
NEW ADDITION
N56 W24842 N CORPORATE CIR.
SUSSEX, WI 53089

Sheet Title
WALL TYPES AND CONSTRUCTION DETAILS

Drawn by	Checked by
KJV	ALS

Revisions

No.	Date	Description
	03.24.2023	PERMIT SET

2023-03-24_PERMIT SET

Sheet No.
A6.1

Agenda

GENERAL

1. ALL MATERIALS, CONSTRUCTION, PLANS AND DETAILS SHALL CONFORM WITH THE APPLICABLE CODES AND STANDARDS AS SHOWN IN THESE DRAWINGS AS WELL AS THE PROJECT SPECIFICATIONS, FIRE UNDERWRITER RULES AND REGULATIONS AND ASTM STANDARDS RELATED TO EACH ELEMENT.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (NOT LIMITED TO CIVIL, ARCHITECTURAL, PLUMBING, ELECTRICAL, STRUCTURAL, AND MECHANICAL, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THE PROJECT.
3. THE CONTRACTOR SHALL REFER TO ALL DRAWINGS OF THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED ITEMS SUCH AS MEMBERS, ELEVATIONS, BRICK LEDGES, DIMENSIONS, SLEEVES, PENETRATIONS, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS THAT MAY BE REQUIRED FOR COMPLETION OF THE PROJECT.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.
5. DETAILS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE DUPLICATED IN SIMILAR PORTIONS OF THE BUILDING UNLESS NOTED OTHERWISE.
6. DRAWINGS REPRESENT THE FINISHED STRUCTURAL SYSTEM AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, LAGGING, SHORING, BRACING, FORM WORK, ETC. AS REQUIRED FOR THE PROTECTION AND SAFETY OF LIFE AND PROPERTY DURING CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER WILL NOT INVOLVE REVIEW OF THESE ITEMS.
7. ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, JURISDICTION OR THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION AGENCY OR THE BUILDING DEPARTMENT. SITE VISITS BY THE ARCHITECT OR STRUCTURAL ENGINEER DO NOT CONSTITUTE AN INSPECTION.
8. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FULL COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS CONCERNING THE HEALTH AND SAFETY OF WORKERS AND THE PUBLIC IN AND AROUND THE CONSTRUCTION SITE.
9. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY LAID OUT SUCH THAT NOTED STRUCTURAL DESIGN LIVE LOAD PER SQUARE FOOT IS NOT EXCEEDED.
10. PLANS ARE NOT TO BE SCALED.
11. NOTES ON SPECIFIC PLANS AND DETAILS AS SHOWN ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
12. IN NO CASE SHALL STRUCTURAL ALTERATIONS, MODIFICATIONS OR WORK AFFECTING STRUCTURAL MEMBERS BE MADE WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS RELATED TO ELEVATOR/ESCALATOR/EQUIPMENT PITS AND SHAFTS WITH SELECTED MANUFACTURER.
14. CONTRACTOR SHALL CONFIRM ELEVATOR/ESCALATOR/EQUIPMENT SUPPORT BEAM/GUIDE RAIL ELEVATIONS AND LOCATIONS WITH THE APPROVED ELEVATOR/ESCALATOR/EQUIPMENT SHOP DRAWINGS.
15. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATING REQUIREMENTS.
16. UNLESS NOTED OTHERWISE, CENTERLINE OF FRAMING ELEMENTS COINCIDE WITH COLUMN CENTERLINES. FRAMING BETWEEN MEMBERS SHALL BE EQUALLY SPACED UNLESS NOTED OTHERWISE.
17. IF ANY ERRORS OR OMISSIONS APPEAR IN THESE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING PRIOR TO PROCEEDING WITH WORK.
18. NO PROVISIONS HAVE BEEN MADE FOR FUTURE EXPANSION.

EXISTING CONSTRUCTION

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING STRUCTURAL ELEMENTS, DIMENSIONS AND ELEVATIONS RELATED TO EXISTING CONDITIONS AND NEW CONSTRUCTION PRIOR TO CONSTRUCTION AND PROCUREMENT OF MATERIAL. CONTRACTOR TO NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES. EXISTING CONDITIONS SHOWN REPRESENT THE BEST AVAILABLE INFORMATION. NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION PRESENTED.
2. REMOVE, REPLACE, AND MODIFY ALL EXISTING MATERIAL (ARCHITECTURAL, ELECTRICAL, MECHANICAL, STRUCTURAL, ETC.) AS REQUIRED TO PLACE NEW STRUCTURAL WORK SHOWN IN THE CONSTRUCTION DOCUMENTS.
3. ANY EXISTING CONDITIONS THAT ARE UNCOVERED DURING THE COURSE OF THE PROJECT THAT THE CONTRACTOR DEEMS UNSAFE SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.
4. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF SHORING, BRACING, ETC. REQUIRED TO SAFELY CONSTRUCT THE PROJECT.

FOUNDATIONS

1. ALL ACTIVITIES CONCERNING PREPARATION AND VERIFICATION OF THE BEARING STRATUM FOR SLAB-ON-GRADES AND FOUNDATIONS SHALL BE SUPERVISED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER.
2. ALL EXTERIOR FOUNDATIONS SHALL BEAR BELOW THE LOCAL FROST LINE. FOUNDATIONS ARE NOT TO BE PLACED ON FROZEN SUBGRADE.
3. WALLS, GRADE BEAMS AND SIMILAR ELEMENTS SHALL BE BACKFILLED UNIFORMLY ON BOTH SIDES OF ELEMENTS. BELOW GRADE WALLS SHALL BE ADEQUATELY BRACED UNTIL FINAL FLOOR STRUCTURE, INCLUDING SLAB-ON-GRADE IS IN PLACE. BRACING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DO NOT BACKFILL AGAINST ANY ELEMENT UNTIL THE DESIGN STRENGTH OF THE ELEMENT HAS BEEN ACHIEVED.
4. SUBGRADE PREPARATION SHALL CONSIST OF EXCAVATION TO REQUIRED FOOTING DEPTH. FOUNDATIONS SHALL EXTEND TO COMPETENT BEARING MATERIAL CONFORMING TO THE NET ALLOWABLE SOIL BEARING CAPACITY NOTED. WHERE UNSUITABLE SOIL IS ENCOUNTERED, REFER TO THE REFERENCED GEOTECHNICAL REPORT OR CONTACT THE STRUCTURAL ENGINEER FOR FURTHER DIRECTION.
5. AT A MINIMUM, ALL FILL BELOW FOOTINGS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY (ASTM D-1557, MODIFIED PROCTOR) AND PLACED IN UNIFORM LIFTS. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION OR STRICTER REQUIREMENTS.
6. ALL BACKFILL WITHIN A MINIMUM OF 36" OF BASEMENT AND RETAINING WALLS SHALL BE FREE DRAINING, GRANULAR MATERIAL AND COMPACTED TO 90% STANDARD PROCTOR. MATERIALS MUST BE APPROVED BY GEOTECHNICAL ENGINEER. CONSULT GEOTECHNICAL REPORT FOR ADDITIONAL RECOMMENDATIONS.
7. REMOVE ANY EXISTING CONSTRUCTION TO A MINIMUM OF 24" BELOW BOTTOM OF NEW FOUNDATION.
8. ALL PIERS AND COLUMNS ARE CENTERED ON COLUMN CENTERLINES UNLESS NOTED OTHERWISE.
9. CONTRACTOR IS TO KEEP EXCAVATIONS DRY AT ALL TIMES DURING THE FOUNDATION CONSTRUCTION. ALL FOUNDATION CONCRETE SHALL BE PLACED AS SOON AS POSSIBLE AFTER EXCAVATIONS ARE OPENED. NO FOUNDATION SHALL BE PLACED IN STANDING WATER. CONTRACTOR SHALL PROVIDE MEANS FOR DEWATERING EXCAVATIONS AS REQUIRED TO ACHIEVE DRY EXCAVATIONS.
10. REFER TO PROJECT GEOTECHNICAL REPORT FOR GENERAL SOIL CONDITIONS AND SPECIFIC PROJECT REQUIREMENTS. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ARCHITECT IF SOIL CONDITIONS VARY FROM THOSE INDICATED IN THE GEOTECHNICAL REPORT.

CAST-IN-PLACE CONCRETE

1. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE."
2. CONCRETE SLAB CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 302 "GUIDE TO CONCRETE FLOOR AND SLAB CONSTRUCTION."
3. CONCRETE MIXING, TRANSPORTING AND PLACEMENT SHALL CONFORM TO ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
4. CONCRETE PLACED DURING HOT OR COLD WEATHER SHALL CONFORM TO ACI 305 "GUIDE TO HOT WEATHER CONCRETING" AND ACI 306 "GUIDE TO COLD WEATHER CONCRETING."
5. CONCRETE SHALL BE MECHANICALLY CONSOLIDATED IN ACCORDANCE WITH ACI 309 "GUIDE FOR CONSOLIDATION OF CONCRETE." SLAB-ON-GRADE NEED ONLY BE VIBRATED AROUND EMBEDDED ITEMS, THICKENED SLABS, TRENCHES, FLOOR DRAINS, ETC.
6. CONCRETE CURING SHALL CONFORM TO ACI 308 "GUIDE TO EXTERNAL CURING OF CONCRETE" OR ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," WHICHEVER IS APPLICABLE UNLESS ALTERNATE METHODS ARE APPROVED BY ARCHITECT AND STRUCTURAL ENGINEER. WHERE CURING COMPOUNDS ARE APPROVED, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPATIBILITY WITH FLOORING PRIOR TO CURING COMPOUND APPLICATION.
7. MAXIMUM UNCONFINED CONCRETE FREE FALL SHALL BE LIMITED TO 5'-0".
8. WATER SHALL BE CLEAN AND POTABLE AND SHALL CONFORM TO ASTM C94. NO WATER SHALL BE ADDED AT THE JOBSITE UNLESS SPECIFICALLY APPROVED IN WRITING BY THE CONCRETE SUPPLIER.
9. CONCRETE MIXING OPERATION SHALL CONFORM TO ASTM C94.
10. CLEAR COVER REQUIREMENTS FOR CONCRETE REINFORCEMENT SHALL CONFORM TO THE FOLLOWING UNLESS SPECIFICALLY NOTED OTHERWISE:
    A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
    B. CONCRETE EXPOSED TO EARTH OR WEATHER
       a. #5 AND SMALLER 1-1/2"
       b. #6 THROUGH #18 2"
    C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
       a. SLABS, WALLS, JOISTS: #11 AND SMALLER 3/4"
       b. BEAMS, COLUMNS: PRIMARY, TIES, STIRRUPS OR SPIRALS 1-1/2"
11. UNLESS OTHERWISE DETAILED, PROVIDE (2) #5 BARS AROUND ALL OPENINGS AND (2) #5 DIAGONAL BARS AT ALL OPENINGS AND RE-ENTRANT CORNERS. BARS SHALL EXTEND A MINIMUM OF 30" PAST OPENING.
12. EXISTING SURFACES THAT ARE TO RECEIVE NEW CONCRETE SHALL BE INTENTIONALLY ROUGHENED TO AN AMPLITUDE OF 1/4" UNLESS NOTED OTHERWISE.
13. BASE PLATE GROUT SHALL BE NON-SHRINK, NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 8,000 PSI. THICKNESS SHALL BE AS DETAILED.
14. ALL EXPOSED CONCRETE EDGES SHALL HAVE A 3/4" CHAMFER UNLESS SPECIFICALLY DETAILED OTHERWISE. TOP SURFACES OF WALLS EXPOSED TO VIEW SHALL BE FINISHED SMOOTH UNLESS NOTED OTHERWISE.
15. ALL REINFORCING BARS, ANCHOR BOLTS, WIRE MESH, DOWELS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN FINAL POSITION PRIOR TO PLACING CONCRETE.
16. PROVIDE SLEEVES FOR PLUMBING, ELECTRICAL AND MECHANICAL PENETRATIONS. PENETRATIONS THROUGH BEAMS AND COLUMNS ARE ONLY PERMITTED WHERE SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING LOCATION OF ALL PENETRATIONS AND EMBEDDED CONDUIT THROUGH OR IN CONCRETE. CONCRETE IS NOT TO BE CUT OR CORED WITHOUT PRIOR APPROVAL OF STRUCTURAL ENGINEER. COORDINATION OF OTHER TRADES RELATED TO THE CONCRETE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
17. CONDUIT, PIPES OR SIMILAR ITEMS RUNNING THROUGH OR IN CONCRETE SHALL BE PLACED SO THEY ARE NOT CLOSER THAN 3 DIAMETERS ON CENTER, CONCRETE COVER IS NOT LESS THAN 1" AND NO REINFORCING STEEL IS DISPLACED UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
18. CALCIUM CHLORIDE SHALL NOT BE USED IN CONCRETE MIXES.
19. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF IRREGULARITIES OR DEFECTS IN CONCRETE WORK PRIOR TO PLACEMENT OF FINISH MATERIALS.
20. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS AND TEST DATA COMPLIANT WITH REFERENCED ACI STANDARDS AND THE LOCAL BUILDING CODE. MIX DESIGNS SHALL INCLUDE THE PROJECT NAME AND INDICATE WHERE EACH MIX IS TO BE USED IN THE STRUCTURE.
21. CONTRACTOR SHALL HIRE A MATERIALS TESTING LABORATORY TO CAST AND TEST CYLINDERS. SAMPLING, PREPARATION AND TESTING SHALL CONFORM TO ASTM C172, ASTM C31 AND ASTM C39. TEST RESULTS MUST BE SUBMITTED TO ARCHITECT AND STRUCTURAL ENGINEER. ACCEPTANCE CRITERIA WILL BE BASED ON ACI 318. TEST RESULTS SHALL PROVIDE THE FOLLOWING INFORMATION AT A MINIMUM:
    1. LOCATION IN PROJECT WHERE SAMPLE WAS TAKEN WITH MIX DESIGNATION.
    2. COMPRESSIVE STRENGTH AT 7 DAYS.
    3. COMPRESSIVE STRENGTH AT 28 DAYS.
    4. AIR CONTENT.
    5. SLUMP.
    6. WATER ADDED AT JOB SITE.
22. SHOP DRAWINGS FOR REINFORCEMENT DETAILING, FABRICATING, BENDING AND PLACING OF CONCRETE REINFORCEMENT SHALL CONFORM TO ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE. BAR SCHEDULES, STIRRUP SPACING, BENT BAR DIAGRAMS, AND ARRANGEMENT OF REINFORCEMENT SHALL BE SHOWN.
23. CONCRETE REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60).
24. ALL SPLICES IN CONCRETE REINFORCEMENT SHALL BE CLASS B LAP SPLICES UNLESS NOTED OTHERWISE. ADJACENT SPLICES SHALL BE STAGGERED A MINIMUM OF 3'-0" UNLESS DETAILED OTHERWISE. REFER TO LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE.
25. PROVIDE CORNER BARS AT ALL CORNERS AND WALL INTERSECTIONS.
26. SLAB-ON-GRADE CONTROL JOINTS SHALL BE PLACED AS INDICATED ON STRUCTURAL DRAWINGS. SAW CUTTING SHALL BE PERFORMED AS SOON AS CUT WILL NOT RAVEL THE JOINT.
27. 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED WHERE SLABS ABUT ALL VERTICAL SURFACES.
28. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. WELDED WIRE FABRIC SHALL BE LAPPED ONE WIRE SPACE PLUS 2" FOR PLAIN WIRE AND 8" FOR DEFORMED WIRE.
29. SMOOTH FACED FORMS SHALL BE USED FOR ALL CONCRETE EXPOSED TO VIEW.

MASONRY

1. CONCRETE MASONRY MATERIALS AND CONSTRUCTION SHALL CONFORM TO ACI 530 "BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES."
2. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90 AND SHALL BE NORMAL WEIGHT UNITS UNLESS SPECIFICALLY NOTED. MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS SHALL BE AS INDICATED IN DESIGN INFORMATION.
3. COMPRESSIVE STRENGTH OF MASONRY SHALL BE DETERMINED BY THE UNIT STRENGTH METHOD AS SET FORTH IN ACI 530.
4. MORTAR SHALL BE TYPE M OR S (RECOMMENDED BELOW GRADE) AND SHALL COMPLY WITH ASTM C270, PROPORTIONS OR PROPERTIES SPECIFICATION.
5. GROUT SHALL COMPLY WITH ASTM C476 PROPERTIES SPECIFICATION, OR SHALL BE PROPORTIONED TO OBTAIN A DOCUMENTED 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. AGGREGATE SHALL BE 3/8" MAXIMUM SIZE.
6. REINFORCEMENT SHALL COMPLY WITH ASTM A615 (GRADE 60). REINFORCING BARS SHOWN AS BENT OR HOOKED SHALL BE SHOP FABRICATED.
7. REINFORCEMENT SHALL BE SECURELY PLACED IN ACCORDANCE WITH ACI 530.
8. REINFORCED CELLS SHALL BE SOLIDLY FILLED WITH GROUT WITH REINFORCING PLACED PRIOR TO GROUTING. GROUT SHALL BE A WORKABLE MIXTURE, THOROUGHLY MIXED AND SUITABLE FOR PUMPING WITHOUT SEGREGATION. GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION AND RECONSOLIDATED IN ACCORDANCE WITH ACI 530.
9. ALL BOND BEAMS, REINFORCED CELLS AND CELLS WITH EXPANSION BOLTS, EMBED PLATES OR OTHER ANCHORS SHALL BE GROUTED SOLID. GROUT PROCEDURE SHALL COMPLY WITH ACI 530.
10. LAP CONTINUOUS REINFORCEMENT ACCORDING TO LAP SPLICE SCHEDULE.
11. LINTELS SHALL BEAR A MINIMUM OF 8" UNLESS NOTED OTHERWISE. UNLESS NOTED OTHERWISE GROUT BELOW BEARING 16" DEEP BY 16" LONG.
12. CONTRACTOR SHALL COORDINATE POCKETS FOR STEEL BEAMS AND COLUMNS. GROUT 16" DEEP AND 16" LONG UNDER BEAM BEARING UNLESS NOTED OTHERWISE.
13. FROM THE SUPPORTING STRUCTURE, PROVIDE REINFORCING DOWELS OF THE SAME SIZE AND SPACING AS VERTICAL ELEMENT REINFORCEMENT. DOWELS SHALL HAVE STANDARD ACI HOOKS INTO FOOTING. LAP LENGTH FOR DOWELS FROM FOUNDATION MAY BE 36 BAR DIAMETERS UNLESS NOTED OTHERWISE.
14. PROVIDE STANDARD GALVANIZED WI.7 LADDER TYPE HORIZONTAL JOINT REINFORCEMENT IN MASONRY WALLS AT 16" o/c. JOINT REINFORCEMENT SHALL BE 8" o/c IN PARAPET WALLS. DISCONTINUE JOINT REINFORCING AT CONTROL JOINTS.
15. PROVIDE HORIZONTAL BOND BEAMS WITH CONTINUOUS REINFORCEMENT AS SHOWN IN THE SECTIONS AND DETAILS. DISCONTINUE ALL HORIZONTAL REINFORCEMENT AT CONTROL JOINTS EXCEPT FOR THE BOND BEAMS AT FLOORS AND ROOF. BOND BEAMS SHALL BE PROVIDED AT ALL FLOOR AND ROOF LINES. STEP BOND BEAM AS REQUIRED TO MATCH ROOF SLOPES. UNLESS NOTED OTHERWISE, PROVIDE BOND BEAM WITH (2) #5 ABOVE AND BELOW ALL OPENINGS AND EXTEND BARS AT LEAST 24" PAST OPENING.
16. VERTICAL CONTROL JOINTS IN CMU WALLS SHALL BE LOCATED AS FOLLOWS:
    A. MAXIMUM OF 10'-0" FROM BUILDING CORNERS.
    B. MINIMUM OF WALL HEIGHT+1.5 AND 24'-0" o/c.
    C. AT CHANGES IN WALL HEIGHT OR THICKNESS.
    D. AT WALLS ADJACENT TO COLUMNS.
    E. AT CONSTRUCTION AND EXPANSION JOINTS IN FOUNDATIONS, ROOFS AND FLOORS.
17. DO NOT LOCATE CONTROL JOINTS WITHIN 24" OF STEEL BEAM BEARING LOCATIONS.
18. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF CONTROL JOINTS IN MASONRY VENEER.
19. PROVIDE (1) VERTICAL BAR MATCHING TYPICAL WALL REINFORCING IN SOLID GROUTED CELLS EACH SIDE OF ALL CONTROL JOINTS, AT WALL ENDS AND CORNERS. PROVIDE (1) VERTICAL BAR MATCHING TYPICAL WALL FOR FULL HEIGHT OF WALL AT ALL OPENINGS. ADDITIONAL REINFORCING IS CALLED OUT ON PLANS.
20. STARTER COURSES OF MASONRY ON FOUNDATIONS AND WHERE THICKNESS CHANGES SHALL BE SET IN FULLY BEDDED JOINTS. WHERE THICKNESS CHANGES OCCUR, MASONRY AT THE CHANGE SHALL BE GROUTED SOLID.
21. COLD AND HOT WEATHER MASONRY CONSTRUCTION SHALL CONFORM TO ACI 530.
22. LOW LIFT GROUTING SHALL LIMIT GROUT POURS TO 5'-0" o/c MAXIMUM. HIGH LIFT GROUTING POURS SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 6'-0" AND REQUIRE CLEANOUTS AT MAXIMUM OF 48" o/c.
23. BRACING OF MASONRY WALL DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
24. ALL WALLS SHALL BE LAID IN RUNNING BOND UNLESS NOTED OTHERWISE.
25. AT WALL CORNERS WHERE BOND BEAMS INTERSECT AT DIFFERENT ELEVATIONS, RUN EACH BOND BEAM AROUND CORNER FOR A MINIMUM OF 32". WHERE BOND BEAMS ADJOIN ON THE SAME WALL AT DIFFERENT ELEVATIONS, LAP BOND BEAMS PAST EACH OTHER A MINIMUM OF 64".
26. PROVIDE CORNER BARS MATCHING BOND BEAM REINFORCING AT ALL CORNERS. LAP 48 BAR DIAMETERS WITH BOND BEAM REINFORCING.
27. VERTICAL REINFORCING DETAILED IN THESE NOTES OR SHOWN ON PLANS SHALL EXTEND FROM FOUNDATION TO TOP OF WALL UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL

1. DESIGN, DETAILING (INCLUDING CONNECTIONS), FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH CODE REFERENCED STANDARDS OF AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND AISC 303 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."
2. WELDS SHALL CONFORM TO AWS D1.1 UNLESS NOTED OTHERWISE. WELDING SHALL BE DONE BY WELDERS HOLDING CURRENT CERTIFICATES IN THE TYPE OF WELDS SHOWN ON THE CONSTRUCTION DRAWINGS. ALL MISCELLANEOUS FILLET WELDS NOT NOTED, INCLUDING THOSE FOR STIFFENERS, MISCELLANEOUS PLATES, ETC SHALL BE PER AISC 360, TABLE 2.4
3. CONTRACTOR SHALL SUBMIT STRUCTURAL STEEL SHOP DRAWINGS IN ACCORDANCE WITH AISC 360 AND AISC 303. CONTRACTOR MUST REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMITTING TO THE ARCHITECT.
4. CONTRACTOR SHALL DETERMINE, FURNISH AND INSTALL TEMPORARY BRACING REQUIRED TO SAFELY ERECT STRUCTURAL STEEL IN ACCORDANCE WITH AISC 303 AND OSHA REQUIREMENTS. BRACING SHALL BE LEFT IN PLACE UNTIL THE PERMANENT STRUCTURE IS IN PLACE AND SECURE.
5. STRUCTURAL STEEL SHALL BE TRUE AND PLUMB BEFORE FINAL CONNECTIONS ARE SECURED AND PRIOR TO PLACING OR APPLYING OTHER MATERIALS TO THE BUILDING STRUCTURE.
6. BEAMS SHALL BE ERECTED WITH THE NATURAL OR DESIGN CAMBER (WITHIN MILL TOLERANCE) WITH THE CROWN OF THE CAMBER AT THE TOP.
7. CONTRACTOR SHALL COORDINATE WORK BETWEEN THE STEEL SUPPLIER AND STEEL JOIST SUPPLIER.
8. STEEL CONNECTIONS SHALL BE DETAILED AS INDICATED ON THE CONSTRUCTION DRAWINGS. WHERE CONNECTIONS ARE NOT DETAILED, THE FABRICATOR IS ALLOWED TO DETAIL THE CONNECTIONS BASED ON THE BEAM REACTIONS SHOWN AND THE FOLLOWING:
    A. ALL REACTIONS ARE SERVICE LEVEL.
    B. SELECTION OF CONNECTIONS SHALL BE BASED ON ASD.
    C. USE OF STANDARD DETAILS SHOWN ON CONSTRUCTION DRAWINGS.
9. ALTERNATE CONNECTIONS TO THOSE SHOWN MAY BE CONSIDERED. APPROVAL BY THE STRUCTURAL ENGINEER IS REQUIRED.
10. ANY HOLES, CUTS OR COPING OF STEEL IN THE FIELD MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO WORK. CONTRACTOR SHALL COORDINATE ALL HOLES REQUIRED BY OTHER TRADES WITH STRUCTURAL ENGINEER PRIOR TO WORK.
11. OVERSIZED OR SLOTTED HOLES SHALL NOT BE USED FOR ANY CONNECTIONS UNLESS SPECIFICALLY INDICATED ON THE CONSTRUCTION DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
12. ALL BOLTS SHALL BE A325-N UNLESS NOTED OTHERWISE AND INSTALLED SNUG TIGHT UNLESS NOTED OTHERWISE. BOLTS SHALL CONFORM TO THE "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS."
13. SPLICES SHALL BE ALLOWED ONLY AT LOCATIONS INDICATED ON CONSTRUCTION DRAWINGS UNLESS APPROVED BY STRUCTURAL ENGINEER.
14. CONTRACTOR SHALL COORDINATE EMBEDDED ITEMS AND CONNECTION MATERIALS THAT ARE PART OF THE WORK OF OTHER TRADES BUT THAT WILL RECEIVE STRUCTURAL STEEL.
15. BASE PLATES SHALL BE GROUTED IMMEDIATELY AFTER THE STRUCTURAL STEEL FRAME OR PORTION THEREOF HAS BEEN PLUMBED.
16. STAIRS, HANDRAILS, AND GUARDRAILS SHALL BE DESIGNED AND DETAILED BY THE STEEL SUPPLIER. CONNECTIONS INTO SURROUNDING STRUCTURE SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
17. PROVIDE 3/16" CAP PLATES AT THE ENDS OF ALL EXPOSED HSS AND PIPE MEMBERS, UNLESS NOTED OTHERWISE.
18. WEEP HOLES SHALL BE PROVIDED IN EXTERIOR HSS AND PIPE COLUMNS. HOLES SHALL BE 1/2" DIA AND CENTERED 1" ABOVE THE BASEPLATE.
19. COAT STEEL BELOW GRADE STEEL SUBJECTED TO MOISTURE WITH COLD APPLIED ASPHALT EMULSION PER ASTM D1187.
20. REFER TO ARCHITECTURAL PLANS FOR MISCELLANEOUS STEEL NOT DETAILED ON THE STRUCTURAL PLANS.

STEEL JOISTS AND JOIST GIRDERS

1. STEEL JOIST AND JOIST GIRDER DESIGN, MANUFACTURE, APPLICATION, ERECTION STABILITY AND HANDLING SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATION FOR K-SERIES, LH-SERIES, DLH-SERIES OPEN WEB STEEL JOISTS AND FOR JOIST GIRDERS."
2. STEEL JOIST AND JOIST GIRDER MANUFACTURER SHALL BE A MEMBER OF THE STEEL JOIST INSTITUTE (SJI).
3. ERECTION SHALL CONFORM TO CURRENT OSHA STANDARDS.
4. CONTRACTOR SHALL SUBMIT STEEL JOIST AND JOIST GIRDER SHOP DRAWINGS PRIOR TO FABRICATION.
5. CONTRACTOR SHALL COORDINATE STEEL JOIST WORK WITH PROJECT STEEL SUPPLIER.
6. BRIDGING SHOWN ON PLANS IS SCHEMATIC. PROVIDE BRIDGING TO MEET CURRENT SJI SPECIFICATION. JOIST BRIDGING SHALL CONFORM TO SJI SPECIFICATIONS, INCLUDING BRIDGING REQUIRED FOR JOISTS SUBJECTED TO UPLIFT LOADS. ENDS OF ALL BRIDGING LINES SHALL BE ANCHORED TO WALLS OR BEAMS.
7. JOISTS AND JOIST GIRDER MEMBERS SHALL NOT BE NOTCHED, CUT OR DRILLED WITHOUT THE APPROVAL OF THE JOIST SUPPLIER.
8. JOISTS DESIGNATED WITH "SP" ON PLANS ARE SPECIAL JOISTS WHICH SHALL BE DESIGNED FOR THE LOADINGS INDICATED.
9. ROOF JOISTS SHALL BE DESIGNED FOR A NET SERVICE LOAD UPLIFT OF 8 PSF.
10. PERMANENT SUSPENDED LOADS SHALL NOT BE SUPPORTED BY THE JOIST BRIDGING.
11. CONTRACTOR SHALL SUBMIT SPRINKLER SHOP DRAWINGS INCLUDING LOADS, LOCATIONS OF PIPING AND HANGER LOCATIONS PRIOR TO FABRICATION OF JOISTS.
12. ALL CONCENTRATED LOADS SHALL OCCUR AT A JOIST PANEL POINT UNLESS SPECIFICALLY NOTED OTHERWISE. REFER TO TYPICAL DETAILS WHERE JOIST LOADS DO NOT OCCUR AT A PANEL POINT.
13. PROVIDE CAMBER IN ACCORDANCE TO SJI SPECIFICATIONS.
14. JOIST GIRDERS SHALL BE DESIGNED TO MEET A TOTAL LOAD DEFLECTION OF L/360 UNLESS NOTED OTHERWISE.

STEEL DECK

1. STEEL DECK SHALL BE IN ACCORDANCE WITH AISI, "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" AND STEEL DECK INSTITUTE SPECIFICATIONS.
2. STEEL DECK SHALL BE INSTALLED PERPENDICULAR TO SUPPORTS AND SHALL HAVE A MINIMUM LAYUP OF THREE SPAN CONTINUOUS.
3. WELDING SHALL BE IN ACCORDANCE WITH AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL".
4. PERMANENT SUSPENDED LOADS SHALL NOT BE SUPPORTED BY STEEL ROOF DECK.
5. STEEL DECK AT BUILDING COLUMNS THAT PASS THROUGH THE DECK SHALL BE SUPPORTED BY L2x2x3/16" ATTACHED TO THE COLUMNS.
6. OPENINGS LESS THAN 12"x12" SHALL BE REINFORCED WITH AN 18"x18" 16 GAGE COVER PLATE. ATTACH COVER PLATE TO DECK USING #12 TEK SCREWS AT 6" o/c AROUND PLATE. WHERE ONE RIB IS CUT, NO REINFORCING IS REQUIRED.
7. OPENINGS LARGER THAN 12"x12" SHOULD BE SUPPORTED BY STEEL SUPPORT FRAMES. REFER TO TYPICAL DETAILS.
8. AT CHANGE IN DECK DIRECTION, SUPPLIER SHALL PROVIDE A 12" CONTINUOUS 22 GAGE PLATE. ATTACHED TO EACH RIB WITH (1) #12 TEK SCREW.
9. STEEL DECK SUPPLIER SHALL PROVIDE ALL NECESSARY ACCESSORIES SUCH AS RIDGE AND VALLEY PLATES, SADDLES, COVER PLATES AND POUR STOPS NOT SPECIFICALLY NOTED ON THE PLANS.
10. MECHANICAL AND ELECTRICAL SHALL NOT BE EMBEDDED IN CONCRETE OVER STEEL DECK UNLESS SPECIFICALLY APPROVED BY STRUCTURAL ENGINEER.

COLD FORMED METAL FRAMING

1. ALL COLD-FORMED FRAMING DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPLICABLE AISI COLD-FORMED STEEL DESIGN SPECIFICATIONS.
2. COLD-FORMED METAL FRAMING MEMBERS, HEADERS AND CONNECTIONS SHOWN ON STRUCTURAL AND ARCHITECTURAL DRAWINGS ARE SCHEMATIC ONLY AND SHALL BE DESIGNED TO MEET REQUIREMENTS INDICATED ON STRUCTURAL DRAWINGS. COLD-FORMED FRAMING IS A COMPONENT

Agenda

DESIGN INFORMATION

BUILDING CODE

CODE
INTERNATIONAL BUILDING CODE 2015

GRAVITY SYSTEM

ELEMENT	DEAD LOAD	LIVE LOAD
ROOF	25 PSF	REFER TO SNOW LOAD
MEZZANINE	15 PSF	125 PSF

SNOW CRITERIA

CODE INFORMATION	DESIGN INFORMATION
DESIGN SNOW LOAD	25 PSF PLUS DRIFT WHERE INDICATED
FLAT ROOF SNOW LOAD	24.5 PSF
SNOW EXPOSURE FACTOR	Ce = 1.0
SNOW IMPORTANCE FACTOR	Is = 1.0
THERMAL FACTOR	Ct = 1.0, 1.2 AT OVERHANGS
GROUND SNOW	Pg = 30 PSF
RAIN ON SNOW SURCHAGE	0 PSF
SLOPED ROOF FACTOR	Cs = 1.0

WIND CRITERIA

CODE INFORMATION	DESIGN INFORMATION
BASIC WIND SPEED (3 SECOND GUST)	115 MPH (ULTIMATE)
WIND DIRECTIONALITY FACTOR	Kd = .85
MEAN ROOF HEIGHT	19.33 FT
WIND IMPORTANCE FACTOR	Iw = 1.0
WIND OCCUPANCY CATEGORY	II
WIND EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	GCPI = +-0.18
TOPOGRAPHIC FACTOR	Kzt = 1.0
DESIGN PROCEDURE	SIMPLE DIAPHRAGM

ROOF SURFACE WIND PRESSURES ULTIMATE

AREA	10 SF	50 SF	100 SF
NEGATIVE ZONE 1	-23.8 PSF	-22.4 PSF	-21.8 PSF
NEGATIVE ZONE 2	-39.9 PSF	-30.0 PSF	-25.8 PSF
NEGATIVE ZONE 3	-60.1 PSF	-36.1 PSF	-25.8 PSF
POSITIVE ZONE 1	16.0 PSF	16.0 PSF	16.0 PSF
POSITIVE ZONE 2 AND 3	16.0 PSF	16.0 PSF	16.0 PSF
OVERHANG ZONE 1 AND 2	-34.3 PSF	-32.9 PSF	-32.3 PSF
OVERHANG ZONE 3	-56.5 PSF	-28.2 PSF	-16.1 PSF

WALL SURFACE WIND PRESSURES ULTIMATE

AREA	10 SF	100 SF	500 SF
NEGATIVE ZONE 4	-23.6 PSF	-20.4 PSF	-18.1 PSF
NEGATIVE ZONE 5	-29.0 PSF	-22.6 PSF	-18.1 PSF
POSTIVE ZONE 4 AND 5	21.8 PSF	18.6 PSF	16.3 PSF

SEISMIC CRITERIA

CODE INFORMATION	DESIGN INFORMATION
SEISMIC IMPORTANCE FACTOR	I - 1.0
OCCUPANCY CATEGORY	II
MAPPED SPECTRAL RESPONSE ACCELERATION (SHORT)	Ss = 8.5%g
MAPPED SPECTRAL RESPONSE ACCELERATION (LONG)	S1 = 4.60%g
SITE CLASS	B
SPECTRAL RESPONSE COEFFICIENT (SHORT)	SDS = 0.057
SPECTRAL RESPONSE COEFFICIENT (LONG)	SD1 = 0.031
SEISMIC DESIGN CATEGORY	A
BASIC SEISMIC FORCE RESISTING SYSTEM	ORDINARY REINFORCED MASONRY SHEAR WALLS
DESIGN BASE SHEAR	0.013W
SEISMIC RESPONSE COEFFICIENT	Cs = 0.013
RESPONSE MODIFICATION FACTOR	3
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE ANALYSIS

GEOTECHNICAL CRITERIA

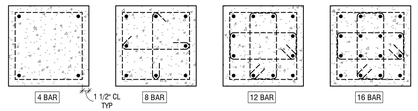
INFORMATION	DESIGN INFORMATION
SOIL UNIT WEIGHT	125 PCF
ACTIVE EARTH PRESSURE (MOVEMENT)	35 PSF/FT (ASSUMED)
AT-REST PRESSURE (BRACED)	65 PSF/FT
PASSIVE PRESSURE	300 PSF (ASSUMED)
COEFFICIENT OF SLIDING FRICTION	0.35
SUBGRADE MODULUS	100 PCI
ALLOWABLE NET BEARING PRESSURE	4,000 PSF
REPORT	REFER TO OCTOBER 10, 2022 REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC FOR DESCRIPTION OF SOILS.

STEEL DESIGN STRENGTHS

MATERIAL	STRENGTH
REINFORCING STEEL:	
ASTM A615, DEFORMED	Fy = 60 ksi
ASTM A706, LOW ALLOY, WELDABLE	Fy = 60 ksi
ASTM A1064, WELDED WIRE REINFORCEMENT	Fy = 65 ksi
STRUCTURAL STEEL:	
WIDE FLANGE, ASTM A992	Fy = 50 ksi
CHANNELS, ANGLES, S SHAPES, ASTM A36	Fy = 36 ksi
PLATE AND BAR STOCK, ASTM A36	Fy = 36 ksi
RECT HSS MEMBERS, ASTM A500, GRADE B	Fy = 46 ksi
PIPES, ASTM A53, GRADE B	Fy = 35 ksi
COLD-FORMED STEEL:	
18 GAUGE AND THINNER	Fy = 33 ksi
16 GAUGE AND THICKER	Fy = 50 ksi
METALLIC COATING DESIGNATION	G90
CONNECTIONS:	
BOLTS (PLAIN AND GALVANIZED)	ASTM A325
NUTS	ASTM A563
WASHERS	ASTM F436
TWIST-OFF TENSION CONTROL BOLTS	ASTM F1852
COMPRESSIBLE WASHER TYPE DIRECT TENSION	ASTM F959
ANCHOR RODS (GRADE SPECIFIED ON PLANS)	ASTM F1554
THREADED RODS	ASTM A36
SHEAR STUD CONNECTORS	ASTM A29
CLEVISES AND TURNBUCKLES	AISI C-1035
STEEL EYE NUTS AND STEEL EYE BOLTS	AISI C-1030
SLEEVE NUTS	AISI C-1018, GR 2
FILLER METAL FOR WELDS, ANSI/AWS D1.1	E70xx
FILLER METAL FOR REINFORCING BARS	E80xx
NON-METALLIC, NON-SHRINK GROUT	ASTM C1107

CONCRETE PIER SCHEDULE

TYPICAL CONCRETE PIER REINFORCING



NOTES:

1. PROVIDE (3) TIES AT 3"o/c. LOCATE TOP TIE 2" FROM TOP OF PIER
2. WHERE NO SPECIFIC DOWELS ARE NOTED, VERTICAL PIER REINFORCING SHALL BE PLACED INTO FOOTING. PROVIDE STANDARD 90 DEGREE HOOK. LOCATE HOOK 3" FROM BOTTOM OF FOOTING
3. WHERE A PIER IS LOCATED IN A WALL, WALL HORIZONTAL BARS ARE TO RUN CONTINUOUS THROUGH PIER.
4. ALL CONCRETE PIERS ARE TO BE CENTERED ON GRID LINES UNLESS NOTED OTHERWISE.
5. LAP DOWELS WITH PIER VERTICALS MAXIMUM OF 30 BAR DIAMETERS OR 24", WHICHEVER IS MORE, UNLESS NOTED OTHERWISE
6. WHERE MASONRY PIERS REST ON CONCRETE PIERS, ALIGN VERTICAL BARS OF EACH ELEMENT

MARK	SIZE	VERTICAL REINFORCEMENT	TIES	COMMENTS
P1620	16"x20"	(6) #5	#3 AT 8" o/c	
P20	20"x20"	(6) #5	#3 AT 10" o/c	

MASONRY DESIGN STRENGTHS

MATERIAL	STRENGTH
CONCRETE MASONRY UNITS:	
NET AREA COMPRESSIVE STRENGTH	f'm = 2,500 psi
USING TYPE M OR S MORTAR	f'c = 3,700 psi
USING TYPE N MORTAR (ABOVE GRADE ONLY)	f'c = 4,050 psi

MASONRY SPLICE LENGTHS

BAR SIZE	BAR w/ 1-1/2" COVER	BAR w/ 2" COVER	BAR CENTERED IN 8" CMU	BAR CENTERED IN 10" CMU	BAR CENTERED IN 12" CMU
#3	17"	15"	12"	12"	12"
#4	30"	22"	13"	12"	12"
#5	32"	34"	20"	15"	13"
#6	39"	39"	37"	29"	24"
#7	45"	45"	45"	40"	33"
#8	52"	52"	52"	52"	50"

MASONRY PIER SCHEDULE

MARK	SIZE	VERTICAL REINFORCEMENT	TIES	COMMENTS
MP1216	12"x16"	(4) #5		(1) BAR EACH FACE
MP1620	20"x16"	(4) #6	#3 AT 8" o/c	(1) BAR EACH FACE

MASONRY LINTEL SCHEDULE

NOTES:

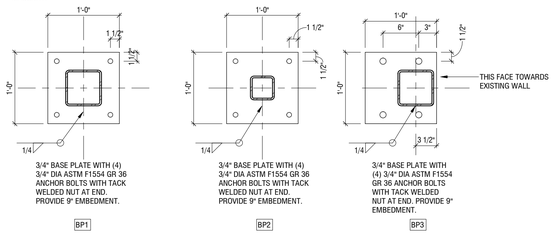
1. LINTEL BEARING SHALL BE 8" UNLESS NOTED OTHERWISE.
2. LINTEL BOTTOM PLATE SHALL BE EQUAL TO THE WALL WIDTH LESS 1". REFER TO ARCHITECTURAL DRAWINGS FOR WALL WIDTH AND MASONRY OPENING. OFFSET PLATES TO CARRY VENEER.
3. GROUT MASONRY SOLID A MINIMUM OF 16" WIDE x 16" VERTICAL UNDER ALL LINTELS UNLESS NOTED OTHERWISE.

MARK	LINTEL SPECIFICS	COMMENTS
L1	8"x8" BOND BEAM w/ (2) #5	
L2	12"x8" BOND BEAM w/ (2) #5	
L3	12"x16" BOND BEAM w/ (2) #5	
L4	W8x15	PROVIDE 1/4" BOTTOM PLATE
L5	W8x21	PROVIDE 1/4" BOTTOM PLATE
L7	W8x40	PROVIDE 1/4" BOTTOM PLATE
L6	W16x26	PROVIDE 1/4" BOTTOM PLATE

COLUMN BASE PLATE SCHEDULE

NOTES:

1. REFER TO PLAN FOR TOP OF CONCRETE ELEVATIONS.
2. PROVIDE ANCHOR RODS WITH NUT/WASHER ABOVE BASE PLATE AND LEVELING NUT/WASHER BELOW BASE PLATE. TACK WELD A NUT TO THE ROD END. AT FABRICATOR'S OPTION, SETTING PLATE MAY BE USED.
3. PROVIDE A MIN 1-1/2" THICK GROUT BED CONSISTING ON NON-SHRINK, NON-METALLIC GROUT, GROUT TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 8,000 PSI. PROVIDE GROUT HOLES IN THE BASE PLATE AS NECESSARY.
4. BASE PLATES SHALL BE FINISHED IN ACCORDANCE WITH AISC 360, CHAPTER M.
5. COLUMN BASES SHALL BE SET LEVEL AND TO CORRECT ELEVATION WITH FULL BEARING ON CONCRETE OR MASONRY.



CONCRETE DESIGN STRENGTHS

ELEMENT	CONCRETE STRENGTH	MAX AGGREGATE	MAX w/c RATIO	AIR CONTENT	SLUMP
FOOTINGS	3,000 PSI	1-1/2"	0.59	NONE	5"
FOUNDATION WALLS/PIERS	4,000 PSI	3/4"	0.50	6% +/-1.5%	4"
EXTERIOR WALLS/PIERS	4,000 PSI	3/4"	0.50	5% +/-1%	4"
SLAB ON GRADE - INTERIOR (4" OR LESS THICKNESS)	3,500 PSI	1"	0.48	NONE	4"
SLAB ON GRADE -INTERIOR (5" OR GREATER THICKNESS)	3,500 PSI	1-1/2"	0.48	NONE	4"
SLAB ON GRADE - EXTERIOR	4,500 PSI	3/4"	0.45	6% +/-1.5%	4"
LEAN CONCRETE	1,000 PSI	1-1/2"	0.55	NONE	6"

CONCRETE REINFORCING LAP SCHEDULE

CONCRETE = 3000 psi		CONCRETE = 4000 psi		CONCRETE = 5000 psi		CONCRETE = 6000 psi	
BAR SIZE	LAP LENGTH	BAR SIZE	LAP LENGTH	BAR SIZE	LAP LENGTH	BAR SIZE	LAP LENGTH
#3	22"	#3	19"	#3	17"	#3	16"
#4	29"	#4	25"	#4	22"	#4	21"
#5	36"	#5	31"	#5	28"	#5	26"
#6	43"	#6	37"	#6	33"	#6	31"
#7	63"	#7	54"	#7	49"	#7	44"
#8	72"	#8	62"	#8	55"	#8	51"
#9	81"	#9	70"	#9	63'	#9	57"
#10	91"	#10	79"	#10	70 "	#10	64"
#11	101"	#11	87"	#11	78"	#11	71'

FOOTING SCHEDULES

NOTES:

1. REFER TO GENERAL NOTES FOR COVER REQUIREMENTS.
2. REFER TO CONCRETE REINFORCING LAP SCHEDULE FOR REINFORCING LAP.

WALL FOOTING SCHEDULE

MARK	WIDTH	THICKNESS	REINFORCING		COMMENTS
			LONGITUDINAL	TRANSVERSE	
W16	1'-6"	1'-0"	(2) #5xCONT		
W20	2'-0"	1'-0"	(2) #5xCONT		

THICKENED SLAB SCHEDULE

MARK	WIDTH	THICKNESS	REINFORCING		COMMENTS
			LONGITUDINAL	TRANSVERSE	
TS20	2'-0"	1'-0"	(2) #5xCONT		

COLUMN FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCING		COMMENTS
				LONGITUDINAL	TRANSVERSE	
F36	3'-6"	3'-6"	1'-0"	(4) #4 BOTTOM	(4) #4 BOTTOM	
F40	4'-0"	4'-0"	1'-0"	(4) #5 BOTTOM	(4) #5 BOTTOM	

COLD-FORMED HEADER SCHEDULE

NOTES:

1. ALIGN STUDS/POST WITH WALLS ABOVE AND BELOW.
2. REFER TO STANDARD DETAILS FOR TYPICAL FRAMING AROUND OPENING IN WALL.

MARK	BOXED HEADER SHAPES		SILL	JAMB STUD	COMMENTS
	VERTICAL SIZE	HORIZONTAL SIZE			
HP1	(2) 600S162-43	(2) 600T125-43	600T125-43	600S162-43	
HP2	(2) 600S162-54	(2) 600T125-43	600T125-43	600S162-54	
HP3	(2) 600S162-43	(2) 362T125-43	362T125-43	362S125-43	
HP4	(2) 600S162-54	(2) 600T125-54	600T125-54	600S162-43	
HP5	(2) 600S162-54	(2) 600T125-4354	600T125-68	600S200-97	
HP6	(2) 600S162-97	(2) 362T125-43		(2) 362S162-54	

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

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

Project Info. 22049

INDUSTRIAL CONTROLS

NEW ADDITION

N56 W24842 N CORPORATE CIR.
SUSSEX, WI

Sheet Title

STRUCTURAL SCHEDULES

Drawn by	Checked by
REI	REI

Revisions

No.	Date	Description
	03.24.2023	Permit Set

2023-03-24_PERMIT SET

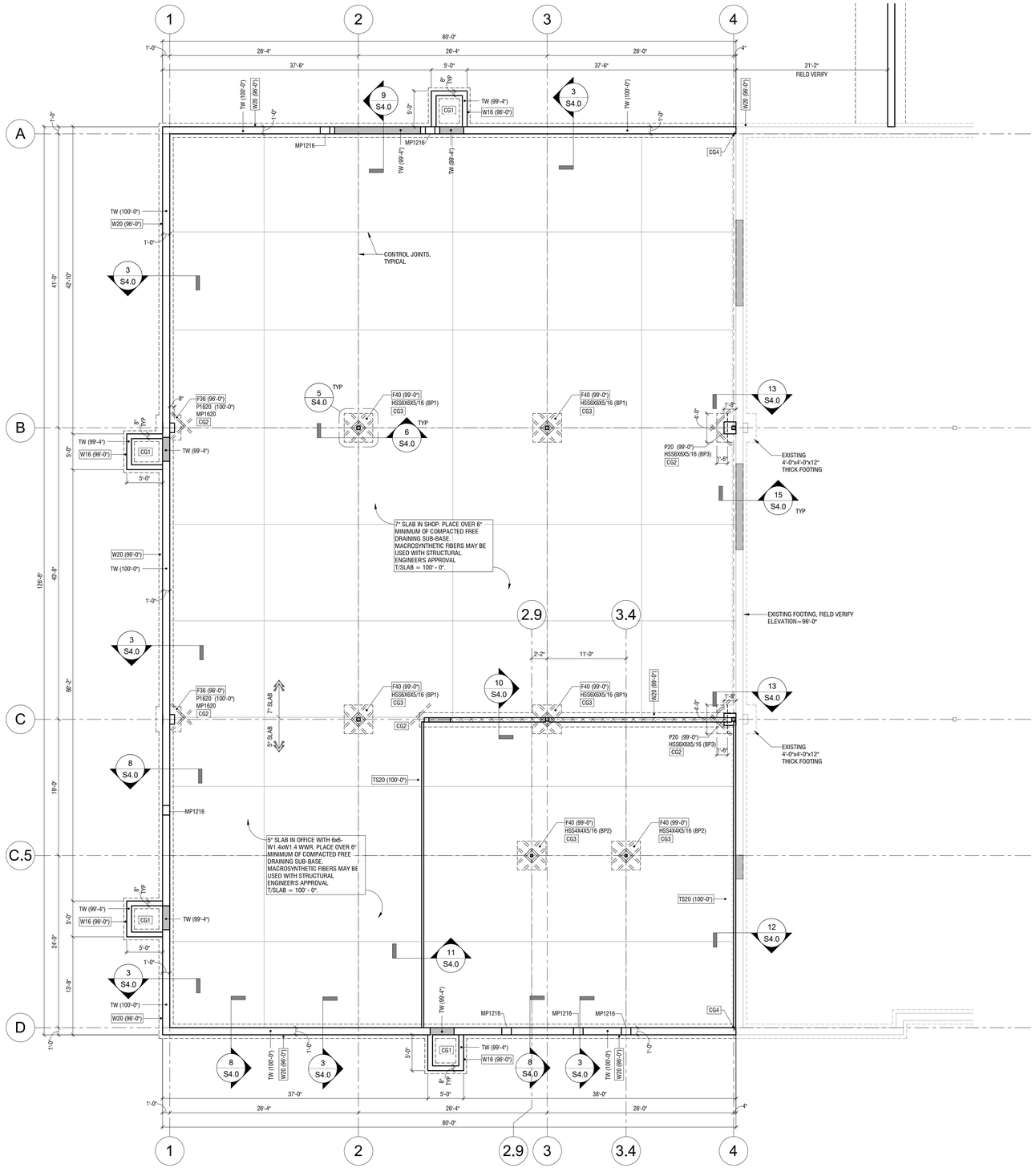
Sheet No.

S0.2

REYN ENGINEERING
131 W. SEEBOTH, SUITE 220
MILWAUKEE, WI 53204

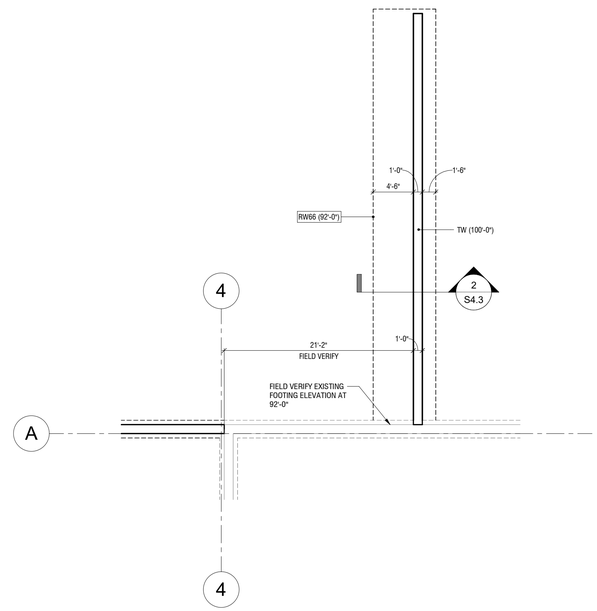
REYN PROJECT NO: 22179

Agenda



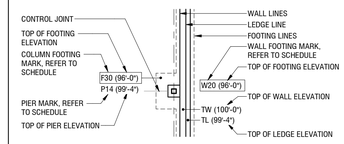
1 S1.0 01-FOUNDATION PLAN
1/8" = 1'-0"

N



2 S1.0 RETAINING WALL PLAN
1/8" = 1'-0"

CONCRETE FOUNDATION LEGEND



CONCRETE FOUNDATION PLAN NOTES

1. REFER TO GENERAL NOTES FOR ADDITIONAL STRUCTURAL NOTES AND FOUNDATION REQUIREMENTS.
2. ELEVATION 100'-0" ON STRUCTURAL PLANS CORRESPONDS TO FINISHED FLOOR ELEVATION ON CIVIL PLANS.
3. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS. COORDINATE DISCREPANCIES WITH ARCHITECT AND STRUCTURAL ENGINEER.
4. REFER TO COLUMN BASE PLATE SCHEDULE FOR BASE PLATE INFORMATION.
5. REFER TO FRAMING PLANS FOR MASONRY WALL REINFORCING.
6. ALL FOOTINGS AND SLABS TO BEAR ON COMPETENT NATIVE SOILS AND/OR STRUCTURAL FILL. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION, STRUCTURAL FILL, FOOTING DRAINS AND OTHER REQUIREMENTS.
7. VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DRILLING OR EXCAVATION.
8. COORDINATE AND VERIFY LOCATION OF ALL UNDERGROUND WORK PRIOR TO POURING CONCRETE SLAB.
9. CONTRACTOR TO BE AWARE OF POSSIBLE NEED OF OVER EXCAVATION OF POOR SOILS. SOIL BEARING CAPACITY IS TO BE FIELD VERIFIED BY GEOTECHNICAL ENGINEER PRIOR TO POURING ANY FOUNDATIONS. REFER TO GEOTECHNICAL REPORT FOR AREA DEFINITION.
10. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION OF A CONCRETE ENCASED GROUNDING ELECTRODE WITH ELECTRICAL CONTRACTOR AND CONCRETE CONTRACTOR IF REQUIRED, COORDINATE WITH ELECTRICAL CONTRACTOR

MASONRY WALL REINFORCING
1. REINFORCE EXTERIOR MASONRY WALLS WITH #5 AT 48" o/c LOCATED IN CENTER OF WALL.
2. REINFORCE INTERIOR WALL WITH #5 AT 64" o/c LOCATED IN CENTER OF WALL.

CONCRETE FOUNDATION PLAN KEYED NOTES

KEY NOTE	DESCRIPTION
CG1	5" THICK REINFORCED CONCRETE STOOP SLAB. REFER TO TYPICAL DETAIL.
CG2	(2) #4x4'-0" LONG BARS TYP AT RE-ENTRANT CORNERS. LOCATE IN CENTER OF SLAB.
CG3	(8) #4x4'-0" LONG BARS CENTERED ON COLUMN. LOCATE IN CENTER OF SLAB. REFER TO TYPICAL DETAIL
CG4	PROVIDE (2) #5x3'-0" LONG BARS INTO EXISTING FOOTING. DRILL AND DRIVE 6" AND LAP WITH NEW FOOTING BARS.

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Project Info. 22049

INDUSTRIAL CONTROLS

NEW ADDITION

N56 W24842 N CORPORATE CIR.
SUSSEX, WI

Sheet Title

FOUNDATION PLAN

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REI	REI

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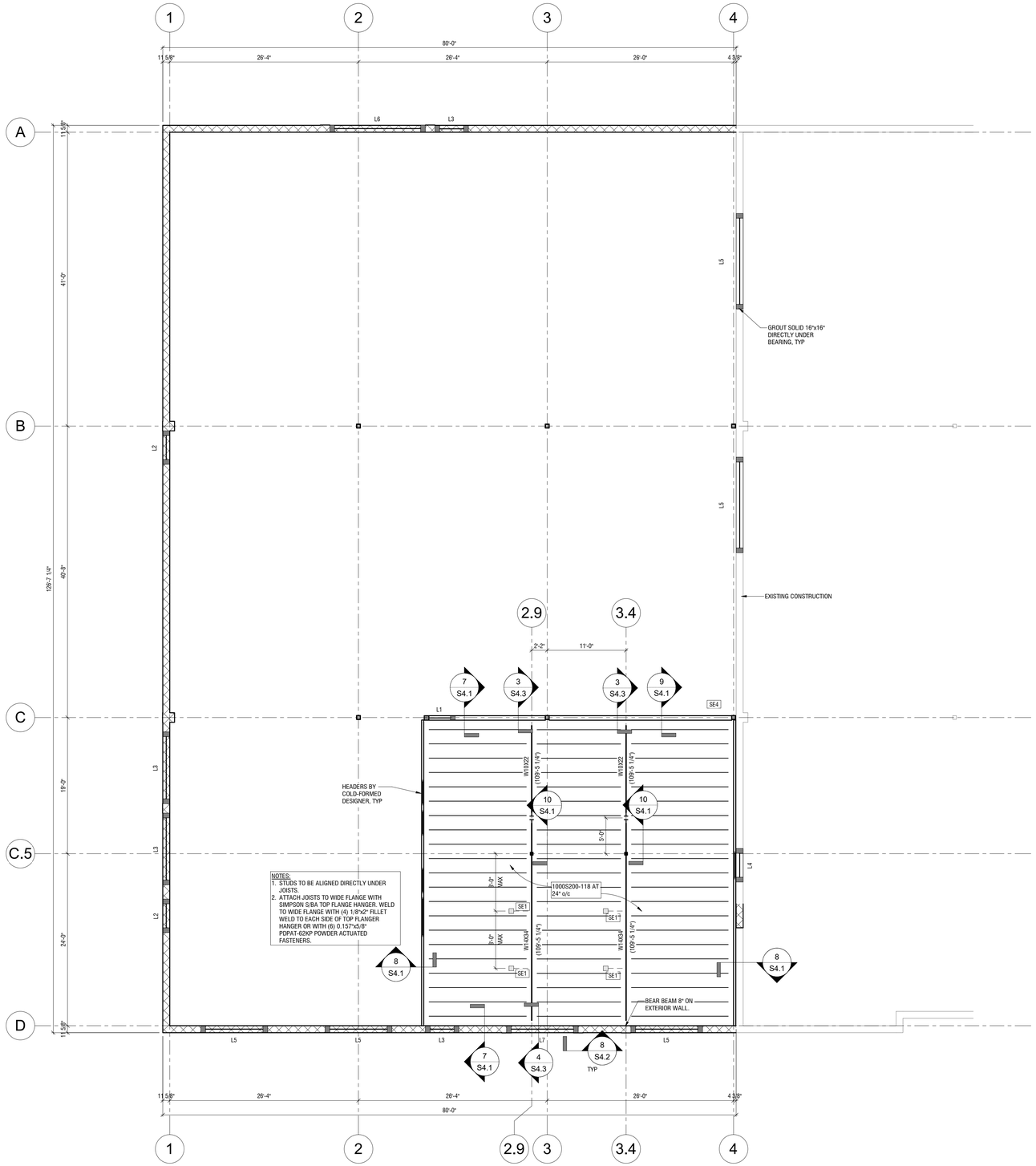
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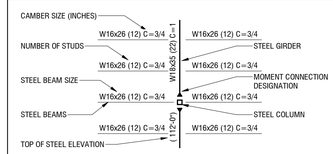
REYN ENGINEERING
131 W. SEEBOTH, SUITE 220
MILWAUKEE, WI 53204
REYN PROJECT NO: 22179

Agenda



1 S1.1 02-2ND FLOOR FRAMING PLAN
1/8" = 1'-0"

STEEL FLOOR FRAMING LEGEND



STEEL FLOOR FRAMING PLAN NOTES

1. REFER TO ARCHITECTURAL PLANS FOR STAIR FRAMING, DIMENSIONS AND CONFIGURATION.
2. TOP OF STEEL SHALL BE AS NOTED ON PLANS.
3. STEEL IS EQUALLY SPACED BETWEEN MEMBERS UNLESS NOTED OTHERWISE.
4. MASONRY WALLS SHALL BE GROUTED SOLID AT ANCHORAGE LOCATIONS, UNLESS NOTED OTHERWISE.
5. ALL VERTICAL MASONRY REINFORCEMENT SHALL RUN CONTINUOUS FROM FOUNDATION TO TOP OF WALL, UNLESS NOTED OTHERWISE.
6. REFER TO LINTEL SCHEDULE FOR MASONRY WALL LINTELS.
7. FABRICATOR SHALL SELECT SHEAR TAB OR DOUBLE ANGLED CONNECTIONS NOT SPECIFICALLY DETAILED. WHERE REACTIONS ARE SHOWN ON PLAN, FABRICATOR MAY SELECT CONNECTIONS BASED ON THE FOLLOWING INFORMATION:
   a. REACTIONS ARE UNFACTORED AND SERVICE LEVEL.
   b. CONNECTION DESIGN SHALL BE BASED ON ALLOWABLE STRENGTH DESIGN.
   c. CODE REFERENCED EDITION OF THE AISC STEEL CONSTRUCTION MANUAL SHALL BE USED FOR CONNECTION DESIGN.

STEEL FLOOR FRAMING PLAN KEYED NOTES

KEY NOTE	DESCRIPTION
SE1	PROVIDE 362S162-43 ANGLED FROM JOIST TO BOTTOM FLANGE. ATTACH TO JOIST WITH (4) #12 TEK SCREWS. SET AT 45 DEGREES. ATTACH SIMPSON FCB45.5 TO BEAM, JUST ABOVE BOTTOM FLANGE, WITH (3) 0.157" DIAx5/8" PDPAT-62KP POWDER ACTUATED FASTENERS. ATTACH TO STUD WITH (3) #12 TEK SCREWS.
SE3	ROOF HATCH. REFER TO TYPICAL DECK OPENING DETAIL FOR FRAMING.
SE4	STEEL FRAMED STAIR DESIGN BY SUPPLIER. DESIGN FOR 100 PSF SUPERIMPOSED LIVE LOAD. CONNECTIONS TO MASONRY TO BE INTO SOLID GROUTED CELLS OR POCKETS. GC TO COORDINATE CONNECTIONS WITH SUPPLIER. PROVIDE HSS4x4x1/4 COLUMNS AS NECESSARY.

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INDUSTRIAL CONTROLS

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FLOOR FRAMING PLAN

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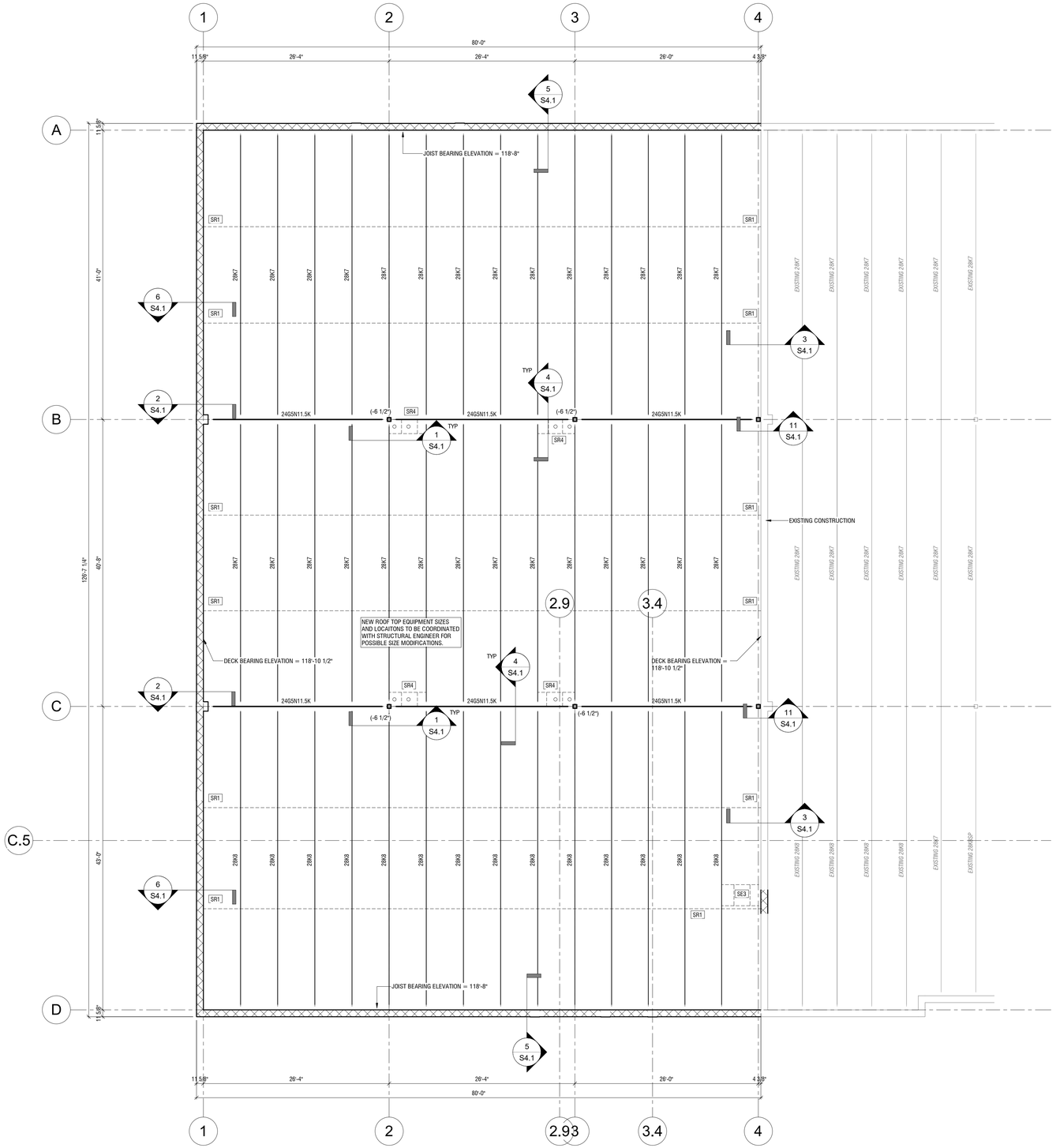
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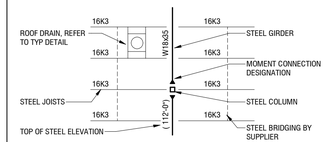
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REYN PROJECT NO: 22179

Sheet No. S1.1



1 S1.2 03-ROOF FRAMING PLAN
1/8" = 1'-0"

STEEL ROOF FRAMING LEGEND



STEEL ROOF FRAMING PLAN NOTES

1. TOP OF STEEL SHALL BE AS NOTED ON PLANS.
2. ALL ROOF DECK SHALL BE 1-1/2" WIDE RIB 22 GAGE PAINTED STEEL DECK. ATTACH DECK TO EACH FRAMING MEMBER WITH 5/8" DIA PUDDLE WELD AT A 36/4 PATTERN WITH (2) #10 SIDELAP TEK SCREWS PER SPAN. ALTERNATE TO PUDDLE WELDS: HILTI X-HSN 24 POWDER ACTUATED FASTENERS.
3. STEEL IS EQUALLY SPACED BETWEEN MEMBERS UNLESS NOTED OTHERWISE.
4. JOISTS SHALL BE PROVIDED WITH STANDARD SJI CAMBER UNLESS NOTED OTHERWISE.
5. JOIST BRIDGING SHALL NOT BE RUN THROUGH DECK OPENINGS.
6. REFER TO TYPICAL DETAIL FOR FRAMING AROUND DECK OPENINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SIZE OF OPENINGS WITH FABRICATOR.
7. ALL ROOF TOP EQUIPMENT (SIZE, LOCATION, ETC) SHALL BE VERIFIED WITH MECHANICAL AND ARCHITECT PRIOR TO PREPARATION OF SHOP DRAWINGS AND FABRICATION OF MATERIALS. CONTRACTOR SHALL COORDINATE CHANGES WITH FABRICATOR, JOIST SUPPLIER AND STRUCTURAL ENGINEER. MECHANICAL EQUIPMENT SHALL BEAR ON AT LEAST (2) FRAMING MEMBERS.
8. MASONRY WALLS SHALL BE GROUTED SOLID AT ANCHORAGE LOCATIONS, UNLESS NOTED OTHERWISE.
9. ALL VERTICAL MASONRY REINFORCEMENT SHALL RUN CONTINUOUS FROM FOUNDATION TO TOP OF WALL, UNLESS NOTED OTHERWISE.
10. REFER TO LINTEL SCHEDULE FOR MASONRY WALL LINTELS.
11. FABRICATOR SHALL SELECT SHEAR TAB OR DOUBLE ANGLED CONNECTIONS NOT SPECIFICALLY DETAILED. WHERE REACTIONS ARE SHOWN ON PLAN, FABRICATOR MAY SELECT CONNECTIONS BASED ON THE FOLLOWING INFORMATION:
    1. REACTIONS ARE UNFACTORED AND SERVICE LEVEL.
    2. CONNECTION DESIGN SHALL BE BASED ON ALLOWABLE STRENGTH DESIGN.
    3. CODE REFERENCED EDITION OF THE AISC STEEL CONSTRUCTION MANUAL SHALL BE USED FOR CONNECTION DESIGN.

STEEL ROOF FRAMING PLAN KEYED NOTES

KEY NOTE	DESCRIPTION
SR1	CONTINUOUS JOIST BRIDGING AT TOP AND BOTTOM JOIST CHORDS. BRIDGING IS SCHEMATIC AND SHALL BE AS REQUIRED BY SJI. JOIST UPLIFT = 8 PSF.
SR4	ROOF DRAIN FRAME. REFER TO ROOF OPENING DETAIL.

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ROOF FRAMING PLAN

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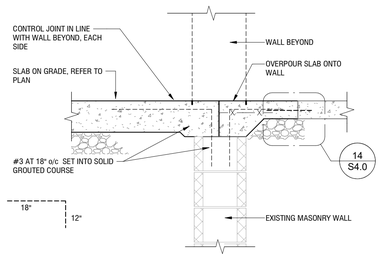
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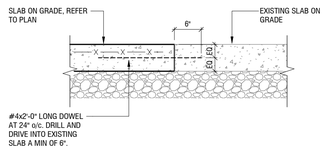
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REYN PROJECT NO: 22179

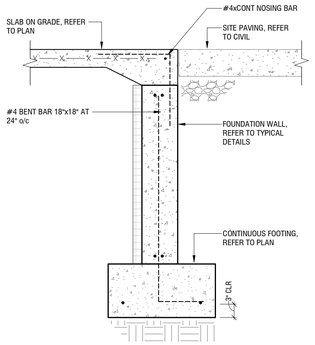
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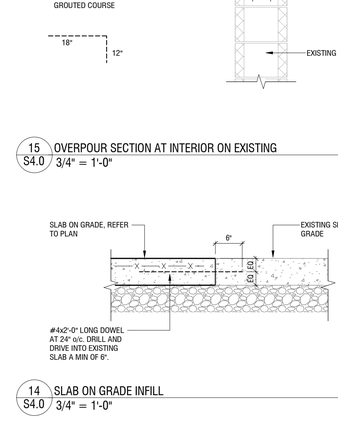
15 S4.0 OVERPOUR SECTION AT INTERIOR ON EXISTING
3/4" = 1'-0"



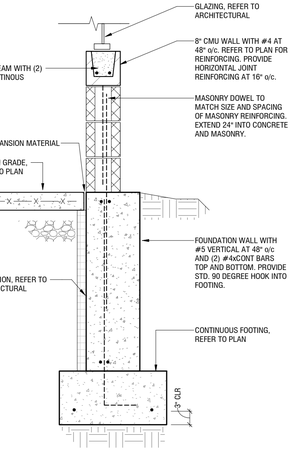
14 S4.0 SLAB ON GRADE INFILL
3/4" = 1'-0"



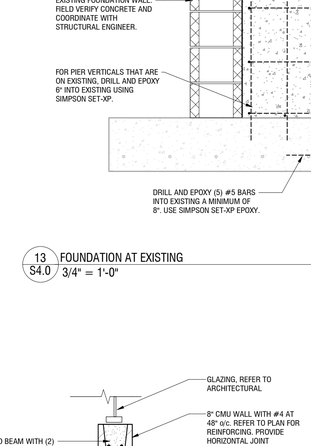
9 S4.0 SECTION AT OVERPOUR
3/4" = 1'-0"



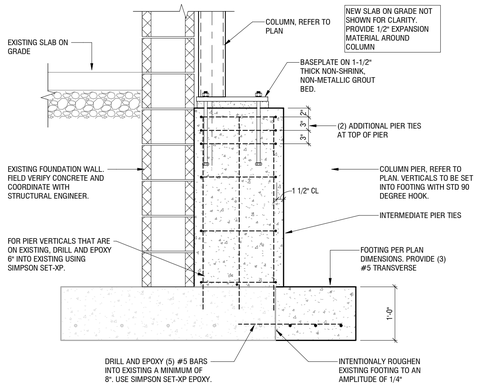
4 S4.0 FOUNDATION WALL AT MASONRY WITH METAL STUD
3/4" = 1'-0"



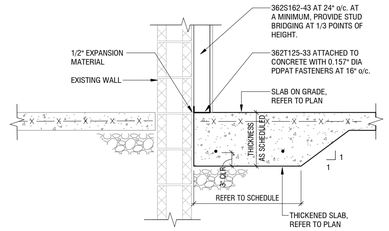
8 S4.0 FOUNDATION WALL AT MASONRY 8"
3/4" = 1'-0"



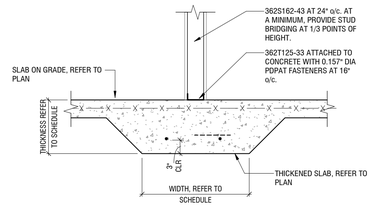
3 S4.0 FOUNDATION WALL AT MASONRY 12"
3/4" = 1'-0"



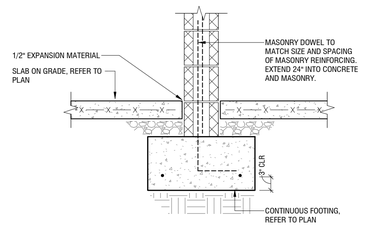
13 S4.0 FOUNDATION AT EXISTING
3/4" = 1'-0"



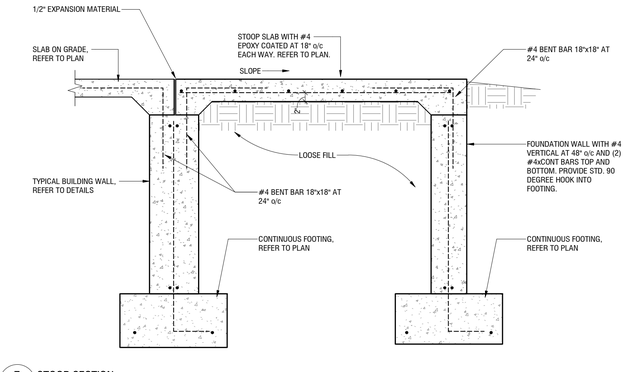
12 S4.0 THICKENED SLAB AT EDGE
3/4" = 1'-0"



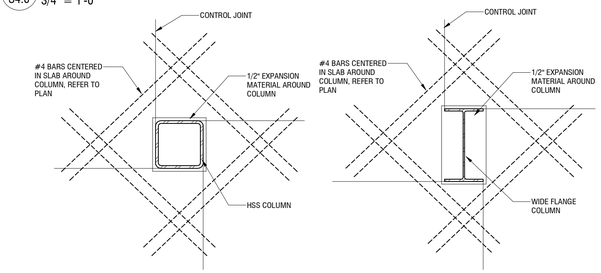
11 S4.0 THICKENED SLAB AT COLD-FORMED
3/4" = 1'-0"



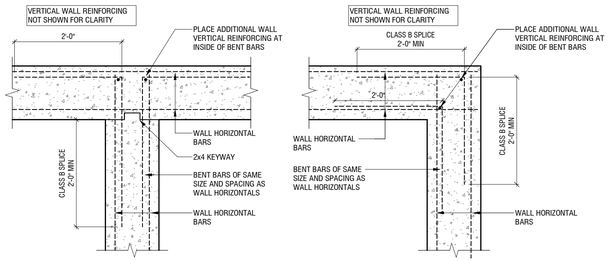
10 S4.0 SECTION AT INTERIOR MASONRY WALL
3/4" = 1'-0"



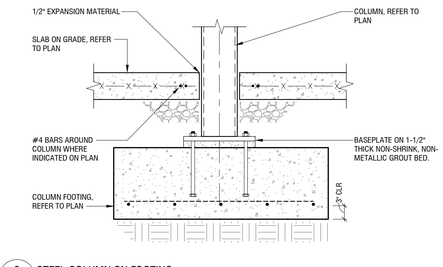
7 S4.0 STOOP SECTION
3/4" = 1'-0"



5 S4.0 PLAN AT STEEL COLUMN
1" = 1'-0"

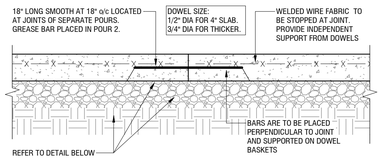


2 S4.0 CORNER BAR DETAILING
3/4" = 1'-0"

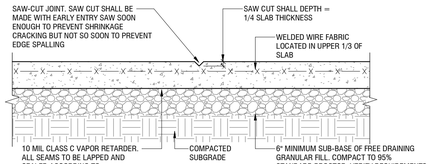


6 S4.0 STEEL COLUMN ON FOOTING
3/4" = 1'-0"

NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR COATINGS AND SLAB FINISHES. GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPATIBILITY OF ALL CONCRETE MATERIALS WITH FINISH FLOOR COATINGS.
2. REINFORCING SHALL BE HELD IN PLACE WITH CHAIRS, BOLSTERS, SPACERS OR OTHER APPROVED METHOD.
3. SLAB ON GRADE SHALL BE WET CURED FOR A MINIMUM OF 7 DAYS UNLESS A CURING COMPOUND IS APPROVED PRIOR TO USE.
4. IN LIEU OF WELDED WIRE FABRIC, CONTRACTOR MAY SUBMIT MACROSYNTHETIC FIBERS COMPLYING WITH ASTM C1116/C1116M AND DESIGNED FOR USE IN SLAB ON GRADES FOR REVIEW AND APPROVAL BY STRUCTURAL ENGINEER. PROVIDE RECOMMENDED DOSAGE RATE BY MANUFACTURER.
5. JOINTS SUBJECTED TO MOVING TRAFFIC AND EQUIPMENT SHALL BE FILLED WITH A SEMI-RIGID EPOXY.



CONSTRUCTION JOINT



SAW-CUT CONTROL JOINT

SLAB SHALL BE FINISHED TO FF 30/FL 20, CLASS 5.

1 S4.0 SLAB ON GRADE
3/4" = 1'-0"

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INDUSTRIAL CONTROLS

NEW ADDITION

N56 W24842 N CORPORATE CIR.
SUSSEX, WI

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STRUCTURAL DETAILS

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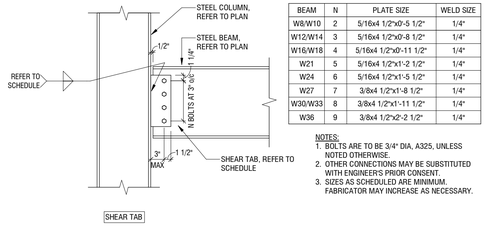
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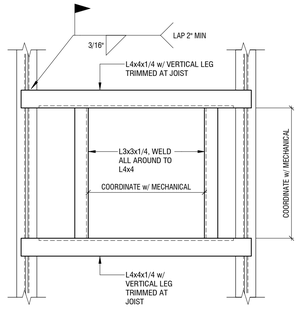
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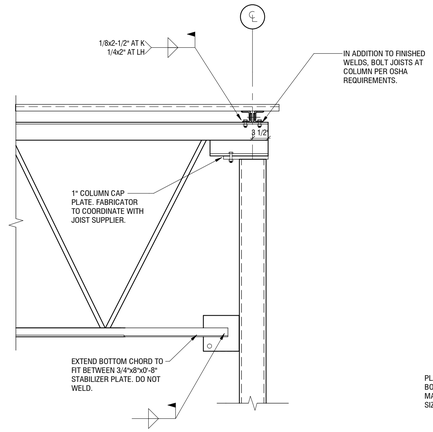
BEAM	N	PLATE SIZE	WELD SIZE
W8/W10	2	5/16x4 1/2"x0'-5 1/2"	1/4"
W12/W14	3	5/16x4 1/2"x0'-8 1/2"	1/4"
W16/W18	4	5/16x4 1/2"x0'-11 1/2"	1/4"
W21	5	5/16x4 1/2"x1'-2 1/2"	1/4"
W24	6	5/16x4 1/2"x1'-5 1/2"	1/4"
W27	7	3/8x4 1/2"x1'-8 1/2"	1/4"
W30/W33	8	3/8x4 1/2"x1'-11 1/2"	1/4"
W36	9	3/8x4 1/2"x2'-2 1/2"	1/4"

NOTES:
1. BOLTS ARE TO BE 3/4" DIA, A325, UNLESS NOTED OTHERWISE.
2. OTHER CONNECTIONS MAY BE SUBSTITUTED WITH ENGINEER'S PRIOR CONSENT.
3. SIZES AS SCHEDULED ARE MINIMUM. FABRICATOR MAY INCREASE AS NECESSARY.

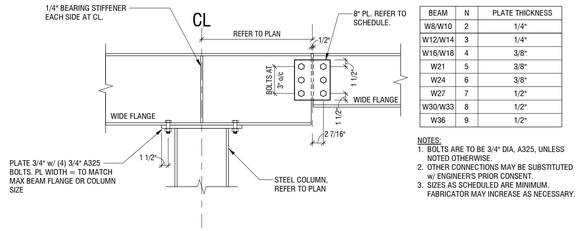
13 S4.1 TYPICAL BEAM/COLUMN CONNECTION
3/4" = 1'-0"



12 S4.1 DECK OPENING FRAMES
3/4" = 1'-0"



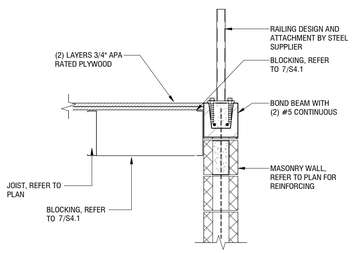
11 S4.1 JOIST GIRDER BEARING ON COLUMN END
3/4" = 1'-0"



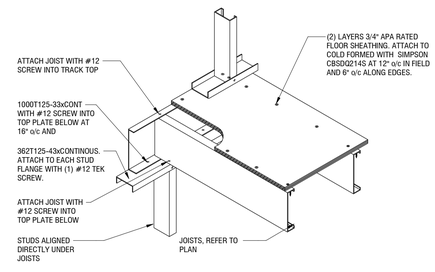
BEAM	N	PLATE THICKNESS
W8/W10	2	1/4"
W12/W14	3	1/4"
W16/W18	4	3/8"
W21	5	3/8"
W24	6	3/8"
W27	7	1/2"
W30/W33	8	1/2"
W36	9	1/2"

NOTES:
1. BOLTS ARE TO BE 3/4" DIA, A325, UNLESS NOTED OTHERWISE.
2. OTHER CONNECTIONS MAY BE SUBSTITUTED w/ ENGINEER'S PRIOR CONSENT.
3. SIZES AS SCHEDULED ARE MINIMUM. FABRICATOR MAY INCREASE AS NECESSARY.

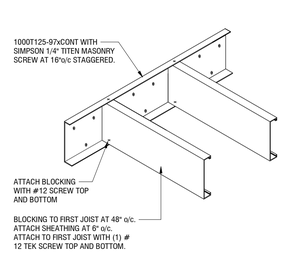
10 S4.1 BEAM OVER COLUMN DETAIL WITH SPLICE
3/4" = 1'-0"



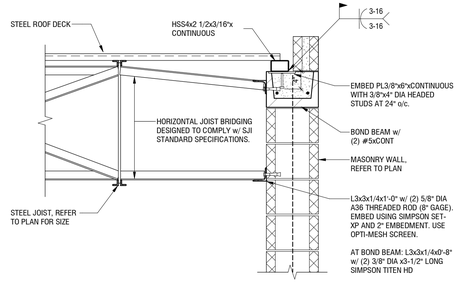
9 S4.1 BEAM BEARING ON MASONRY AT ROOF DECK
3/4" = 1'-0"



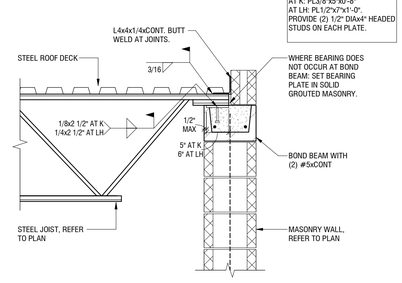
8 S4.1 PLATFORM FRAMING
1/2" = 1'-0"



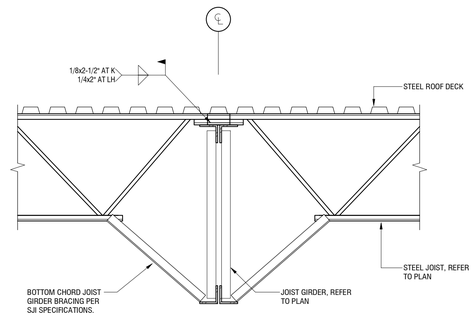
7 S4.1 TRACK ATTACHMENT TO WALL
1/2" = 1'-0"



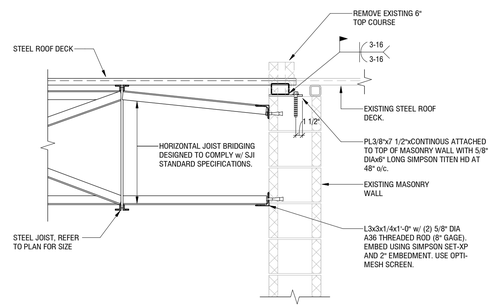
6 S4.1 DECK BEARING AT MASONRY WALL
3/4" = 1'-0"



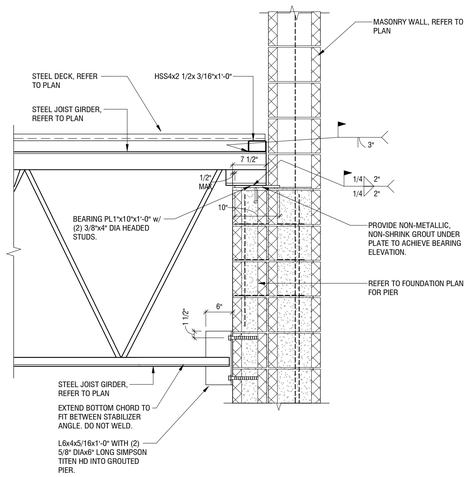
5 S4.1 JOIST BEARING AT MASONRY
3/4" = 1'-0"



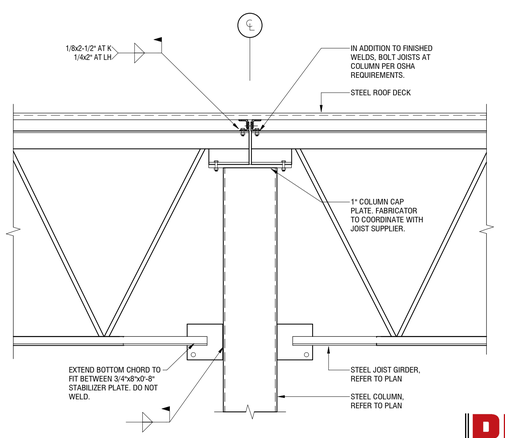
4 S4.1 JOIST BEARING ON JOIST GIRDER
3/4" = 1'-0"



3 S4.1 DECK BEARING AT EXISTING MASONRY WALL
3/4" = 1'-0"



2 S4.1 JOIST GIRDER BEARING ON MASONRY PIER
3/4" = 1'-0"



1 S4.1 GIRDER BEARING ON COLUMN
3/4" = 1'-0"

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

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

Project Info. 22049

INDUSTRIAL CONTROLS

NEW ADDITION

N56 W24842 N CORPORATE CIR.
SUSSEX, WI

Sheet Title

STRUCTURAL DETAILS

Drawn by	Checked by
REI	REI

Revisions

No.	Date	Description
	03.24.2023	Permit Set

2023-03-24_PERMIT SET

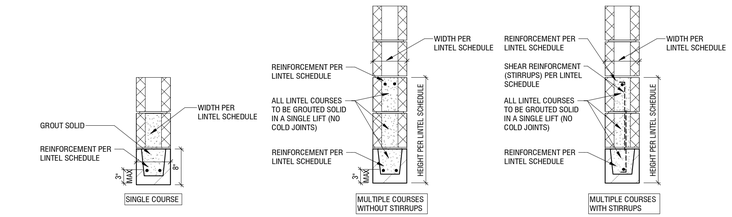
Sheet No.

S4.1

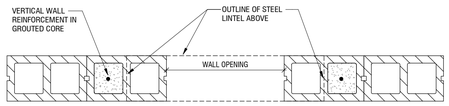
REYN ENGINEERING
131 W. SEEBOTH, SUITE 220
MILWAUKEE, WI 53204

REYN PROJECT NO: 22179

Agenda



9 S4.2 MASONRY LINTELS
3/4" = 1'-0"

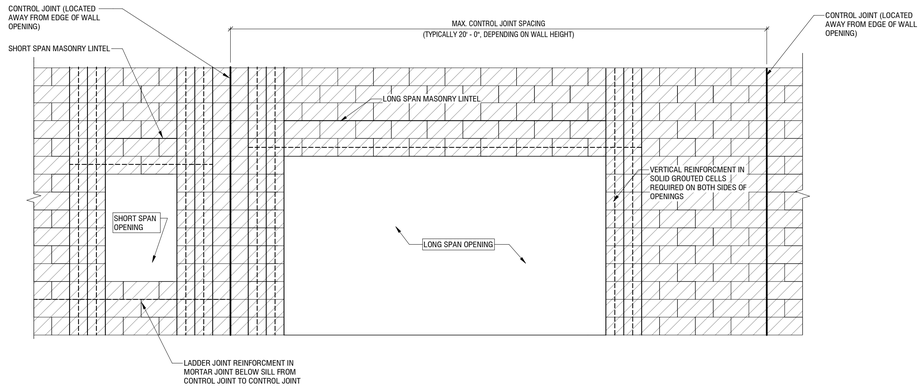


7 S4.2 TYPICAL JAMBS (STEEL LINTEL)
1" = 1'-0"

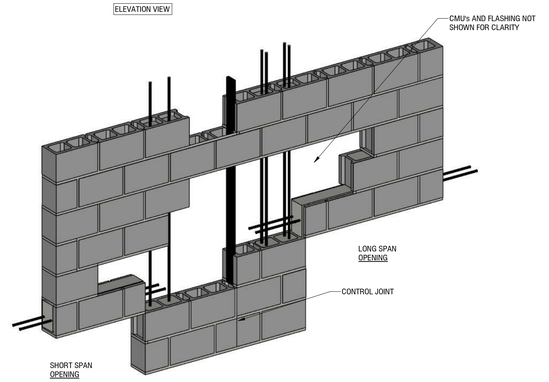


6 S4.2 TYPICAL JAMBS (MASONRY LINTEL)
1" = 1'-0"

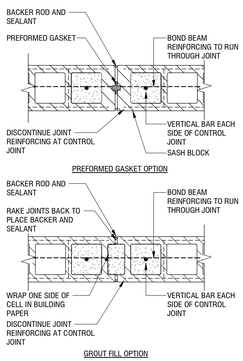
5 S4.2 MASONRY PLAN DETAILS, END OF WALLS
1" = 1'-0"



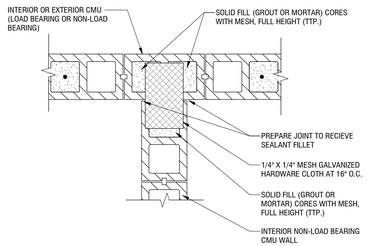
4 S4.2 REINFORCED MASONRY OPENING & ASSOCIATED CONTROL JOINT DESIGN
3/8" = 1'-0"



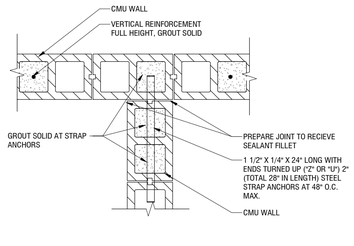
8 S4.2 LINTEL BEARING ON MASONRY WALL END
3/4" = 1'-0"



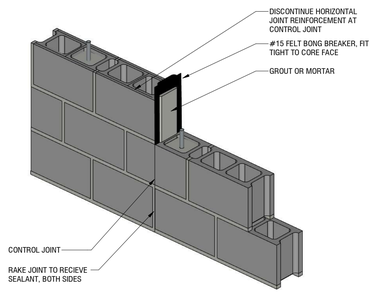
3 S4.2 MASONRY CONTROL JOINT
1" = 1'-0"

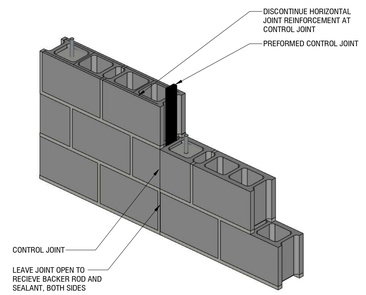


2 S4.2 INTERSECTING WALL
1" = 1'-0"



1 S4.2 TYPICAL CONTROL JOINT DETAILS
1" = 1'-0"





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

DUFFEK CONSTRUCTION
Contractor
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WAUKESHA, WI 53186
p: 262-444-2270

Project Info. 22049

INDUSTRIAL CONTROLS

NEW ADDITION

N56 W24842 N CORPORATE CIR.
SUSSEX, WI

Sheet Title

STRUCTURAL DETAILS

Drawn by	Checked by
REI	REI

Revisions

No.	Date	Description
	03.24.2023	Permit Set

2023-03-24_PERMIT SET

Sheet No. S4.2

REYN ENGINEERING
131 W. SEEBOTH, SUITE 220
MILWAUKEE, WI 53204

REYN PROJECT NO: 22179

Agenda

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

DUFFEK CONSTRUCTION
Contractor
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INDUSTRIAL CONTROLS

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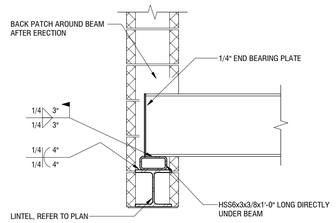
Revisions

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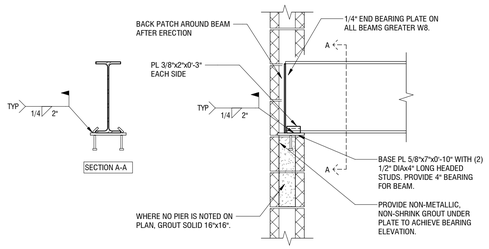
2023-03-24_PERMIT SET

Sheet No.

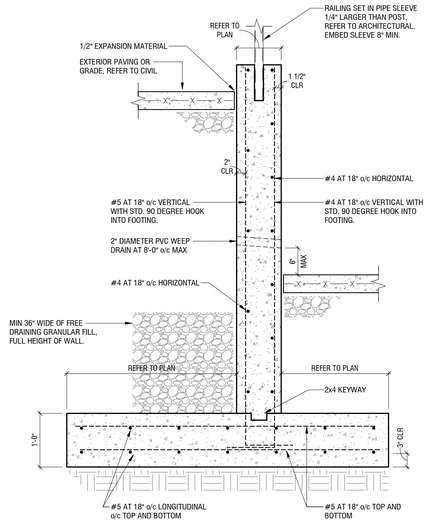
S4.3



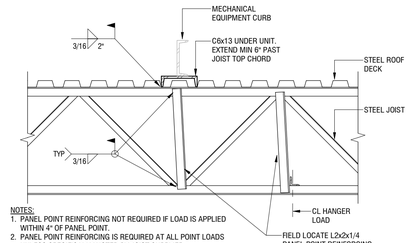
4 S4.3 BEAM BEARING ON MASONRY WALL END
3/4" = 1'-0"



3 S4.3 BEAM BEARING ON MASONRY WALL END
3/4" = 1'-0"



2 S4.3 RETAINING WALL SECTION
3/4" = 1'-0"



NOTES:
1. PANEL POINT REINFORCING NOT REQUIRED IF LOAD IS APPLIED WITHIN 4" OF PANEL POINT.
2. PANEL POINT REINFORCING IS REQUIRED AT ALL POINT LOADS UNLESS SPECIFICALLY NOTED BY JOIST SUPPLIER.
3. AT 2" DECK, PROVIDE MC8x18.5 IN LIEU OF C6.
4. FIELD LOCATE CHANNELS AFTER COORDINATION WITH MECHANICAL CONTRACTOR.

1 S4.3 CONCENTRATED LOAD AT JOIST
3/4" = 1'-0"

REYN ENGINEERING
131 W. SEEBOTH, SUITE 220
MILWAUKEE, WI 53204

REYN PROJECT NO: 22179

Agenda

PLAN OF OPERATION – NEW CONSTRUCTION
PROCEDURE LIST

The Industrial Controls Co. Addition
Project Name

SUXV0278999044
Tax Key #

Pre-application conference must be arranged with staff. Please contact us at 262-246-5200 prior to submitting application materials.

Submittal checklist:

- ✓ Original completed Plan of Operation (Page 1-3)
- ✓ Original completed Professional Services Reimbursement, Emergency Contact, Wastewater Discharge Permit and Flood Plain Occupancy
- ✓ 3 original size and 3 reduced (11 x 17) copies of Site Plan
- ✓ 3 original size and 3 reduced (11 x 17) copies of Architectural plans
- ✓ 3 original size and 3 reduced (11 x 17) copies of Sign Plan
- ✓ 3 original size and 3 reduced (11 x 17) copies of Landscape Plan
- ✓ 3 original size and 3 reduced (11 x 17) copies of Lighting Plan
- ✓ Submit plans in PDF format on a disc

The following fees are required at the time of submittal:

- ✓ Plan of Operation fee $175.00
- ✓ Conditional Use fee $210.00
- ✓ Plan Review fee $250.00

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

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

Deadline for submittals is 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.). Application can be submitted via email to building@villagesussex.org.

Contact Name for meetings: Andrew Roensch Phone # 262-323-6883
E-mail: aroensch@duffekconstruction.com

For office use only:

Met with staff on:_____
Received documents on:_____
Fees received and paid on:_____
To be on the Plan Commission Agenda for:_____
Original forms to the following:
Service reimbursement _____
Emergency Contact to Sheriff Dept_____
Wastewater Permit to WWTP _____
Any outstanding fees owed on PROPERTY_____

Agenda

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

To whom it may concern;

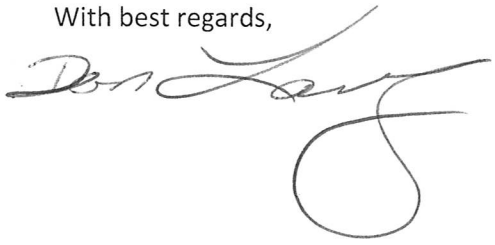
The Industrial Controls Company, Inc. is a light manufacturer who designs, builds, tests, and certifies control panels for industrial use. These are the metal boxes you'd see in a factory, next to a machine, with the lights, buttons, computer screen, etc. in it. It's where the operator controls the machine.

Our engineering team works with customers to understand their application and design a panel to control their equipment or process.
We purchase electronic components, mount them to a metal subpanel and wire to them. We power test the control panels and after Quality Assurance is complete, package and ship them to our customers, usually via common carrier.

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

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

With best regards,



SITE PLAN REVIEW CHECKLIST

This checklist is a guide for developers to have a project reviewed by the Village of Sussex Plan Commission. Before a project can reviewed by the Plan Commission, initial consultation should be made with staff.

GENERAL INFORMATION

Names and addresses of owner/developer/
designer/engineer
Graphic scale, north arrow
Location sketch
Size of site (gross and net acreage)
Existing zoning, adjacent zoning
Summary of proposed development

EXISTING SITE INFORMATION

Dimensions of site and lot lines
Existing grades
Adjacent property grades and structures
Drainage systems and structures
Natural features
Wetland boundaries
Floodplain elevation and boundaries
Environmental concerns
Roads, curbs, parking lots, pavement areas
Structures (location, size)
Rights-of-way (existing/proposed)
Easements (drainage, utility)
Existing utilities
Benchmark locations and elevations
Location of fences, wells, borings, etc.

ARCHITECTURAL PLANS

Existing building location
Existing building elevations/materials
Proposed use
Proposed floor plans
Square footage
Proposed elevations, building height
Proposed materials and colors (material sample board
required for new construction)
Details of any special features

PROPOSED SITE PLAN

Grading and spot elevations
Erosion control measures
Stormwater management
- Stormwater management design report
- General drainage pattern
- Swales w/ arrows for direction of flow
- Pond design with outfalls
- Culverts location/size

Utilities
- Sanitary
- Water
- Stormsewer
- Electrical or power generators

Building location (dimension)
Building elevation (finished grade)
Location of proposed signage
Dumpster enclosure details
Setbacks (clearly marked and dimensioned)
Vehicular entrances (dimension to centerline of
nearest intersection
Streets (dimension and direction for one-ways)
Curve radii
Sidewalks
Parking areas (show striping/spot elevations)
Parking setback form property line
Lot coverage
- Square footage total
- Impervious surface total %
- Green space total %
- Percent permitted %

Municipal utility connections
- Sanitary sewer (pipe size/elevations)
- Water (size, valve location, elevations)
- Location of hydrants

Easement for public water mains

LIGHTING PLAN

Major improvements for context
Location/nature of existing fixtures
Location of proposed fixtures
Photometric report (to scale on plan)
Manufactures cut-sheets of all fixtures
Lighting schedule
  Key to plan
  Number/type of fixtures
  Output (wattage)
Installation details as appropriate

LANDSCAPING PLAN

Landscape plan to be same scale as site plan
Location of driveways, walk ways and sidewalks
Proposed outdoor amenities (benches, decks, gazebos)
Existing vegetation plan
  Saved
  Destroying
Proposed landscape features (berms, fountains)
Plant list broken down in the following categories
  Deciduous trees, names and numbers
  Evergreens, names and numbers
  Shrubs/flowers, names and numbers
Indicate sizes of plantings

ITEMS SUBMITTED FOR PLAN COMMISSION

Completed Plan of Operation
Required # of copies to be received by established deadline date
Building material sample board
All required fees paid

In addition to the items on this list, Village Staff and/or the Plan Commission may require additional drawings and data to be submitted for approval.

The following materials can be reviewed on our website www.villagesussex.org

Design Standards
Chapter 17 & 18
Development Requirements
Downtown Plan
2040 Comprehensive Plan
2040 Land Use Plan

Fire Department Chapter 5

Agenda

PLAN OF OPERATION

To be used for a business with new construction.

Is this request to be considered for a Conditional Use? _____ If yes, is this a new CU? _____

OR an amendment to an existing CU? _____

(Conditional Use Permits require a Public Hearing)

Address location of new construction N56W24842 N. Corporate Cir

Tax Key # SUXV0278999044 Zoning: BP-1

1. Name of Business:
The Industrial Controls Co., Inc.

Business
N56W24842 N. Corporate Cir, Sussex, WI 53089 262-820-9900
Address City, State, Zip Phone #
N/A info@icontrols.com
Fax # Email address

2. Business owner contact information:
Don Lavrenz, Donny Lavrenz, Jordan White

Contact
N56W24842 N. Corporate Cir, Sussex, WI 53089 262-820-9900
Address City, State, Zip Phone #
N/A info@icontrols.com
Fax # Email address

3. Building/Land owner contact information:
Don Lavrenz, Tim Thorn

Contact
N56W24842 N. Corporate Cir, Sussex, WI 53089 262-820-9900
Address City, State, Zip Phone #
N/A info@icontrols.com
Fax # Email address

4. Number of Employees/Shifts: 52 Employees 1 Shifts

5. Days of Operation:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Put an X in box that applies:	X	X	X	X	X		
Hours Open for business	6AM-5PM	6AM-5PM	6AM-5PM	6AM-5PM	6AM-5PM		

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

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? _____
Arcade permit? No
If yes, explain: _____
If yes, please obtain and complete form.

9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A

10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No

If yes, explain: _____

11. Dimensions and levels of all buildings:

	Dimensions	Levels	Square footage
Building 1	80x126	1	10,000
Building 2			
Building 3			

Is the building(s) to be used for multi-tenant purpose? _____

12.

Lot size	Depth	Width	Area
			2.34 Acres

Above to be included on survey

13 Parking: Dimensions of parking lot 126'x135' Addition
Parking lot construction Asphalt and Concrete
Type of screening: Fence _____ or Plantings X
Number of spaces needed per code _____ # of spaces for employees _____
Above to be included on site plan

Please provide the following information:
Total square footage of building, new and existing 10,000 Addition
Total square footage of parking lot, new and existing 14,600

14. Signs: Type: Free standing X Attached to building No
Lighted X Single or double faced Double
Size _____ Location Front Lot
Above to be included on sign plan

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

Fixtures attached to the building

16. Is there a need for outside storage? No If yes, explain:

17. Is a Highway access permit needed from the state or County Highway Departments? No

If yes, please attach a copy of the secured permit.
What conditions has the State or County imposed upon your permit?

18. Is there a need for any special type of security fencing? _____
If yes, what type? _____

19. What provisions are you making for fire protection? Using Existing Building

What provisions are your making for a sprinkler system? _____

Storage system? _____

Hydrant stand pipes? _____

Is there a fire lane shown on your site plan? Existing Site

Explain: Fire Plan Provided on Plans

20. Surface water drainage facilities and impervious areas, describe and/or include on site plan.

21. Did Wisconsin State Department of Industry Labor and Human Relations approve building plans?

N/A If yes, explain: _____

22. Please give a timetable for items to be completed:

Building construction	2025-26
Paving	Spring 2026
Landscaping	2026
Occupancy	2026

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.

Don Lavrenz
Name

6/17/25
Date

President
Title or Position

Information on Flood Plain Occupancy:

1. What is the flood plain elevation at the site? Property in Zone X
2. Is the flood plain construction elevated or flood proofed? Elevated _____ Flood proofed _____
3. What is the elevation of the lowest floor of the structure? _____
4. What is the elevation of the land fill surrounding the structure? _____
5. Does the fill extend beyond the structure? _____
   How far beyond the structure? _____ feet
6. Is dry land access provided? _____
7. If the structure is flood proofed, what flood proofing measures are used?

_____

8. Certification of elevation or flood proofing must be provided by a licensed surveyor or registered Engineer.

Agenda

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:

Don Lavrenz, N56W24842 N Corporate Cir, Sussex, WI 53089

Business Name: The Industrial Controls Co., Inc.

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

Tax Key No. of the Property involved in the Request: SUXV 0278999044

Signature of Property Owner and /or Authorized Agent _____ Date _____

Signature of Village Official Accepting Form _____ Date _____

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

Agenda

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: N/A

Address: _____

Owner/Operator: _____

Standard Industrial Classification #: _____

How many people do you employ? _____

What are your businesses hours of work? _____

Who is responsible for water quality? (List job titles)

_____

_____

Time and Duration of Discharge: _____

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:

_____

_____

_____

_____

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

_____

_____

_____

_____

What are the constituents and characteristics of your wastewater?

_____

_____

_____

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

Agenda

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

Fire Station - *Business*
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: The Industrial Controls Co. Addition

Business Address: N56W24842 N Corporate Cir, Sussex, WI

Business Phone #: 262-820-9900

Business Email#: info@icontrols.com

Business Emergency Contacts

Name and Phone #: Don Lavrenz 414-313-9715

Name and Phone #: Donny Lavrenz 262-271-4621

Name and Phone #:

Building Owner Name: Don Lavrenz

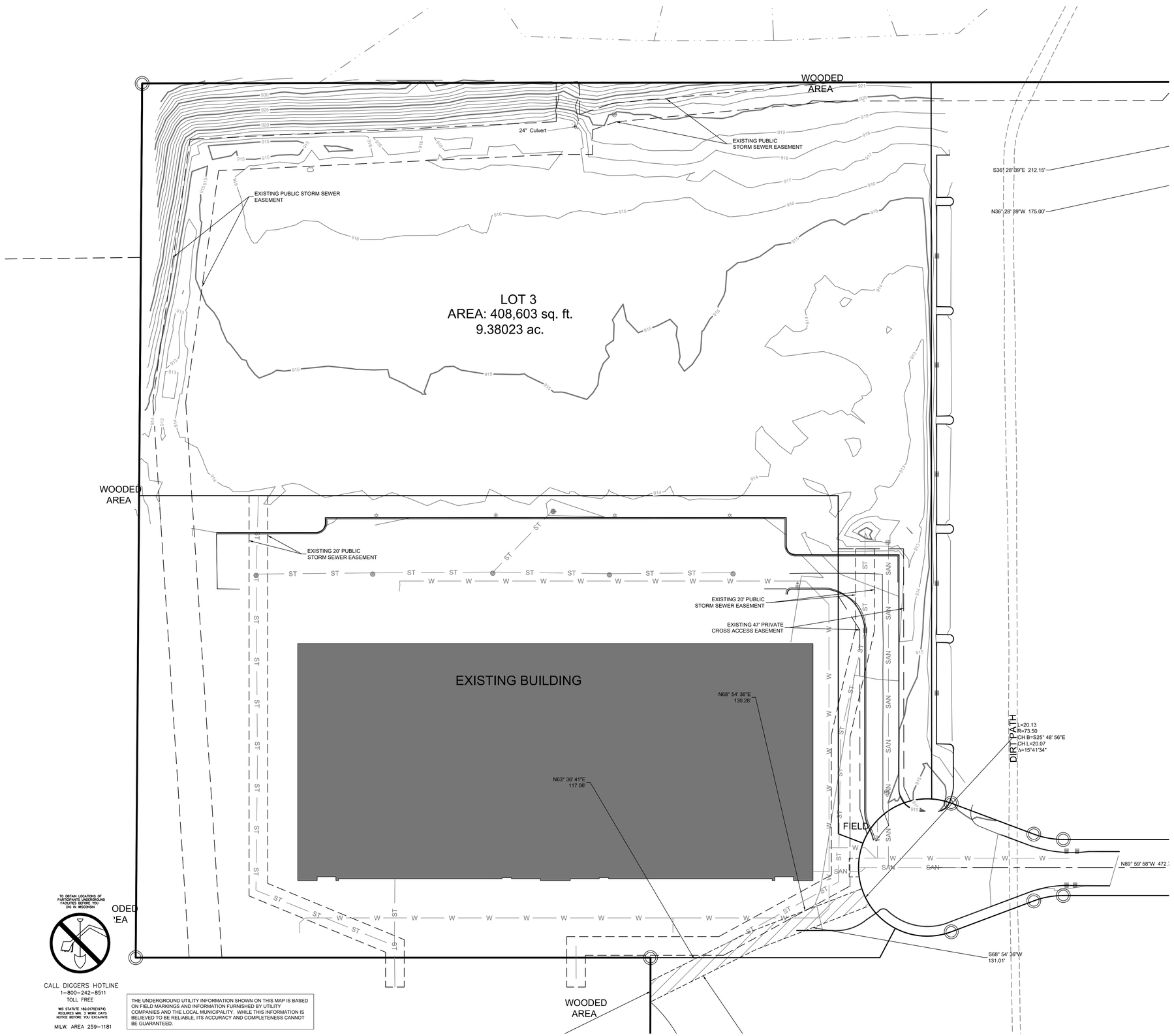
Building Owner Email: don.lavrenz@icontrols.com

Building Owner Emergency Contacts

Name and Phone #: Don Lavrenz 414-313-9715

Name and Phone #: Donny Lavrenz 262-271-4621

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



GRAPHIC SCALE
0 50 100

LEGEND:

	SECTION 1/4 SECTION LINE
	PROPERTY LINE
	EASEMENT
	CHAIN LINK FENCE
	GUARD RAIL
	METAL FENCE
	WOOD FENCE
	TREE LINE
OH	OVERHEAD UTILITY LINE
E	ELECTRIC
T	TELEPHONE
FO	FIBER OPTIC
CTV	CABLE TV
SAN	SANITARY SEWER
FS	FORCE MAIN
ST	STORM SEWER
W	WATER MAIN
G	GAS
670	EXISTING CONTOUR
WET	WETLAND
FP	FLOODPLAIN

UNKNOWN MANHOLE	IRON PIPE FOUND/SET
SANITARY MANHOLE	REBAR FOUND/SET
STORM MANHOLE	CHISELED CROSS FOUND/SET
ELECTRIC MANHOLE	PK NAIL FOUND/SET
MMSD MANHOLE	SPIKE/NAIL
TELEPHONE MANHOLE	MONUMENT
CLEANOUT	BENCHMARK
CATCH BASIN	SIGN
CATCH BASIN (ROUND)	PARKING METER
ROOF DRAIN	FLAG POLE
CULVERT END	8" DECIDUOUS TREE
HYDRANT	8" CONIFEROUS TREE
WATER VALVE	BUSH
GAS VALVE	POST
GAS METER	SOIL BORING
ELECTRIC METER	TRAFFIC SIGNAL
UTILITY PEDESTAL	LIGHT POLE
HANDHOLE	UTILITY POLE
VENT	GUY WIRE
MONITORING WELL	GUY POLE

GENERAL NOTES:

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4. DATUM FOR THE PROJECT SURVEY IS USGS NGVD29. BENCHMARK FOR THE PROJECT SURVEY IS NE ¼ OF SEC 33-8-19 ELEV. = 946.10

5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

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Construction Set:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx
REVISIONS:	
1	--

BUTLER TOOL INC.
THE SIGMA GROUP
Single Source. Sound Solutions.

PROJECT ADDRESS:

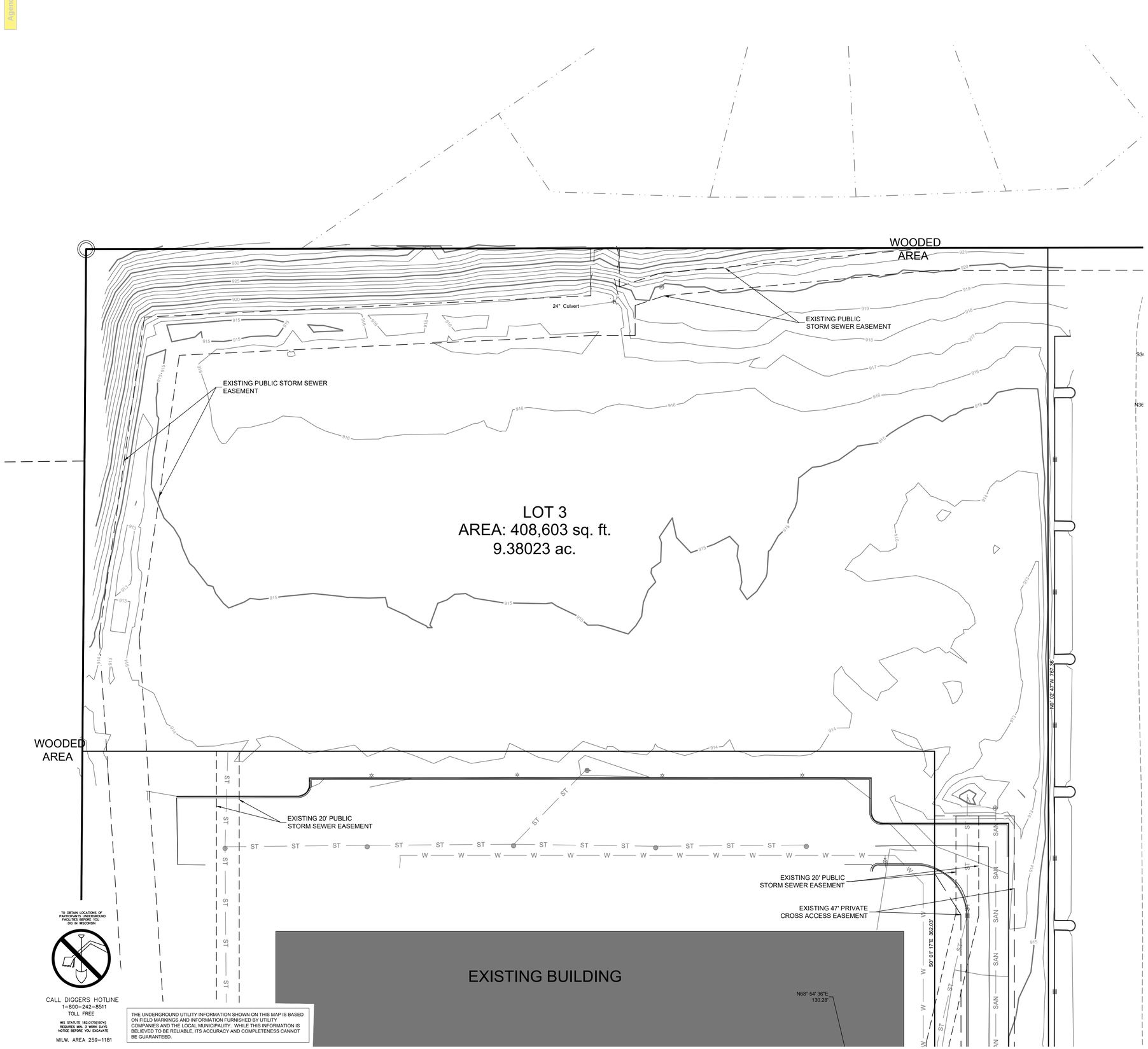
PROJECT NAME:
BUTLER TOOL
STREET ADDRESS:
N53 W25380 HIGHLAND CT.
CITY / STATE / ZIP:
SUSSEX,WI

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
--	--	--

Sheet Title:
SITE SURVEY
Sheet Number:
C001
Project Number: --
--

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS



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N

GRAPHIC SCALE
0 40 80

LEGEND:

	SECTION 1/4 SECTION LINE
	PROPERTY LINE
	EASEMENT
X X	CHAIN LINK FENCE
	GUARD RAIL
	METAL FENCE
	WOOD FENCE
	TREE LINE
OH	OVERHEAD UTILITY LINE
E	ELECTRIC
T	TELEPHONE
FO	FIBER OPTIC
CTV	CABLE TV
SAN	SANITARY SEWER
FS	FORCE MAIN
ST	STORM SEWER
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1	--

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THE SIGMA GROUP
Single Source. Sound Solutions.

PROJECT ADDRESS:

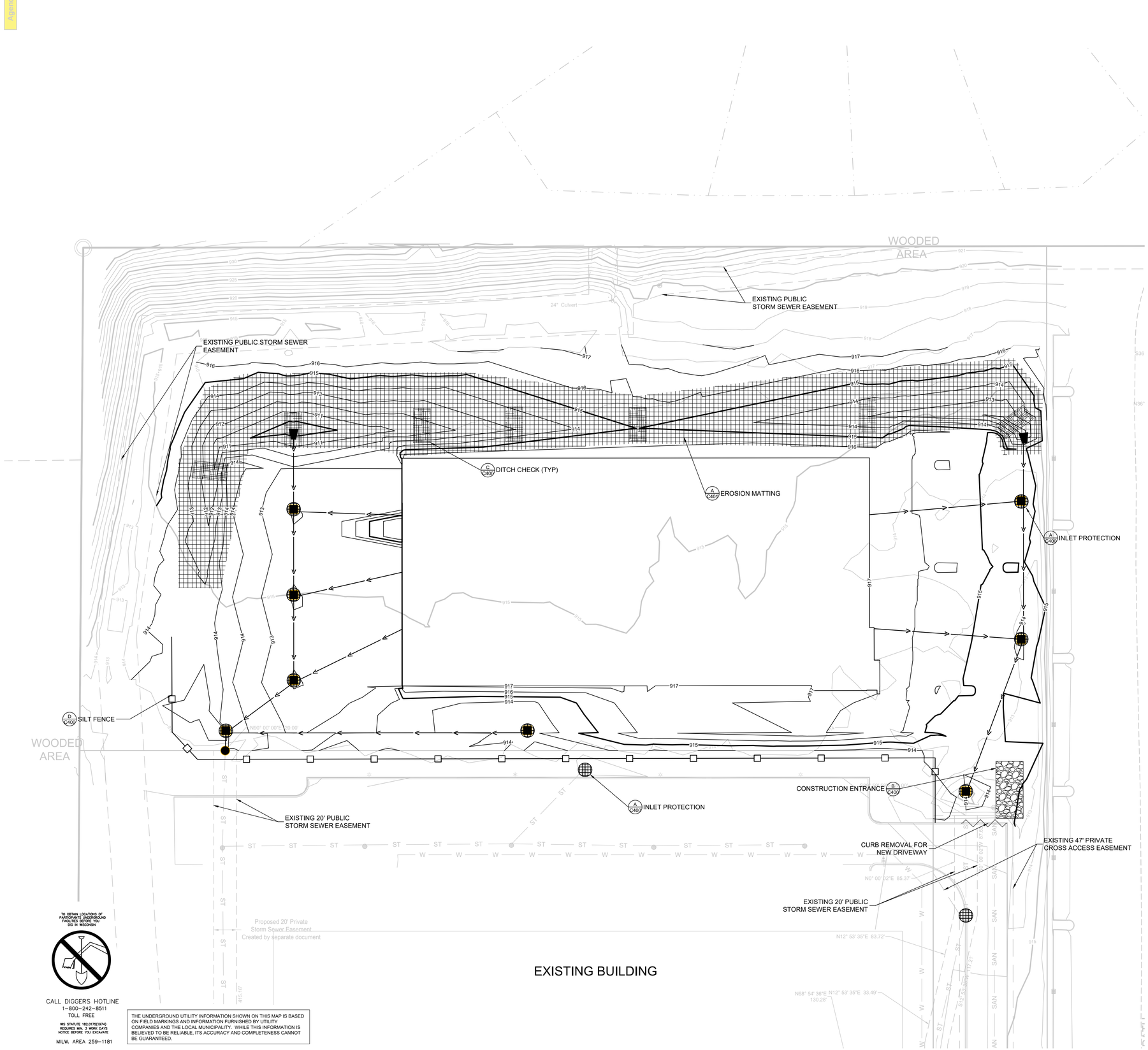
PROJECT NAME:
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STREET ADDRESS:
N53 W25380 HIGHLAND CT.
CITY/ STATE / ZIP:
SUSSEX,WI

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Architect: Engineer: Reviewed By:

Sheet Title:
SITE SURVEY
Sheet Number:
C001A
Project Number:

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS



N

GRAPHIC SCALE
0 40 80

LEGEND:

- D C400 PROPOSED SILT FENCE
- A C400 PROPOSED INLET PROTECTION
- B C400 PROPOSED TRACKING PAD
- C C400 PROPOSED DITCH CHECK EROSION BALES
- A C401 PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B
- 5 EXISTING CONTOUR
- 5 PROPOSED CONTOUR
- CURB REMOVAL

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MILW. AREA 259-1181

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5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

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BUTLER TOOL INC.
THE SIGMA GROUP
Single Source. Sound Solutions.

PROJECT ADDRESS:

PROJECT NAME:
BUTLER TOOL
STREET ADDRESS:
N53 W25380 HIGHLAND CT.
CITY/ STATE / ZIP:
SUSSEX,WI

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Architect:	Engineer:	Reviewed By:
--	--	--

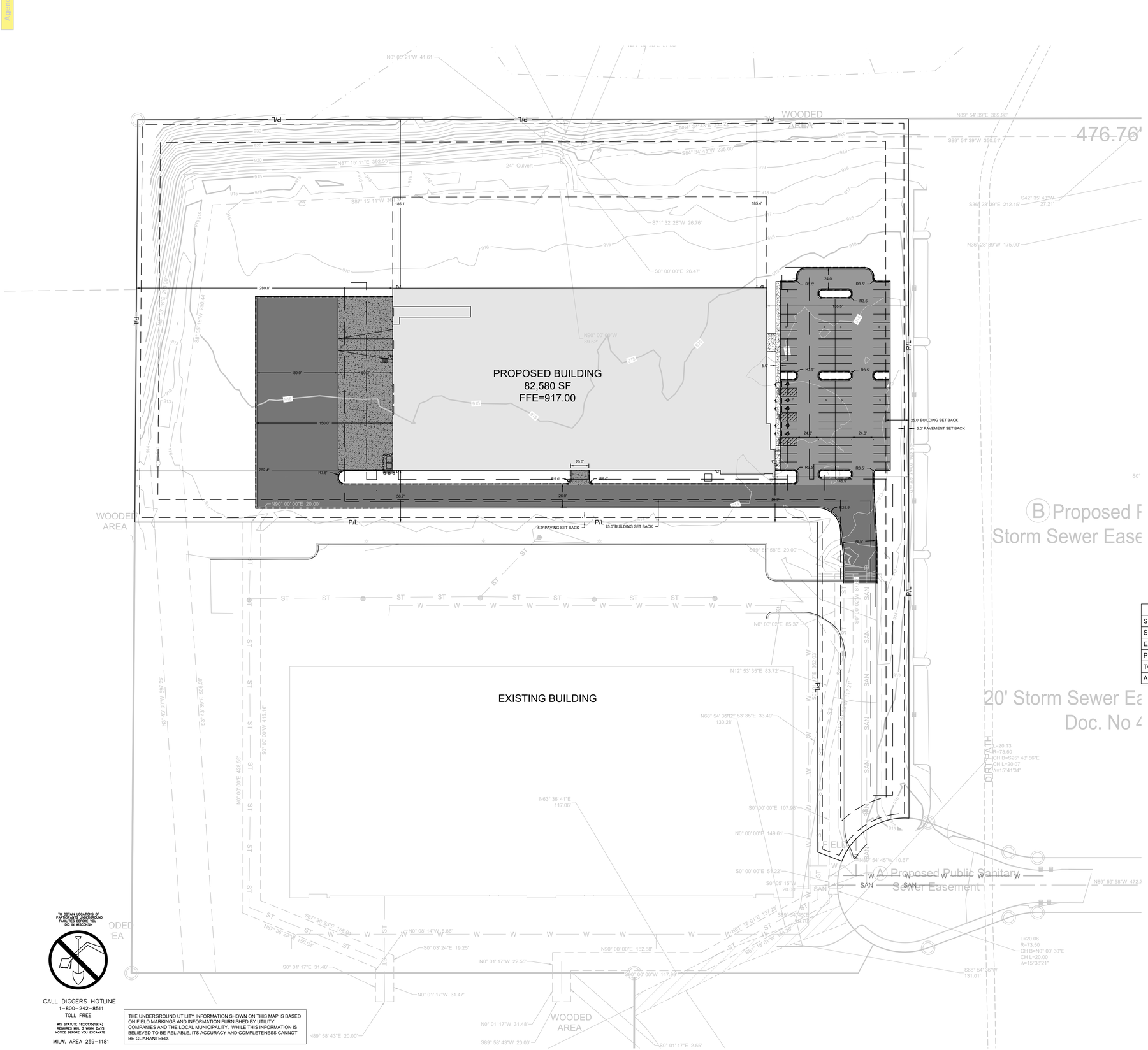
Sheet Title:
SITE PREPARATION & EROSION CONTROL PLAN

Sheet Number:
C002

Project Number: --

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LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS



GRAPHIC SCALE
0 50 100

LEGEND:

- E C401 — 5" THICK CONCRETE WALK
- D C401 — CONCRETE PAVEMENT
- C C401 — HEAVY-DUTY ASPHALT SURFACE
- B C401 — ASPHALT SURFACE
- F C401 — CURB & GUTTER (ACCEPT)
- F C401 — CURB & GUTTER (REJECT)

SITE INFORMATION			
SITE AREA	408603	9.380 AC	
SITE DISTURBED AREA	282369	6.482 AC	
EXISTING IMPERVIOUS AREA	11410	0.262 AC	2.8 %
PROPOSED IMPERVIOUS AREA	181252	4.161 AC	44.4 %
TOTAL PARKING SPACES	81		
ADA PARKING SPACES	5		

GENERAL NOTES:

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REVISIONS:	
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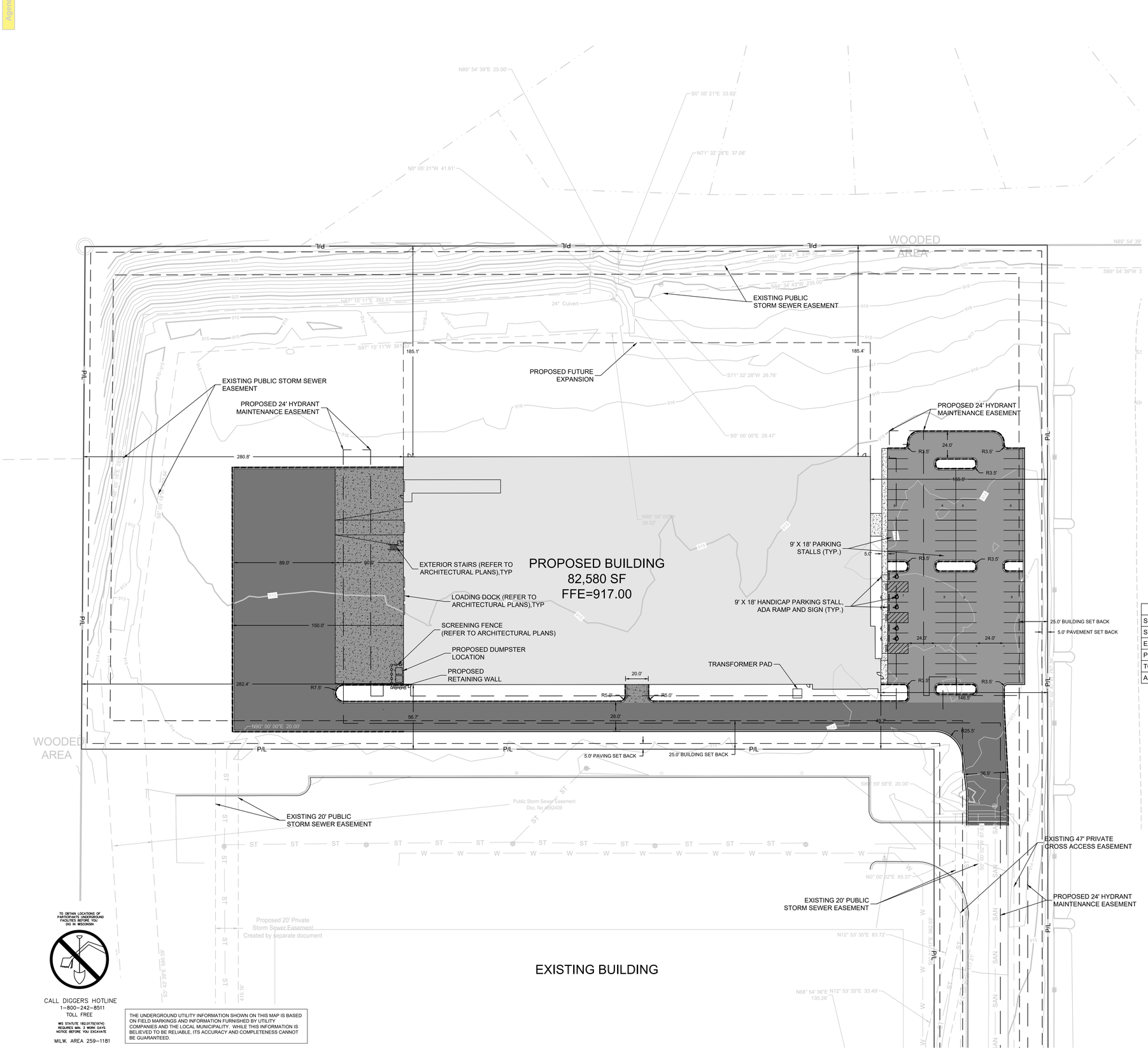
PROJECT NAME:
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STREET ADDRESS:
N53 W25380 HIGHLAND CT.
CITY/ STATE / ZIP:
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Architect:	Engineer:	Reviewed By:
--	--	--

Sheet Title:
SITE PLAN
Sheet Number:
C100
Project Number: --
--

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS



LEGEND:

- E C401 — 5" THICK CONCRETE WALK
- D C401 — CONCRETE PAVEMENT
- C C401 — HEAVY-DUTY ASPHALT SURFACE
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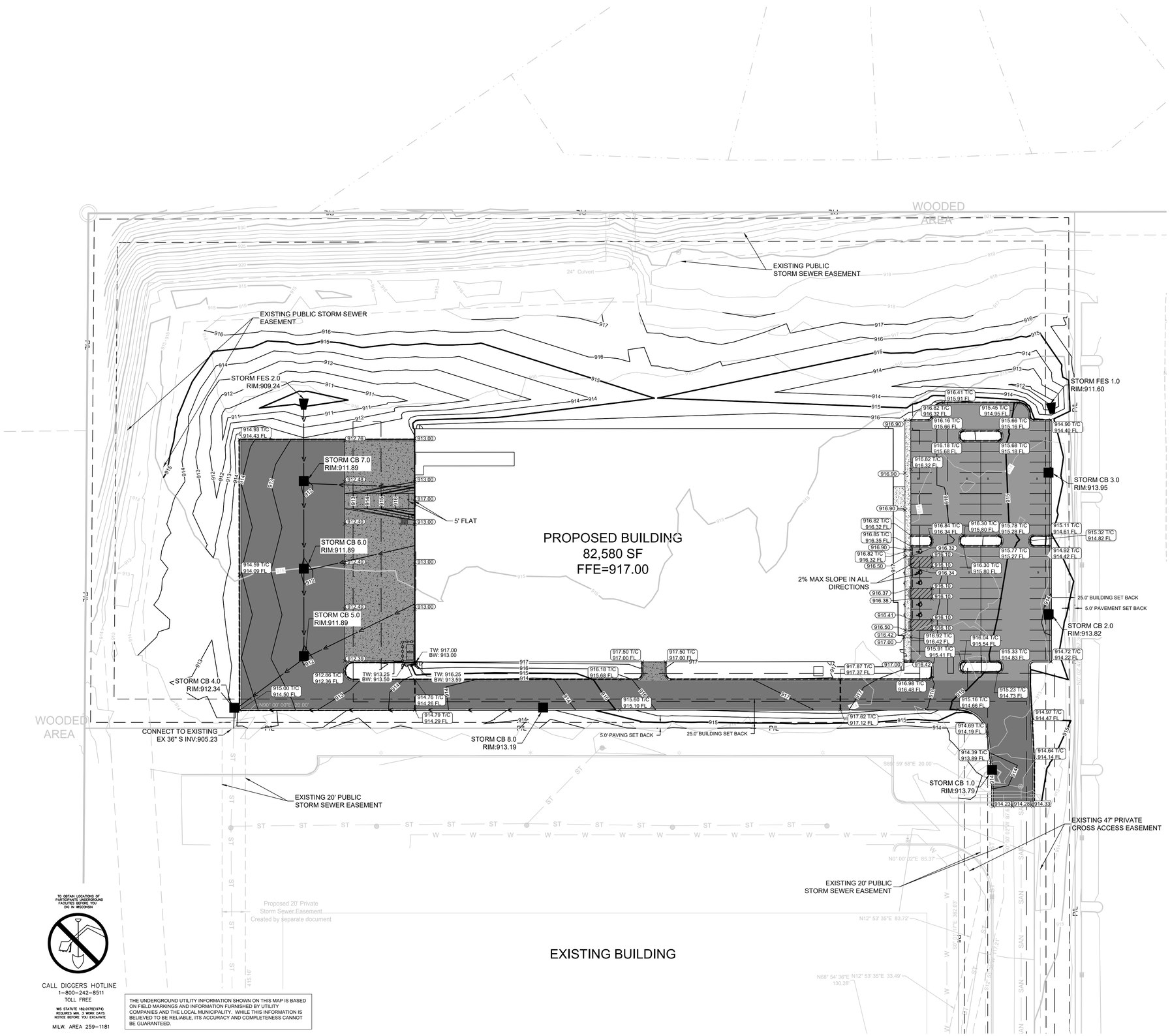
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Architect: Engineer: Reviewed By:

Sheet Title:
SITE PLAN
Sheet Number:
C100A
Project Number:

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GRAPHIC SCALE
0 40 80

LEGEND:

- E C401 — 5" THICK CONCRETE WALK
- D C401 — CONCRETE PAVEMENT
- C C401 — HEAVY-DUTY ASPHALT SURFACE
- B C401 — ASPHALT SURFACE
- GRADE BREAK LINE
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- 100.50 T/C 100.00 FL — PROPOSED CURB & GUTTER SPOT GRADE T/C: TOP OF CURB GRADE FL: FLOW LINE CURB GRADE
- 100.00 — PROPOSED SURFACE SPOT GRADE
- TW: 100.00 BW: 100.00 — PROPOSED TOP OF WALL AT FINISHED GRADE / PROPOSED BOTTOM OF WALL AT FINISHED GRADE
- 100.00 — EXISTING SURFACE SPOT GRADE (MATCH)
- F C401 — CURB & GUTTER (ACCEPT)
- F C401 — CURB & GUTTER (REJECT)

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Record Drawings:	xx/xx/xxxx
REVISIONS:	
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BUTLER TOOL INC.
THE SIGMA GROUP
Single Source. Sound Solutions.

PROJECT ADDRESS:

PROJECT NAME:
BUTLER TOOL
STREET ADDRESS:
N53 W25380 HIGHLAND CT.
CITY/ STATE / ZIP:
SUSSEX,WI

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

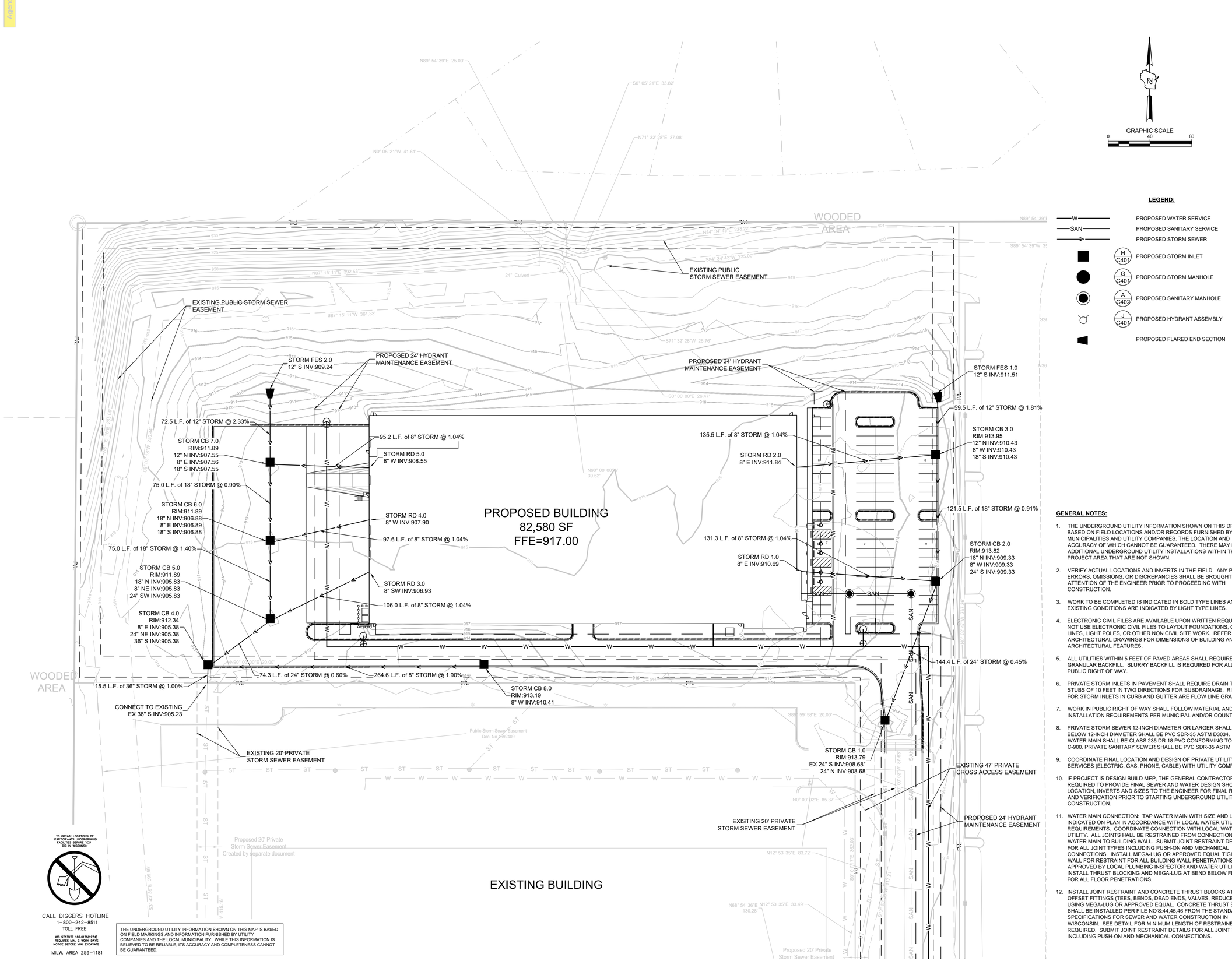
Architect:	Engineer:	Reviewed By:
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Sheet Title:
SITE GRADING

Sheet Number:
C200

Project Number: --
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LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS



LEGEND:

- W — PROPOSED WATER SERVICE
- SAN — PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- H C401 — PROPOSED STORM INLET
- G C401 — PROPOSED STORM MANHOLE
- A C402 — PROPOSED SANITARY MANHOLE
- J C401 — PROPOSED HYDRANT ASSEMBLY
- PROPOSED FLARED END SECTION

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
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12. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S 44.45.46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

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PHONE: 262-367-3661

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ISSUE DATES:	
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BUTLER TOOL INC.

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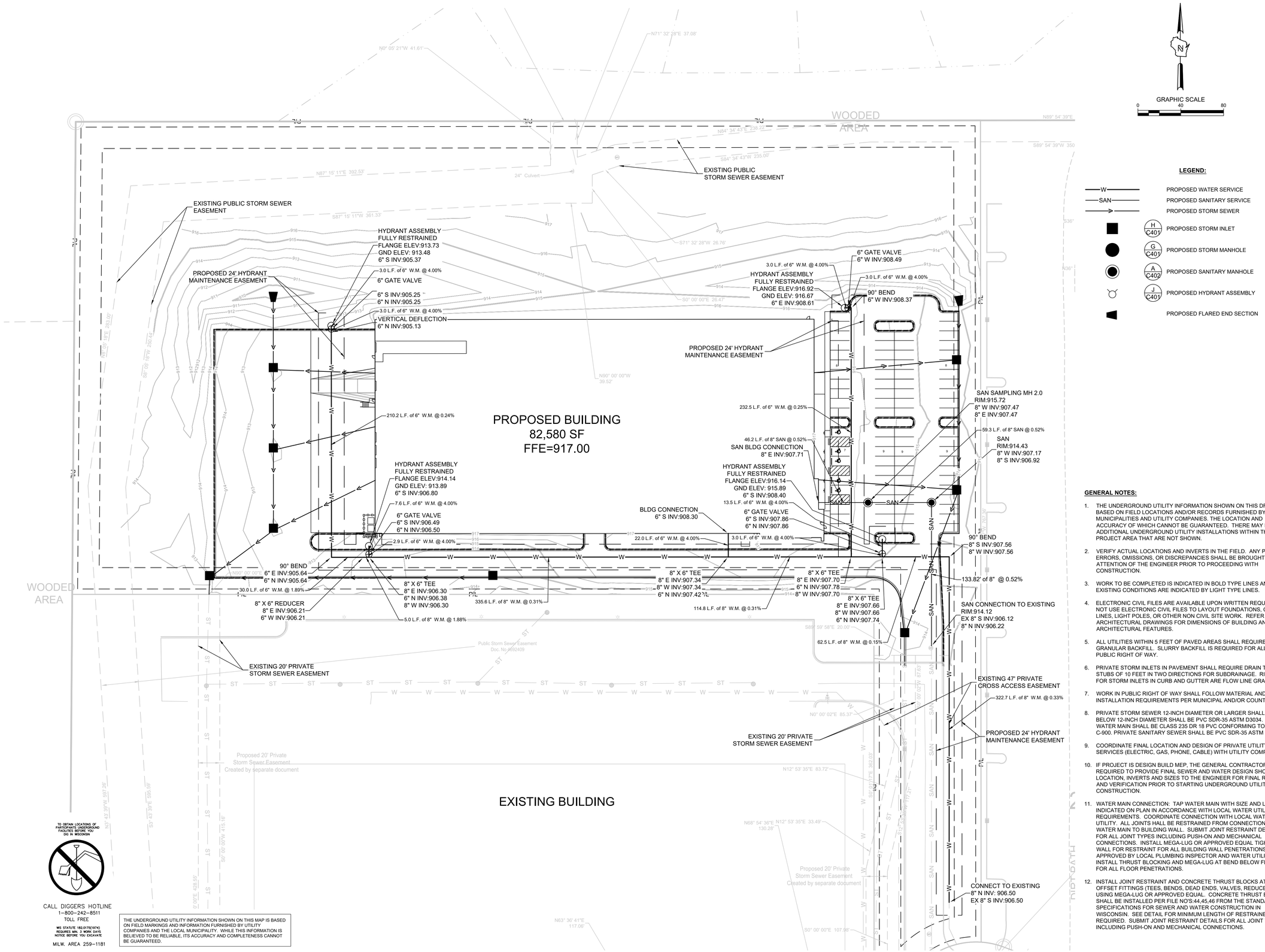
PROJECT NAME:
BUTLER TOOL
STREET ADDRESS:
N53 W25380 HIGHLAND CT.
CITY/ STATE / ZIP:
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ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: Engineer: Reviewed By:

Sheet Title:
UTILIY PLAN-STORM SEWER
Sheet Number:
C300
Project Number:

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS



LEGEND:

- W — PROPOSED WATER SERVICE
- SAN — PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET (H C401)
- PROPOSED STORM MANHOLE (G C401)
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PROJECT ADDRESS:

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BUTLER TOOL
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N53 W25380 HIGHLAND CT.
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Architect:	Engineer:	Reviewed By:
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Sheet Title:
UTILIY PLAN-SANITARY & WATER
Sheet Number:
C301
Project Number: --
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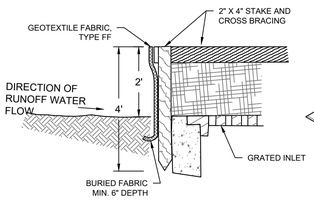
LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS

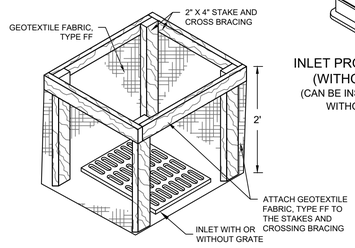
EROSION CONTROL NOTES:

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
9. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
10. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
11. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE MUNICIPALITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
14. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
15. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
20. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
21. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
22. WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
23. CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
24. PERMAMENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
25. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY

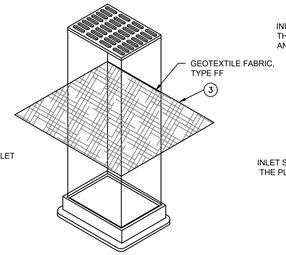
CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCING AND INLET PROTECTION.
3. INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
4. CONSTRUCT DIVERSION SWALES AND TEMPORARY SEDIMENT TRAP. DIRECT RUNOFF TO SEDIMENT TRAP. INSTALL ASSOCIATED DITCH CHECKS. STRIP TOPSOIL FROM REMAINDER OF SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
5. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
6. PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
7. INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER.
8. REMOVE TEMPORARY SEDIMENT BASIN AND INSTALL PAVEMENTS.
9. STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
10. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

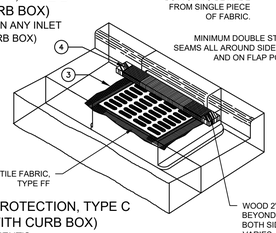




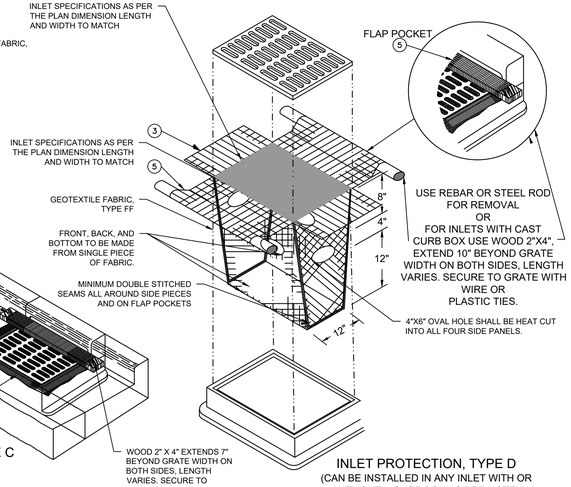
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX AS PER NOTE) 4

GENERAL NOTES:

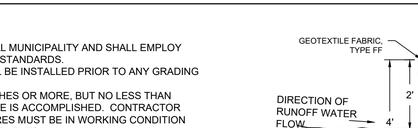
1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.
6. INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060
7. THIS DRAWING IS BASE ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2

INSTALLATION NOTES

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACES AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

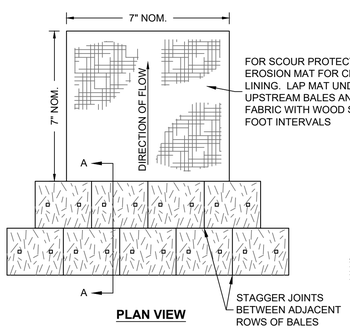
A INLET PROTECTION - WDNR TS-1060
SCALE:NTS



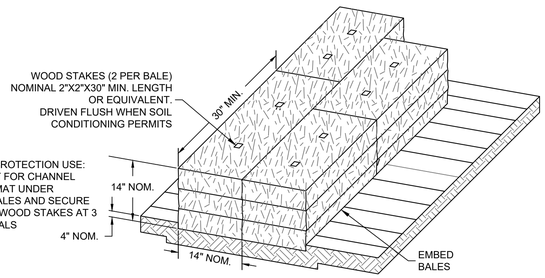
GENERAL NOTE:

1. STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057
2. AN APPROVED MANUFACTURED TRACKOUT CONTROL DEVICE SYSTEM CONFORMING TO WDNR TECHNICAL STANDARD #1057 MAY BE USED AS AN ALTERNATIVE TO A STONE TRACKING PAD

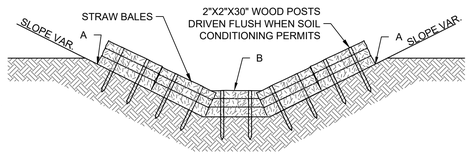
B CONSTRUCTION ENTRANCE - WDNR TS-1057
SCALE:NTS



PLAN VIEW

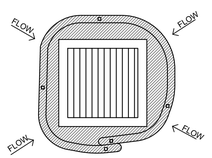


SECTION A-A



BOTTOM ELEVATION OF END BALES (A) SHALL BE EQUAL TO OR GREATER THAN TOP OF LOWEST MIDDLE BALE (B).

FRONT ELEVATION A-A

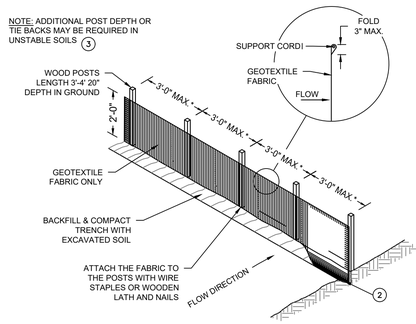


STAKE OF HAY BALES
PLAN VIEW AROUND INLET

NOTE:

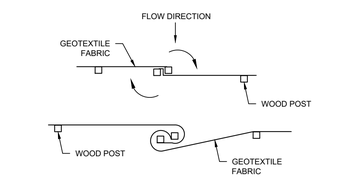
1. ALL DIMENTIONS ARE APPROXIMATE
2. STRAW BALE BARRIERS (DITCH CHECKS) SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1062
3. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 8-3

C DITCH CHECK - WDNR TS-1062 BALES
SCALE:NTS

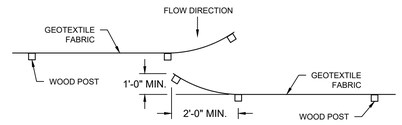


* NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

SILT FENCE

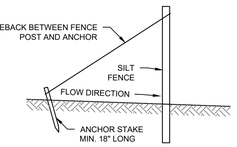


TWIST METHOD

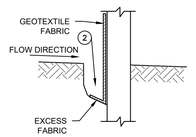


HOOK METHOD 5

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL

GENERAL NOTES

1. HORIZONTAL BRACE REQUIRED WITH 2"X4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/8" X 1-1/8" OF OAK OR HICKORY.
4. WHERE SILT FENCE CROSSES A CULVERT, EITHER GAP SILT FENCE OR ROUTE SILT FENCE OVER TOP OF CULVERT TO AVOID RESTRICTING FLOW OF WATER.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.
6. SILT FENCE SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1056
7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9.

D SILT FENCE - WDNR TS-1056
SCALE:NTS

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COMSINGLE SOURCE RESPONSIBILITY ™

ISSUE DATES:	
LOCAL DESIGN REVIEW SET:	08/29/2025
Budget Set:	xx/xx/xxxx
Proposal Set:	xx/xx/xxxx
Permit Set:	xx/xx/xxxx
Construction Set:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx
REVISIONS:	
1	--

BUTLER TOOL INC.
THE SIGMA GROUP
Single Source. Sound Solutions.

PROJECT ADDRESS:

PROJECT NAME:
BUTLER TOOL
STREET ADDRESS:
N53 W25380 HIGHLAND CT.
CITY/ STATE / ZIP:
SUSSEX, WI

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

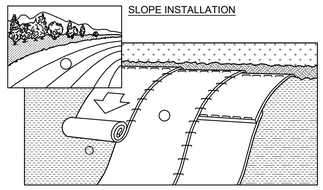
Architect:	Engineer:	Reviewed By:
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Sheet Title:
DETAILS

Sheet Number:
C400

Project Number: --
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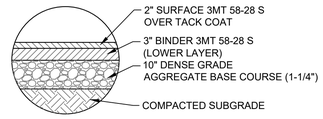
LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS



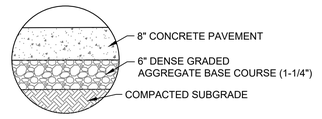
NOTES:
1. ECRMs (EROSION CONTROL REVEGATIVE MATS) SHALL BE INSTALLED AFTER ALL TOPSOILING, FERTILIZING, LIMING, AND SEEDING IS COMPLETE.
2. THE MAT SHALL BE IN FIRM AND INTIMATE CONTACT WITH THE SOIL. IT SHALL BE INSTALLED AND ANCHORED PER THE MANUFACTURER'S RECOMMENDATION.
3. TRMs (TURF-REINFORCEMENT MAT) SHALL BE INSTALLED INCONJUCTION WITH THE TOPSOILING OPERATION AND SHALL BE FOLLOWED BY ECRM INSTALLATION.
4. AT TIME OF INSTALLATION, DOCUMENT THE MANUFACTURER AND MAT TYPE BY RETENTION OF MATERIAL LABELS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. RETAIN THIS DOCUMENTATION UNTIL THE SITE HAS BEEN STABILIZED.
5. EROSION MATTING SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1052.
6. INSTALL PER MANUFACTURERS SPECIFICATIONS.
7. TRM MAT INSTALLED LOCATION SHALL BE ASBUILT PRIOR TO TOPSOIL AND ECRM MAT PLACEMENT.

A EROSION MATTING - WDNR TS-1052
SCALE:NTS

B ASPHALT PAVEMENT SECTION
SCALE:NTS



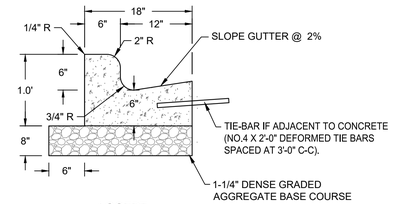
C ASPHALT PAVEMENT SECTION - HD
SCALE:NTS



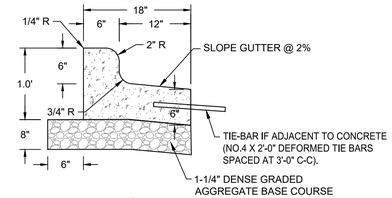
*CONTRACTOR SHALL PREPARE AND SUBMIT A CONCRETE POUR PLAN SHOWING ALL PLANNED CONTRACTION AND CONSTRUCTION JOINTS. LENGTH OF PANELS SHOULD NOT BE MORE THAN 25% GREATER THAN ITS WIDTH. JOINT SPACING (IN FEET) SHOULD NOT EXCEED 2.5 TIMES THE THICKNESS (IN INCHES) OF PAVEMENT. TIE BARS OR DOWEL BARS SHALL BE PLACED AT CONSTRUCTION JOINTS AS APPROPRIATE.

D CONCRETE PAVEMENT SECTION
SCALE:NTS

E CONCRETE SIDEWALK SECTION
SCALE:NTS



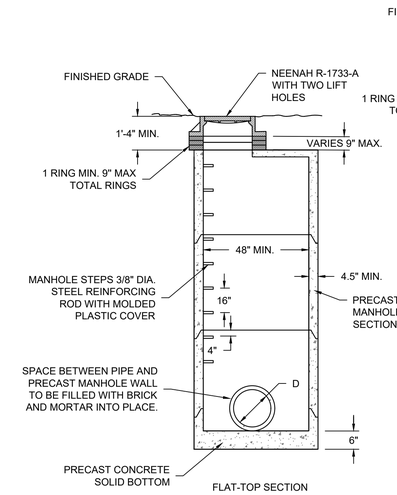
ACCEPT



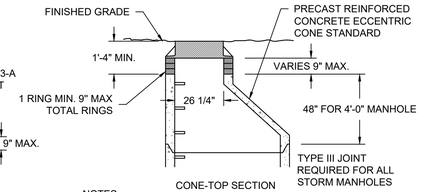
REJECT

NOTES:
1. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

F 18 INCH CONCRETE CURB AND GUTTER
SCALE:NTS



G PRECAST STORM MANHOLE
SCALE:NTS



NOTES:

1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.

2. CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.

3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.

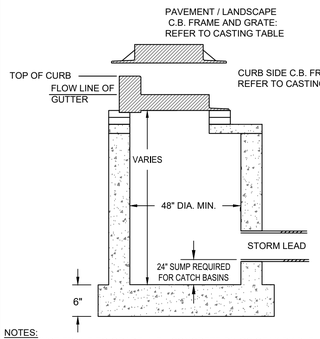
4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR, OR FLEXIBLE RUBBER TYPE GASKETS FOR STORM MANHOLES.

5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.

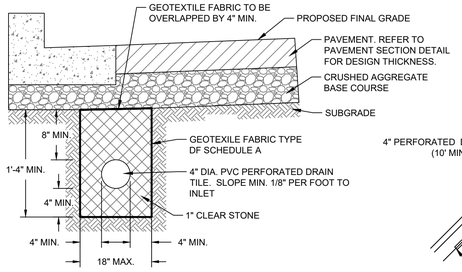
6. 3" MIN OF BEDDING STONE UNDER BASE. ADDITIONAL BEDDING STONE MAY BE REQUIRED ON WET SUBGRADE.

7. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

8. POUR CONCRETE BENCH SLOPE. 1" MIN PER FOOT.

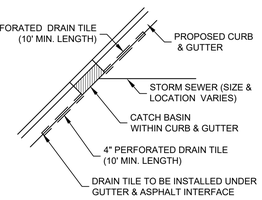


CATCH BASIN
WITHIN LOW POINT OF PAVEMENT AREA



CURB INLET LOCATION
SECTION

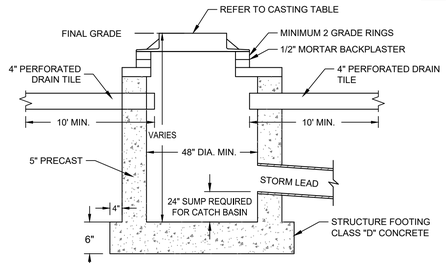
NOTE:
DRAIN TILE SHALL HAVE TWO (2) SEGMENTS POSITIONED ALONG THE GUTTER & ASPHALT INTERFACE.



CURB INLET WITHIN CURB & GUTTER
PLAN

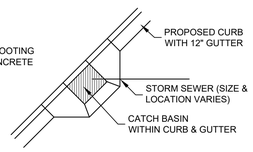
NOTES:
1. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING.
2. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
3. 3" MIN. BEDDING OF STONE UNDER BASE REQUIRED , ADDITIONAL BEDDING STOME MAY BE REQUIRED ON WET SUB-GRADE.
4. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL CATCH BASIN SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

H INLET AND CATCH BASIN
SCALE:NTS

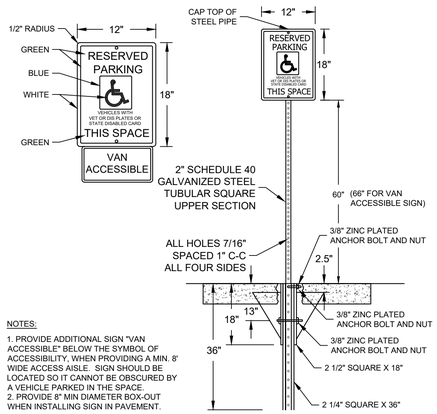


CATCH BASIN / INLET CASTING TABLE

	IF 18" CURB & GUTTER		IF 24" CURB & GUTTER		IF 30" CURB AND GUTTER	
	CASTING	GRATE	CASTING	GRATE	CASTING	GRATE
CURB INLET	NEENAH R-3067	A	NEENAH R-3067	A	NEENAH R-3228H	C
AREA INLET	NEENAH R-2050	C				

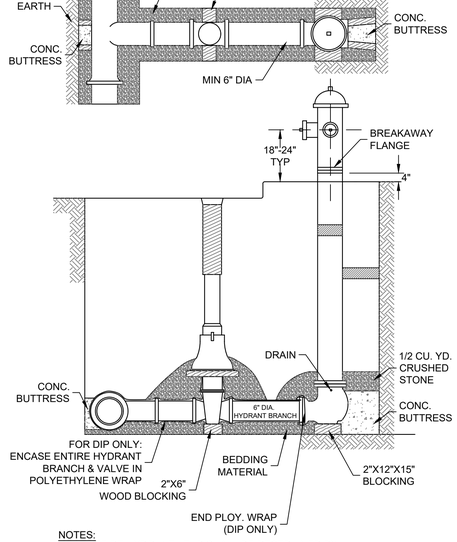


CONCRETE BUMP OUT TO BE
APPLIED FOR 12" GUTTER PAN



NOTES:
1. PROVIDE ADDITIONAL SIGN "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY, WHEN PROVIDING A MIN. 8' WIDE ACCESS AISLE. SIGN SHOULD BE LOCATED SO IT CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
2. PROVIDE 8" MIN DIAMETER BOX-OUT WHEN INSTALLING SIGN IN PAVEMENT.

I ADA SIGN AND POST
SCALE:NTS



NOTES:
1. ENTIRE HYDRANT LEAD SHALL BE RESTRAINED BY MEGA-LUG OR APPROVED EQUAL
2. CONTRACTOR SHALL USE ANCHOR TEE AND VALVE WHEN ALLOWED BY LOCAL INSPECTOR
3. ENSURE DRAIN HOLE IN NOT BLOCKED EXCEPT IF NOTED ON PLANS TO PLUG DRAIN HOLES.

J HYDRANT SETTING
SCALE:NTS

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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REVISIONS:	
1	--

PROJECT ADDRESS:

PROJECT NAME:
BUTLER TOOL
STREET ADDRESS:
N53 W 25380 HIGHLAND CT.
CITY/ STATE / ZIP:
SUSSEX, WI

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

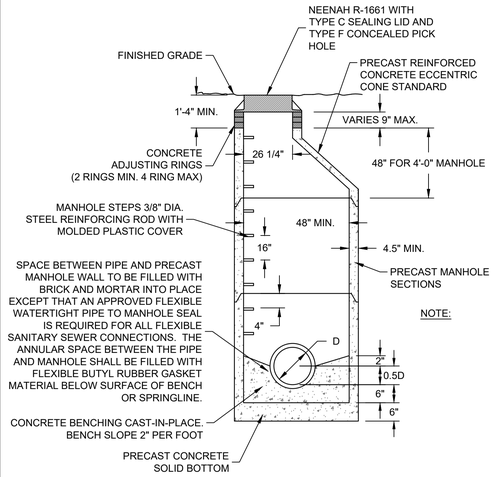
Architect: Engineer: Reviewed By:

Sheet Title:
DETAILS

Sheet Number:
C401

Project Number:

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS

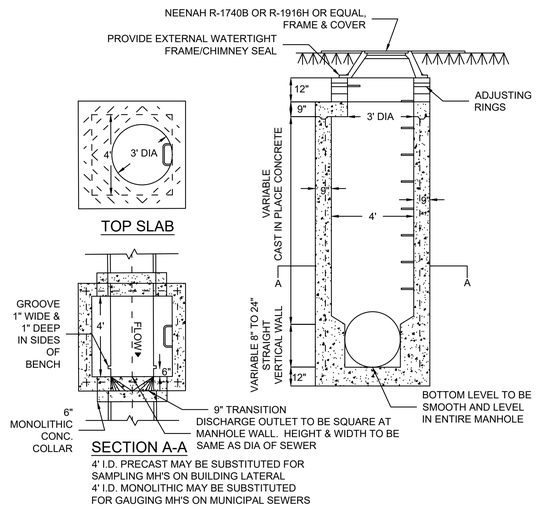


NOTE:

NOTES:

1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
2. CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
4. JOINTS BETWEEN RINGS AND STRUCTURE SECTIONS SHALL BE WATERTIGHT AND SHALL BE MADE USING FLEXIBLE RUBBER TYPE GASKETS OR MORTAR.
5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
6. 3" MIN OF BEDDING STONE UNDER BASE. ADDITIONAL BEDDING STONE MAY BE REQUIRED ON WET SUBGRADE.
7. ALL SANITARY MANHOLES SHALL BE PROVIDED WITH EXTERNAL CHIMNEY SEALS AND SELF-SEALING LIDS WITH CONCEALED PICK HOLES.
8. UNLESS NOTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.
9. MASTIC SEALS BETWEEN BARREL AND CONE SECTIONS

A PRECAST SANITARY MANHOLE
SCALE:NTS



4' I.D. PRECAST MAY BE SUBSTITUTED FOR SAMPLING MH'S ON BUILDING LATERAL
4' I.D. MONOLITHIC MAY BE SUBSTITUTED FOR GAUGING MH'S ON MUNICIPAL SEWERS

NOTES:
1. SAMPLING & GAUGE MANHOLE SHALL CONFORM TO THE LATEST VERSION OF THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", FILE NO. 23

B SAMPLING AND GAUGE MANHOLE
SCALE:NTS

WATER MAIN JOINT RESTRAINT DISTANCE (FT) PER FITTING

FITTING TYPE	4" DIAMETER	6" DIAMETER	8" DIAMETER	12" DIAMETER	16" DIAMETER	20" DIAMETER
HORIZONTAL BEND - 11.25°	5	5	5	5	8	8
HORIZONTAL BEND - 22.5°	8	8	8	10	10	15
HORIZONTAL BEND - 45°	10	10	12	16	20	26
HORIZONTAL BEND - 90°	16	20	25	32	40	52
* RESTRAIN LARGER SIZED PIPE						
REDUCER - DIA. X 4"	-	25	50	60	80	130
REDUCER - DIA. X 6"	-	-	25	60	100	125
REDUCER - DIA. X 8"	-	-	-	50	80	120
REDUCER - DIA. X 12"	-	-	-	-	50	100
REDUCER - DIA. X 16"	-	-	-	-	-	50
DEAD END	40	40	60	90	120	150
TEE OR CROSS - RUN	10	10	10	20	30	40
TEE - 4" BRANCH	8	6	6	6	6	6
TEE - 6" BRANCH	-	8	6	6	6	6
TEE - 8" BRANCH	-	-	10	6	6	6
TEE - 12" BRANCH	-	-	-	12	6	6
TEE - 16" BRANCH	-	-	-	-	30	10
TEE - 20" BRANCH	-	-	-	-	-	50
VERTICAL BEND - 45° - UPPER	12	20	26	40	50	60
VERTICAL BEND - 45° - LOWER	5	5	6	10	12	14
VERTICAL BEND - 22.5° - UPPER	8	10	14	18	24	28
VERTICAL BEND - 22.5° - LOWER	4	5	5	8	8	8
VERTICAL BEND - 11.25° - UPPER	6	6	8	10	12	14
VERTICAL BEND - 11.25° LOWER	4	4	4	4	4	6

* WHERE RESTRAINT LENGTHS ARE NOT IDENTIFIED ON THE PLANS, THE VALUES IN THIS TABLE SHALL BE PROVIDED AS A MINUMUM

C JOINT RESTRAINT TABLE
SCALE:NTS

NOTES:

1. RETAINING WALL SYSTEM SHALL BE KEYSTONE, ROCKWOOD, OR APPROVED EQUAL.
2. TYPICAL SECTION IS FOR CONCEPTUAL DESIGN ONLY.THE CONTRACTOR SHALL PROVIDE COMPLETE DESIGN, PLANS, DETAILS, SPECIFICATIONS, AND STAMPED AND SEALED SHOP DRAWINGS AND STABILITY CALCULATIONS FOR THE RETAINING WALLS TO THE ENGINEER. THE RETAINING WALL MANUFACTURER SHALL PROVIDE TECHNICAL ASSISTANCE TO THE CONTRACTOR DURING CONSTRUCTION. THE COST OF THESE ITEMS SHALL BE INCLUDED.
3. STAMPED AND SEALED RETAINING WALL DESIGN, PLANS, DETAILS AND CALCULATIONS SHALL BE PROVIDED TO THE CITY.
4. GEOGRID REINFORCEMENT SPACING AND LENGTH PER MANUFACTURER'S ENGINEER RECOMMENDATIONS.
5. GEOTECHNICAL ENGINEER MAY REQUIRE THAT ADDITIONAL DRAIN PIPING IS NEEDED DEPENDENT UPON SOILS ENCOUNTERED DURING WALL CONSTRUCTION.
6. WALL LEVELING BASE TO BE VERIFIED WITH GEOTECHNICAL ENGINEER.
7. ANY SPECIAL TREATMENT SOILS BELOW LEVELING PAD WHICH ARE SUBJECT TO FROST HEAVE SHALL BE DESIGNED BY WALL ENGINEER OF RECORD.
8. PLANS, ELEVATIONS, AND DETAILS SHOWN ON THESE DRAWINGS ARE INTENDED TO INDICATE WALL LOCATIONS, LENGTHS, HEIGHTS, AND DETAILS COMMON TO THE WALL SYSTEM SELECTED. THE CONTRACTOR SHALL VERIFY THAT THE WALL SYSTEM SELECTED WILL CONFORM TO THE REQUIRED ALIGNMENTS AND DETAILS.
9. THE RETAINING WALL IS TO BE DESIGNED USING THE ELEVATIONS GIVEN ON THIS SHEET AND GRADING PLAN SHEETS.
10. STYLE AND COLOR OF THE MODULAR BLOCK SHALL BE SELECTED BY THE OWNER AND ARCHITECT

D MODULAR BLOCK MSE WALL
SCALE:NTS

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY ™

ISSUE DATES:	
LOCAL DESIGN REVIEW SET:	08/29/2025
Budget Set:	xx/xx/xxxx
Proposal Set:	xx/xx/xxxx
Permit Set:	xx/xx/xxxx
Construction Set:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx
REVISIONS:	
1	--

BUTLER TOOL INC.
THE SIGMA GROUP
Single Source. Sound Solutions.

PROJECT ADDRESS:

PROJECT NAME:
BUTLER TOOL
STREET ADDRESS:
N53 W25380 HIGHLAND CT.
CITY/ STATE / ZIP:
SUSSEX,WI

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: Engineer: Reviewed By:

Sheet Title:
DETAILS

Sheet Number:
C402

Project Number:

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS

Agenda

GENERAL:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.
2. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HOTLINE AND SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL UTILITY CROSSINGS AND PROPOSED CONNECTIONS FOR CONFLICTS/DISCREPANCIES PRIOR TO INITIATING CONSTRUCTION. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

SITE CLEARING:

1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
3. SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.
4. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.
5. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.
6. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
7. LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.
8. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION; RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.
9. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED; ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.
10. EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY THE OWNER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES.
11. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED; PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
12. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
13. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
14. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
15. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
16. SAWCUT ALL PAVEMENTS FULL DEPTH PRIOR TO REMOVAL; SAWCUTS SHALL BE IN STRAIGHT LINES PERPENDICULAR AND/OR PARALLEL TO EXISTING PAVEMENT JOINTS AND PAVEMENT EDGES.
17. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
18. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

SITE WATER SERVICE:

1. COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIREMENTS AND STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS, APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND STATE PLUMBING CODE OR LOCAL JURISDICTIONAL AUTHORITY, STATE PLUMBING CODE AND LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS GOVERN.
2. DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER-DISTRIBUTION SERVICE.
3. WATER SERVICE PIPING MAY BE EITHER DUCTILE IRON WATER PIPE OR PVC WATER PIPE AS ALLOWED BY THE LOCAL WATER UTILITY.
4. DUCTILE IRON WATER PIPE CONFORMING TO THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST, AWWA C151/A21.51 - LATEST REVISION AND REQUIREMENTS OF CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
   a. CLASS 52
   b. CEMENT MORTAR LINING AND INTERNAL AND EXTERNAL BITUMINOUS COATS IN ACCORDANCE WITH SECTION 51.8 OF AWWA C151.
   c. PUSH-ON GASKET PIPE
   d. PLAIN RUBBER GASKETS
   e. BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD TESTING
5. JOINTS FOR DUCTILE IRON PIPE: JOINTS SHALL BE RUBBER GASKET JOINTS; CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR RUBBER GASKET JOINTS FOR DUCTILE IRON PRESSURE PIPE AND FITTINGS (ANSI/AWWA C111/A21.11, LATEST EDITION)
6. FITTINGS FOR DUCTILE IRON PIPE: CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON AND GRAY IRON FITTINGS, 3" THROUGH 48" FOR WATER ANSI/AWWA C110/A21.10, LATEST EDITION); CLASS 250 MECHANICAL JOINT PIPE FITTINGS; CEMENT LINED; ALL BELLS; ENTIRE FITTING TARRED; CONDUCTIVE MECHANICAL JOINT (NO LEAD) RUBBER GASKETS, FLANGES, AND BOLTS.
7. PVC AWWA PIPE: AWWA C900, CLASS 235 WITH BELL END WITH GASKET AND WITH SPIGOT END AND MEETING REQUIREMENTS OF CHAPTER 8.20.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. FITTINGS SHALL BE IN ACCORDANCE WITH CHAPTER 8.22.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. MECHANICAL -JOINT, DUCTILE IRON FITTINGS: AWWA C153, DUCTILE-IRON COMPACT PATTERN. GLANDS, GASKETS AND BOLTS: AWWA C111, DUCTILE IRON GLANDS, RUBBER GASKETS AND STEEL BOLTS.
8. GATE VALVES: CONFORM TO AWWA C-500 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN SUITABLE FOR DIRECT BURY.
9. VALVE BOXES: CAST IRON CONFORMING TO ASTM DESIGNATION A-48, CLASS 20 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
10. FIRE HYDRANTS: TO MEET LOCAL STANDARDS.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS HALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS
12. GENERAL WATER PIPE INSTALLATION: IN ACCORDANCE WITH CHAPTER 4.3.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
13. INSTALL DUCTILE-IRON, WATER-SERVICE PIPING ACCORDING TO AWWA C600 AND CHAPTER 4.4.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
14. ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYETHYLENE PER AWWA C105, LATEST EDITION AND IN ACCORDANCE WITH CHAPTER 4.4.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. ALL JOINTS AND FITTINGS SHALL HAVE POLYETHYLENE ENCASEMENT INSTALLED PER MANUFACTURER'S REQUIREMENTS AND PROCEDURES.
15. INSTALL PVC AWWA PIPE ACCORDING TO ASTM F645 AND AWWA M23 AND CHAPTER 4.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
16. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.INSTALL WATER SERVICE PIPING SUCH THAT THERE IS A MINIMUM OF 6' OF COVER OVER THE TOP OF THE WATER SERVICE PIPING.

SITE WATER SERVICE CONT.:

17. BEDDING AND COVER FOR WATER SERVICE PIPING SHALL BE IN ACCORDANCE WITH SECTION 4.3.3 AND FILE NO. 36 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. TRENCH BACKFILL SHALL BE GRANULAR B BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION ON-SITE.
18. INSTALL TRACER WIRE FOR NON-METALLIC WATER SERVICES IN ACCORDANCE WITH SPS SECTION 382.40(8)(K). TRACER WIRE INSULATION COLOR SHALL BE BLUE FOR POTABLE WATER SERVICE PIPING.
19. DUCTILE-IRON PIPING, RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 4.4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
20. PVC PIPING GASKETED JOINTS: USING JOINING MATERIALS ACCORDING TO AWWA C900. CONSTRUCT JOINTS WITH ELASTOMERIC SEALS AND LUBRICANTS ACCORDING TO ASTM D2774 OR ASTM D3139 AND PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS.
21. CONDUCT HYDROSTATIC TESTS IN ACCORDANCE WITH CHAPTER 4.15.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
22. CLEAN AND DISINFECT WATER SERVICE PIPING IN ACCORDANCE WITH SPS CHAPTER 82.40(8)(I) AND AWWA C651.

SANITARY SEWERAGE:

1. ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
5. MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
6. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
7. PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS; JOIN PVC SEWER PIPE ACCORDING TO ASTM D2321 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE COUPLINGS
8. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
9. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
9. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
10. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
11. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)4 OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS. TEST NEW BUILDING SEWER IN ACCORDANCE WITH SECTION 5.4.0 OF THE STANDARD SPECIFICATIONS. REPLACE LEAKING PIPE USING NEW PIPE MATERIALS AAND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

STORM DRAINAGE:

1. ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. REINFORCED CONCRETE PIPE: ASTM C76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
5. HDPE PIPE: ADS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT REGISTER.
6. CATCH BASINS: STANDARD PRECAST CONCRETE CATCH BASINS CONFORMING TO CHAPTER 3.6.0 OF THE STANDARD SPECIFICATIONS AND IN GENERAL CONFORMANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS. DEPTH AND DIAMETER AS INDICATED ON PLANS. CATCH BASIN SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
7. FRAMES AND GRATES: AS INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE; IF NOT, NOTIFY ENGINEER.
8. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
9. MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
10. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
11. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
12. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
13. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
14. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
15. CATCH BASIN INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE STANDARD SPECIFICATIONS. CATCH BASIN EXCAVATION AND PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.4(A) AND (B) OF THE STANDARD SPECIFICATIONS. FRAMES AND GRATES SHALL BE SET TO THE ELEVATIONS SHOWN ON THE PLANS.
16. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)4 OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.

EARTH MOVING:

1. ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOTECHNICAL REPORT, GEOTECHNICAL ENGINEER RECOMMENDATIONS MADE IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
3. CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
4. OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL.
5. FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FLOOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE.
6. SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OR COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER.
7. UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE GROUPS UNLESS DEEMED SATISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION.
8. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.
9. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.
10. BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND CONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
11. DRAINAGE COURSE BENEATH BUILDING SLABS: NARROWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.
12. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
13. PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
14. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
15. SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, STRUCTURES, AND UTILITIES TO MEET OSHA REQUIREMENTS. DESIGN OF TEMPORARY SUPPORT OF EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.
17. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH FULLY LOADED TANDEM AXLE DUMP TRUCK OR RUBBER TIRED VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 TONS/AXLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PRESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY WEATHER. PROOF ROLL IN PRESENCE OF PROJECT GEOTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY >1") SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL. IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFORMED, THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED INOT THE SURROUNDING SUITABLE SOIL SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.
18. DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF THE OVEREXCAVATION SHALL BE SLOPED TO A DRAINTILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SUCH DRAINTILES SHALL BE 0.5%.
19. CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME IN PROJECT SCHEDULE.
20. ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D1557. EACH LIFT OF COMPACTED ENGINEERED FILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED G

CONCRETE PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTIONS 415, 416, 501, 601, AND 602 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS AND SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER OF READY-MIXED CONCRETE PRODUCTS WHO COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT AND APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
4. CONCRETE GRADE: GRADE A, CONFORMING TO SECTION 501.3.2.2.1 OF THE WISDOT STANDARD SPECIFICATIONS
5. AGGREGATES: CONFORM TO SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
6. WATER: ASTM C 94/C 94M AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
7. AIR-ENTRAINING ADMIXTURE: ASTM C 260 AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
8. CHEMICAL ADMIXTURES: PER SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
9. CURING MATERIALS IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
10. EXPANSION JOINT MATERIAL: CONFORM TO SECTION 415.2.3 OF THE WISDOT STANDARD SPECIFICATIONS.
11. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE IN ACCORDANCE WITH SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
12. GENERAL EXECUTION: CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS.
13. PROOFROLL SUBGRADE AND AGGREGATE BASE AS OUTLINED IN EARTH MOVING SPECIFICATION PRIOR TO PLACEMENT OF PAVEMENTS.
14. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.
15. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM-RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.
16. JOINTS GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE, UNLESS OTHERWISE INDICATED. CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS
17. CONSTRUCTION JOINTS: SET CONSTRUCTION JOINTS AT SIDE AND END TERMINATIONS OF PAVEMENT AND AT LOCATIONS WHERE PAVEMENT OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVEMENT TERMINATES AT ISOLATION JOINTS.
18. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, AND WHERE INDICATED.
19. CONTRACTION JOINTS: FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS TO MATCH JOINTING OF EXISTING ADJACENT CONCRETE PAVEMENT.
20. EDGING: TOOL EDGES OF PAVEMENT, GUTTERS, CURBS, AND JOINTS IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS ON CONCRETE SURFACES.
21. CURBING: COMPLY WITH SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS.
22. SIDEWALKS: COMPLY WITH SECTION 602 OF THE WISDOT STANDARD SPECIFICATIONS.
23. MOISTEN AGGREGATE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.
24. FINISH CURBING IN ACCORDANCE WITH SECTION 601.3.5 OF THE WISDOT STANDARD SPECIFICATIONS.
25. FINISH SIDEWALK AND PATIO IN ACCORDANCE WITH SECTION 602.3.2.3 OF THE WISDOT STANDARD SPECIFICATIONS (LIGHT BROOM FINISH).
26. FINISH CONCRETE VEHICULAR PAVEMENTS AND PADS IN ACCORDANCE WITH SECTION 415.3.8 OF THE WISDOT STANDARD SPECIFICATIONS (ARTIFICIAL TURF DRAG FINISH).
27. PROTECT AND CURE SIDEWALK IN ACCORDANCE WITH SECTION 602.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
28. PROTECT AND CURE CURBING IN ACCORDANCE WITH SECTION 601.3.7 OF THE WISDOT STANDARD SPECIFICATIONS.
29. PROTECT AND CURE VEHICULAR CONCRETE PAVING IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
30. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE OR THAT DOES NOT COMPLY WITH REQUIREMENTS IN THIS SECTION.
31. PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 7 DAYS AFTER PLACEMENT.
32. MAINTAIN CONCRETE PAVEMENT FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVEMENT NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

ASPHALTIC PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS).
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.
4. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER.
5. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.
6. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS.
7. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS.
8. HOT-MIX ASPHALT: ASPHALTIC BINDER COURSE AND SURFACE COURSE SHALL BE MIXTURE LT FOR REGULAR DUTY PAVEMENT AND LT FOR HEAVY DUTY PAVEMENT COMPLYING WITH THE WISDOT STANDARD SPECIFICATIONS. ASPHALTIC BINDER SHALL BE 58-28 S UNLESS NOTED.
9. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS.
10. PAVEMENT PLACEMENT GENERAL: ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB-MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE WISDOT STANDARD SPECIFICATIONS.
11. PREPARE AND PROOFROLL SUBGRADES AND AGGREGATE BASE COURSE AS OUTLINED IN EARTH MOVING SPECIFICATIONS PRIOR TO PLACEMENT OF ASPHALT PAVEMENTS.
12. SWEEP LOOSE GRANULAR PARTICLES FROM SURFACE OF AGGREGATE BASE COURSE PRIOR TO PAVEMENT PLACEMENT. DO NOT DISLODGE OR DISTURB AGGREGATE EMBEDDED IN COMPACTED SURFACE OF BASE COURSE.
13. SPREAD AND FINISH ASPHALTIC MIXTURE IN ACCORDANCE WITH SECTION 450.3.2.5 OF THE WISDOT STANDARD SPECIFICATIONS. PAVEMENT THICKNESSES SHALL BE AS INDICATED ON THE PLANS.
14. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAVER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FORMING HIGH SPOTS. FILL DEPRESSIONS WITH HOT-MIX ASPHALT TO PREVENT SEGREGATION OF MIX; USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.
15. COMPACT ASPHALTIC PAVEMENT IN ACCORDANCE WITH SECTION 450.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
16. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.
17. THICKNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS ¼ INCH FOR BINDER COURSE AND PLUS ¼ INCH FOR SURFACE COURSE, NO MINUS.
18. SURFACE SMOOTHNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS: BINDER COURSE: ¼ INCH; SURFACE COURSE: 1/8 INCH. REMOVE AND REPLACE ALL HUMPS OR DEPRESSIONS EXCEEDING THE SPECIFIED TOLERANCES.
19. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH ENGINEER.
20. APPLY MARKINGS TO A DRY SURFACE FREE FROM FROST. REMOVE DUST, DIRT, OIL, GREASE, GRAVEL, DEBRIS OR OTHER MATERIAL THAT MAY PREVENT BONDING TO THE PAVEMENT.
21. APPLY PAINT AS THE MANUFACTURER SPECIFIES WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES AT A MINIMUM RATE OF 17.6 GALLONS/MILE FOR A CONTINUOUS 4" LINE.
22. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND TO PREPARE TEST REPORTS.

SEGMENTAL RETAINING WALL:

1. WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT AND SUPERVISION TO INSTALL A SEGMENTAL RETAINING WALL SYSTEM IN ACCORDANCE WITH PLANS AND SPECIFICATIONS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES, GRADES, DESIGN AND DIMENSIONS SHOWN ON PLANS.
2. MATERIALS SUBMITTALS: THE CONTRACTOR SHALL SUBMIT MANUFACTURERS' CERTIFICATIONS TWO WEEKS PRIOR TO START OF WORK STATING THAT THE SRW UNITS AND GEOSYNTHETIC REINFORCEMENT MEET THE REQUIREMENTS OF THE DESIGN.
3. DESIGN SUBMITTAL: THE CONTRACTOR SHALL SUBMIT TWO SETS OF DETAILED DESIGN CALCULATIONS AND FINAL RETAINING WALL PLANS FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE BEGINNING OF WALL CONSTRUCTION. ALL CALCULATIONS AND DRAWINGS SHALL BE PREPARED AND SEALED BY A PROFESSIONAL CIVIL ENGINEER (P.E.) - (WALL DESIGN ENGINEER) EXPERIENCED IN SRW DESIGN AND LICENSED IN THE STATE WHERE THE WALL IS TO BE BUILT.
4. SEGMENTAL RETAINING WALL (SRW) UNITS SHALL BE MACHINE FORMED, PORTLAND CEMENT CONCRETE BLOCKS SPECIFICALLY DESIGNED FOR RETAINING WALL APPLICATIONS. SRW UNITS SHALL BE VERSA-LOK STANDARD RETAINING WALL UNITS, KEYSTONE RETAINING WALL UNITS, ROCKWOOD RETAINING WALL UNITS OR APPROVED EQUAL.
5. COLOR AND STYLE OF SRW UNITS SHALL BE AS SELECTED BY ARCHITECT AND OWNER FROM MANUFACTURER'S FULL RANGE.
6. SRW UNITS SHALL BE CAPABLE OF BEING ERECTED WITH THE HORIZONTAL GAP BETWEEN ADJACENT UNITS NOT EXCEEDING 1/8 INCH.
7. SRW UNITS SHALL BE SOUND AND FREE OF CRACKS OR OTHER DEFECTS THAT WOULD INTERFERE WITH THE PROPER PLACING OF THE UNIT OR SIGNIFICANTLY IMPAIR THE STRENGTH OR PERMANENCE OF THE STRUCTURE. ANY CRACKS OR CHIPS OBSERVED DURING CONSTRUCTION SHALL FALL WITHIN THE GUIDELINES OUTLINED IN ASTM C 1372.
8. CONCRETE SRW UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM 1372 AND HAVE A MINIMUM NET AVERAGE 28 DAYS COMPRESSIVE STRENGTH OF 3000 PSI. COMPRESSIVE STRENGTH TEST SPECIMENS SHALL CONFORM TO THE SAW-CUT COUPON PROVISIONS OF ASTM C140.
9. SRW UNITS' MOLDED DIMENSIONS SHALL NOT DIFFER MORE THAN ± 1/8 INCH FROM THAT SPECIFIED, AS MEASURED IN ACCORDANCE WITH ASTM C 140. THIS TOLERANCE DOES NOT APPLY TO ARCHITECTURAL SURFACES, SUCH AS SPLIT FACES.
10. SRW UNITS SHALL BE INTERLOCKED WITH CONNECTION PINS. THE PINS SHALL CONSIST OF GLASS-REINFORCED NYLON MADE FOR THE EXPRESSED USE WITH THE SRW UNITS SUPPLIED.
11. GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF HIGH-TENACITY PET GEOGRIDS, HDPE GEOGRIDS, OR GEOTEXTILES MANUFACTURED FOR SOIL REINFORCEMENT APPLICATIONS. THE TYPE, STRENGTH AND PLACEMENT OF THE GEOSYNTHETIC REINFORCEMENT SHALL BE DETERMINED BY PROCEDURES OUTLINED IN THIS SPECIFICATION AND THE NCMA DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS (3RD EDITION 2009) AND MATERIALS SHALL BE SPECIFIED BY WALL DESIGN ENGINEER IN THEIR FINAL WALL PLANS AND SPECIFICATIONS. THE MANUFACTURERS/SUPPLIERS OF THE GEOSYNTHETIC REINFORCEMENT SHALL HAVE DEMONSTRATED CONSTRUCTION OF SIMILAR SIZE AND TYPES OF SEGMENTAL RETAINING WALLS ON PREVIOUS PROJECTS.
12. THE TYPE, STRENGTH AND PLACEMENT OF THE REINFORCING GEOSYNTHETIC SHALL BE AS DETERMINED BY THE WALL DESIGN ENGINEER, AS SHOWN ON THE FINAL, P.E.-STAMPED RETAINING WALL PLANS.
13. MATERIAL FOR LEVELING PAD SHALL CONSIST OF COMPACTED SAND, GRAVEL, OR COMBINATION THEREOF (USCS SOIL TYPES GP,GW, SP, & SW) AND SHALL BE A MINIMUM OF 6 INCHES IN DEPTH. LEAN CONCRETE WITH A STRENGTH OF 200-300 PSI AND 3 INCHES THICK MAXIMUM MAY ALSO BE USED AS A LEVELING PAD MATERIAL. THE LEVELING PAD SHOULD EXTEND LATERALLY AT LEAST A DISTANCE OF 6 INCHES FROM THE TOE AND HEEL OF THE LOWERMOST SRW UNIT.
14. DRAINAGE AGGREGATE SHALL BE ANGULAR, CLEAN STONE OR GRANULAR FILL MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D422:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
3/4 INCH	75-100
NO. 4	0-60
NO. 40	0-50
NO. 200	0-5

15. THE DRAINAGE COLLECTION PIPE SHALL BE A PERFORATED OR SLOTTED PVC, OR CORRUGATED HDPE PIPE. THE DRAINAGE PIPE MAY BE WRAPPED WITH A GEOTEXTILE TO FUNCTION AS A FILTER. DRAINAGE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F 405 OR ASTM F 758.
16. THE REINFORCED SOIL MATERIAL SHALL BE FREE OF DEBRIS. UNLESS OTHERWISE NOTED ON THE FINAL, P.E.-SEALED, RETAINING WALL PLANS PREPARED BY THE WALL DESIGN ENGINEER, THE REINFORCED MATERIAL SHALL CONSIST OF THE INORGANIC USCS SOIL TYPES GP, GW, SW, SP, SM, MEETING THE FOLLOWING GRADATION, AS DETERMINED IN ACCORDANCE WITH ASTM D422:

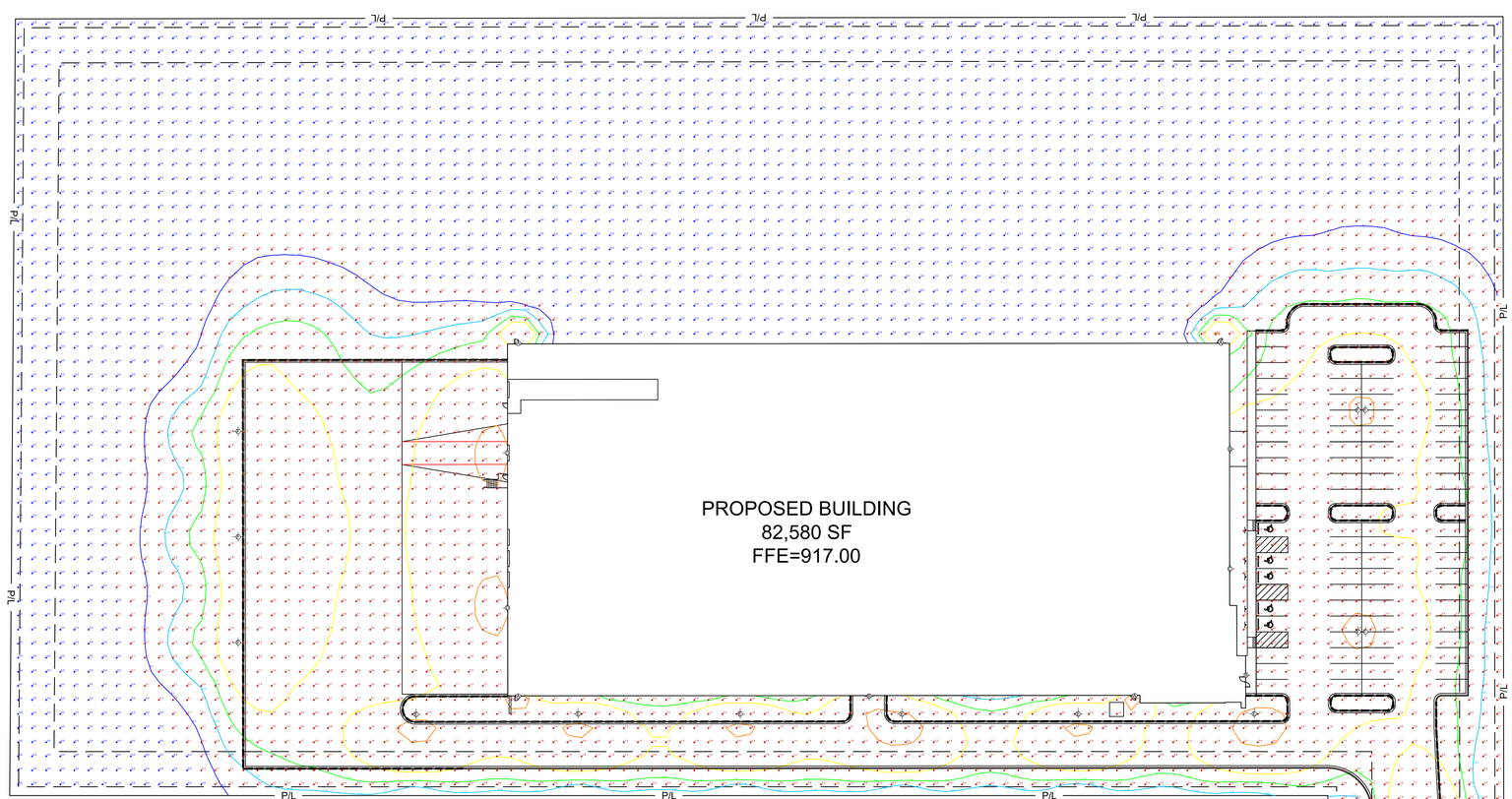
SIEVE SIZE	PERCENT PASSING
1 INCH	100
NO. 4	20-100
NO. 40	0-60
NO. 200	0-35

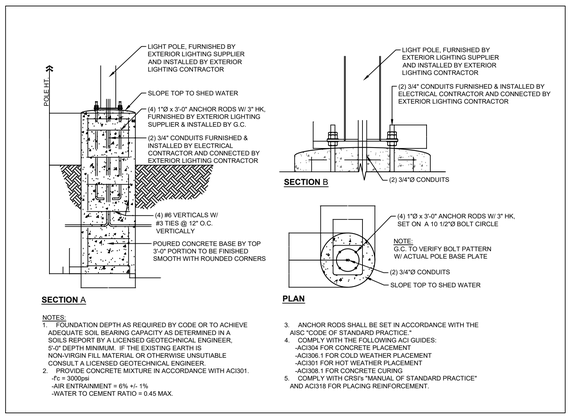
17. THE MAXIMUM PARTICLE SIZE OF POORLY-GRADED GRAVELS (GP) (NO FINES) SHOULD NOT EXCEED 3/4 INCH UNLESS EXPRESSLY APPROVED BY THE WALL DESIGN ENGINEER AND THE LONG-TERM DESIGN STRENGTH (LTDS) OF THE GEOSYNTHETIC IS REDUCED TO ACCOUNT FOR ADDITIONAL INSTALLATION DAMAGE FROM PARTICLES LARGER THAN THIS MAXIMUM.
18. THE PLASTICITY OF THE FINE FRACTION SHALL BE LESS THAN 20.
19. THE PH OF THE BACKFILL MATERIAL SHALL BE BETWEEN 3 AND 9 WHEN TESTED IN ACCORDANCE WITH ASTM G 51.
20. DRAINAGE GEOTEXTILE SHALL CONSIST OF GEOSYNTHETIC SPECIFICALLY MANUFACTURED FOR USE AS A PERMEABLE SOIL FILTER THAT RETAINS SOIL WHILE STILL ALLOWING WATER TO PASS THROUGHOUT THE LIFE OF THE STRUCTURE. THE TYPE AND PLACEMENT OF THE GEOTEXTILE FILTER MATERIAL SHALL BE AS REQUIRED BY THE WALL DESIGN ENGINEER IN THEIR FINAL WALL PLANS AND SPECIFICATIONS.
21. THE DESIGN ANALYSIS FOR THE FINAL, P.E.-STAMPED RETAINING WALL PLANS PREPARED BY THE WALL DESIGN ENGINEER SHALL CONSIDER THE EXTERNAL STABILITY AGAINST SLIDING AND OVERTURNING, INTERNAL STABILITY AND FACIAL STABILITY OF THE REINFORCED SOIL MASS, AND SHALL BE IN ACCORDANCE WITH ACCEPTABLE ENGINEERING PRACTICE AND THESE SPECIFICATIONS. THE INTERNAL AND EXTERNAL STABILITY ANALYSIS SHALL BE PERFORMED IN ACCORDANCE WITH THE "NCMA DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS, 3RD EDITION" USING THE RECOMMENDED MINIMUM FACTORS OF SAFETY IN THIS MANUAL.
22. EXTERNAL STABILITY ANALYSIS FOR BEARING CAPACITY, GLOBAL STABILITY, AND TOTAL AND DIFFERENTIAL SETTLEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE OWNER'S GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL PERFORM BEARING CAPACITY, SETTLEMENT ESTIMATES, AND GLOBAL STABILITY ANALYSIS BASED ON THE FINAL WALL DESIGN PROVIDED BY THE WALL DESIGN ENGINEER AND COORDINATE ANY REQUIRED CHANGES WITH THE WALL DESIGN ENGINEER.
23. THE GEOSYNTHETIC PLACEMENT IN THE WALL DESIGN SHALL HAVE 100% CONTINUOUS COVERAGE PARALLEL TO THE WALL FACE. GAPPING BETWEEN HORIZONTALLY ADJACENT LAYERS OF GEOSYNTHETIC (PARTIAL COVERAGE) WILL NOT BE ALLOWED.
24. CONTRACTOR'S FIELD CONSTRUCTION SUPERVISOR SHALL HAVE DEMONSTRATED EXPERIENCE AND BE QUALIFIED TO DIRECT ALL WORK AT THE SITE.
25. CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE PROJECT GRADING PLANS. CONTRACTOR SHALL TAKE PRECAUTIONS TO MINIMIZE OVER-EXCAVATION. OVER-EXCAVATION SHALL BE FILLED WITH COMPACTED INFILL MATERIAL, OR AS DIRECTED BY THE WALL DESIGN ENGINEER, AT THE CONTRACTOR'S EXPENSE.
26. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING STRUCTURES AND UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL ENSURE ALL SURROUNDING STRUCTURES ARE PROTECTED FROM THE EFFECTS OF WALL EXCAVATION. EXCAVATION SUPPORT, IF REQUIRED, IS THE RESPONSIBILITY OF THE CONTRACTOR.
27. FOLLOWING THE EXCAVATION, THE FOUNDATION SOIL SHALL BE EXAMINED BY THE OWNER'S ENGINEER TO ASSURE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS THE ASSUMED DESIGN BEARING STRENGTH. SOILS NOT MEETING THE REQUIRED STRENGTH SHALL BE REMOVED AND REPLACED WITH INFILL SOILS, AS DIRECTED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER.
28. FOUNDATION SOIL SHALL BE PROOF-ROLLED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY AND INSPECTED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF LEVELING PAD MATERIALS.
29. LEVELING PAD SHALL BE PLACED AS SHOWN ON THE FINAL, P.E.-SEALED RETAINING WALL PLANS WITH A MINIMUM THICKNESS OF 6 INCHES. THE LEVELING PAD SHOULD EXTEND LATERALLY AT LEAST A DISTANCE OF 6 INCHES FROM THE TOE AND HEEL OF THE LOWERMOST SRW UNIT.
30. GRANULAR LEVELING PAD MATERIAL SHALL BE COMPACTED TO PROVIDE A FIRM, LEVEL BEARING SURFACE ON WHICH TO PLACE THE FIRST COURSE OF UNITS. WELL-GRADED SAND CAN BE USED TO SMOOTH THE TOP 1/4 INCH TO 1/2 INCH OF THE LEVELING PAD. COMPACTION WILL BE WITH MECHANICAL PLATE COMPACTORS TO ACHIEVE 95% OF MAXIMUM STANDARD PROCTOR DENSITY (ASTM D 698).
31. ALL SRW UNITS SHALL BE INSTALLED AT THE PROPER ELEVATION AND ORIENTATION AS SHOWN ON THE FINAL, P.E.-SEALED WALL PLANS AND DETAILS OR AS DIRECTED BY THE WALL DESIGN ENGINEER. THE SRW UNITS SHALL BE INSTALLED IN GENERAL ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE SPECIFICATIONS AND DRAWINGS SHALL GOVERN IN ANY CONFLICT BETWEEN THE TWO REQUIREMENTS.
32. FIRST COURSE OF SRW UNITS SHALL BE PLACED ON THE LEVELING PAD. THE UNITS SHALL BE LEVELED SIDE-TO-SIDE, FRONT-TO-REAR AND WITH ADJACENT UNITS, AND ALIGNED TO ENSURE INTIMATE CONTACT WITH THE LEVELING PAD. THE FIRST COURSE IS THE MOST IMPORTANT TO ENSURE ACCURATE AND ACCEPTABLE RESULTS. NO GAPS SHALL BE LEFT BETWEEN THE FRONT OF ADJACENT UNITS. ALIGNMENT MAY BE DONE BY MEANS OF A STRING LINE OR OFFSET FROM BASE LINE TO THE BACK OF THE UNITS.
33. ALL EXCESS DEBRIS SHALL BE CLEANED FROM TOP OF UNITS AND THE NEXT COURSE OF UNITS INSTALLED ON TOP OF THE UNITS BELOW.

SEGMENTAL RETAINING WALL CONT.:

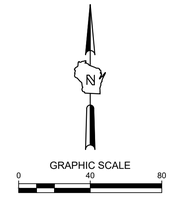
34. CONNECTION PINS SHALL BE INSERTED THROUGH THE PIN HOLES OF EACH UPPER-COURSE UNIT INTO RECEIVING SLOTS IN LOWER-COURSE UNITS. PINS SHALL BE FULLY SEATED IN THE PIN SLOT BELOW. UNITS SHALL BE PUSHED FORWARD TO REMOVE ANY LOOSENESS IN THE UNIT-TO-UNIT CONNECTION.
35. PRIOR TO PLACEMENT OF NEXT COURSE, THE LEVEL AND ALIGNMENT OF THE UNITS SHALL BE CHECKED AND CORRECTED WHERE NEEDED.
36. LAYOUT OF CURVES AND CORNERS SHALL BE INSTALLED IN ACCORDANCE WITH THE WALL PLAN DETAILS OR IN GENERAL ACCORDANCE WITH SRW MANUFACTURER'S INSTALLATION GUIDELINES. WALLS MEETING AT CORNERS SHALL BE INTERLOCKED BY OVERLAPPING SUCCESSIVE COURSES.
37. PROCEDURES ABOVE SHALL BE REPEATED UNTIL REACHING TOP OF WALL UNITS, JUST BELOW THE HEIGHT OF THE CAP UNITS. GEOSYNTHETIC REINFORCEMENT, DRAINAGE MATERIALS, AND REINFORCED BACKFILL SHALL BE PLACED IN SEQUENCE WITH UNIT INSTALLATION.
38. ALL GEOSYNTHETIC REINFORCEMENT SHALL BE INSTALLED AT THE PROPER ELEVATION AND ORIENTATION AS SHOWN ON THE FINAL P.E.-SEALED RETAINING WALL PLAN PROFILES AND DETAILS, OR AS DIRECTED BY THE WALL DESIGN ENGINEER.
39. AT THE ELEVATIONS SHOWN ON THE FINAL PLANS, (AFTER THE UNITS, DRAINAGE MATERIAL AND BACKFILL HAVE BEEN PLACED TO THIS ELEVATION) THE GEOSYNTHETIC REINFORCEMENT SHALL BE LAID HORIZONTALLY ON COMPACTED INFILL AND ON TOP OF THE CONCRETE SRW UNITS, TO WITHIN 1 INCH OF THE FRONT FACE OF THE UNIT BELOW. EMBEDMENT OF THE GEOSYNTHETIC IN THE SRW UNITS SHALL BE CONSISTENT WITH SRW MANUFACTURER'S RECOMMENDATIONS. CORRECT ORIENTATION OF THE GEOSYNTHETIC REINFORCEMENT SHALL BE VERIFIED BY THE CONTRACTOR TO BE IN ACCORDANCE WITH THE GEOSYNTHETIC MANUFACTURER'S RECOMMENDATIONS. THE HIGHEST-STRENGTH DIRECTION OF THE GEOSYNTHETIC MUST BE PERPENDICULAR TO THE WALL FACE.
40. GEOSYNTHETIC REINFORCEMENT LAYERS SHALL BE ONE CONTINUOUS PIECE FOR THEIR ENTIRE EMBEDMENT LENGTH. SPLICING OF THE GEOSYNTHETIC IN THE DESIGN-STRENGTH DIRECTION (PERPENDICULAR TO THE WALL FACE) SHALL NOT BE PERMITTED ALONG THE LENGTH OF THE WALL. HORIZONTALLY ADJACENT SECTIONS OF GEOSYNTHETIC REINFORCEMENT SHALL BE BUTTED IN A MANNER TO ASSURE 100% COVERAGE PARALLEL TO THE WALL FACE.
41. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON THE GEOSYNTHETIC REINFORCEMENT. A MINIMUM OF 6 INCHES OF BACKFILL IS REQUIRED PRIOR TO OPERATION OF TRACKED VEHICLES OVER THE GEOSYNTHETIC. TURNING SHOULD BE KEPT TO A MINIMUM. RUBBER-TIRED EQUIPMENT MAY PASS OVER THE GEOSYNTHETIC REINFORCEMENT AT SLOW SPEEDS (LESS THAN 5 MPH).
42. THE GEOSYNTHETIC REINFORCEMENT SHALL BE FREE OF WRINKLES PRIOR TO PLACEMENT OF SOIL FILL. THE NOMINAL TENSION SHALL BE APPLIED TO THE REINFORCEMENT AND SECURED IN PLACE WITH STAPLES, STAKES OR BY HAND TENSIONING UNTIL REINFORCEMENT IS COVERED BY 6 INCHES OF FILL.
43. DRAINAGE AGGREGATE SHALL BE INSTALLED TO THE LINE, GRADES AND SECTIONS SHOWN ON THE FINAL P.E.-SEALED RETAINING WALL PLANS. DRAINAGE AGGREGATE SHALL BE PLACED TO THE MINIMUM THICKNESS SHOWN ON THE CONSTRUCTION PLANS BETWEEN AND BEHIND UNITS (A MINIMUM OF 1 CUBIC FOOT FOR EACH EXPOSED SQUARE FOOT OF WALL FACE UNLESS OTHERWISE NOTED ON THE FINAL WALL PLANS).
44. DRAINAGE COLLECTION PIPES SHALL BE INSTALLED TO MAINTAIN GRAVITY FLOW OF WATER OUTSIDE THE REINFORCED-SOIL ZONE. THE DRAINAGE COLLECTION PIPE SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE FINAL CONSTRUCTION DRAWINGS. THE DRAINAGE COLLECTION PIPE SHALL DAYLIGHT INTO A STORM SEWER OR ALONG A SLOPE, AT AN ELEVATION BELOW THE LOWEST POINT OF THE PIPE WITHIN THE AGGREGATE DRAIN. DRAINAGE LATERALS SHALL BE SPACED AT A MAXIMUM 50-FOOT SPACING ALONG THE WALL FACE.
45. THE REINFORCED BACKFILL SHALL BE PLACED AS SHOWN IN THE FINAL WALL PLANS IN THE MAXIMUM COMPACTED LIFT THICKNESS OF 8 INCHES AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D 698) AT A MOISTURE CONTENT WITHIN -1% POINT TO +3% POINTS OF OPTIMUM. THE BACKFILL SHALL BE PLACED AND SPREAD IN SUCH A MANNER AS TO ELIMINATE WRINKLES OR MOVEMENT OF THE GEOSYNTHETIC REINFORCEMENT AND THE SRW UNITS.
46. ONLY HAND-OPERATED COMPACTION EQUIPMENT SHALL BE ALLOWED WITHIN 3 FEET OF THE BACK OF THE WALL UNITS. COMPACTION WITHIN THE 3 FEET BEHIND THE WALL UNITS SHALL BE ACHIEVED BY AT LEAST THREE PASSES OF A LIGHTWEIGHT MECHANICAL TAMPER, PLATE, OR ROLLER.
47. AT THE END OF EACH DAY'S OPERATION, THE CONTRACTOR SHALL SLOPE THE LAST LEVEL OF BACKFILL AWAY FROM THE WALL FACING AND REINFORCED BACKFILL TO DIRECT WATER RUNOFF AWAY FROM THE WALL FACE.
48. AT COMPLETION OF WALL CONSTRUCTION, BACKFILL SHALL BE PLACED LEVEL WITH FINAL TOP OF WALL ELEVATION. IF FINAL GRADING, PAVING, LANDSCAPING AND/OR STORM DRAINAGE INSTALLATION ADJACENT TO THE WALL IS NOT PLACED IMMEDIATELY AFTER WALL COMPLETION, TEMPORARY GRADING AND DRAINAGE SHALL BE

Label	Quantity	Catalog Number	Description	Lamp	Mount Height	Lamp Lumens	Watts
A	4	WDGE1 LED P0 40K 80CRI VF	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE VISUAL COMFORT FORWARD OPTIC	4000K 80CRI	8FT	758.9	6.8
B	3	WDGE2 LED P2 40K 70CRI T4M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE TYPE 4 MEDIUM OPTIC	4000K 70CRI	12FT	2277.6	19.0
C	1	WDGE4 LED P1 70CRI R3 40K	WDGE4 LED WITH P1 - PERFORMANCE PACKAGE TYPE 3 OPTIC	4000K 70CRI	30FT	11883.3	76.2
D	2	WDGE4 LED P2 70CRI RFT 40K	WDGE4 LED WITH P2 - PERFORMANCE PACKAGE FORWARD THROW OPTIC	4000K 70CRI	30FT	16133.6	109.0
E	7	RSX1 LED P1 40K R2 EGS	RSX Area Fixture Size 1 P1 Lumen Package Type R2 Distribution w/ EGS Shield	4000K CCT	30FT	6519.7	51.3
F	7	RSX1 LED P2 40K R3	RSX Area Fixture Size 1 P2 Lumen Package Type R3 Distribution	4000K CCT	30FT	9843.0	73.0





NOTES:
1. FOUNDATION DEPTH AS REQUIRED BY CODE OR TO ACHIEVE ADEQUATE SOIL BEARING CAPACITY AS DETERMINED IN A SOILS REPORT BY A LICENSED GEOTECHNICAL ENGINEER, 5'-0" DEPTH MINIMUM. IF THE EXISTING EARTH IS NON-VIRGIN FILL MATERIAL OR OTHERWISE UNSUITABLE CONSULT A LICENSED GEOTECHNICAL ENGINEER.
2. PROVIDE CONCRETE MIXTURE IN ACCORDANCE WITH ACI301.
   -f'c = 3000psi
   -AIR ENTRAINMENT = 6% +/- 1%
   -WATER TO CEMENT RATIO = 0.45 MAX.
3. ANCHOR RODS SHALL BE SET IN ACCORDANCE WITH THE AISC "CODE OF STANDARD PRACTICE."
4. COMPLY WITH THE FOLLOWING ACI GUIDES:
   -ACI304 FOR CONCRETE PLACEMENT
   -ACI306.1 FOR COLD WEATHER PLACEMENT
   -ACI301 FOR HOT WEATHER PLACEMENT
   -ACI308.1 FOR CONCRETE CURING
5. COMPLY WITH CRSI's "MANUAL OF STANDARD PRACTICE" AND ACI318 FOR PLACING REINFORCEMENT.



0.1
0.25
0.5
1
3

Minimum: 0.3FC
Maximum: 4.0FC
Average: 1.5FC

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MSI GENERAL

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OCONOMOWOC, WI 53066
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Record Drawings:	xx/xx/xxxx
REVISIONS:	
1	--

PROJECT ADDRESS:

PROJECT NAME
BUTLER TOOL
STREET ADDRESS
N53 W25380 HIGHLAND CT.
CITY/ STATE / ZIP
SUSSEX,WI

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

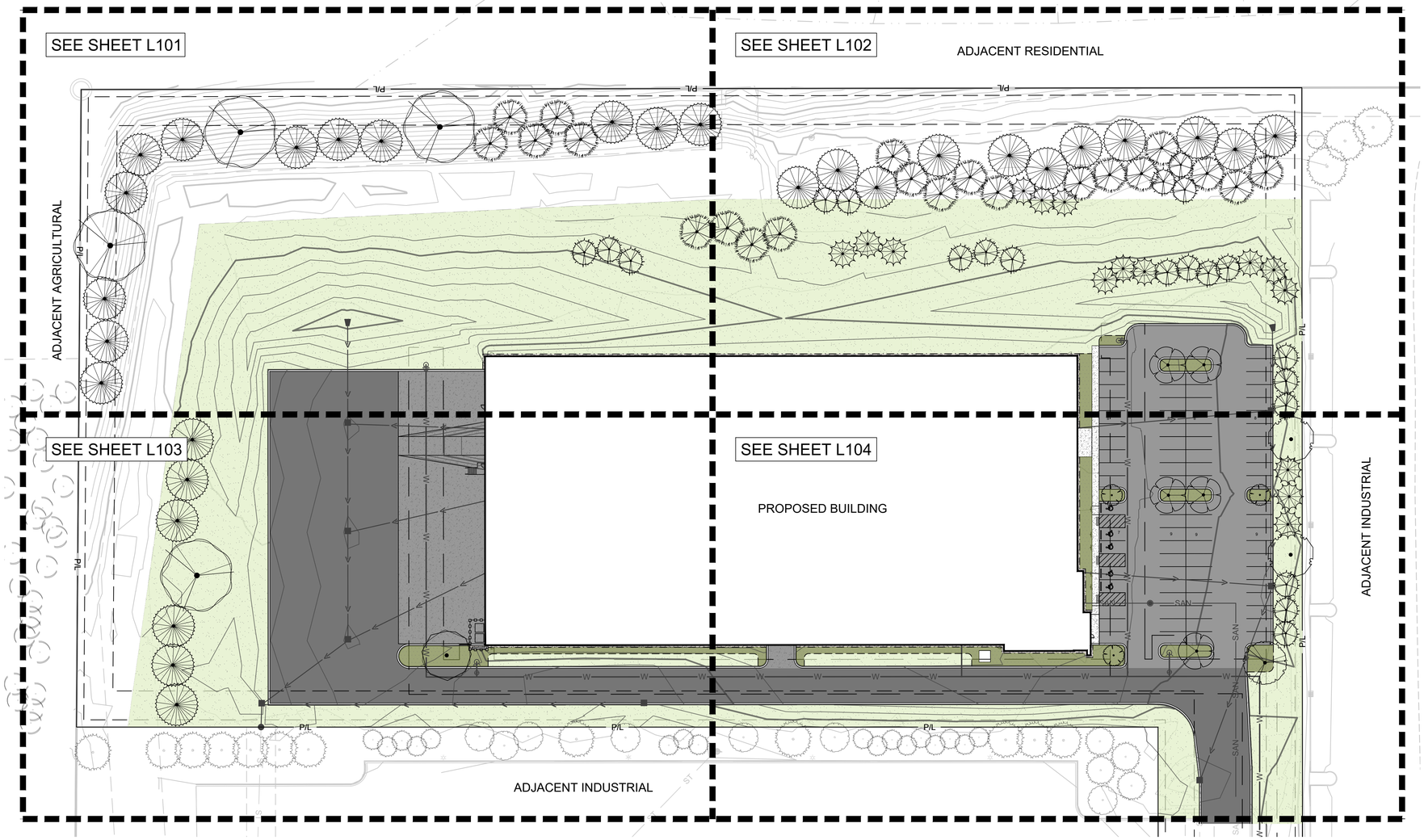
Architect:	Engineer:	Reviewed By:
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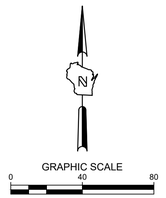
Sheet Title:
LIGHTING PLAN

Sheet Number:
LT-100

Project Number: --
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LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS





LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- P/L — PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- METAL PLANT EDGING
- SHEET MATCHLINE
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- E C401 — 5" THICK CONCRETE WALK
- D C401 — CONCRETE PAVEMENT
- C C401 — HEAVY-DUTY ASPHALT SURFACE
- B C401 — ASPHALT SURFACE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	AA	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	1
	GA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	5
	QS	Quercus x schuettei / Swamp Bur Oak	2.5" Cal.	B&B	4
	SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2.5" Cal.	B&B	3
	TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B	2
	UP	Ulmus x 'Morton Glossy' / Triumph™ Elm	2.5" Cal.	B&B	1
EVERGREEN TREES					
	AC	Abies concolor / White Fir	6` Ht.	B&B	15
	PG	Picea glauca 'Densata' / Black Hills White Spruce	6` Ht.	B&B	21
	PS	Pinus strobus / White Pine	6` Ht.	B&B	29
	PD	Pseudotsuga menziesii / Douglas Fir	6` Ht.	B&B	21
DECIDUOUS SHRUBS					
	AI	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	3 gal.	Cont.	38
	CF	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal.	Cont.	9
	DJ	Diervilla lonicera `Jewel` / Jewel Bush Honeysuckle	3 gal.	Cont.	62
	HJ	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	3 gal.	Cont.	24
	HF	Hydrangea paniculata 'SMHPFL' / Fire Light® Panicle Hydrangea	3 gal.	Cont.	5
	RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	48
EVERGREEN SHRUBS					
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	56
	TD	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	3 gal.	Cont.	7
	TE	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	3 gal.	Cont.	5
ORNAMENTAL GRASSES					
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	16
	CO	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal.	Cont.	45
	PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.	Cont.	19
	SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	23
PERENNIALS					
	HW	Hemerocallis x 'Little Wine Cup' / Little Wine Cup Daylily	1 gal.	Cont.	44
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.	Cont.	42
	SA	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal.	Cont.	28

LANDSCAPE PLAN QUANTITIES	
ZONING = M1 INDUSTRIAL D.	PROPOSED
IMPERVIOUS AREA	181,252 S.F [4.161 ACRES] = 44%
GREEN SPACE AREA	227,351 S.F. [5.219 ACRES] = 56%
TOTAL TREES	102 (98 REQUIRED)
TOTAL SHRUBS, ORNAMENTAL GRASSES & PERENNIALS	471 (464 REQUIRED)

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MIL.W. AREA 259-1181

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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.

MSI GENERAL
LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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1	--

BUTLER TOOL INC.
THE SIGMA GROUP
Single Source. Sound Solutions.

PROJECT ADDRESS:

PROJECT NAME:
BUTLER TOOL
STREET ADDRESS:
N53 W25380 HIGHLAND CT,
CITY/ STATE / ZIP:
SUSSEX,WI

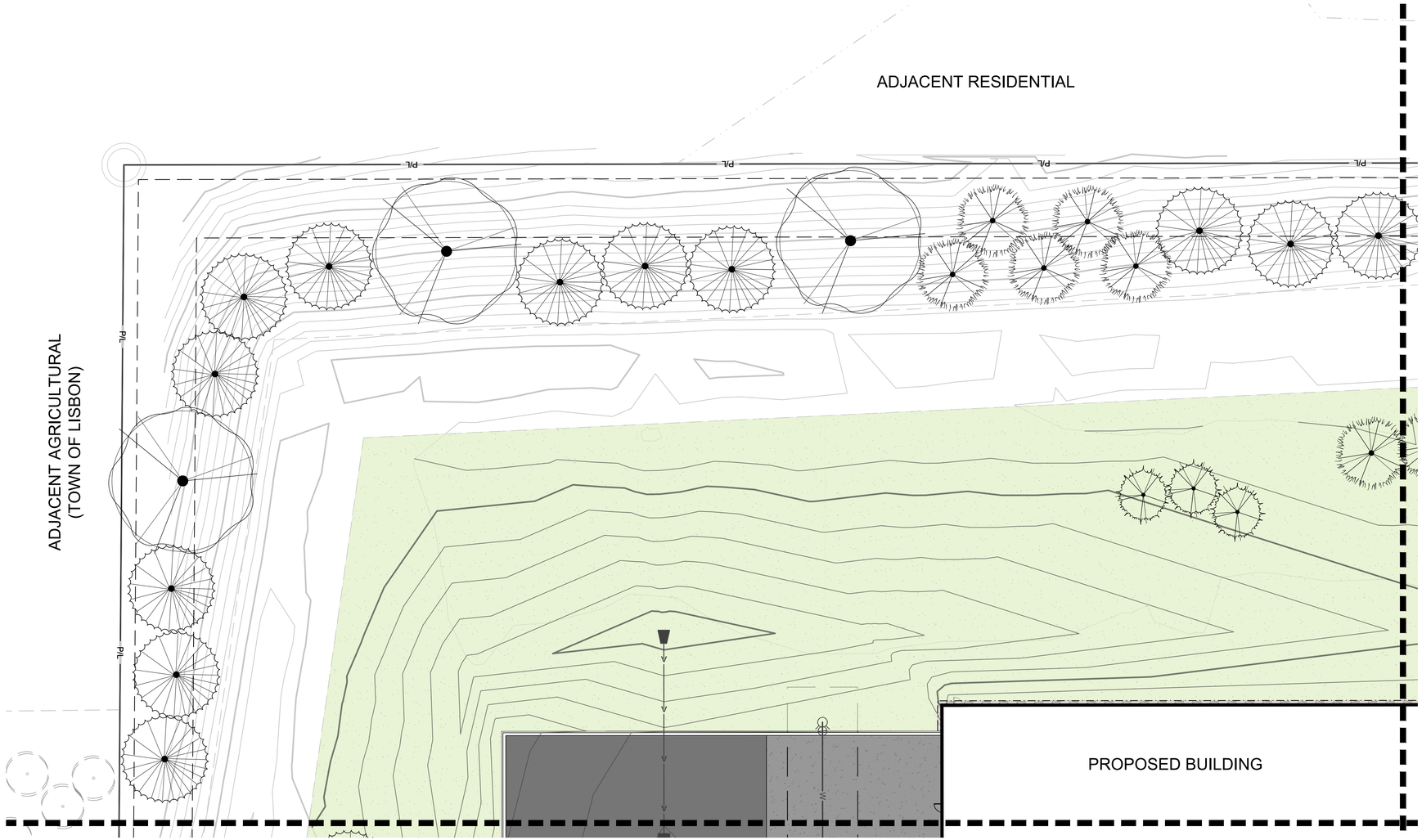
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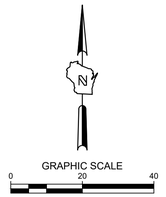
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Sheet Title:
OVERALL LANDSCAPE PLAN

Sheet Number:
L100

Project Number:





LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- P/L — PROPERTY LINE
- SHOVEL CUT PLANT EDGING
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PLANT SCHEDULE L101

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	QS	Quercus x schuettei / Swamp Bur Oak	2.5" Cal.	B&B	3
EVERGREEN TREES					
	PG	Picea glauca 'Densata' / Black Hills White Spruce	6` Ht.	B&B	3
	PS	Pinus strobus / White Pine	6` Ht.	B&B	12
	PD	Pseudotsuga menziesii / Douglas Fir	6` Ht.	B&B	6

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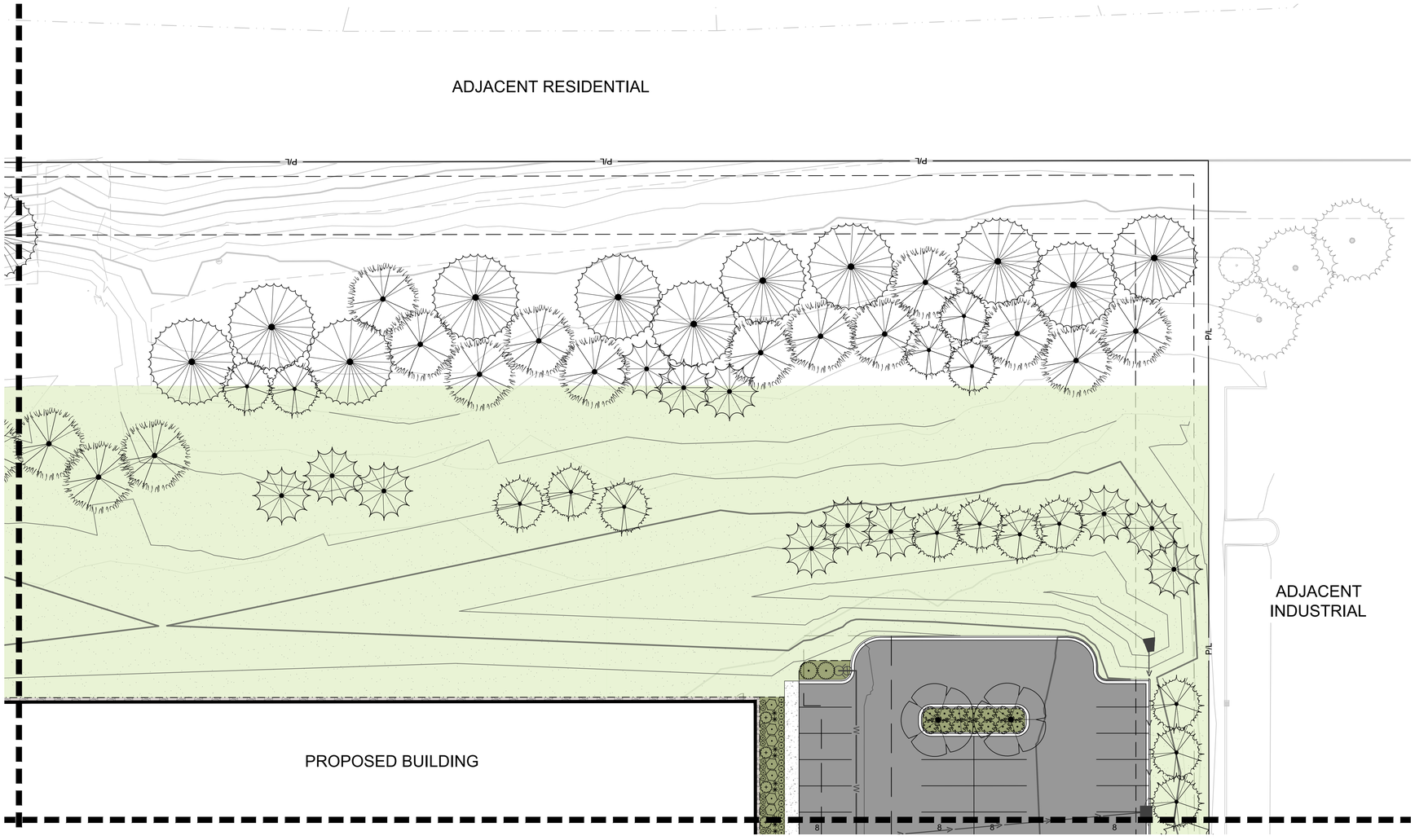
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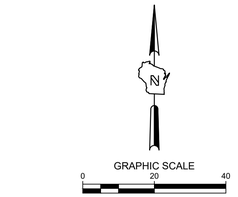
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LANDSCAPE ENLARGEMENT

Sheet Number:
L101

Project Number:

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS





LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
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- B / C401 — ASPHALT SURFACE

PLANT SCHEDULE L102

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	GA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	2
EVERGREEN TREES					
	AC	Abies concolor / White Fir	6` Ht.	B&B	12
	PG	Picea glauca 'Densata' / Black Hills White Spruce	6` Ht.	B&B	15
	PS	Pinus strobus / White Pine	6` Ht.	B&B	11
	PD	Pseudotsuga menziesii / Douglas Fir	6` Ht.	B&B	15

DECIDUOUS SHRUBS					
	AI	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	3 gal.	Cont.	7
	DJ	Diervilla lonicera `Jewel` / Jewel Bush Honeysuckle	3 gal.	Cont.	14
	RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	2
EVERGREEN SHRUBS					
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	3
ORNAMENTAL GRASSES					
	CO	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal.	Cont.	14
	SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	7
PERENNIALS					
	HW	Hemerocallis x 'Little Wine Cup' / Little Wine Cup Daylily	1 gal.	Cont.	10
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.	Cont.	11

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MIL.W. AREA 259-1181

LANDSCAPE GENERAL NOTES:

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.
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6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

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Record Drawings:	xx/xx/xxxx
REVISIONS:	
1	--

BUTLER TOOL INC.
THE SIGMA GROUP
Single Source. Sound Solutions.

PROJECT ADDRESS:

PROJECT NAME:
BUTLER TOOL
STREET ADDRESS:
N53 W25380 HIGHLAND CT,
CITY/ STATE / ZIP:
SUSSEX,WI

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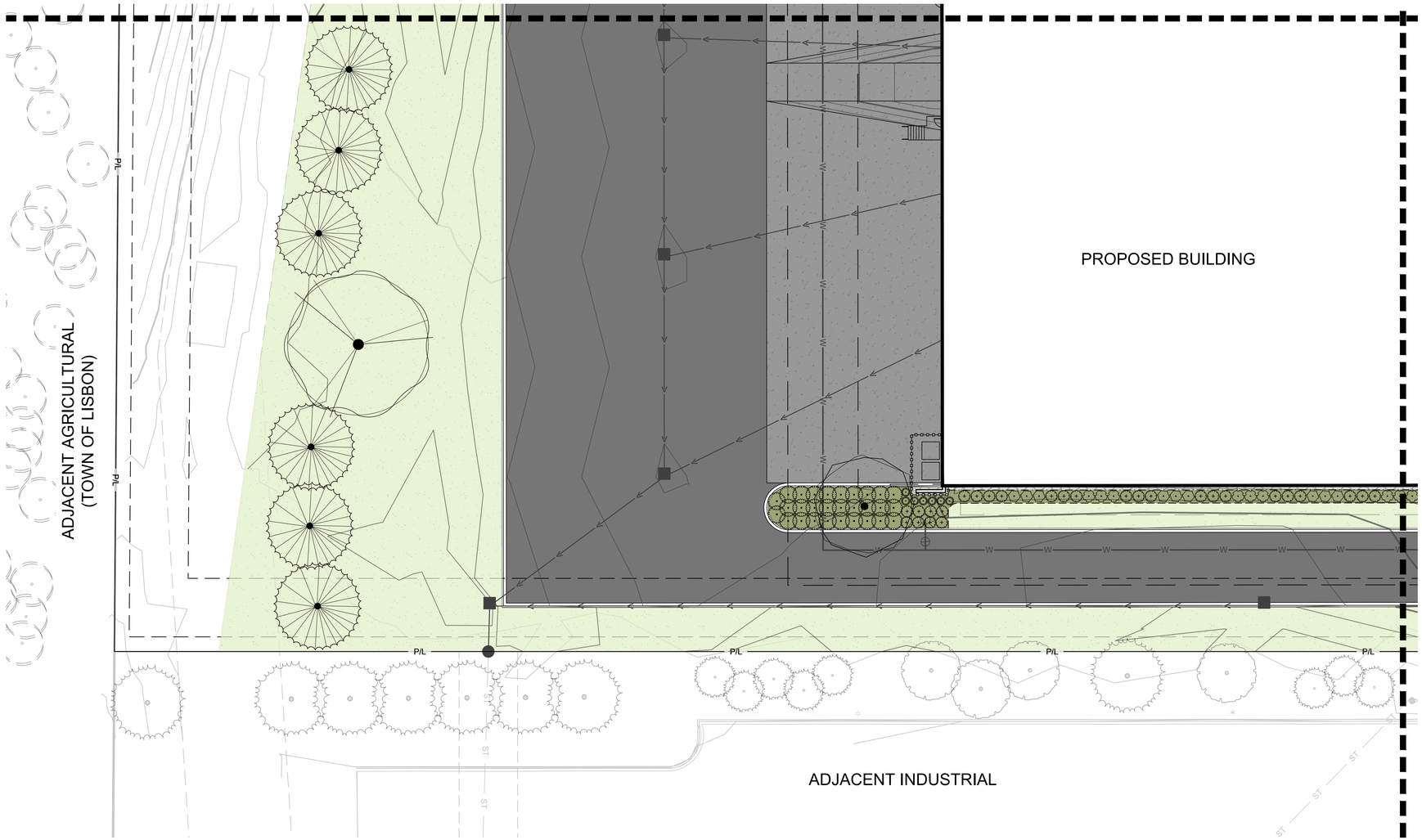
Architect: Engineer: Reviewed By:

Sheet Title:
LANDSCAPE ENLARGEMENT

Sheet Number:
L102

Project Number:

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS



GRAPHIC SCALE
0 20 40

LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- METAL PLANT EDGING
- SHEET MATCHLINE
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- E / C401 — 5" THICK CONCRETE WALK
- D / C401 — CONCRETE PAVEMENT
- C / C401 — HEAVY-DUTY ASPHALT SURFACE
- B / C401 — ASPHALT SURFACE

PLANT SCHEDULE L103

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	QS	Quercus x schuettei / Swamp Bur Oak	2.5" Cal.	B&B	1
	UP	Ulmus x 'Morton Glossy' / Triumph™ Elm	2.5" Cal.	B&B	1
EVERGREEN TREES					
	PS	Pinus strobus / White Pine	6` Ht.	B&B	6
DECIDUOUS SHRUBS					
	AI	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	3 gal.	Cont.	9
	HJ	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	3 gal.	Cont.	8
	RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	29
EVERGREEN SHRUBS					
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	27
ORNAMENTAL GRASSES					
	PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.	Cont.	7

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MILW. AREA 259-1181

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BUTLER TOOL INC.
THE SIGMA GROUP
Single Source. Sound Solutions.

PROJECT ADDRESS:

PROJECT NAME:
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N53 W25380 HIGHLAND CT,
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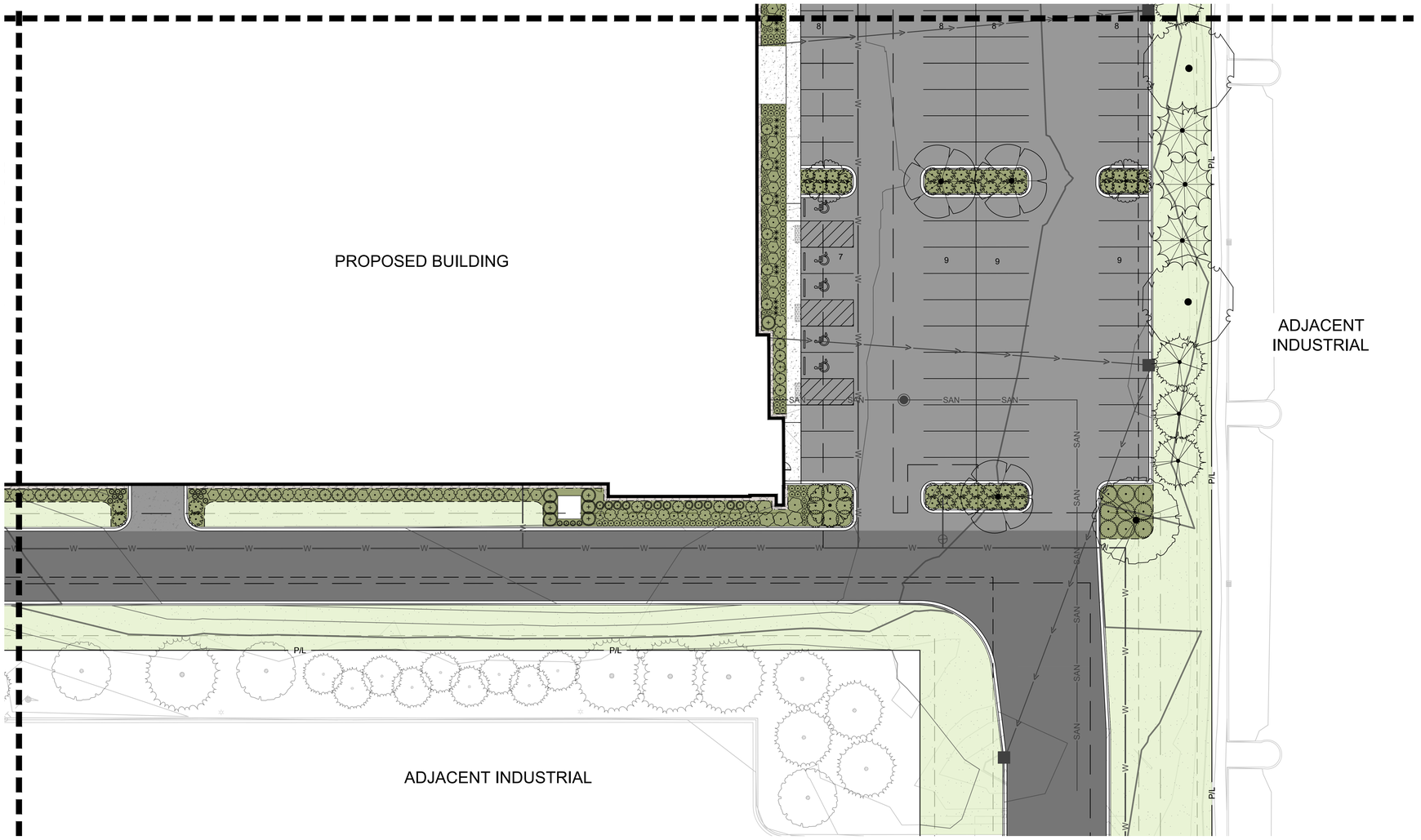
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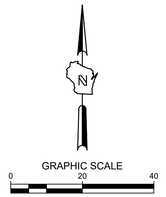
Sheet Title:
LANDSCAPE ENLARGEMENT

Sheet Number:
L103

Project Number:

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS





LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- P/L — PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- METAL PLANT EDGING
- SHEET MATCHLINE
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- E C401 — 5" THICK CONCRETE WALK
- D C401 — CONCRETE PAVEMENT
- C C401 — HEAVY-DUTY ASPHALT SURFACE
- B C401 — ASPHALT SURFACE

PLANT SCHEDULE L104

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	AA	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	1
	GA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	3
	SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2.5" Cal.	B&B	3
	TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B	2
EVERGREEN TREES					
	AC	Abies concolor / White Fir	6` Ht.	B&B	3
	PG	Picea glauca 'Densata' / Black Hills White Spruce	6` Ht.	B&B	3

DECIDUOUS SHRUBS					
	AI	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	3 gal.	Cont.	22
	CF	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal.	Cont.	9
	DJ	Diervilla lonicera `Jewel` / Jewel Bush Honeysuckle	3 gal.	Cont.	48
	HJ	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	3 gal.	Cont.	16
	HF	Hydrangea paniculata 'SMHPFL' / Fire Light® Panicle Hydrangea	3 gal.	Cont.	5
	RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	17
EVERGREEN SHRUBS					
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	26
	TD	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	3 gal.	Cont.	7
	TE	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	3 gal.	Cont.	5

ORNAMENTAL GRASSES					
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	16
	CO	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal.	Cont.	31
	PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.	Cont.	12
	SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	16
PERENNIALS					
	HW	Hemerocallis x 'Little Wine Cup' / Little Wine Cup Daylily	1 gal.	Cont.	34
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.	Cont.	31
	SA	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal.	Cont.	28

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1	--

BUTLER TOOL INC.
THE SIGMA GROUP
Single Source. Sound Solutions.

PROJECT ADDRESS:

PROJECT NAME:
BUTLER TOOL
STREET ADDRESS:
N53 W25380 HIGHLAND CT,
CITY/ STATE / ZIP:
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Architect: Engineer: Reviewed By:

Sheet Title:
LANDSCAPE ENLARGEMENT

Sheet Number:
L104

Project Number:

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS

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DESIGNBUILD

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Butler Tool Sussex

INDUSTRIAL BUILDING

HIGHLAND CT.
SUSSEX, WI 53089



PROJECT INFORMATION

CODE SUMMARY AND BUILDING INFORMATION

APPLICABLE CODES AND STANDARDS

BUILDING CODE:	2021	INTERNATIONAL BUILDING CODE (IBC)
PLUMBING CODE:	2024	WISCONSIN PLUMBING CODE - SPS 360 TO 387
MECHANICAL CODE:	2021	INTERNATIONAL MECHANICAL CODE (IMC)
ENERGY CODE:	2021	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
ELECTRICAL CODE:	2017	NATIONAL ELECTRICAL CODE (NEC)
FIRE CODE:	2021	INTERNATIONAL FIRE CODE (IFC)
ACCESSIBILITY CODE:	2017	ANSI A117.1

PROJECT DESCRIPTION

BUILDING DESCRIPTION AND LOCATION

PROJECT AREA

FIRST FLOOR	GROSS BUILDING	82,601 SF
PROJECT AREA:		82,601 SF

USE AND OCCUPANCY CLASSIFICATION (IBC CHAPTER 3)

GROUP(S):
(none)
B BUSINESS
F-2 FACTORY
S-2 STORAGE

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

CONSTRUCTION TYPE: IIB

		ALLOWABLE	ACTUAL
BUILDING HEIGHT IN FEET	(TABLE 504.3)	0"	0"
BUILDING HEIGHT IN STORIES	(TABLE 504.4)	0	0
BUILDING AREA PER FLOOR	(TABLE 506.2)		
FIRST FLOOR		20,000 SF	82,000 SF

ALLOWABLE AREA DETERMINATION (TABLE 506.2):
MIXED-OCCUPANCY, MULTI-STORY BLDG. (506.2.2) $A_{mx} = [A_1 + (NS \times I_{s1})]$
SHOW MATH HERE

ALLOWABLE AREA INCREASE (TABLE 506.3):
SHOW MATH HERE

MIXED OCCUPANCIES: SEPARATED OR NON-SEPARATED (CHOOSE ONE)

FIRE RESISTIVE RATING REQ. FOR BUILDING ELEMENTS (IBC CHAPTER 6)

CONSTRUCTION TYPE: IIB

PRIMARY STRUCTURAL FRAMING:	0	HR
BEARING WALLS EXTERIOR:	0	HR
BEARING WALLS INTERIOR:	0	HR
NON-BEARING WALLS INTERIOR:	0	HR
FLOOR CONSTRUCTION:	0	HR
ROOF CONSTRUCTION:	0	HR

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: 0 HR

FIRE AND SMOKE PROTECTIONS FEATURES (IBC CHAPTER 7)

ALLOWABLE AREA OF OPENINGS:

FIRE SEPARATION DISTANCE:	> 30 FEET
OPENING PROTECTION:	UNPROTECTED, SPRINKLERED
ALLOWABLE OPENING AREA:	NO LIMIT

INTERIOR FINISHES (IBC CHAPTER 8)

INTERIOR WALL AND CEILING FINISHES: IBC 2015, TABLE 803.11
SPRINKLERED

OCCUPANCY	INTERIOR EXIT STAIRWAYS, ETC.	CORRIDORS, ETC.	ROOMS AND ENCLOSED SPACES
(none)			
B BUSINESS	CLASS B	CLASS C	CLASS C
F-2 FACTORY	CLASS C	CLASS C	CLASS C
S-2 STORAGE	CLASS C	CLASS C	CLASS C

FIRE PROTECTION SYSTEM (IBC CHAPTER 9)

AUTOMATIC SPRINKLER SYSTEM: NFPA -13
FIRE ALARM SYSTEM: YES
FULLY SPRINKLERED SYSTEM

MEANS OF EGRESS (IBC CHAPTER 10)

OCCUPANT LOAD (1004) 65 TOTAL OCCUPANTS
(SEE OCCUPANT LOAD CALCULATIONS ON SHEET G-111)

EGRESS SIZING (1005)
OTHER EGRESS COMPONENTS DOORS
= OCCUP. LOAD X 0.2"/OCC.
= XXX INCHES REQUIRED
= XXX INCHES PROVIDED

STAIRS
= OCCUP. LOAD X 0.3"/OCC.
= XXX INCHES REQUIRED
= XXX INCHES PROVIDED

MAXIMUM COMMON PATH OF EGRESS TRAVEL XXX FEET
MAXIMUM EXIT ACCESS TRAVEL DISTANCE XXX FEET

PLUMBING FIXTURE REQUIREMENTS (IBC CHAPTER 29)

SEE PLUMBING FIXTURE CALCULATIONS ON SHEET: G-111

THERMAL ENVELOPE (IECC)

ROOF INSULATION R-VALUE R-XX MIN.
CONTINUOUS INSULATION R-VALUE: R-XX MIN.
SLAB/FOUNDATION R-VALUE: R-XX MIN.

EXTERIOR GLAZING INFORMATION:

BASIS OF DESIGN PRODUCT: PPG SOLAR BRONZE 70XL (2) SOLAR BLUE + CLEAR
VISIBLE LIGHT TRANSMISSION: XX% MINIMUM
SUMMER U-FACTOR: 0.00
WINTER U-FACTOR: 0.00
SHGC: 0.00 MAXIMUM

EXTERIOR GLAZING SYSTEM INFORMATION:

BASIS OF DESIGN PRODUCT: PITTCO TMS 114T
U-FACTOR: 0.00
SHGC: 0.00 MAXIMUM

SEE COMCHECK SUBMITTAL AND OTHER GLAZING INFORMATION PROVIDED

DEFERRED SUBMITTALS

- HVAC
- PLUMBING
- FIRE SUPPRESSION SYSTEM
- FIRE ALARM SYSTEM
- OTHER

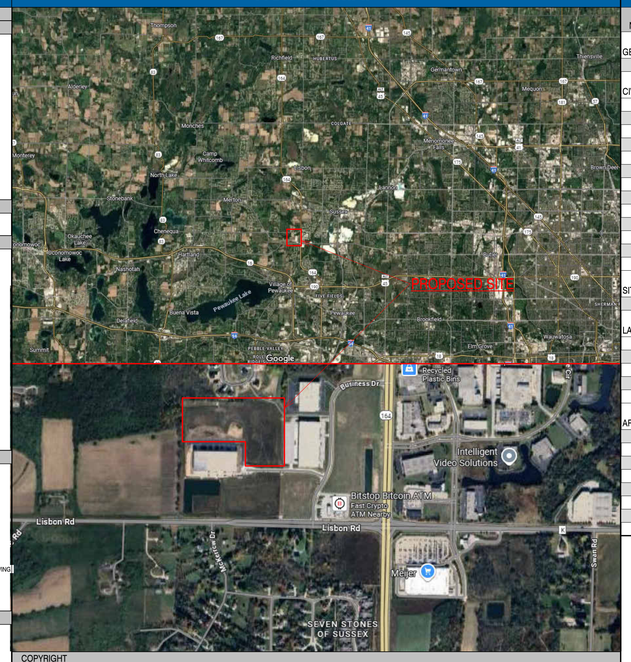
NOTES:
ALL DEFERRED SUBMITTALS TO BE PROVIDED TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW A MINIMUM OF TWO WEEKS PRIOR TO COMMENCEMENT OF WORK.

ALL DEFERRED SUBMITTALS TO BE REVIEWED BY THE ARCHITECT PRIOR TO SUBMITTAL TO AUTHORITY HAVING JURISDICTION.

OTHER

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VICINITY MAP



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ARCHITECT SEAL

ENGINEER SEAL

SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISION DESCRIPTION	REVISION DATE
GENERAL			
G-001	COVER SHEET		
CIVIL			
C-001	SITE SURVEY		
C-001A	SITE SURVEY		
C-002	SITE PREPARATION & EROSION CONTROL PLAN		
C-100	SITE PLAN		
C-100A	SITE PLAN		
C-200	SITE GRADING		
C-300	UTILITY PLAN SEWER		
C-301	UTILITY PLAN SANITARY & WATER		
C-400	DETAILS		
C-401	DETAILS		
C-402	DETAILS		
C-500	SPECIFICATIONS		
C-501	SPECIFICATIONS		
SITE LIGHTING PHOTOMETRIC			
LT-100	LIGHTING PLAN		
LANDSCAPE			
L-100	OVERALL LANDSCAPE PLAN		
L-101	LANDSCAPE ENLARGEMENT		
L-102	LANDSCAPE ENLARGEMENT		
L-103	LANDSCAPE ENLARGEMENT		
L-104	LANDSCAPE ENLARGEMENT		
ARCHITECTURAL			
A-112	FIRST FLOOR DIMENSIONED PLAN		
A-140	OVERALL ROOF PLAN		
A-201	EXTERIOR ELEVATIONS		
A-202	EXTERIOR ELEVATIONS		
A-203	EXTERIOR ELEVATIONS		
A-204	EXTERIOR ELEVATIONS		
A-220	EXTERIOR RENDERINGS		
A-601	DOOR AND FRAME SCHEDULE		

SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISION DESCRIPTION	REVISION DATE

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DESIGNBUILD

MSI GENERAL CORPORATION
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PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

PROJECT NAME
Butler Tool Sussex

PROJECT DESCRIPTION
INDUSTRIAL BUILDING

STREET ADDRESS
HIGHLAND CT.

CITY / STATE / ZIP
SUSSEX, WI 53089

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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
XXX	XXX	XXX
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
XXX	XXX	XXX

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G-001

PROJECT NUMBER: P13810
P13810

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

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GENERAL NOTES - FLOOR PLAN(S)

A. MOISTURE RESISTANT GWB AT ALL LOCATIONS EXPOSED TO MOISTURE (BATHROOMS, JANITOR/PLUMING ROOMS, KITCHENS, ETC. AND EXTERIOR WINDOW AND DOOR HEAD AND JAMB RETURNS)

B. APPLIANCES, FURNITURE, AND EQUIPMENT BY OWNER, SHOWN FOR REFERENCE ONLY. (UNLESS OTHERWISE NOTED)

C. ALL WALLS NOT LABELED WITH A WALL TYPE, SHOULD FOLLOW THE TYPICAL TYPE THAT IS CALLED OUT ON PLANS.

D. PROVIDE BLOCKING IN WALLS WHERE CABINETS, TOILET ACCESSORIES, GRAB BARS, WALL MOUNTED TVS, ETC. ARE SHOWN ON PLANS.

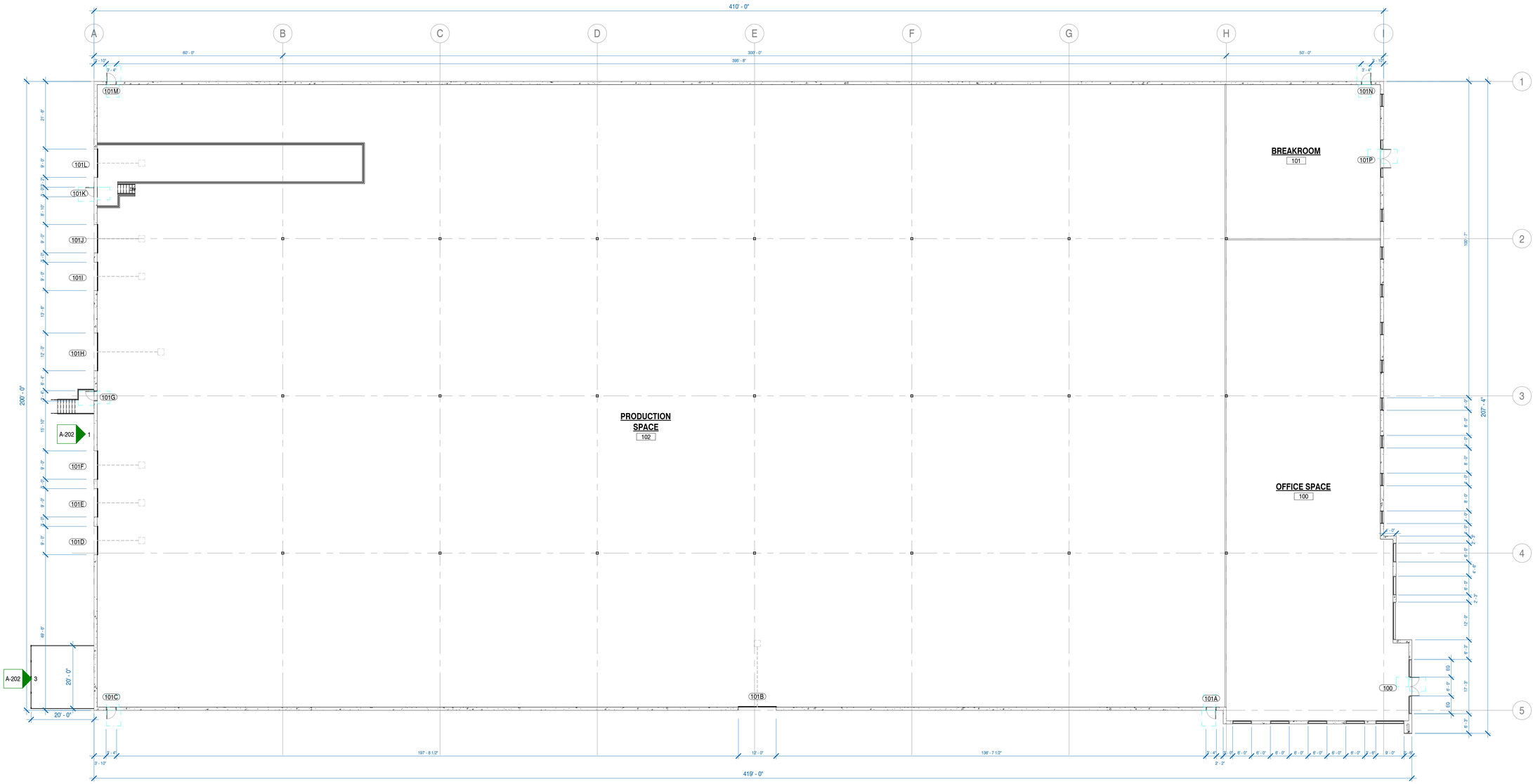
E. REFER TO SHEET A-601 FOR DOOR AND WINDOW SCHEDULES.

F. REFER TO SHEET I-601 FOR ROOM, DOOR AND WINDOW FINISHES.

SHEET NOTES - FLOOR PLAN(S)

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION



1 FIRST FLOOR DIMENSIONED NEW
1/16" = 1'-0"

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PROJECT DESCRIPTION
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ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
xxx	xxx	xxx
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
xxx	xxx	xxx

SHEET TITLE:
FIRST FLOOR DIMENSIONED PLAN

SHEET NUMBER:
A-112

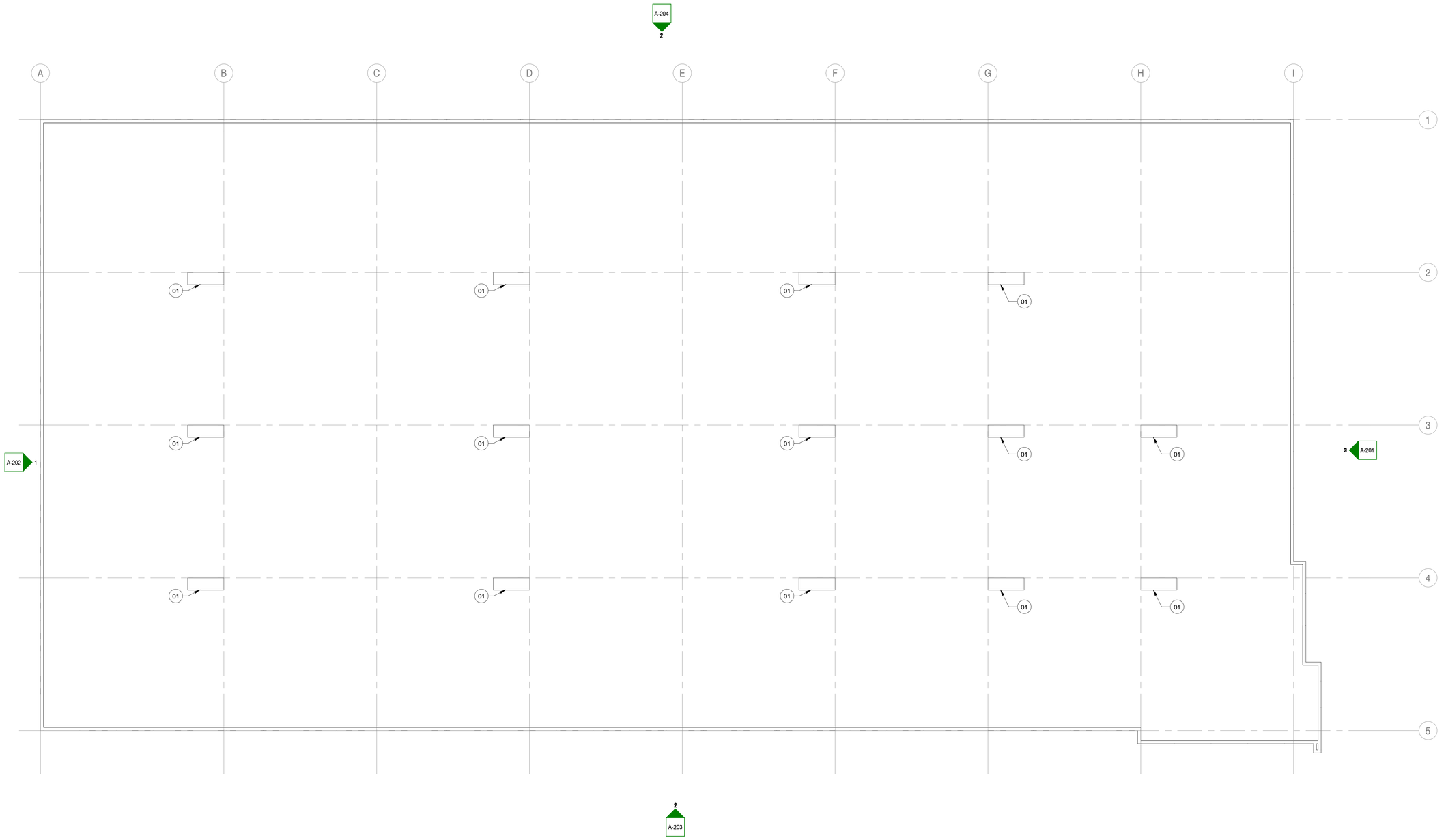
PROJECT NUMBER: P13810
P13810

NORTH

NOT FOR CONSTRUCTION

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SHEET NOTES - ROOF PLAN(S)	
NOTE: THESE NOTES APPLY ONLY TO THIS SHEET	
NO.	DESCRIPTION
01	RTU



1 OVERALL ROOF
1/16" = 1'-0"

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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
xxx	xxx	xxx
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
xxx	xxx	xxx

SHEET TITLE:
OVERALL ROOF PLAN

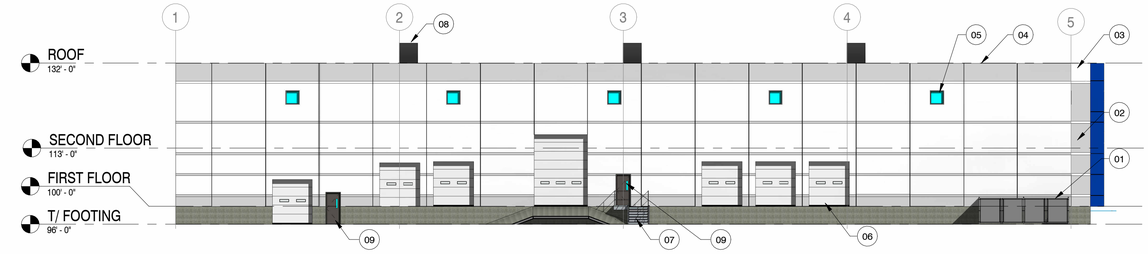
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A-140

PROJECT NUMBER: P13810
P13810

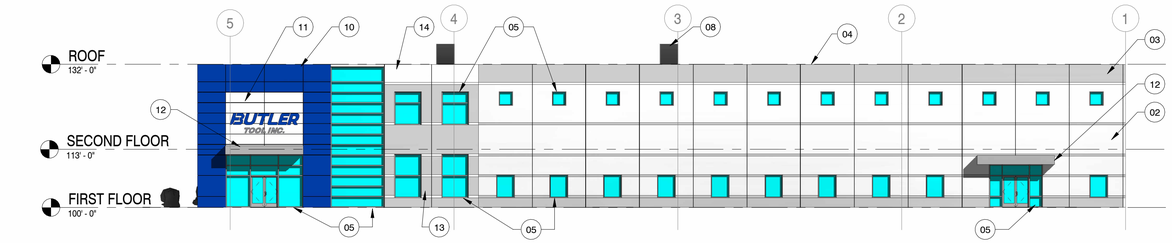
NORTH

NOT FOR CONSTRUCTION

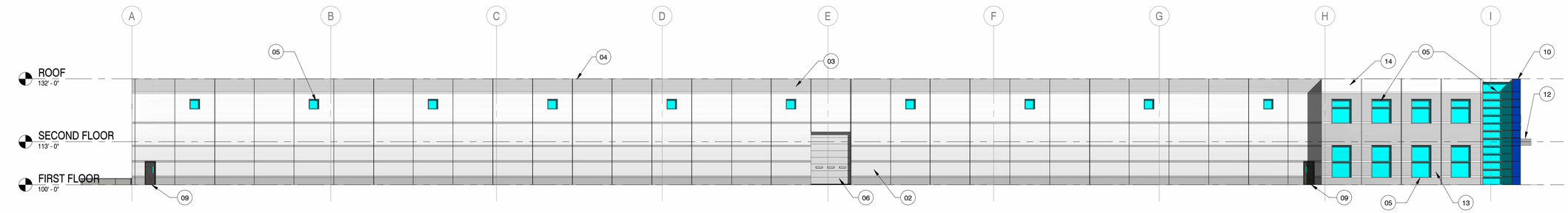
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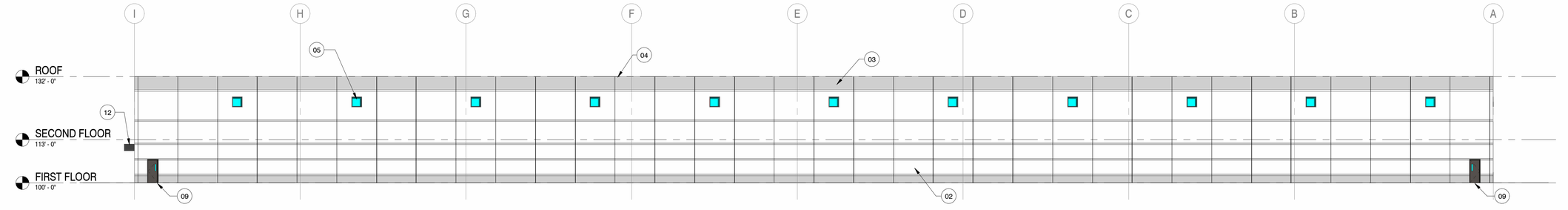
4 OVERALL EAST ELEVATION
1/16" = 1'-0"



3 OVERALL WEST ELEVATION
1/16" = 1'-0"



1 OVERALL NORTH ELEVATION
1/16" = 1'-0"



2 OVERALL SOUTH ELEVATION
1/16" = 1'-0"

Renderings are conceptual and not representative of actual finished product.
Coordinate and utilize technical drawings for actual dimensions and details.

GENERAL NOTES - EXT. ELEVATION(S)

A. FOOTINGS ON ELEVATIOSN ARE REPRESENATIVE ONLY
(SEE STRUCTURAL PLANS FOR FOOTING ELEVATIONS)

B. XXX

SHEET NOTES - EXT. ELEVATIONS

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION
01	CYCLONE FENCE ENCLOSURE W/ GATES (6'-0"H.)
02	LIGHT GREY PAINT (BODY)
03	MEDIUM GREY PAINT (BANDING)
04	PREFINISHED GRAY METAL PARAPET CAP
05	BLUE TONE 1" INSUL. LOW E GLASS
06	PREFINISHED WHITE OH DOORS
07	GALVANIZED GRIP STRUT STAIR & RAILING
08	RTU ON ROOF (NOT VISIBLE FROM STREET LEVEL)
09	MEDIUM GREY PAINT (HM DOORS & FRAMES)
10	PREFINISHED BLUE METAL DECORATIVE WALL PANEL
11	PREFINISHED GRAY METAL DECORATIVE WALL PANEL
12	PREFINISHED GRAY METAL DECORATIVE WALL PANEL CANOPY
13	MEDIUM GREY PAINT (BODY)
14	LIGHT GREY PAINT (BANDING)

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PROJECT NAME
Butler Tool Sussex

PROJECT DESCRIPTION
INDUSTRIAL BUILDING

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xxx	xxx	xxx
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
xxx	xxx	xxx

SHEET TITLE:
EXTERIOR ELEVATIONS

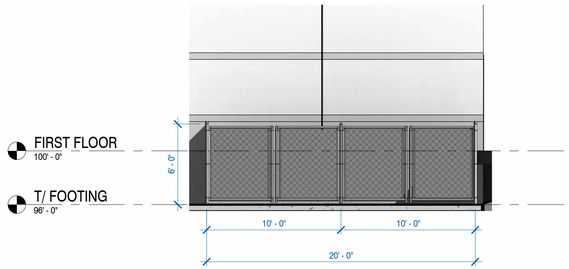
SHEET NUMBER:
A-201

PROJECT NUMBER: P13810
P13810

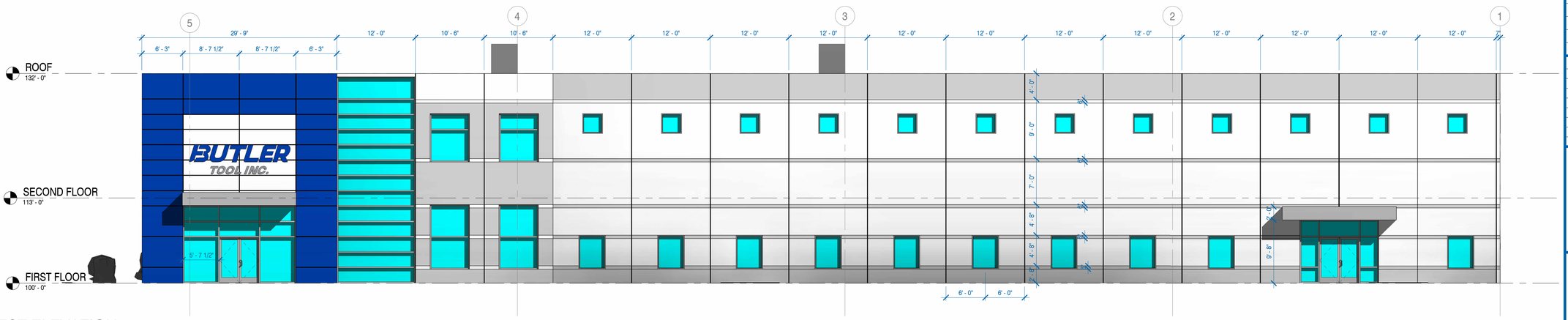
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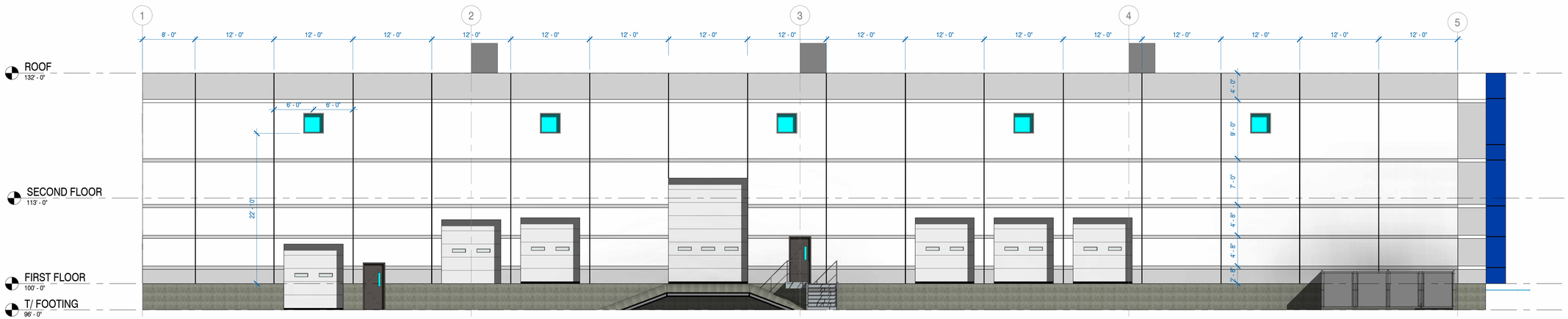
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3 TRASH ENCLOSURE ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

GENERAL NOTES - EXT. ELEVATION(S)

A. FOOTINGS ON ELEVATIOSN ARE REPRESENATIVE ONLY
(SEE STRUCTURAL PLANS FOR FOOTING ELEVATIONS)

B. XXX

SHEET NOTES - EXT. ELEVATIONS

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

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xxx	xxx	xxx
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
xxx	xxx	xxx

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-202

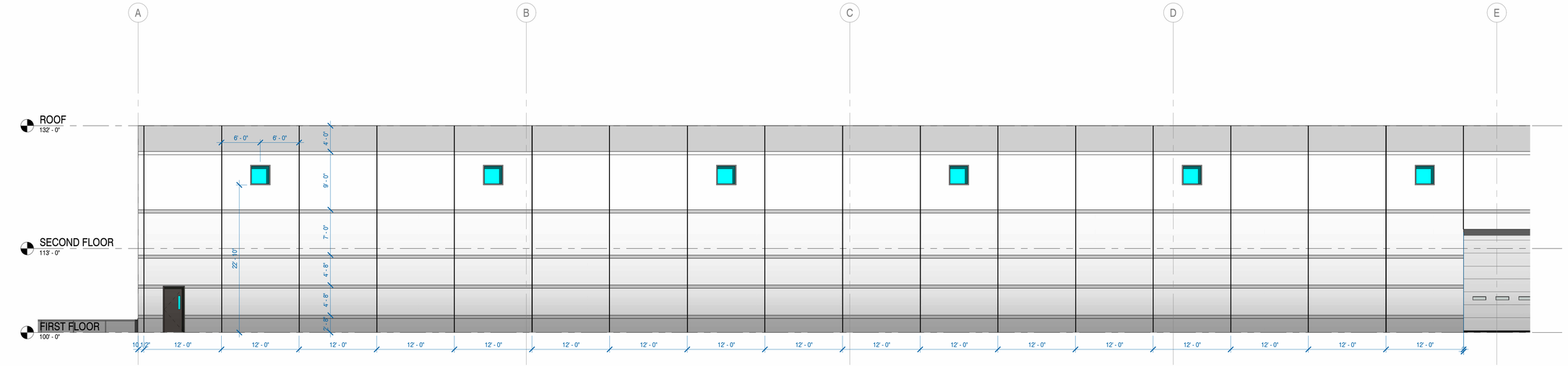
PROJECT NUMBER: P13810
P13810

NOT FOR CONSTRUCTION

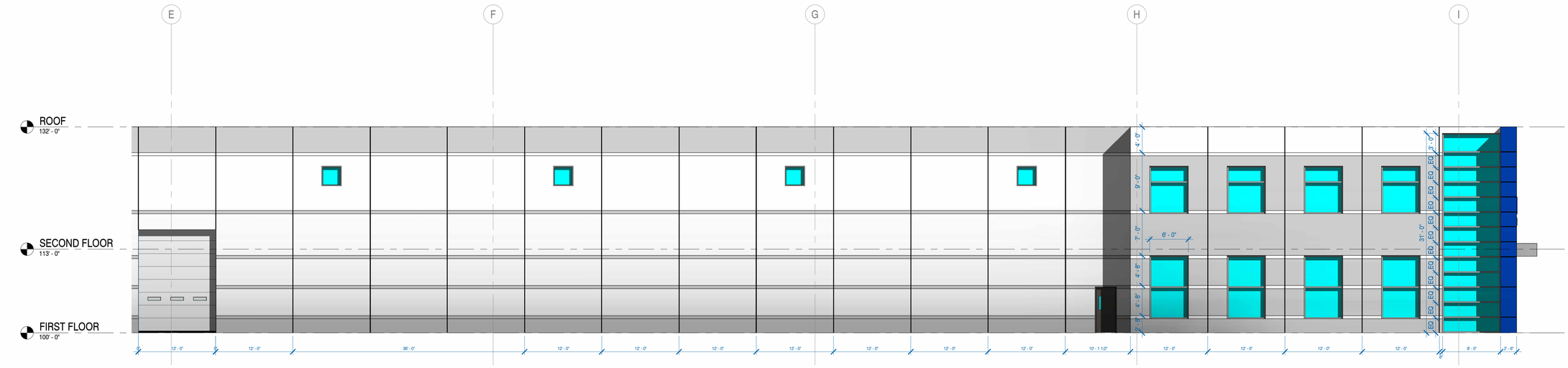
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SHEET NOTES - EXT. ELEVATIONS	
NOTE: THESE NOTES APPLY ONLY TO THIS SHEET	
NO.	DESCRIPTION



1 NORTH ELEVATION - WEST
1/8" = 1'-0"



2 NORTH ELEVATION - EAST
1/8" = 1'-0"

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PROJECT DESCRIPTION
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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
xxx	xxx	xxx
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
xxx	xxx	xxx

SHEET TITLE:
EXTERIOR ELEVATIONS

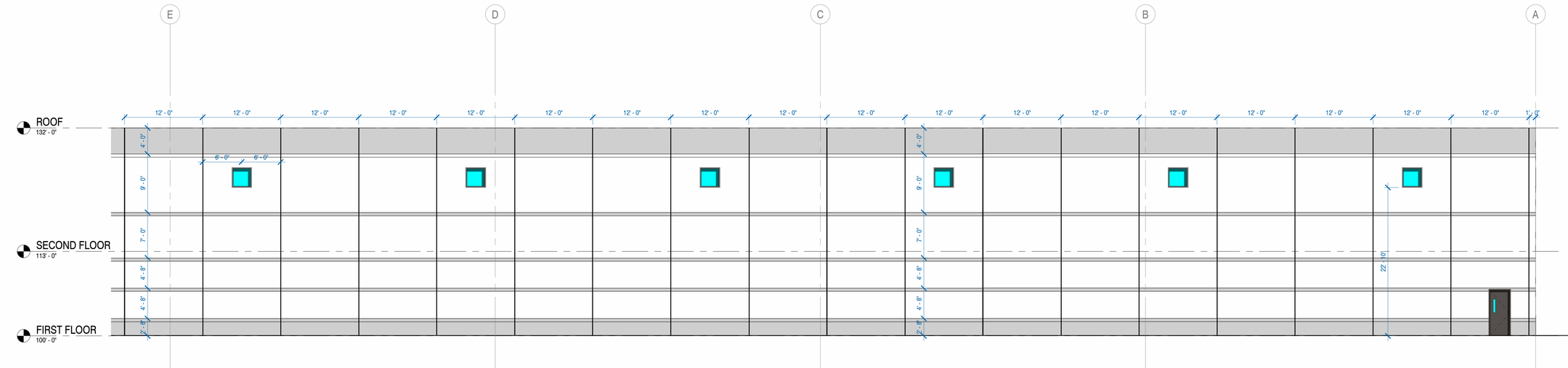
SHEET NUMBER:
A-203

PROJECT NUMBER: P13810
P13810

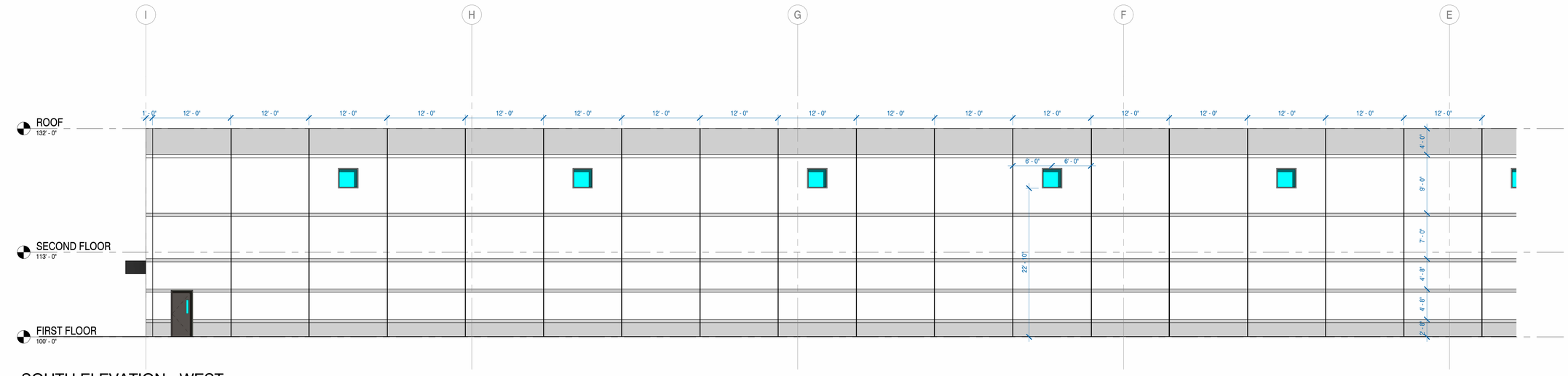
NOT FOR CONSTRUCTION

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SHEET NOTES - EXT. ELEVATIONS	
NOTE: THESE NOTES APPLY ONLY TO THIS SHEET	
NO.	DESCRIPTION



1 SOUTH ELEVATION - EAST
1/8" = 1'-0"



2 SOUTH ELEVATION - WEST
1/8" = 1'-0"

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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
xxx	xxx	xxx
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
xxx	xxx	xxx

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-204

PROJECT NUMBER: P13810
P13810

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xxx	xxx	xxx
DESIGN ARCHITECT	**CIVIL ENGINEER**	**REVIEWED BY**
xxx	xxx	xxx

SHEET TITLE:
EXTERIOR RENDERINGS

SHEET NUMBER:
A-220

PROJECT NUMBER: P13810
P13810

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DOOR AND FRAME LEGEND

DOOR AND FRAME

DOOR AND FRAME MATERIALS

AL - ALUMINUM
FG - FIBERGLASS
HM - HOLLOW METAL
WD - WOOD

ALUMINUM DOOR (STOREFRONT)

	CODE	TOP - STILE- BOTTOM	DESCRIPTION
GLAZING	N =	2 1/2" - 2 5/16" - 3 7/16" -	NARROW STILE
	M =	3 7/16" - 3 7/16" - 6 7/16" -	MEDIUM STILE
	W =	4 13/16" - 4 13/16" - 6 7/16" -	WIDE STILE

NOTE: STANDARD 10" BOTTOM RAIL (SEE SCHED.)

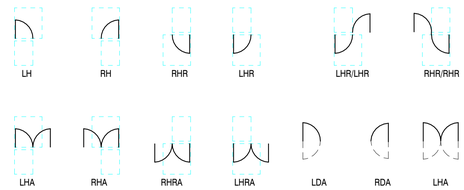
LOCKSET SCHEDULE KEY

CODE	DESCRIPTION	ANSI CODE
AD	AUTOMATIC DOOR	--
CL	CLASSROOM LOCK	F70
EN	ENTRANCE LOCK	F109
EO	EXIT ONLY	
IN	INSTITUTIONAL LOCK	
OF	OFFICE / ENTRANCE LOCK	F82
PP	PUSH/PULL	
PS	PASSAGE LATCH	F75
PV	PRIVACY LOCK	F76
SL	STORE ROOM LOCK	F86
TR	TRAFFIC DOOR	--
NA	NON-APPLICABLE - NO LOCKSET	
EX	EXISTING HARDWARE	

CLOSER SCHEDULE KEY

CODE	DESCRIPTION	SIDE	OPTION
AUTO	AUTOMATIC DOOR	ABOVE	
DBL	DOUBLE ACTING	ABOVE	
HM	HINGE MOUNT	PULL SIDE	
HM-H	HINGE MOUNT	PULL SIDE	W/ HOLD OPEN
PA	PARALLEL ARM	PUSH SIDE	
PA-H	PARALLEL ARM	PUSH SIDE	W/ HOLD OPEN
PA-CS	PARALLEL ARM	PUSH SIDE	CUSH AND STOP
PA-CS-H	PARALLEL ARM	PUSH SIDE	CUSH AND STOP W/ HOLD OPEN
TJ	TOP JAMB	PULL SIDE	
TJ-H	TOP JAMB	PULL SIDE	W/ HOLD OPEN
NA	NON-APPLICABLE	NO CLOSER	

DOOR HANDING



DOOR & FRAME SCHEDULE_SINGLE DOORS

BLANK FIELDS ARE INTENTIONALLY BLANK AND ARE NON-APPLICABLE TO DOOR

	DOOR														FRAME						SIDELITE AND TRANSOM										HARDWARE					
										GLAZING												SIDELITE HINGE					SIDELIE LATCH										
										LEAF 1																											
MARK	DOOR MATL.	DOOR CODE LEAF 1	DOOR LEAF COUNT	FRAME WIDTH (W)	LEAF HEIGHT (H)	DOOR LEAF 1 WIDTH	THK.	U.C.	FINISH	W	x	H	PANES	DOOR LEAF GLASS TYPE	FRAME TYPE	FRAME JAMB	FRAME HEAD	JAMB DEPTH	FRAME MATL.	FRAME FINISH	SIDELITE & TRANSOM GLASS TYPE	TRANSOM HEIGHT (TH)	SIDELITE WIDTH (SW)	MULLION HEIGHT (MH)	SILL HEIGHT (SH)	SILL HT. AFF	SIDELITE WIDTH (SW)	MULLION HEIGHT (MH)	SILL HEIGHT (SH)	SILL HT. AFF	HARDWARE GROUP	HARDWARE COMMENTS	FIRE RATING	KEYING	COMMENTS	MARK
100	AL	0	2	6' - 0"	7' - 0"	6' - 0"	1 3/4"	3/4"	PRE-FIN.		x		(2)	1" Insulated Tempered - Clear	N/A	2"	2"		AL	PRE-FIN.															100
101A	HM	1	1	3' - 0"	7' - 0"	3' - 0"	1 3/4"	3/4"	PAINT	4"	x	25"	(1)	1/4" Tempered - Clear	TYPE - A	2"	2"	1' - 1"	HM	PAINT															101A
101C	HM	1	1	3' - 0"	7' - 0"	3' - 0"	1 3/4"	3/4"	PAINT	4"	x	25"	(1)	1/4" Tempered - Clear	TYPE - A	2"	2"	1' - 1"	HM	PAINT															101C
101G	HM	1	1	3' - 0"	7' - 0"	3' - 0"	1 3/4"	3/4"	PAINT	4"	x	25"	(1)	1/4" Tempered - Clear	TYPE - A	2"	2"	1' - 1"	HM	PAINT															101G
101K	HM	1	1	3' - 0"	7' - 0"	3' - 0"	1 3/4"	3/4"	PAINT	4"	x	25"	(1)	1/4" Tempered - Clear	TYPE - A	2"	2"	1' - 1"	HM	PAINT															101K
101M	HM	1	1	3' - 0"	7' - 0"	3' - 0"	1 3/4"	3/4"	PAINT	4"	x	25"	(1)	1/4" Tempered - Clear	TYPE - A	2"	2"	1' - 1"	HM	PAINT															101M
101N	HM	1	1	3' - 0"	7' - 0"	3' - 0"	1 3/4"	3/4"	PAINT	4"	x	25"	(1)	1/4" Tempered - Clear	TYPE - A	2"	2"	1' - 1"	HM	PAINT															101N
101P	AL	0	2	6' - 0"	7' - 0"	6' - 0"	1 3/4"	3/4"	PRE-FIN.		x		(2)	1" Insulated Tempered - Clear	N/A	2"	2"		AL	PRE-FIN.															101P

OVERHEAD DOOR AND FIRE SHUTTER SCHEDULE

BLANK FIELDS ARE INTENTIONALLY BLANK AND ARE NON-APPLICABLE TO DOOR

	DOOR								OPENING / JAMB					HARDWARE					ACCS.		LOADING DOCKS							LOCATION			
			DOOR OPENING						OPENING		JAMB																					
MARK	ELEV. TYPE	TYPE	WIDTH	HEIGHT	THK.	MATL.	FINISH	GLASS LITE SIZE	WIDTH	HEIGHT	DEPTH	MATL.	FINISH	TRACK TYPE / MOUNTING	HARDWARE GROUP	HARDWARE COMMENTS	FIRE RATING	KEYING	EXT. BOLLARD	INT. BOLLARD	BUMPERS	LEVELER	SEAL	SHELTER	SAFETY GATE	TRAILER LIGHT	TRAILER LOCK	FROM ROOM	FROM ROOM NO.	COMMENTS	MARK
FIRST FLOOR																															
101B	SS-1	OVERHEAD	12' - 0"	16' - 0"	2"	STEEL	PAINT	24" x 6"	12' - 0"	16' - 0"	1' - 0"			STANDARD HORIZONTAL														PRODUCTION SPACE	102		101B
101D	SS-1	OVERHEAD	9' - 0"	10' - 0"	2"	STEEL	PAINT	24" x 6"	9' - 0"	10' - 0"	1' - 0"			STANDARD HORIZONTAL														PRODUCTION SPACE	102		101D
101E	SS-1	OVERHEAD	9' - 0"	10' - 0"	2"	STEEL	PAINT	24" x 6"	9' - 0"	10' - 0"	1' - 0"			STANDARD HORIZONTAL														PRODUCTION SPACE	102		101E
101F	SS-1	OVERHEAD	9' - 0"	10' - 0"	2"	STEEL	PAINT	24" x 6"	9' - 0"	10' - 0"	1' - 0"			STANDARD HORIZONTAL														PRODUCTION SPACE	102		101F
101H	SS-1	OVERHEAD	12' - 0"	16' - 0"	2"	STEEL	PAINT	24" x 6"	12' - 0"	16' - 0"	1' - 0"			STANDARD HORIZONTAL														PRODUCTION SPACE	102		101H
101I	SS-1	OVERHEAD	9' - 0"	10' - 0"	2"	STEEL	PAINT	24" x 6"	9' - 0"	10' - 0"	1' - 0"			STANDARD HORIZONTAL														PRODUCTION SPACE	102		101I
101J	SS-1	OVERHEAD	9' - 0"	10' - 0"	2"	STEEL	PAINT	24" x 6"	9' - 0"	10' - 0"	1' - 0"			STANDARD HORIZONTAL																	101J
101L	SS-1	OVERHEAD	9' - 0"	10' - 0"	2"	STEEL	PAINT	24" x 6"	9' - 0"	10' - 0"	1' - 0"			STANDARD HORIZONTAL																	101L

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MSI GENERAL
DESIGNBUILD

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	
BUDGET SET:	
LOCAL DESIGN REVIEW SET:	08/29/2025
PROPOSAL SET:	
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:

PROJECT NAME
Butler Tool Sussex

PROJECT DESCRIPTION
INDUSTRIAL BUILDING

STREET ADDRESS
HIGHLAND CT.

CITY, STATE, ZIP
SUSSEX, WI 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
xxx	xxx	xxx
DESIGN ARCHITECT	**CIVIL ENGINEER**	**REVIEWED BY**
xxx	xxx	xxx

SHEET TITLE:
DOOR AND FRAME SCHEDULE

SHEET NUMBER:
A-601

PROJECT NUMBER: P13810
P13810

NOT FOR CONSTRUCTION

LEADERS ▪ ENGINEERS ▪ CONTRACTORS ▪ ARCHITECTS

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

M E M O R A N D U M

To: Gabe Gilbertson, Community Development Director
From: Secret Strobl, Assistant Village Engineer
Date: September 10, 2025
Re: Butler Tool Sussex Industrial Building

Following are comments and concerns of Engineering Division personnel regarding the plans for Butler Tool Inc. with MSI General Design Build, located at the northwest area of Highlands Court that was submitted in August 2025 by The Sigma Group.

General:

Truck turning movements need to be provided proving that trucks entering / traversing this site, such as delivery and garbage trucks, have sufficient room to maneuver the tight curves on the site.

1. Label all easements with document numbers referenced on the plan sheets and better distinguish the public stormwater easement on the north and west sides of the property.
2. Some easements are labeled public but believe some might actually be private. Confirm public easements with the document numbers #XX labeled for each. Confirm if the proposed 24' hydrant maintenance easements are public or private and label with document numbers. Label all public storm sewer easements with document numbers. For example, on C200 and C300 on the western side of the sheets: "Existing 20' Public Storm Sewer Easement" is shown, but then there's gray text calling out "Proposed 20' Private Storm Sewer Easement Created by Separate Document", please confirm. Who is creating the separate document?
3. The plan set didn't have any profile views. Have the pipe coverages and clearances been verified between utilities?

Sheets C300, C301:

1. C300: Revise invert elevations to maintain minimum of 1% slope between structures for the storm sewer system. Storm CB 7.0-6.0 only has 0.9% slope; Storm CB 5.0-4.0 only has 0.60% slope; Storm CB 3.0-2.0 only has 0.91% slope; and Storm CB 2.0-1.0 only has 0.45% slope. Staff has concerns regarding the storm pipes from 5 to 4 and 2 to 1. These should be revised to increase the slope to allow for proper storm water drainage.
2. C301: In lieu of installing 90 degree bends on the water main, it's preferred to install two (2)- 45 degree bends. Please update utility plans to reflect 45 degree bends.

If you have any questions or comments, please respond in writing.

Agenda

PLAN OF OPERATION – NEW CONSTRUCTION
PROCEDURE LIST

Butler Tool
Project Name

SUXV0273998010
Tax Key #

Pre-application conference must be arranged with staff. Please contact us at 262-246-5215 prior to submitting application materials.

Submittal checklist:

X Original completed Plan of Operation (Page 1-3)
X Original completed Professional Services Reimbursement, Emergency Contact, Wastewater Discharge Permit and Flood Plain Occupancy
X 3 original size and 3 reduced (11 x 17) copies of Site Plan
X 3 original size and 3 reduced (11 x 17) copies of Architectural plans
X 3 original size and 3 reduced (11 x 17) copies of Sign Plan
X 3 original size and 3 reduced (11 x 17) copies of Landscape Plan
X 3 original size and 3 reduced (11 x 17) copies of Lighting Plan
X Submit plans in PDF format on a disc

The following fees are required at the time of submittal:

X Plan of Operation fee $175.00
____ Conditional Use fee $210.00
____ Plan Review fee $250.00
Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

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

Deadline for submittals is 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.). Application can be submitted via email to ggilbertson@villagesussex.org.

Contact Name for meetings: John Kutz Phone # 920-650-5032
E-mail: john@msigeneral.com

For office use only:

Met with staff on:_____
Received documents on:_____
Fees received and paid on:_____
To be on the Plan Commission Agenda for:_____
Original forms to the following:
Service reimbursement _____
Emergency Contact to Sheriff Dept_____
Wastewater Permit to WWTP _____
Any outstanding fees owed on PROPERTY_____

PD 8/29/25
#116676

Agenda

SITE PLAN REVIEW CHECKLIST

This checklist is a guide for developers to have a project reviewed by the Village of Sussex Plan Commission. Before a project can reviewed by the Plan Commission, initial consultation should be made with staff.

GENERAL INFORMATION

Names and addresses of owner/developer/ designer/engineer
Graphic scale, north arrow
Location sketch
Size of site (gross and net acreage)
Existing zoning, adjacent zoning
Summary of proposed development

EXISTING SITE INFORMATION

Dimensions of site and lot lines
Existing grades
Adjacent property grades and structures
Drainage systems and structures
Natural features
Wetland boundaries
Floodplain elevation and boundaries
Environmental concerns
Roads, curbs, parking lots, pavement areas
Structures (location, size)
Rights-of-way (existing/proposed)
Easements (drainage, utility)
Existing utilities
Benchmark locations and elevations
Location of fences, wells, borings, etc.

ARCHITECTURAL PLANS

Existing building location
Existing building elevations/materials
Proposed use
Proposed floor plans
Square footage
Proposed elevations, building height
Proposed materials and colors (material sample board
required for new construction)
Details of any special features

PROPOSED SITE PLAN

Grading and spot elevations
Erosion control measures
Stormwater management
- Stormwater management design report
- General drainage pattern
- Swales w/ arrows for direction of flow
- Pond design with outfalls
- Culverts location/size

Utilities
- Sanitary
- Water
- Stormsewer
- Electrical or power generators

Building location (dimension)
Building elevation (finished grade)
Location of proposed signage
Dumpster enclosure details
Setbacks (clearly marked and dimensioned)
Vehicular entrances (dimension to centerline of nearest intersection
Streets (dimension and direction for one-ways)
Curve radii
Sidewalks
Parking areas (show striping/spot elevations)
Parking setback form property line
Lot coverage
- Square footage total
- Impervious surface total %
- Green space total %
- Percent permitted %

Municipal utility connections
- Sanitary sewer (pipe size/elevations)
- Water (size, valve location, elevations)
- Location of hydrants

Easement for public water mains

Agenda

LIGHTING PLAN

Major improvements for context
Location/nature of existing fixtures
Location of proposed fixtures
Photometric report (to scale on plan)
Manufactures cut-sheets of all fixtures
Lighting schedule
  Key to plan
  Number/type of fixtures
  Output (wattage)
Installation details as appropriate

LANDSCAPING PLAN

Landscape plan to be same scale as site plan
Location of driveways, walk ways and sidewalks
Proposed outdoor amenities (benches, decks, gazebos)
Existing vegetation plan
  Saved
  Destroying
Proposed landscape features (berms, fountains)
Plant list broken down in the following categories
  Deciduous trees, names and numbers
  Evergreens, names and numbers
  Shrubs/flowers, names and numbers
Indicate sizes of plantings

ITEMS SUBMITTED FOR PLAN COMMISSION

Completed Plan of Operation
Required # of copies to be received by established deadline date
Building material sample board
All required fees paid

In addition to the items on this list, Village Staff and/or the Plan Commission may require additional drawings and data to be submitted for approval.

The following materials can be reviewed on our website www.villagesussex.org

Design Standards
Chapter 17 & 18
Development Requirements
Downtown Plan
2040 Comprehensive Plan
2040 Land Use Plan

Fire Department Chapter 5

Agenda

PLAN OF OPERATION

To be used for a business with new construction.

Is this request to be considered for a Conditional Use? No If yes, is this a new CU? _____

OR an amendment to an existing CU? _____

(Conditional Use Permits require a Public Hearing)

Address location of new construction John Kutz

Tax Key # SUXV0273998010 Zoning: BP-1

1. Name of Business:
Butler Tool

Business
N53 W25380 Highland Court | Sussex, WI 53089
Address | City, State, Zip | Phone #

Fax # | Email address

2. Business owner contact information:
Nathan Liebl

Contact
4731 N 125th St. | Butler, WI 53007 | 262-781-9505
Address | City, State, Zip | Phone #
nliebl@butlertool.com
Fax # | Email address

3. Building/Land owner contact information:
SUSSEX CORPORATE PARK II LLC

Contact
1200 N MAYFAIR RD STE 310 | MILWAUKEE, WI 53226-3288
Address | City, State, Zip | Phone #

Fax # | Email address

4. Number of Employees/Shifts: 65 Employees 1 Shifts

5. Days of Operation:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Put an X in box that applies:		Monday through Friday 6am to 5:30pm					
Hours Open for business							

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? N/A Do you need an Outdoor Establishment Permit? N/A
Arcade permit? N/A
If yes, explain: N/A
If yes, please obtain and complete form.

9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A

10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No

If yes, explain: _____

11. Dimensions and levels of all buildings:

	Dimensions	Levels	Square footage
Building 1	410'x200'	Main	82,580 SF
Building 2			
Building 3			

Is the building(s) to be used for multi-tenant purpose? No

12.

Lot size	Depth	Width	Area
9.38 AC	441 FT	848 FT	408,603 SF

Above to be included on survey

13 Parking: Dimensions of parking lot 120 FT x 238 FT
Parking lot construction 9.38 AC
Type of screening: Fence N/A or Plantings Landscaping per code
Number of spaces needed per code 22 # of spaces for employees 81
Above to be included on site plan

Please provide the following information:
Total square footage of building, new and existing 82,000 SF
Total square footage of parking lot, new and existing 181,252 SF

14. Signs: Type: Free standing N/A Attached to building Yes
Lighted Yes Single or double faced Single
Size SF area per sign code Location Above main entry into office
Above to be included on sign plan

Agenda

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

General site lighting with wall packs and pole lighting in the parking lot

16. Is there a need for outside storage? No If yes, explain:

17. Is a Highway access permit needed from the state or County Highway Departments? No

If yes, please attach a copy of the secured permit.
What conditions has the State or County imposed upon your permit?

18. Is there a need for any special type of security fencing? No
If yes, what type?

19. What provisions are you making for fire protection? This building is fully sprinklered and will have hydrants installed on site

What provisions are your making for a sprinkler system? Wet system

Storage system? No racking over 12'

Hydrant stand pipes? No

Is there a fire lane shown on your site plan? N/A

Explain: Length of building does not warrant a fire lane on north side of building

20. Surface water drainage facilities and impervious areas, describe and/or include on site plan.

21. Did Wisconsin State Department of Industry Labor and Human Relations approve building plans?

No, not yet If yes, explain: Once approved locally, we will submit to DSPS for conditional approval

22. Please give a timetable for items to be completed:

Building construction June 2026 for all
Paving
Landscaping
Occupancy

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.

John Kutz
Name

8-29-2025
Date

VP, Director of Sales
Title or Position

Information on Flood Plain Occupancy:

1. What is the flood plain elevation at the site? N/A _____

2. Is the flood plain construction elevated or flood proofed? Elevated _____ Flood proofed _____

3. What is the elevation of the lowest floor of the structure? _____

4. What is the elevation of the land fill surrounding the structure? _____

5. Does the fill extend beyond the structure? _____
   How far beyond the structure? _____ feet

6. Is dry land access provided? _____

7. If the structure is flood proofed, what flood proofing measures are used?

_____

8. Certification of elevation or flood proofing must be provided by a licensed surveyor or registered Engineer.

Agenda

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:

Nathan Liebl

4731 N 125th Street, Butler, WI 53007

Business Name: Butler Tool

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

Stewart Wangard, d/b/a SUSSEX CORPORATE PARK II LLC

1200 N MAYFAIR RD STE 310, MILWAUKEE, WI 53226-3288

Tax Key No. of the Property involved in the Request: SUXV 0273998010

Signature of Property Owner and /or Authorized Agent _____ Date _____

Signature of Village Official Accepting Form _____ Date _____

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

Agenda

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: Butler Tool

Address: PO Box 7, Oconomowoc, WI 53066

Owner/Operator: Nathan Liebl, Butler Tool

Standard Industrial Classification #: 3599

How many people do you employ? 65

What are your businesses hours of work? 6 am to 5:30 pm, M-F

Who is responsible for water quality? (List job titles)
Nathan Liebl, CEO/President Butler Tool

Time and Duration of Discharge: N/A

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

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

There isn't any business activities currently that generate any wastewater into the municipal system beyond normal bathroom use.

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

What are the constituents and characteristics of your wastewater?
N/A - no wastewater produced by business

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

Agenda

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: Butler Tool

Business Address: PO Box 7, Oconomowoc, WI 53066

Business Phone #: 262-367-3661

Business Email: niall@msigeneral.com

Business Emergency Contacts

Name and Phone #: Nathan Liebl, 262-781-9505

Name and Phone #: Jeff Carter (414) 628-2288

Name and Phone #: Amara Liebl (262) 309-0355

Building Owner Name: Nathan Liebl

Building Owner Email: nliebl@butlertool.com

Building Owner Emergency Contacts

Name and Phone #: Nathan Liebl, 262-781-9505

Name and Phone #:

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

Once construction is underway

Agenda

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

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PLEASE PRINT LEGIBLY

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

Nathan Liebl

4731 N 125th Street, Butler, WI 53007

Business Name: Butler Tool

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

Stewart Wangard, d/b/a SUSSEX CORPORATE PARK II LLC

1200 N MAYFAIR RD STE 310, MILWAUKEE, WI 53226-3288

Tax Key No. of the Property involved in the Request: SUXV 0273998010

Stewart Wangard Digitally signed by Stewart Wangard Date: 2025.08.28 09:40:35 -05'00'

Signature of Property Owner and /or Authorized Agent _____ Date

Signature of Village Official Accepting Form _____ Date

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

Agenda

Drawing name: K:\CHI_LDEV\168558102_Chase_Sussex_WI\2 Design\CAD\PlanSheets\Prelim Engineering\C0.0 - Cover Sheet.dwg C0.0 Aug 29, 2025 11:34am by Lauren.DeAngelis
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DIGGERS HOTLINE
(800) 242-8511

PRELIMINARY ENGINEERING PLANS

CHASE BANK

W249 N6620, HIGHWAY 164
SUSSEX, WI 53089

UTILITY AND GOVERNING AGENCY CONTACTS

PLANNING & DEVELOPMENT DEPARTMENT
SUSSEX CIVIC CENTER
N64W23760 MAIN ST
SUSSEX, WI 53089
TEL: (262) 246-5215
CONTACT: GABE GILBERTSON
EMAIL: GGILBERTSON@SUSSEXWI.GOV

ENGINEERING DEPARTMENT
SUSSEX CIVIC CENTER
N64W23760 MAIN ST
SUSSEX, WI 53089
TEL: (262) 246-5200
CONTACT: JUDITH A. VEU

SANITARY SEWER SERVICE
SUSSEX WASTEWATER TREATMENT
N59W23551 CLOVER DR
SUSSEX, WI 53089
TEL: (262) 246-5200
CONTACT: DUSTIN BECKMAN

STORM SEWER SERVICE
SUSSEX PUBLIC WORKS
N59W23525 CLOVER DR
SUSSEX, WI 53089
TEL: (262) 820-3130
CONTACT: SCOTT ASCHER

WATER SERVICE
SUSSEX PUBLIC WORKS
N59W23525 CLOVER DR
SUSSEX, WI 53089
TEL: (262) 820-3130
CONTACT: SCOTT ASCHER

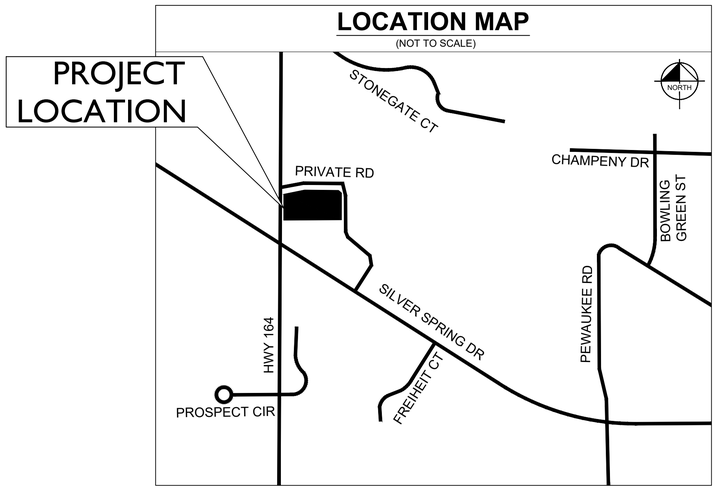
ROADWAY AUTHORITY
WISCONSIN DEPARTMENT OF TRANSPORTATION
2019 GOLF RD
PEWAUKEE, WI 53072
TEL: (414) 266-1000

POWER COMPANY
WE ENERGIES
PO BOX 2046
MILWAUKEE, WI 53201
TEL: (800) 662-4797

NATURAL GAS COMPANY
WE ENERGIES
PO BOX 2046
MILWAUKEE, WI 53201
TEL: (800) 261-5325

TELEPHONE
AT&T
722 N BROADWAY
MILWAUKEE, WI 53202
TEL: (800) 257-0902

LOCATION MAP
(NOT TO SCALE)



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	ALTA SURVEY (BY OTHERS)
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	UTILITY PLAN

PROJECT TEAM

DEVELOPER
JP MORGAN CHASE BANK, N.A.
10 SOUTH DEARBORN, 25TH FLOOR
CHICAGO, IL 60603
TEL: (773) 610-4945
CONTACT:

GEOTECH
ECS MIDWEST
3695 N 126TH STREET, UNIT C
BROOKFIELD, WI 53005
TEL: (414) 286-7557
CONTACT: MATT MEYER, P.E.

ARCHITECT
THE ARCHITECTS PARTNERSHIP, LLC
200 SOUTH MICHIGAN AVE, SUITE 1020
CHICAGO, IL 60604
TEL: (561) 628-9845
CONTACT: TERRON WRIGHT

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
111 W JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
TEL: (312) 726-9445
EMAIL: LAUREN.DEANGELIS@KIMLEY-HORN.COM
CONTACT: LAUREN DEANGELIS
EMAIL: JOE.MAYER@KIMLEY-HORN.COM
CONTACT: JOSEPH MAYER, P.E.

LANDSCAPE ARCHITECT
TERRA ENGINEERING
225 W OHIO STREET, 4TH FL
CHICAGO, IL 60654
TEL: (312) 467-0123
CONTACT: CRAIG MOST, A.S.L.A.

SURVEYOR
CHAPUT LAND SURVEYS
234 W FLORIDA STREET
MILWAUKEE, WI 53204
TEL: (414) 224-8068
CONTACT: JOHN P. KONOPACKI P.L.S.

BENCHMARKS

REFER TO V0.0 FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

LEGAL DESCRIPTION

REFER TO V0.0 FOR ALTA LAND TITLE AND TOPOGRAPHIC SURVEY LEGAL DESCRIPTION.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JOSEPH MAYER, A LICENSED PROFESSIONAL ENGINEER OF WI, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF THE ARCHITECTS PARTNERSHIP BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF _____ , A.D., 2025.

_____
WI LICENSED PROFESSIONAL ENGINEER 101882-6
MY LICENSE EXPIRES ON 07/31/2026
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

No.	REVISIONS	DATE	BY

Kimley»Horn

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111 WEST JACKSON BOULEVARD, STE 1320
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SCALE: AS NOTED
DESIGNED BY: LAD
DRAWN BY: OTD
CHECKED BY: LAD

NOT FOR CONSTRUCTION

CHASE

COVER SHEET

CHASE BANK
W249 N6620, HWY. 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 08/29/25
KHA PROJECT NO. 168558102
SHEET NUMBER
C0.0

ALTA/NSPS LAND TITLE SURVEY

CLIENT
The Architects Partnership, LTD

SITE ADDRESS
W249N6620, Hwy. 164, Village of Sussex, Waukesha County, Wisconsin.

LEGAL DESCRIPTION
Parcel 3 of CERTIFIED SURVEY MAP NO. 9011, recorded in the office of the register of deeds for Waukesha County, Wisconsin on July 07, 2000, in Volume 81 of certified survey maps, Page 36, as Document No. 2573074, said certified survey map being a redivision of Parcels 1 and 2 of CERTIFIED SURVEY MAP NO. 8882, being that part of the Northwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 22, in Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin, together with Affidavit of Correction recorded April 12, 2006 as Document No. 3377421.

EXCEPTING THAT part conveyed in Warranty Deed recorded in the Register of Deeds office for Waukesha County on September 6, 2005 as Document No. 3313591.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System NAD83 (2011)(South Zone), in which the West line of the SW 1 /4 of Section 22 bears N00°01'24"W.

VERTICAL DATUM
Vertical Datum is based on North American Vertical Datum of 1988 (12)

TITLE COMMITMENT
This survey was prepared based on Chicago Title Insurance Company Commitment No. CO-16200, effective date of April 25, 2025 which lists the following easements and/or restrictions from schedule B-II:

1, 5, 6-8, & 10 visible evidence shown, if any.

2-4, 9, & 15 not survey related.

11. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on December 2, 1916, as Document No. 95508. The location cannot be determined from the record document.
12. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on December 2,1916, as Document No. 95509. The location cannot be determined from the record document.
13. Memorandum of Declaration of Operational Covenants, Easements and Restrictions recorded September 2, 1999 as Document No. 2499769. Affects property by location, general in nature cannot be plotted.
14. Recitals as shown on Certified Survey Map No. 8882 recorded on November 23, 1999, as Document No. 2521226. Affects and benefits property by location, shown.
    Reference is hereby made to said document for full particulars.
16. Recitals as shown on Certified Survey Map No. 9011 on July 7, 2000, as Document No. 2573074 and Affidavit of Correction recorded April 12, 2006 as Document No. 3377421.
    Reference is hereby made to said document for full particulars. Affects and benefits property by location, shown.
17. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on January 5, 2001, as Document No. 2614653. Affects property by location, shown.
18. Declaration of Operational Covenants, Easements and Restrictions for Sussex Commons recorded August 24, 2000 as Document No. 2585828. Affects and benefits property by location, shown
    First Amendment to Declaration of Operational Covenants, Easements and Restrictions for Sussex Commons recorded February 21, 2001 as Document No. 2626758. Affects and benefits property by location, shown (partially vacated).
    Second Amendment to Declaration of Operational Covenants, Easements and Restrictions for Sussex Commons recorded January 31, 2002 as Document No. 2755160. Affects property by location.
    Third Amendment to Declaration of Operational Covenants, Easements and Restrictions for Sussex Commons recorded May 22, 2006 as Document No. 3389154. Affects and benefits property by location, shown.
19. Easement(s) for the purpose(s) and rights incidental thereto as reserved in a document recorded on September 6, 2005, as Document No. 3313591. Does not affect property by location, easement terminated.
20. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on April 22, 2008, as Document No. 3565090. Affects property by location, shown.

TABLE "A" ITEMS
3. According to the flood insurance rate map of the Village of Sussex Community Panel No.55133C0088H, effective date of October 19, 2023, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 55,505 square feet or 1.2742 acres.
9. There are 57 regular parking spaces, 4 drive thru line waiting parking stalls and 3 handicapped parking spaces.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20251719931 and 20251719933. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
20(b). Engineering design topography and utility survey: Vertical datum, elevations with 1 foot contour intervals and spot elevations on paved surfaces. Sewer lines will be depicted by location and depths where accessible without confined entry safety procedures and where traffic lanes do not pose a safety hazard accessing sewer data. Pipe sizes will be shown from plans, if available. Watermain and water services will be depicted from surface evidence and available plans. The limits of topography will extend to the centerline of the adjacent streets and 25' onto adjacent properties unless otherwise agreed upon.

To: JPMorgan Chase Bank, N.A.
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 19, and 20(b) of Table A thereof. The field work was completed on April 28, 2025.

Date of Map: May 30, 2025

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

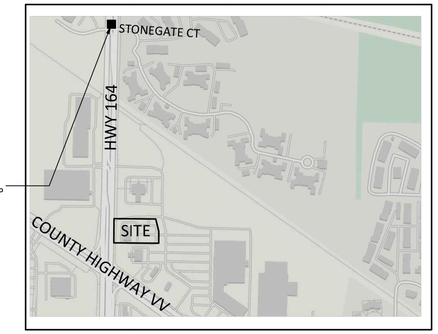
John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	MAIL BOX	SANITARY SEWER
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	FLAG POLE	STORM SEWER
CLEANOUT	TELEPHONE PEDESTAL	BOLLARD	WATER MAIN
CURB INLET	TELEPHONE MANHOLE/VAULT	CROSS CUT	FIBER OPTIC LINE
STORM INLET	TELEPHONE MARKER	IRON PIPE	TELEPHONE LINE
CATCH BASIN	TRANSFORMER	IRON REBAR/ROD	ELECTRIC LINE
LATERAL	ELECTRIC METER/PEDESTAL	MAG NAIL	OVERHEAD WIRES
UNKNOWN MANHOLE	ELECTRIC MANHOLE/VAULT	SECTION MONUMENT	CABLE TELEVISION
WELL	CABLE TV RISER/BOX CABLE	BENCH MARK	GAS MAIN
HYDRANT	TV MANHOLE/VAULT	CONIFER TREE	NO ACCESS
WATER VALVE	GAS VALVE	DECIDUOUS TREE	
DOWN SPOUT	GAS METER	BUSH	
SPRINKLER VALVE	GAS MARKER	WETLAND SYMBOL	
WATER SHUT OFF	AIR CONDITIONING UNIT	DIRECTIONAL ARROW	
STANDPIPE	VENT	CL. =CENTERLINE	
WATER MANHOLE	UTILITY POLE	CONC. =CONCRETE	
FLOOD LIGHT	LIGHT POLE	EXT. =EXISTING	
SPOT ELEVATION	GUY WIRE	MON. =MONUMENT	
HANDICAP STALL	TRAFFIC SIGNAL POLE	P.O.B. =POINT OF BEGINNING	
DUMPSTER	SIGN	P.O.C. =POINT OF COMMENCEMENT	

R.O.W =RIGHT OF WAY
SEC. =SECTION
SQ. FT. =SQUARE FEET
(R) =RECORDED AS
(D) =DEEDED AS

VICINITY MAP



STARTING BENCHMARK: 953.16
REFERENCE MARK AND REFERENCE BENCHMARK CONCRETE MONUMENT WITH SEWRPC BRASS CAP WEST 1/4 CORNER OF SECTION 22.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CHAPUT LAND SURVEYS
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Milwaukee, WI 53204
414-224-8068
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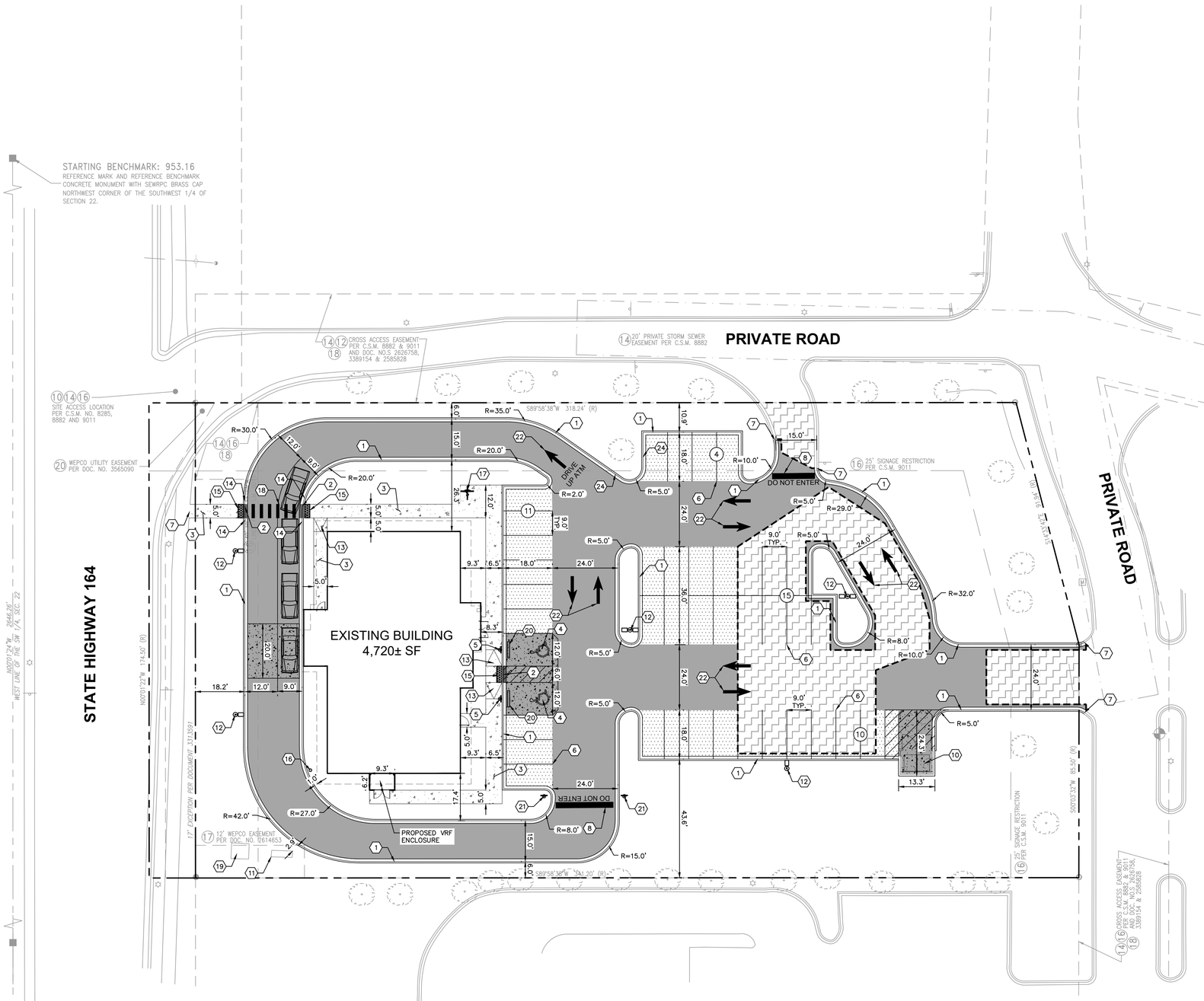
Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnacle Engineering Group.

DRAFTED BY: GSS
Drawing No. 6030.00A

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Agenda



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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GENERAL NOTES

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

SITE DATA TABLE

PARCEL NUMBER: SUXV0231997008

SITE ADDRESS: W249N6620 HIGHWAY 164

TOTAL AREA: ±63,084 SF (1.28 AC)

ZONING: B-3 (HIGHWAY BUSINESS) / PLANNED DEVELOPMENT OVERLAY

USE: BANK WITH DRIVE THROUGH ATM

EXISTING BUILDING AREA:	4,604± SF
EXISTING IMPERVIOUS AREA:	48,669± SF
PROPOSED IMPERVIOUS AREA:	39,229± SF
TOTAL DISTURBANCE AREA:	51,292± SF
REQUIRED PARKING (VILLAGE STANDARD)*	34 SPACES
EXISTING PARKING SPACES:	64 SPACES
PROPOSED PARKING SPACES:	38 SPACES
REQUIRED ADA SPACES:	2 SPACES
PROPOSED ADA SPACES:	2 SPACES
TOTAL PARKING SPACES PROVIDED:	40 SPACES

*1 SPACE PER 200 SF OF GFA + 1 SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES (10 EMPLOYEES ASSUMED FOR CALCULATION)

KEY NOTES

1. 6" X 12" CONCRETE CURB AND GUTTER, TYP.
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP.
4. ACCESSIBLE PAVEMENT MARKINGS, TYP.
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP.
9. STOP SIGN, TYP. (MUTCD R1-1)
10. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
11. EXISTING MONUMENT SIGN TO REMAIN (SEE ARCHITECTURAL PLANS FOR DETAILS)
12. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
13. ACCESSIBLE RAMP
14. 3-FT TRANSITION CURB
15. 2' WIDE TACTILE WARNING STRIP
16. BOLLARD, TYP.
17. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
18. ACCESSIBLE CROSSING MARKINGS
19. EXISTING TRANSFORMER TO REMAIN
20. CONCRETE WHEEL STOPS
21. DO NOT ENTER SIGN (SEE SIGNAGE PLANS FOR DETAILS)
22. SITE DIRECTIONAL MARKINGS
23. HEADACHE BAR (SEE SIGNAGE PLANS FOR DETAILS)
24. KNEE WALL CURB (SEE GRADING PLAN FOR DETAILS)

PAVING AND CURB LEGEND

- 2" ASPHALT MILL AND OVERLAY — PAVEMENT SECTION TO BE PROVIDED WITH FINAL ENGINEERING
- STANDARD DUTY ASPHALT PAVEMENT — PAVEMENT SECTION TO BE PROVIDED WITH FINAL ENGINEERING
- HEAVY DUTY ASPHALT PAVEMENT — PAVEMENT SECTION TO BE PROVIDED WITH FINAL ENGINEERING
- CONCRETE SIDEWALK — PAVEMENT SECTION TO BE PROVIDED WITH FINAL ENGINEERING
- HEAVY DUTY CONCRETE PAVEMENT — PAVEMENT SECTION TO BE PROVIDED WITH FINAL ENGINEERING
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- SAWCUT LINE

No.	REVISIONS	DATE	BY

Kimley»Horn

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CHASE

SITE PLAN

CHASE BANK
W249 N6620, HWY. 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 08/29/25

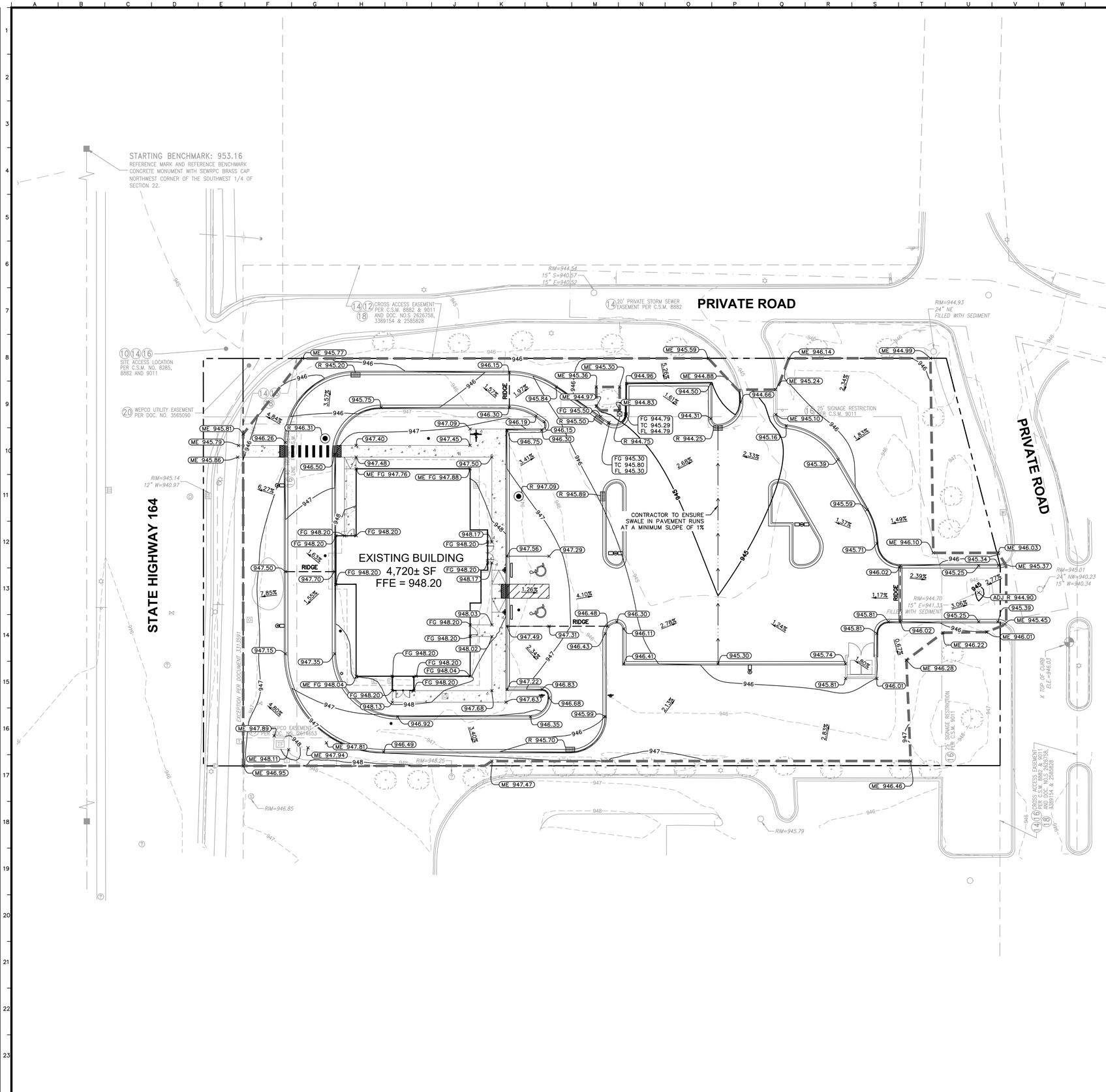
KHA PROJECT NO. 168558102

SHEET NUMBER
C1.0

Drawing name: K:\CHI_LDEV\168558102_Chase_Sussex_WI\2 Design\CAD\PlanSheets\Prelim Engineering\C1.0 - Site Plan.dwg C1.0 Aug 28, 2025 1:34pm lyr Lauren.DeAngelis
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Agenda

Drawing name: K:\CHI_LDE\168558102_Chase_Sussex_WI\2 Design\CAD\PlanSheets\Prelim Engineering\C2.0 - GRADING PLAN.dwg C2.0 Aug 29, 2025 1:34pm by: Lauren.DeAngelis
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GRADING NOTES

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

GRADING LEGEND

TP = TOP OF PAVEMENT
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
TF = TOP OF FOUNDATION
R = RIM ELEVATION
TW = TOP OF WALL
FG = FINISHED GRADE
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
ME = MATCH ELEVATION

(CONTRACTOR TO VERIFY ALL MATCH EXISTING SPOT GRADE ELEVATIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.)

- XXX — PROPOSED CONTOUR
- XXX — EXISTING CONTOUR
- RIDGE — RIDGE LINE
- X.XX% — SLOPE AND FLOW DIRECTION
- 100-YEAR OVERLAND OVERFLOW ROUTE
- PROPOSED SWALE
- REVERSED PITCH CURB AND GUTTER
- AR — ACCESSIBLE ROUTE
- GRADING LIMITS

No.	REVISIONS	DATE	BY

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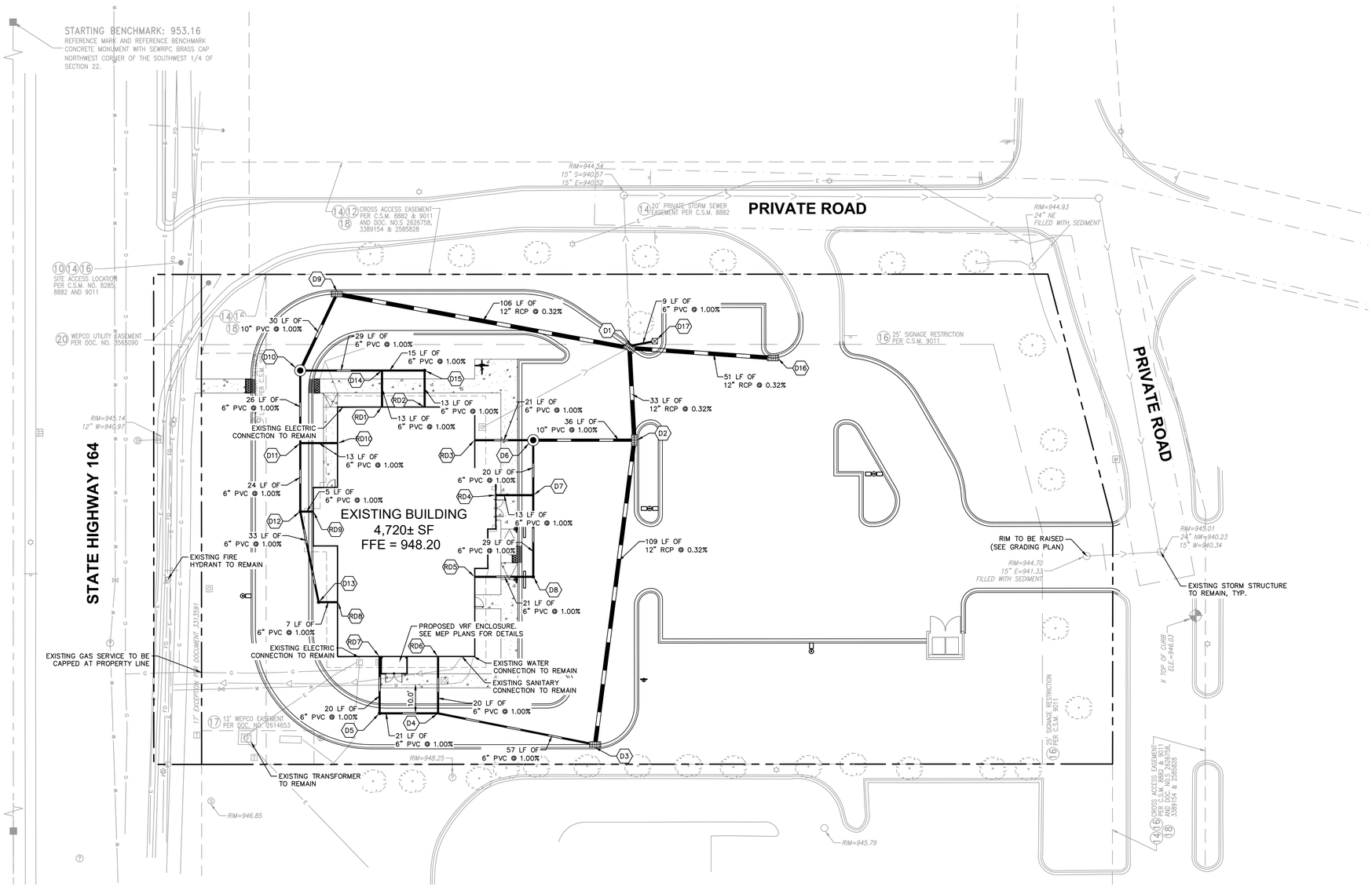
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GRADING PLAN

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STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	5' DIA. STORM MANHOLE WITH CURB INLET. CONTRACTOR TO FIELD VERIFY EXISTING PIPE ELEVATIONS PRIOR TO ORDERING MATERIALS. RIM: 945.50 INV IN: 941.18 (E, 12") INV IN: 941.18 (S, 12") INV IN: 941.18 (W, 12") INV IN: 941.18 (SW, 6") INV IN: 942.18 (E, 6") INV OUT: 941.18 (N, 15")
D2	4' DIA. STORM MANHOLE WITH CURB INLET RIM: 945.89 INV IN: 941.29 (S, 12") INV IN: 941.29 (W, 10") INV OUT: 941.29 (N, 12")
D3	4' DIA. STORM MANHOLE WITH CURB INLET RIM: 945.70 INV IN: 941.64 (W, 6") INV OUT: 941.64 (N, 12")
D5	6" CLEANOUT RIM: 946.85 INV IN: 942.41 (N, 6") INV OUT: 942.41 (E, 6")
D6	4' DIA. STORM MANHOLE WITH CLOSED LID RIM: 947.09 INV IN: 941.65 (S, 6") INV IN: 941.65 (W, 6") INV OUT: 941.65 (E, 10")
D8	6" CLEANOUT RIM: 947.45 INV IN: 942.13 (W, 6") INV OUT: 942.13 (N, 6")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D9	4' DIA. STORM MANHOLE WITH CURB INLET RIM: 945.20 INV IN: 941.52 (SW, 10") INV OUT: 941.52 (E, 12")
D10	4' DIA. STORM MANHOLE WITH CLOSED LID RIM: 946.31 INV IN: 941.82 (S, 6") INV IN: 941.82 (E, 6") INV OUT: 941.82 (NE, 10")
D12	6" CLEANOUT RIM: 947.66 INV IN: 942.32 (S, 6") INV IN: 942.32 (E, 6") INV OUT: 942.32 (N, 6")
D13	6" CLEANOUT RIM: 947.98 INV IN: 942.65 (E, 6") INV OUT: 942.65 (N, 6")
D15	6" CLEANOUT RIM: 947.23 INV IN: 942.26 (S, 6") INV OUT: 942.26 (W, 6")
D16	4' DIA. STORM MANHOLE WITH CURB INLET RIM: 944.25 INV OUT: 941.34 (W, 12")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D17	12" NYOPLAST YARD DRAIN RIM: 944.75 INV OUT: 942.27 (W, 6")

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D4	WYE CONNECTION INV IN: 942.21 (W, 6") INV IN: 942.21 (N, 6") INV OUT: 942.21 (E, 6")
D7	WYE CONNECTION INV IN: 941.84 (S, 6") INV IN: 941.84 (W, 6") INV OUT: 941.84 (N, 6")
D11	WYE CONNECTION INV IN: 942.08 (S, 6") INV IN: 942.08 (E, 6") INV OUT: 942.08 (N, 6")
D14	WYE CONNECTION INV IN: 942.11 (E, 6") INV IN: 942.11 (S, 6") INV OUT: 942.11 (W, 6")
RD1	ROOF DRAIN BUILDING CONNECTION INV OUT: 942.24 (N, 6")
RD2	ROOF DRAIN BUILDING CONNECTION INV OUT: 942.39 (N, 6")
RD3	ROOF DRAIN BUILDING CONNECTION INV OUT: 941.85 (E, 6")

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
RD4	ROOF DRAIN BUILDING CONNECTION INV OUT: 941.97 (E, 6")
RD5	ROOF DRAIN BUILDING CONNECTION INV OUT: 942.34 (E, 6")
RD6	ROOF DRAIN BUILDING CONNECTION INV OUT: 942.41 (S, 6")
RD7	ROOF DRAIN BUILDING CONNECTION INV OUT: 942.62 (S, 6")
RD8	ROOF DRAIN BUILDING CONNECTION INV OUT: 942.72 (W, 6")
RD9	ROOF DRAIN BUILDING CONNECTION INV OUT: 942.37 (W, 6")
RD10	ROOF DRAIN BUILDING CONNECTION INV OUT: 942.21 (W, 6")

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "DIGGERS HOTLINE" (1-800-242-8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.

UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER CLEANOUT
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE

NORTH

DIGGERS HOTLINE®
(800) 242-8511

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: (312) 788-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: LAD | DRAWN BY: OTD | CHECKED BY: LAD

NOT FOR CONSTRUCTION

CHASE

UTILITY PLAN

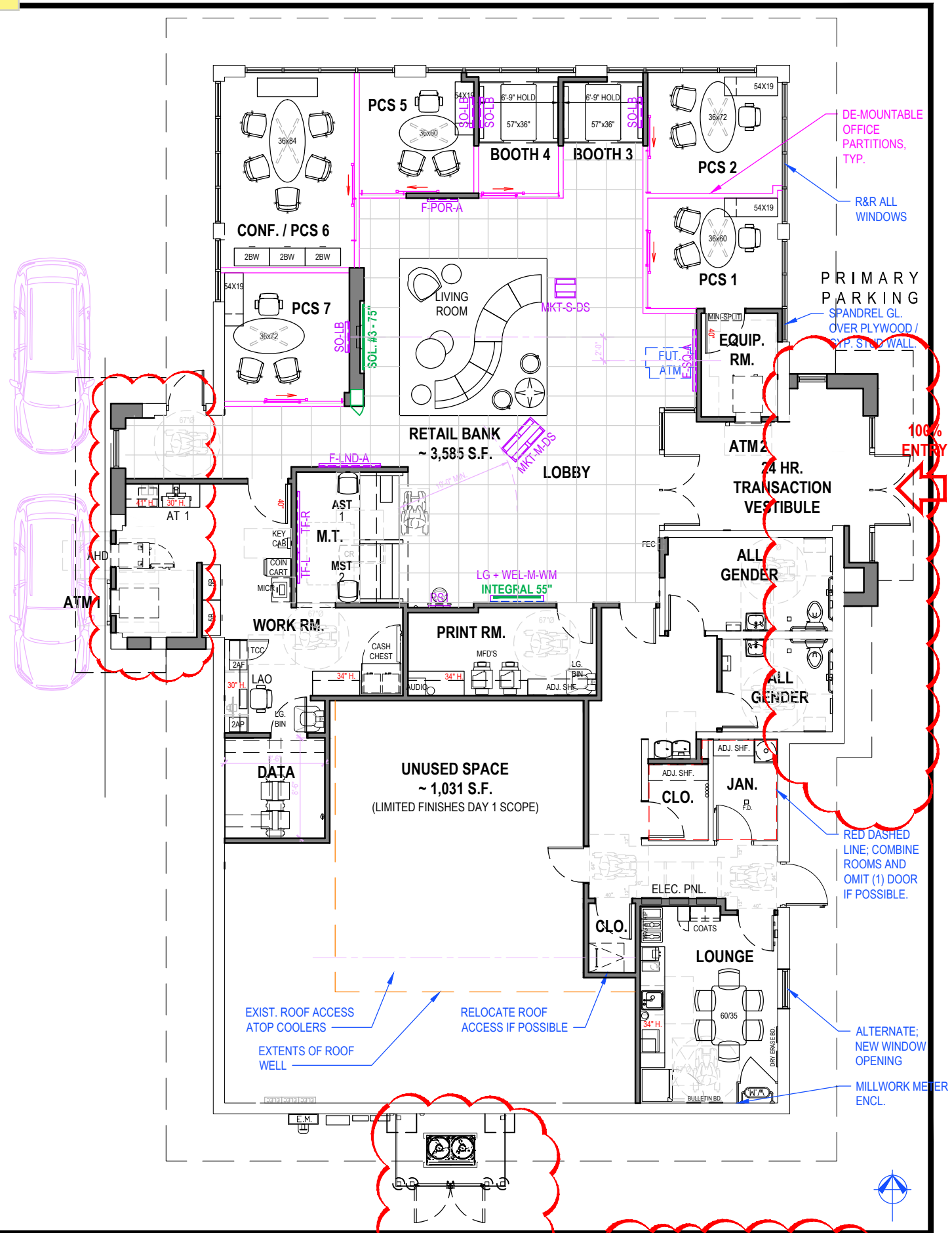
CHASE BANK
W249 N6620, HWY. 164
SUSSEX, WI 53089

ORIGINAL ISSUE: 08/29/25
KHA PROJECT NO. 168558102
SHEET NUMBER
C3.0

Agenda

Drawing name: K:\CHI_LDEV\168558102_Chase_Sussex_WI\2 Design\C40\PlanSheets\Prelim Engineering\C3.0 – UTILITY PLAN.dwg C3.0 Aug 29, 2025 1:35pm by Lauren.DeAngelis
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Agenda



CHASE

Proposed Floor Plan

Prospect Circle Sussex

W249 N6620 Hwy. 164 | Sussex, WI 53089

DATE	DESIGNER	AREA	SCALE
8/28/2025	RJM/TAP	+/- 4,720 sf	3/32" = 1'-0"

0 2' 4' 8' 12'

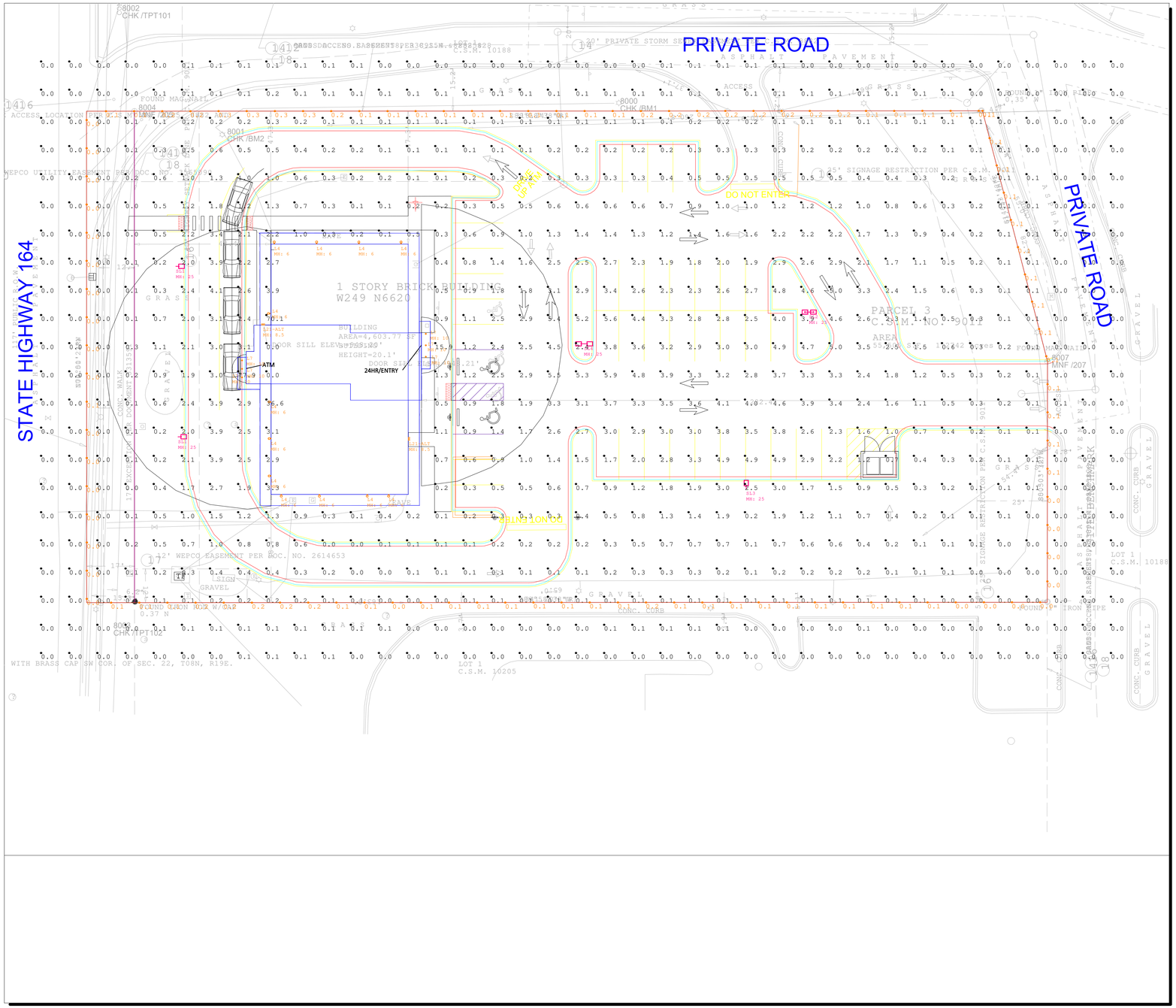
Agenda

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
24HR-ENTRY 10'	Fc	23.57	93.9	1.0	23.57	93.90	FC TAKEN 10' FROM ENTRY @ 3'-0" AFG
24HR-ENTRY 50'	Fc	2.62	63.0	0.2	13.10	315.00	fc taken 50' from entry @ 3'-0" afg
ATM 5'	Fc	74.24	111.8	24.3	3.06	4.60	FC TAKEN 5' FROM ATM @ 3'-0" AFG
ATM 50'	Fc	3.33	102.5	0.1	33.30	1025	FC TAKEN 50' FROM ATM @ 3'-0" AFG
PROPERTY LINE	Fc	0.10	0.3	0.0	N.A.	N.A.	FC TAKEN @ GRADE
SITE	Fc	1.03	77.9	0.0	N.A.	N.A.	FC TAKEN @ GRADE

Luminaire Schedule

Symbol	Label	Qty	Part Number	Description
	L7	6	5811-SAT20L8040W	RECESSED DOWN LIGHT
	L4	12	9004-W1-RW-LED3090-W-BK-L1-UNV	WALL MOUNT DN LIGHT
	L21-ALT	2	AFF FCT	EMERGENCY WALL LIGHT
	SL1	2	EACL010D4AF740-DIMMING-D1-FINISH WITH ELS-EAC-RBL-BLCK	FULL CUTOFF AREA LIGHT W/SHIELD
	SL2	1	EACL010D4AF740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	SL3	1	EACL010E4AF740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	SL4	1	EACL010E4AF740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT



- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERAGED. ACTUAL RESULTS MAY VARY
- MH IS OVERALL MOUNTING HEIGHT

lighting > electrical > energy
technology > signs
FACILITY SOLUTIONS GROUP

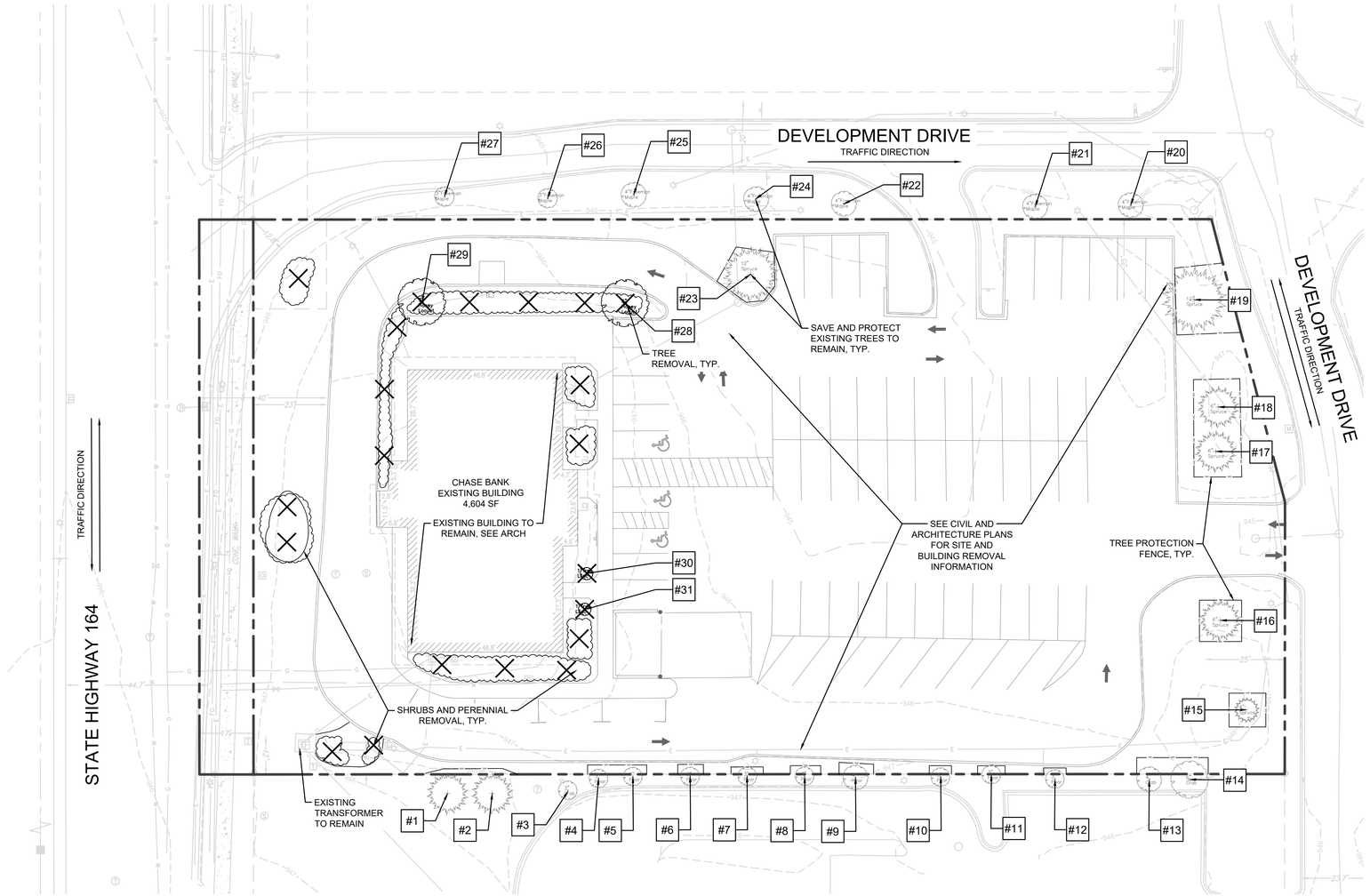
#	Date	Comments

Revisions

Drawn By: JJM
Checked By:
Date:8/28/2025

JPMC SUSSEX, WI
LIGHTING LAYOUT

PHOTOMETRIC CALCULATIONS



1 TREE PRESERVATION PLAN
SCALE: 1" = 20'

N

20' 0 10' 20' 40'
Scale: 1 inch = 20 feet

LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING LANDSCAPE TO BE REMOVED
- TPF TPF TREE PROTECTION FENCE

Tree Survey

Sussex, WI

#	Species name	DBH (Inches)	Condition	Remain/Remove	Notes
1	*Spruce*	6	*Good*	*Remain*	*Off Site Tree*
2	*Spruce*	6	*Good*	*Remain*	*Off Site Tree*
3	*Crabapple*	3	*Good*	*Remain*	*Off Site Tree*
4	*Pear*	3	*Good*	*Remain*	*Off Site Tree*
5	*Pear*	3	*Good*	*Remain*	*Off Site Tree*
6	*Pear*	3	*Good*	*Remain*	*Off Site Tree*
7	*Pear*	3	*Good*	*Remain*	*Off Site Tree*
8	*Pear*	3	*Good*	*Remain*	*Off Site Tree*
9	*Pear*	4	*Good*	*Remain*	*Off Site Tree*
10	*Pear*	3	*Good*	*Remain*	*Off Site Tree*
11	*Pear*	3	*Good*	*Remain*	*Off Site Tree*
12	*Pear*	3	*Fair*	*Remain*	*Off Site Tree*
13	*Crabapple*	4	*Fair*	*Remain*	*Off Site Tree*
14	*Crabapple*	6	*Fair*	*Remain*	*Off Site Tree*
15	Blue Spruce	4	Fair	Remain	Prune dead wood
16	Blue Spruce	6	Good	Remain	
17	Black Hills Spruce	6	Fair	Remain	Prune dead wood
18	Black Hills Spruce	6	Fair	Remain	Prune dead wood
19	Blue Spruce	12	Good	Remain	
20	*Freeman Maple*	4	*Good*	*Remain*	*Off Site Tree*
21	*Freeman Maple*	4	*Fair*	*Remain*	*Off Site Tree, chlorosis*
22	*Freeman Maple*	4	*Good*	*Remain*	*Off Site Tree*
23	Blue Spruce	12	Good	Remain	
24	*Freeman Maple*	4	*Fair*	*Remain*	*Off Site Tree, chlorosis*
25	*Freeman Maple*	4	*Good*	*Remain*	*Off Site Tree*
26	*Freeman Maple*	4	*Fair*	*Remain*	*Off Site Tree, chlorosis*
27	*Freeman Maple*	4	*Good*	*Remain*	*Off Site Tree*
28	Honey Locust	6	Fair	Remove	Removal for site improvements
29	Honey Locust	7	Good	Remove	Removal for site improvements
30	Tree Lilac	1	Good	Remove	Removal for site improvements
31	Tree Lilac	1	Fair	Remove	Leaning, Removal for site improvements

Total on site DBH	61
Total DBH Removed	15
Total to Remain	46
Total % to Remain	75%

Note - See Landscape plan for tree mitigation calculation.

NOTE:
ALL EXISTING TREES ON SITE TO REMAIN SHALL BE PRUNED TO REMOVE ANY DEAD WOOD.

CHASE BANK

W249 N6620, Hwy. 164,
Sussex, WI 53089

Client

CHASE

Project Team

LANDSCAPE ARCHITECT

TERRA landscapearchitecture
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CIVIL ENGINEER

KIMLEY HORN
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630-487-5550

Revisions

Date	Issue
08/29/2025	Submittal

Stamp

STATE OF WISCONSIN
KEVIN L. GRAHAM
LA-742-14
Wheaton, IL
LANDSCAPE ARCHITECT

Title

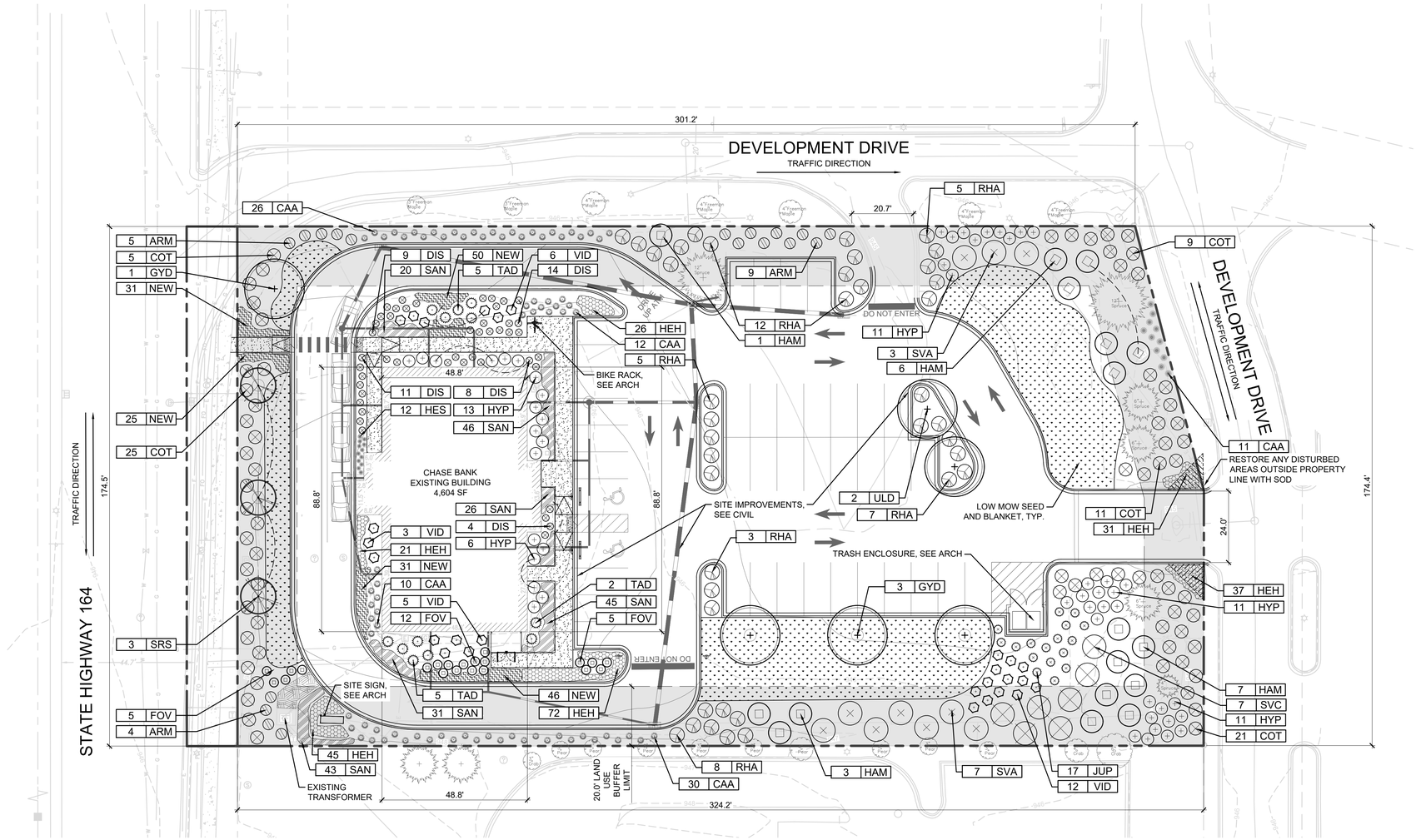
TREE PRESERVATION PLAN

Sheet No.

L0.0

TERRA Project No. 18-162-057

Aug 29, 2025 - 9:54am
M:_2018\18-162 The Architects Partnership\18-162-057 - Sussex WI\Design\Site\Drawings\L0.0 Tree Preservation Plan.dwg
cwong



1 LANDSCAPE PLAN
SCALE: 1" = 20'

N

20' 0 10' 20' 40'
Scale: 1 inch = 20 feet

LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING TREE TO REMAIN
- CONCRETE WALK AND BASE
- CONCRETE CURB AND GUTTER
- DEPRESSED CURB
- BIKE RACKS
- ADA TILE
- SIGN
- WHEELSTOP
- SHADE TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIAL / GROUNDCOVER AREAS
- LOW MOW SEED AND BLANKET
- 12' X 12' SIGHT TRIANGLE

SITE DATA	
Site Address	W249 N6620, Hwy. 164, Sussex, WI 53089
Building Size (Approximate)	±4,607 SF
Site Area	1.28 AC (55,558 SF)
Existing Use	Commercial
Proposed Use	Bank with Drive Through
Zoning	B3
Landscape Requirements	
Landscape area	>25% of the lot area
Provided:	24,086 SF / 55,558 SF =43%
LAND Use Intensity (LUI) & Landscape Requirement	WEST - Highway 164 (LUI) = General Commercial <0.65 ISR (7) - General Commercial <0.65 ISR (7) - Arterial Road (4) = 0 Highway 164 landscape requirement = (174.5' - 88.8' (Building facade) / 25ft = **(4) trees and (20) shrubs** NORTH - Development Drive (LUI) = General Commercial <0.65 ISR (7) - General Commercial <0.65 ISR (7) - Local Road (1) = 0 Development Drive North landscape requirements = (301.2' - 48.8' (Building facade) / 25ft = **(10) trees and (51) shrubs** EAST - Development Drive (LUI) = General Commercial <0.65 ISR (7) - General Commercial <0.65 ISR (7) - Local Road (1) = 0 Development Drive North landscape requirements = **174.5 / 25ft = (7) trees and (35) shrubs** SOUTH - Development Drive (LUI) = General Commercial <0.65 ISR (7) - General Commercial <0.65 ISR (7) - Local Road (1) = 0 Development Drive South landscape requirements = (324.2' - 48.8' (Building facade) / 25ft = **(11) trees and (55) shrubs** **Total required landscape = (32) trees and (156) shrubs - (27) existing trees = (5) trees and (156) shrubs**
Provided:	(8) new trees and (159) shrubs
Tree Preservation Standards	At least preserve 90% of the DBH of fair or better condition trees. Total on site DBH : 61" Minimum preserved DBH: 54.9". Preserved DBH: 46" (75%). Mitigation of at least 90% of protected trees. 54.9" - 46" = 8.9" DBH of new trees required.
Provided:	(6) new 2.5" cal. shade trees Total (~15" DBH)

Plant Schedule

Sussex, WI

Qty.	Key	Botanical name	Common name	Size	Notes
		SHADE/ORNAMENTAL TREES			
4	GYD	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	2.5" B&B	Central leader, min. 2" DBH
2	ULD	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	2.5" B&B	Central leader, min. 2" DBH
3	SRS	Syringa reticulata 'Summer Storm'	Summer Storm Tree Lilac	8' B&B	Central leader
		DECIDUOUS SHRUBS			
18	ARM	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	24" B&B	5' o.c.
70	COT	Cotoneaster 'Hessei'	Hesse Cotoneaster	#5 Cont.	7' o.c.
46	DIS	Diervilla x splendens 'SMNDSS'	Kodiak Fresh Bush Honeysuckle	#5 Cont.	3' o.c.
22	FOV	Forsythia viridissima 'Bronxensis'	Bronx Dwarf Forsythia	#3 Cont.	3' o.c.
52	HYP	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	24" B&B	4' o.c.
17	HAM	Hamamelis vernalis	Vernal Witchhazel	48" B&B	10' o.c.
10	SVA	Syringa vulgaris 'Alba"	Common White Lilac	48" B&B	10' o.c.
7	SVC	Syringa vulgaris 'Charles Joly"	Charles Joly Lilac	48" B&B	10' o.c.
40	RHA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5 Cont.	6' o.c.
26	VID	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	24" B&B	5' o.c.
		EVERGREEN SHRUBS			
17	JUP	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24" B&B	5' o.c.
12	TAD	Taxus × media 'Densiformis'	Dense Spreading Yew	24" B&B	5' o.c.
		PERENNIALS			
201	HEH	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Cont.	18" o.c.
183	NEW	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	#1 Cont.	18" o.c.
211	SAN	Salvia nemorosa 'Caradonna'	Caradonna Sage	#1 Cont.	18" o.c.
		ORNAMENTAL GRASSES			
94	CAA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Cont.	36" o.c.
12	HES	Helictotrichon sempervirens 'Saphirsprudel'	Sapphire Blue Oat Grass	#1 Cont.	18" o.c.

CHASE BANK

W249 N6620, Hwy. 164,
Sussex, WI 53089

Client

CHASE

Project Team

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312-583-9800

CIVIL ENGINEER

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Warrenville, IL. 60555
630-487-5550

Revisions

Date	Issue
08/29/2025	Submittal

Stamp

STATE OF WISCONSIN
KEVIN L. GRAHAM
LA-742-14
Wheaton, IL
LANDSCAPE ARCHITECT

Title

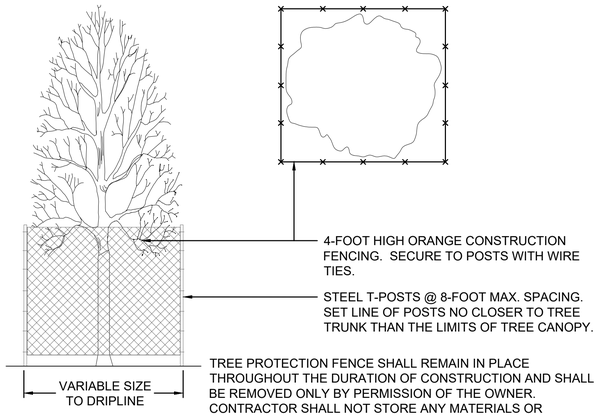
LANDSCAPE PLAN

Sheet No.

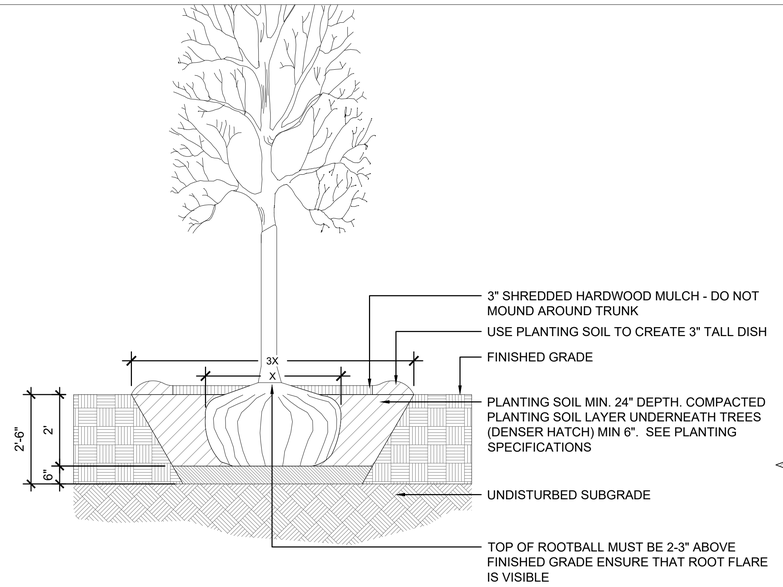
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TERRA Project No. 18-162-057

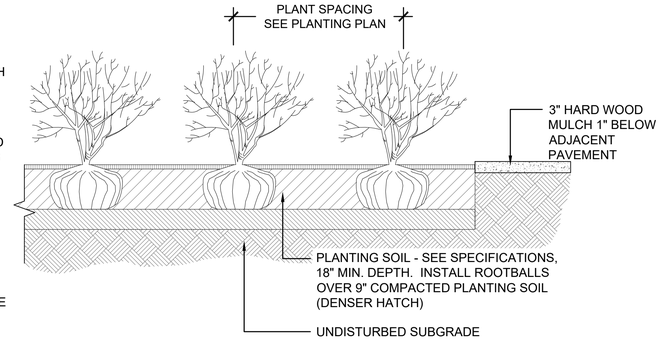
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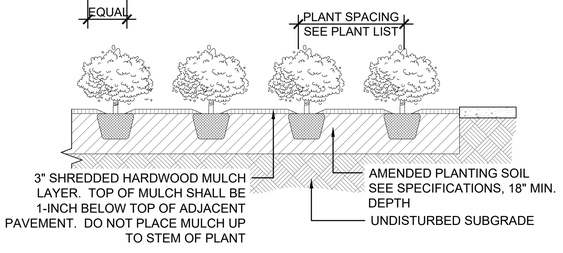
1 TREE PROTECTION DETAIL
SCALE: NTS



2 SHADE TREE PLANTING DETAIL
SCALE: NTS



3 SHRUB DETAIL
SCALE: NTS



4 GROUNDCOVER/PERENNIAL DETAIL
SCALE: NTS

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LANDSCAPE DETAILS

Sheet No.

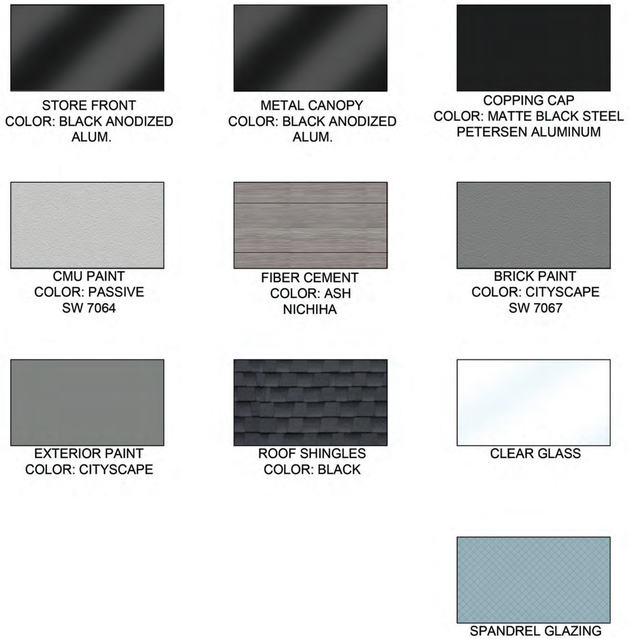
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TERRA Project No. 18-162-057

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cwong



NORTH ELEVATION





EAST ELEVATION

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

PROSPECT CIRCLE SUSSEX

W249 N6620, Hwy. 164
Sussex, WI 53089

ARCHITECTURAL ELEVATIONS

08.28.2025

Architect/Designer

The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 25041



SOUTH ELEVATION



WEST ELEVATION



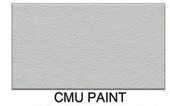
STORE FRONT
COLOR: BLACK ANODIZED ALUM.



METAL CANOPY
COLOR: BLACK ANODIZED ALUM.



COPPING CAP
COLOR: MATTE BLACK STEEL
PETERSEN ALUMINUM



CMU PAINT
COLOR: PASSIVE
SW 7064



FIBER CEMENT
COLOR: ASH
NICHIHA



BRICK PAINT
COLOR: CITYSCAPE
SW 7067



EXTERIOR PAINT
COLOR: CITYSCAPE



ROOF SHINGLES
COLOR: BLACK



CLEAR GLASS



SPANDREL GLAZING

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

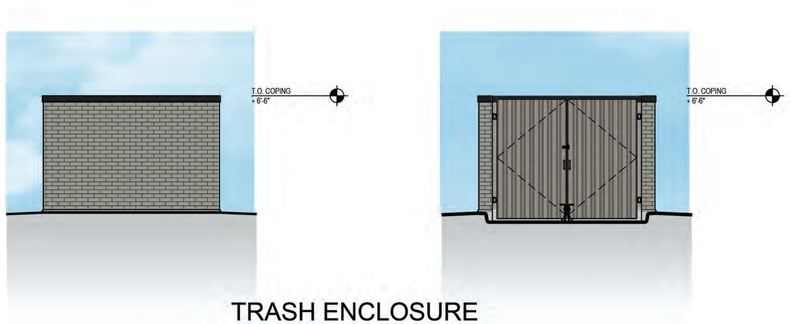
PROSPECT CIRCLE SUSSEX
W249 N6620, Hwy. 164
Sussex, WI 53089

ARCHITECTURAL ELEVATIONS

08.28.2025

Architect/Designer
The Architects Partnership, Ltd.
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Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 25041

tap



TRASH ENCLOSURE



BRICK
COLOR: PLATINUM
INTERSTATE BRICKS



EXTERIOR PAINT
COLOR: DOVETAIL
SHERWIN WILLIAMS



COPPING CAP
COLOR: MATTE BLACK STEEL
PETERSEN ALUMINUM

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

PROSPECT CIRCLE SUSSEX
W249 N6620, Hwy. 164
Sussex, WI 53089

ARCHITECTURAL ELEVATIONS

07.24.2025

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 25041

tap

Agenda ope ID: 891C3D77-71B9-4706-BCF5-4537E21BCB66

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:

X	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: Check was sent on 8/26

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

Contact Name for meetings: Terron Wright Phone # 561-628-9845

E-mail: wright@tapchicago.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?_____

Agenda ope ID: 891C3D77-71B9-4706-BCF5-4537E21BCB66

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? NO If yes, is this a new CU? _____

(Conditional Use Permits require a Public Hearing) OR an amendment to a CU? _____

Tax Key # SUXV0231997008 Zoning: B-3

Address of Tenant Space: W249 N6620, Hwy 164 Sussex, WI 53089

1. Name of Business:
JPMorgan Chase Bank, N.A.

Business

1111 Polaris Pkwy	Columbus, OH 43240	312.320.9594
Address	City, State, Zip	Phone #
	kenneth.j.colliander@chase.com	
Fax #	Email address	

2. Business owner contact information:
Ken Colliander

Contact

1111 Polaris Pkwy	Columbus, OH 43240	312.320.9594
Address	City, State, Zip	Phone #
	kenneth.j.colliander@chase.com	
Fax #	Email address	

3. Building/Land owner contact information:
S & L Properties Sussex LLC c/o Jeffrey Liegel

Contact

2651 Kirking Ct	Portage, WI 53901	608-742-2893
Address	City, State, Zip	Phone #
	jeff@bleedblue.net	
Fax #	Email address	

4. Number of Employees/Shifts: 8-10 Employees 2 Shifts

5. Days of Operation:

Put an X in box that applies:

Hours Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
x	x	x	x	x	x	
9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-2pm	closed

Agenda
ope ID: 891C3D77-71B9-4706-BCF5-4537E21BCB66

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? No
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? _____

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 +/- 65' x 89' Total square footage 4714

If applicable list square footage according to 1st floor 4714 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 40 Number of spaces needed per code 34
Number of spaces allocated for employee parking 10
Dimensions of parking lot 9 x 18 Is parking lot paved? yes

13. Signage: What type of signage are you proposing for your business?
2 wall signs will be proposed for this project.
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.

Jeffrey Liegel
Name

8-27-25
Date

Property Owner
Title or Position

I am aware and approve of the business to be operating in the building owned by S & L Properties Sussex LLC.

Jeffrey Liegel
Name

8-27-25
Date

Property Owner
Title or Position

Agenda
ope ID: 891C3D77-71B9-4706-BCF5-4537E21BCB66

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:

The Architects Partnership, Ltd./Terron Wright

680 North Lake Shore Drive 110-3099 Chicago, Illinois 60611

Business Name: JP Morgan Chase

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

Tax Key No. of the Property involved in the Request: SUXV 0231997008

DocuSigned by:
Jeff Liegel
6D5E4AAC3EDE482...
Signature of Property Owner and /or Authorized Agent

8-27-25
Date

Signature of Village Official Accepting Form

Date

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

Agenda ope ID: 891C3D77-71B9-4706-BCF5-4537E21BCB66

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: JP Morgan Chase

Address: 1111 Polaris Pkwy, Columbus, OH

Owner/Operator: _____

Standard Industrial Classification #: _____

How many people do you employ? _____

What are your businesses hours of work? _____

Who is responsible for water quality? (List job titles)

_____

_____

Time and Duration of Discharge: _____

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:

_____

_____

_____

_____

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

_____

_____

_____

_____

What are the constituents and characteristics of your wastewater?

_____

_____

_____

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

Agenda
ope ID: 891C3D77-71B9-4706-BCF5-4537E21BCB66

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.

JP Morgan Chase
Business Name:_____

Business Address:_____

Business Phone #:_____

Business Email:_____

Business Emergency Contacts

Name and Phone #:_____

Name and Phone #:_____

Name and Phone #:_____

Building Owner Name:_____

Building Owner Email:_____

Building Owner Emergency Contacts

Name and Phone #:_____

Name and Phone #:_____

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

The Architects Partnership, Ltd. 680 N Lake Shore Dr 110 #3099 Chicago IL 60611

Sussex Civic Center
Village of Sussex
N64W23760 Main Street
Sussex, Wisconsin 53089

August 29, 2025

Re: Project narrative for the property at W249 W6620 HWY 164.

Dear Mr. Gilbertson,

This letter is to detail our application for the Plan of Operations for the site located at the southeast corner of Development DR and Hwy 164. Our intent is to retrofit the existing restaurant building and convert it into a retail banking center for Chase Bank. Additionally, the drive-up service window will be converted into a “non-manned” automatic teller machine and after-hours depository along the west side of the building.

As part of the redevelopment, we are proposing to remove the existing entry tower on the east side and the drive-up at the west of the building and construct a new entry tower and drive-up element that will be cladded with materials that echoes Chase Bank’s national brand standards. The proposed cladding materials for the building are comprised of “wood look” fiber cement panels in the color “Ash” at the remodeled entry tower and drive-up, exterior paint finishes in the colors, “Passive” and “Cityscape” for the existing block and brick respectively and black anodized storefront system throughout. In addition, we are proposing to demolish the existing trash enclosure and construct a new one on the southwest corner of the parking lot. The new trash enclosure will complement the proposed banking center with a full depth brick veneer in the color “platinum”. The new mechanical equipment on the ground will be screened from public view.

Furthermore, site improvements will be proposed; however, the configuration of the existing parking lot will remain except for selective areas of newly proposed concrete paving. The bank will consist of 40 parking stalls, including 2 accessible parking stalls.

Agenda

The Architects Partnership, Ltd. 680 N Lake Shore Dr 110 #3099 Chicago IL 60611

Parties Involved:

Applicant
Terron Wright
The Architects Partnership, LTD (TAP)

Architect of Record
Timothy Meseck
The Architects Partnership, LTD (TAP)

Property Owner
S&L Properties Sussex, LLC

Civil Engineer
Kimley-Horn

Landscape Architect
Terra Engineering

Purchaser
Ken Colliander
Obo JPMorgan Chase Bank, N.A.

Zoning Classification:

The property in question is in a zoning district classified as B-3 Highway Business District

Type of Business:

The type of business is a retail banking center with one (1) drive-through service lane for use of an automatic teller machine (ATM) through the wall. The hours of operation will be Monday – Friday 9 AM – 5 PM and Saturday 9 AM – 2 PM. The total number of employees and any one time will be eight. The eight employees will consist of one (1) teller, (1) lead teller, two (2) bankers, (1) branch manager, (1) mortgage loan office, (1) financial advisor and (1) business banker.

Lighting Design and Locations:

To provide the best and most efficient lighting design and locations a photometric study has been developed and included in this submittal.

Sustainability Components:

The project will contain the following components which would contribute to sustainability practices the Village is encouraging:

- Installation of additional trees/landscaping within development area
- LED lighting

The proposed schedule has construction commencing by fall of 2026 (pending regulatory approvals) and an anticipated occupancy date of early spring of 2027.



Timothy R. Meseck
The Architects Partnership, LTD.

Agenda

Project Name Wildflower Development

Tax Key # SUXV0250995

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: Scott Bence Phone # 262-345-5421

E-mail: scott@jbjcompanies.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 # SUXV0250995 Zoning: B-3, Rm-1, Rs-3, SF-RD-3, P-2, P-1

Address of Tenant Space: _____

1. Name of Business:
Wildflower LLC

Business

Address	City, State, Zip	Phone #
W178N9912 Rivercrest Drive, Ste. 101, Germantown WI 53022	Sussex, WI 53089	

Fax #	Email address

2. Business owner contact information:
Scott Bence

Contact

Address	City, State, Zip	Phone #
W178N9912 Rivercrest Dr. Suite 101	Germantown, WI 53022	262-345-5421

Fax #	Email address
	scott@jbjcompanies.com

3. Building/Land owner contact information:
Wildflowr LLC, c/o: Scott Bence

Contact

Address	City, State, Zip	Phone #
W178N9912 Rivercrest Dr. Suite 101	Germantown, WI 53022	262-345-5421

Fax #	Email address
	scott@jbjcompanies.com

4. Number of Employees/Shifts: n/a Employees n/a Shifts

5. Days of Operation:

Put an X in box that applies:	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Hours Open for business							

6. Is this an extension of an existing operation? n/a

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? n/a Do you need an Outdoor Establishment Permit? n/a
If yes, explain: n/a
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? n/a

10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? n/a If yes, explain: n/a

11. Dimension of area to be occupied n/a Total square footage n/a

If applicable list square footage according to 1st floor n/a 2nd floor n/a

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 n/a Number of spaces needed per code n/a
Number of spaces allocated for employee parking n/a
Dimensions of parking lot n/a Is parking lot paved? n/a

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

Scott Bence Scott Bence — 5/30/2025
Name — Date
Member
Title or Position

I am aware and approve of the business to be operating in the building owned by _____.

_____ — _____
Name — Date
_____
Title or Position

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

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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:

JBJ Companies, Inc.

W178 N9912 Rivercrest Drive, Suite 101 Germantown, WI 53022

Business Name: Wildflower LLC

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

Tax Key No. of the Property involved in the Request: SUXV 0250995

Scott Bence
Signature of Property Owner and /or Authorized Agent

5/30/2025
Date

Signature of Village Official Accepting Form

Date

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

Agenda



WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: Wildflower LLC

Address: Tax Key: SUXV0250995

Owner/Operator: Wildflower LLC

Standard Industrial Classification #: n/a

How many people do you employ? n/a

What are your businesses hours of work? n/a

Who is responsible for water quality? (List job titles)
n/a

Time and Duration of Discharge: n/a

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

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

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

What are the constituents and characteristics of your wastewater?
n/a

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

Agenda

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: Wildflower LLC

Business Address: W178N9912 Rivercrest Drive, Ste. 101, Germantown WI 53022

Business Phone #: 262-255-1800

Business Email: realeste@jbjcompanies.com

Business Emergency Contacts

Name and Phone #: Scott Bence 262-255-1800

Name and Phone #: _____

Name and Phone #: _____

Building Owner Name: N/A

Building Owner Email: N/A

Building Owner Emergency Contacts

Name and Phone #: N/A

Name and Phone #: _____

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

Applicant: Wildflower LLC
Location: Tax Key # SUX V0250995, Village of Sussex, Wisconsin
Permit Type: Conditional Use Permit for Floodplain Adjustments and Corrections

Project Overview
Wildflower LLC is seeking a Conditional Use Permit to undertake development activities within a designated floodplain area in the Village of Sussex. The proposed project is designed to comply with all applicable zoning ordinances and floodplain regulations and aims to responsibly utilize the land while preserving environmental integrity.

Compliance with Local and State Regulations
This application adheres to the standards set forth in the Village of Sussex Zoning Ordinance and Wisconsin Act 67, which requires that all conditions and requirements be supported by substantial evidence.

1. See The Wildflower Floodplain Hydrologic and Hydraulic Analysis attached.

Wildflower LLC has prepared detailed plans and mitigation strategies to demonstrate compliance with floodplain management standards and ensure public safety and welfare.

Environmental and Community Impact

- **Floodplain Management:** The project includes engineered solutions to mitigate flood risks, such as elevation of structures, stormwater management systems, and erosion control measures.
- **Environmental Stewardship:** Native vegetation will be preserved or restored where possible, and construction will be timed to minimize disruption to local wildlife and water flow.
- **Community Benefits:** The development will enhance the usability and aesthetic value of the area, potentially increasing property values and contributing to the local economy.

Compatibility and Suitability
The proposed use is compatible with surrounding land uses and aligns with the Village's comprehensive plan. The site has been evaluated for suitability, and the project will not adversely affect neighboring properties in terms of noise, traffic, or water displacement.

Public Engagement and Transparency
Wildflower LLC is committed to engaging with the community and local officials throughout the permitting process. A public hearing will be held in accordance with Wisconsin Statutes Chapter 985, ensuring transparency and allowing for community input.

Conclusion
Wildflower LLC respectfully requests approval of the Conditional Use Permit for floodplain adjustments. The project meets all statutory and local requirements, is supported by substantial evidence, and reflects a commitment to responsible land use and environmental stewardship.

Wildflower Floodplain

Hydrologic and Hydraulic Analyses

July 31, 2025

JBJ Companies, Inc. in conjunction with Wildflower, LLC (property owner) is planning to develop a parcel of land along South Branch Sussex Creek between Highway 164 and Main Street in the Village of Sussex (Figure 1) into commercial and residential properties. The proposed project would involve both filling of the regulatory floodplain and provision of volume to compensate for this fill. The post-project regulatory flood profile was evaluated using the current regulatory flood models to confirm that the project would be permittable under the Village of Sussex's floodplain ordinance. The floodplain map in this area shows regulatory floodway where upstream flows overtop Highway 164 and enter the Wildflower site north of the culverts crossing under the road. Analysis indicates that this does not represent the anticipated flooding during the one percent annual storm event so implementation of the project would require remapping of the floodway accordingly.

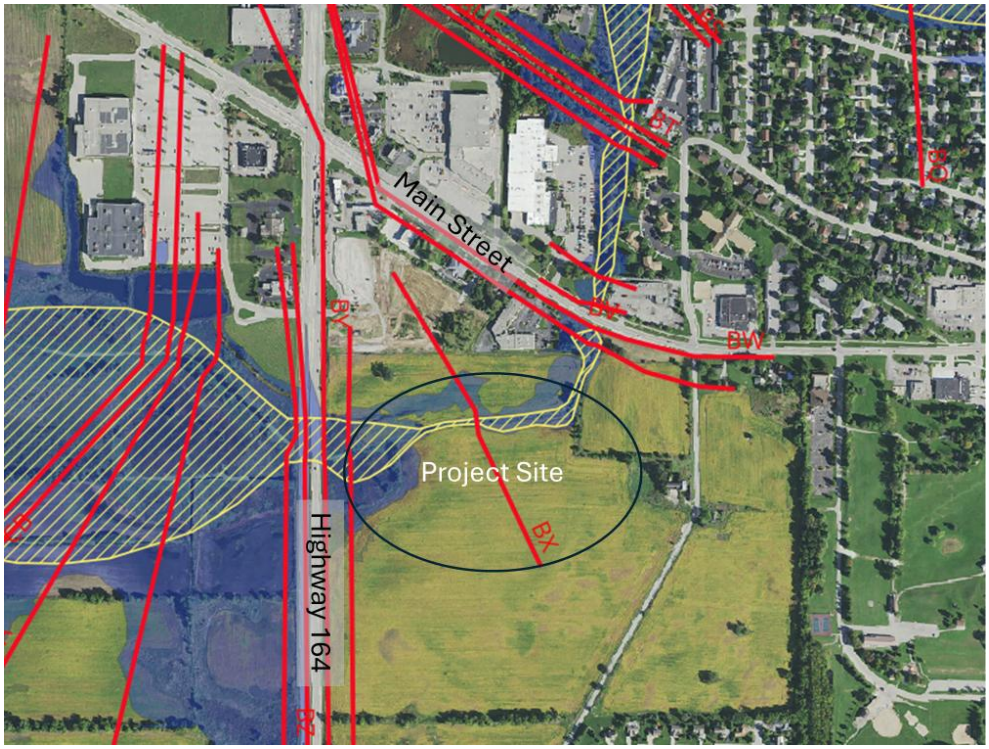


Figure 1. Wildflower Project Site

In the course of analysis for this project it was determined that the construction of additional lanes along Highway 164 in Summer of 2005 has not been represented in the current regulatory flood models or flood map. Analysis suggests that the reconstructed culvert crossing would result in small changes in downstream peak flows owing to shifts in hydrograph shapes, while the provision of storage from the proposed project would offset essentially all of these changes. Based on discussion with Wisconsin Department of Natural Resources (WDNR) staff, these hydrologic changes are minor enough that changes to the regulatory flows are not necessary for this floodplain

analysis. This report summarizes the methodology used to analyze the various floodplain conditions and presents the resulting flood profiles.

Hydrologic Analyses

The WDNR provided Sussex Creek HEC-RAS floodplain models that include the regulatory flows shown in Table 1. It should be noted that the flows in the WDNR regulatory models differ from the flows presented in the 2023 FEMA Flood Insurance Study (FIS) between State Road 164 and Clover Drive (FIS Cross Sections BZ and AO). An HEC-HMS watershed model developed for the 2008 FIS (Figure 2) appears to be the source for these flows - the 2023 FIS flows are very close to the HEC-HMS model results for the "Wetland Storage" condition (Table 1). These do not reflect lower regulatory flows that were accepted after a successful appeal by the Village of Sussex at the time of the 2008 FIS (Table 1, "Sussex Appeal"). The regulatory flows provided by WDNR and used in the Duplicate Effective and Corrected Effected simulations are very close to the "Sussex Appeal"; apparently the flows listed in the 2023 FIS do not reflect the final accepted flows.

HEC-HMS Model Runs

The flow inputs for Duplicate Effective and Corrected Effective conditions were the regulatory flows provided by the WDNR (Table 1). The HEC-HMS model described above was updated to Version 4.12 and used to evaluate the hydrologic impacts of the specific changes along South Branch Sussex Creek associated with the Preproject and Proposed conditions for this project. As was done for the 2008 FIS, the 6-hour storm event was used to establish flows in this area.

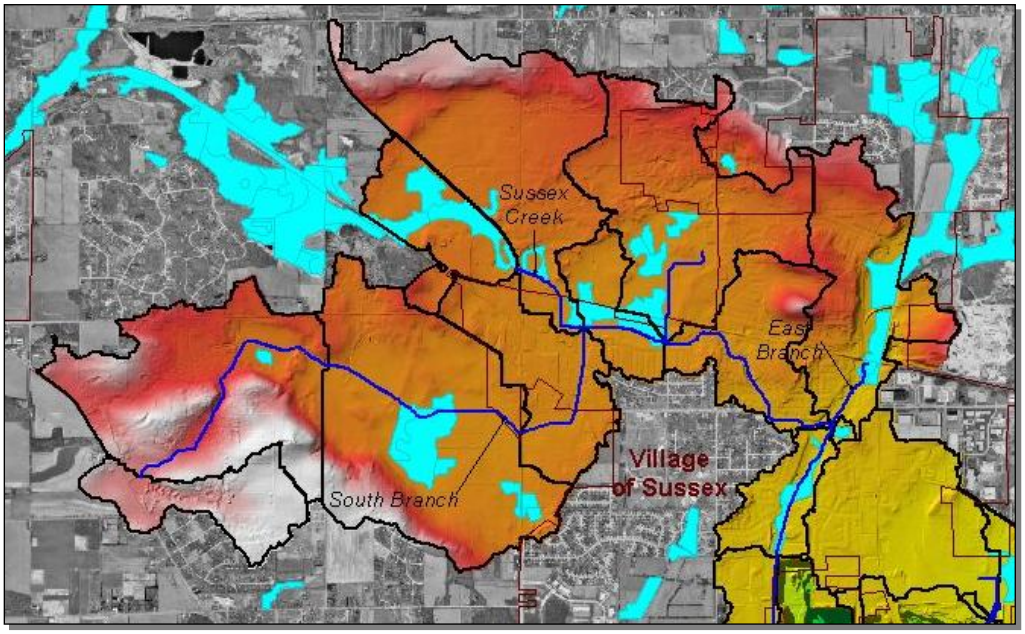


Figure 2. HEC-HMS Modeled Watershed. From WDNR 2005.

Table 1. Watershed Flows.

Model Reach	WDNR Regulatory Flow (cfs)	2023 FIS Table 9		Model Simulation			
		XC	Flow (cfs)	Wetland Storage	Sussex Appeal	Wildflower Existing	Wildflower Proposed
				Modeled Flow (cfs)			
R160	148	DI	148	147	147	147	147
Mary Hill Rd	536	CM	536	548	548	548	548
State Road 164	239	BZ	398	404	240	232	232
R50	223	BX	398	399	224	218	208
S. Branch near RR	366	BT	398	401	367	379	370
R30	745	BS	765	760	744	760	737
R40	623	BQ	654	656	624	631	626
JR140	994	AV	990	993	997	1003	999
R140	907	AO	907	903	903	911	904

Preproject Conditions

Since the development of the effective model (Figure 3) the Highway 164 crossing culverts have been replaced with new, extended concrete culverts to accommodate a widening of the roadway. The Preproject Condition model incorporates changes to reflect the new crossing (Figure 4). Flows at the crossing were analyzed by developing a new rating curve using the HEC-RAS representation of the updated culvert configuration and revising the State Rd 164 storage-discharge curve within the "Sussex Appeal" HEC-HMS simulation to represent the "Wildflower Existing" condition (Figure 5).

The HEC-HMS model results indicate that the revised highway culverts do not increase the peak flow in the channel immediately downstream (Table 1) but do result in increases of up to 3.6% in areas further downstream (Table 2). These increases are due to slight shifts in the timing of the modeled hydrographs and increases in outflow from the crossing earlier in the event which corresponds to peaks from other areas (Figure 6).

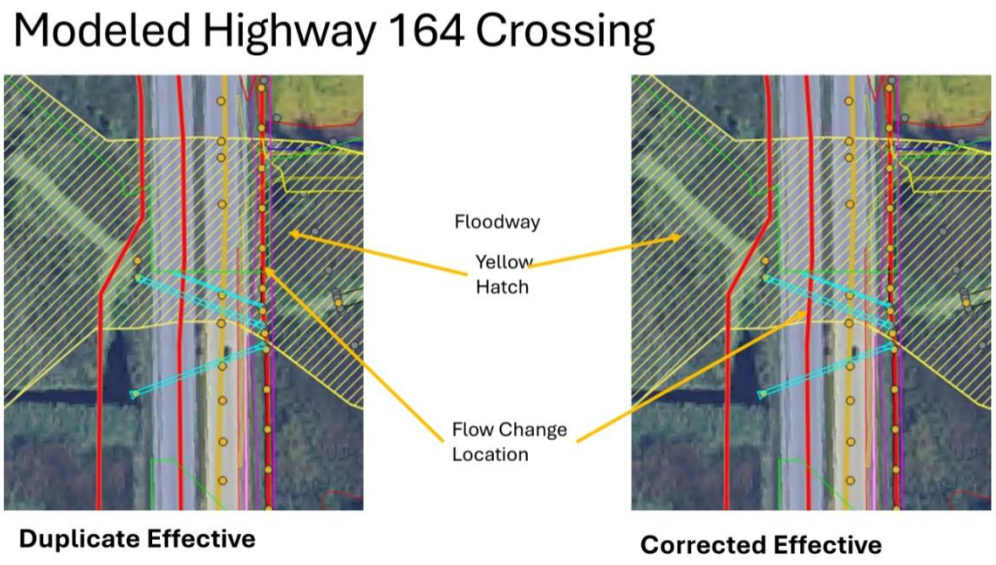


Figure 3. Modeled Representation of Highway 164 Crossing – Duplicate Effective and Corrected Effective Models.

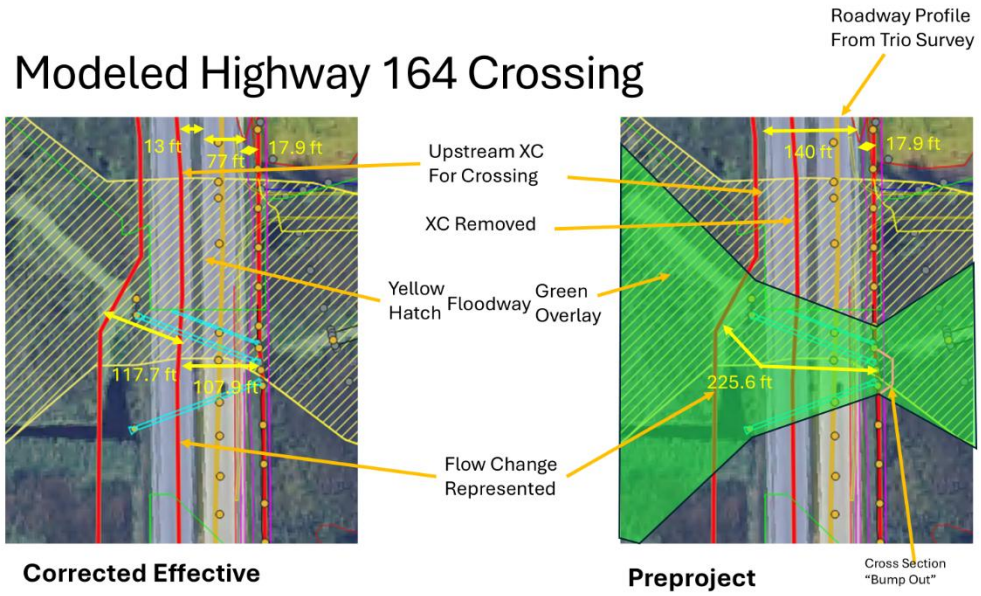


Figure 4. Modeled Representation of Highway 164 Crossing – Corrected Effective and Preproject Models.

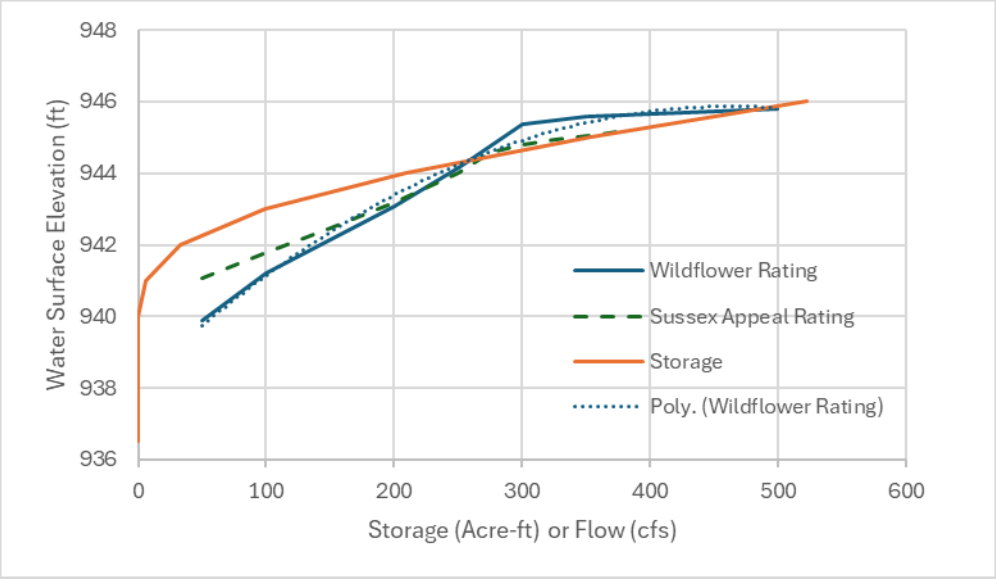


Figure 5. HEC-HMS Storage and Discharge Curves for State Rd 164 Crossing.
Sussex Appeal and Wildflower Existing conditions.

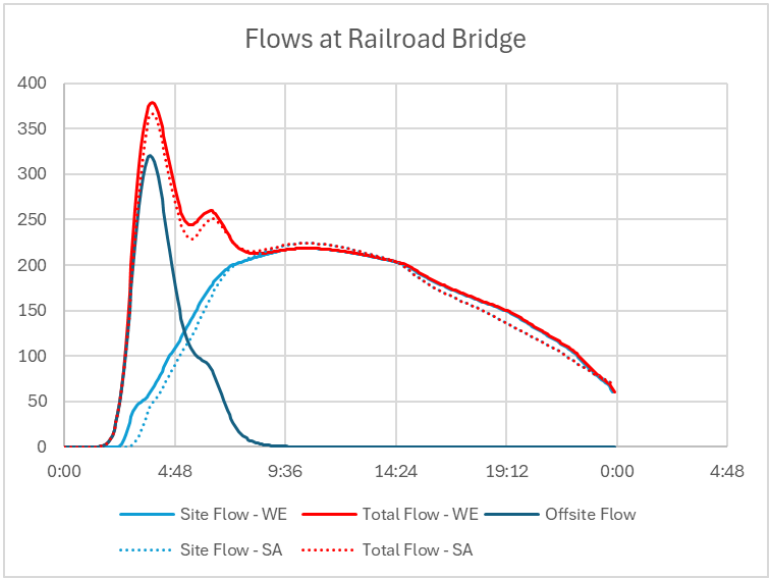


Figure 6. South Branch Sussex Creek Flows, Sussex Appeal vs. Wildflower Existing.
HEC-HMS results at Wildflower site (R50) and railroad crossing.

Proposed Conditions

The "Wildflower Proposed" HEC-HMS basin model was developed by revising the storage column of the storage-discharge curve for the Yaggy R50W50 reservoir in the "Wildflower Existing" simulation developed above to reflect the Trio Engineering grading plan dated August 2024 (Figure 7). Simulated flows downstream are reduced downstream relative to the Preproject /"Wildflower Existing" condition, although not all of the flow increases noted for the "Wildflower Existing" simulation would be completely attenuated (Table 1).

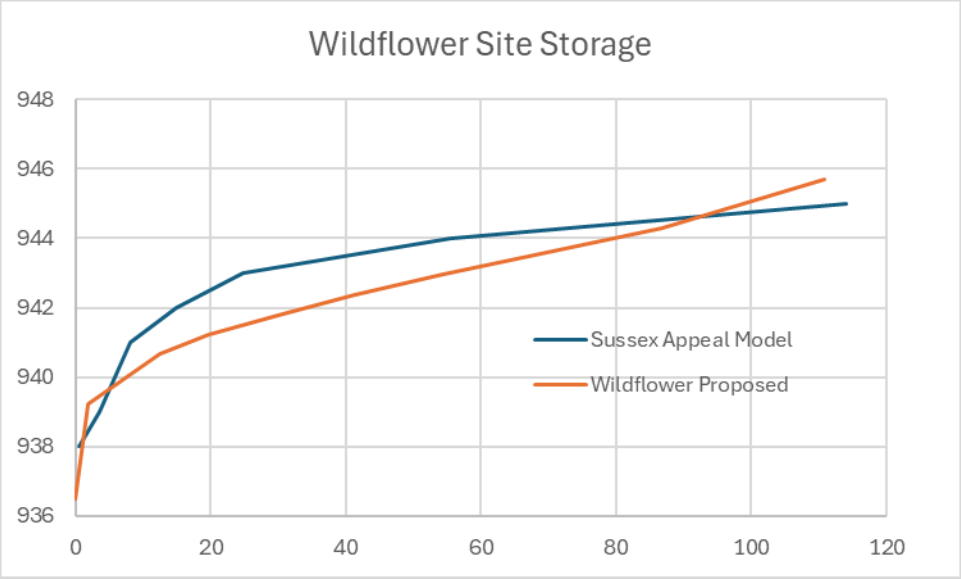


Figure 7. Storage Curves for Yaggy R50W50 (Wildflower Site).

Floodplain Model Flows

Flows for Duplicate Effective and Corrected Effective simulations were provided by WDNR (Table 1). Although he flows are the same for these two simulations (Table 2), there are differences in the locations of two flow changes in the Corrected Effective model relative to the Duplicate Effective model:

1. A flow change that occurs at Cross Section 25848 in the Duplicate Effective Model is revised to occur at Cross Section 25909 in the Corrected Effective model because cross sections incorporated to reflect actual conditions (Input File 11745) have differing numbers in that vicinity.
2. The flow change at the Highway 164 crossing was moved from the downstream end of the culverts (46255) to the upstream end (46363) to more realistically represent the location of flow reduction (Figure 3).

Based on discussion with Wisconsin Department of Natural Resources (WDNR) staff, the hydrologic changes associated with the Preproject and Proposed conditions can be considered minor enough that changes to the regulatory flows are not necessary for this floodplain analysis, particularly because the net change from Corrected Effective to Proposed is slight. The flow file used for the Preproject and Proposed Conditions modeling is similar to the Corrected Effective flow file with the exception being that the flow change at the Highway 164 crossing is located at station 46481 instead of 46363 because of the culvert lengthening.

Hydraulic Analyses

Water surface profiles for the Duplicate Effective, Corrected Effective, Preproject and Proposed Conditions were generated by modifying HEC-RAS model input files to reflect the slight differences in flow change locations described in the previous section as well as appropriate changes to the floodplain geometry. The revised input files were then run using HEC-RAS Version 6.5 to develop the comparative water surface profiles in NGVD29, which were then converted to NAVD88 by subtracting 0.167 feet. Geometry modifications and profile changes for each of these model conditions are described in this section. Results are compared to the floodway table published in the 2023 FIS with the modification that the values calculated by Ruekert and Mielke for the 2015 LOMC for the Main Street crossing upgrades were used for Cross Sections BD ad BE instead of the FIS values.

Duplicate Effective Profile

The Duplicate Effective profile (Appendix 1) was developed by running the "Final 4 Profile Run" flow and "Sussex Creek Alternative" geometry file provided by WDNR (10/24), replacing cross sections between 31235 and 30933 (Clover Drive) with sections from Input File 20550 to reflect a permitted change at the Clover Drive crossing. The resulting profile is generally consistent with the modified floodway table. Deviations include (Appendix 2):

- Differences of +/- 0.2 ft between Cross Sections AA and AI
- Differences of +0.1 to -0.4 ft at Cross Sections AR through AT
- Increases of +0.1 ft at Cross Sections AW through BA, BC, BD, BF, BG and BL
- Decreases of - 0.1 ft at Cross Sections BH and BI
- Increases of +0.1 ft at Cross Section BX through BZ, and
- Increases of +0.1 ft at Cross Sections CH, CI and CK.

Corrected Effective Profile

The Corrected Effective profile (Appendix 1) was developed based on the Duplicate Effective model geometry, adding Cross Sections 24333 to 26454 from model 11745 to reflect model revisions developed by SEWRPC in the vicinity of the Halquist site. Survey data from Trio Engineering augmented with LiDAR data was used to update model Cross Sections 44433, 44523, 45400 and 46114 and to add five new cross sections on the Wildflower Site (Figure 8). Survey data was also used at the Main Street Crossing (44383) to adjust road elevation, culvert properties and ineffective flow limits. The 11745 flow file was modified by moving the Highway 164 flow change location from the downstream cross section to the upstream (46363); the ineffective flow limits at Highway 164 were adjusted to reflect the lack of overtopping there (Figure 4).

The Corrected Effective profile is generally consistent with the Duplicate Effective profile (Appendix 1) except as noted here:

- Decrease of -1.46 ft at Cross Section 46363 and -1.47 ft at Cross Section 46481 extending and diminishing upstream to Cross Section 51548 – attributable to the lower water surface elevation at the upstream end of the Highway 164 crossing after moving flow change location.

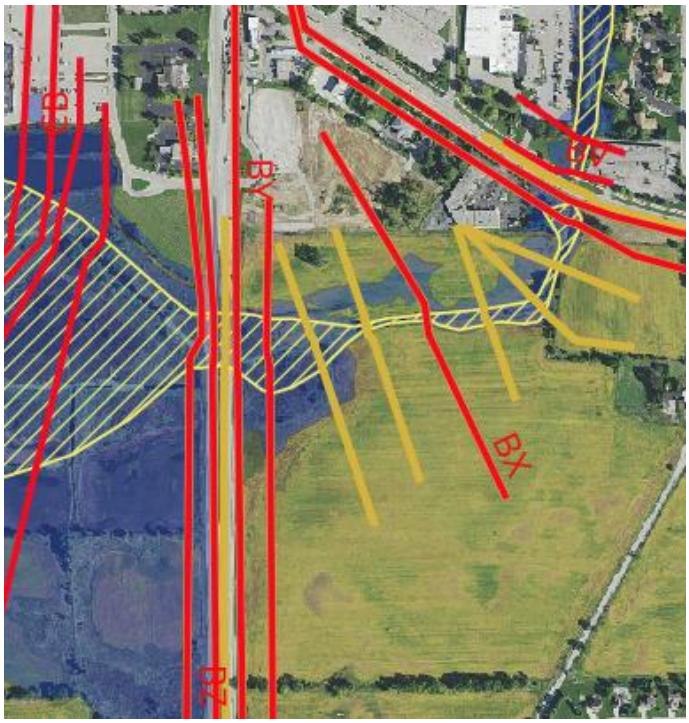


Figure 8. Wildflower Site Cross Sections.
Red are FIS cross section locations (on-site cross sections resurveyed), yellow are new surveyed cross section locations.

- Decrease of -0.09 to -0.15 ft at Cross Sections 45400 through 46255 (Wildflower Site)
- Increase of +0.03 ft at Cross Section 44433 attributable to adjusting culvert invert based on survey
- Increases of +0.00 to 0.01 ft between Cross Sections 27798 and 28037.3*
- Changes in SEWRPC update area:
    - Increase of +0.02 ft at Cross Section 26454
    - Decrease of -0.02 ft at Cross Section 25845
    - Increases of +0.33 ft and +0.38 ft at Cross Sections 25663 and 25783, respectively
    - Increase of +0.01 ft at Cross Section 25416
    - Increases of +0.11 ft and +0.15 ft at Cross Sections 24856 and 25009, respectively
    - Decreases of -0.13 to -0.17 ft at Cross Sections 24333 through 24634.

The Corrected Effective profile is generally consistent with the modified floodway table (Appendix 2). Differences from the modified table are similar those noted for the Duplicate Effective profile with the following exceptions:

- No change for Cross Sections AD through AF
- Increase of +0.1 ft for Cross Section AH and no decrease at Cross Section AT
- Decrease of -0.1 ft at Cross Section BX, and no increase at Cross Section BY
- Decrease of -0.5 to -1.5 ft at Cross Sections BZ through CF – attributable to the lower water surface elevation at the upstream end of the Highway 164 crossing after moving flow change location

- No increase at Cross Sections CH or CI.

Preproject Condition Profile

To create the Preproject Condition model the Corrected Effective HEC-RAS geometry was modified to reflect the construction at the Highway 164 crossing (Figure 4). This included removing cross section 46363 and setting 46481 as the upstream section for the culverts, extending the culvert lengths and roadway widths, and using survey data provided by Trio Engineering to set the culvert locations, roadway elevation and cross section 46255. Cross section 46255 was modified slightly to bump the downstream boundary of the crossing 18 feet east in the immediate vicinity of the cross-culverts to accommodate the 18-19 ft culvert extensions proposed for the project (Figure 9); downstream channel lengths at cross sections 46841 and 46255 were modified to reflect this change. Contraction and expansion coefficients at the cross sections immediately bounding the culverts as well as the next cross section upstream (47088) were set as 0.3 and 0.5, respectively. Surveyed culvert locations were used to set ineffective flow limits and distances from the bounding cross-sections were set by offset from cross section 46255.

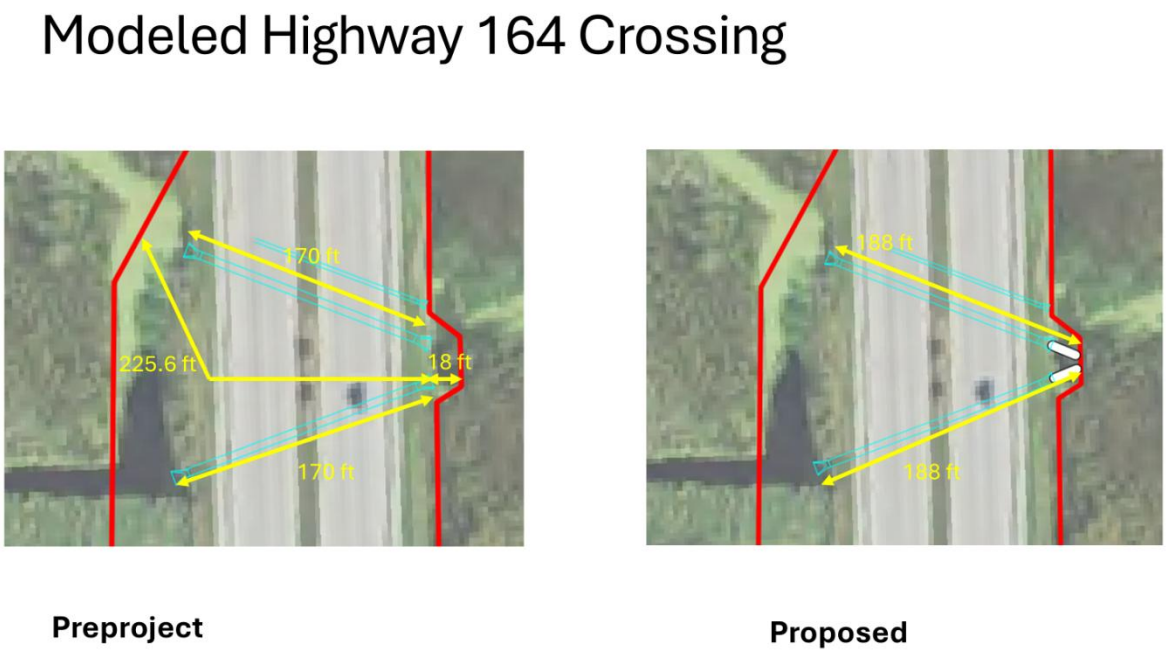


Figure 9. Modeled Representation of Highway 164 Crossing – Preproject and Proposed Models.

In response to FEMA review comments, the left edge of cross sections 47336 and 47273 were adjusted by removing one ground point and clipping a blocked obstruction at the location of the ineffective flow boundary representing the floodway edge (Figure 10). This is necessary for the calculated floodway topwidth to match the width shown on regulatory map at this location. Separately, five interpolated cross-sections were added between cross sections 50150 and 48961 in order to smooth the flow profile at that location.

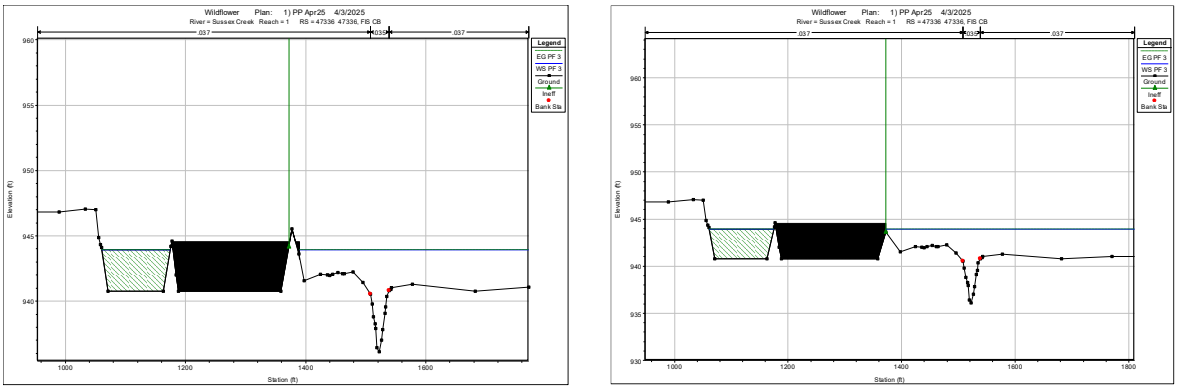


Figure 10. Cross Section 47336 Left Floodway Boundary
Corrected Effective (left) and Preproject (right).

The changed representation of the Highway 164 crossing resulted in increases of up to 0.26 feet in the Preproject profile relative to the Corrected Effective flood profiles (Appendix 1). Specific changes include increases of +0.22 to +0.26 ft between Cross Sections 46481 and 50178.

The Preproject profile is generally as consistent with the modified floodway table as the Corrected Effective profile (Appendix 2). Differences from the modified table include the items noted in the Corrected Effective discussion as well as 0.2 to 0.3 ft lesser decreases at Cross Sections BZ through CF.

Proposed Condition Profile

The Proposed Condition model was developed from the Preproject Condition model by modifying the Wildflower site cross sections to reflect the proposed project using design information provided by Trio Engineering (Figure 10). The extensions to the highway culverts were accounted for by increasing the pipe length to 188 ft (Figure 9) and changing the downstream invert from 936.0 to 935.9 ft. Cross section changes include expansion of the effective flow area at cross sections 46114 through 45400 associated with proposed floodway grading.

With the exception of one on-site cross section (45400), the Proposed Condition 100-yr profile does not exceed the Preproject Condition profile by 0.01 ft or greater at any of the modeled cross sections (Appendix 1), indicating that the proposed changes meet floodplain permitting requirements. Relative to the Preproject profile the Proposed Condition profile is reduced by 0.15 ft between cross sections 45665 and 46255 on the Wildflower site and up to 0.10 ft upstream of Highway 164 to Cross Section 51548. As noted, cross section 45400 on the Wildflower site does show an increase of 0.04 ft.

With respect to the FIS floodway table (Appendix 2), the Proposed Condition profile is similar to the Preproject profile, with 0.1 ft greater decreases between Cross Sections BZ and CE. Cross Section BY shows a 0.1 ft decrease relative to the Preproject and Cross Section BX shows a rounded 0.1 ft increase (942.17 ft vs 942.13 ft) relative to Preproject. Upstream of the project the Proposed profile displays a +0.1 ft increase in BFE relative to the floodway table at Cross Section CK; this increase is not related to the project as all of the other three model profiles show the same increases at this location.

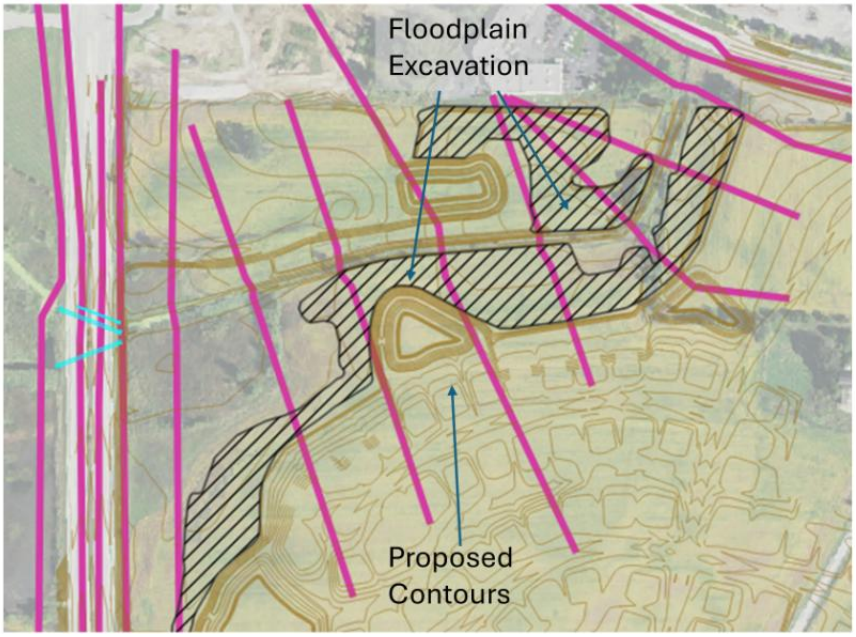


Figure 10 – Wildflower Proposed Site Plan

Floodplain Mapping Updates

The proposed Wildflower project was determined not to increase water levels at any modeled cross section relative to preproject conditions. However, the mapped regulatory floodway currently does not reflect the actual floodway at the Highway 164 crossing and the project requires that the floodway be remapped for project construction to occur. For this reason, a CLOMR to remap the floodway at that location is a project requirement. The changes at Highway 164 are incorporated into the Preproject Condition and as such will be incorporated into the remapped floodplain, but not treated as a project-related change.

Appendix 1 – Modeled Water Surface Profiles (ft NAVD88)

FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
CL	52377	952.72	952.72	0.00	952.72	0.00	952.72	0.00
	52258	952.68	952.68	0.00	952.68	0.00	952.68	0.00
	52163	952.66	952.66	0.00	952.66	0.00	952.66	0.00
	52038	952.64	952.64	0.00	952.64	0.00	952.64	0.00
	51919	952.58	952.58	0.00	952.58	0.00	952.58	0.00
CK	51797	952.37	952.37	0.00	952.37	0.00	952.37	0.00
	51773							
CJ	51745	949.19	949.19	0.00	949.19	0.00	949.19	0.00
	51639	948.54	948.54	0.00	948.54	0.00	948.54	0.00
CI	51548	948.25	948.24	-0.01	948.24	0.00	948.22	-0.02
	51463	948.17	948.16	-0.01	948.16	0.00	948.13	-0.03
	51381	948.10	948.09	-0.01	948.09	0.00	948.05	-0.04
	51302	948.07	948.06	-0.01	948.06	0.00	948.02	-0.04
CH	51209	948.06	948.04	-0.02	948.04	0.00	948.01	-0.03
	51119	948.05	948.03	-0.02	948.03	0.00	948.00	-0.03
	51027	948.04	948.02	-0.02	948.02	0.00	947.99	-0.03
	50938	948.04	948.02	-0.02	948.02	0.00	947.98	-0.04
	50841	948.03	948.01	-0.02	948.01	0.00	947.97	-0.04
	50744	948.03	948.01	-0.02	948.01	0.00	947.97	-0.04
	50663	948.03	948.01	-0.02	948.01	0.00	947.97	-0.04
	50331	947.99	947.97	-0.02	947.97	0.00	947.93	-0.04
CG	50281	947.94	947.92	-0.02	947.92	0.00	947.87	-0.05
	50225							
CF	50178	944.94	944.36	-0.58	944.59	0.23	944.57	-0.02
	50150	945.06	944.53	-0.53	944.74	0.21	944.72	-0.02
	49969	- - -	- - -	- - -	944.46	- - -	944.44	-0.02
	49787	- - -	- - -	- - -	944.19	- - -	944.16	-0.03

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FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
CE	49606	944.99	943.85	-1.14	944.06	+0.21	944.02	-0.04
	49444.7	- - -	- - -	- - -	943.97	- - -	943.91	-0.06
	49283.5	- - -	- - -	- - -	943.88	- - -	943.81	-0.07
	49122.2	- - -	- - -	- - -	943.83	- - -	943.74	-0.09
CD	48961	944.97	943.56	-1.41	943.79	+0.23	943.70	-0.09
CC	48238	944.96	943.53	-1.43	943.77	+0.24	943.67	-0.10
	47471	944.96	943.51	-1.45	943.76	+0.25	943.66	-0.10
CB	47336	944.96	943.51	-1.45	943.76	+0.25	943.66	-0.10
	47299							
CA	47273	944.95	943.50	-1.45	943.76	+0.25	943.65	-0.10
	47088	944.95	943.50	-1.45	943.76	+0.25	943.65	-0.10
BZ	46481	944.95	943.48	-1.47	943.75	+0.26	943.65	-0.09
	46363	944.95	943.49	-1.46	- - -	- - -	- - -	- - -
	46312							
BY	46255	942.50	942.41	-0.09	942.42	0.00	942.26	-0.15
	46114	942.49	942.41	-0.08	942.42	0.00	942.26	-0.15
	45911	- - -	942.40	- - -	942.41	0.00	942.25	-0.15
	45665	- - -	942.36	- - -	942.37	0.00	942.21	-0.15
BX	45400	942.28	942.13	-0.15	942.13	0.00	942.17	+0.04
	45183	- - -	942.13	- - -	942.13	0.00	942.13	0.00
	44963	- - -	942.11	- - -	942.11	0.00	942.11	0.00
	44743	- - -	942.06	- - -	942.06	0.00	942.06	0.00
	44523	942.05	942.05	0.00	942.06	0.00	942.05	0.00
BW	44433	941.91	941.94	+0.03	941.94	0.00	941.94	0.00
	44383							
BV	44310	941.30	941.30	0.00	941.30	0.00	941.30	0.00
	44160	941.24	941.24	0.00	941.24	0.00	941.24	0.00
	43451	940.49	940.49	0.00	940.49	0.00	940.49	0.00
BU	43364	940.44	940.44	0.00	940.44	0.00	940.44	0.00

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FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
	43338							
BT	43311	940.34	940.34	0.00	940.34	0.00	940.34	0.00
	43188	940.00	940.00	0.00	940.00	0.00	940.00	0.00
BS	42608	939.39	939.39	0.00	939.39	0.00	939.39	0.00
	42287	938.97	938.97	0.00	938.97	0.00	938.97	0.00
BR	41697	937.80	937.80	0.00	937.80	0.00	937.80	0.00
	41682.0*	937.76	937.76	0.00	937.76	0.00	937.76	0.00
	41667.1*	937.72	937.72	0.00	937.72	0.00	937.72	0.00
	41652.2*	937.69	937.69	0.00	937.69	0.00	937.69	0.00
	41637.3*	937.65	937.65	0.00	937.65	0.00	937.65	0.00
	41622.4*	937.63	937.63	0.00	937.63	0.00	937.63	0.00
	41607.4*	937.60	937.60	0.00	937.60	0.00	937.60	0.00
	41592.5*	937.58	937.58	0.00	937.58	0.00	937.58	0.00
	41577.6*	937.56	937.56	0.00	937.56	0.00	937.56	0.00
	41562.7*	937.55	937.55	0.00	937.55	0.00	937.55	0.00
	41547.8*	937.53	937.53	0.00	937.53	0.00	937.53	0.00
	41532.9*	937.52	937.52	0.00	937.52	0.00	937.52	0.00
	41517.9*	937.51	937.51	0.00	937.51	0.00	937.51	0.00
	41503.0*	937.50	937.50	0.00	937.50	0.00	937.50	0.00
	41488.1*	937.49	937.49	0.00	937.49	0.00	937.49	0.00
	41473.2*	937.48	937.48	0.00	937.48	0.00	937.48	0.00
	41458.3*	937.48	937.48	0.00	937.48	0.00	937.48	0.00
	41443.3*	937.47	937.47	0.00	937.47	0.00	937.47	0.00
	41428.4*	937.47	937.47	0.00	937.47	0.00	937.47	0.00
	41413.5*	937.46	937.46	0.00	937.46	0.00	937.46	0.00
	41398.6*	937.46	937.46	0.00	937.46	0.00	937.46	0.00
	41383.7*	937.45	937.45	0.00	937.45	0.00	937.45	0.00
	41368.8*	937.45	937.45	0.00	937.45	0.00	937.45	0.00
	41353.8*	937.45	937.45	0.00	937.45	0.00	937.45	0.00

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FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
	41338.9*	937.45	937.45	0.00	937.45	0.00	937.45	0.00
	41324.0*	937.44	937.44	0.00	937.44	0.00	937.44	0.00
	41309.1*	937.44	937.44	0.00	937.44	0.00	937.44	0.00
	41294.2*	937.44	937.44	0.00	937.44	0.00	937.44	0.00
	41279.3*	937.44	937.44	0.00	937.44	0.00	937.44	0.00
	41264.3*	937.44	937.44	0.00	937.44	0.00	937.44	0.00
	41249.4*	937.43	937.43	0.00	937.43	0.00	937.43	0.00
	41234.5*	937.43	937.43	0.00	937.43	0.00	937.43	0.00
	41219.6*	937.43	937.43	0.00	937.43	0.00	937.43	0.00
	41204.7*	937.43	937.43	0.00	937.43	0.00	937.43	0.00
	41189.7*	937.43	937.43	0.00	937.43	0.00	937.43	0.00
	41174.8*	937.43	937.43	0.00	937.43	0.00	937.43	0.00
	41159.9*	937.43	937.43	0.00	937.43	0.00	937.43	0.00
	41145.0*	937.43	937.43	0.00	937.43	0.00	937.43	0.00
	41130.1*	937.43	937.43	0.00	937.43	0.00	937.43	0.00
	41115.2*	937.43	937.43	0.00	937.43	0.00	937.43	0.00
	41100.2*	937.43	937.43	0.00	937.43	0.00	937.43	0.00
	41085.3*	937.43	937.43	0.00	937.43	0.00	937.43	0.00
	41070.4*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	41055.5*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	41040.6*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	41025.6*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	41010.7*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	40995.8*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	40980.9*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	40966.0*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	40951.1*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	40936.1*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	40921.2*	937.42	937.42	0.00	937.42	0.00	937.42	0.00

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FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
	40906.3*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	40891.4*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	40876.5*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	40861.5*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	40846.6*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	40831.7*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	40816.8*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
	40801.9*	937.42	937.42	0.00	937.42	0.00	937.42	0.00
BQ	40787	937.42	937.42	0.00	937.42	0.00	937.42	0.00
BP	39951	937.34	937.34	0.00	937.34	0.00	937.34	0.00
	39296	937.01	937.01	0.00	937.01	0.00	937.01	0.00
BO	39223	936.99	936.99	0.00	936.99	0.00	936.99	0.00
	39203							
BN	39187	936.94	936.94	0.00	936.94	0.00	936.94	0.00
	39074	936.84	936.84	0.00	936.84	0.00	936.84	0.00
	38596	935.76	935.76	0.00	935.76	0.00	935.76	0.00
BM	38536	935.50	935.50	0.00	935.50	0.00	935.50	0.00
	38498							
BL	38451	933.79	933.79	0.00	933.79	0.00	933.79	0.00
	38397	933.83	933.83	0.00	933.83	0.00	933.83	0.00
	38076	930.90	930.90	0.00	930.90	0.00	930.90	0.00
	38063.8*	931.32	931.32	0.00	931.32	0.00	931.32	0.00
	38051.6*	931.44	931.44	0.00	931.44	0.00	931.44	0.00
	38039.4*	931.50	931.50	0.00	931.50	0.00	931.50	0.00
	38027.2*	931.53	931.53	0.00	931.53	0.00	931.53	0.00
BK	38015	931.55	931.55	0.00	931.55	0.00	931.55	0.00
	37992							
BJ	37970	930.62	930.62	0.00	930.62	0.00	930.62	0.00
	37956.4*	930.60	930.60	0.00	930.60	0.00	930.60	0.00

FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
	37942.8*	930.56	930.56	0.00	930.56	0.00	930.56	0.00
	37929.2*	930.52	930.52	0.00	930.52	0.00	930.52	0.00
	37915.6*	930.46	930.46	0.00	930.46	0.00	930.46	0.00
	37902	930.38	930.38	0.00	930.38	0.00	930.38	0.00
	37887.1*	930.34	930.34	0.00	930.34	0.00	930.34	0.00
	37872.2*	930.30	930.30	0.00	930.30	0.00	930.30	0.00
	37857.2*	930.26	930.26	0.00	930.26	0.00	930.26	0.00
	37842.3*	930.23	930.23	0.00	930.23	0.00	930.23	0.00
	37827.4*	930.20	930.20	0.00	930.20	0.00	930.20	0.00
	37812.5*	930.17	930.17	0.00	930.17	0.00	930.17	0.00
	37797.6*	930.15	930.15	0.00	930.15	0.00	930.15	0.00
	37782.7*	930.13	930.13	0.00	930.13	0.00	930.13	0.00
	37767.8*	930.11	930.11	0.00	930.11	0.00	930.11	0.00
	37752.9*	930.09	930.09	0.00	930.09	0.00	930.09	0.00
	37738.0*	930.08	930.08	0.00	930.08	0.00	930.08	0.00
	37723.1*	930.07	930.07	0.00	930.07	0.00	930.07	0.00
	37708.2*	930.06	930.06	0.00	930.06	0.00	930.06	0.00
	37693.3*	930.05	930.05	0.00	930.05	0.00	930.05	0.00
	37678.4*	930.04	930.04	0.00	930.04	0.00	930.04	0.00
	37663.5*	930.03	930.03	0.00	930.03	0.00	930.03	0.00
	37648.6*	930.03	930.03	0.00	930.03	0.00	930.03	0.00
	37633.7*	930.02	930.02	0.00	930.02	0.00	930.02	0.00
	37618.8*	930.02	930.02	0.00	930.02	0.00	930.02	0.00
	37603.9*	930.01	930.01	0.00	930.01	0.00	930.01	0.00
	37589.0*	930.01	930.01	0.00	930.01	0.00	930.01	0.00
	37574.1*	930.01	930.01	0.00	930.01	0.00	930.01	0.00
	37559.2*	930.00	930.00	0.00	930.00	0.00	930.00	0.00
	37544.3*	930.00	930.00	0.00	930.00	0.00	930.00	0.00
	37529.4*	930.00	930.00	0.00	930.00	0.00	930.00	0.00

Agenda

FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
	37514.5*	930.00	930.00	0.00	930.00	0.00	930.00	0.00
	37499.6*	930.00	930.00	0.00	930.00	0.00	930.00	0.00
	37484.7*	930.00	930.00	0.00	930.00	0.00	930.00	0.00
	37469.8*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37454.9*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37440.0*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37425.1*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37410.2*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37395.3*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37380.4*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37365.5*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37350.6*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37335.7*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37320.8*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37305.9*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37291.0*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37276.1*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37261.2*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37246.3*	929.99	929.99	0.00	929.99	0.00	929.99	0.00
	37231.4*	929.98	929.98	0.00	929.98	0.00	929.98	0.00
	37216.5*	929.98	929.98	0.00	929.98	0.00	929.98	0.00
	37201.6*	929.98	929.98	0.00	929.98	0.00	929.98	0.00
	37186.7*	929.98	929.98	0.00	929.98	0.00	929.98	0.00
	37171.8*	929.98	929.98	0.00	929.98	0.00	929.98	0.00
	37156.9*	929.98	929.98	0.00	929.98	0.00	929.98	0.00
BI	37142	929.98	929.98	0.00	929.98	0.00	929.98	0.00
	36784	929.96	929.96	0.00	929.96	0.00	929.96	0.00
BH	36708	929.81	929.81	0.00	929.81	0.00	929.81	0.00
	36684							

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FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
	36641	923.67	923.67	0.00	923.67	0.00	923.67	0.00
	36626.2*	923.62	923.62	0.00	923.62	0.00	923.62	0.00
	36611.5*	923.57	923.57	0.00	923.57	0.00	923.57	0.00
	36596.8*	923.54	923.54	0.00	923.54	0.00	923.54	0.00
	36582.1*	923.52	923.52	0.00	923.52	0.00	923.52	0.00
	36567.4*	923.52	923.52	0.00	923.52	0.00	923.52	0.00
	36552.7*	923.52	923.52	0.00	923.52	0.00	923.52	0.00
	36538	923.52	923.52	0.00	923.52	0.00	923.52	0.00
BG	36137	922.97	922.97	0.00	922.97	0.00	922.97	0.00
	36115	922.74	922.74	0.00	922.74	0.00	922.74	0.00
	36103							
	36088	922.57	922.57	0.00	922.57	0.00	922.57	0.00
	36073	922.61	922.61	0.00	922.61	0.00	922.61	0.00
BF	35927	922.04	922.04	0.00	922.04	0.00	922.04	0.00
	35911	921.73	921.73	0.00	921.73	0.00	921.73	0.00
	35884							
	35866	920.19	920.19	0.00	920.19	0.00	920.19	0.00
	35838	920.01	920.01	0.00	920.01	0.00	920.01	0.00
BE	35812	920.22	920.22	0.00	920.22	0.00	920.22	0.00
	35761							
BD	35727	918.97	918.97	0.00	918.97	0.00	918.97	0.00
	35720	919.01	919.01	0.00	919.01	0.00	919.01	0.00
	35560	916.76	916.76	0.00	916.76	0.00	916.76	0.00
BC	35509	916.66	916.66	0.00	916.66	0.00	916.66	0.00
	35494							
BB	35451	914.90	914.90	0.00	914.90	0.00	914.90	0.00
BA	35159	911.25	911.25	0.00	911.25	0.00	911.25	0.00
AZ	35013	909.68	909.68	0.00	909.68	0.00	909.68	0.00
	34962							

Agenda

FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
AY	34913	909.25	909.25	0.00	909.25	0.00	909.25	0.00
	34891	908.68	908.68	0.00	908.68	0.00	908.68	0.00
	34717	908.38	908.38	0.00	908.38	0.00	908.38	0.00
AX	34676	908.43	908.43	0.00	908.43	0.00	908.43	0.00
	34668							
AW	34654	905.76	905.76	0.00	905.76	0.00	905.76	0.00
	34626	904.59	904.59	0.00	904.59	0.00	904.59	0.00
	34611.1*	904.42	904.42	0.00	904.42	0.00	904.42	0.00
	34596.2*	904.23	904.23	0.00	904.23	0.00	904.23	0.00
	34581.3*	904.04	904.04	0.00	904.04	0.00	904.04	0.00
	34566.5*	903.86	903.86	0.00	903.86	0.00	903.86	0.00
	34551.6*	903.67	903.67	0.00	903.67	0.00	903.67	0.00
	34536.7*	903.49	903.49	0.00	903.49	0.00	903.49	0.00
	34521.8*	903.32	903.32	0.00	903.32	0.00	903.32	0.00
	34507.0*	903.13	903.13	0.00	903.13	0.00	903.13	0.00
	34492.1*	902.96	902.96	0.00	902.96	0.00	902.96	0.00
	34477.2*	902.79	902.79	0.00	902.79	0.00	902.79	0.00
	34462.4*	902.60	902.60	0.00	902.60	0.00	902.60	0.00
	34447.5*	902.44	902.44	0.00	902.44	0.00	902.44	0.00
	34432.6*	902.25	902.25	0.00	902.25	0.00	902.25	0.00
	34417.7*	902.07	902.07	0.00	902.07	0.00	902.07	0.00
	34402.9*	901.87	901.87	0.00	901.87	0.00	901.87	0.00
	34388.0*	901.68	901.68	0.00	901.68	0.00	901.68	0.00
	34373.1*	901.49	901.49	0.00	901.49	0.00	901.49	0.00
	34358.2*	901.30	901.30	0.00	901.30	0.00	901.30	0.00
	34343.4*	901.11	901.11	0.00	901.11	0.00	901.11	0.00
	34328.5*	900.91	900.91	0.00	900.91	0.00	900.91	0.00
	34313.6*	900.72	900.72	0.00	900.72	0.00	900.72	0.00
	34298.8*	900.53	900.53	0.00	900.53	0.00	900.53	0.00

Agenda

FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
	34283.9*	900.34	900.34	0.00	900.34	0.00	900.34	0.00
	34269.0*	900.14	900.14	0.00	900.14	0.00	900.14	0.00
	34254.1*	899.94	899.94	0.00	899.94	0.00	899.94	0.00
	34239.3*	899.75	899.75	0.00	899.75	0.00	899.75	0.00
	34224.4*	899.55	899.55	0.00	899.55	0.00	899.55	0.00
	34209.5*	899.36	899.36	0.00	899.36	0.00	899.36	0.00
	34194.6*	899.16	899.16	0.00	899.16	0.00	899.16	0.00
	34179.8*	898.98	898.98	0.00	898.98	0.00	898.98	0.00
	34164.9*	898.78	898.78	0.00	898.78	0.00	898.78	0.00
	34150.0*	898.58	898.58	0.00	898.58	0.00	898.58	0.00
	34135.2*	898.40	898.40	0.00	898.40	0.00	898.40	0.00
	34120.3*	898.21	898.21	0.00	898.21	0.00	898.21	0.00
	34105.4*	898.04	898.04	0.00	898.04	0.00	898.04	0.00
	34090.5*	897.90	897.90	0.00	897.90	0.00	897.90	0.00
	34075.7*	897.78	897.78	0.00	897.78	0.00	897.78	0.00
	34060.8*	897.68	897.68	0.00	897.68	0.00	897.68	0.00
	34045.9*	897.61	897.61	0.00	897.61	0.00	897.61	0.00
	34031.0*	897.55	897.55	0.00	897.55	0.00	897.55	0.00
	34016.2*	897.51	897.51	0.00	897.51	0.00	897.51	0.00
	34001.3*	897.48	897.48	0.00	897.48	0.00	897.48	0.00
	33986.4*	897.45	897.45	0.00	897.45	0.00	897.45	0.00
	33971.6*	897.43	897.43	0.00	897.43	0.00	897.43	0.00
	33956.7*	897.42	897.42	0.00	897.42	0.00	897.42	0.00
	33941.8*	897.41	897.41	0.00	897.41	0.00	897.41	0.00
	33926.9*	897.40	897.40	0.00	897.40	0.00	897.40	0.00
	33912.1*	897.39	897.39	0.00	897.39	0.00	897.39	0.00
	33897.2*	897.39	897.39	0.00	897.39	0.00	897.39	0.00
	33882.3*	897.39	897.39	0.00	897.39	0.00	897.39	0.00
	33867.4*	897.40	897.40	0.00	897.40	0.00	897.40	0.00

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FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
	33852.6*	897.40	897.40	0.00	897.40	0.00	897.40	0.00
	33837.7*	897.40	897.40	0.00	897.40	0.00	897.40	0.00
	33822.8*	897.40	897.40	0.00	897.40	0.00	897.40	0.00
AV	33808	897.40	897.40	0.00	897.40	0.00	897.40	0.00
	33641	897.36	897.36	0.00	897.36	0.00	897.36	0.00
	33285	896.96	896.96	0.00	896.96	0.00	896.96	0.00
AU	33201	896.97	896.97	0.00	896.97	0.00	896.97	0.00
	33158							
AT	33117	895.77	895.77	0.00	895.77	0.00	895.77	0.00
	33028	895.33	895.33	0.00	895.33	0.00	895.33	0.00
	33013.2*	895.34	895.34	0.00	895.34	0.00	895.34	0.00
	32998.5*	895.31	895.31	0.00	895.31	0.00	895.31	0.00
	32983.7*	895.27	895.27	0.00	895.27	0.00	895.27	0.00
	32969.*	895.23	895.23	0.00	895.23	0.00	895.23	0.00
	32954.2*	895.19	895.19	0.00	895.19	0.00	895.19	0.00
	32939.5*	895.14	895.14	0.00	895.14	0.00	895.14	0.00
	32924.7*	895.10	895.10	0.00	895.10	0.00	895.10	0.00
	32910.*	895.05	895.05	0.00	895.05	0.00	895.05	0.00
	32895.2*	895.01	895.01	0.00	895.01	0.00	895.01	0.00
	32880.5*	894.96	894.96	0.00	894.96	0.00	894.96	0.00
	32865.7*	894.91	894.91	0.00	894.91	0.00	894.91	0.00
	32851.*	894.86	894.86	0.00	894.86	0.00	894.86	0.00
	32836.2*	894.80	894.80	0.00	894.80	0.00	894.80	0.00
	32821.5*	894.75	894.75	0.00	894.75	0.00	894.75	0.00
	32806.7*	894.69	894.69	0.00	894.69	0.00	894.69	0.00
	32792.*	894.63	894.63	0.00	894.63	0.00	894.63	0.00
	32777.2*	894.57	894.57	0.00	894.57	0.00	894.57	0.00
	32762.5*	894.51	894.51	0.00	894.51	0.00	894.51	0.00
	32747.7*	894.44	894.44	0.00	894.44	0.00	894.44	0.00

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FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
	32733.*	894.37	894.37	0.00	894.37	0.00	894.37	0.00
	32718.2*	894.30	894.30	0.00	894.30	0.00	894.30	0.00
	32703.5*	894.22	894.22	0.00	894.22	0.00	894.22	0.00
	32688.7*	894.14	894.14	0.00	894.14	0.00	894.14	0.00
	32674.*	894.05	894.05	0.00	894.05	0.00	894.05	0.00
	32659.2*	893.97	893.97	0.00	893.97	0.00	893.97	0.00
	32644.5*	893.88	893.88	0.00	893.88	0.00	893.88	0.00
	32629.7*	893.80	893.80	0.00	893.80	0.00	893.80	0.00
	32615.*	893.72	893.72	0.00	893.72	0.00	893.72	0.00
	32600.2*	893.66	893.66	0.00	893.66	0.00	893.66	0.00
	32585.5*	893.61	893.61	0.00	893.61	0.00	893.61	0.00
	32570.7*	893.61	893.61	0.00	893.61	0.00	893.61	0.00
	32556.*	893.62	893.62	0.00	893.62	0.00	893.62	0.00
	32541.2*	893.65	893.65	0.00	893.65	0.00	893.65	0.00
	32526.5*	893.67	893.67	0.00	893.67	0.00	893.67	0.00
	32511.7*	893.68	893.68	0.00	893.68	0.00	893.68	0.00
	32497.*	893.69	893.69	0.00	893.69	0.00	893.69	0.00
	32482.2*	893.70	893.70	0.00	893.70	0.00	893.70	0.00
	32467.5*	893.70	893.70	0.00	893.70	0.00	893.70	0.00
	32452.7*	893.70	893.70	0.00	893.70	0.00	893.70	0.00
	32438.*	893.70	893.70	0.00	893.70	0.00	893.70	0.00
	32423.2*	893.70	893.70	0.00	893.70	0.00	893.70	0.00
	32408.5*	893.70	893.70	0.00	893.70	0.00	893.70	0.00
	32393.7*	893.71	893.71	0.00	893.71	0.00	893.71	0.00
	32379.*	893.71	893.71	0.00	893.71	0.00	893.71	0.00
	32364.2*	893.71	893.71	0.00	893.71	0.00	893.71	0.00
	32349.5*	893.71	893.71	0.00	893.71	0.00	893.71	0.00
	32334.7*	893.70	893.70	0.00	893.70	0.00	893.70	0.00
AS	32320	893.70	893.70	0.00	893.70	0.00	893.70	0.00

Agenda

FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
AR	31690	893.67	893.67	0.00	893.67	0.00	893.67	0.00
	31235	893.60	893.60	0.00	893.60	0.00	893.60	0.00
AQ	31154	893.53	893.53	0.00	893.53	0.00	893.53	0.00
	31101							
AP	31023	891.34	891.34	0.00	891.34	0.00	891.34	0.00
	30933	891.32	891.32	0.00	891.32	0.00	891.32	0.00
AO	30414	890.88	890.88	0.00	890.88	0.00	890.88	0.00
AN	29791	889.90	889.90	0.00	889.90	0.00	889.90	0.00
AM	29170	888.33	888.33	0.00	888.33	0.00	888.33	0.00
AL	28576	884.99	884.99	0.00	884.99	0.00	884.99	0.00
	28561.0*	884.86	884.86	0.00	884.86	0.00	884.86	0.00
	28546.0*	884.73	884.73	0.00	884.73	0.00	884.73	0.00
	28531.1*	884.61	884.61	0.00	884.61	0.00	884.61	0.00
	28516.1*	884.48	884.48	0.00	884.48	0.00	884.48	0.00
	28501.1*	884.36	884.36	0.00	884.36	0.00	884.36	0.00
	28486.2*	884.23	884.23	0.00	884.23	0.00	884.23	0.00
	28471.2*	884.11	884.11	0.00	884.11	0.00	884.11	0.00
	28456.3*	883.99	883.99	0.00	883.99	0.00	883.99	0.00
	28441.3*	883.86	883.86	0.00	883.86	0.00	883.86	0.00
	28426.3*	883.74	883.74	0.00	883.74	0.00	883.74	0.00
	28411.4*	883.62	883.62	0.00	883.62	0.00	883.62	0.00
	28396.4*	883.49	883.49	0.00	883.49	0.00	883.49	0.00
	28381.5*	883.37	883.37	0.00	883.37	0.00	883.37	0.00
	28366.5*	883.25	883.25	0.00	883.25	0.00	883.25	0.00
	28351.5*	883.13	883.13	0.00	883.13	0.00	883.13	0.00
	28336.6*	883.01	883.01	0.00	883.01	0.00	883.01	0.00
	28321.6*	882.89	882.89	0.00	882.89	0.00	882.89	0.00
	28306.6*	882.77	882.77	0.00	882.77	0.00	882.77	0.00
	28291.7*	882.65	882.65	0.00	882.65	0.00	882.65	0.00

Agenda

FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
	28276.7*	882.54	882.54	0.00	882.54	0.00	882.54	0.00
	28261.8*	882.42	882.42	0.00	882.42	0.00	882.42	0.00
	28246.8*	882.30	882.30	0.00	882.30	0.00	882.30	0.00
	28231.8*	882.19	882.19	0.00	882.19	0.00	882.19	0.00
	28216.9*	882.08	882.08	0.00	882.08	0.00	882.08	0.00
	28201.9*	881.96	881.96	0.00	881.96	0.00	881.96	0.00
	28187.*	881.85	881.85	0.00	881.85	0.00	881.85	0.00
	28172.0*	881.75	881.75	0.00	881.75	0.00	881.75	0.00
	28157.0*	881.64	881.64	0.00	881.64	0.00	881.64	0.00
	28142.1*	881.54	881.54	0.00	881.54	0.00	881.54	0.00
	28127.1*	881.43	881.43	0.00	881.43	0.00	881.43	0.00
	28112.1*	881.33	881.33	0.00	881.33	0.00	881.33	0.00
	28097.2*	881.23	881.23	0.00	881.23	0.00	881.23	0.00
	28082.2*	881.13	881.13	0.00	881.13	0.00	881.13	0.00
	28067.3*	881.03	881.03	0.00	881.03	0.00	881.03	0.00
	28052.3*	880.94	880.94	0.00	880.94	0.00	880.94	0.00
	28037.3*	880.85	880.86	+0.01	880.86	0.00	880.86	0.00
	28022.4*	880.77	880.78	+0.01	880.78	0.00	880.78	0.00
	28007.4*	880.70	880.70	0.00	880.70	0.00	880.70	0.00
	27992.5*	880.63	880.63	0.00	880.63	0.00	880.63	0.00
	27977.5*	880.56	880.56	0.00	880.56	0.00	880.56	0.00
	27962.5*	880.50	880.50	0.00	880.50	0.00	880.50	0.00
	27947.6*	880.45	880.45	0.00	880.45	0.00	880.45	0.00
	27932.6*	880.40	880.40	0.00	880.40	0.00	880.40	0.00
	27917.6*	880.35	880.36	+0.01	880.36	0.00	880.36	0.00
	27902.7*	880.31	880.31	0.00	880.31	0.00	880.31	0.00
	27887.7*	880.27	880.28	+0.01	880.28	0.00	880.28	0.00
	27872.8*	880.24	880.24	0.00	880.24	0.00	880.24	0.00
	27857.8*	880.21	880.21	0.00	880.21	0.00	880.21	0.00

Agenda

FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
	27842.8*	880.18	880.18	0.00	880.18	0.00	880.18	0.00
	27827.9*	880.16	880.16	0.00	880.16	0.00	880.16	0.00
	27812.9*	880.13	880.14	+0.01	880.14	0.00	880.14	0.00
AK	27798	880.11	880.12	+0.01	880.12	0.00	880.12	0.00
AJ	27177	879.41	879.41	0.00	879.41	0.00	879.41	0.00
AI	26454	878.77	878.79	+0.02	878.79	0.00	878.79	0.00
AH	25909	- - -	878.47	- - -	878.47	0.00	878.47	0.00
	25845/ 25848	878.27	878.25	-0.02	878.25	0.00	878.25	0.00
	25837	878.30	- - -	- - -	- - -	- - -	- - -	- - -
	25770/ 25814							
	25702/ 25783	877.41	877.74	+0.33	877.74	0.00	877.74	0.00
	25663/ 25664	877.40	877.78	+0.38	877.78	0.00	877.78	0.00
	25453	- - -	877.67	- - -	877.67	0.00	877.67	0.00
AG	25416/ 25617	877.40	877.41	+0.01	877.41	0.00	877.41	0.00
	25386/ 25591							
	25566	877.04	- - -	- - -	- - -	- - -	- - -	- - -
	25356/ 25404	877.03	877.03	0.00	877.03	0.00	877.03	0.00
	25299	- - -	877.09	- - -	877.09	0.00	877.09	0.00
	25244	- - -	877.08	- - -	877.08	0.00	877.08	0.00
	25218	876.99	- - -	- - -	- - -	- - -	- - -	- - -
	25184	- - -	877.09	- - -	877.09	0.00	877.09	0.00
	25009	876.92	877.07	+0.15	877.07	0.00	877.07	0.00

Agenda

FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
AF	24856	876.91	877.02	+0.11	877.02	0.00	877.02	0.00
AE	24601/ 24634	876.87	876.73	-0.14	876.73	0.00	876.73	0.00
	24469/ 24471	876.80	876.67	-0.13	876.67	0.00	876.67	0.00
	24405	876.72	- - -	- - -	- - -	- - -	- - -	- - -
	24379	- - -	876.62	- - -	876.62	0.00	876.62	0.00
	24356/ 24360							
AD	24323/ 24333	874.28	874.11	-0.17	874.11	0.00	874.11	0.00
AC	24240	874.08	874.08	0.00	874.08	0.00	874.08	0.00
	23988	873.18	873.18	0.00	873.18	0.00	873.18	0.00
	23974.1*	873.10	873.10	0.00	873.10	0.00	873.10	0.00
	23960.3*	873.02	873.02	0.00	873.02	0.00	873.02	0.00
	23946.5*	872.93	872.93	0.00	872.93	0.00	872.93	0.00
	23932.7*	872.85	872.85	0.00	872.85	0.00	872.85	0.00
	23918.9*	872.78	872.78	0.00	872.78	0.00	872.78	0.00
	23905.0*	872.70	872.70	0.00	872.70	0.00	872.70	0.00
	23891.2*	872.62	872.62	0.00	872.62	0.00	872.62	0.00
	23877.4*	872.54	872.54	0.00	872.54	0.00	872.54	0.00
	23863.6*	872.44	872.44	0.00	872.44	0.00	872.44	0.00
	23849.8*	872.37	872.37	0.00	872.37	0.00	872.37	0.00
	23836	872.29	872.29	0.00	872.29	0.00	872.29	0.00
	23821.5*	872.20	872.20	0.00	872.20	0.00	872.20	0.00
	23807.*	872.11	872.11	0.00	872.11	0.00	872.11	0.00
	23792.5*	872.02	872.02	0.00	872.02	0.00	872.02	0.00
	23778.*	871.93	871.93	0.00	871.93	0.00	871.93	0.00
	23763.5*	871.84	871.84	0.00	871.84	0.00	871.84	0.00

Agenda

FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
	23749.*	871.72	871.72	0.00	871.72	0.00	871.72	0.00
	23734.5*	871.65	871.65	0.00	871.65	0.00	871.65	0.00
	23720.*	871.60	871.60	0.00	871.60	0.00	871.60	0.00
	23705.5*	871.44	871.44	0.00	871.44	0.00	871.44	0.00
	23691.*	871.29	871.29	0.00	871.29	0.00	871.29	0.00
	23676.5*	871.11	871.11	0.00	871.11	0.00	871.11	0.00
	23662.*	870.92	870.92	0.00	870.92	0.00	870.92	0.00
	23647.5*	870.74	870.74	0.00	870.74	0.00	870.74	0.00
AB	23633	870.66	870.66	0.00	870.66	0.00	870.66	0.00
	23618.6*	870.59	870.59	0.00	870.59	0.00	870.59	0.00
	23604.2*	870.52	870.52	0.00	870.52	0.00	870.52	0.00
	23589.9*	870.45	870.45	0.00	870.45	0.00	870.45	0.00
	23575.5*	870.39	870.39	0.00	870.39	0.00	870.39	0.00
	23561.1*	870.32	870.32	0.00	870.32	0.00	870.32	0.00
	23546.8*	870.25	870.25	0.00	870.25	0.00	870.25	0.00
	23532.4*	870.19	870.19	0.00	870.19	0.00	870.19	0.00
	23518.0*	870.13	870.13	0.00	870.13	0.00	870.13	0.00
	23503.7*	870.07	870.07	0.00	870.07	0.00	870.07	0.00
	23489.3*	870.01	870.01	0.00	870.01	0.00	870.01	0.00
	23475	869.96	869.96	0.00	869.96	0.00	869.96	0.00
	23460.6*	869.90	869.90	0.00	869.90	0.00	869.90	0.00
	23446.3*	869.85	869.85	0.00	869.85	0.00	869.85	0.00
	23432.*	869.79	869.79	0.00	869.79	0.00	869.79	0.00
	23417.6*	869.73	869.73	0.00	869.73	0.00	869.73	0.00
	23403.3*	869.68	869.68	0.00	869.68	0.00	869.68	0.00
	23389.*	869.62	869.62	0.00	869.62	0.00	869.62	0.00
	23374.6*	869.57	869.57	0.00	869.57	0.00	869.57	0.00
	23360.3*	869.52	869.52	0.00	869.52	0.00	869.52	0.00
	23346	869.33	869.33	0.00	869.33	0.00	869.33	0.00

Agenda

FIS XC	Model XC	Duplicate Effective	Corrected Effective		Preproject		Proposed	
		1% WSEL	1% WSEL	Δ (DE)	1% WSEL	Δ (CE)	1% WSEL	Δ (Pre.)
	23331.1*	869.18	869.18	0.00	869.18	0.00	869.18	0.00
	23316.2*	869.01	869.01	0.00	869.01	0.00	869.01	0.00
	23301.4*	868.83	868.83	0.00	868.83	0.00	868.83	0.00
	23286.5*	868.64	868.64	0.00	868.64	0.00	868.64	0.00
	23271.7*	868.45	868.45	0.00	868.45	0.00	868.45	0.00
	23256.8*	868.41	868.41	0.00	868.41	0.00	868.41	0.00
	23242	868.38	868.38	0.00	868.38	0.00	868.38	0.00
	23227.1*	868.30	868.30	0.00	868.30	0.00	868.30	0.00
	23212.2*	868.22	868.22	0.00	868.22	0.00	868.22	0.00
	23197.4*	868.13	868.13	0.00	868.13	0.00	868.13	0.00
	23182.5*	868.03	868.03	0.00	868.03	0.00	868.03	0.00
	23167.6*	867.94	867.94	0.00	867.94	0.00	867.94	0.00
	23152.8*	867.83	867.83	0.00	867.83	0.00	867.83	0.00
	23137.9*	867.73	867.73	0.00	867.73	0.00	867.73	0.00
	23123.0*	867.62	867.62	0.00	867.62	0.00	867.62	0.00
	23108.2*	867.51	867.51	0.00	867.51	0.00	867.51	0.00
	23093.3*	867.38	867.38	0.00	867.38	0.00	867.38	0.00
	23078.4*	867.26	867.26	0.00	867.26	0.00	867.26	0.00
	23063.6*	867.14	867.14	0.00	867.14	0.00	867.14	0.00
	23048.7*	867.00	867.00	0.00	867.00	0.00	867.00	0.00
	23033.8*	866.89	866.89	0.00	866.89	0.00	866.89	0.00
AA	23019	866.75	866.75	0.00	866.75	0.00	866.75	0.00

Appendix 2 – Comparisons to FIS Profile (ft NAVD88)

(FIS WSELs from 2023 Floodway Table Except BD and BE (*) which are from 2015 LOMC)

FIS XC	Model XC	Location	FIS	Duplicate Effective		Corrected Effective		Preproject		Proposed	
			WSEL	WSEL	Δ (FIS)	WSEL	Δ (FIS)	WSEL	Δ (FIS)	WSEL	Δ (FIS)
AA	23019		866.7	866.8	+0.1	866.8	+0.1	866.8	+0.1	866.8	+0.1
AB	23633		870.6	870.7	+0.1	870.7	+0.1	870.7	+0.1	870.7	+0.1
AC	24240		874.1	874.1	0.0	874.1	0.0	874.1	0.0	874.1	0.0
AD	24323/ 24333	PRIVATE DRIVE	874.1	874.3	+0.2	874.1	0.0	874.1	0.0	874.1	0.0
AE	24601/ 24634		876.7	876.9	+0.2	876.7	0.0	876.7	0.0	876.7	0.0
AF	24856		877.0	876.9	-0.1	877.0	0.0	877.0	0.0	877.0	0.0
AG	25416/ 25617	PRIVATE DRIVE	877.4	877.4	0.0	877.4	0.0	877.4	0.0	877.4	0.0
AH	25909	LISBON ROAD	878.4	878.3	-0.1	878.5	+0.1	878.5	+0.1	878.5	+0.1
AI	26454		878.7	878.8	+0.1	878.8	+0.1	878.8	+0.1	878.8	+0.1
AJ	27177		879.4	879.4	0.0	879.4	0.0	879.4	0.0	879.4	0.0
AK	27798		880.1	880.1	0.0	880.1	0.0	880.1	0.0	880.1	0.0
AL	28576		885.0	885.0	0.0	885.0	0.0	885.0	0.0	885.0	0.0
AM	29170		888.3	888.3	0.0	888.3	0.0	888.3	0.0	888.3	0.0
AN	29791		889.9	889.9	0.0	889.9	0.0	889.9	0.0	889.9	0.0
AO	30414		890.9	890.9	0.0	890.9	0.0	890.9	0.0	890.9	0.0
AP	31023		891.3	891.3	0.0	891.3	0.0	891.3	0.0	891.3	0.0
AQ	31154		893.5	893.5	0.0	893.5	0.0	893.5	0.0	893.5	0.0
AR	31690		893.6	893.7	+0.1	893.7	+0.1	893.7	+0.1	893.7	+0.1
AS	32320		894.1	893.7	-0.4	893.7	-0.4	893.7	-0.4	893.7	-0.4
AT	33117	SILVER SPRING DR	895.8	895.7	-0.1	895.8	0.0	895.8	0.0	895.8	0.0
AU	33201		897.0	897.0	0.0	896.9	0.0	897.0	0.0	897.0	-0.1
AV	33808		897.4	897.4	0.0	897.4	0.0	897.4	0.0	897.4	0.0

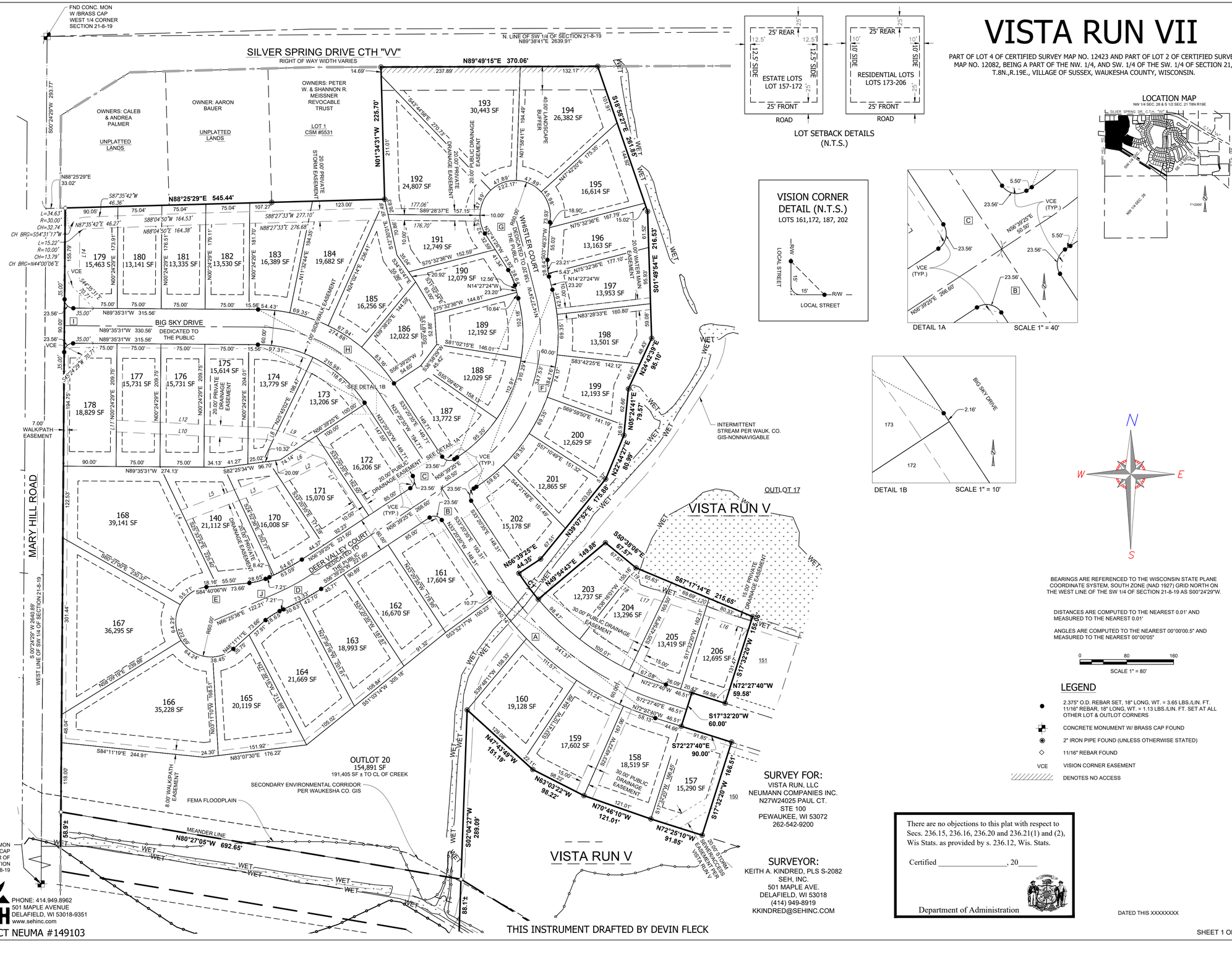
FIS XC	Model XC	Location	FIS	Duplicate Effective		Corrected Effective		Preproject		Proposed	
			WSEL	WSEL	Δ (FIS)	WSEL	Δ (FIS)	WSEL	Δ (FIS)	WSEL	Δ (FIS)
AW	34654	PEDESTRIAN BRIDGE	905.7	905.8	+0.1	905.8	+0.1	905.8	+0.1	905.8	+0.1
AX	34676		908.3	908.4	+0.1	908.4	+0.1	908.4	+0.1	908.4	+0.1
AY	34913	SILVER SPRING DR	909.2	909.3	+0.1	909.3	+0.1	909.3	+0.1	909.3	+0.1
AZ	35013		909.6	909.7	+0.1	909.7	+0.1	909.7	+0.1	909.7	+0.1
BA	35159		911.2	911.3	+0.1	911.3	+0.1	911.3	+0.1	911.3	+0.1
BB	35451	BUGLINE REC TRAIL	914.9	914.9	0.0	914.9	0.0	914.9	0.0	914.9	0.0
BC	35509		916.6	916.7	+0.1	916.7	+0.1	916.7	+0.1	916.7	+0.1
BD	35727	MAIN STREET	918.9*	919.0	+0.1	919.0	+0.1	919.0	+0.1	919.0	+0.1
BE	35812		920.2*	920.2	0.0	920.2	0.0	920.2	0.0	920.2	0.0
BF	35927		921.9	922.0	+0.1	922.0	+0.1	922.0	+0.1	922.0	+0.1
BG	36137		922.9	923.0	+0.1	923.0	+0.1	923.0	+0.1	923.0	+0.1
BH	36708		929.9	929.8	-0.1	929.8	-0.1	929.8	-0.1	929.8	-0.1
BI	37142		930.1	930.0	-0.1	930.0	-0.1	930.0	-0.1	930.0	-0.1
BJ	37970	PRIVATE DRIVE	930.6	930.6	0.0	930.6	0.0	930.6	0.0	930.6	0.0
BK	38015		931.6	931.6	0.0	931.6	0.0	931.6	0.0	931.6	0.0
BL	38451	MAPLE AVENUE	933.7	933.8	+0.1	933.8	+0.1	933.8	+0.1	933.8	+0.1
BM	38536		935.5	935.5	0.0	935.5	0.0	935.5	0.0	935.5	0.0
BN	39187	PRIVATE DRIVE	936.9	936.9	0.0	936.9	0.0	936.9	0.0	936.9	0.0
BO	39223		937.0	937.0	0.0	937.0	0.0	937.0	0.0	937.0	0.0
BP	39951		937.3	937.3	0.0	937.3	0.0	937.3	0.0	937.3	0.0
BQ	40787		937.4	937.4	0.0	937.4	0.0	937.4	0.0	937.4	0.0
BR	41697		937.8	937.8	0.0	937.8	0.0	937.8	0.0	937.8	0.0
BS	42608		939.4	939.4	0.0	939.4	0.0	939.4	0.0	939.4	0.0

FIS XC	Model XC	Location	FIS	Duplicate Effective		Corrected Effective		Preproject		Proposed	
			WSEL	WSEL	Δ (FIS)	WSEL	Δ (FIS)	WSEL	Δ (FIS)	WSEL	Δ (FIS)
BT	43311	BUGLINE REC TRAIL	940.3	940.3	0.0	940.3	0.0	940.3	0.0	940.3	0.0
BU	43364		940.4	940.4	0.0	940.4	0.0	940.4	0.0	940.4	0.0
BV	44310	MAIN STREET	941.3	941.3	0.0	941.3	0.0	941.3	0.0	941.3	0.0
BW	44433		941.9	941.9	0.0	941.9	0.0	941.9	0.0	941.9	0.0
BX	45400		942.2	942.3	+0.1	942.1	-0.1	942.1	-0.1	942.2	+0.1
BY	46255	STH 164 – D/S	942.4	942.5	+0.1	942.4	0.0	942.4	0.0	942.3	-0.1
BZ	46363/ 46481	STH 164 – U/S	944.9	945.0	+0.1	943.5	-1.4	943.8	-1.1	943.7	-1.2
CA	47273	PRIVATE DRIVE	945.0	945.0	0.0	943.5	-1.5	943.8	-1.2	943.7	-1.3
CB	47336		945.0	945.0	0.0	943.5	-1.5	943.8	-1.2	943.7	-1.3
CC	48238		945.0	945.0	0.0	943.5	-1.5	943.8	-1.2	943.7	-1.3
CD	48961		945.0	945.0	0.0	943.6	-1.4	943.8	-1.2	943.7	-1.3
CE	49606		945.0	945.0	0.0	943.9	-1.1	944.1	-0.9	944.0	-1.0
CF	50178	PRIVATE DRIVE	944.9	944.9	0.0	944.4	-0.5	944.6	-0.3	944.6	-0.3
CG	50281		947.9	947.9	0.0	947.9	0.0	947.9	0.0	947.9	0.0
CH	51209		948.0	948.1	+0.1	948.0	0.0	948.0	0.0	948.0	0.0
CI	51548		948.2	948.3	+0.1	948.2	0.0	948.2	0.0	948.2	0.0
CJ	51745	PRIVATE DRIVE	949.2	949.2	0.0	949.2	0.0	949.2	0.0	949.2	0.0
CK	51797		952.3	952.4	+0.1	952.4	+0.1	952.4	+0.1	952.4	+0.1
CL	52377	MARY HILL ROAD	952.7	952.7	0.0	952.7	0.0	952.7	0.0	952.7	0.0

Agenda

VISTA RUN VII

PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 12423 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082, BEING A PART OF THE NW. 1/4, AND SW. 1/4 OF THE SW. 1/4 OF SECTION 21, T.8N.,R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



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 S00°24'29"W.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

0 80 160

SCALE 1" = 80'

LEGEND

- 2.375" O.D. REBAR SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 11/16" REBAR FOUND
- VCE — VISION CORNER EASEMENT
- DENOTES NO ACCESS

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

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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

DATED THIS XXXXXXXX

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

PROJECT NEUMA #149103

THIS INSTRUMENT DRAFTED BY DEVIN FLECK

VISTA RUN VII

PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 12423 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082, BEING A PART OF THE NW. 1/4, AND SW. 1/4 OF THE SW. 1/4 OF SECTION 21, T.8N.,R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

GENERAL NOTES:

1) EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOT 4 OF VISTA RUN, OUTLOT 18 OF VISTA RUN V AND OUTLOT 20 OF VISTA RUN VII. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF
ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY. THE INDIVIDUAL HOME OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF SAID OUTLOT.

2) SEE STORMWATER MANAGEMENT PRACTICES NOTES. PROPERTY OWNERS ARE RESPONSIBLE FOR GENERAL MAINTENANCE SUCH AS MORE MOWING, IF DESIRED, AND GARBAGE PICK-UP AROUND THE OUTLOTS.

3) LOTS 157 THROUGH 206 ARE ZONED RS-2 PUD. PLANNED DEVELOPMENT OVERLAY-
RESIDENTIAL LOT-LOTS 173-206
ESTATE LOT-LOTS 157-172

4) ALL EASEMENTS ARE GRANTED TO THE VILLAGE OF SUSSEX UNLESS OTHERWISE STATED.

5 ALL ROADS WITHIN THE SUBDIVISON ARE DEDICATED TO THE PUBLIC.

6) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

7) THE REGULATORY FLOODPLAIN LINE ON THE EFFECTIVE FEMA FIRM PANEL (FIRM PANEL 55133C0069J EFFECTIVE 10/19/23) IS MISSING DATA. THE LINE LABELED FLOODPLAIN ON THE PANEL IS ACTUALLY THE FLOODWAY AND THE FLOODFRINGE LINE IS MISSING IN THE VICINITY OF THIS PLAT. IN ADDITION, THE PREVIOUS OWNER REMOVED A CULVERT THAT IS INCLUDED IN THE MODEL USED TO DEVELOP THE FLOOD PROFILES IN THE EFFECTIVE FEMA FIRM. THEREFORE, THE DEVELOPER IS PREPARING DOCUMENTS FOR A LOMR TO MODIFY THE FLOODPLAIN TO THE PROPOSED BOUNDARY AS SHOWN ON THIS FINAL PLAT. THE FINAL FEMA REGULATORY FLOODPLAIN BOUNDARY AS SHOWN ON THIS PLAT IS SUBJECT TO MINOR CHANGES, BASED ON THE APPROVED LOMR.

8) THE OVERALL AREA OF THIS PLAT IS 1,174,283 SQUARE FEET OR 26.96 ACRES TO MEANDER LINE, 1,210,798 SQUARE FEET OR 27.80 ACRES TO CENTERLINE OF CREEK.

STORM WATER MANAGEMENT NOTES:

THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED "STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOT 2, OUTLOT 7, OUTLOT 11 AND OUTLOT 14 OF VISTA RUN, OUTLOT 19 OF VISTA RUN V AND OUTLOT 20 OF VISTA RUN VII. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT, AND ALL LOT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE VILLAGE OF SUSSEX MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

IN ACCORDANCE WITH CHAPTER 14 - OF VILLAGE OF SUSSEX CODE OF ORDINANCES ("STORMWATER MANAGEMENT ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY VILLAGE AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY THE VILLAGE. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 1-30 OF VISTA RUN, THE OWNERS OF LOTS 31-42 OF VISTA RUN II, THE OWNERS OF LOTS 43-62 OF VISTA RUN III, THE OWNERS OF LOTS 63-89 OF VISTA RUN IV, THE OWNERS OF LOTS 90-121 OF VISTA RUN V AND THE OWNERS OF LOTS 122-156 OF VISTA RUN VI AND THE OWNERS OF LOTS 157-206 OF VISTA RUN VII SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

ALL SIDE AND REAR LOT LINES NOT REGULATED BY THE VILLAGE OF SUSSEX SHALL BE GRADED AND MAINTAINED IN COOPERATION WITH ABUTTING PROPERTY OWNERS SO AS TO NEITHER IMPEDE THE FLOW OF STORMWATER, NOR NEGATIVELY IMPACT ANY ABUTTING PROPERTY, WHILE ALSO ADHERING TO THE ESTABLISHED, APPROVED, AND ACCEPTED STORMWATER MANAGEMENT PLAN.

EASEMENTS
ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE VILLAGE OF SUSSEX, OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.

BASEMENT RESTRICTION - BEDROCK NOTE:

ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, SOME LOTS CONTAIN SOIL CONDITIONS WHICH, DUE TO THE POSSIBLE PRESENCE OF BEDROCK NEAR THE GROUND SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT EITHER A LICENSED PROFESSIONAL ENGINEER OR OTHER SOILS EXPERT BE CONSULTED REGARDING THE CONSTRUCTION OF BASEMENTS IN THESE AREAS WHERE BEDROCK MAY BE PRESENT NEAR THE GROUND SURFACE. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.

BASEMENT RESTRICTION - GROUNDWATER:

ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, SOME LOTS CONTAIN SOIL CONDITIONS THAT, DUE TO THE POSSIBLE PRESENCE OF GROUNDWATER NEAR THE SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT A LICENSED PROFESSIONAL ENGINEER DESIGN A BASEMENT AND FOUNDATION THAT WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS ON BASEMENT WALLS OR FLOORS OR THAT OTHER SPECIAL MEASURES BE TAKEN. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.

PER THE VILLAGE OF SUSSEX STORM WATER MANAGEMENT ORDINANCE UNDER SUBSURFACE DRAINAGE. BASEMENT FLOOR SURFACES SHALL BE BUILT A MINIMUM OF ONE (1) FOOT ABOVE THE SEASONAL HIGH WATER TABLE ELEVATION, AS DOCUMENTED IN THE SUBMITTED SOIL EVALUATIONS, AND SHALL AVOID HYDRIC SOILS AS MUCH AS POSSIBLE.

VISION CORNER RESTRICTIONS

WITHIN THE AREA OF THE VISION CORNER EASEMENT (V.C.E.) THE HEIGHT OF ALL PLANTINGS, BERMS, FENCING, SIGNS OR ANY OTHER STRUCTURE WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24" ABOVE THE INTERSECTION ELEVATION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.

Public Easements (applies to all) -

- Permanent non-exclusive easements granted to the Village of Sussex ("Village") upon, within, and beneath the land identified on the plat for the various types of Public Easements. Easements shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by the Village and its respective heirs, personal representatives, successors and assigns.
- Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with the Village's use of the easement area.
- The Village of Sussex is not responsible for the mowing of any easement areas, but has the right to mow and/or remove vegetation at its sole discretion.
- Access - The land owner agrees that the Village and its employees, agents, and independent contractors shall have the right to enter upon the easement area for the purpose of exercising its rights in the easement area.
- Buildings and other Structures - The land owner agrees that no structures will be erected in the easement area, or in such close proximity to the facilities, such as to prevent the Village from exercising its rights under this easement.
- Elevation - The land owner agrees that the elevation of the existing ground surface within the easement area will not be altered by more than four (4) inches without the written consent of the Village.
- Restoration - The Village agrees to restore or cause to have restored the land owner's land to grade and replace sod or grass disturbed. This restoration, however, does not apply to the initial installation or to any trees, bushes, branches, or roots which may interfere with the Village's use of the easement area.
- Exercise of Rights - It is agreed that the complete exercise of rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein shall be lost by non-use.

Public Storm Sewer and Public Drainage Easements:

- Install, operate, maintain, and replace above ground and underground storm sewer facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit or store storm water.
- Surface storm water conveyance.

Public Sidewalk:

- Construct, maintain, repair, and replace pedestrian sidewalks in the sidewalk easements depicted on the final plat.
- The general public shall have the right to traverse the Public Sidewalk Easement area for use as a public sidewalk.

Private Easements:

- Private easements are granted to the lot owners of Vista Run VII.

Private Drainage Easements:

- Private Drainage Easements granted to each individual Lot Owner or Condominium Owner within this subdivision, each individual Lot or Condominium Owner of any previous additions, and each individual Lot or Condominium Owners within any future addition to this Subdivision to provide for the unobstructed flow of Stormwater runoff from adjacent and upstream properties. No trees, bushes, fences, or structures of any kind may be placed within the private drainage easements. Owners of Lots on which these Private Drainage Easements exist shall be responsible for keeping these areas free of any obstructions and grade alterations that may restrict or divert this flow. The grades within the drainage easements must be in substantial compliance with the approved grading plan for the Subdivision.

Private Landscape Easements:

The Landscape Easements are granted to each individual Lot Owner or Condominium Owner within this subdivision, each individual Lot or Condominium Owner of any previous additions, and each individual Lot or Condominium Owners within any future addition to this Subdivision. This does not include Outlots granted to the Village of Sussex. The Owners of the Lots and Condominium Owners shall be liable for an equal undivided fractional share of the cost to repair, maintain or restore the easement areas. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots and Condominiums within this Subdivision, the Lot and Condominium Owners of any previous additions and the Owners of any Lots or Condominiums within any future addition to this Subdivision.

WETLAND/FLOODPLAIN SECONDARY ENVIRONMENTAL CORRIDOR AREA PRESERVATION RESTRICTIONS

THOSE AREAS IDENTIFIED ON THIS SUBDIVISION PLAT AS WETLAND/FLOODPLAIN SECONDARY ENVIRONMENTAL CORRIDOR, SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.

2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST, SHALL ALSO BE PERMITTED.

3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED.

4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.

5. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.

6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

7. THE RESOURCE BOUNDARIES AND RESTRICTIONS CONTAINED HEREIN MAY ONLY BE MODIFIED IN COMPLIANCE WITH THE VILLAGE OF SUSSEX ZONING ORDINANCE.

EASEMENT LINE TABLE

LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	122.27	N33°20'35"W	L11	20.02	N00°24'29"E
L2	84.43	N63°13'03"E	L12	261.06	N87°09'35"W
L3	176.03	N69°04'12"E	L13	35.29	S11°01'55"E
L4	20.07	N25°39'59"W	L14	125.43	N00°24'30"E
L5	176.63	S69°04'12"W	L16	200.05	S71°47'14"E
L6	68.69	S63°13'03"W	L17	200.05	S71°47'14"E
L7	103.68	S71°15'17"E	L18	28.23	S52°16'06"E
L8	20.19	S10°47'34"W	L19	25.62	N52°16'06"W
L9	113.35	N71°15'17"W	L20	197.47	N71°47'14"W

CURVE TABLE

	CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
A	OUTLOT 17	470.00'	6°44'42"	55.33'	55.30'	S36°42'56"E	S33°20'35"E	S40°05'17"E
	LOT 205	470.00'	8°10'37"	67.08'	67.02'	N68°22'21"W	N72°27'40"W	N64°17'02"W
	LOT 204	470.00'	12°11'32"	100.01'	99.83'	N58°11'16"W	N64°17'02"W	N52°05'30"W
	LOT 203	466.46'	12°05'42"	98.47'	98.29'	N46°05'23"W	N52°08'14"W	N40°02'32"W
	LOT 158	530.00'	6°17'01"	58.13'	58.10'	N69°19'09"W	N66°10'38"W	N72°27'40"W
	LOT 159	530.00'	9°51'49"	91.24'	91.13'	N61°14'44"W	N56°18'50"W	N66°10'38"W
	LOT 160	530.00'	12°03'46"	111.58'	111.38'	N50°16'57"W	N44°15'04"W	N56°18'50"W
	OUTLOT 20	530.00'	9°44'39"	90.14'	90.03'	N39°22'44"W	N34°30'25"W	N44°15'04"W
A	R/W SOUTH	530.00'	39°07'05"	361.85'	354.86'	N52°54'07"W	N72°27'40"W	N33°20'35"W
	R/W NORTH	470.00'	39°07'05"	320.89'	314.69'	N52°54'07"W	N72°27'40"W	N33°20'35"W
	LOT 161	530.00'	1°09'50"	10.77'	10.77'	S33°55'30"E	S33°20'35"E	S34°30'25"E
B	LOT 161	15.00'	90°00'00"	23.56'	21.21'	N78°20'35"W	N33°20'35"W	S56°39'25"W
	LOT 202	15.00'	90°00'00"	23.56'	21.21'	S11°39'25"W	S56°39'25"W	S33°20'35"E
C	LOT 172	15.00'	90°00'00"	23.56'	21.21'	N11°39'25"E	N56°39'25"E	N33°20'35"W
	LOT 187	15.00'	90°00'00"	23.56'	21.21'	S78°20'35"E	S33°20'35"E	N56°39'25"E
D	LOT 164	430.00'	4°04'54"	30.63'	30.63'	N64°23'11"E	N66°25'38"E	N62°20'44"E
	LOT 163	430.00'	5°41'19"	42.69'	42.68'	S59°30'05"W	S62°20'44"W	S56°39'25"W
	LOT 170	370.00'	8°27'59"	54.67'	54.62'	N60°53'25"E	N56°39'25"E	N65°07'24"E
	LOT 140	370.00'	1°18'14"	8.42'	8.42'	N65°46'31"E	N65°07'24"E	N66°25'38"E
E	R/W	60.00'	212°39'17"	222.69'	115.16'	N23°34'22"W	N82°45'17"E	S50°06'00"W
	LOT 168	60.00'	53°12'17"	55.72'	53.74'	N56°09'08"E	N82°45'17"E	N29°33'00"E
	LOT 167	60.00'	61°23'41"	64.29'	61.26'	N01°08'51"W	N29°33'00"E	N31°50'41"W
	LOT 166	60.00'	61°20'29"	64.24'	61.21'	N62°30'55"W	N31°50'41"W	S86°48'50"W
	LOT 165	60.00'	36°42'50"	38.45'	37.79'	S68°27'25"W	S86°48'50"W	S50°06'00"W
F	LOT 202	310.00'	11°01'14"	59.63'	59.53'	S51°08'49"W	S56°39'25"W	S45°38'12"W
	LOT 201	310.00'	12°49'01"	69.35'	69.20'	S39°13'41"W	S45°38'12"W	S32°49'11"W
	LOT 200	310.00'	12°49'01"	69.35'	69.20'	S26°24'40"W	S32°49'11"W	S20°00'10"W
	LOT 199	310.00'	13°42'35"	74.17'	74.00'	S13°08'52"W	S20°00'10"W	S06°17'35"W
	LOT 198	310.00'	12°49'01"	69.35'	69.20'	S00°06'56"E	S06°17'35"W	S06°31'27"E
	LOT 197	310.00'	7°55'58"	42.91'	42.89'	N10°29'26"W	N06°31'27"W	N14°27'24"W
	R/W EAST	310.00'	71°06'50"	384.76'	360.54'	S21°06'00"W	S56°39'25"W	S14°27'24"E
	LOT 196	90.00'	18°14'02"	28.64'	28.52'	S05°20'24"E	S03°46'37"W	S14°27'24"E
	LOT 190	90.00'	18°14'02"	28.64'	28.52'	N23°34'25"W	N14°27'24"W	N32°41'26"W
	LOT 189	250.00'	23°25'09"	102.18'	101.48'	N02°44'50"W	N14°27'24"W	N08°57'45"E
	LOT 188	250.00'	25°52'35"	112.91'	111.95'	N21°54'02"E	N08°57'45"E	N34°50'20"E
	LOT 187	250.00'	21°49'05"	95.20'	94.63'	N45°44'53"E	N34°50'20"E	N56°39'25"E
	R/W WEST	250.00'	71°06'50"	310.29'	290.76'	N21°06'00"E	N56°39'25"E	N14°27'24"W
	R/W NORTH	370.00'	9°46'13"	63.09'	63.02'	N61°32'32"E	N66°25'38"E	N56°39'25"E
	R/W SOUTH	430.00'	9°46'13"	73.33'	73.24'	S61°32'32"W	S66°25'38"W	S56°39'25"W
G	LOT 195	60.00'	43°54'58"	45.98'	44.87'	N20°20'11"W	N01°37'18"E	N42°17'40"W
	LOT 194	60.00'	45°43'39"	47.89'	46.63'	S65°09'29"E	S42°17'40"E	S88°01'19"E
	LOT 193	60.00'	45°43'39"	47.89'	46.63'	N69°06'51"E	S88°01'19"E	N46°15'02"E
	LOT 192	60.00'	45°43'39"	47.89'	46.63'	N23°23'12"E	N46°15'02"E	N00°31'23"E
	LOT 191	60.00'	31°03'30"	32.52'	32.13'	N15°00'23"W	N00°31'23"E	N30°32'08"W
	R/W	60.00'	212°09'26"	222.17'	115.31'	S75°32'35"W	N01°37'18"E	S30°32'08"E
H	R/W SOUTH	220.00'	56°14'56"	215.98'	207.41'	N61°28'03"W	N33°20'35"W	N89°35'31"W
	R/W NORTH	280.00'	56°14'56"	274.88'	263.98'	S61°28'03"E	S33°20'35"E	S89°35'31"E
	LOT 173	220.00'	30°54'23"	118.67'	117.24'	N48°47'46"W	N64°14'57"W	N33°20'35"W
	LOT 174	220.00'	25°20'33"	97.31'	96.52'	N76°55'14"W	N89°35'31"W	N64°14'57"W
	LOT 186	280.00'	17°01'00"	83.16'	82.85'	S41°51'05"E	S33°20'35"E	S50°21'35"E
	LOT 185	280.00'	13°54'09"	67.94'	67.77'	S57°18'39"E	S50°21'35"E	S64°15'44"E
	LOT 184	280.00'	14°11'32"	69.35'	69.18'	S71°21'30"E	S64°15'44"E	S78°27'16"E
	LOT 183	280.00'	11°08'15"	54.43'	54.34'	S84°01'23"E	S78°27'16"E	S89°35'31"E
I	LOT 179	15.00'	90°00'00"	23.56'	21.21'	S44°35'31"E	S89°35'31"E	S00°24'29"W
	LOT 178	15.00'	90°00'00"	23.56'	21.21'	S45°24'29"W	S00°24'29"W	N89°35'31"W
J	LOT 140	90.00'	18°14'28"	28.65'	28.53'	N75°32'52"E	N84°40'06"E	N66°25'38"E
	LOT 164	90.00'	18°14'28"	28.65'	28.53'	S57°18'25"W	S66°25'38"W	S48°11'11"W

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

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

PROJECT NEUMA #149103

DATED THIS XXXXXXXX

THIS INSTRUMENT DRAFTED BY DEVIN FLECK

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

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

VISTA RUN VII

PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 12423 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082, BEING A PART OF THE NW. 1/4, AND SW. 1/4 OF THE SW. 1/4 OF SECTION 21, T.8N.,R.19E., 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 part of Lot 4 of Certified Survey Map No. 12423 and part of Lot 2 of Certified Survey Map No. 12082, being a part of the Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 Section 21, T.8N., R.19E., Village of Sussex, Waukesha County, Wisconsin bounded and 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 Section 21, a distance of 293.77 feet; thence North 88°25'29" East, 33.02 feet to the Northwest Corner of Lot 4 of Certified Survey Map 12423, also being the point of beginning of the lands to be described; 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 Easterly line of said Lot 1, 225.70 feet to the Southerly right of way of Silver Spring Drive, CTH "VV"; thence North 89°49'15" East along said Southerly right of way, 370.06 feet to the Northwest corner of Outlot 17 of Vista Run V; thence South 18°58'27" East along the Westerly line of Outlot 17, 261.85 feet; thence South 01°49'54" East along said Westerly line, 216.53 feet; thence South 24°42'39" West along said Westerly line, 95.10 feet; thence South 05°24'41" West, along said Westerly line 79.57 feet; thence South 22°44'27" West, along said Westerly line, 80.99 feet; thence South 39°07'52" West, along said Westerly line, 175.88 feet; thence South 56°39'25" West, along said Westerly line, 44.35 feet; thence 55.33 feet along the arc of a curve to the left whose radius is 470.00 feet whose chord bears South 36°42'56" East, 55.30 feet; thence North 49°54'43" East, along the Southerly line of Outlot 17 of Vista Run V, 149.88 feet; thence South 50°38'06" East, along said Southerly line, 67.57 feet; thence South 67°17'14" East, along said Southerly line, 215.65 feet; thence South 17°32'20" West, along the West line of lot 151 of Vista Run V, 155.06 feet to Northerly right of way of Big Sky Drive; thence North 72°27'40" West along said Northerly right of way, 59.58 feet; thence; South 17°32'20" West, 60.00 feet to the Southerly right of way of Big Sky Drive; thence South 72°27'40" East, along said Southerly right of way, 90.00 feet; thence South 17°32'20" West, along the West line of Lot 150 of Vista Run VI, 166.51 feet; thence North 72°25'10" West, along the North line of Outlot 19 of Vista Run V, 91.85 feet; thence North 70°46'10" West, along said Northerly line, 121.01 feet; thence North 63°03'22" West, along said Northerly line, 98.22 feet; thence North 47°43'49" West, along said Northerly line, 151.19 feet to the Northwest corner of Outlot 19 of Vista Run V, thence South 02°04'27 West, along the West line of said Outlot 19, 289.09 feet to a meander line, being 88.1 feet more or less to the centerline of unnamed creek; thence North 80°27'05 West along said meander line, 692.65 feet to the Easterly right of way of Mary Hill Road being 58.9 feet more or less from the centerline of said creek; thence North 00°24'29" East along said Easterly right of way, 1,030.55 feet to the point of beginning.

Said lands contain 1,174,283 square feet or 26.96 acres to meander line, 1, 210,798 square feet or 27.80 acres more or less to centerline of creek.

That I have made such survey, land division and plat by the direction of the owner(s) of said lands.

That such plat 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 the subdivision regulations of the Village of Sussex in surveying, dividing and mapping the same.

Dated this xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

_____
Keith A Kindred, PLS 2082

LIMITED LIABILITY OWNER'S CERTIFICATE OF DEDICATION:

Vista Run, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Vista Run LLC, does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

1) Department of Administration
2) Village of Sussex
3) Waukesha County Department of Parks and Land Use

IN WITNESS WHEREOF, said Vista Run LLC, has caused these presents to be signed by Bryan Lindgren, President of Neumann Developments, its sole member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____.

In Presence of:

_____
Bryan Lindgren, President

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Bryan Lindgren, President of Neumann Developments, its sole member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____
Notary Public

_____ County, Wisconsin

My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

Midland States Bank a Illinois corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication as presented on this subdivison and further consents to the above certified owners.

IN WITNESS WHEREOF, Midland States Bank has caused these presents to be signed by_____, its _____, and its corporate seal to be hereunto affixed this ____ day of _____, 20 _____.

_____

STATE OF ILLINOIS)
COUNTY) SS)

Personally came before me this ____ day of _____, 20 _____, to me known to be the person who executed the foregoing instrument as such,by its authority.

(Notary Seal) _____, Notary Public, _____County, Illinois.

My commission expires_____.

_____

VILLAGE BOARD APPROVAL CERTIFICATE:

Approved that the Plat of VISTA RUN VII, in the Village of Sussex, is hereby approved by the Village Board.

All conditions have been met as of the _____ day of _____, 20___.

Date:_____ Signed_____
Anthony J. LeDonne, Village President

Date:_____ Signed_____
Jennifer Boehm, Village Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Plat of VISTA RUN VII, in the Village of Sussex, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20___.

Date:_____ Signed_____
Anthony J. LeDonne, Chairperson

Date:_____ Signed_____
Jennifer Boehm, Village Clerk

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jennifer Boehm, being duly elected, qualified and acting Treasurer of the Village of Sussex, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of Vista Run VII.

Date _____ _____
Treasurer-Jennifer Boehm

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jennifer Grant, being duly elected, qualified and acting Treasurer of WAUKESHA County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of Vista Run VII.

Date _____ _____
Waukehsa County Treasurer - Jennifer Grant

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by
VISTA RUN LLC, Grantor, to
WISCONSIN ELECTRIC AND POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee
SPECTRUM MID-AMERICA, LLC, Grantee
WISCONSIN BELL, INC, doing business as AT&T Wisconsin, a Wisconsin corporation, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as my be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the be property within the lines marked "Utility Easement Areas" without prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

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

PROJECT NEUMA #149103

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

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

THIS INSTRUMENT DRAFTED BY DEVIN FLECK

Agenda

CERTIFIED SURVEY MAP NO. _____

A division of Outlots 2 & 3, in Block 1, in Spring Green Heights Subdivision and Lands, being in the Northeast 1/4 & Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 & Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southwest 1/4, all in Section 26, Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

▲ INDICATES FOUND 1 1/2" IRON PIPE

● INDICATES FOUND 1" IRON PIPE

O INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

Ⓓ INDICATES DEDICATED TO THE VILLAGE OF SUSSEX FOR PUBLIC ROAD PURPOSES

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 26, T 8 N, R 19 E, WHICH BEARS S00°11'49"W. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27).

SEE SHEETS 2 & 3 FOR LOT DETAILS

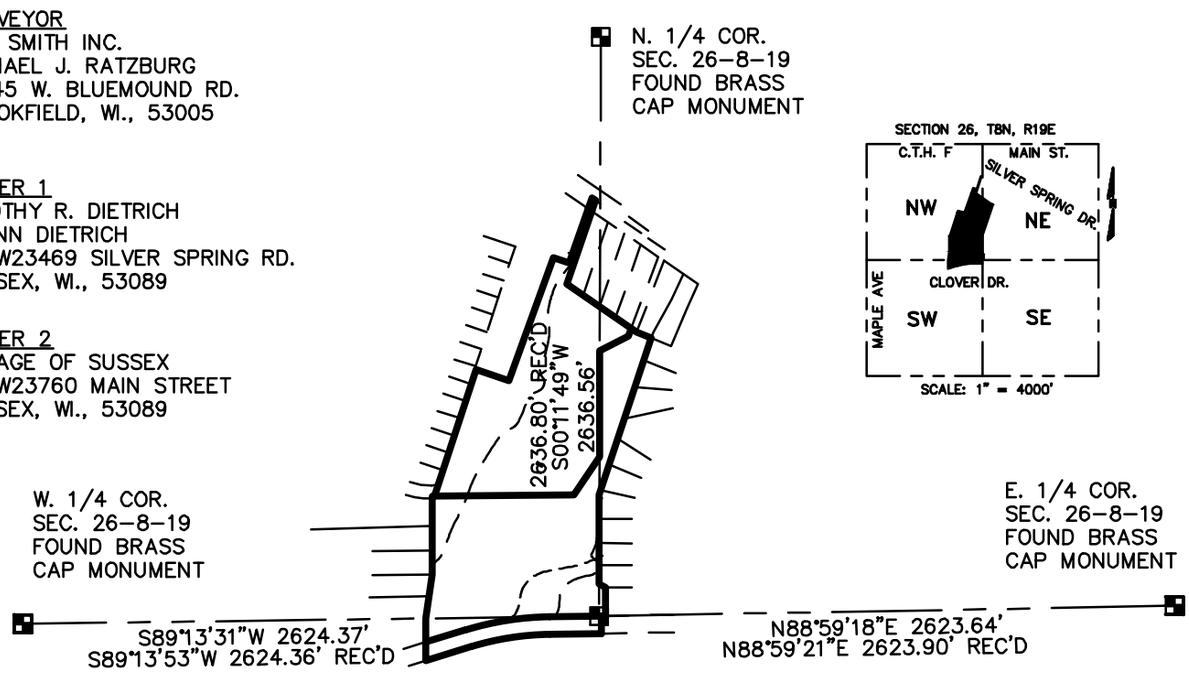
SEE SHEET 8 FOR LINE & CURVE TABLES

SURVEYOR
R.A. SMITH INC.
MICHAEL J. RATZBURG
16745 W. BLUEMOUND RD.
BROOKFIELD, WI., 53005

OWNER 1
TIMOTHY R. DIETRICH
LUANN DIETRICH
N62W23469 SILVER SPRING RD.
SUSSEX, WI., 53089

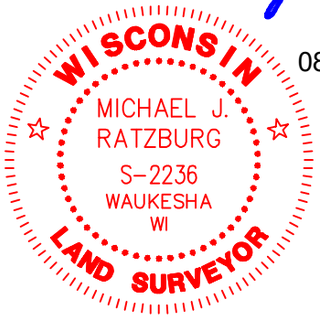
OWNER 2
VILLAGE OF SUSSEX
N64W23760 MAIN STREET
SUSSEX, WI., 53089

VICINITY LOCATION MAP



GRAPHIC SCALE
0 400 800
1" = 800'





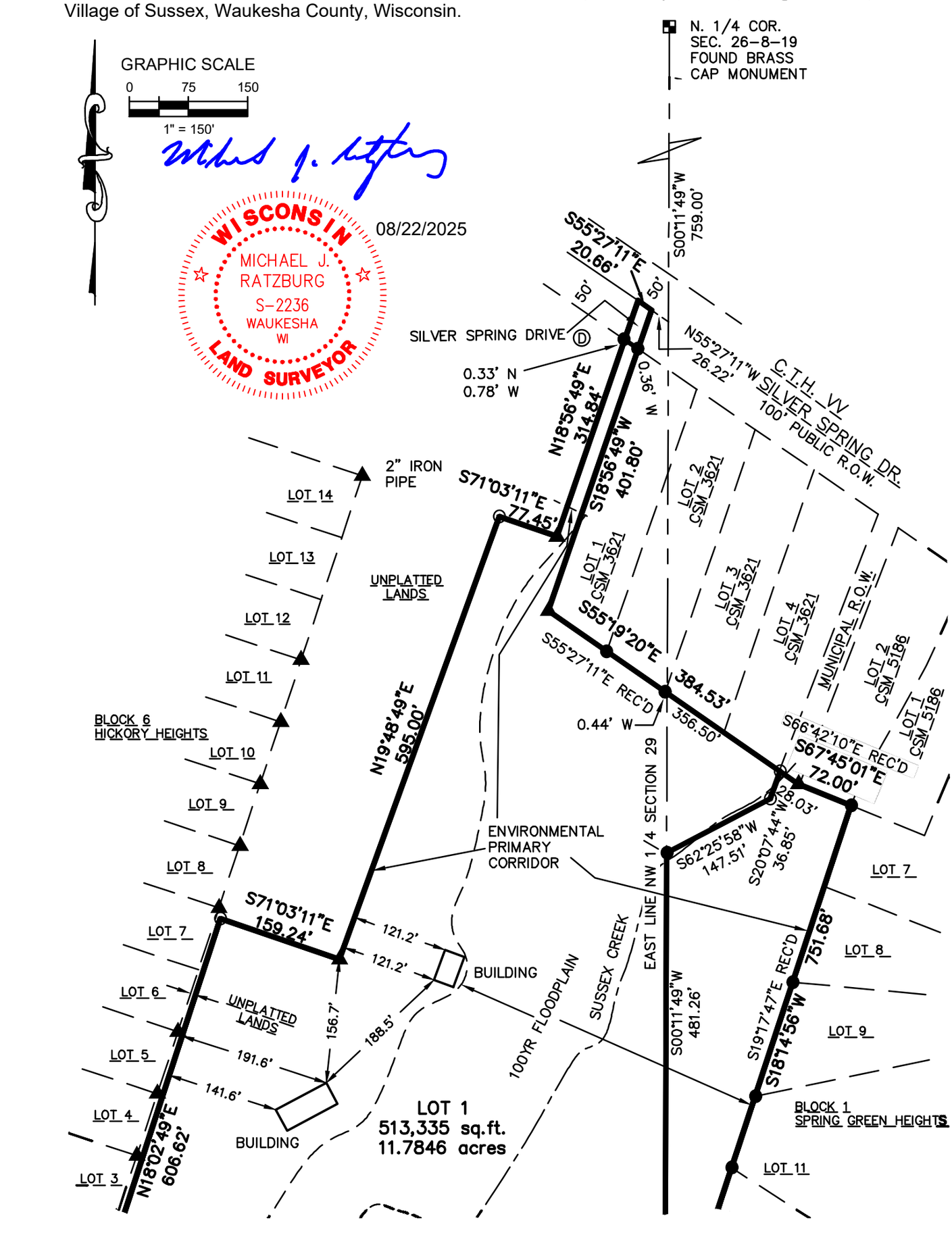
08/22/2025

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Agenda

CERTIFIED SURVEY MAP NO. _____

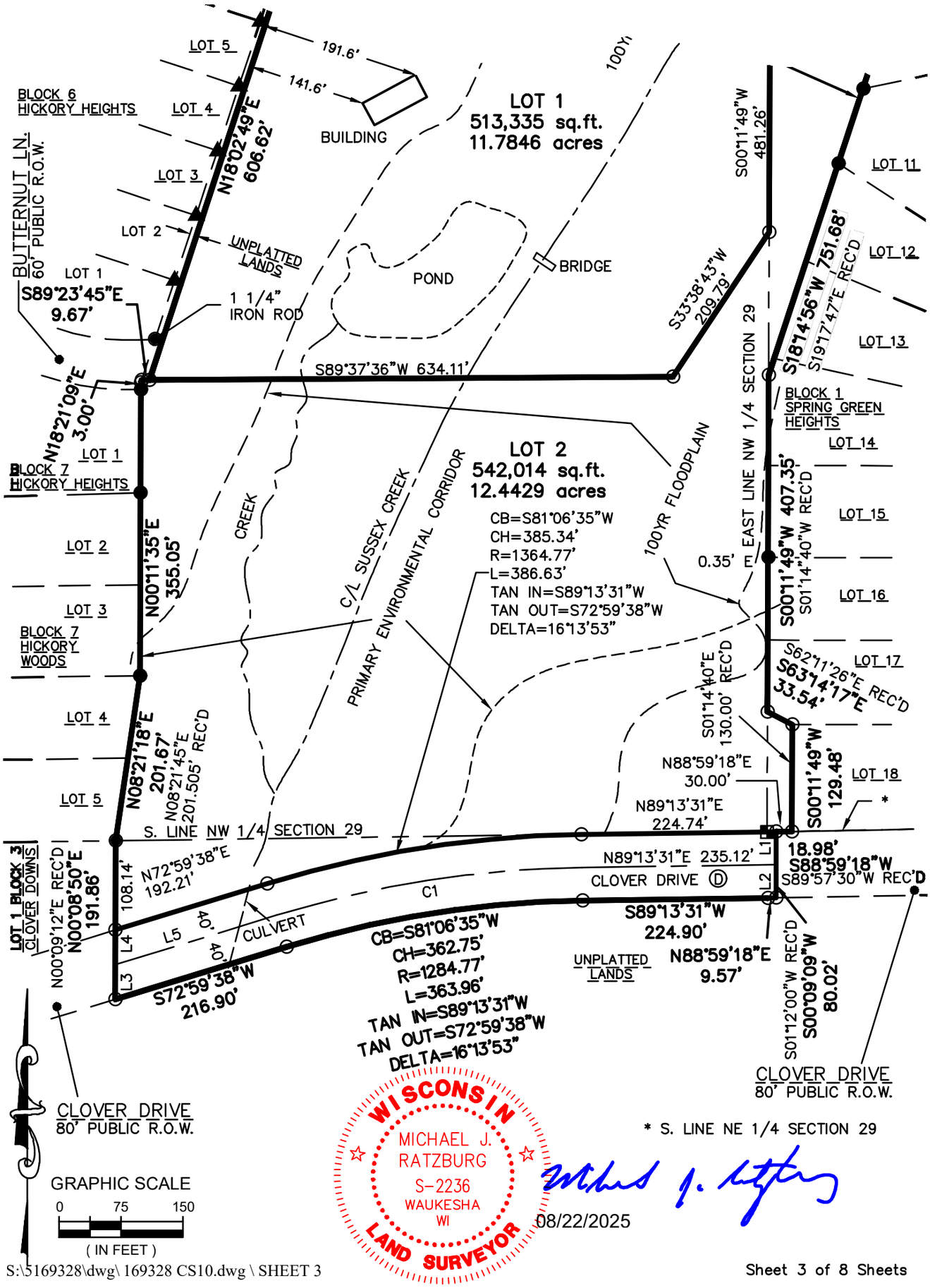
A division of Outlots 2 & 3, in Block 1, in Spring Green Heights Subdivision and Lands, being in the Northeast 1/4 & Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 & Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southwest 1/4, all in Section 26, Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.



Agenda

CERTIFIED SURVEY MAP NO. _____

A division of Outlots 2 & 3, in Block 1, in Spring Green Heights Subdivision and Lands, being in the Northeast 1/4 & Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 & Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southwest 1/4, all in Section 26, Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.



WISCONSIN
MICHAEL J. RATZBURG
S-2236
WAUKESHA
WI
LAND SURVEYOR

08/22/2025

S:\5169328\dwg\ 169328 CS10.dwg \ SHEET 3

Agenda

CERTIFIED SURVEY MAP NO. _____

A division of Outlots 2 & 3, in Block 1, in Spring Green Heights Subdivision and Lands, being in the Northeast 1/4 & Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 & Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southwest 1/4, all in Section 26, Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
WAUKESHA COUNTY }

I, MICHAEL J. RATZBURG, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Outlots 2 & 3, in Block 1, in Spring Green Heights Subdivision and Lands, being in the Northeast 1/4 & Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 & Southwest 1/4 of the Northeast 1/4, all in Section 26, Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin, which is bounded and described as follows:
COMMENCING at the North 1/4 corner of said Section 29; thence South 00° 11' 49" West along the North/South 1/4 line of said Section a distance of 759.00 feet to a point in the centerline of Silver Spring Road; thence North 55° 27' 11" West along said centerline 26.22 feet to the point of beginning of lands to be described; thence South 18° 56' 49" West along the West line of Certified Survey Map No. 3621 and its extension a distance of 401.80 feet to the Southwest corner of said Certified Survey Map; thence South 55° 19' 20" East along the South line of said Certified Survey Map 384.53 feet to the Southwest corner of Certified Survey Map No. 5186; thence South 67° 45' 01" East along the South line of said Certified Survey Map 72.00 feet to the Northwest corner of Lot 7 in Block 1 in Spring Green Heights; thence South 18° 14' 56" West along the West line of said Lot in the west line of lots 8 thru 14 in said Block 1 a distance of 751.68 feet to the West corner of Lot 14 in said Block 1; thence South 00° 11' 49" West along the West line of Lots 14 thru 17 in said Block 1 a distance of 407.36 feet to the West corner of Lot 17 in said Block; thence South 63° 14' 17" East along the West line of said Lot 33.54 feet to the Northwest corner of Lot 18 in said Block; thence South 00° 11' 49" West along the West line of said lot 129.48 feet to a point in the South line of the Northeast 1/4 of said Section 29 and the North line of Clover Drive; thence South 88° 59' 18" West along said North line 18.98 feet to a point; thence South 00° 09' 09" West 80.02 feet to a point in the South line of said Drive; thence South 88° 59' 18" West 9.57 feet to a point; thence South 89° 13' 31" West 224.90 feet to a point; thence Southwesterly along an arc of a curve to the left with an arc length of 363.96 feet, whose radius is 1284.77 feet and whose chord bears South 81° 06' 35" West 362.75 feet to a point; thence South 72° 59' 38" West 216.90 feet to a point in the extension of the East line of Clover Downs; thence North 00° 08' 50" East along said East line 191.86 feet to a point in the South line of the Northwest 1/4 of said Section 29; thence North 08° 21' 18" East along said East line 201.67 feet to a point; thence North 00° 11' 35" East along said East line and the East line of Hickory Woods & Hickory Heights 355.05 feet to the Southeast corner of Butternut Lane; thence North 18° 21' 09" East along the Est line of said Lane 3.00 feet to a point; thence South 89° 23' 45" East 9.67 feet to a point; thence North 18° 02' 49" East 606.62 feet to a point; thence South 71° 03' 11" East 159.24 feet to a point; thence North 19° 48' 49" East 595.00 feet to a point; thence South 71° 03' 11" East 77.45 feet to a point;
thence North 18° 56' 49" East 314.84 feet to a point; thence South 55° 27' 11" East 20.66 feet to the point of beginning.

Said land contains 1,121,580 square feet or 25.7479 acres.

THAT I have made the survey, land division and map by the direction of TIMOTHY R DIETRICH AND LUANN DIETRICH & VILLAGE OF SUSSEX, owners.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have complied with Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinances of the Village of Sussex in surveying, dividing and mapping the same.

08/22/2025
Field date

MICHAEL J. RATZBURG
PROFESSIONAL LAND SURVEYOR S-2236

WISCONSIN
MICHAEL J.
RATZBURG
S-2236
WAUKESHA
WI
LAND SURVEYOR

CERTIFIED SURVEY MAP NO. _____

A division of Outlots 2 & 3, in Block 1, in Spring Green Heights Subdivision and Lands, being in the Northeast 1/4 & Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 & Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southwest 1/4, all in Section 26, Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

OWNER CERTIFICATE

TIMOTHY R DIETRICH AND LUANN DIETRICH, as owner, certifies that said corporation has caused the land described on this map to be surveyed, dedicated, divided and mapped as represented on this map in accordance with the Ordinances of the Village of Sussex.

TIMOTHY R DIETRICH AND LUANN DIETRICH, do further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Village of Sussex.

IN Witness Whereof, TIMOTHY R DIETRICH AND LUANN DIETRICH., has caused these presents to be signed this _____ day of _____, 2025.

TIMOTHY R DIETRICH

_____

LUANN DIETRICH

_____

PERSONALLY, came before me this _____ day of _____, 2025, Timothy R. Dietrich and Luann Dietrich, to me known as the persons who executed the foregoing instrument, and known to be the owners, and acknowledged that he executed the foregoing instrument.

(Notary Seal)

_____

_____
(print name)
Notary Public, State of Wisconsin
My commission expires_____



08/22/2025

THIS INSTRUMENT DRAFTED BY JOHN P. CASUCCI, S-2055

CERTIFIED SURVEY MAP NO. _____

A division of Outlots 2 & 3, in Block 1, in Spring Green Heights Subdivision and Lands, being in the Northeast 1/4 & Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 & Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southwest 1/4, all in Section 26, Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

_____, a national banking association, duly organized and existing under and by virtue of the laws of the State of _____, as mortgagee of the above described land, consents to the surveying, dividing, mapping and restricting of the land described on this map and in the surveyor's certificate, and to the certificate of the owner of said land.

Date: _____

Entity Name: _____

Signature: _____

Print Name: _____

Title: _____

STATE OF _____}
}SS
_____ COUNTY }

PERSONALLY came before me this_____day of_____, 20_____,

_____, the _____ of the above named organization, to me known to be the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

_____

_____
(print name)
Notary Public, State of Wisconsin

My commission expires_____

WISCONSIN
MICHAEL J.
RATZBURG
S-2236
WAUKESHA
WI
LAND SURVEYOR

08/22/2025

Agenda

CERTIFIED SURVEY MAP NO. _____

A division of Outlots 2 & 3, in Block 1, in Spring Green Heights Subdivision and Lands, being in the Northeast 1/4 & Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 & Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southwest 1/4, all in Section 26, Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

OWNER CERTIFICATE

VILLAGE OF SUSSEX, a Municipal Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the Ordinances of the Village of Sussex.

VILLAGE OF SUSSEX, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Village of Sussex.

IN Witness Whereof, VILLAGE OF SUSSEX, has caused these presents to be signed

by _____, it's _____ on this ____ day of _____, 2025.

VILLAGE OF SUSSEX

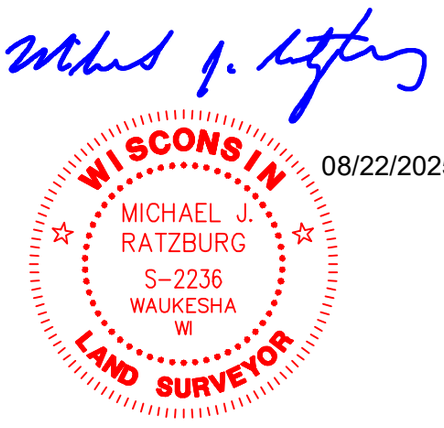
_____
Anthony J. LeDonne, Village President

PERSONALLY came before me this _____ day of _____ , 2025, Anthony J. LeDonne, Village President of the above named municipal corporation, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

_____

_____
(print name)
Notary Public, State of Wisconsin
My commission expires_____



08/22/2025

THIS INSTRUMENT DRAFTED BY JOHN P. CASUCCI, S-2055

CERTIFIED SURVEY MAP NO. _____

A division of Outlots 2 & 3, in Block 1, in Spring Green Heights Subdivision and Lands, being in the Northeast 1/4 & Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 & Southwest 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southwest 1/4, all in Section 26, Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

VILLAGE BOARD APPROVAL

This Certified Survey Map hereby APPROVED by the Village Board of the of the Village of Sussex on this _____ day of _____, 2025

Date:_____ _____
Anthony J. LeDonne, Village President

Date:_____ _____
Jennifer Boehm, Village Clerk

Line Table		
Line #	Direction	Length
L1	S00°09'09"W	40.05
L2	S00°09'09"W	39.97
L3	N00°08'50"E	41.86
L4	N00°08'50"E	41.86
L5	N72°59'38"E	204.55

Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C1	375.30	1324.77	S81°06'35"W	374.04	S89°13'31"W	S72°59'38"W	16°13'53"

WISCONSIN
MICHAEL J. RATZBURG
S-2236
WAUKESHA
WI
LAND SURVEYOR

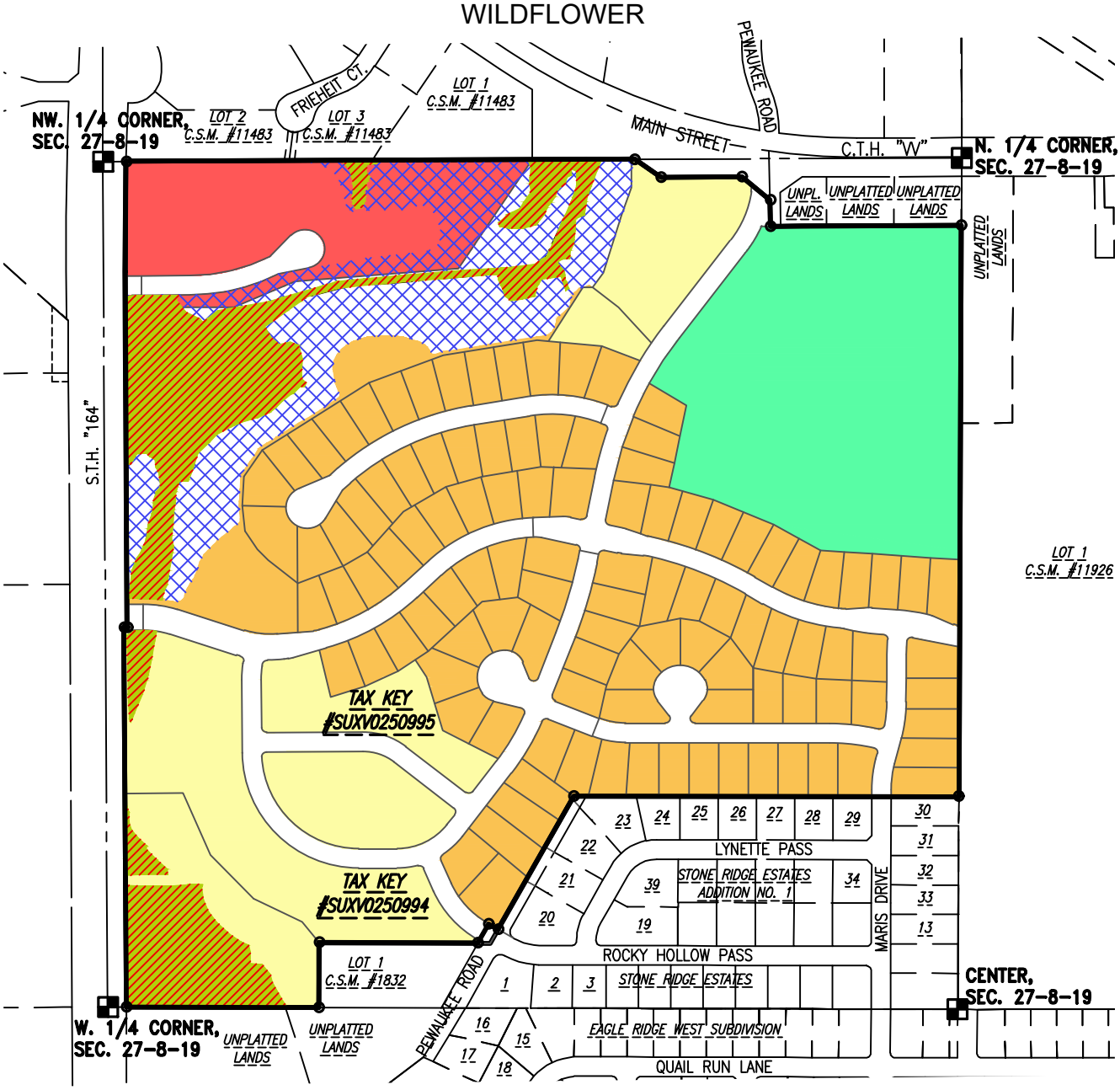
08/22/2025

THIS INSTRUMENT DRAFTED BY MICHAEL J. RATZBURG, S-2236

EXHIBIT "M"

LAND USE AMENDMENT ORDINANCE

WILDFLOWER



LAND USE LEGEND

- COMMERCIAL
- MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL
- SINGLE-FAMILY ATTACHED AND TWO-FAMILY RESIDENTIAL
- RECREATIONAL
- FLOOD STORAGE AREA
- WETLANDS

WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

NORTH

0 250 500 1000

SCALE:1"=500'

THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATE: 8-27-25

X:\2020\20-034-014 Wildflower Development\Drawings\Exhibits\DA AGREEMENT EXHIBITS\EXH M_LAND USE.dwg

Agenda

RESOLUTION NO. _____

AMENDMENT TO THE
2040 COMPREHENSIVE PLAN
FOR THE VILLAGE OF SUSSEX, WISCONSIN
AND SPECIFICALLY THE LAND USE MAP
A COMPONENT OF THE COMPREHENSIVE PLAN

WHEREAS: The Village Board is authorized by state law to adopt and amend a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1002(2) of the Wisconsin Statutes; and

WHEREAS: The Village Board adopted a comprehensive plan on March 25, 2003 and updated to the 2040 Comprehensive Plan on May 22, 2018 and on occasion amendments will be made; and

WHEREAS: The Sussex Plan Commission has received a petition to amend the Land Use Map and finds it to be acceptable; and

WHEREAS: The Village desires to amend the adopted 2040 Comprehensive plan, specifically the Land Use Plan Map component of the same, based on a request by the petitioner, Neumann Development, specifically the properties identified by Tax Key Numbers 250.995 and 250.994 as follows:

FROM: The approximately 125.6 acres of the subject property that are currently classified on the Land Use Map as Commercial, Secondary Environmental, Isolated Natural Resource Area, Single Family Attached and Two Family Residential, Medium Density Single-Family, Recreational, and Wetlands Outside of Environmental Corridors.

TO: The approximately 125.6 acres of the subject property would be classified on the Land Use Map as Commercial, Single Family Attached and Two Family Residential, Medium Density Single-Family, Recreational, Flood Storage Area, and Wetlands Outside of Environmental Corridors Land Use Classifications.

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Sussex, adopts this resolution and recommends that the Village Board of the Village of Sussex adopt an ordinance entitled AMENDMENT to the 2040 COMPREHENSIVE PLAN OF THE VILLAGE OF SUSSEX, WISCONSINAND SPECIFICALLY THE LAND COMPONENT OF THE SAME to accomplish the following:

Amend the Land Use classification for the properties identified by Tax Key Numbers 250.995 and 250.994 containing approximately 125.6 acres of the subject property would be classified on the Land Use Map as Commercial, Single Family Attached and Two Family Residential, Medium Density Single-Family, Recreational, Flood Storage Area, and Wetlands Outside of Environmental Corridors Land Use Classifications Land Use Classifications.

Exhibit A legal description attached hereto and incorporated herein.

ADOPTED THIS _____DAY OF _____2025

Approved by a vote of ____ayes ____nays.

By: _____
Anthony LeDonne, Chairman

Attest: _____
Jennifer Boehm, Village Clerk

Agenda

EXHIBIT A

All that part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest corner of said Section 27; Thence North 89°45'28" East and along the North line of said Northwest 1/4 Section, 71.56 feet to the place of beginning of lands hereinafter described;

Continuing thence North 89°45'28" East and along the said North line, 1571.61 feet to a point; Thence South 56°00'22" East, 98.97 feet to a point; Thence North 89°51'38" East, 249.91 feet to a point; Thence South 50°52'51" East, 111.83 feet to a point; Thence South 00°54'22" East, 81.70 feet to a point; Thence North 89°45'28" East, 591.20 feet to a point on the East line of said Northwest 1/4 Section; Thence South 00°15'36" West and along the said East line, 1766.11 feet to a point on the North line of "Stone Ridge Estates Addition No. 1" (a Subdivision Plat of Record); Thence North 89°55'49" West and along the said North line and the Westerly extension thereof, 1190.44 feet to a point on the centerline of "Pewaukee Road"; Thence South 29°35'29" West and along the said centerline, 523.22 feet to a point; Thence North 89°49'31" West and along the North line of Lot 1 of Certified Survey Map No. 1832, 529.21 feet to a point; Thence South 00°10'29" West and along the West line of said Lot 1, 200.35 feet to a point on the South line of said Northwest 1/4 Section; Thence North 89°49'31" West and along the said South line, 595.74 feet to a point on the East Right-of-Way line of S.T.H. "164"; Thence North 00°20'25" West and along the said East Right-of-Way line, 1172.82 feet to a point; Thence North 89°39'27" East and along the said East Right-of-Way line, 10.00 feet to a point; Thence North 00°20'25" West and along the said East line, 1100.85 feet to a point; Thence Northeasterly 340.70 feet along the said East Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 11371.56 feet, whose central angle is 01°43'00", and whose chord bears North 00°31'06" East, 340.69 feet to the point of beginning of this description.

Said Parcel contains 5,620,993 Square Feet (or 129.0402 Acres) of land, more or less.

Agenda

STATE OF WISCONSIN VILLAGE OF SUSSEX WAUKESHA COUNTY

ORDINANCE NO. _____

AMENDMENT TO THE 2040 COMPREHENSIVE PLAN
OF THE VILLAGE OF SUSSEX, WISCONSIN
AND SPECIFICALLY THE LAND COMPONENT OF THE SAME

WHEREAS: the Village Board is authorized by state law to adopt and amend a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS: the Village Board for the Village of Sussex is authorized to make changes to the adopted Comprehensive Plan upon recommendation of the Village Plan Commission; and

WHEREAS: the Plan Commission reviewed the amendment to the land use map, a component of the comprehensive plan, to change the Land Use classification for the property generally located south of Main Street and east of STH 164, more specifically the properties identified by Tax Key Numbers 250.995 and 250.994 as follows:

FROM: The approximately 125.6 acres of the subject property that are currently classified on the Land Use Map as Commercial, Secondary Environmental, Isolated Natural Resource Area, Single Family Attached and Two Family Residential, Medium Density Single-Family, Recreational, and Wetlands Outside of Environmental Corridors.

TO: The approximately 125.6 acres of the subject property would be classified on the Land Use Map as Commercial, Single Family Attached and Two Family Residential, Medium Density Single-Family, Recreational, Flood Storage Area, and Wetlands Outside of Environmental Corridors Land Use Classifications.

WHEREAS: the Plan Commission made a finding the proposed amendment is consistent with the spirit and intent of the comprehensive plan; and

WHEREAS: the Village Plan Commission, by a majority vote, adopted resolution #_____, a copy of which is on file with the Village Clerk's office, recommending to the Village Board an amendment to the land use map which is a component of the comprehensive plan; and

WHEREAS: the Village Board conducted a public hearing on _____, 2025 regarding the proposed amendment in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS: the Village Board of the Village of Sussex, having carefully reviewed the recommendation of the Village Plan Commission, having determined that all procedural

Agenda

requirements and notice requirements have been satisfied, having given the matter due consideration of the plan components, as may be herein amended, relating to issues and opportunities, housing transportation, utilities and community facilities, agricultural, natural and cultural resources, economic development, inter governmental cooperation, land-use, and implementation has determined that the comprehensive plan dated March 25, 2003, as herein amended, will serve the general purposes of guiding and accomplishing a coordinated, adjusted an harmonious development of the Village of Sussex which will, in accordance with existing and future need, best promote public health, safety, morals, order convenience, prosperity and general welfare, as well as efficiency and economy in the process of development.

NOW THEREFORE, the Village Board of the Village of Sussex, do ordain as follows:

SECTION 1. FINDINGS
The Village Board makes the following findings relating to the plan amendment:

1. The subject property to be reclassified on the land use map is appropriate to be reclassified to the proposed land use classification due complimentary existing land uses adjacent to the property.
2. The proposed amendment is consistent with the spirit and intent of the comprehensive plan.

SECTION 2. AMENDMENT
The Village of Sussex's comprehensive plan is hereby amended to change the land use classification of the properties generally located south of Main Street and east of STH 164, more specifically the properties identified by Tax Key Numbers 250.995 and 250.994 as follows:

FROM: The approximately 125.6 acres of the subject property that are currently classified on the Land Use Map as Commercial, Secondary Environmental, Isolated Natural Resource Area, Single Family Attached and Two Family Residential, Medium Density Single-Family, Recreational, and Wetlands Outside of Environmental Corridors.

TO: The approximately 125.6 acres of the subject property would be classified on the Land Use Map as Commercial, Single Family Attached and Two Family Residential, Medium Density Single-Family, Recreational, Flood Storage Area, and Wetlands Outside of Environmental Corridors Land Use Classifications.

SECTION 3. DISTRIBUTION OF RECOMMENDED AMENDMENT

1. The Village Administrator is directed to send a copy of this ordinance to the following along with an explanatory cover letter:
    a. Clerk of each adjoining municipality;
    b. County Clerk of the Waukesha County Administration Center, 1320 Pewaukee Road, Room 120; Waukesha, WI 53188;
    c. Executive Director of the Southeast Wisconsin Regional Planning Commission; P.O. Box 1607

d. Waukesha, WI 53188;
e. Director; Waukesha County Department of Parks and Land Use; 515 W. Moreland Blvd Waukesha, WI 53188;
f. Wisconsin Department of Administration, Comprehensive Planning Program, 101 E. Wilson Street, 9th Floor Madison, WI 53703;
g. Pauline Haass Public Library N64W23820 Main Street, Sussex, WI 53089

SECTION 4. SEVERABILITY
The several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of the court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and not affect the validity of all other provisions, sections or portions thereof the ordinance which shall remain in full force and effect. Any other ordinances are hereby repealed as to those terms that conflict.

SECTION 5. EFFECTIVE DATE
This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated this _____ day of _____, 2025.

VILLAGE OF SUSSEX

_____
Anthony J. LeDonne, Village President

ATTEST:

_____
Jennifer Boehm, Village Clerk-Treasurer

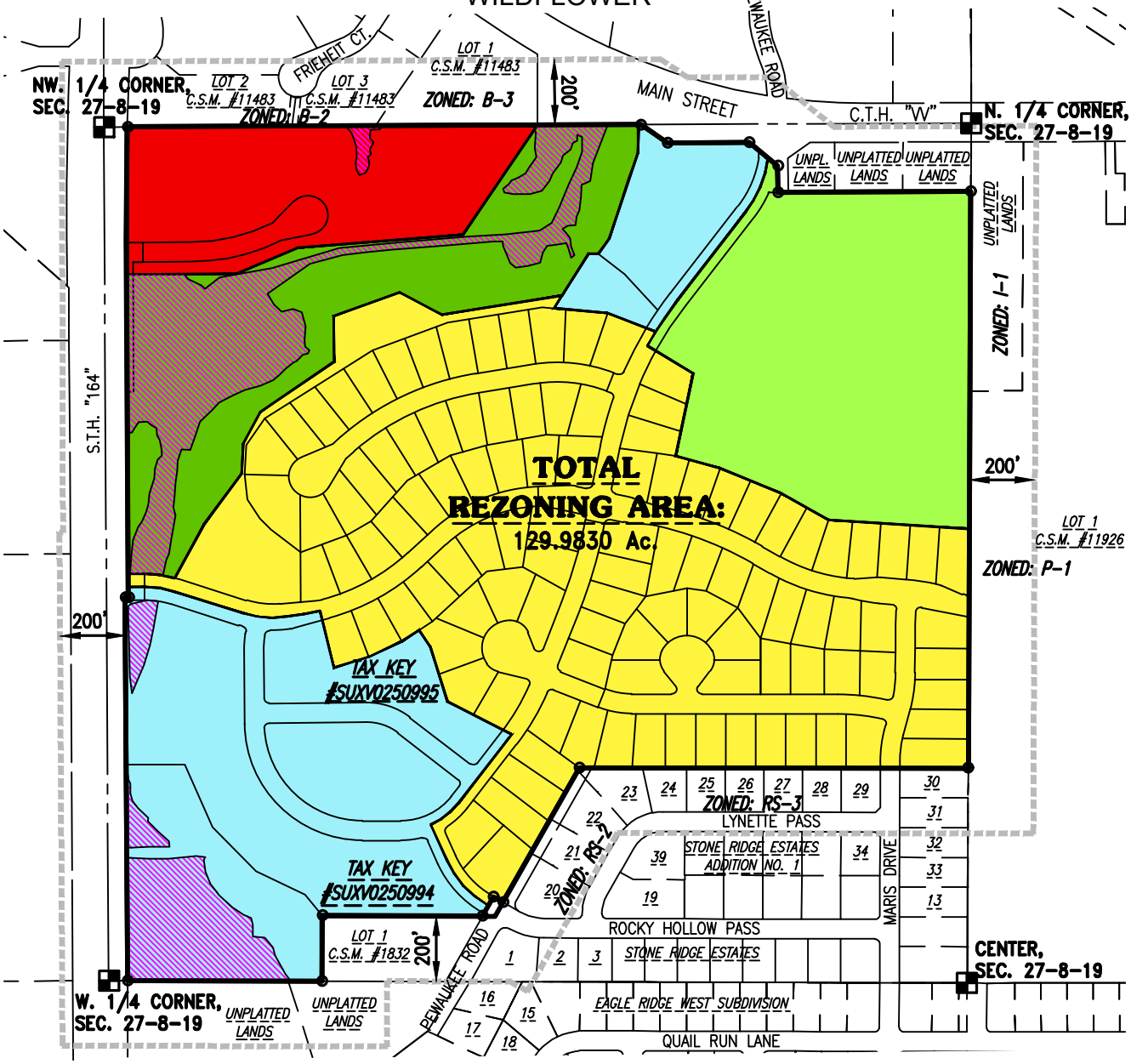
Approved by a vote of _____ayes _____nays.

Agenda

EXHIBIT "B"

REZONING ORDINANCE

WILDFLOWER



ZONING LEGEND

- B-3
- P-1
- P-2
- Rs-3
- Sf-Rd-3
- LCO

WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

NORTH

0 250 500 1000

SCALE:1"=500'

THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATE: 8-27-25

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Wildflower PDO Statement

Wildflower is a 128+/- acre residential and commercial development located along the east side of STH 164 and south of STH 74 in the Village of Sussex. The Wildflower development includes 18.44 acres of the Village Firemen's Park expansion, 11 acres of commercial development located adjacent to STH 164, 55 acres of single-family lots, 24 acres of single-family attached use, and 19 acres of floodplain open space and recreational lands.

Access to the Wildflower development was challenging, but permits have been obtained from Wisconsin DOT and Waukesha County Highway Department. In working closely with Village of Sussex staff we were able to satisfy the requirements of all agencies. Road access breaks down as follows:

North - STH 74 and Pewaukee Road:
At the intersection of STH 74 and Pewaukee Road, Waukesha County required and has approved, a traffic light to improve the currently failing level of service at the intersection.

West - STH 164 (commercial):
The Wisconsin DOT has approved the commercial public road as shown. This road will service the commercial development only.

West - STH 164 (residential):
The Wisconsin DOT has approved the public road as shown. This road will line up with the existing median in STH 164. This east west road will also provide an additional access point to the Village Firemen's Park.

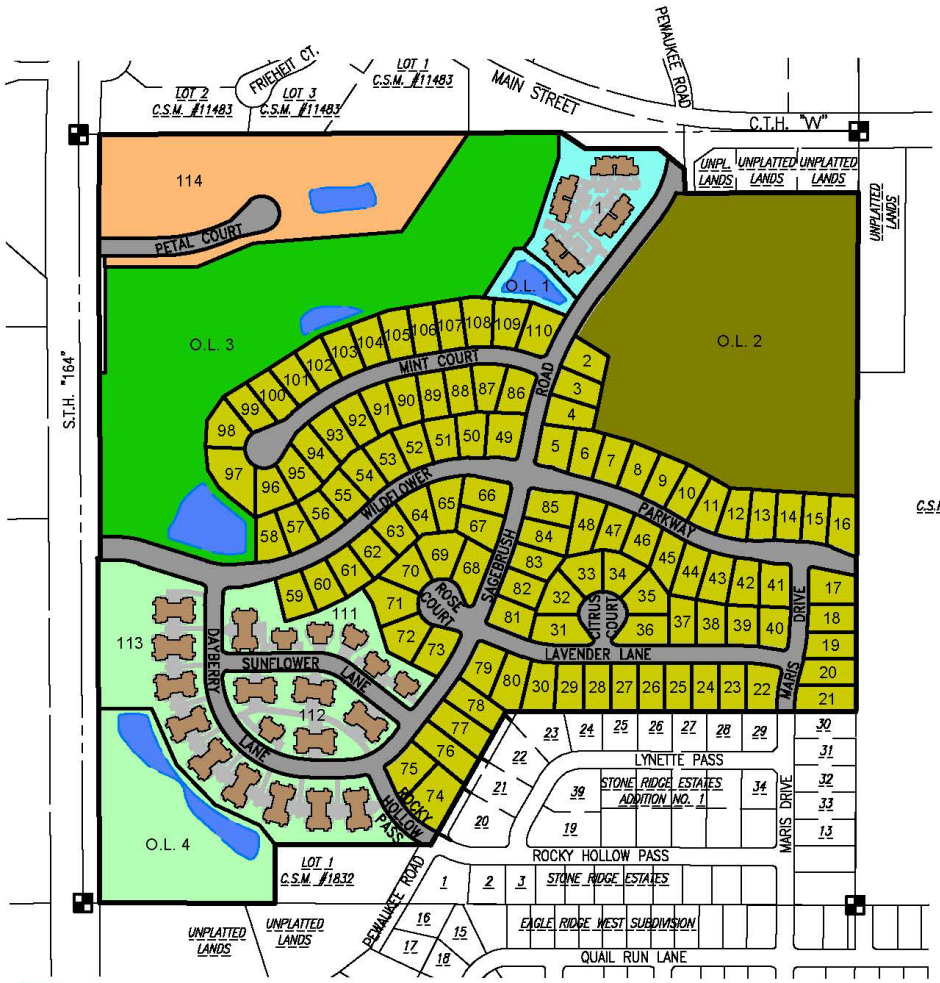
South:
Pewaukee Road will be modified to the proposed plan.

Maris Drive will connect to Wildflower's Street system as part of Phase 1 and provide a contiguous street system.

Agenda

WILDFLOWER

OVERALL DEVELOPMENT PLAN



SAGEBRUSH SQUARE TOWN HOMES (LOT 1, OUTLOT 1)

SINGLE FAMILY (LOTS 2-110)

DAYBERRY PRESERVE (LOTS 111-113, OUTLOT 4)

COMMERCIAL (LOT 114)

PARKLANDS (OUTLOT 2)

NORTH

0 250 500 1000

SCALE:1"=500'

DATE: 7-14-25

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The Wildflower development offers over 18 acres of floodplain and recreational lands. These areas will be preserved as permanent open space. One of the main features included in this area is the Sussex Creek tributary which runs from STH 164 east through the property then north towards STH 74. The flood plain around the creek will be enhanced through a flood plain exchange which will allow for both the commercial and residential developments to remain outside of the flood plain.

The Wildflower PDO (Planned Development Overlay) consists of 24.82 acres of land comprised of five lots, Lot 1, Outlot 1, 111, 112, 113 and Outlot 4 of the Wildflower Preliminary Plat. The area is consistent with the Village of Sussex 2040 Land Use Map and the Village zoning map (shown below) except for a small portion of the proposed PDO that is adjacent to STH 74 which was planned for B-1 Business district. After careful consideration and review of the market conditions along with discussions with Village staff it was decided to eliminate this small portion of the B-1 zoning and continue the PDO in this area.

2040 Land Use Map



Village Zoning Plan



The PDO will have two communities, Sagebrush Square Townhomes (Lot 1, Outlot 1) and Dayberry Preserve (Lots 111-113, Outlot 4). These two communities will offer three types of buildings, with several floorplan options for consumers to select from. The estimated value of the 100 units is $54,600,000.00. The PDO will include more than 60% of green/open space making this an inviting community to call home.

Municipal services, including sanitary sewer and water will be provided by the overall Wildflower Street infrastructure for each home. Stormwater will be handled by regional stormwater ponds strategically located throughout the development.

Overall timing of the PDO is based on the phased development of the Wildflower project. Sagebrush Square Townhomes will be developed with Phase I which is expected to start in Fall of 2025. Dayberry Preserve is planned as part of Phase V of the Wildflower project.

As part of the PDO we are requesting a departure from the underlying zoning for the following requirements.

17.0414 SF-RD-3

There will be 2 single family-attached style areas within the PDO SFRD-3 zoning:

1. Dayberry Preserve will consist of 6 2-unit condominium buildings and 14 4-unit condominium buildings for a total of 68 units. The exceptions requested by the applicant from the underlying SFRD-3 Single Family Attached Zoning District is as follows:

a. Section 17.0414F(1) requires a 30 foot street yard setback. The proposed development is requesting a 10 foot street yard setback.

b. Section 17.0414(F)(2) requires a 30 foot side yard setback. The proposed development would have a 30 foot building to building setback.

c. Section 17.0414(F)(3) requires a 25 foot rear yard setback. The proposed development would have a 10 foot rear yard setback if that setback is adjacent to an outlot not used for development.

2. Sagebrush Square will consist of 4 8-unit townhomes style buildings for a total of 32 units. The exceptions requested by the applicant from the underlying SFRD-3 Single Family Attached Zoning District is as follows:

a. Section 17.0414(A)(1) allows for one to four family attached dwellings. The submitted development would consist of 8-unit buildings.

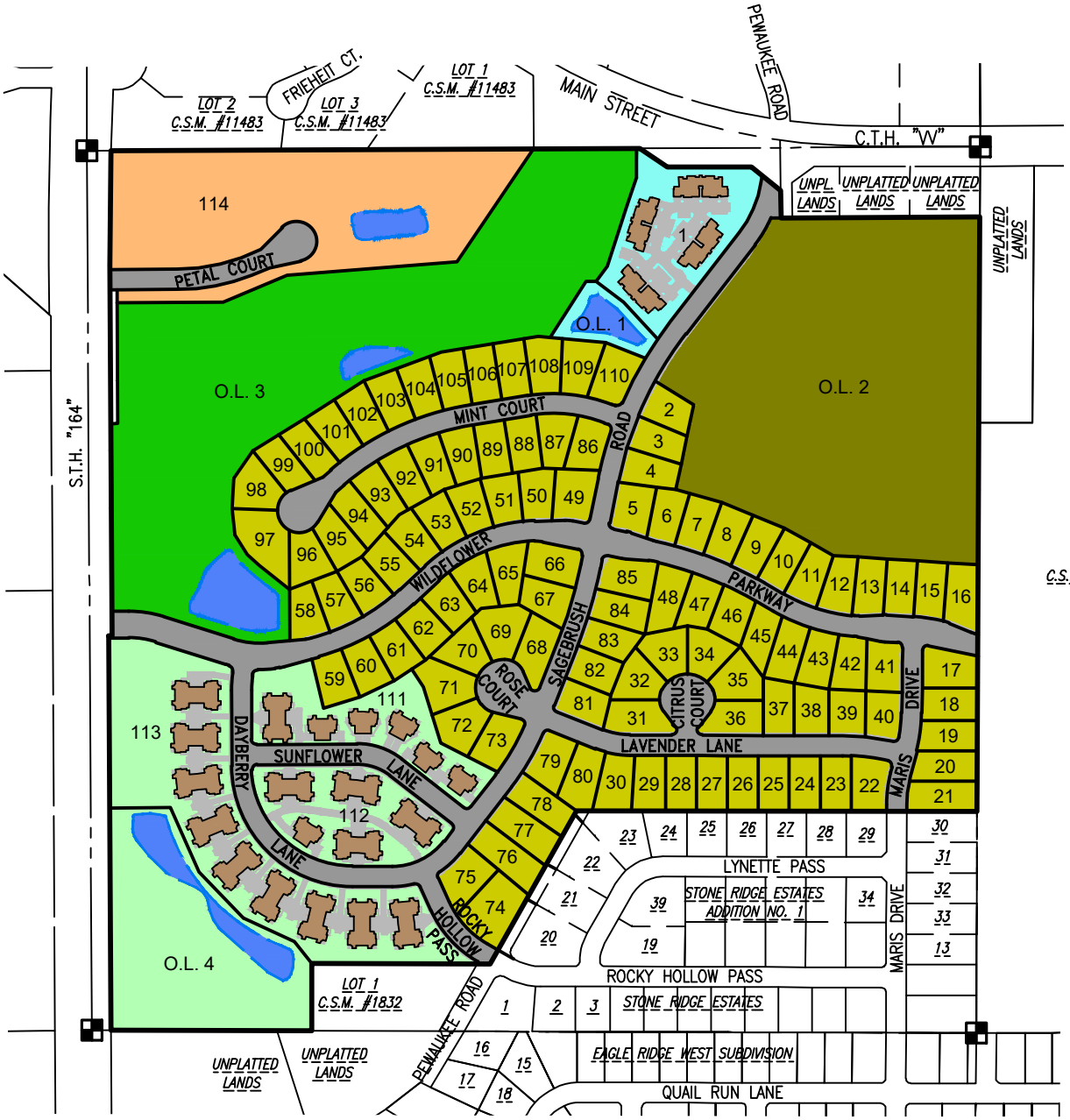
b. Section 17.0414(E)(2)(a) requires a minimum of 1,000 square feet for a one-bedroom unit. The proposed development would have a 900 square foot one-bedroom unit.

c. Section 17.0414(F)(2) requires a 30 foot side yard setback. The proposed development would have a 30 foot building to building setback.

d. Section 17.0414(F)(3) requires a 25 foot rear yard setback. The proposed development would have a 10 foot rear yard setback if that setback is adjacent to an outlot not used for development.

WILDFLOWER

OVERALL
DEVELOPMENT PLAN



SAGEBRUSH SQUARE TOWN HOMES (LOT 1, OUTLOT 1)

SINGLE FAMILY (LOTS 2-110)

DAYBERRY PRESERVE (LOTS 111-113, OUTLOT 4)

COMMERCIAL (LOT 114)

PARKLANDS (OUTLOT 2)

NORTH

0 250 500 1000

SCALE:1"=500'

DATE: 7-14-25

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Agenda

WILDFLOWER PKWY

S.T.H. "164"

SUNFLOWER LN

DAYBERRY LN

SAGEBRUSH RD

ROCKY HOLLOW PASS

ROSE CT

LOT 113
8.12 ac
113

LOT 111
3.01 ac
111

LOT 112
3.09 ac
112

POND

POND

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

59 60 61 68 69 70 71 72 73 74 75 76 77 78 79 80 81

Zoning: SF-RD-3 (PDO)
- Lot Area: 5,000 sf/un
- Setbacks:
  - -- Front (street): 30' *
    * 1' from R/W & 20' from curb upon Plan Commission approval and no driveway parking encroachment
  - -- Side: 30' between buildings
  - -- Rear: 10' to Outlot (PDO)
    25' to residential lots
  - -- 15' from a floodplain district

CONCEPT PLAN - 68 units

Dayberry Preserve

STH164 VILLAGE OF SUSSEX, WI

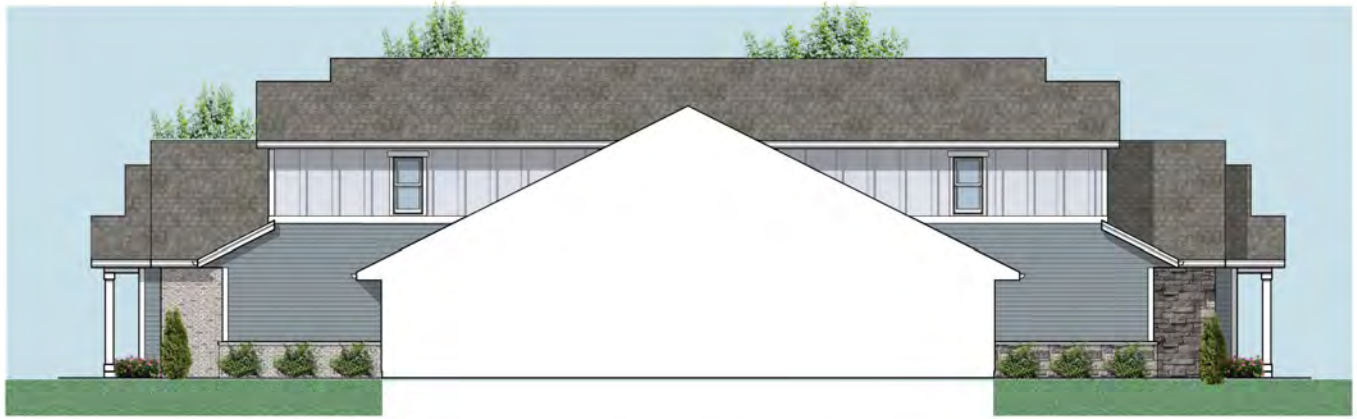
TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
4100 N. CALHOUN ROAD
BROOKFIELD, WI 53005
t. (262) 790-1480
e. info@trioeng.com
www.trioeng.com

NORTH
0 25 50 100
Scale: 1" = 50' (22"X34")
Scale: 1" = 100' (11"X17")
DATE: 05/23/2025

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14 RIGHT ELEVATION
3/16" = 1'-0"



9 LEFT ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"



3 FRONT ELEVATION
3/16" = 1'-0"

JBJ D
(a division
W178 N99
Germant
(262) 255-
www.

Daybury Preserve

COP

Sheet Co
El

Issued Fo
Prelim 1
Prelim 2
Prelim 3

Drawn By
Checked
Date:
Job Numb
Sheet Nu



RIGHT / LEFT SIDE ELEVATION
3/16" = 1'-0"



FRONT / REAR ELEVATION
3/16" = 1'-0"

JBJ D
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W178 N99
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3 FRONT ELEVATION
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Daybury Preserve

COP

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EL

Issued Fo
Prelim 1
Prelim 2
Prelim 3

Drawn By
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Sheet Nu



9 RIGHT / LEFT SIDE ELEVATION
3/16" = 1'-0"



FRONT / REAR ELEVATION
3/16" = 1'-0"

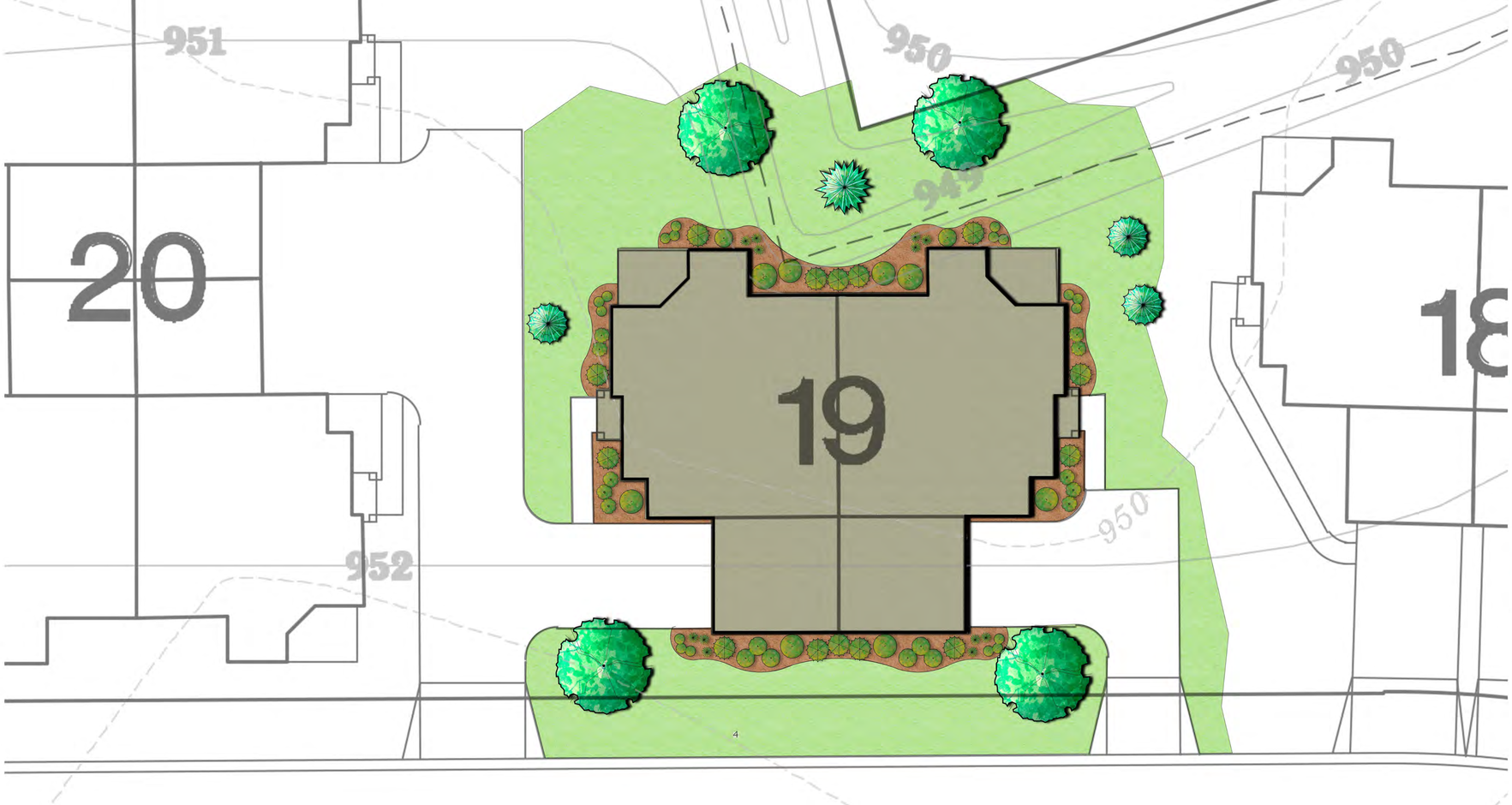
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Daybury Preserve

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Sheet Co
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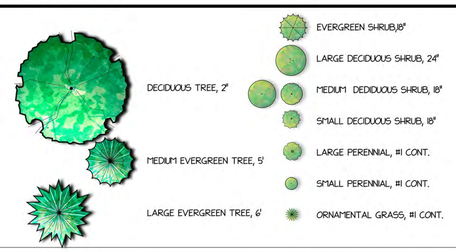
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Prelim 1
Prelim 2
Prelim 3

Drawn By
Checked
Date:
Job Numb
Sheet Nu



Qty	Botanical Name	Common Name	Size/Condition
Deciduous Trees			
4	Acer rubrum	RED POINTE MAPLE	2"/b. b.
	Aesculus x carnea 'Briotii'	BRIOTII RUBY RED HORSECHESTNUT	
	Celtis occidentalis	COMMON HACKBERRY	
	Tilia tomentosa 'Sterling'	STERLING SILVER LINDEN	
	Ulmus x 'Morton'	ACCOLADE ELM	
	Metasequoia glyptostroboides	DAWN REDWOOD	
LARGE EVERGREEN TREES			
2	Picea abies	NORWAY SPRUCE	6'/b. b.
	Picea glauca var. densata	BLACK HILLS SPRUCE	
	Picea pungens 'Fat Albert'	FAT ALBERT COLORADO SPRUCE	
MEDIUM EVERGREEN TREES			
3	Thuja plicata	WESTERN RED CEDAR	5'/b. b.
	Juniperus chinensis 'Columnaris'	COLUMNARIS CHINESE JUNIPER	
	Juniperus chinensis 'Spartan'	SPARTAN CHINESE JUNIPER	
	Juniperus virginiana 'Burkii'	BURKII BURK EASTERN RED CEDAR	
LARGE DECIDUOUS SHRUBS			
2	Cotinus coggygria 'NCCOT pp#30,216, cbraf (Proven Winners)	WINECRAFT BLACK® SMOKEBUSH (Proven Winners)	24"/cont.
	Euonymus alatus 'Compactus'	DWARF BURNING BUSH	
	Physocarpus opulifolia 'Donna May'	LITTLE DEVIL NINEBARK	
	Viburnum carlesii 'Compactum'	COMPACTUM FRAGRANT VIBURNUM	
	Syringa 'SYNJRPU' pp#29,831, cbraf (Proven Winners)	BLOOMERANG® DWARF PURPLE LILAC (Proven Winners)	
MEDIUM DECIDUOUS SHRUBS			
6	Aronia melanocarpa 'Morton'	IROQUOIS BEAUTY BLACK BERRIED ARONIA	18"/cont.
	Hydrangea paniculata 'Jane (Little Lime®)'	JANE (LITTLE LIME®) PANICLE HYDRANGEA	
	Potentilla fruticosa 'Pink Beauty'	PINK BEAUTY POTENTILLA	
	Rosa rugosa 'Frau Dagmar Hastrup'	FRAU DAGMAR HASTRUP JAPANESE ROSE	
	Spiraea x media 'SPEMBK' pp#26,655, cbraf (Proven Winners)	DOUBLE PLAY® BLUE KAZOO® SPIREA (Proven Winners)	
SMALL DECIDUOUS SHRUBS			
12	Aronia melanocarpa 'UCONNAM165' (Proven Winners)	LOW SCAPE MOUND CHOKEBERRY (Proven Winners)	18"/cont.
	Deutzia 'NCDX2' ppaf, cbr#8047 (Proven Winners)	YUKI CHERRY BLOSSOM® DEUTZIA (Proven Winners)	
	Forsythia x intermedia 'Lynwood'	LYNWOOD BORDER FORSYTHIA	
	Potentilla fruticosa 'McKays White'	MCKAYS WHITE POTENTILLA	
	Weigela florida 'Alexandra'	WINE ROSES WEIGELA	
EVERGREEN SHRUBS			
14	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	18"/b. b.
	Chamaecyparis pisifera 'Golden Mops'	GOLDEN MOPS JAPANESE FALSE CYPRESS	18"/cont.
	Juniperus virginiana 'Grey Owl'	GREY OWL BURK EASTERN RED CEDAR	18"/cont.
	Thuja occidentalis 'Congabe (Fire Chief)'	CONGABE (FIRE CHIEF) AMERICAN ARBORVITAE	18"/cont.
ORNAMENTAL GRASSES			
12	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1 cont.
	Panicum virgatum 'Shenandoah'	SHENANDOAH RED SWITCH GRASS	
	Sporobolus heterolepis	PRAIRIE DROPSEED GRASS	
SMALL PERENNIALS			
18	Allium 'Globemaster'	GLOBEMASTER ORNAMENTAL ONION	#1 cont.
	Astilbe x arendsii 'Rheinland'	RHEINLAND ASTILBE	
	Hemerocallis 'Prairie Blue Eyes'	PRAIRIE BLUE EYES DAYLILY	
	Iris sibirica 'Caesars Brother'	CAESARS BROTHER SIBERIAN IRIS	
	Liatris spicata 'Kobold'	KOBOLD SPIKED BLAZING STAR	
	Penstemon digitalis 'Husker Red'	HUSKER RED PENSTEMON	
LARGE PERENNIALS			
6	Baptisia australis	BLUE WILD INDIGO	#1 cont.
	Hemerocallis 'Hyperion'	HYPERION DAYLILY	
	Nepeta x faassenii 'Walkers Low'	WALKERS LOW CATMINT	
	Perovskia atriplicifolia 'Little Spire'	LITTLE SPIRE RUSSIAN SAGE	

PLANTING LEGEND:



PLANTING NOTES:

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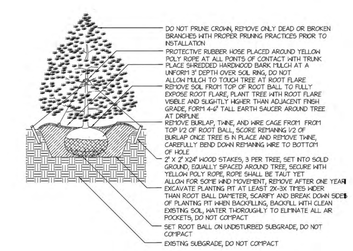
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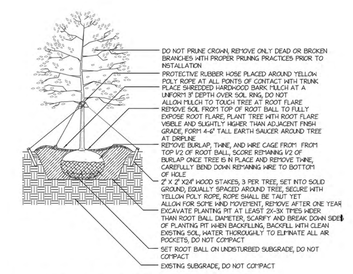
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9) ~~SUPPLY AND INSTALL BLACK VINYL EDGING "ALL-A-BOARD" MANUFACTURED BY VALLEYVIEW INDUSTRIES OR APPROVED EQUAL IN ALL PLANTING BEDS THAT ADJOIN TURF AREAS ACCORDING TO THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.~~ SHOVEL CUT EDGE

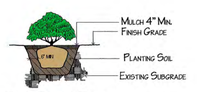
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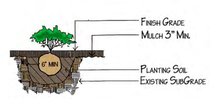
CONIFEROUS TREE PLANTING DETAIL
TYPICAL INSTALLATION- NOT TO SCALE



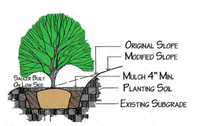
DECIDUOUS TREE PLANTING DETAIL
TYPICAL INSTALLATION- NOT TO SCALE



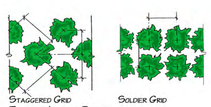
SHRUB PLANTING DETAIL



GROUND COVER PLANTING DETAIL



TREE & SHRUB SLOPE PLANTING DETAIL



PLANTING LAYOUT DETAILS





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NELSON LANDSCAPE INC.

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WILDFLOWER
SUSSEX, WI

Client:

JBJ Companies, Inc.

W178 N9912 RIVERCREST DRIVE, SUITE 101
GERMANTOWN, WI 53022-4645

PHONE: (262) 255-1800
FAX: (262) 255-2234

Plan Notes:

Designed By: C. J. N.
Drawn By: C. J. N.
Date: 6-23-25
Revisions: 6-24-25

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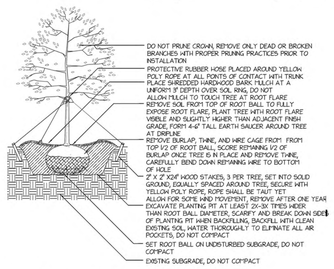
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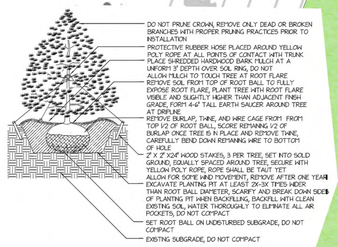


Agenda



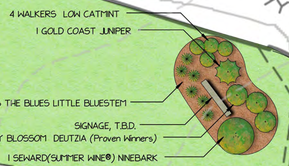
DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION- NOT TO SCALE



CONIFEROUS TREE PLANTING DETAIL

TYPICAL INSTALLATION- NOT TO SCALE





Qty	Botanical Name	Common Name	Size/Condition
Deciduous Trees			
4	Acer nigrum	RED POINTE MAPLE	2"/b. b.
	Aesculus x carnea 'Briotii'	BRIOTI RUBY RED HORSECHESTNUT	
	Celtis occidentalis	COMMON HACKBERRY	
	Tilia tomentosa 'Sterling'	STERLING SILVER LINDEN	
	Ulmus x 'Morton'	ACCOLADE ELM	
	Metasequoia glyptostroboides	DAWN REDWOOD	
LARGE EVERGREEN TREES			
2	Picea abies	NORWAY SPRUCE	6'/b. b.
	Picea glauca var. densata	BLACK HILLS SPRUCE	
	Picea pungens 'Fat Albert'	FAT ALBERT COLORADO SPRUCE	
MEDIUM EVERGREEN TREES			
3	Thuja plicata	WESTERN RED CEDAR	5'/b. b.
	Juniperus chinensis 'Columnaris'	COLUMNARIS CHINESE JUNIPER	
	Juniperus chinensis 'Spartan'	SPARTAN CHINESE JUNIPER	
	Juniperus virginiana 'Burkii'	BURKII BURK EASTERN RED CEDAR	
LARGE DECIDUOUS SHRUBS			
4	Cotinus coggygria 'NCCG1' pp#30,216, cbr#1 (Proven Winners)	WINECRAFT BLACK® SMOKEBUSH (Proven Winners)	24"/cont.
	Euonymus alatus 'Compactus'	DWARF BURNING BUSH	
	Physocarpus opulifolius 'Donna May'	LITTLE DEVIL NINEBARK	
	Viburnum carlesii 'Compactum'	COMPACTUM FRAGRANT VIBURNUM	
	Syringa 'SMNJRPU' pp#29,813, cbr#1 (Proven Winners)	BLOOMERANG® DWARF PURPLE LILAC (Proven Winners)	
MEDIUM DECIDUOUS SHRUBS			
8	Aronia melanocarpa 'Morton'	IROQUOIS BEAUTY BLACK BERRIED ARONIA	18"/cont.
	Hydrangea paniculata 'Jane (Little Lime®)'	JANE (LITTLE LIME®) PANICLE HYDRANGEA	
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SMALL PERENNIALS			
24	Allium 'Globemaster'	GLOBEMASTER ORNAMENTAL ONION	#1 cont.
	Astilbe x arendsii 'Rheinland'	RHEINLAND ASTILBE	
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	Iris sibirica 'Caesars Brother'	CAESARS BROTHER SIBERIAN IRIS	
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LARGE PERENNIALS			
12	Baptisia australis	BLUE WILD INDIGO	#1 cont.
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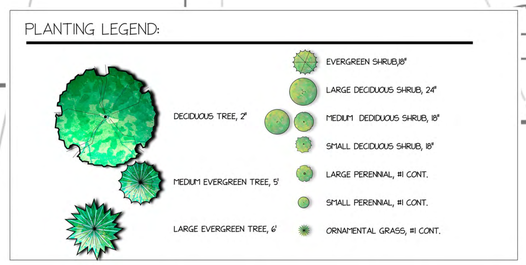
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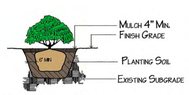
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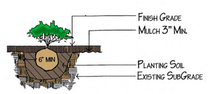
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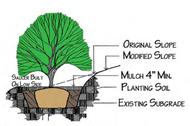




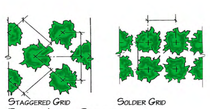
SHRUB PLANTING DETAIL



GROUND COVER PLANTING DETAIL



TREE & SHRUB SLOPE PLANTING DETAIL



STAGGERED GRID — SOLDIER GRID

PLANTING LAYOUT DETAILS

SIGNAGE PLANTING:

Qty	Botanical Name	Common Name	Size/Condition
Shrubs			
3	Deutzia 'NCDX2' ppaf, cbr#8097 (Proven Winners)	YUKI CHERRY BLOSSOM DEUTZIA (Proven Winners)	18"/cont.
1	Juniperus x media 'Gold Coast'	GOLD COAST JUNIPER	18"/cont.
1	Physocarpus opulifolius 'Seward'(Summer Wine®)'	SEWARD(SUMMER WINE®) NINEBARK	24"/cont.
Ornamental Grasses			
6	Schizachyrium scoparium 'The Blues'	THE BLUES LITTLE BLUESTEM	#1 cont.
Perennials			
4	Nepeta x faassenii 'Walkers Low'	WALKERS LOW CATMINT	#1 cont.





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SCALE IN FEET

NELSON LANDSCAPE INC.

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PRELIMINARY LANDSCAPE PLAN-4 FAMILY UNIT

Project:

DAYBURY PRESERVE

WILDFLOWER
SUSSEX, WI

Client:

JBJ Companies, Inc.

W178 N9912 RIVERCREST DRIVE, SUITE 101
GERMANTOWN, WI 53022-4645

PHONE: (262) 255-1800
FAX: (262) 255-2234

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Drawn By: C. J. N.
Date: 6-23-25
Revisions: 6-24-25

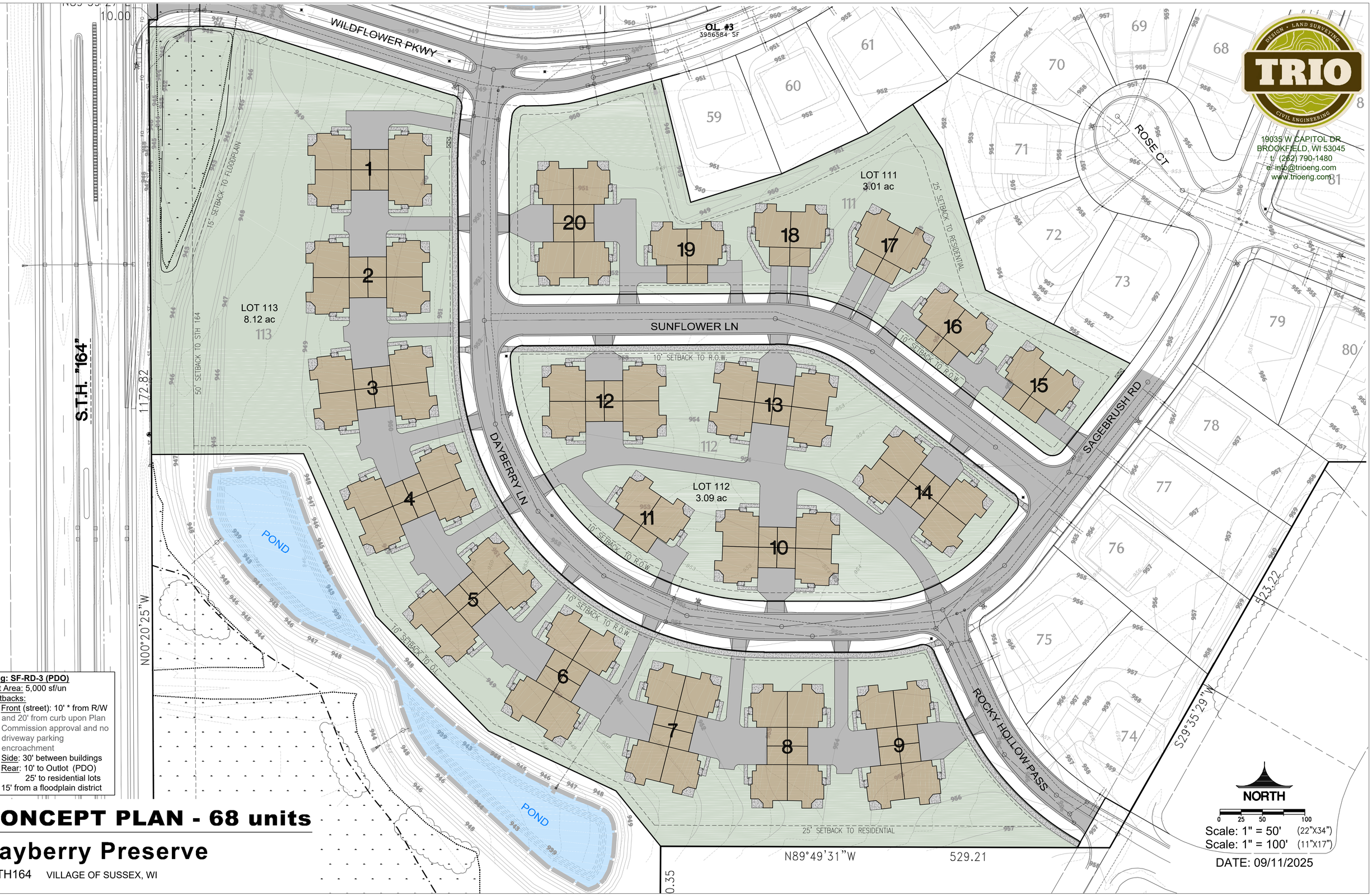
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Agenda



TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
19035 W CAPITOL DR
BROOKFIELD, WI 53045
t: (262) 790-1480
e: info@trioeng.com
www.trioeng.com

Zoning: SF-RD-3 (PDO)
- Lot Area: 5,000 sf/un
- Setbacks:
  - -- Front (street): 10' * from R/W and 20' from curb upon Plan Commission approval and no driveway parking encroachment
  - -- Side: 30' between buildings
  - -- Rear: 10' to Outlot (PDO) 25' to residential lots
  - -- 15' from a floodplain district

CONCEPT PLAN - 68 units

Dayberry Preserve

STH164 VILLAGE OF SUSSEX, WI

NORTH

0 25 50 100

Scale: 1" = 50' (22"X34")

Scale: 1" = 100' (11"X17")

DATE: 09/11/2025

X:\2020\20-034-014 WILDFLOWER DEVELOPMENT\DRAWINGS\CONCEPTS\CONCEPT PLAN-4-UNIT_WILDFLOWER FARMS_2025-09-11.DWG



NORTH

1 SITE DEVELOPMENT PLAN

1" = 50'-0"

JBJ Companies, Inc

JBJ Companies, Inc
W178 N9912 Rivercrest Dr., Ste 101
Germantown, WI 53022-4645
(262) 255-1800 Fax (262) 255-2234
www.JBJCompanies.com

Sagebrush Square

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OWNERSHIP OF DOCUMENTS

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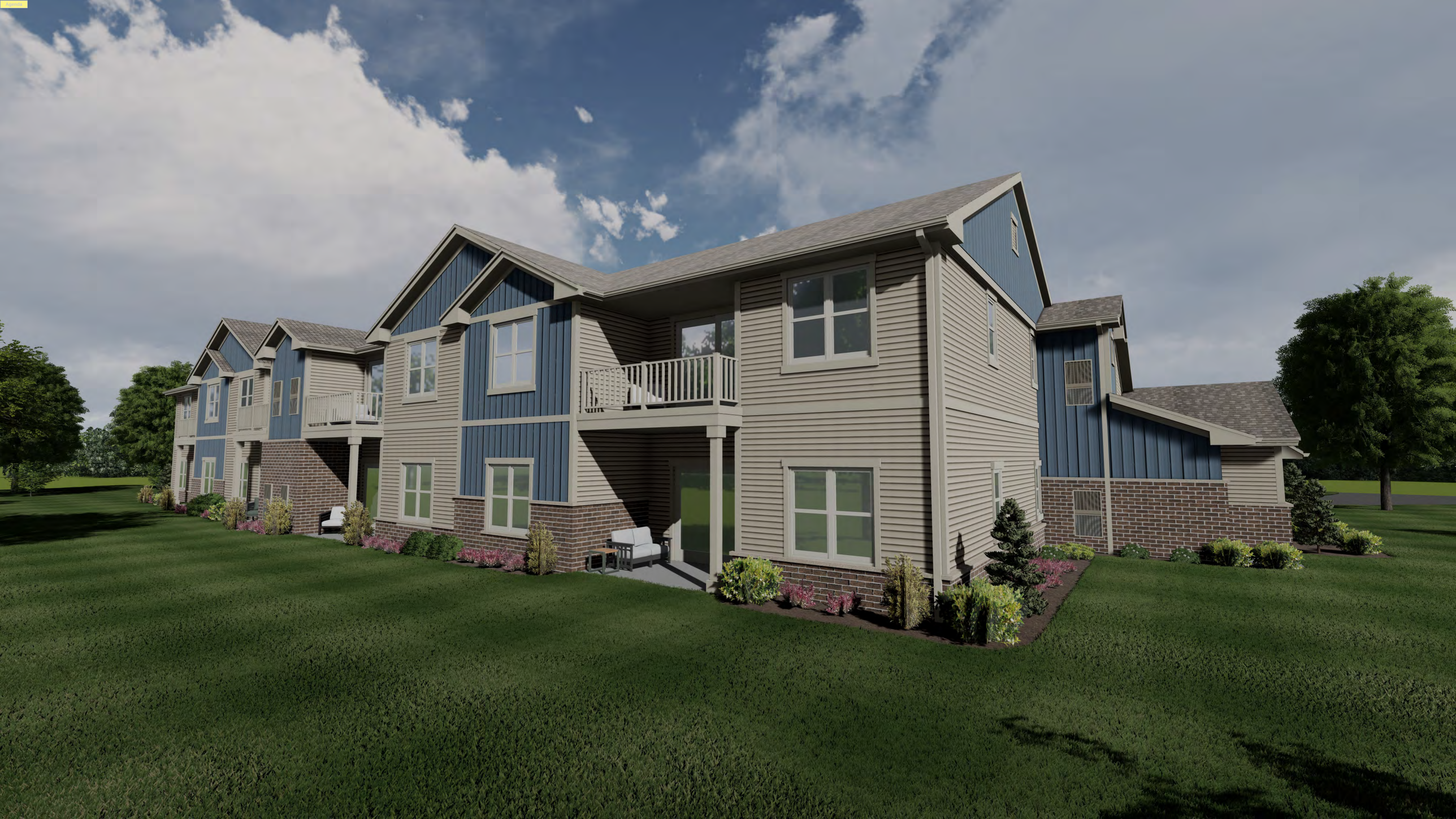
Sheet Contents
SITE PLAN

Issued For:	Date:
Prelim 1	08 July, 2024
Prelim 2	05 Jan, 2025
Prelim 3	14 Jan, 2025

Drawn By:	DG
Checked By:	DG
Date:	04 March, 2024
Job Number:	23.021

Sheet Number

C 1





Agenda



4 RIGHT SIDE ELEVATION
1/8" = 1'-0"



3 LEFT SIDE ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

JBJ
Companies, Inc.

JBJ Development
(a division of JBJ Companies Inc.)
W178 N9912 Rivercrest Dr., Ste 101
Germantown, WI 53022-4645
(262) 255-1800 Fax (262) 255-2234
www.JBJCompanies.com

Sagebrush Square Townhomes

Lot 2 Wildflower
Sussex, WI

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Sheet Contents
ELEVATIONS

Issued For: Date:

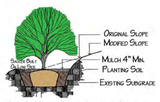
Date:
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Agenda

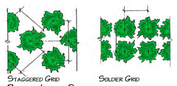


Shrub Planting Detail

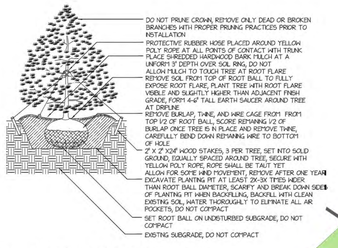
Ground Cover Planting Detail



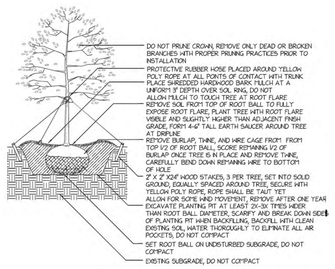
Tree & Shrub Slope Planting Detail



Planting Layout Details



CONIFEROUS TREE PLANTING DETAIL
TYPICAL INSTALLATION- NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
TYPICAL INSTALLATION- NOT TO SCALE

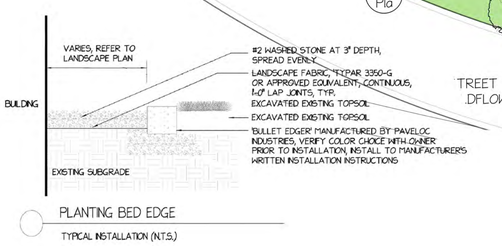
Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
Ar	3	Acer rubrum 'Frank Jr.' PP 16769	RED POINTE MAPLE	2 1/2"/b. b.
CvW	6	Crataegus viridis 'Winter King'	WINTER KING SOUTHERN HAWTHORN	2"/b. b.
Gd	5	Gymnocladus dioica	KENTUCKY COFFEE TREE	2 1/2"/b. b.
JcS	6	Juniperus chinensis 'Spartan'	SPARTAN CHINESE JUNIPER	5/b. b.
MJK	6	Malus 'JFS KW123TM' PP 31008	RASPBERRY SPEAR CRABAPPLE	2"/b. b.
MIS	6	Malus 'JFS KW214TM' PP 31076	IVORY SPEAR CRABAPPLE	2"/b. b.
Po	10	Picea abies	NORWAY SPRUCE	6/b. b.
Pgv	3	Picea glauca var. densata	BLACK HILLS SPRUCE	6/b. b.
PpF	3	Picea pungens 'Fat Albert'	FAT ALBERT COLORADO SPRUCE	6/b. b.
Pla	2	Platanus x acerifolia 'Morton Circle'	EXCLAMATION PLANETREE	2 1/2"/b. b.
Qr	1	Quercus rubra	NORTHERN RED OAK	2 1/2"/b. b.
UoP	3	Ulmus americana 'Princeton'	PRINCETON AMERICAN ELM	2 1/2"/b. b.
Ulm	3	Ulmus x 'Morton'	ACCOLADE ELM	2 1/2"/b. b.
Shrubs				
AmM	18	Aronia melanocarpa 'Morton'	IROQUOIS BEAUTY BLACK BERRIED ARONIA	18"/cont.
BGV	9	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	18"/b. b.
CpG	5	Chamaecyparis pisifera 'Golden Mops'	GOLDEN MOPS JAPANESE FALSE CYPRESS	18"/cont.
CcN	2	Cotinus coggygria 'NCCOT pp#30,216, cbr.pf (Proven Winners)	WINECRAFT BLACK® SMOKEBUSH (Proven Winners)	24"/cont.
DNp	12	Deutzia 'NCDXZ' ppaf, cbr#8047 (Proven Winners)	YUKI CHERRY BLOSSOM™ DEUTZIA (Proven Winners)	18"/cont.
DI	14	Diervilla lonicera	BUSH HONEYSUCKLE	18"/cont.
FCG	12	Forsythia x 'Courtasol (Gold Tide®)'	COURTASOL (GOLD TIDE®) DWARF FORSYTHIA	18"/cont.
HoA	18	Hydrangea arborescens 'Abetwo' pp#20,571, cbr#4166 (Proven Winners)	INCREDIBALL® SMOOTH HYDRANGEA (Proven Winners)	18"/cont.
JvG	6	Juniperus virginiana 'Grey Owl'	GREY OWL BURK EASTERN RED CEDAR	18"/cont.
JmG	6	Juniperus x media 'Gold Coast'	GOLD COAST JUNIPER	18"/cont.
Md	1	Microbiota decussata	RUSSIAN ARBORVITAE	18"/cont.
PoD	1	Physocarpus opulifolia 'Donna May'	LITTLE DEVIL NINEBARK	24"/cont.
PoN	2	Picea abies 'Nidiformis'	NIDIFORM™ NORWAY SPRUCE	18"/cont.
PpG	2	Picea pungens 'Globosa'	GLOBOSA BLUE SPRUCE	18"/cont.
PfP	12	Potentilla fruticosa 'Pink Beauty'	PINK BEAUTY POTENTILLA	18"/cont.
RaG	12	Rhus aromatica 'Gro-low'	GRO-LOW FRAGRANT SUMAC	18"/cont.
RrF	6	Rosa rugosa 'Frau Dagmar Hastrup'	FRAU DAGMAR HASTRUP JAPANESE ROSE	18"/cont.
SiC	8	Stephanandra incisa 'Crispa'	CRISPA CUTLEAF STEPHANANDRA	18"/cont.
SSp	2	Syringa 'SMNURP1' pp#29,802, cbr.pf (Proven Winners)	BLOOMERANG® DWARF PINK LILAC (Proven Winners)	24"/cont.
SSp	2	Syringa 'SMNURPU' pp#29,831, cbr.pf (Proven Winners)	BLOOMERANG® DWARF PURPLE LILAC (Proven Winners)	24"/cont.
SSp	2	Syringa 'SMSJBT' pp#26,549, cbr#7703 (Proven Winners)	BLOOMERANG® DARK PURPLE LILAC (Proven Winners)	24"/cont.
ToC	1	Thuja occidentalis 'Congabe (Fire Chief)'	CONGABE (FIRE CHIEF) AMERICAN ARBORVITAE	18"/cont.
VcS	3	Viburnum carlesii 'SMVCB' pp#25,872, cbr#5307 (Proven Winners)	SPICE BABY® KOREANSPICE VIBURNUM (Proven Winners)	24"/cont.
Perennials				
AG	6	Allium 'Summer Beauty'	SUMMER BEAUTY ALLIUM	#1 cont.
AoR	24	Astilbe x arendsii 'Rheinland'	RHEINLAND ASTILBE	#1 cont.
Cl	12	Chelone lyonii	PINK TURTLEHEAD	#1 cont.
HCA	12	Hemerocallis 'Chicago Apache'	CHICAGO APACHE DAYLILY	#1 cont.
HH	24	Hemerocallis 'Hyperion'	HYPERION DAYLILY	#1 cont.
HBU	12	Hosta 'Blue Umbrellas'	BLUE UMBRELLAS HOSTA	#1 cont.
HfP	4	Hosta fortunei 'Patriot'	PATRIOT HOSTA	#1 cont.
IsC	6	Iris sibirica 'Caesars Brother'	CAESARS BROTHER SIBERIAN IRIS	#1 cont.
NFW	18	Nepeta x faassenii 'Walkers Low'	WALKERS LOW CATMINT	#1 cont.
PaL	18	Perovskia atriplicifolia 'Little Spire'	LITTLE SPIRE RUSSIAN SAGE	#1 cont.
Pv	12	Pycnanthemum virginianum	VIRGINIA MOUNTAIN MINT	#1 cont.
RfG	6	Rudbeckia fulgida 'Goldsturm'	GOLDSTURM BLACK-EYED SUSAN	#1 cont.
SnM	6	Salvia nemorosa 'Mainacht'	MAY NIGHT SALVIA	#1 cont.
SAJ	6	Sedum 'Autumn Joy'	AUTUMN JOY SEDUM	#1 cont.

SIGNAGE PLANTING

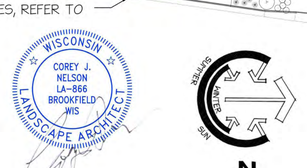
Qty	Botanical Name	Common Name	Size/Condition
Shrubs			
3	Deutzia NCDXZ ppaf, cbr#8047 (Proven Winners)	YUKI CHERRY BLOSSOM™ DEUTZIA (Proven Winners)	18"/cont.
1	Juniperus x media 'Gold Coast'	GOLD COAST JUNIPER	18"/cont.
1	Physocarpus opulifolia 'Seward'(Summer Wine®)	SEWARD(SUMMER WINE®) NINEBARK	24"/cont.
Ornamental Grasses			
6	Schizachyrium scoparium 'The Blues'	THE BLUES LITTLE BLUESTEM	#1 cont.
Perennials			
4	Nepeta x faassenii 'Walkers Low'	WALKERS LOW CATMINT	#1 cont.

Planting Notes:

1) Contractor shall verify location of all on-site utilities prior to commencing any work on-site. WI State Statute 182.0175 requires three work days notice before you excavate. Call Digger's Hotline at 1-800-242-8511.
2) Supply and install all Wisconsin grown nursery stock. Guarantee all stock for a period of one year. All planting material is to meet American Standards for Nursery Stock ANSI Z60.1-2004. All plant material is to be planted immediately after arrival and unloading on site. Plant types, sizes, and quantities are according to the proposed plans. If any discrepancies are present between plant legend and graphic depiction, graphically depicted quantities shall hold precedence.
3) Actual locations of plant material are subject to final site layout and conditions and may be adjusted accordingly.
4) Guy and stake all large trees and evergreens.
5) All plants are to be backfilled with imported screened topsoil and is to be free of roots, rocks larger than 1" in diameter, subsoil debris, and weeds.
6) Open and remove the top burlap and twine or string from all balled and burlaped plants and set all plants at finished grade.
7) Supply and install 3" of #1 washed stone in all planting beds, install a commercial grade, non-woven weed barrier landscape fabric with 1'-0" lap joints and secured with steel staples prior to placing stone. Spread stone mulch evenly.
8) Supply and install 3-4" of shredded hardwood mulch 1' past the drip line of all individual trees. Do not place mulch against trunk of tree.
9) All turf areas are to be fine-graded and seeded with either Nelson Landscape's Custom Blened Seed for lawns. Sow all seed at the recommended manufacturer's rate, apply a starter fertilizer according to manufacturer's recommended application rate. Cover all seeded areas with a clean oat straw. Any areas where potential erosion is a concern due to wind, water, or slope shall be covered with straw erosion control blankets 'North American Green' DS-75 or approved equal.
10) Supply and install 'Bullet Edge' pavers manufactured by Paveloc Industries in all planting beds that adjoin turf areas according to the manufacturer's written installation instructions.



PLANTING BED EDGE
TYPICAL INSTALLATION (N.T.S.)



0 20 40
SCALE IN FEET

NELSON LANDSCAPE INC.

Post Office Box 823
Waukesha, WI 53187-0823
☎ 262-549-6111
262-549-9229
www.nelsonlandscape.com

Sheet Title:

PRELIMINARY LANDSCAPE PLAN-OVERALL

Project:

SAGEBRUSH SQUARE

Client:

JBJ Companies, Inc.
W178 N9912 RIVERCREST DRIVE, SUITE 101
GERMANTOWN, WI 53022-4645
PHONE: (262) 255-1800
FAX: (262) 255-2234

Plan Notes:

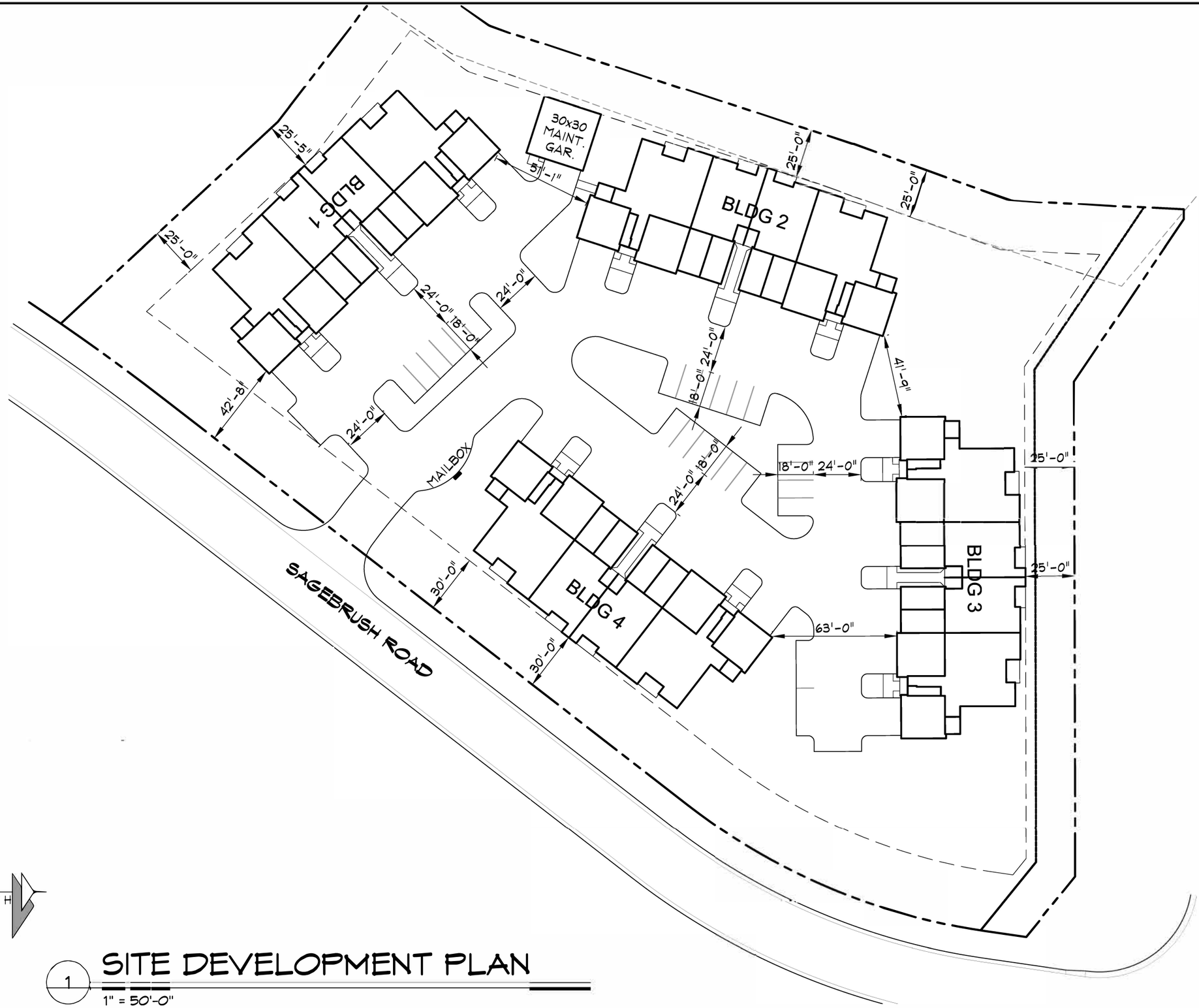
Designed By: C. J. N.
Drawn By: C. J. N.
Date: 6-20-25
Revisions: 6-24-25

Notice:

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Nelson Landscape Incorporated

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This plan is subject to final on-site conditions and may be modified to account for unforseen obstacles, other changes, or site modifications that were not made known at the time of preparation dated on this plan.



NORTH

1 SITE DEVELOPMENT PLAN

1" = 50'-0"

JBJ Companies, Inc.

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W178 N9912 Rivercrest Dr., Ste 101
Germantown, WI 53022-4645
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Sagebrush Square

Lot 2 Wildflower
Sussex, WI

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Sheet Contents
SITE PLAN

Issued For:	Date:
Prelim 1	08 July, 2024
Prelim 2	05 Jan, 2025
Prelim 3	14 Jan, 2025

Drawn By:	DG
Checked By:	DG
Date:	04 March, 2024
Job Number:	23.021

Sheet Number

C 1

EXHIBIT C - PREPLAT
PRELIMINARY PLAT
OF
WILDFLOWER

BEING A REDIVISION OF VACATED "PEWAUKEE ROAD" AND UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

BASEMENT RESTRICTION - GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

BASEMENT RESTRICTION - BEDROCK NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions which, due to the possible presence of bedrock near the ground surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert be consulted regarding the construction of basements in these areas where bedrock may be present near the ground surface. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

PROPOSED FLOODPLAIN NOTES:

-The proposed 100 year floodplain and floodway sho
is subject to change pending Local, State and FEMA approval.
-The proposed floodplain line accounts for proposed compensatory floodplain storage within the project limits, as shown herein.
-Any proposed development shown within the existing FEMA floodplain area (E.G. Petal Court and Lot 114) is subject to change per Local, State and FEMA approval.

100 YEAR FLOODPLAIN NOTE:

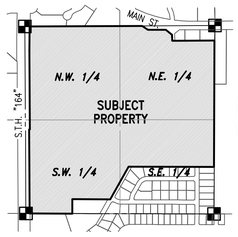
The (2023) 100 Year Floodplain line and elevation (942.2) shown hereon was based on the FEMA Flood Insurance Rate Map: Map Number 55133C0088H, Map revised October 19, 2023. 100 Year Floodplain Elevation (942.2) Field located by Trio Engineering 1/11/2021.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the West line of the N.W. 1/4 of Section 27, Town 8 North, Range 19 East, bears N0°19'01"W.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929.



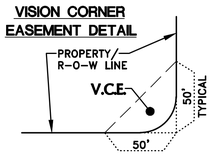
LOCALITY MAP:

N.W. 1/4, SEC. 27, T. 8 N., R. 19 E.
SCALE: 1"=1000'

VISION CORNER EASEMENT: (V.C.E.)

Outlot 1 and Lots 1 and 114 are herein subject to a Vision Corner Easement in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

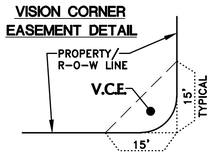
VISION CORNER EASEMENT DETAIL

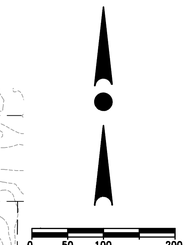


VISION CORNER EASEMENT: (V.C.E.)

Corner lots & outlots are herein subject to a Vision Corner Easement in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

VISION CORNER EASEMENT DETAIL





WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

4100 N. CALHOUN RD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: Info@trioeng.com

PROJECT:
WILDFLOWER
VILLAGE OF SUSSEX, WISCONSIN
WILDFLOWER, LLC.
W178 N9912 RIVERCEST DRIVE, SUITE 101
GERMANTOWN, WI 53022

REVISION HISTORY	
DATE	DESCRIPTION
8/4/23	DRAFT UPDATE
1/26/24	PER VILLAGE REVIEW
3/5/24	PER WisDOT REVIEW
4/4/24	PER VILLAGE REVIEW
7/15/24	PER VILLAGE REVIEW
10/25/24	PER WisDOT REVIEW
5/9/25	PROPOSED PUBLIC ROAD
7/14/25	PROPOSED OUTLOT

DATE: JULY 14, 2025

JOB NUMBER: 20-034-014

DESCRIPTION: PRELIMINARY PLAT

SHEET 1 OF 1

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Dept. of Administration
- Waukesha County, Dept. of Parks and Land Use
- State of Wisconsin, Dept. of Transportation

APPROVING AUTHORITY:

- Village of Sussex

WETLAND DELINEATION NOTE:

Wetland boundaries shown herein are based on a field delineation and Wetland Delineation Report prepared by Wetland & Waterways Consulting (Dave Meyer) conducted 4/23/21 and 4/24/21 and field located by Trio Engineering.

LEGEND

- PROPOSED FIRE HYDRANT
- W — EXISTING WATERMAIN
- PROPOSED WATERMAIN
- SAN — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- ST — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- 870 — EXISTING CONTOUR

RS-3 SETBACKS/OFFSETS

FRONT - 30 FT
SIDE - 15 FT
REAR - 25 FT

ACCESS RESTRICTION CLAUSE (S.T.H. "164") PER s. TRANS 233.05 (1):

As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. "164" as shown on this Plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293, Stats., and shall be enforceable by the Department of Transportation.

HIGHWAY TRANS. 233.08 SETBACK RESTRICTIONS:

There shall be no improvements or structures placed between the highway and the highway setback line.

VISION CORNER RESTRICTION PER s. TRANS 233.105 (2):

No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height

NOISE LEVEL RESTRICTION PER s. TRANS 233.105 (1):

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision and Platting code of the Village of Sussex.

Grady L. Gosser, R.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005

Date: 06-20-23
Revised: 08-04-23
Revised: 01-26-24
Revised: 03-05-24
Revised: 04-04-24
Revised: 07-15-24
Revised: 10-25-24
Revised: 05-09-25
Revised: 07-14-25

LYNETTE PASS

DEVELOPMENT SUMMARY:

Tax Key No. SUXV0250995 & SUXV0250994

1. Subdivision contains approximately 128.7720 Acres.
2. Subdivision contains 114 Lots and 4 Outlots.
3. All lots to be served by Sanitary Sewer and Watermain.
4. Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
5. All lots to have Underground Telephone, Cable TV, Internet, Electric, and Gas Service.
6. Proposed Zoning: Lots 2-110 = Rs-3; Lots 111-113, Outlots 1 & 4 = SF-RD-3; Lot 114 = B-3; Outlot 2 = P-1; Outlot 3 = P-2.
7. Outlot 1 contains Wetland and Floodplain Conservancy areas, Stormwater Management Facilities, Open Space and Recreational Areas.
8. Outlot 2 to be Purchased by the Village of Sussex for Public Park purposes.
9. Outlot 3 contains Stormwater Management Facilities, Wetland Conservancy Areas, and Open Space.
10. Lot 114 contains Wetland and Floodplain Conservancy Areas, Stormwater Management Facilities and Open Space.
11. Lot 113 contains Wetland Conservancy Areas and Open Space.
12. Stormwater Management Facilities are located on Lot 114 and Outlots 1 and 3 of this Subdivision.
13. The Owners within this Subdivision shall each be liable for on equal undivided fractional share of the cost to repair, maintain or restore the landscaping within said Landscape Easements listed below.
    - 13.1. The 20' wide Landscape Easement along C.T.H. "VV" within Lot 1 shall be repaired, maintained and restored by Lot 1.
    - 13.2. 13.7. The 50' wide Landscape Easement along S.T.H. "164" within Lot 113 shall be repaired, maintained and restored by Lots 111-113.
    - 13.3. The 50' wide Landscape Easement along S.T.H. "164" within Outlot 3 shall be repaired, maintained and restored by Lots 2-110.
    - 13.4. The 50' wide Landscape Easement along S.T.H. "164" within Lot 114 shall be repaired, maintained and restored by Lot 114.
14. There shall be no direct vehicular ingress or egress to "Main Street" (C.T.H. "VV") from Lot 1 and Outlot 3. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the County of Waukesha.

PRESERVATION RESTRICTIONS:

Those areas identified as WETLAND, and FLOODPLAIN on this Preliminary Plat shall be subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, except as may be used for a Recreational Trail and with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and land Use-Planning and Zoning Division shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Wetland/Floodplain/Primary Environmental Corridor and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
3. Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Wetland and Floodplain area.
4. The introduction of plant materiol not indigenous to the existing environment is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.

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